

Date October 25, 2010

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 7, 2010, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Quest Development (developer) to rezone property located at 320 Southwest 9th Street, from "C-3B" Central Business District Mixed-Residential District to a "PUD" Planned Unit Development and approval of the PUD Conceptual Plan subject to the following conditions:

1. The PUD Conceptual Plan shall incorporate all requirements of the City's Urban Design Review Board, including but not limited to those pertaining to building design, building materials, streetscape, and signage.
2. The PUD Conceptual Plan shall include elevations of all four facades of each building, as approved by the Planning Administrator.
3. The note on the PUD Conceptual Plan regarding permitted uses should be revised to indicate permitted uses are those as permitted and limited in the "C-3B" District.
4. The PUD Conceptual Plan shall include a note that states all rooftop mechanical equipment shall be screened by an architecturally integrated parapet as approved by the Planning Administrator.
5. The PUD Conceptual Plan shall demonstrate the location and a detailed elevation of any trash enclosure as approved by the Planning Administrator.
6. In addition to streetscape plantings, the site shall be landscaped in accordance to the Landscape Standards as applicable to the "C-3" District.
7. Any monument sign on the premises shall have a brick or stone base that matches the materials on the primary structure.
8. The text at the left side of Sheet 4 that states signage will be in accordance with the C-3B requirements shall be removed.
9. Signage for the hotel on the western portion of the site shall be limited to the following:
 - i. Two (2) monument signs not to exceed 2 square feet each.
 - ii. Four (4) wall-mounted signs not to exceed a cumulative 150 square feet of area.

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10. Signage for the hotel on the eastern portion of the site shall be limited to the following:

- i. One (1) monument sign not to exceed 9.5 square feet in area.
- ii. Three (3) wall-mounted signs not to exceed a cumulative 150 square feet of area.

The subject property is more specifically described as follows:

Lots 2, 3, 4 and a part of Lots A, 1 and 5, Factory Addition Plat 3, being an Official Plat, and
a part of Lots 1 and 3, Terminal Place, being an Official Plat, all in the City of Des Moines,
Polk County, Iowa and described as follows:

Beginning at the Southeast corner of said Lot 3, Factory Addition Plat 3; thence South 82° (degrees) 03' (minutes) 15" (seconds) West along the South line of said Lots A, 3, 4 and 5, Factory Addition Plat 3, a distance of 618.15 feet to a point on the East right-of-way line of Southwest 11th Street; thence North 37° 25' 21" West along said East right-of-way line, 34.02 feet; thence North 16° 09' 02" West continuing along said East right-of-way line, 25.37 feet to a point on the South line of said Lot 3, Terminal Place; thence North 15° 49' 31" West, 118.92 feet to a point on the South line of said Lot 1, Terminal Place; thence North 15° 17' 41" West, 107.54 feet; thence North 74° 32' 20" East, 632.31 feet to a point on the East line of said Lot 1, Factory Addition Plat 3; thence South 15° 27' 40" East along said East line and along the East line of said Lot 2, Factory Addition Plat 3, a distance of 93.95 feet; thence South 74° 32' 20" West continuing along said East line, 6.00 feet; thence South 15° 27' 40" East continuing along said East line of said Lot 2 and along the East line of said Lot 3, Factory Addition Plat 3, a distance of 270.26 feet to the Point of Beginning and containing 4.65 acres (202,585 s.f.), an Official Plat, all know included in and forming a part of the City of Des Moines, Polk County, Iowa.

Property subject to any and all easements of record.

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★ Roll Call Number

10-1728

October 25, 2010

Agenda Item Number

20

Date

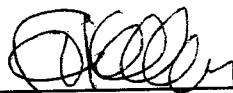
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NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on November 8, 2010, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED by Mahaffey to adopt.

FORM APPROVED:



Michael F. Kelley
Assistant City Attorney

(ZON2010-00167)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

T. M. Franklin Mayor

CERTIFICATE

I, DIANE RAUH, 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.

Diane Rauh

City Clerk