



Roll Call Number

Agenda Item Number

66

Date July 13, 2020

RESOLUTION HOLDING HEARING ON REQUEST FROM THE VILLAGE AT GRAY’S LAKE, LLC FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN FOR “VILLAGE AT GRAY’S LAKE LOT 3” FOR PROPERTY AT 2850 FLEUR DRIVE

WHEREAS, on June 22, 2020, by Roll Call No. 20-1006, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on June 4, 2020, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from the Village at Gray’s Lake, LLC (owner), represented by Jason Grove (officer), regarding property located at 2850 Fleur Drive, to allow approval of a PUD Final Development Plan “Village at Gray’s Lake Lot 3” to allow renovation of the existing 3-story, 10,634-square foot office building on the former American Institute of Business campus and required site improvements, subject to the following conditions:

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Indication of all existing site plantings on the landscape plan in accordance with the requirement to preserve existing plantings.
3. Provision of sufficient interior lot landscape to meet the minimum requirement of one per nine spaces.
4. Provision of frontage perimeter landscaping to meet the minimum requirement of a 3-foot berm or landscape screen and landscaping consisting of one shade tree and three shrubs per 40 linear feet of frontage; and

WHEREAS, the property is legally described as follows:

LOT 3, THE VILLAGE AT GRAY’S LAKE (BOOK 17686 PAGE 474), AN OFFICIAL PLAT, CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 3.04 ACRES MORE OR LESS; AND

WHEREAS, on June 22, 2020, by Roll Call No. 20-1006, it was duly resolved by the City Council that the request for approval of the PUD Final Development Plan be set down for hearing on July 13, 2020 at 5:00 p.m., by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community; 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 PUD Final Development Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed PUD Final Development 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:



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1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed PUD Final Development Plan "Village at Gray's Lake Lot 3" are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan "Village at Gray's Lake Lot 3", as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to revision and conditions stated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

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

(10-2020-7.111)

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



June 16, 2020

Date 7-13-20
 Agenda Item 66
 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 June 4, 2020 meeting, the following action was taken regarding a request from The Village at Gray's Lake, LLC (owner) represented by Jason Grove (officer) for review and approval of a PUD Final Development Plan "Village at Gray's Lake Lot 3" for property located at 2580 Fleur Drive, to allow renovation of the existing 3-story, 10,634-square foot office building and required site improvements.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 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 the proposed PUD Final Development Plan for "Village at Gray's Lake Lot 3" subject to the following conditions:

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.



2. Indication of all existing site plantings on the landscape plan in accordance with the requirement to preserve existing plantings.
3. Provision of sufficient interior lot landscape to meet the minimum requirement of 1 per 9 spaces.
4. Provision of frontage perimeter landscaping to meet the minimum requirement of a 3-foot berm or landscape screen and landscaping consisting of 1 shade tree and 3 shrubs per 40 linear feet of frontage.

(10-2020-7.111)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed PUD Final Development Plan for “Village at Gray’s Lake Lot 3” subject to the following conditions:

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Indication of all existing site plantings on the landscape plan in accordance with the requirement to preserve existing plantings.
3. Provision of sufficient interior lot landscape to meet the minimum requirement of 1 per 9 spaces.
4. Provision of frontage perimeter landscaping to meet the minimum requirement of a 3-foot berm or landscape screen and landscaping consisting of 1 shade tree and 3 shrubs per 40 linear feet of frontage.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is seeking to renovate a 3-story, 10,634-square foot office building on the former American Institute of Business campus. Based on the requirements of the Village at Gray’s Lake PUD Conceptual Plan, a Final Development Plan must be reviewed for compliance with the standards approved in that Plan.
2. **Size of Site:** 3.045 acres.
3. **Existing Zoning (site):** Legacy “PUD” Planned Unit Development.
4. **Existing Land Use (site):** Vacant office building and on-site surface parking.
5. **Adjacent Land Use and Zoning:**
 - North** – “EX” & “PUD”, Uses include warehousing and production campus for Stone Container and former American Institute of Business dormitories proposed to be renovated into 93 multi-household units.
 - South** – “PUD”, Uses include former AIB classroom building, Academic Center building proposed for professional offices, and proposed development of 3-story Row Building Type townhomes.

