



Roll Call Number

Agenda Item Number

23

Date May 5, 2025

**RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION
REGARDING PRELIMINARY PLAT "TELUS CONDOS," ON 3.21 ACRES OF PROPERTY LOCATED
IN THE VICINITY OF 1310 MURPHY STREET, TO ALLOW FOR THE CREATION OF TWO (2) LOTS
FOR HIGH-DENSITY RESIDENTIAL DEVELOPMENT**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 17, 2025, its members voted 10-0 to recommend **APPROVAL** of a Preliminary Plat "Telus Condos" on 3.21 acres of property located in the vicinity of 1310 Murphy Street, to allow for the creation of two (2) lots for high-density residential development.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

MOVED BY TO ADOPT.

SECOND BY.

APPROVED AS TO FORM:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(PLAT-2025-000003)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

CERTIFICATE

I, Laura Baumgartner, 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, 2025

Communication from the City Plan and Zoning Commission advising that at their April 17, 2025 meeting, the following action was taken on a request from HRC NFS I, LLC (owner), represented by Caleb Smith (officer), for review and approval of the Preliminary Plat "Telus Condos" on 3.21 acres of property in the vicinity of 1310 Murphy Street, which would create two (2) lots for high-density residential development.

COMMISSION RECOMMENDATION: 10-0

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi	X				
Kayla Berkson	X				
Chris Draper	X				
Laura Kessel					X
Todd Garner					X
Johnny Alcivar	X				
Justyn Lewis					X
Carolyn Jenison					X
William Page	X				
Andrew Lorentzen	X				
Emily Webb	X				
Katie Gillette	X				
Rick Trower	X				
Jane Rongerude					X

Approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The Gray's Station PUD Conceptual Plan and associated rezoning was approved by the City Council in 2017. Subsequently, the 2nd Amendment Conceptual Plan was reviewed by the Commission on September 5, 2024 and conditionally approved by the City Council on October 7, 2024 allowing an expansion of high-density development within additional sub-areas.

The PUD allows 83.73 acres of former industrial land to be converted into a residential and mixed-use development. A large-scale storm water basin area is proposed along the southern perimeter of the development that would include a wetland park component. The core of the development allows for a mix of detached, semi-attached and rowhouse single-family dwellings. Multi-story, multiple-family residential buildings are proposed along the north and south perimeters of the street network as well as the expanded sub-areas along SW 13th Street and SW 14th Street.

The applicant is proposing to subdivide the subject property within the PUD into two (2) lots for high-density residential development. Lot 1 is proposed to contain thirty-two (32) one and two-bedroom units in a three-story building with tuck-under and free-standing garages accessed from the rear façade. The development would have frontage on Murphy Street to the north, SW 13th Street to the east, and SW 14th Street to the west. Vehicular access to the site would come from SW 13th Street and an extension of SW 14th Street. Lot 2 is proposed to be developed within a future phase.

The proposed Preliminary Plat represents a portion of the PUD Conceptual Plan and is consistent with the 2nd Amendment reviewed by the Commission and conditionally approved by the City Council.

2. **Size of Site:** 3.21 acres (139,828 square feet).
3. **Existing Zoning (site):** Gray's Station PUD, Planned Unit Development District.
4. **Existing Land Use (site):** Vacant land.

5. **Adjacent Land Use and Zoning:**

North – “Gray's Station PUD” & “DX2”; Uses are the future Murphy Street extension and a semi-improved paved site.

South – “Gray's Station PUD”; Uses are the future Grays Parkway extension, vacant land, a utility substation, and the Raccoon River.

East – “Gray's Station PUD”; Uses are SW 13th Street, townhomes and undeveloped land.

West – “Gray's Station PUD”; Uses are the future SW 14th Street extension and undeveloped land.

6. **General Neighborhood/Area Land Uses:** The subject property is located generally to the south of West Martin Luther King, Jr. Parkway and to the west of Southwest 13th

Street in the southern fringes of Downtown. The site's vicinity consists of mixed-use as well as medium-density and high-density residential development, parkland, and undeveloped parcels. The Raccoon River flanks the southern boundary of the site. Gray's Lake Park lies further south of the river.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Downtown Des Moines Neighborhood Association. The neighborhood association was notified of the public hearing by emailing of the Preliminary Agenda on March 28, 2025, and by emailing of the Final Agenda on April 11, 2025. Notifications of the hearing for this specific item were mailed on April 7, 2025 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department. The Downtown Des Moines Neighborhood notices were mailed to Deb Madison-Levi.

