



Roll Call Number

19-1397

Agenda Item Number

31

Date September 9, 2019

RESOLUTION SETTING HEARING ON CITY-INITIATED REQUEST TO REZONE AND APPROVE PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED AT 720, 727 AND 730 EAST 2ND STREET, 827-861 EAST 2ND STREET, 205-221 MAPLE STREET, 350 MAPLE STREET, 101-284 EAST CENTER STREET, 832-848 EAST 4TH STREET, 225 EAST CENTER STREET, AND 200 DES MOINES STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 15, 2019, its members voted 9-0-1 in support of a motion to recommend **APPROVAL** of a City-initiated request to rezone real property locally known as 720, 727 and 730 East 2nd Street, 827-861 East 2nd Street, 205-221 Maple Street, 350 Maple Street, 101-284 East Center Street, 832-848 East 4th Street, 225 East Center Street, and 200 Des Moines Street (collectively “Property”) from “D-R” Downtown-Riverfront District to “PUD” Planned Unit Development, and to approve the Bridge District PUD Conceptual Plan for the property, to create a unified PUD zoning district for the previously approved Velocity, Bridge District I, II, and III projects including 121 existing and future row dwelling units within “The Banks”, 243 existing multiple-family dwelling units within the “Verve” and “Velocity” buildings, and 114 future multiple-family dwelling units within the 5-story “Level” building, subject to the following revisions to the PUD Conceptual Plan:

1. Provision of a note on Sheet 1 that states “all final development plans are subject to review and approval by the Plan and Zoning Commission, and the City Council.”
2. Provision of a note that states “any structure in the PUD shall have a maximum height of 75 feet.”
3. Provision of a note on Sheet 1 that is titled “PUD Intent Statement” that states:

“The intent of this PUD is to document in zoning the previously approved site plans and building elevations for the Velocity, Bridge District I, Bridge District II, and Bridge District III projects, including any conditions of approval, as well as to allow an additional 5-story multiple-family residential building to the north (Level). Any discrepancies in the PUD Conceptual Plan with previously approved site plans and building elevations is unintended.”; and

WHEREAS, the Property is legally described as follows:

LOT 9, EXCEPT THE NORTH 12.60 FEET THEREOF, IN RIVER HILLS PLAT SEVEN, AN OFFICIAL PLAT; AND OUTLOT C IN BRIDGE DISTRICT PLAT 1, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. (VELOCITY APARTMENTS)

AND



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LOT 1 AND THE SOUTH 30.00 FEET OF OUTLOT A, BRIDGE DISTRICT PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. CONTAINING 2.11 ACRES. (VERVE APARTMENTS)

AND

LOTS 2 THROUGH 45 INCLUSIVE; OUTLOT A, EXCEPT THE SOUTH 30.00 FEET THEREOF; AND OUTLOT B ALL IN BRIDGE DISTRICT PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. CONTAINING 5.11 ACRES. (BRIDGE DISTRICT TOWNHOMES PHASE 1)

AND

LOTS 1 THROUGH 26 INCLUSIVE AND OUTLOT A IN ALL IN BRIDGE DISTRICT PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. CONTAINING 1.96 ACRES. (BRIDGE DISTRICT TOWNHOMES PHASE 2)

AND

LOT 3 IN RIVER HILLS PLAT SEVEN, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PART OF LOT 3 DESCRIBED AS PARCEL "A" ON THAT PLAT OF SURVEY FILED MAY 20, 1998, IN BOOK 7910, PAGE 438 IN THE OFFICE OF THE POLK COUNTY RECORDER; AND OUTLOT B IN BRIDGE DISTRICT PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. CONTAINING 3.47 ACRES. (BRIDGE DISTRICT TOWNHOMES PHASE 3)

AND

OUTLOT C IN BRIDGE DISTRICT PLAT 2 AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. CONTAINING 3.53 ACRES. (LEVEL)

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

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 rezoning and proposed PUD



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Conceptual Plan is to be considered shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on September 23, 2019, at which time the City Council will hear both those who oppose and those who favor the proposals.

- 3. That the City Clerk is hereby authorized and directed to cause notice of said proposals 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 Boesen TO ADOPT.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(ZON2019-00115)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	7			
MOTION CARRIED			APPROVED	

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.

J. M. Franklin Cownie Mayor

Diane Rauh City Clerk