East – “PUD”, Uses include Fleur Drive right-of-way and office buildings.

West – “PUD”, Uses include former American Institute of Business buildings and the former AIB Gymnasium, proposed to be the Village at Gray’s Lake Activities Center.

6. **General Neighborhood/Area Land Uses:** The subject property is located southwest of the intersection of Bell Avenue and Fleur Drive within the former AIB campus. The area is a mix of residential densities to the south and west into the primarily low density Southwestern Hills Neighborhood. East of Fleur Drive is a mix of office and medium density residential transitioning into the primarily low density residential Gray’s Lake Neighborhood to the east.
7. **Applicable Recognized Neighborhood(s):** The subject property is in the Southwestern Hills Neighborhood and within 250 feet of the Gray’s Lake Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on May 15, 2020 and by mailing of the Final Agenda on May 28, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on May 25, 2020 (10 days prior) to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the subject property. 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.
8. **Relevant Zoning History:** On October 14, 2019 by Ordinance No. 15,813 the City Council rezoned from “M-3” Limited Industrial District and “R-3” Multiple Family Residential District to “PUD” Planned Unit Development District along with adoption of the Village at Gray’s Lake PUD Conceptual Plan.
9. **PlanDSM Future Land Use Plan Designation:** Community Mixed Use.
10. **Applicable Regulations:** Considering the criteria set forth in Chapter 18B of the Iowa Code, and based on the provisions of Chapter 134 Section 134-2.2.9.C, all amendments to existing PUD Final Development Plans must be reviewed and approved by the City Council after review and recommendation by the Plan and Zoning Commission.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Utilities:** The site has access to all necessary utilities. Existing sanitary sewer and storm sewer service are available in the Fleur Drive right-of-way. Existing water service for the buildings is available through an 8-inch Des Moines Water Works water main in the Bell Avenue right-of-way.
2. **Landscaping & Buffering:** Final Development Plans in Village at Gray’s Lake PUD are required to comply with interior lot and parking island, frontage perimeter landscaping, and streetscape requirements. The PUD also requires retention of existing plantings on the property.

The Final Development Plan landscaping plan must reflect 1 landscape island per 9 spaces in interior parking lots and proper striping; a frontage perimeter landscaping of 3-foot berm or landscape screen and landscaping consisting of 1 shade tree and 3 shrubs per 40 linear feet of frontage; and any required streetscape design and landscaping in accordance with PDC comments and to the satisfaction of the Planning Administrator.

- 3. Traffic/Street System:** The PUD Conceptual Plan required provision of sidewalk along all public street frontages. The proposed Final Development Plan must show public sidewalk along the Bell Avenue and Fleur Drive frontages.

There is a project identified in the Long-Range Transportation Plan for the Metropolitan Area: Mobilizing Tomorrow, that would include improvements to Fleur Drive adjoining the PUD to the east in the current construction season. This will also include installation of public sidewalks.

SUMMARY OF DISCUSSION

Jann Freed asked if any member of the public or the commission desired to speak on the item. None requested to speak.

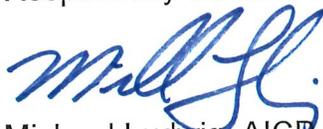
COMMISSION ACTION:

John "Jack" Hilmes made a motion for approval of the proposed PUD Final Development Plan for "Village at Gray's Lake Lot 3" subject to the following conditions:

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Indication of all existing site plantings on the landscape plan in accordance with the requirement to preserve existing plantings.
3. Provision of sufficient interior lot landscape to meet the minimum requirement of 1 per 9 spaces.
4. Provision of frontage perimeter landscaping to meet the minimum requirement of a 3-foot berm or landscape screen and landscaping consisting of 1 shade tree and 3 shrubs per 40 linear feet of frontage.

