

Date May 18, 2020

**RESOLUTION HOLDING HEARING ON REQUEST FROM PINNACLE ON FLEUR, LLC TO AMEND
PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED AT 2710 AND 2500 FLEUR DRIVE**

WHEREAS, on May 4, 2020, by Roll Call No. 20-0753, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on April 16, 2020, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Pinnacle on Fleur, LLC (purchaser), represented by Randy Walters (officer), for the 1st Amendment to the Village at Gray's Lake PUD Conceptual Plan for property located at 2710 and 2500 Fleur Drive (collectively "Property"), to allow redevelopment of Lot 5 in the Plan for the former American Institute of Business campus property to be redeveloped with a 20-unit multi-household rowhome, subject to compliance with all administrative review comments for the final Mylar record and the provision of the following review guidelines for any development plan made in furtherance of the PUD Conceptual Plan:

- 1) Addition of a statement as to how stormwater management would be handled with future redevelopment.
- 2) Landscaping requirements should be indicated listing standards reflective of the Conceptually shown landscaping.
- 3) Provide the following notes on the PUD Conceptual Plan Amendment:
 - a. Streetscape: Street Trees should be spaced 30' apart within the right-of-way along each frontage. Trees should be no closer than 15' to a street light.
 - b. Frontage Perimeter Landscaping: The required area shall be a minimum of 12-feet in depth measured from the street property line with a 3-foot berm or landscaped screen. Shade trees and shrubs shall be provided at a minimum of 1 tree and three shrubs per 40 lineal feet on center.
 - c. Pedestrian access from any building to a street sidewalk shall be provided and clearly marked / striped on site. Lighting along pedestrian walks shall be a maximum of 15' in height.
 - d. No new mechanical equipment, meters, transformers, condensers, or other such equipment shall be provided on any street side façade. At minimum, such equipment shall be setback from the street façade a minimum of 15'.
 - e. Any mechanical equipment interior to the site shall be softened with landscaping material outside any equipment clearance setbacks.
 - f. Mechanical vents shall not protrude from any street facing façade. A minimum 5' sidewalk is required along each frontage. Identify either indoor or covered bike parking amenities.
 - g. Easements shall be provided for shared vehicle/pedestrian ingress/egress between sites and to the public sidewalk.
 - h. Direct light trespass beyond the property lines is prohibited. The maximum horizontal illuminance at grade and the maximum illuminance at five feet above graded measure at the property line shall not exceed illuminating Engineering Society of North America recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for all other districts.
 - i. Any Final Development Plan shall discuss the method for trash removal service. If receptacles are not kept within the separate garages for the units, then a screening solution for their outdoor location would need to be shown on the Final Development Plan.
 - j. Provisions for permitted site fencing and walls to include heights, design, and materials. Fencing in the front yard between the row townhomes and Fleur should not exceed 4 feet in height.
- 4) Revise typical Row House Type elevations to:
 - a. label required materials.
 - b. show stone material wrapped around 360 degrees of the buildings on the main story level, exclusive of windows and door openings.

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- c. show end unit elevations for facades of the units closest for Fleur Drive with a separate pedestrian entrance either from the garage or unit that would have a walkway to the private drive. The entrance shall be defined with a design appropriate awning or cover.
- d. show a minimum of 12% transparency on the façade of the lower/garage floor ends of the buildings oriented toward Fleur Drive. More transparency may be required to receive tax abatement; and

WHEREAS, on May 4, 2020, by Roll Call No. 20-0753, it was duly resolved by the City Council that the application of Pinnacle on Fleur, LLC for review and approval of the proposed 1st Amendment to the Village at Gray's Lake PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on May 18, 2020, at 5:00 p.m. in accordance with the Governor's and Mayor's Proclamations and the current prohibition on gatherings of ten or more persons during the COVID19 outbreak; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendment to the approved Village at Gray's Lake PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed amendment to the approved Village at Gray's Lake PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all objections to the proposed 1st Amendment to the Village at Gray's Lake PUD Conceptual Plan for the Property, located at 2710 and 2500 Fleur Drive and legally described as follows, are hereby overruled, and the hearing is closed:

AMENDMENT AREA

LOT 5, THE VILLAGE AT GRAY'S LAKE, AN OFFICIAL PLAT, CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 3.06 ACRES MORE OR LESS.

OVERALL PUD AREA

THE VILLAGE AT GRAY'S LAKE, AN OFFICIAL PLAT, CITY OF DES MOINES, POLK COUNTY, IOWA.

THE NORTH 441.6 FEET OF THE EAST 990 FEET OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA (EXCEPT 70 FEET OF ROADWAY ON THE EAST SIDE, 30 FEET OF ROADWAY ON THE NORTH SIDE, 33 FEET OF ROADWAY ON THE WEST SIDE AND EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES, IOWA BY DEED RECORDED IN BOOK 3795, PAGE 421.

AND

THE NORTH 201.7 FEET OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST ¼ OF SECTION 17, EXCEPT THE WEST 696 FEET AND EXCEPT THE EAST 42 FEET, AS MEASURED ON THE SOUTH LINE THEREOF, AND EXCEPT

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THE EAST 49 FEET, AS MEASURED ON THE NORTH LINE THEREOF, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA.

AND

THE SOUTH 240 FEET OF THE WEST 541.2 FEET OF THE EAST 583.2 FEET OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST ¼ SECTION 17, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., (EXCEPT THE SOUTH 240 FEET THEREOF AND EXCEPT THE WEST 333 FEET THEREOF AND EXCEPT THE EAST 294 FEET THEREOF), NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

PARCEL "B" AS DESCRIBED ON THE PLAT OF SURVEY FILED NOVEMBER 16, 2015 IN BOOK 15807, PAGE 699 AND BEING PART OF THE SOUTH 240 FEET OF THE WEST 541.2 FEET OF THE EAST 583.2 FEET OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 60 ACRES OF THE SW ¼ SECTION 17, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA.

