



Roll Call Number

19-0895

Agenda Item Number

34B

Date June 3, 2019

**RESOLUTION APPROVING "FUSION WEST" PUD DEVELOPMENT PLAN FOR  
PROPERTY AT 1240 TUTTLE 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 May 16, 2019, the City Plan and Zoning Commission voted 8-0-1 in support of a motion to recommend **APPROVAL** of a request from HRC NFS I, LLC (owner), represented by Kris Sadoris (officer), for a "Fusion West" PUD Development Plan representing a portion of the "Gray's Station" PUD Conceptual Plan, to allow development of that portion of the Property in the vicinity of 1240 Tuttle Street with a 3-story multifamily residential building containing 27 rowhouse dwelling units, subject to the following conditions:

1. Compliance with all administrative comments of the Permit and Development Center.
2. 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.
3. All necessary external mechanical equipment shall be roof-mounted and screened on any side that fronts a public street, trail, or green space with materials that are architecturally compatible with the building.
4. All utility meters, transformers, and other utilities shall be placed along internal side or rear facades of the buildings.
5. Review and approval of finalized building elevations and materials by the Planning Administrator; and

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

LOT 12, GRAY'S STATION PLAT 2, AN OFFICIAL PLAT IN THE CITY OF DES MOINES,  
POLK COUNTY, IOWA.

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**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 "Fusion West" 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.

(Council Communication No. 19-255)

MOVED BY Coleman TO ADOPT., and refer to the City Manager to schedule a work session regarding the City's Building Code for areas threatened by flooding.

Original Motion - Moved by Coleman to adopy.  
Motion Carried 7-0

Motion to reconsider - Moved by Coleman to reconsider. Motion Carried 6-1 Nays: Westergaard.

FORM APPROVED:

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

(10-2019-7.99)

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

MOTION CARRIED

APPROVED

J. M. Frank 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