7. **Relevant Zoning History:** The subject property was rezoned to "PUD" on August 14, 2017, at which time a "PUD" Conceptual Plan was adopted.
8. **PlanDSM Future Land Use Plan Designation:** Downtown Mixed Use and Neighborhood Mixed Use.
9. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such Plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the Final Plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the Final Plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Street Network:** The proposed preliminary plat would involve the creation and extension of public streets to serve the development. As an infill Downtown site, the street layouts are proposed to complement the City street grid that already exists in this area. Murphy Street is proposed to extend to the west. A new segment of SW 14th Street is proposed to be constructed north-south from Murphy Street to the development entrance. The future SW 14th Street extension will connect Murphy Street to the future Grays Parkway extension.
2. **Public Infrastructure:** All new streets would be constructed with urban cross-sections generally consistent with the construction of streets within the Gray's Station area and overall Downtown. Public utilities (sanitary sewer and water) are proposed to be

extended within public rights-of-way. Public storm sewer is also proposed within the development, and the area's overall stormwater management has been contemplated and accounted for with the existing Gray's Station city stormwater facility that sits to the south of this development area. Public sidewalk connections are proposed along all public streets and provide linkages within this development and to the neighboring development east of SW 13th Street.

- 3. Proposed Development:** The development plan for the condominium units demonstrates thirty-two (32) one and two-bedroom residential dwellings with tuck-under and free-standing garages accessed from the rear facade. The multi-household building orients toward Murphy Street and SW 13th Street. A minimal amount of surface parking is proposed with screening and buffering per the approved PUD Concept Plan. Bike parking is proposed along the SW 13th Street frontage.

Building and individual site design is required to conform to the design criteria set forth in the Gray's Station PUD. The development proposal is generally consistent with the approved Gray's Station PUD Concept Plan.

SUMMARY OF DISCUSSION

Leah Rudolphi asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION

Rick Trower made a motion for approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