- The proposed 1st Amendment to the Village at Gray's Lake PUD Conceptual Plan, as on file in the Community Development Department, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is hereby approved, subject to the revisions to the Plan as set forth above.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(ZON2020-00028)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, P. KAY CMELIK, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk



April 28, 2020

Date May 18, 2020

Agenda Item 49

Roll Call # _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their April 16, 2020 meeting, the following action was taken regarding a request from Pinnacle on Fleur, LLC (purchaser) represented by Randy Walters (officer) for review and approval of the 1st Amendment to the Village at Grays Lake PUD Conceptual Plan located at 2710 and 2500 Fleur Drive, to define Lot 5 of the Plan to be developed with 20, 3-story Row Building Type townhomes. The subject properties are owned by Village at Grays Lake, LLC.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles	X			
Abby Chungath	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace				X
Greg Wattier	X			
Emily Webb	X			

APPROVAL of Part A) the proposed rezoning and "PUD" Conceptual Plan be found in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Public/Semi-Public and Medium Density Residential and Part B) **APPROVAL** of the requested amendment to the PUD Conceptual Plan subject to compliance with all administrative review comments for the final Mylar record and the

provision of the following review guidelines for any development plan made in furtherance of the PUD Conceptual Plan”.

- 1) Addition of a statement as to how stormwater management would be handled with future redevelopment.
- 2) Landscaping requirements should be indicated listing standards reflective of the Conceptually shown landscaping.
- 3) Provide the following notes on the PUD Conceptual Plan Amendment:
 - a. Streetscape: Street Trees should be spaced 30’ apart within the right-of-way along each frontage. Trees should be no closer than 15’ to a street light.
 - b. Frontage Perimeter Landscaping: The required area shall be a minimum of 12-feet in depth measured from the street property line with a 3-foot berm or landscaped screen. Shade trees and shrubs shall be provided at a minimum of 1 tree and three shrubs per 40 lineal feet on center.
 - c. Pedestrian access from any building to a street sidewalk shall be provided and clearly marked / striped on site. Lighting along pedestrian walks shall be a maximum of 15’ in height.
 - d. No new mechanical equipment, meters, transformers, condensers, or other such equipment shall be provided on any street side façade. At minimum, such equipment shall be setback from the street façade a minimum of 15’.
 - e. Any mechanical equipment interior to the site shall be softened with landscaping material outside any equipment clearance setbacks.
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 - g. Easements shall be provided for shared vehicle/pedestrian ingress/egress between sites and to the public sidewalk.
 - h. Direct light trespass beyond the property lines is prohibited. The maximum horizontal illuminance at grade and the maximum illuminance at five feet above graded measure at the property line shall not exceed illuminating Engineering Society of North America recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for all other districts.
 - i. Any Final Development Plan shall discuss the method for trash removal service. If receptacles are not kept within the separate garages for the units, then a screening solution for their outdoor location would need to be shown on the Final Development Plan.
 - j. Provisions for permitted site fencing and walls to include heights, design, and materials. Fencing in the front yard between the row townhomes and Fleur should not exceed 4 feet in height.
- 4) Revise typical Row House Type elevations to:
 - a. label required materials.
 - b. show stone material wrapped around 360 degrees of the buildings on the main story level, exclusive of windows and door openings.
 - c. show end unit elevations for facades of the units closest for Fleur Drive with a separate pedestrian entrance either from the garage or unit that would

have a walkway to the private drive. The entrance shall be defined with a design appropriate awning or cover.

show a minimum of 12% transparency on the façade of the lower/garage floor ends of the buildings oriented toward Fleur Drive. More transparency may be required to receive tax abatement. (ZON2020-00028)

Written Responses

11 in Favor

4 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the proposed rezoning and “PUD” Conceptual Plan be found in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Public/Semi-Public and Medium Density Residential.

Part B) Staff recommends approval of the requested amendment to the PUD Conceptual Plan subject to compliance with all administrative review comments for the final Mylar record and the provision of the following review guidelines for any development plan made in furtherance of the PUD Conceptual Plan”.

1. Addition of a statement as to how stormwater management would be handled with future redevelopment.
2. Landscaping requirements should be indicated listing standards reflective of the Conceptually shown landscaping.
3. Provide the following notes on the PUD Conceptual Plan Amendment:
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above graded measure at the property line shall not exceed illuminating Engineering Society of North America recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for all other districts.

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 - d. show a minimum of 12% transparency on the façade of the lower/garage floor ends of the buildings oriented toward Fleur Drive. More transparency may be required to receive tax abatement.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The request would allow the PUD Conceptual Plan for the former American Institute of Business campus property to be amended to allow for redevelopment of Lot 5 for a 20-unit Row Building Type multiple-household community. reused for mixed use. This would include removing the existing garages on site.
2. **Size of Site:** 13.8 acres for the PUD Conceptual Plan area. The area of Lot 5 is 3.06 acres.
3. **Existing Zoning (site):** "M-3" Limited Industrial District and "R-3" Multiple-Family Residential District.
4. **Existing Land Use (site):** The property of the amendment area is largely vacant but is developed with a row of garages that were accessory to student apartment buildings that were demolished in 2017.

5. Adjacent Land Use and Zoning:

North - "M-1", Use is the Stone Container manufacturing and distribution facility.

South - "R-3", Uses are multiple-family residential dwellings.

East - "C-O" & Norse "PUD", Uses are the Open Bible Standard Church administrative office building and Butler Mansion office building.

West - "M-3", "R-3" & "R-6", Uses include wholesale warehousing and multiple-family residential development.

6. General Neighborhood/Area Land Uses: The subject property is located on the Fleur Drive corridor and Bell Avenue in an area that transitions from Industrial to medium to density residential development.

7. Applicable Recognized Neighborhood(s): The subject property is located within the Southwestern Hills Neighborhood and within 250 feet of the Gray's Lake Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on February 28, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on February 28, 2020 (20 days prior to the hearing) and on March 9, 2020 (10 days prior to the scheduled hearing) to the Southwestern Hills Neighborhood, the Gray's Lake Neighborhood, and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on March 13, 2020.

A notice regarding postponement of the March 19, 2020 P&Z meeting was mailed on March 13, 2020 to the Southwestern Hills Neighborhood Association, the Gray's Lake Neighborhood Association and all primary titleholders on file with the Polk County Assessor for each property within 250' of the site.