Motion passed: 13-0

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

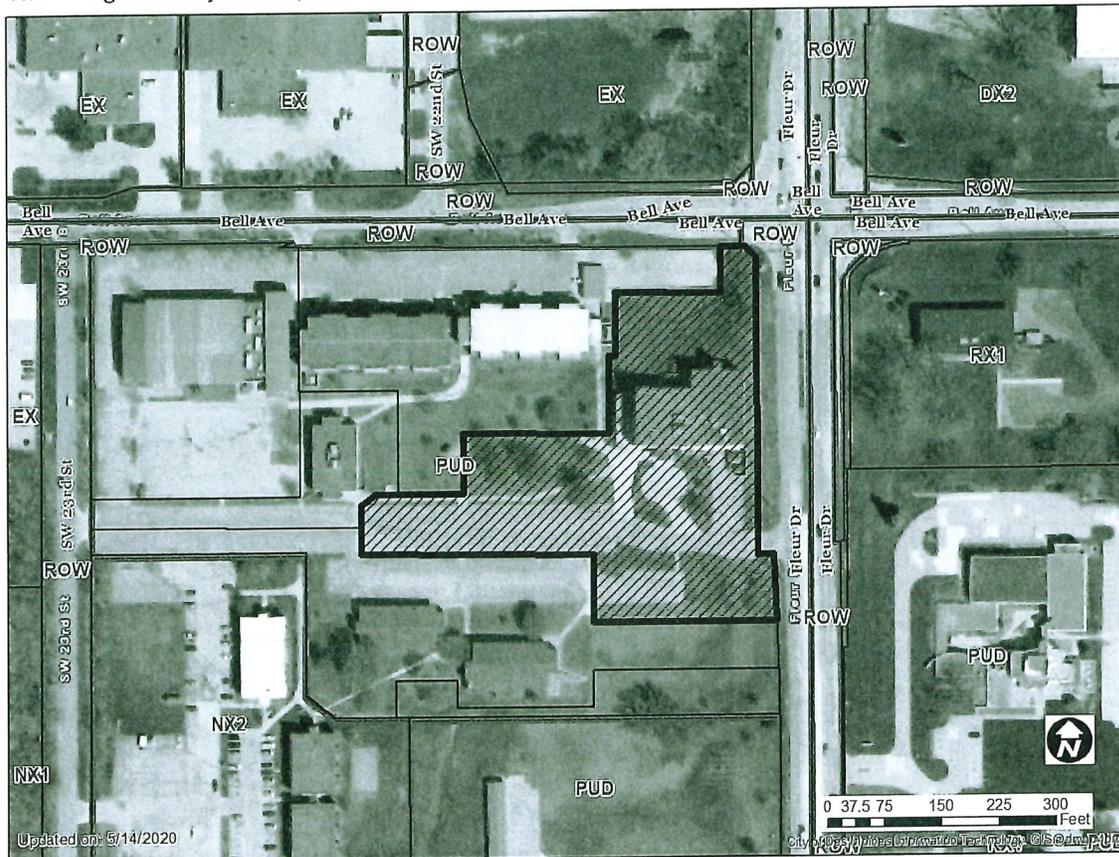
MGL:tjh

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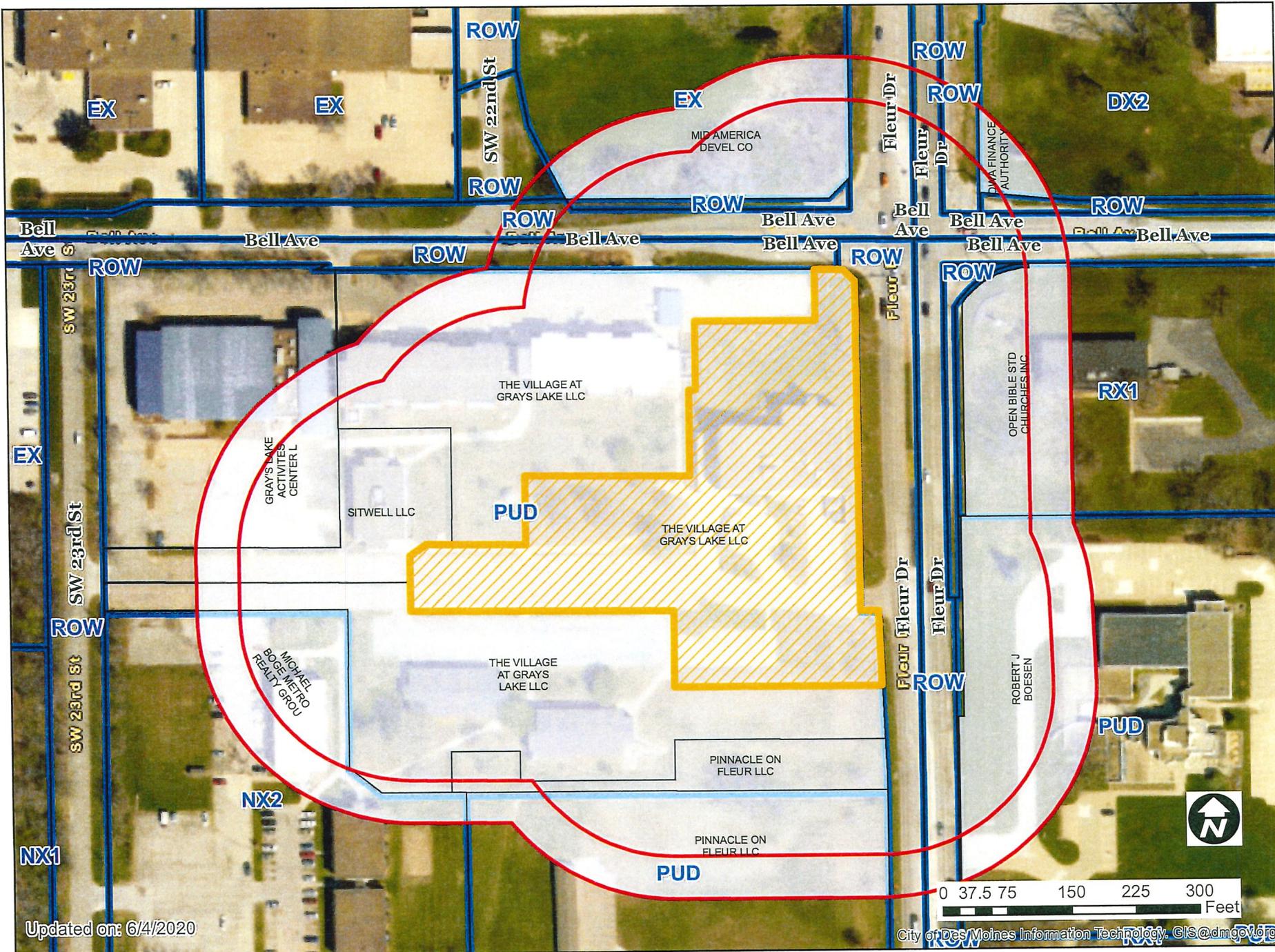
The Village at Gray's Lake, LLC (owner) represented by Jason Grove (officer) ” for property located at 2580 Fleur Drive.				File # 10-2020-7.111	
Description of Action	Review and approval of a PUD Final Development Plan “Village at Gray’s Lake Lot 3, to allow renovation of the existing 3-story, 10,634-square foot office building and required site improvements.				
PlanDSM Future Land Use	Current: Community Mixed Use. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	Legacy “PUD” Planned Unit Development.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

The Village at Gray's Lake, LLC, 2580 Fleur Drive