THE VOTE: 10-0

Respectfully submitted,



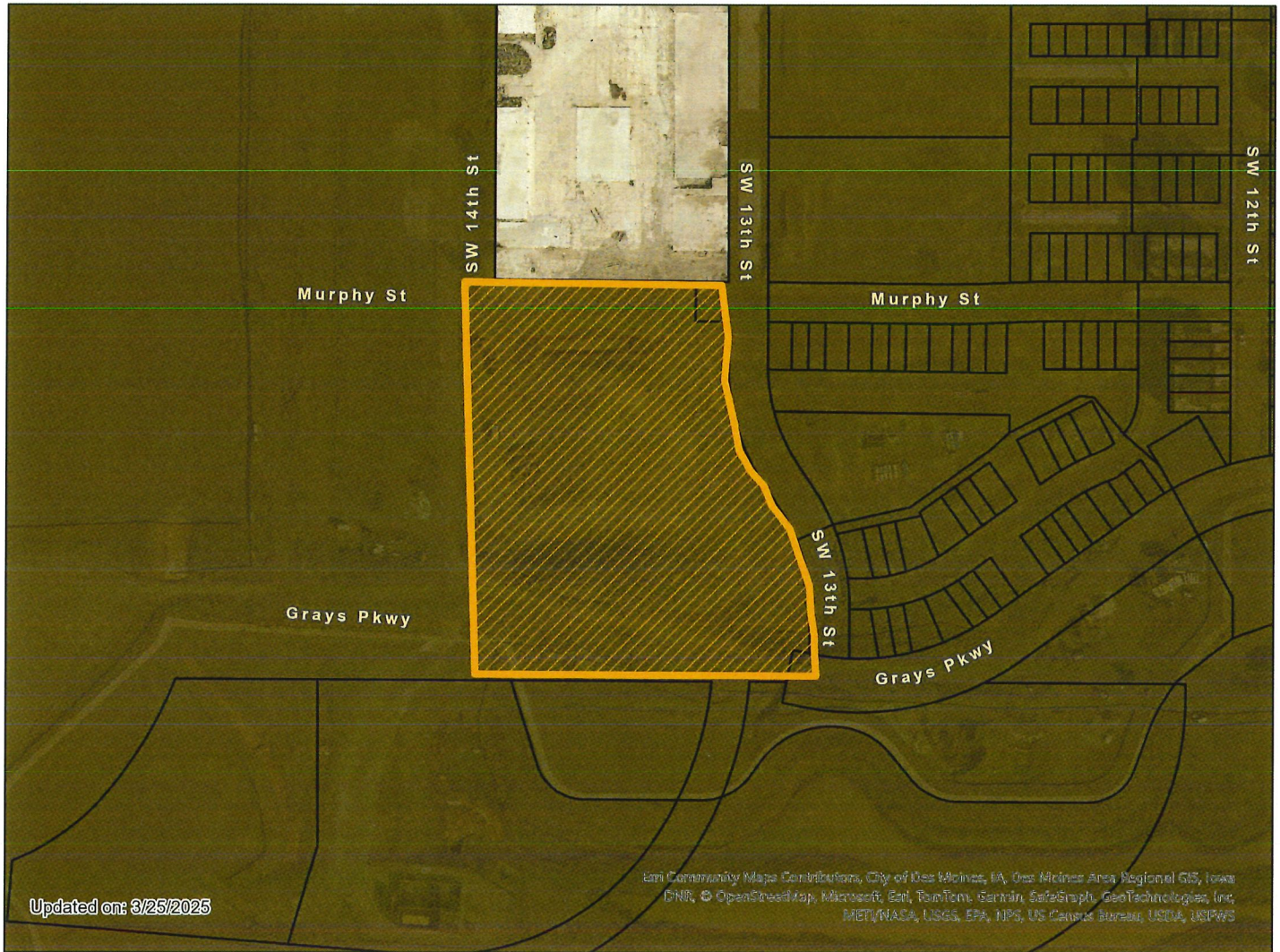
Jason Van Essen

Planning & Urban Design Administrator

JMV:mrw

HRC NFS I, LLC Vicinity of 1310 Murphy Street

PLAT-2025-000003



Map Community Maps Contributors, City of Des Moines, IA, Des Moines Area Regional GIS, Iowa DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Looking southwest
into project site



At the site entrance
Just south of intersection
at Murphy St and SW 13th St





Google Earth of total site at southwest looking northeast

DES MOINES, IOWA

EXISTING:
GRAY'S STATION PUD – ZON2017-00087
GRAY'S STATION PUD AMENDMENT – ZONC-2024-000021

EXISTING USE: UNDEVELOPED
PROPOSED USE: RESIDENTIAL

1. ALL PUBLIC AND PRIVATE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE PUBLIC IMPROVEMENT PLANS AND SEPARATE SITE PLAN FOR DETAILED DESIGN INFORMATION.
2. THIS PROJECT IS ELIGIBLE FOR TAX ABATEMENT IN ACCORDANCE WITH THE URBAN RENEWAL DEVELOPMENT AGREEMENT - SECTION 5.02 (BK16629 PG251-288).
3. THE NEW LOTS WILL BE DEVELOPED IN CONFORMANCE WITH THE APPROVED PUD CONCEPT PLAN.

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN
3	GRADING & UTILITY PLAN
4	DETAILS

PROPOSED		EXISTING	
PROPERTY BOUNDARY	— — — — —	SANITARY MANHOLE	①
LOT LINE	— — — — —	WATER VALVE BOX	②
CENTER LINE	— — — — —	FIRE HYDRANT	③
RIGHT OF WAY	— — R/W — —	WATER CURB STOP	④
BUILDING SETBACK	— — — — —	WELL	⑤
PERMANENT EASEMENT	— — — — —	STORM SEWER MANHOLE	⑥
TEMPORARY EASEMENT	— — — — —	STORM SEWER SINGLE INTAKE	⑦
TYPE SW-301 STORM INTAKE	— — — — —	STORM SEWER DOUBLE INTAKE	⑧
