



Roll Call Number

17-1644

Agenda Item Number

18

Date September 25, 2017

**RESOLUTION SETTING HEARING ON REQUEST FROM 4000 INGERSOLL PARK HOUSES, L.P.
TO AMEND THE PLYMOUTH CONGREGATIONAL CHURCH PUD CONCEPTUAL PLAN
FOR PROPERTY LOCATED AT 4016-4126 INGERSOLL AVENUE, 526-550 40TH STREET,
AND 527-535 41ST STREET**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 7, 2017, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from 4000 Ingersoll Park Houses, L.P. (developer), represented by Frank Levy (officer), regarding property located at 4016-4126 Ingersoll Avenue, 526-550 40th Street, and 527-535 41st Street (collectively "Property"), to allow approval of a 4th Amendment to the Plymouth Congregational Church PUD Conceptual Plan to revise the exterior architectural design and materials of the approved 26-unit multi-family residential building, subject to the following revisions to the plan amendment:

- 1) Black vinyl windows shall be allowed on the first floor and shall be the same for the entire building to the satisfaction of the Planning Administrator.
- 2) Use of full dimensional brick.
- 3) Provision of a note that states "pervious paving materials shall be used for the patios."
- 4) Shared parking spaces shall be specifically identified on the PUD Conceptual Plan, and provision of a note that states "shared parking spaces identified on the PUD Conceptual Plan shall be specifically referenced by a shared parking agreement between Plymouth Congregational Church and 4000 Ingersoll Park Houses, L.P."
- 5) Provision of a note that states "a copy of the private covenants created for the use of the patios shall be provided for reference to the North of Grand Neighborhood Association President"; and

WHEREAS, the Property is legally described as follows:

EXCEPT THE NORTH 17.5 FEET, THE NORTH HALF OF LOTS 4, 5, AND 8, GREENWOOD PARK, AN OFFICIAL PLAT; AND

EXCEPT THE NORTH 17.5 FEET, ALL THAT PART OF THE VACATED 41ST STREET RIGHT OF WAY LYING EAST OF AND ADJOINING THE NORTH HALF OF SAID LOT 5; AND

THE WEST 66.3 FEET OF THE SOUTH 67.5 FEET OF THE NORTH 85 FEET OF LOT 9, IN SAID GREENWOOD PARK; AND

THE NORTH 150 FEET OF THE SOUTH 450 FEET OF SAID LOT 9; AND

EXCEPT THE WEST 66.3 FEET, THE SOUTH 67.5 FEET OF THE NORTH 85 FEET OF SAID LOT 9; AND

THE NORTH 65 FEET OF THE SOUTH 515 FEET OF SAID LOT 9;

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:

(continued)

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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 4th Amendment to the Plymouth Congregational Church PUD Conceptual Plan is to be considered shall be held at the Richard A. Clark Municipal Service Center (MSC), located at 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa, at 5:00 p.m. on October 9, 2017, 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
Glenna K. Frank, Assistant City Attorney

(ZON2017-00147)

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

MOTION CARRIED

APPROVED

Chris Coleman

MAYOR PRO TEM

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