A notice of the April 16, 2020 electronic/Zoom meeting was mailed on April 3, 2020 to the Southwestern Hills Neighborhood Association, the Gray's Lake Neighborhood Association and the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda was mailed to all recognized neighborhoods on April 10, 2020.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Southwestern Hills Neighborhood Association mailings were sent to George Davis, 3124 Southwest 29th Street, Des Moines, IA 50321 and the Gray's Lake Neighborhood Association mailings were sent to Rick Trower, 1310 Broad Street, Des Moines, IA 50315.

The applicant has indicated that their neighborhood meeting is scheduled for March 18, 2020. The applicant will be available to provide a summary of the neighborhood meeting at the hearing.

8. **Relevant Zoning History:** The City Council zoned the property to “PUD” Planned Unit Development on October 13, 2019 with Ordinance No. 15, 813. This included the adoption of the PUD Conceptual Plan for Village at Gray’s Lake to allow for adaptive reuse and redevelopment of the former American Institute of Business (AIB) campus.
9. **PlanDSM Land Use Plan Designation:** Community Mixed Use.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and “PUD” Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the amended “PUD” Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM Creating Our Tomorrow:** PlanDSM Land Use Plan designates the area of the “PUD” Planned Unit Development that would be amended as “Community Mixed Use” which is described as follows in PlanDSM:

Small- to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

Staff believes that this designation would be consistent with the proposed Row House Type multiple-household dwelling uses within the context of the mix of uses and densities in the overall PUD Conceptual Plan area.

2. **“PUD” Conceptual Plan:** The approved PUD Conceptual Plan required that Lot 5, which is generally vacant, would be redeveloped under an amendment to the PUD Conceptual Plan.
3. **Stormwater/Drainage:** The site slopes steeply from Fleur Drive down toward the west edge of the property. The submitted plan does not show conceptual contours that would indicate plans for surface water detention. The Plan shows some area would

drain out the entry driveway to an intake to the south in Fleur Drive. Engineering staff has requested that the proposed PUD Conceptual Plan be revised to include a narrative statement on the plan as to how stormwater management would generally be handled with the proposed future redevelopment.

4. **Traffic/Street System:** Traffic Engineering staff did not find that the repurposing of the existing facilities for the overall PUD area drove the need for any further traffic study. The proposed redevelopment for 20 household units also does not drive the need for a study in the future. The number of units only requires one vehicular access drive from an emergency access and traffic standpoint.

Any development plan for the proposed project would trigger the requirement for installation of sidewalks on the public street frontages. The Fleur widening project underway will be including installation of public sidewalk along Fleur Drive portion of the property. Staff recommended installation of an integrated minimum 4-foot wide walk adjoining one side of the proposed providing a pedestrian link to the future public sidewalk. The submitted plan indicates a 5-foot wide walk detail.

5. **Site Review:** There are requirements of the approved PUD Conceptual Plan that must be added into the proposed PUD Conceptual Plan Amendment document for consideration with any Final Development Plan for the property.

- A) Streetscape: Street Trees should be spaced 30' apart within the right-of-way along each frontage. Trees should be no closer than 15' to a street light.
- B) Frontage Perimeter Landscaping: The required area shall be a minimum of 12-feet in depth measured from the street property line with a 3-foot berm or landscaped screen. Shade trees and shrubs shall be provided at a minimum of 1 tree and three shrubs per 40 lineal feet on center.
- C) Pedestrian access from any building to a street sidewalk shall be provided and clearly marked / striped on site. Lighting along pedestrian walks shall be a maximum of 15' in height.
This is generally accommodated with proposed integrated walk. The Final Development Plan would show any lighting detail.
- D) No new mechanical equipment, meters, transformers, condensers, or other such equipment shall be provided on any street side façade. At minimum, such equipment shall be setback from the street façade a minimum of 15'. *The Final Development Plan would show this in detail.*
- E) Any mechanical equipment interior to the site shall be softened with landscaping material outside any code required equipment clearance setbacks. *The Final Development Plan would show this in detail.*
- F) Mechanical vents shall not protrude from any street facing façade. *The elevations with the Final Development Plan would demonstrate this.*
- G) A minimum 5' sidewalk is required along each frontage. *This is shown with the proposed amendment.*
- H) Easements shall be provided for shared vehicle/pedestrian ingress/egress between sites and to the public sidewalk.
- I) Direct light trespass beyond the property lines is prohibited. The maximum horizontal illuminance at grade and the maximum illuminance at five feet above

graded measure at the property line shall not exceed illuminating Engineering Society of North America recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for all other districts.

- J) Any Final Development Plan would discuss the method for trash removal service. If receptacles are not kept within the separate garages for the units, then a screening solution for their outdoor location would need to be shown on the Final Development Plan.
- K) Provisions for permitted site fencing and walls to include heights, design, and materials. Fencing in the front yard between the row townhomes and Fleur should not exceed 4 feet in height.

6. Urban Design/Building Requirements: The submitted PUD Conceptual Plan Amendment shows typical elevations for the Row Building Type proposed in a pod of 8 household units, which is the maximum grouping shown on the Plan. The material must be labeled. It is presumed that there is stone proposed on the front and rear facades of the lower/garage story. The upper stories and the ground story sides include at least two contrasting colors of what appear to be fiber cement board panels and one lap-style fiber cement board. There are various shapes of vertical and horizontal windows on the front and back.

Staff believes that the stone material should be wrapped around 360 degrees of the building, exclusive of windows and door openings. The end facades of the units closest for Fleur Drive should have a separate prominent pedestrian entrance either from the garage or unit that would have a walkway to the private drive. This entrance should have an awning reflective of the building design. Additionally, staff believes that there should be a minimum of 12% transparency on the façade of the lower/garage floor ends of the buildings oriented toward Fleur Drive. This is consistent with other Row House Type end facades in other PUD developments when they have faced a public street. *Note: Additional transparency may be required if seeking tax abatement.*

7. Permit & Development Center Comments: Any site development is subject to review and recommendation of a Final PUD Development Plan by the Permit and Development Center, with approval by the Plan and Zoning Commission and City Council after corresponding hearing processes.

SUMMARY OF DISCUSSION

Erik Lundy presented staff report and recommendation.

Will Page asked when staff receives response cards from the public?

Erik Lundy stated the response cards are mailed out with the 10-day notices and they usually start coming back within 3 days and up to the hearing date.

Will Page asked if the commission could receive those cards via email before the meeting so they have the chance to read through them.

