



Roll Call Number

19-1546

Agenda Item Number

60

Date September 23, 2019

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

WHEREAS, on September 9, 2019, by Roll Call No. 19-1397, the City Council received a communication from the City Plan and Zoning Commission advising 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 2<sup>nd</sup> Street, 827-861 East 2<sup>nd</sup> Street, 205-221 Maple Street, 350 Maple Street, 101-284 East Center Street, 832-848 East 4<sup>th</sup> 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, on September 9, 2019, by Roll Call No. 19-1397, it was duly resolved by the City Council that the City-initiated request to rezone the Property and for approval of the PUD Conceptual Plan, be set down for hearing on September 23, 2019 at 5:00 P.M., in the Council Chamber at City Hall; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendment to the Zoning Ordinance; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning and PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and

WHEREAS, the Legal Department has prepared an amendment to the Zoning Ordinance of the City of Des Moines to rezone the Property locally known as 720, 727 and 730 East 2<sup>nd</sup> Street, 827-861 East 2<sup>nd</sup>



**Roll Call Number**

19-1546

**Agenda Item Number**

60

**Date** September 23, 2019

Street, 205-221 Maple Street, 350 Maple Street, 101-284 East Center Street, 832-848 East 4<sup>th</sup> Street, 225 East Center Street, and 200 Des Moines Street, legally described as:

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

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)

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



**Roll Call Number**

19-1546

**Agenda Item Number**

60

**Date** September 23, 2019

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 revisions to the PUD Conceptual Plan.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed rezoning of the Property to "PUD" Planned Unit Development District, and any objections to the proposed "Bridge District PUD Conceptual Plan" with revisions as set forth above, are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property, as legally described above, to "PUD" Planned Unit Development District, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.
3. The proposed "Bridge District PUD Conceptual Plan", as on file in the Community Development Department, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein, and subject to the revisions to the PUD Conceptual Plan as set forth above, and subject to the Community Development Director finding that such revisions have been satisfied by amendments to the Plan.

MOVED BY Gatto 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

J. M. Franckh 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