10-2020-7.111



1 inch = 148 feet



Updated on: 6/4/2020

City of Des Moines Information Technology. GIS@dmgoi.org

1 inch = 148 feet

SITE ADDRESS
2580 FLEUR DRIVE
DES MOINES, IOWA 50312

SITE USE
COMMERCIAL OFFICE BUILDINGS

ZONING
EXISTING: THE VILLAGE AT GRAY'S LAKE PUD ZON2019-0152
PROPOSED: NA
ADJACENT ZONING:
NORTH: M4 LIGHT INDUSTRIAL DISTRICT
EAST: FLEUR DRIVE
SOUTH: THE VILLAGE AT GRAY'S LAKE PUD ZON2019-0152
WEST: THE VILLAGE AT GRAY'S LAKE PUD ZON2019-0152

BUILDINGS
EXISTING - 10,634 SQ.FT.
PROPOSED - NA

BUILDING USES
COMMERCIAL OFFICE SPACE

MAX BUILDING HEIGHT
REQUIRED: LESSER OF 3 STORIES OR 45 FT
EXISTING: ---

MAX FLOOR AREA RATIO
NONE

PAVING
APPROACHES: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**
PROPOSED CURB: 6" STANDARD CURB

SITE AREA
1.04 ACRES (132,659 SQ.FT.)