TYPE SW-302 STORM INTAKE	— — — — —	FLARED END SECTION	⑨
TYPE SW-303 STORM INTAKE	— — — — —	DECODOUS TREE	⑩
TYPE SW-304 STORM INTAKE	— — — — —	CONIFEROUS TREE	⑪
TYPE SW-305 STORM INTAKE	— — — — —	DECODOUS SHRUB	⑫
TYPE SW-306 STORM INTAKE	— — — — —	CONIFEROUS SHRUB	⑬
TYPE SW-312 STORM INTAKE	— — — — —	ELECTRIC POWER POLE	⑭
TYPE SW-313 STORM INTAKE	— — — — —	OUT ANCHOR	⑮
TYPE SW-313 SANITARY INTAKE	— — — — —	STREET LIGHT	⑯
TYPE SW-401 STORM MANHOLE	— — — — —	POWER POLE W/ TRANSFORMER	⑰
TYPE SW-402 STORM MANHOLE	— — — — —	UTILITY POLE W/ UDHT	⑱
	— — — — —	ELECTRIC BOX	⑲
	— — — — —	ELECTRIC TRANSFORMER	⑳
FLARED END SECTION	— — — — —	ELECTRIC MANHOLE OR VAULT	\
TYPE SW-301 SANITARY MANHOLE	— — — — —	TRAFFIC SIGN	\
STORM/SANITARY CLEANOUT	— — — — —	TELEPHONE JUNCTION BOX	\
WATER VALVE	— — — — —	TELEPHONE MANHOLE/VAULT	\
FIRE HYDRANT ASSEMBLY	— — — — —	TELEPHONE POLE	\
SIGN	— — — — —	GAS VALVE BOX	\
DETECTABLE WARNING PANEL	— — — — —	CABLE TV JUNCTION BOX	\
WATER CURB STOP	— — — — —	CABLE TV MANHOLE/VAULT	\
SANITARY SEWER WITH SIZE	— — — — —	MAIL BOX	\
SANITARY SERVICE	— — — — —	BENCHMARK	\
STORM SEWER WITH SIZE	— — — — —	SOL BORING	\
WATER SERVICE	— — — — —	UNDERGROUND TV CABLE	\
WATER MAIN WITH SIZE	— — — — —	GAS MAIN	\
SANITARY (FULL DEPTH)	— — — — —	FIBER OPTIC	\
SILT FENCE	— — — — —	UNDERGROUND TELEPHONE	\
USE AS CONSTRUCTED	— — — — —	UNDERGROUND ELECTRIC	\
UNKNOWN PROTECTION ELEVATION	— — — — —	FIELD TILE	\
	(L)AC	SANITARY SEWER W/ SIZE	— — — — —
	MAP	STORM SEWER W/ SIZE	— — — — —
		WATER MAIN W/ SIZE	— — — — —

