



**Roll Call Number**

20-1161

**Agenda Item Number**

65

**Date** July 13, 2020

**RESOLUTION HOLDING HEARING ON REQUEST FROM  
PINNACLE ON FLEUR, LLC FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN  
FOR "PINNACLE ON FLEUR" FOR PROPERTY AT 2710 FLEUR DRIVE**

**WHEREAS**, on June 22, 2020, by Roll Call No. 20-1005, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on June 4, 2020, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from Pinnacle on Fleur, LLC (owner), represented by William Kimberly (officer), regarding property located at 2710 Fleur Drive, to allow approval of a PUD Final Development Plan "Pinnacle on Fleur" to allow redevelopment of Lot 5 in the Plan for the former American Institute of Business campus property to be redeveloped with 20 household units within three row-type buildings, subject to the following conditions:

1. Compliance with all administrative review comments by the Permit and Development Center.
2. Compliance with all requirements of the approved 1<sup>st</sup> Amendment to the Village at Gray's Lake PUD Conceptual Plan including the following:
  - A) Streetscape: Add street trees within the right-of-way spaced 30' apart. Trees should be no closer than 15' to a street light. This should be coordinated with City Engineering Design staff with the Fleur Drive streetscape project.
  - B) Pedestrian access from any building to a street sidewalk shall be provided and clearly marked / striped on site. Lighting along pedestrian walks shall be a maximum of 15' in height.
  - C) No new mechanical equipment, meters, transformers, condensers, or other such equipment shall be provided on any street side façade. At minimum, such equipment shall be setback from the street façade a minimum of 15'.
  - D) Any mechanical equipment interior to the site shall be softened with landscaping material outside any equipment clearance setbacks.
  - E) Walks shall be provided between sites to adjoining properties within the PUD with shared vehicle/pedestrian ingress/egress easements.
3. Provision of the required end unit elevations for facades of the units closest for Fleur Drive with a separate pedestrian entrance either from the garage or unit that would have a walkway to the private drive. The entrance shall be defined with a design appropriate awning or cover to the satisfaction of the Planning Administrator; and

**WHEREAS**, the property is legally described as follows:

LOT 5, THE VILLAGE AT GRAY'S LAKE, AN OFFICIAL PLAT, CITY OF DES MOINES,  
POLK COUNTY, IOWA, CONTAINING 3.06 ACRES MORE OR LESS; AND

**WHEREAS**, on June 22, 2020, by Roll Call No. 20-1005, it was duly resolved by the City Council that the request for approval of the PUD Final Development Plan be set down for hearing on July 13, 2020 at 5:00 p.m., by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community; and

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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 PUD Final Development Plan; and

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

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 PUD Final Development Plan "Pinnacle on Fleur" are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan "Pinnacle on Fleur", 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 and conditions stated above.

MOVED BY Mandelbaum TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(10-2020-7.97)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	7			

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.

MOTION CARRIED APPROVED  
J. M. Franklin Cownie  
Mayor

P. Kay Cmelik

City Clerk