OPEN SPACE
EXISTING - 97% (75,168 SQ.FT.)

IMPERVIOUS SPACE
EXISTING - 43% (57,505 SQ.FT.)

PARKING
REQUIRED: 68 SPACES PUD ZON2019-0152
68 SPACES EXISTING (INCLUDING 3 HANDICAP PARKING STALLS)

DISTURBED AREAS
ESTIMATED - 59 SQ.FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS NOT REQUIRED.

FLOODPLAIN
PER FEMA MAP #19153C0335F & 19153C0345F, THE SITE IS LOCATED IN ZONE X, AREAS IN WHICH AREA OF MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FLING WITH THE FAA IS NOT REQUIRED

SETBACKS
FRONT SETBACK: 25 FEET, MINIMUM
SIDE SETBACK: NONE
PARKING SETBACK: 7 FEET MINIMUM ALONG FLEUR DRIVE

NUMBER OF EMPLOYEES
22 EMPLOYEES TOTAL

SITE PLAN

FOR

THE VILLAGE AT GRAY'S LAKE LOT 3 2580 FLEUR DRIVE DES MOINES, IOWA

LEGAL DESCRIPTION:
Lot 3, The Village at Gray's Lake (Bk 17869 Pg 474) as Official Plat, all being in and forming a part of the City of Des Moines, Polk County, Iowa.

VICINITY MAP



SHEET INDEX

- C-001 - COVER SHEET
- C-002 - NOTE SHEET
- C-101 - SITE PLAN
- C-301 - UTILITY PLAN
- C-701 - LANDSCAPE PLAN

IOWA ONECALL CONTACT LIST:

- (COT) CITY OF DES MOINES TRAFFIC
CONTACT NAME: MARK FOLVAG
CONTACT PHONE: 5152634169
CONTACT EMAIL: mfolvag@desmoines.gov
- (DMS) DES MOINES, CITY OF SEWER
CONTACT NAME: STEVE JOHNSON
CONTACT PHONE: 5152371339
CONTACT EMAIL: sjohnson@desmoines.gov
- (T17) MEDIACOM COMMUNICATIONS CORP
CONTACT NAME: PAUL MAY
CONTACT PHONE: 5153462252
CONTACT EMAIL: pmay@mediacom.com
- (ENV) CONSOLIDATED COMMUNICATIONS
CONTACT NAME: WESTON
CONTACT PHONE: 507311778
CONTACT EMAIL: Weston.gravin@consolidated.com
- (DWW) DES MOINES WATER WORKS
CONTACT NAME: CHRIS MLYNARSKI OR JANA HODGES
CONTACT PHONE: 5152837235
EMAIL: MLYNARSKI@DMWW.COM OR HODGES@DMWW.COM
- (IOWA) IOWA COMMUNICATIONS NEWTORK
CONTACT NAME: SHANNON KARLOW
CONTACT PHONE: 8005723945
CONTACT EMAIL: shannon.karlow@iowanet.com
- (WINA) WINDSTREAM COMMUNICATIONS
CONTACT NAME: LOCATE DESK
CONTACT PHONE: 8002891901
CONTACT EMAIL: locate@windstream.com
- (ZAY) ZAYO GROUP LLC
CONTACT NAME: GEORGE HUSS
CONTACT PHONE: 442403-2023
CONTACT EMAIL: george.huss@zayo.com
- (AUREN) AUREON NETWORK SERVICES
CONTACT NAME: JEFF KLOOCK
CONTACT PHONE: 5158300445
CONTACT EMAIL: jkloock@aureon.com

DEVELOPER
THE VILLAGE AT GRAY'S LAKE LLC
2346 GRANITE CT
ADEL, IA 50203
PROJECT CONTACT: JASON GROVE
PHONE: 515-358-0587
EMAIL: JASONG@GROVEHOLDINGS.CO.COM

ENGINEER/LAND SURVEYOR
PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ED PELDS
PHONE: (515) 285-8198
EMAIL: ED@PELDS.COM

CITY CONTACT
DES MOINES PERMIT AND DEVELOPMENT CENTER
620 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50319
PROJECT CONTACT: FRANK DUNN-YOUNG
PHONE: 515-283-4743
EMAIL: FADUNN@DUNN@DMYOUNG.ORG

ARCHITECT
PELDS DESIGN SERVICES
2323 DIXON STREET
DES MOINES, IOWA 50316
PROJECT CONTACT: DANIEL WILLRICH
PHONE: 515-285-8198
EMAIL: DANIEL@PELDS.COM

SITE PLAN
 APPROVED APPROVED WITH CONDITION
See exhibit "A" attached hereto.