Glenna Frank stated staff has discussed this issue and it is something they will not do at this time. If that changes, they will have more discussion on how to distribute response cards to the commission members before the hearing.

Mike Ludwig stated written responses are accepted until the council hearing for rezoning's.

Will Page asked if Council would be seeing the cards online as they are in tonight's meeting.

Mike Ludwig stated all cards that have been received before the packet goes out to Council members will be attached in their packets for review.

Greg Wattier asked if this project will come back to the commission with more detailed elevations and materials?

Erik Lundy stated yes. PUDs must be considered by the Plan and Zoning Commission and City Council.

Chris Thompson, 475 S 50th Street Representing Cooper Crawford and Associates stated they agree with staff recommendations and would be happy to answer any questions.

CHAIRPERSON OPENED THE PUBLIC HEARING

No one from the commission or the public requested to speak.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

John "Jack" Hilmes made a motion for approval of Part A) the proposed rezoning and "PUD" Conceptual Plan be found in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Public/Semi-Public and Medium Density Residential and Part B) **APPROVAL** of the requested amendment to the PUD Conceptual Plan subject to compliance with all administrative review comments for the final Mylar record and the provision of the following review guidelines for any development plan made in furtherance of the PUD Conceptual Plan".

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 - c. show end unit elevations for facades of the units closest for Fleur Drive with a separate pedestrian entrance either from the garage or unit that would have a walkway to the private drive. The entrance shall be defined with a design appropriate awning or cover.

show a minimum of 12% transparency on the façade of the lower/garage floor ends of the buildings oriented toward Fleur Drive. More transparency may be required to receive tax abatement.

Motion passed: 12-0

Respectfully submitted,



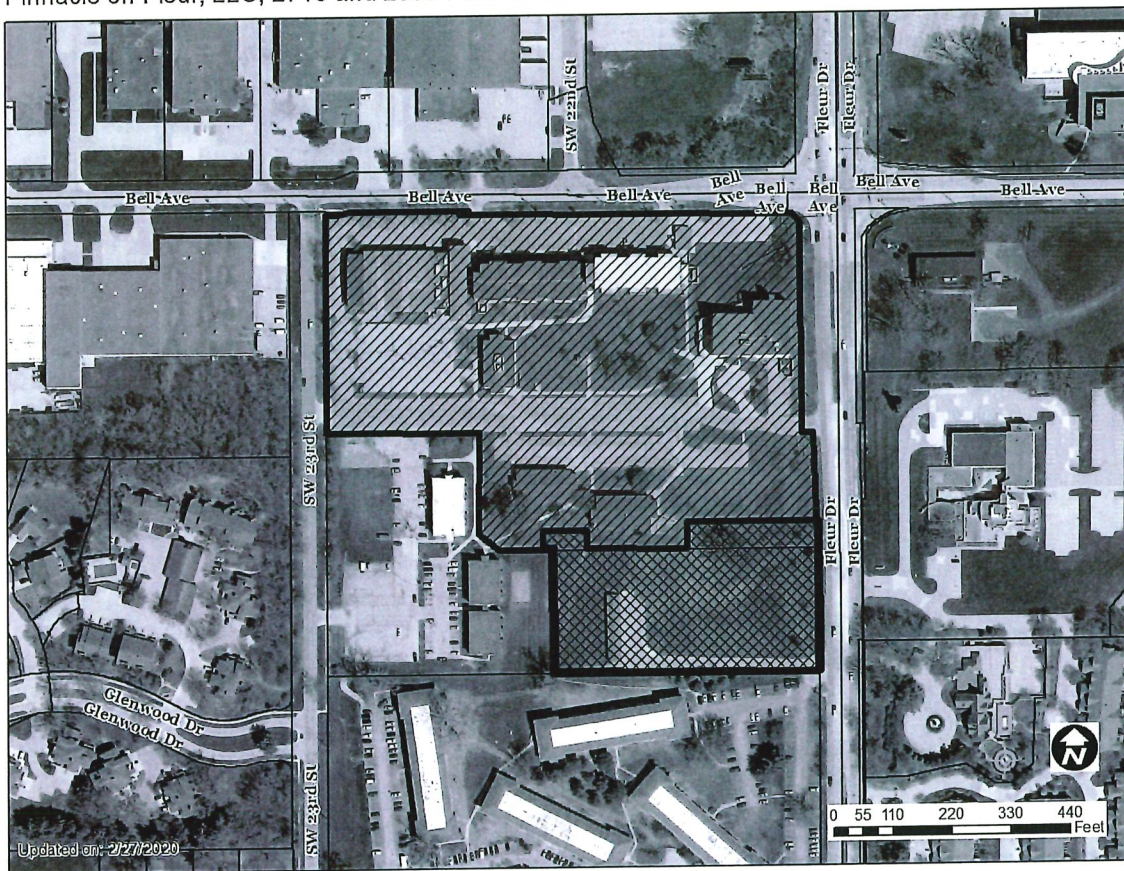
Michael Ludwig, AICP
Planning Administrator

