



Roll Call Number

19-2029

Agenda Item Number

42

Date December 16, 2019

RESOLUTION APPROVING “FRANKLIN JUNIOR HIGH SCHOOL” PUD DEVELOPMENT PLAN FOR PROPERTY AT 4801 FRANKLIN AVENUE

WHEREAS, on June 24, 2019, by Roll Call No. 19-1053, the City Council conditionally approved We Can Build It, LC’s “Franklin Junior High School” PUD Conceptual Plan for real property located at 4801 Franklin Avenue (“Property”) to allow a mixed-use renovation of the existing school and church building for uses identified in said resolution, 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; and

WHEREAS, on July 15, 2019, by Roll Call No. 19-1136, the City Council approved Ordinance No. 15,787 rezoning the Property from “Limited “C-1” Neighborhood Retail Commercial District to “PUD” Planned Unit Development District; and

WHEREAS, at a public hearing held on November 21, 2019, the City Plan and Zoning Commission voted 11-0 in support of a motion to recommend **APPROVAL** of a request from We Can Build It, LC (owner), represented by Jeff Young (officer), for a “Franklin Junior High School” PUD Development Plan consistent with the previously approved PUD Conceptual Plan, subject to the following conditions:

1. Compliance with all administrative comments of the Permit and Development Center.
2. The Development Plan shall be amended to include the submitted building floor plan information that identifies the location and size of all uses.
3. Provision of a light pole and fixture detail on the Development Plan that illustrates compliance with all applicable standards of the PUD Conceptual Plan.
4. Compliance with the photometric standards of the PUD Conceptual Plan to the satisfaction of the Planning Administrator.
5. Identification of all roof top mechanical equipment and provision of screening that complies with the PUD Conceptual Plan to the satisfaction of the Planning Administrator.
6. All utility meters, transformers, ground-mounted equipment, and other utilities shall be identified on the Development Plan and placed along rear facades or facades that are internal to the site to the satisfaction of the Planning Administrator.
7. Review and approval of the finalized landscaping plan by the Planning Administrator. This plan must include dense plantings along the 49th Street frontage.
8. Review and approval of the finalized sidewalk and pedestrian routes by the Planning Administrator.



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9. Any freestanding trash enclosure shall be constructed with masonry walls and solid steel gates

10. The loading dock and trash enclosures screening along the south façade of the building shall be constructed with solid metal paneling and gates that are architecturally compatible with the development to the satisfaction of the Planning Administrator; and

WHEREAS, the is legally described as follows:

THE SOUTH 685.6 FEET OF THE EAST 608.3 FEET AND THE NORTH 220.8 FEET OF THE EAST 500 FEET OF LOT 2 IN FRANKLIN PLAZA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

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 "Franklin Junior High School" 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.

MOVED BY Boesen TO ADOPT.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

(10-2019-7.99)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL (7 yeas).

CERTIFICATE

I, P. KAY CMELIK, 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, Mayor

P. Kay Cmelik, City Clerk