HRC NFS I LLC
6900 WESTOAK PKWY
WEST DES MOINES, IA 50266
PH (515) 243-3228

HUBBELL REALTY COMPANY
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266
CONTACT: CALEB SMITH
PH. (515) 243-3228

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM
PH. (515) 369-4400

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLIN
EMAIL: CHARLIE@CDA-ENG.COM
PH. (515) 369-4400

FIELDWORK: MAY, 2024

1. CITY BENCHMARK #725: BRASS CAP IN THE NORTHEAST TRAFFIC SIGNAL BASE AT THE SOUTHWEST CORNER OF MARTIN LUTHER KING DRIVE AND SOUTHWEST 11TH STREET. ELEVATION=28.81
2. CITY BENCHMARK #5581: BRASS TABLET IN THE CONCRETE WALL 43.6 FEET WEST OF THE EAST FACE NEAR THE SANITARY SEWER PUMP STATION.

FIRST SUBMITTAL:	01/24/2025
SECOND SUBMITTAL:	03/18/2025

A PART OF LOTS 7 AND 9 CENTRAL DES MOINES INDUSTRIAL PARK, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND A PART OF PARCELS '2019-145' AND '2019-146' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17673, PAGE 735 BEING A PART OF LOTS 6, 7 AND 9, SAID CENTRAL DES MOINES INDUSTRIAL PARK AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

PHASE 1	
LOT 1	= 1.05 ACRES (45,839 SF)
STREET LOT 'A'	= 0.31 ACRES (13,716 SF)
STREET LOT 'B'	= 0.25 ACRES (10,925 SF)
PHASE 2	
LOT 2	= 2.16 ACRES (94,160 SF)
STREET LOT 'C'	= 0.29 ACRES (12,632 SF)
STREET LOT 'D'	= 0.74 ACRES (32,187 SF)

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

PLAN AND ZONING COMMISSION
DATE: --/--/2025
PRELIMINARY PLAT

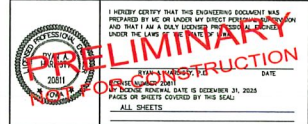
STAFF RECOMMENDATION:
APPROVAL OF THE PROPOSED PRELIMINARY PLAT "TELUS CONDOS". SUBJECT TO COMPLIANCE WITH ALL ADMINISTRATIVE REVIEW COMMENTS.