MGL:tjh

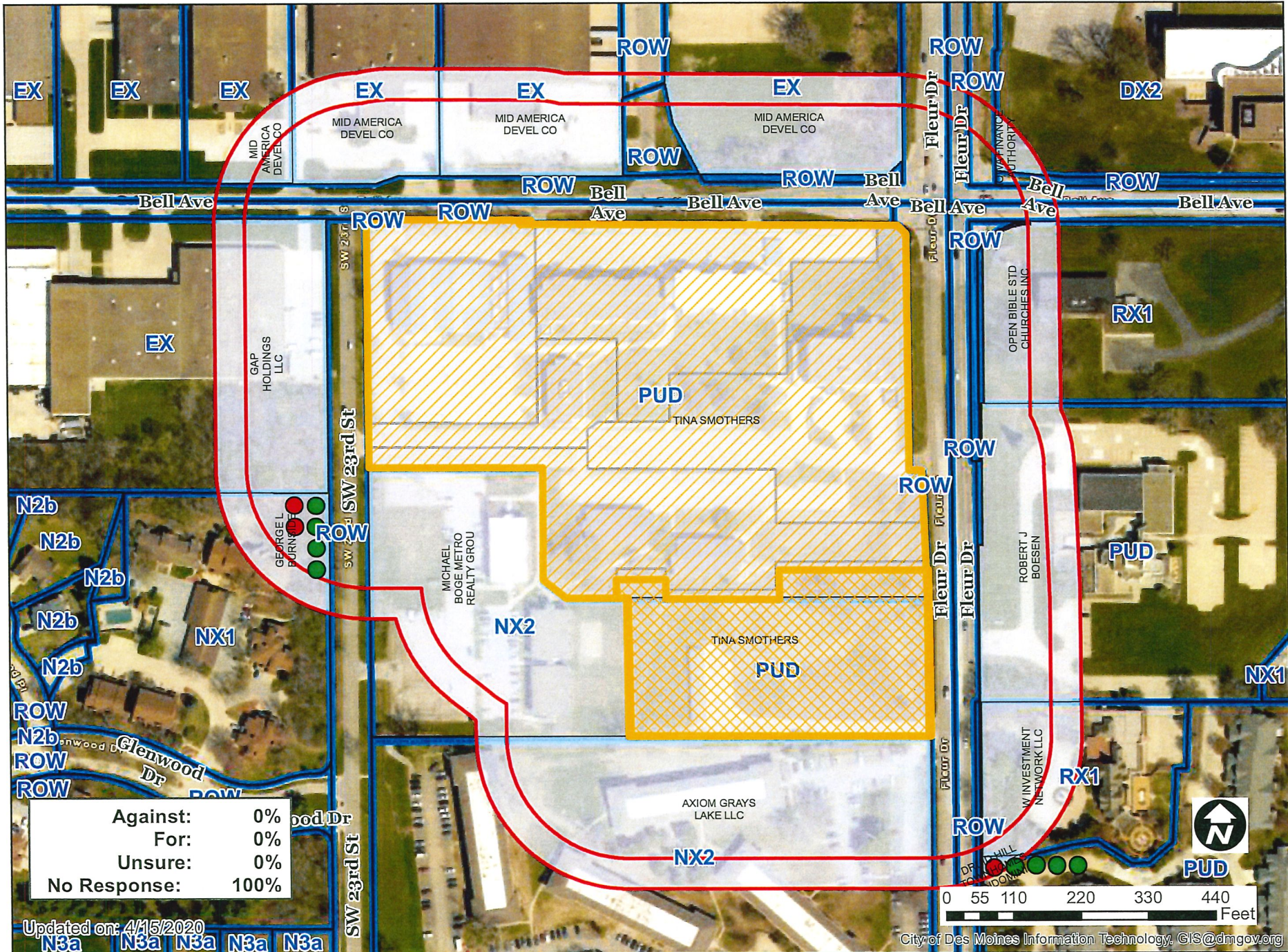
Pinnacle on Fleur, LLC (purchaser) represented by Randy Walters (officer) for property located at 2710 and 2500 Fleur Drive. The subject properties are owned by Village at Grays Lake, LLC.				File # ZON2020-00028	
Description of Action	1st Amendment to the Village at Grays Lake PUD Conceptual Plan, to define Lot 5 of the Plan to be developed with 20, 3-story Row Building Type townhomes.				
PlanDSM Future Land Use	Current: Community Mixed Use. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"PUD" Planned Unit Development District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	11	4			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council		Yes
	Denial				No X

Pinnacle on Fleur, LLC, 2710 and 2500 Fleur Drive

ZON2020-00028



1 inch = 209 feet



Against:	0%
For:	0%
Unsure:	0%
No Response:	100%

Updated on: 4/15/2020
 N3a N3a N3a N3a N3a

Item: ZON2020-00028

Date: 3-12-2020

I (am) (am not) in favor of the request:
(Circle One)

Print Name: Steven G. Jacobs

RECEIVED
COMMUNITY DEVELOPMENT
APR 06 2020

Signature: [Handwritten Signature]

Address: 2812 Druid Hill Dr.
Des Moines, IA 50315

Reason for opposing or approving this request may be listed below:

This seems to be a nice way to
redevelop this property - subject to
quality of construction + design.

[Handwritten Signature]

Item: ZON2020-00028

Date: 3-17-20

I (am) (am not) in favor of the request:

(Circle One)

Print Name:

Jonette Polley

RECEIVED
COMMUNITY DEVELOPMENT

Signature:

Jonette A. Polley

APR 03 2020

Address:

2331 Glenwood Drive

Reason for opposing or approving this request may be listed below:

Quality urban development is good for the community

Item: ZON2020-00028

Date: APRIL 8, 2020

I (am) (am not) in favor of the request:

(Circle One)

Print Name: RANDAN A. FACH, PRESIDENT

RECEIVED
COMMUNITY DEVELOPMENT

Signature: [Handwritten Signature]

APR 13 2020

Address: 2020 BELL AVENUE

Reason for opposing or approving this request may be listed below:

THIS PRIME PROPERTY DESERVES ATTENTION. I BELIEVE TOWNHOMES WOULD MORE ATTRACTIVELY ANCHOR THAT CORNER FOR THE CITY THAN APARTMENTS.

Item: ZON2020-00028

Date: 4/6/2020

I (am) (am not) in favor of the request:

(Circle One)

Print Name: GEORGE ROEB

RECEIVED
COMMUNITY DEVELOPMENT

Signature: [Handwritten Signature]

APR 13 2020

Address: 2413 GLENWOOD DR, DSM, IA 50321

Reason for opposing or approving this request may be listed below.

I'D MUCH RATHER SEE PERMANENT HOUSING THAN RENTAL HOUSING IN THIS LOCATION.

Item: ZON2020-00028 Date: 4-7-20

I (am) (am not) in favor of the request:

(Circle One)

Print Name: George Davis

RECEIVED
COMMUNITY DEVELOPMENT

Signature: [Signature]

APR 13 2020

Address: 3124 SW 29th

Reason for opposing or approving this request may be listed below:

Southwestern Hills Neighborhood Assoc.
Supports This Project.