IN ACCORDANCE WITH SECTION 82-207(C), 2000 DES MOINES MUNICIPAL CODE, AS AMENDED.
NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN.

DATE _____ PLANNING DIRECTOR _____

I hereby certify that the portion of this technical document described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed professional engineer under the laws of the State of Iowa.

Daniel C. Willrich
License Number: 05427
Status: Renewed 06/16/2023
Print or sheets issued by the IESB
LMS23498

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

VOLDEMARS PELDS, P.E.
I.A. Lic. No. 18940 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
ADDITIONAL NAMES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERIN) _____

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50315 | Ph: 515 285 8198

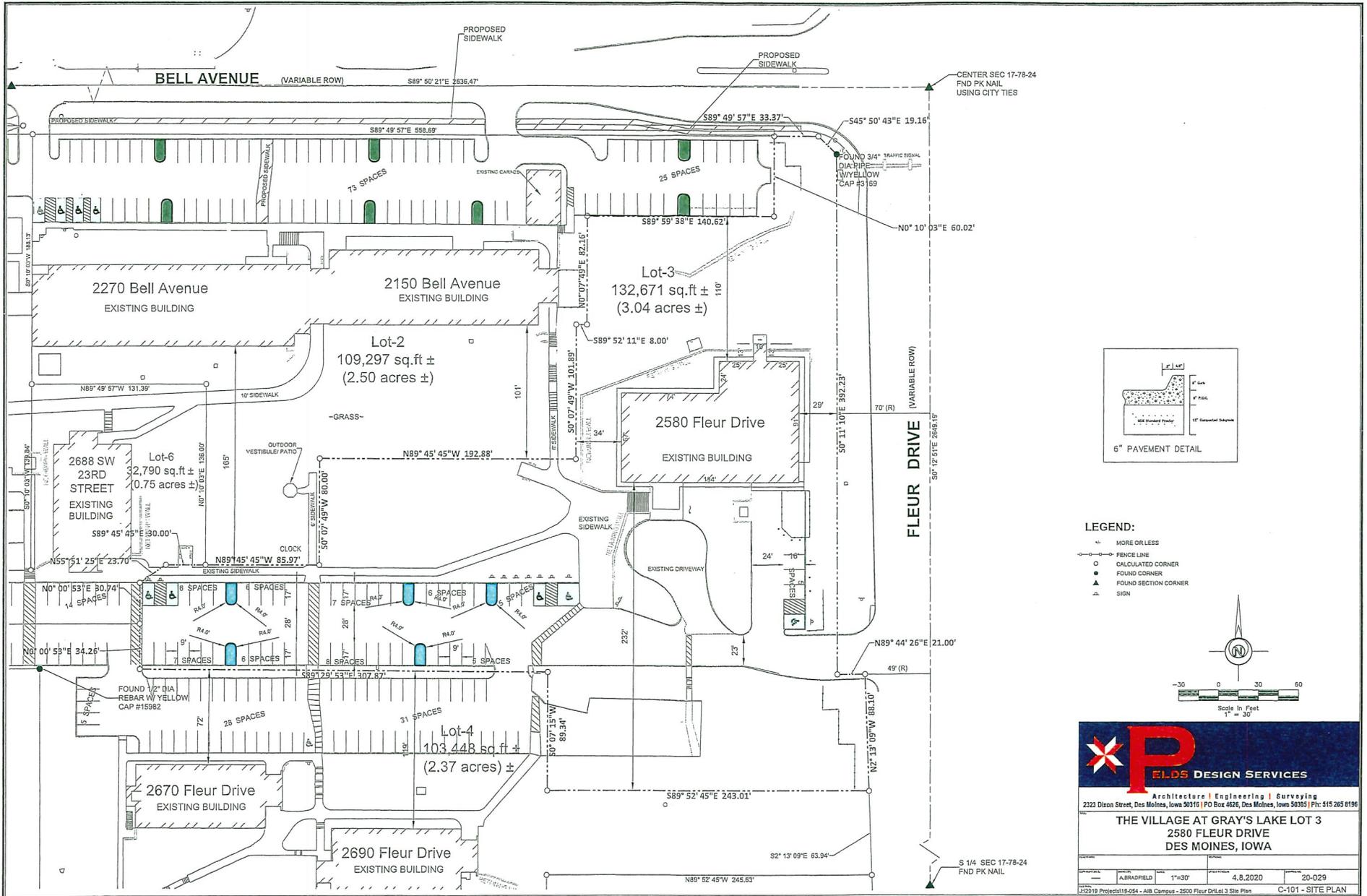
REVISIONS:

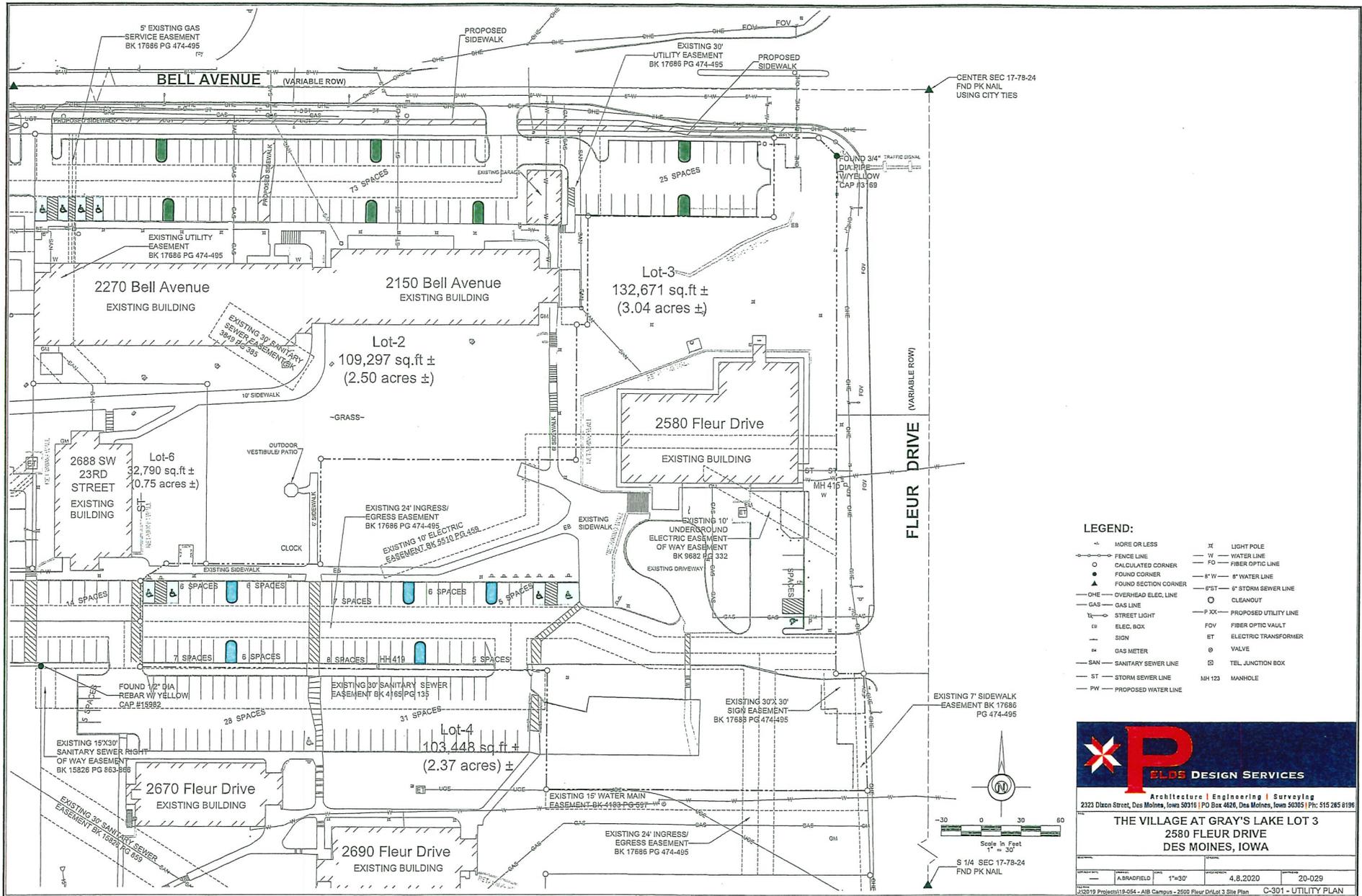
LEGEND:

FF	FINISHED FLOOR	ST	STREET LIGHT	SA	SANITARY SEWER	SI	SINGLE INTAKE	PU	PROPOSED UTILITY LINE
FL	FLOWLINE ELEVATION	TR	TRANSFORMER	SM	SEPTIC MANHOLE	DI	DOUBLE INTAKE	EX	EXISTING UTILITY LINE
121.640	GUTTER ELEVATION	EM	ELEC. METER	GL	GAS LINE	ST	STORM SEWER	FL	FENCE LINE
123.010	TOP OF CURB ELEVATION	EB	ELEC. BOX	HP	HIGH PRESSURE GAS LINE	SE	SEWER END SECTION	UG	UNDERGROUND TEL
123.145	EXISTING ELEVATION	EM	ELEC. MANHOLE	FM	FIRE HYDRANT	V	VALVE	OH	OVERHEAD TEL
OC	CALCULATED CORNER	EV	ELEC. VAULT	FS	FIRE HYDRANT	FO	FIBER OPTIC	CA	CABLE TELEVISION
FC	FOUND CORNER	UM	UNDERGROUND ELEC. MARKER POST	ST	STORM SEWER	T	TREE	TEL	TEL. JUNCTION BOX
CC	CALCULATED SECTION CORNER	OE	OVERHEAD ELEC.	CT	CLEANOUT	S	SIGN	TV	CABLE TV JUNCTION BOX
FC	FOUND SECTION CORNER	UG	UNDERGROUND ELEC.	DP	DOWNSPOUT	W	WATER		

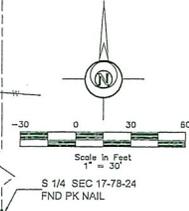
THE VILLAGE AT GRAY'S LAKE LOT 3
2580 FLEUR DRIVE
DES MOINES, IOWA

DATE: 4.8.2020
PROJECT: 120119 Project#119-256 - A88 Campus - 2580 Fleur Drive 3 Site Plan
C-001 - COVER SHEET





- LEGEND:**
- +— MORE OR LESS
 - FENCE LINE
 - CALCULATED CORNER
 - FOUND CORNER
 - FOUND SECTION CORNER
 - GHE— OVERHEAD ELEC. LINE
 - GAS— GAS LINE
 - SL— STREET LIGHT
 - EB— ELEC. BOX
 - SIGN— SIGN
 - GM— GAS METER
 - SAN— SANITARY SEWER LINE
 - ST— STORM SEWER LINE
 - PW— PROPOSED WATER LINE
 - X— LIGHT POLE
 - W— WATER LINE
 - FO— FIBER OPTIC LINE
 - 8" W— 8" WATER LINE
 - 6" ST— 6" STORM SEWER LINE
 - O— CLEANOUT
 - P XX— PROPOSED UTILITY LINE
 - V— FIBER OPTIC VAULT
 - ET— ELECTRIC TRANSFORMER
 - V— VALVE
 - TEL J— TEL. JUNCTION BOX
 - MH 123— MANHOLE



Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50318 | PO Box 4826, Des Moines, Iowa 50315 | PH: 515 285 8198

THE VILLAGE AT GRAY'S LAKE LOT 3
2580 FLEUR DRIVE
DES MOINES, IOWA

DATE: 2/20/19	PROJECT: 118-054 - AIB Campus - 2500 Fleur Drive Lot 3 Site Plan	DRAWN: A. BRADFIELD
SCALE: 1"=30'	DATE: 4.8.2020	PROJECT: 20-029
C-301 - UTILITY PLAN		