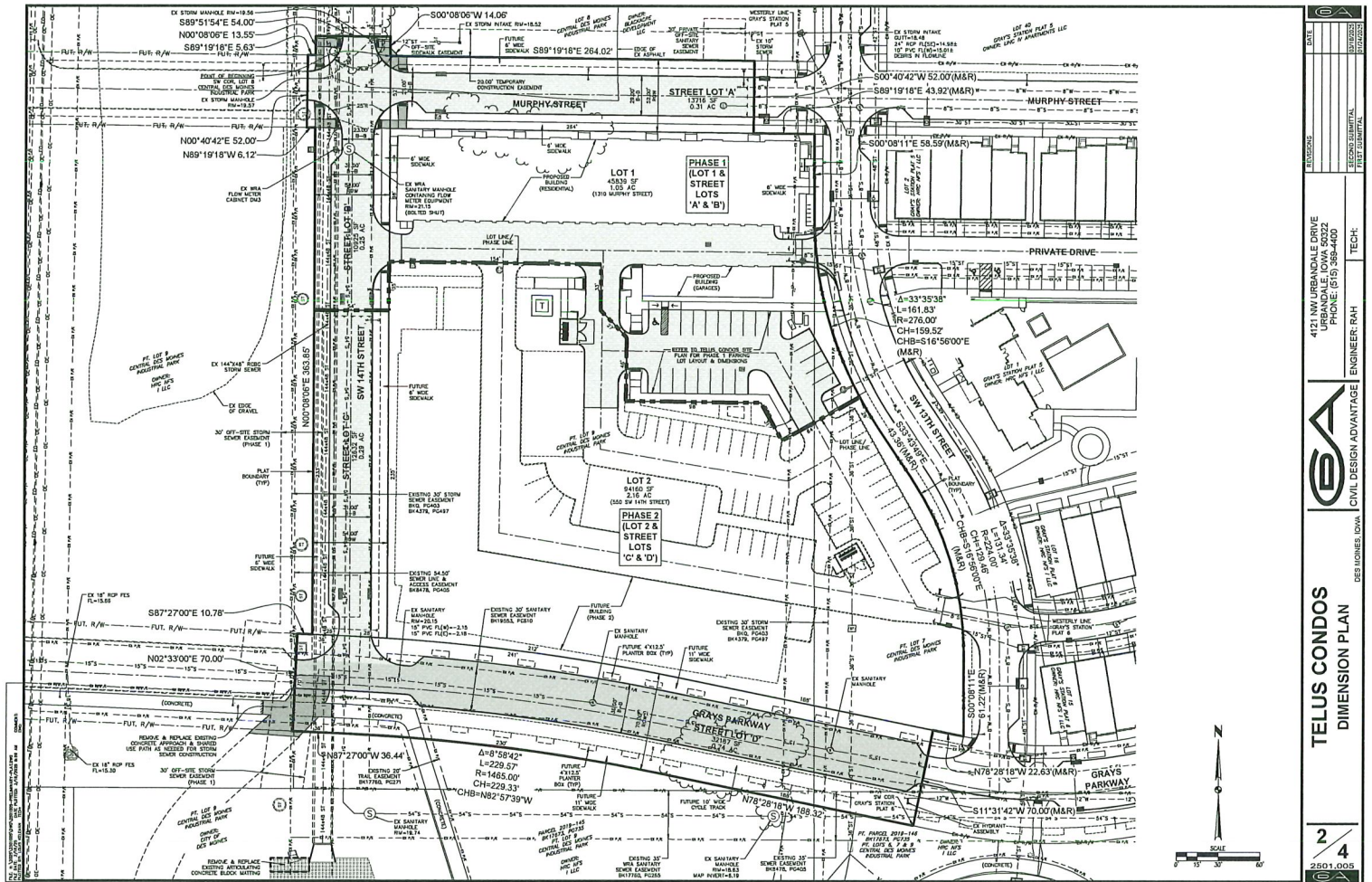
THE VOTE:

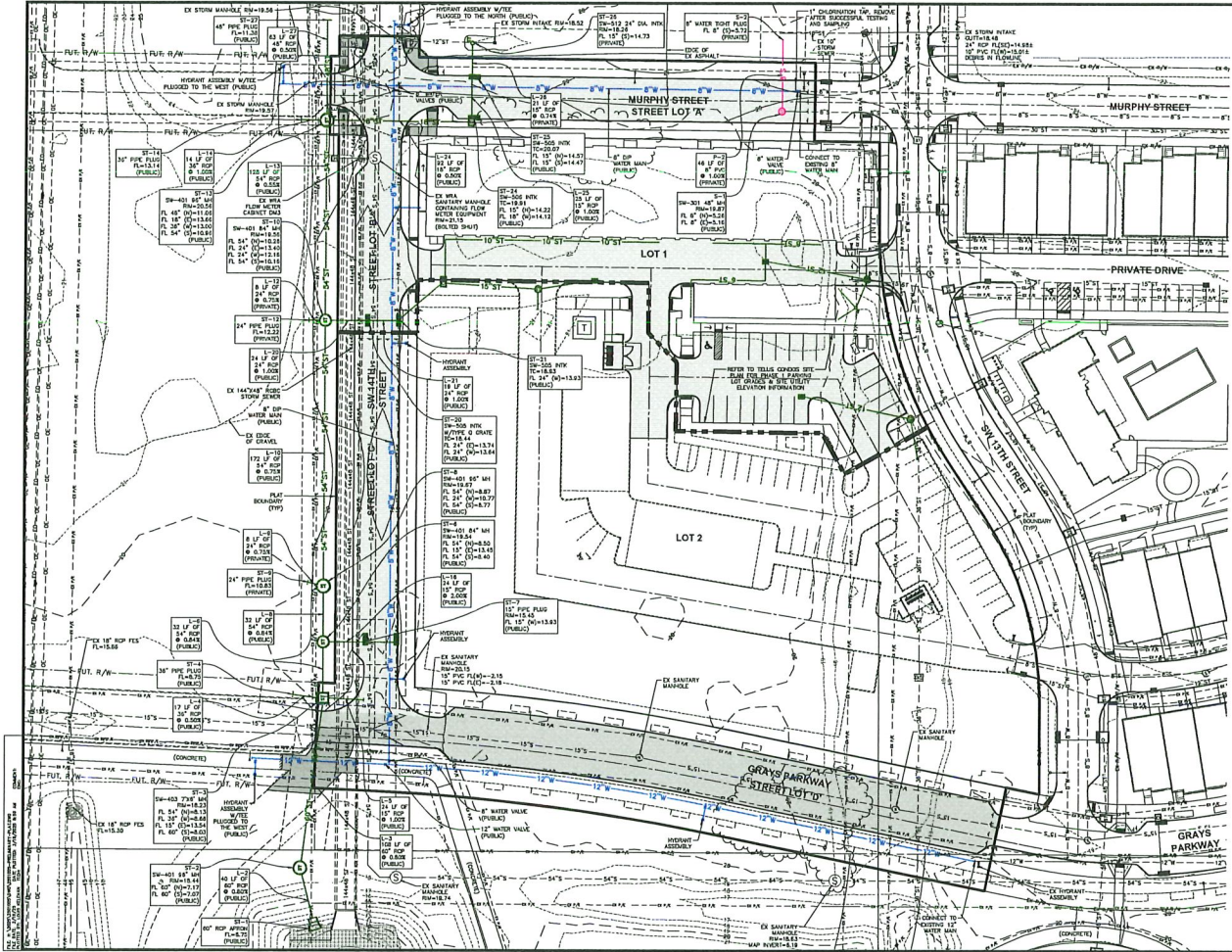


4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2501.005

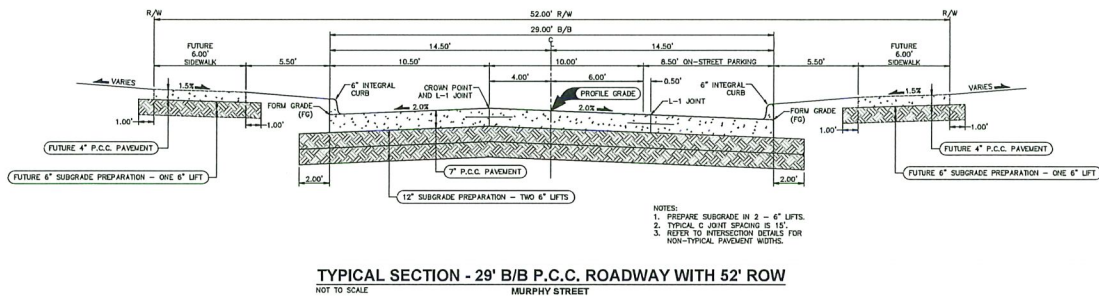
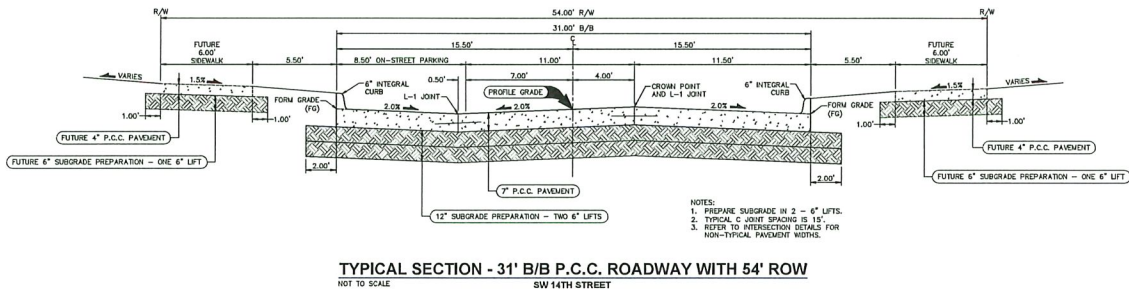
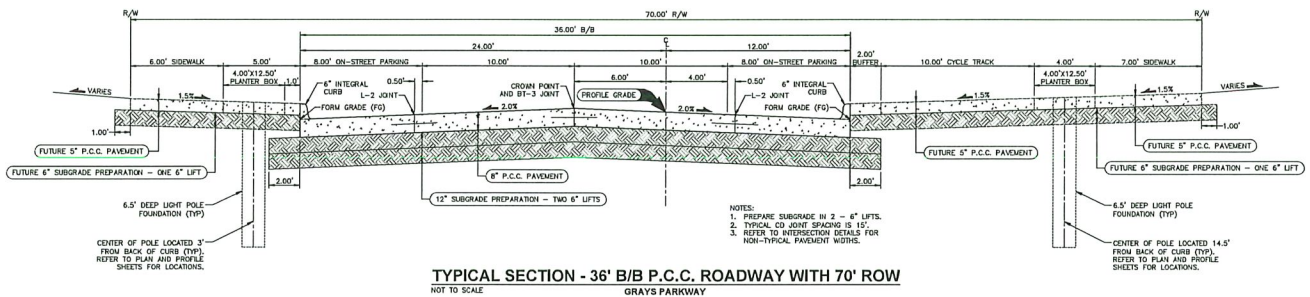
THE PUBLIC IMPROVEMENT PLANS FOR THIS PROJECT WILL REQUIRE PRIVATE CONSTRUCTION CONTRACTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUBMITTING CONTRACT DOCUMENTS AND GETTING THEM APPROVED BY CITY COUNCIL PRIOR TO COMMENCEMENT OF WORK. CONTACT CALVIN MILLER (CMILLER@BONGOV.ORG) FOR QUESTIONS REGARDING THE CONTRACT DOCUMENTS.





