

★ Roll Call Number

Agenda Item Number

30. 2056

38A

Date December 7, 2020

**RESOLUTION CONTINUING HEARING ON ADDITION OF THE MARKET DISTRICT
LARGE-SCALE DEVELOPMENT PLAN AS AN AMENDMENT TO THE MARKET
DISTRICT OF THE EAST VILLAGE MASTER PLAN ELEMENT OF THE
PLANDSM: CREATING OUR TOMORROW PLAN**

WHEREAS, on April 25, 2016, by Roll Call No. 16-0717, the City Council adopted PlanDSM: Creating Our Tomorrow; and

WHEREAS, as part of said adoption of the PlanDSM: Creating Our Tomorrow comprehensive plan, the City Council adopted the Market District of the East Village Master Plan as an element thereof, covering real property in the vicinity of Southeast 4th Street and East Market Street, generally from the Des Moines River on the west to Southeast 5th Street on the east, and from East Vine Street on the north to East Martin Luther King, Jr. Parkway on the south; and

WHEREAS, on November 23, 2020, by Roll Call No. 20-1874, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on November 5, 2020, its members voted 14-0 in support of a motion to **APPROVE** a Large-Scale Development Plan for the Market District development area submitted by The District Developer, LLC (developer/purchaser), represented by Paul Hayes (officer), in form on file with the Development Services Department, to allow for a master-planned, mixed-use urban redevelopment of the area and incorporated viewshed protection corridor to respect State Capitol Building dominance requirements, subject to addition of a table on Sheet 3 thereof requiring the following maximum building heights outside the identified viewshed protection corridor, as identified by corresponding block number shown on the Large-Scale Development Plan:

- Block 2 – 190'
- Block 3 – 170'
- Block 4 – 75'
- Block 5 – 80'
- Block 6 – 110'
- Block 7 – 100'
- Block 8 – 185'
- Block 9 – 200'
- Block 10 – 185'; and

WHEREAS, on November 23, 2020, by Roll Call No. 20-1874, the City Council further received the recommendation from the City Plan and Zoning Commission that the Commission had voted 14-0 in support of a motion to recommend **APPROVAL** of amendment to the adopted Market District of the East Village Master Plan element of PlanDSM: Creating Our Tomorrow Comprehensive Plan to add the above-described developer-initiated Large-Scale Development Plan as part thereof, subject to the above-stated maximum building heights outside the identified viewshed protection corridor for the corresponding block number; and

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WHEREAS, on November 23, 2020, by Roll Call No. 20-1874, it was duly resolved by the City Council that the request to amend the adopted Market District of the East Village Master Plan element of PlanDSM be set down for hearing on December 7, 2020 at 5:00 P.M., by electronic means in accordance with the Governor's and Mayor's Proclamations and to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location; and

WHEREAS, additional time is needed to confirm and review legal descriptions related to the viewshed corridor and update said descriptions on file for public availability, and a continuation of the hearing is recommended.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the public hearing on the request to amend the adopted Market District of the East Village Master Plan element of PlanDSM is hereby opened and continued to 5:00 p.m. on December 21, 2020, to be held by electronic means in accordance with the Governor's and Mayor's Proclamations and to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location.

MOVED BY Gatto TO APPROVE.

APPROVED AS TO FORM:

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

(21-2020-4.16)

Table with columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL. Includes signature of Mayor and 'MOTION CARRIED' and 'APPROVED' labels.

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.
City Clerk