Item: ZON2020-00028 Date: 4-9-2020

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Ken Heilskov

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Ken Heilskov

APR 13 2020

Address: 2400 Glenwood DM #A5032

Reason for opposing or approving this request may be listed below:

Item: ZON2020-00028 Date: 4-7-20

I (am) (am not) in favor of the request:

(Circle One)

Print Name: SUSAN MOORE

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Susan Moore

APR 10 2020

Address: 2876 Druid Hill

Reason for opposing or approving this request may be listed below:

Congestion

Item: ZON2020-00028 Date: 4-6-2020

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Robert / Jeany Shires

RECEIVED
COMMUNITY DEVELOPMENT

Signature: [Signature]

APR 10 2020

Address: 2876 Druid Hill Drive
DSM 50815

Reason for opposing or approving this request may be listed below:

Item: ZON2020-00028

Date: 4/7/20

I (am) (am not) in favor of the request:

(Circle One)

Print Name: George K CROFT

RECEIVED
COMMUNITY DEVELOPMENT

Signature: *[Handwritten Signature]*

APR 10 2020

Address: 2850 David Hill Dr
DSM 50315

Reason for opposing or approving this request may be listed below:

Item: ZON2020-00028

Date: 4/6/20

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Sue Irish

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Sue Irish

APR 10 2020

Address: 2352 Glenwood Dr.

Reason for opposing or approving this request may be listed below:

I'd welcome new development
on that beautiful campus!

Item: ZON2020-00028

Date: 4/7/2020

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Anthony Voss

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Anthony Voss

APR 10 2020

Address: 2406 Glenwood Drive

Reason for opposing or approving this request may be listed below:

Not a good fit between poorly
managed apartment bldg.
Will block view to the west for the
east side of Fleur. Too many empty
units in the downtown area

Item: ZON2020-00028 Date: _____

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Susan Moore Trustee

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Susan Moore

APR 03 2020

Address: 2876 Druid Hill DM Ia

Reason for opposing or approving this request may be listed below:

Congestion in the area
0 street pollution general
sight. pollution

Item: ZON2020-00028 Date: 3/11/2020

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Catherine K. Clough

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Catherine K. Clough

APR 03 2020

Address: 2842 Druid Hill Dr.

Reason for opposing or approving this request may be listed below:

It will enhance the neighborhood.

Item: ZON2020-00028 Date: 3/11/2020

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Anthony K Voss

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Anthony K Voss

APR 03 2020

Address: 2406 Glenwood Dr

Reason for opposing or approving this request may be listed below:

Too much residential property exists. High end property next to the Bell Terrace Ghetto is not appealing.

Item: ZON2020-00028 Date: 3-26-2020

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Mendi Frasher

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Mendi Frasher

APR 03 2020

Address: 2351 Glenwood Dr DM 50321

Reason for opposing or approving this request may be listed below:

It will create too much traffic

FIRST AMENDMENT TO THE CONCEPTUAL PLAN THE VILLAGE AT GRAY'S LAKE

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
SHEET 1 OF 2

OWNER
THE VILLAGE AT GRAY'S LAKE, LLC
7715 HECMAN ROAD, SUITE 89
URBANDALE, IA 50322

APPLICANT
PINNACLE ON FLEUR
2785 NORTH ANKENY BLVD., SUITE 22
ANKENY, IA 50023
(515) 943-8335

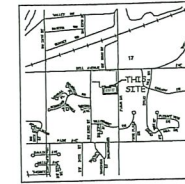
ZONING
EXISTING: THE VILLAGES AT GRAY'S LAKE P.U.D. (ZON2019-0015F)

GENERAL DEVELOPMENT CONCEPT
THE GENERAL DEVELOPMENT CONCEPT CONSISTS OF CONVERTING THE EXISTING SITE INTO A MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT. THE EXISTING GARAGE WILL BE REMOVED.

CONSTRUCTION SCHEDULE
SPRING 2020

PERMITTED LAND USE
MULTI-FAMILY RESIDENTIAL

LEGAL DESCRIPTION
LOT 9, THE VILLAGES AT GRAY'S LAKE, AN OFFICIAL PLAT, CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 3.06 ACRES (MOR OR LESS).



VICINITY SKETCH NORTH SCALE: 1"=200'

DEVELOPMENT STANDARDS

USE: NEIGHBORHOOD MIX (NX3) DISTRICT

BULK REGULATIONS:
LOT AREA - 3.06 ACRES
FRONT SETBACK - 25'
SIDE SETBACK - NONE
REAR SETBACK - 25'
PARKING SETBACK - 7' MINIMUM ON FLEUR DRIVE

PARKING:
2 SPACES PER DWELLING UNIT

SEGNAGE:
SHALL CONFORM TO C-2 DISTRICT SIGN REGULATIONS)

LANDSCAPE STANDARDS

SITE TREES:
A MINIMUM OF 15% OF THE PROPERTY SHALL HAVE MATURE CANOPY COVERAGE.

STREETSCAPE:
STREET TREES SHALL BE SPACED A MINIMUM OF 30' APART. TREES SHALL BE NO CLOSER THAN 15' TO ANY LIGHT POLE.

FENCE FRONTAGE BUFFER:
A MINIMUM OF 7' DEEP BUFFER MEASURED FROM THE STREET-FACING LOT LINE SHALL CONSIST OF A 3' FENCE AND A CONTINUOUS ROW OF SHRUBS AND SHADE TREES EVERY 40' OF FRONTAGE.

INTERIOR LOT LANDSCAPING:
A LANDSCAPE ISLAND IS REQUIRED FOR EVERY 5th PARKING SPACES.

UTILITY NOTES

1. ALL UTILITY SERVICES SHALL BE PLACED UNDERGROUND.

SIDEWALK NOTES

1. A MINIMUM 5' PUBLIC SIDEWALKS REQUIRED ALONG FLEUR DRIVE. SIDEWALK TO BE INSTALLED WITH FLEUR DRIVE IMPROVEMENTS.
2. A SIDEWALK CONNECTION IS REQUIRED TO THE PUBLIC SIDEWALK ALONG FLEUR DRIVE.

PARKING NOTES

1. ALL PARKING LOT LIGHTING SHALL BE NO TALLER THAN 20' FROM GRADE AND BE CUT-OFF TYPE FIXTURES.
2. STANDARD PARKING STALLS SHALL HAVE A MINIMUM DIMENSION OF 9' BY 17' WITH A 24" MANEUVERING AISLE.