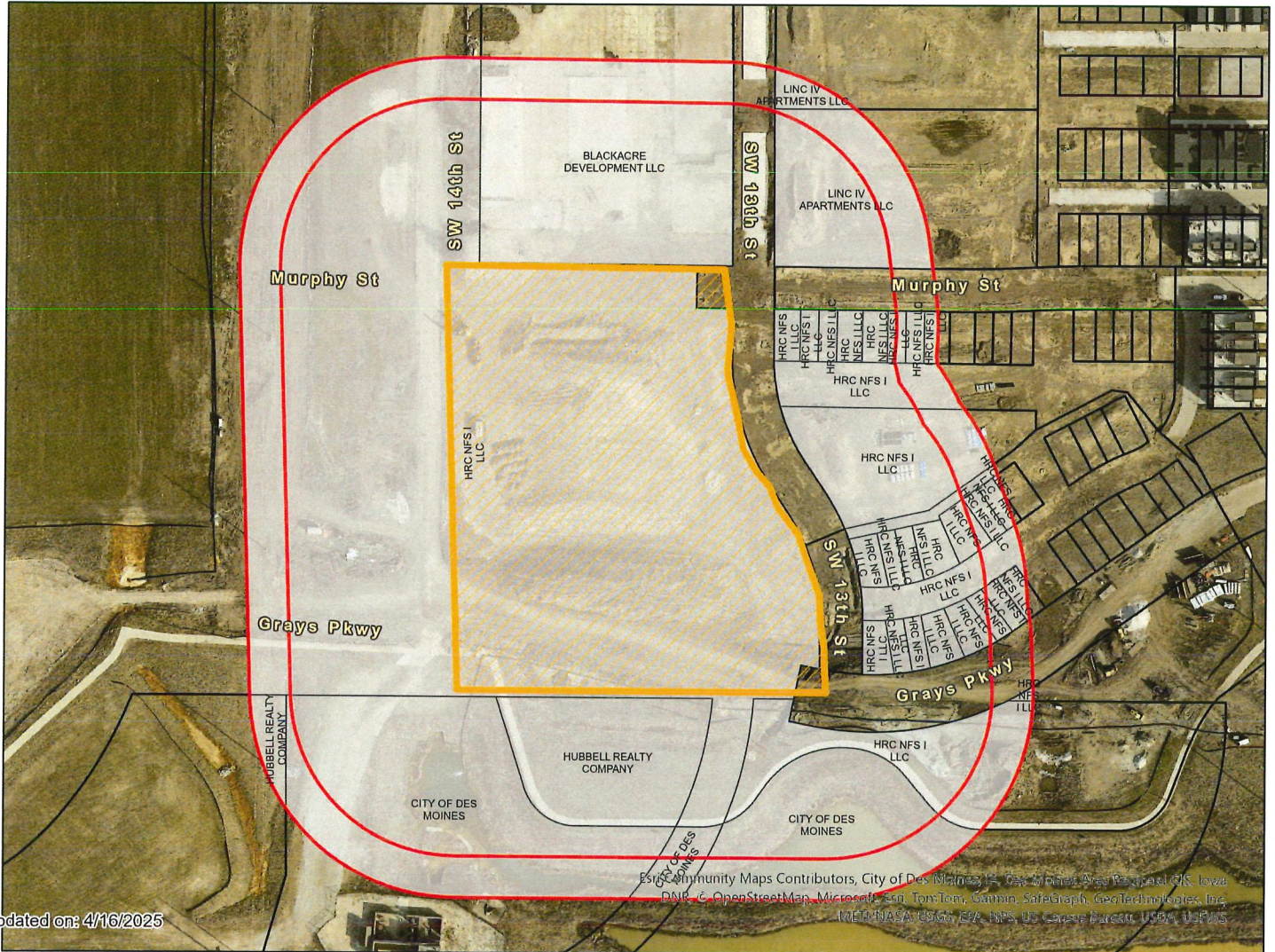


TELUS CONDOS GRADING & UTILITY PLAN	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50332 PHONE: (515) 388-4405 FAX: (515) 388-4405
DESIGNED BY: RAH ENGINEER: RAH	DATE: _____ REVISIONS: _____ CHECKED: _____ IN CHARGE: _____
3 / 4	2501.005



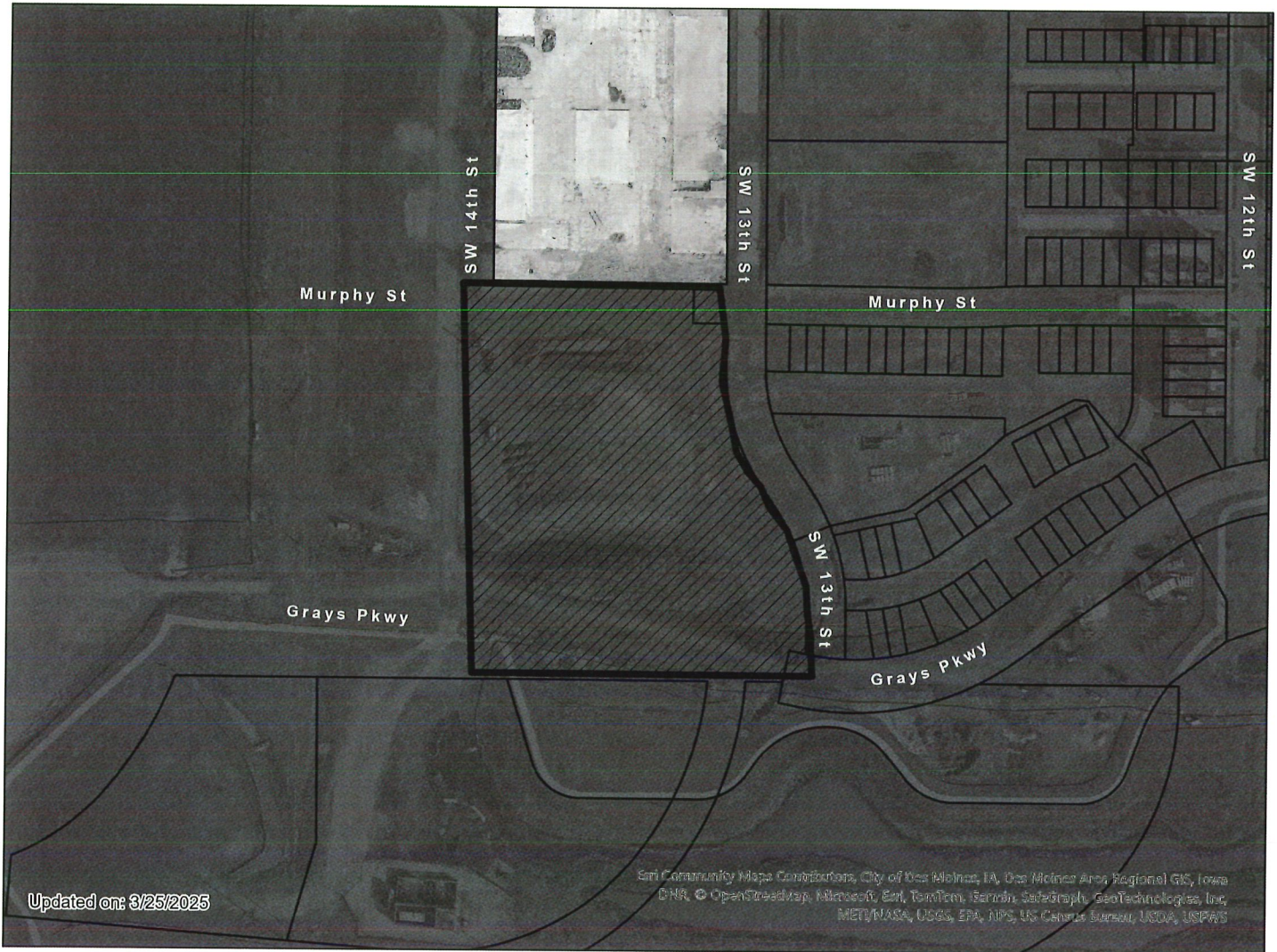
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PLAT-2025-000003



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