



Roll Call Number

18-0361

Agenda Item Number

32

Date March 8, 2018

**RESOLUTION APPROVING "LINC" PUD DEVELOPMENT PLAN
FOR PROPERTY AT 210-310 SOUTHWEST 11TH STREET**

WHEREAS, on July 24, 2017, by Roll Call No. 17-1295, the City Council conditionally approved Hubbell Realty Company's "Gray's Station" PUD Conceptual Plan for real property located in the vicinity of 1300 Tuttle Street ("Property") to allow redevelopment of 83.73 acres with mixed use, low-medium density residential, high-density residential, and open space areas, which approval required the developer to submit a PUD Development Plan for review and approval by the Plan and Zoning Commission and the City Council for each phase of the project; and

WHEREAS, on August 14, 2017, by Roll Call No. 17-1408 the City Council approved Ordinance No. 15,600 rezoning the Property from "C3-B" Central Business Mixed Use District and "FW" Floodway District to "PUD" Planned Unit Development District; and

WHEREAS, at a public hearing held on February 15, 2018, the City Plan and Zoning Commission voted 7-0-1 in support of a motion to recommend **APPROVAL** of a request from Hubbell Development Services (developer), represented by Kris Sadoris (officer), for a "LINC" PUD Development Plan representing a portion of Phase 1 of the "Gray's Station" PUD Conceptual Plan, to allow development of that portion of the Property locally known as 210 Southwest 11th Street and 310 Southwest 11th Street with a 5-story, 84-unit multiple-family residential dwelling, a 5-story, 131-unit multiple family residential dwelling, and a 1-story clubhouse building, subject to the following conditions:

1. Compliance with all administrative comments of the Permit and Development Center.
2. Pedestrian crossings shall be identified on site by the use of paint markings and/or material variation to the satisfaction of the Planning Administrator.
3. All trash enclosures shall be constructed of masonry that is compatible with the primary buildings and shall have solid steel gates.
4. All trash enclosures shall include a pedestrian entrance and be constructed in a manner that shields direct views into the enclosure without the use of a gate to the satisfaction of the Planning Administrator.
5. All site lighting shall be directed downward and shielded from adjoining properties. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height.
6. Review and approval of all exterior building materials by the Planning Administrator.
7. All rooftop mechanical equipment shall be screened with material that is architecturally compatible with the building to the satisfaction of the Planning Administrator.
8. All utility meters, transformers, ground-mounted equipment, and other utilities shall be placed along side or rear facades of the building.
9. All signage shall be provided in accordance with the standards identified in the PUD Conceptual Plan.
10. The developer shall coordinate with DART on any necessary transit facilities to the satisfaction of the Planning Administrator.
11. Provision of bikeracks throughout the site to the satisfaction of the Planning Administrator.
12. Provision of tree mitigation plan information on the Development Plan to the satisfaction of the Planning Administrator.
13. Provision of street trees to the satisfaction of the City Arborist and Planning Administrator.

(continued)



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14. Review and approval of the finalize landscape plan, including the hardscape and softscape elements of the plaza by the Planning Administrator.
15. Existing elements of the Martin Luther King, Jr. Parkway streetscape shall be maintained unless determined non-essential by the Planning Administrator; and

WHEREAS, the portion of the Property included in the "LINC" PUD Development Plan is legally described as follows:

A PART OF OUTLOT 'Y', CENTRAL DES MOINES INDUSTRIAL PARK, AN OFFICIAL PLAT, AND A PART OF LOTS 81, 82 AND 85, FACTORY ADDITION, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE NORTH 0°31'45" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 63.43 FEET; THENCE NORTH 87°29'10" EAST CONTINUING ALONG SAID WESTERLY LINE, 10.37 FEET; THENCE NORTH 0°12'49" WEST CONTINUING ALONG SAID WESTERLY LINE, 554.99 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE SOUTH 89°04'27" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'Y', 15.36 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 0°21'12" WEST ALONG THE WEST LINE OF SAID LOT 85, A DISTANCE OF 8.59 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. PARKWAY; THENCE NORTH 86°10'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 100.23 FEET; THENCE NORTH 84°40'04" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 199.44 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SW 11TH STREET; THENCE SOUTH 15°27'22" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 173.21 FEET; THENCE SOUTH 74°42'29" WEST, 99.77 FEET; THENCE SOUTH 15°25'34" EAST, 75.29 FEET; THENCE NORTH 74°32'27" EAST, 99.81 FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 15°27'22" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 344.37 FEET TO A CORNER ON THE EASTERLY LINE OF SAID LOT 81; THENCE SOUTH 39°15'32" WEST ALONG SAID EASTERLY LINE, 16.08 FEET; THENCE SOUTH 81°39'24" WEST, 474.36' TO THE POINT OF BEGINNING AND CONTAINING 5.36 ACRES (233,696 SQUARE FEET).

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

1. The communication from the Plan and Zoning Commission is hereby received and filed.
2. The proposed "LINC" PUD Development Plan, as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to revision of the Plan to add the conditions stated above.

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MOVED BY Gatto TO ADOPT.

FORM APPROVED:

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

(10-2018-7.69)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN				✓
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	6			1

MOTION CARRIED

APPROVED

T. M. Franklin Cownie
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