MECHANICAL NOTES

1. ANY MECHANICAL EQUIPMENT INTERIOR TO THE SITE SHALL BE SCREENED WITH LANDSCAPING MATERIAL.

LEGEND

Symbol	Description
—	PLAT BOUNDARY
▲	SECTION CORNER
○	FOUND CORNER, IS NOTED
○	SET CORNER 5/8" IR. W/ YELLOW CAP #13156
I.R.	IRON ROD
6P.	6AS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
③③③	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
NA.	NOT RADIAL

CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PROFESSIONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER
12980
IOWA
D W

BRADLEY R. COOPER, IOWA LICENSE NO. 10976
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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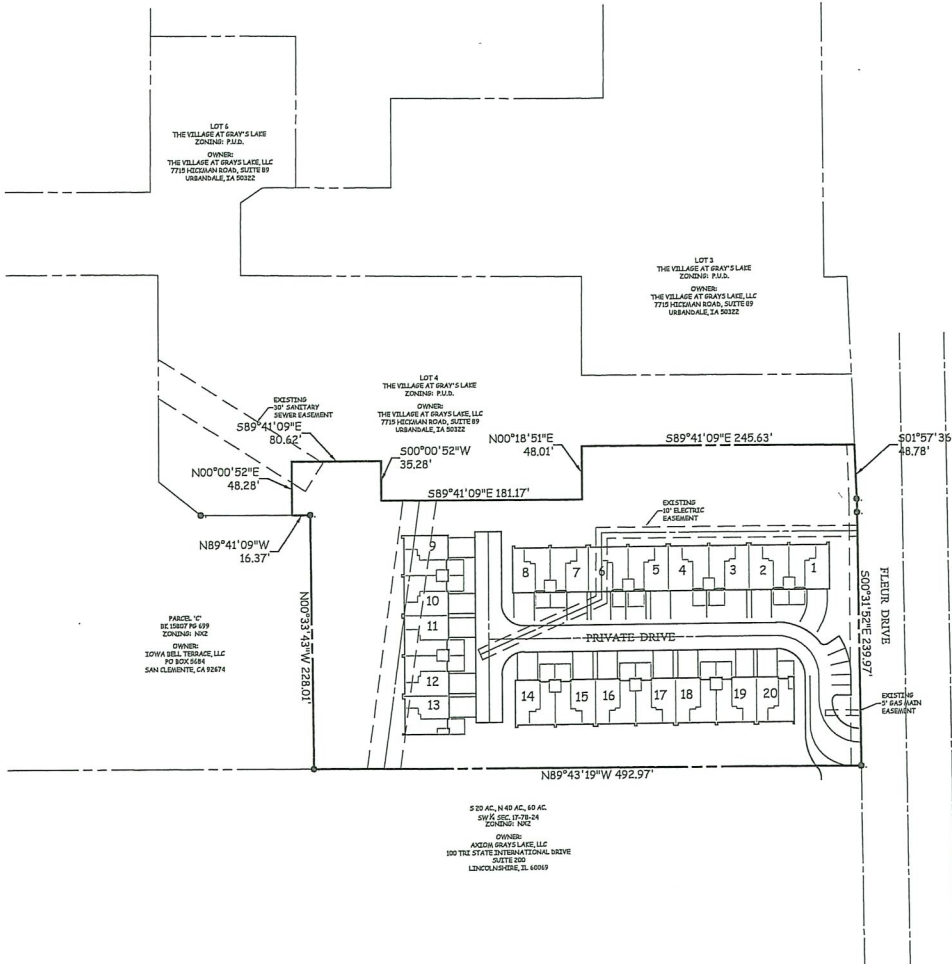
COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2-19-2020 JOB NUMBER: CC 2241
REVISIONS: SHEET 1 OF 2

SCALE: 1"=50'

APPROVED: _____ INITIALED: _____ AS-BUILT: _____

CONCEPTUAL PLAN THE VILLAGE AT GRAY'S LAKE



PT. OR LOTS 3 & 4
BY FLEUR PLACE
ZONING: P.U.D.
OWNER:
ROBERT J. ROEBER
475 S. ALBANY ROAD, SUITE D
WAUKEGON, IA 50263-9437

PARCELS 11 OF
LOT 14 CASADY'S BRIDGE HILL PARK
BY R442 P4 422
ZONING: R442
OWNER:
W INVESTMENT NETWORK, LLC
2801 FLEUR DRIVE
DES MOINES, IA 50321-1703

PARCEL "C"
BY 18027 P4 699
ZONING: N2C
OWNER:
IOWA BELL TELEPHONE CO.
PO BOX 2484
SAN CLEMENTE, CA 92674

LOT 4
THE VILLAGE AT GRAY'S LAKE
ZONING: P.U.D.
OWNER:
THE VILLAGE AT GRAY'S LAKE, LLC
7715 HECMAN ROAD, SUITE 89
URBANDALE, IA 50322

LOT 3
THE VILLAGE AT GRAY'S LAKE
ZONING: P.U.D.
OWNER:
THE VILLAGE AT GRAY'S LAKE, LLC
7715 HECMAN ROAD, SUITE 89
URBANDALE, IA 50322

LOT 4
THE VILLAGE AT GRAY'S LAKE
ZONING: P.U.D.
OWNER:
THE VILLAGE AT GRAY'S LAKE, LLC
7715 HECMAN ROAD, SUITE 89
URBANDALE, IA 50322

520 AC, N 40 AC, 40 AC,
SW 1/4 SEC. 19-22-24
ZONING: N2
OWNER:
KAYSON GRAY LAKE, LLC
100 THE STATE INTERNATIONAL DRIVE
SUITE 200
LINCOLN SQUARE, IL 60069

