



Roll Call Number

14-1705

Agenda Item Number

17

Date November 3, 2014

**RESOLUTION SETTING HEARING ON REQUEST FROM KADING PROPERTIES, LLC. (OWNER), REPRESENTED BY KARIE RAMSEY (OFFICER), FOR REVIEW AND APPROVAL OF THE 9TH AMENDMENT TO THE MEADOWLANDS PUD CONCEPTUAL PLAN, 2100 MEADOW COURT**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on October 16, 2014, its members voted 11-1 in support of a motion to recommend **APPROVAL** of a request from Kading Properties, LLC (owner), represented by Karie Ramsey (officer), for review and approval of the 9th Amendment to the Meadowlands PUD Conceptual Plan for property locally known as 2100 Meadow Court ("Property"), to revise the proposed configuration of residential dwellings from 43 units within 7 rowhouse structures having rear-loaded garages to 34 units within 17 one-story, two-unit (duplex) structures having front-loaded garages, subject to the following revisions:

1. Conformance with all administrative review comments by the Permit and Development Center;
2. Sheets 1 and 3 shall be revised to reflect the configuration proposed on Sheet 2;
3. Compliance with International Fire Code Section 508.5.1 that states "where a portion of the building is more than 400 feet from a hydrant on a fire apparatus road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided;"
4. Provision of a sidewalk connection to the recreational trail along the east edge of the site;
5. The two building designs labeled as "Unit Type D" shall be relabeled to demonstrate the side facades facing external to the site shall consist of stone siding;
6. The building designs labeled "Option H" and "Option H-2" shall be revised to include a stone wainscot on the highly visible side facades of the furthest east and furthest west units;
7. Provision of a note to state that any wall-mounted air conditioning units shall be placed in this most inconspicuous manner on the side or rear of the each unit and shall be screened by landscaping and/or architecturally-integrated vents to the satisfaction of the City's Planning Administrator;
8. Provision of at least one (1) overstory tree in front of each two-family structure;
9. Provision of landscaping within the 5-foot paving setback along the west property line to the satisfaction of the City's Planning Administrator;
10. The plantings within the northern portion of the site shall be spread out to provide an adequate buffer along the north property line to the satisfaction of the City's Planning Administrator;
11. Relocation of the proposed private park to a more central location within the development that is more accessible and visible to residents, to the satisfaction of the City's Planning Administrator, which may result in the loss of a dwelling unit;
12. Provision of enough topographic grade elevations and sanitary sewer inverts to ensure gravity service to all units, to the satisfaction of the Permit & Development Center's engineering staff;

( continued )



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- 13. The PUD Conceptual Plan shall demonstrate placement of any monument sign to the satisfaction of the City's Planning Administrator; and
- 14. Provision of a note to state that all outdoor lighting fixtures, including wall-mounted packs and pole lights, shall be low-glare, cut-off type fixtures; and

WHEREAS, the Property is legally described as follows:

Lots 1, 2, 3, B, C, THE MEADOWLANDS PLAT 1, an Official Plat and Lots 1, 2, 3, 4, 5, A, B, THE MEADOWLANDS PLAT 2, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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

- 1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
- 2. That the meeting of the City Council at which the proposed 9th Amendment to the Meadowlands "PUD" Conceptual Plan is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on November 17, 2014, at which time the City Council will hear both those who oppose and those who favor the proposal.
- 3. 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 Hensley to adopt.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

(ZON2014-00178)

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

T. M. Franklin Council Mayor

Diane Fauh City Clerk