



Roll Call Number

14-1803

Agenda Item Number

46

Date November 17, 2014

RESOLUTION HOLDING 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, on November 3, 2014, by Roll Call No. 14-1705, the City Council received and filed the recommendation of the City Plan and Zoning Commission, by a vote of its members of 11-1, to **APPROVE** 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;

(continued)



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- 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;
- 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, on November 3, 2014, by Roll Call No. 14-1705, it was duly resolved by the City Council that the application of Kading Properties, LLC (owner) for review and approval of the 9th Amendment to the Meadowlands PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on November 17, 2014 at 5:00 P.M., in the Council Chamber at City Hall; 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 Meadowlands PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed amendment to the approved Meadowlands 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 9th Amendment to the Meadowlands PUD Conceptual Plan for the Property, locally known as 2011 Meadow Court and legally described as follows, are hereby overruled, and the hearing is closed:

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.

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2. The proposed 9th Amendment to the Meadowlands PUD Conceptual Plan is hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the conditions identified below.

3. The 9th Amendment to the Meadowlands PUD Conceptual Plan for the Property as described above, which 9th Amendment is on file in the Community Development Department, is hereby approved, subject to the Amendment and Plan being first amended to satisfy the conditions recommended by the Plan and Zoning Commission as set forth above and in the communication from the Plan and Zoning Commission, and subject to approval of such amendments by the Community Development Director.

MOVED by Gatto to adopt.

FORM APPROVED:

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

(ZON2014-00178)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE		✓		
TOTAL	6	1		

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.

T. M. Franklin Mayor

Diane Rauh City Clerk