Fleur Condominiums



UNIT A-FRONT
GARAGE LEFT

UNIT A-FRONT
GARAGE RIGHT

UNIT A-FRONT
GARAGE LEFT

UNIT A-FRONT
GARAGE RIGHT

UNIT A-FRONT
GARAGE LEFT

UNIT A-FRONT
GARAGE RIGHT

UNIT A-FRONT
GARAGE LEFT

UNIT A-FRONT
GARAGE RIGHT



UNIT A-REAR
GARAGE RIGHT

UNIT A-REAR
GARAGE LEFT

UNIT A-REAR
GARAGE RIGHT

UNIT A-REAR
GARAGE LEFT

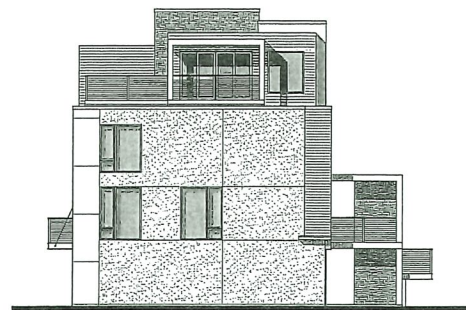
UNIT A-REAR
GARAGE RIGHT

UNIT A-REAR
GARAGE LEFT

UNIT A-REAR
GARAGE RIGHT

UNIT A-REAR
GARAGE LEFT

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UNIT A-SIDE

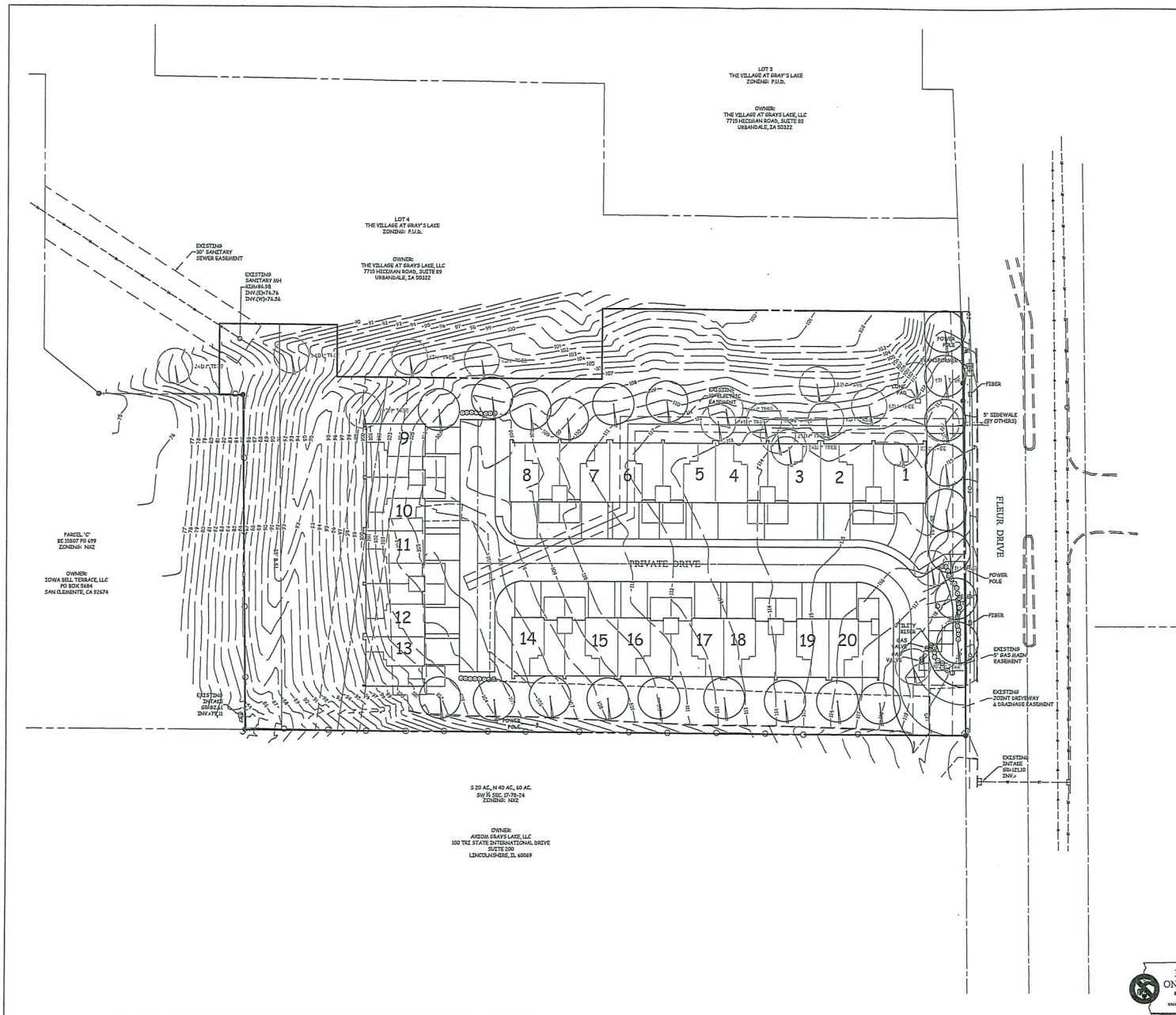
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UNIT A-SIDE

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FIRST AMENDMENT TO
THE CONCEPTUAL PLAN
THE VILLAGE AT GRAY'S LAKE
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF DES MOINES,
COUNTY OF POLK, STATE OF IOWA
SHEET 2 OF 2



LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
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MY LICENSE EXPIRES DATE IS DECEMBER 31, 2021
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PHONE: (515) 224-1344 FAX: (515) 224-1345
DATE: 2-19-2020

REVISIONS: _____

APPROVED: _____ INITIALS: _____ AS-BUILT: _____

CONCEPTUAL PLAN
THE VILLAGE AT GRAY'S LAKE

JOB NUMBER
CC 2241
SHEET
2 OF 2



2.20 AC, N 40 AC, 60 AC
S 1/4 SEC. 17-75-24
TOWNSHIP 19N

OWNER:
AROMA GRAYS LAKE, LLC
100 THE STATE INTERNATIONAL DRIVE
SUITE 200
LINCOLN-SHIRE, IL 60069

PARCEL 10
BE 10027 P&G 699
ZONING: M2C

OWNER:
IOWA BELL TERRACE, LLC
PO BOX 2564
SAN CLEMENTE, CA 92674

LOT 4
THE VILLAGE AT GRAY'S LAKE
TOWNSHIP 19N

OWNER:
THE VILLAGE AT GRAY'S LAKE, LLC
7715 HICKMAN ROAD, SUITE B9
URBANDALE, IA 50322

LOT 3
THE VILLAGE AT GRAY'S LAKE
TOWNSHIP 19N

OWNER:
THE VILLAGE AT GRAY'S LAKE, LLC
7715 HICKMAN ROAD, SUITE B9
URBANDALE, IA 50322