



Roll Call Number

21-0321

Agenda Item Number

49 ✓

Date February 22, 2021

**RESOLUTION CONTINUING HEARING ON REQUEST FROM WESLEY RETIREMENT SERVICES FOR APPROVAL OF A PROPOSED AMENDMENT TO THE WESLEY ACRES PUD CONCEPTUAL PLAN FOR PROPERTY AT 3520 GRAND AVENUE AND 401 37<sup>TH</sup> STREET**

WHEREAS, on February 8, 2021, by Roll Call No. 21-0196, the City Council received a communication from the City Plan and Zoning Commission advising that the Commission voted 9-4-1 to **APPROVE** a request from Wesley Retirement Services, Inc. (owner), represented by Rob Kretzinger (officer), to review and approve a proposed Amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue and 401 37<sup>th</sup> Street (“Property”) to allow building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, to allow a building addition for resident swimming pool and auditorium use on the west, to allow a terrace/pond landscape feature in the north side of the site, to allow expansion of the existing parking lot within the front yard area along 37<sup>th</sup> Street, to allow renovation of the central courtyard area, to allow expansion of beer, wine, and liquor service within the Chamberlain Mansion and within all other dining service areas, to remove Children’s Garden and Preschool use as a permitted use, and to revise the list of permitted accessory uses to include restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation, subject to the following conditions:

1. All stucco shown on the building elevations shall meet the standards necessary to be considered “Major Façade Material”, as contained in City Code Chapter 135;
2. All brick shown on the building elevations shall be full-dimensional brick and not thin brick;
3. Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate;
4. The off-street parking lot within the western portion of the “PUD” Conceptual Plan shall not extend any closer to the front property line along 37<sup>th</sup> Street than the existing “Wesley Bolton” building and shall not include a drive approach from 37<sup>th</sup> Street;
5. All lighting used to illuminate off-street parking areas shall use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots;
6. Any new parking area shall be landscaped in accordance with the requirements applicable in the “NX3” District. This requires side and rear buffer plantings to lessen the impact of any parking on adjoining residential properties;
7. Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the stormwater basin on the southern portion of the site functions as designed;
8. Provision of a note that states any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council; and
9. Compliance with all administrative review comments of final “PUD” Conceptual Plan documents; and



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WHEREAS, on February 8, 2021, by Roll Call No. 21-0196, it was duly resolved by the City Council that the request for approval of the Amendment to the PUD Conceptual Plan be set down for hearing on February 22, 2021, at 5:00 p.m., by electronic means 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 for the developer to review and evaluate some design alternatives, and a continuation of the hearing is requested.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the public hearing on request for approval of the Amendment to the PUD Conceptual Plan is hereby opened and continued to 5:00 p.m. on March 8, 2021, 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 Mandelbaum TO ADOPT.

FORM APPROVED: Judy K. Parks-Kruse
Judy K. Parks-Kruse
Assistant City Attorney (ZON2020-00141)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL.

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. Frankel Cownie Mayor

P. Kay Cmelik City Clerk