



Roll Call Number

19-0635

Agenda Item Number

20

Date April 22, 2019

**RESOLUTION SETTING HEARING ON APPEAL BY BRIDGE DISTRICT II, LLC  
OF THE CONDITIONS OF AN AMENDMENT TO SITE PLAN FOR PROPERTY  
LOCATED AT 720 AND 730 EAST 2<sup>ND</sup> STREET**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on March 7, 2019, its members voted 9-1-1 to recommend **APPROVAL** of a request from Bridge District II, LLC (owner), represented by Joe Pietruszynski (officer), for approval of an amendment to the Site Plan "Bridge District 3" for property located at 720 and 730 East 2<sup>nd</sup> Street for development of 50 three-story or four-story row dwelling townhomes with ground level entry attached garages, subject to the following conditions:

1. Compliance with all administrative review comments of the City's Permit and Development Center.
2. Review and approval of the finalized building elevations and materials by the Planning Administrator.
3. Review and approval of the finalized landscape plan by the Planning Administrator.
4. Provision of black LED street light fixtures and black metal poles.
5. All rooftop mechanical equipment shall be screened with material that is architecturally compatible with the building to the satisfaction of the Planning Administrator.
6. All utility meters, transformers, ground-mounted equipment, and other utilities shall be placed along rear or side facades that are internal to the site.
7. All services lines to buildings and all utility lines in the adjoining right-of-way shall be located underground.
8. Compliance with Section 42-550 of the City Code.
9. There shall be no change to the originally approved building materials; and

**WHEREAS**, Bridge District II, LLC has timely appealed to the City Council pursuant to Municipal Code Section 82-210, seeking to have condition 9 set forth above, as determined by the Plan and Zoning Commission, modified to allow for use of an adhered stone product in place of brick on the exterior of the units as required by the previously approved Site Plan.

**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.



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- 2. The City Council shall consider the appeal by Bridge District II, LLC at a public hearing to be held on May 6, 2019, at 5:00 p.m., in the Council Chambers, City Hall, 400 E. Robert D. Ray Drive.
- 3. The City Clerk is hereby authorized and directed to publish notice of said hearing in the form hereto attached, in accordance with §362.3 of the Iowa Code.

MOVED by Gatto to adopt.

FORM APPROVED:

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

(10-2019-7.85)

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE         | ✓    |      |      |        |
| BOESEN         | ✓    |      |      |        |
| COLEMAN        | ✓    |      |      |        |
| GATTO          | ✓    |      |      |        |
| GRAY           | ✓    |      |      |        |
| MANDELBAUM     | ✓    |      |      |        |
| WESTERGAARD    | ✓    |      |      |        |
| TOTAL          | 7    |      |      |        |

MOTION CARRIED APPROVED

J. M. Frankhu 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