



Roll Call Number

21-0735

Agenda Item Number

52

Date May 10, 2021

RESOLUTION HOLDING HEARING ON REQUEST FROM RIVER POINT WEST, LLC FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN “SLATE AT GRAY’S LANDING” FOR PROPERTY AT 400 SOUTHWEST 11TH STREET

WHEREAS, on April 19, 2021, by Roll Call No. 21-0617, the City Council received a communication from the City Plan and Zoning Commission advising that on April 1, 2021, the Commission voted 13-0 to **APPROVE** a request from River Point West LLC (owner), represented by Will Anderson (officer), to approve the PUD Final Development Plan “Slate at Gray’s Landing” on property located at 400 Southwest 11th Street (“Property”) to allow for subdivision of a 4.10-acre lot for an 132-unit multiple-household building for independent senior living on the north half of the Slate at Gray’s Landing PUD District, subject to the following:

1. Compliance with all administrative review comments.
2. Use of swing doors for all ground floor entrance points. Slider style doors are prohibited.
3. Patio fencing for all ground floor units shall include a gate.
4. Provision of additional architectural interest for the portion of the east façade of the clubhouse that contains the entrance to the satisfaction of the Planning and Urban Design Administrator. This could include, but is not limited to, additional material variation, vertical emphasis and/or articulation; and

WHEREAS, the Property is legally described as follows:

LOT 1, GRAY’S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; and

WHEREAS, on April 19, 2021, by Roll Call No. 21-0617, 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 May 10, 2021 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, 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 “Slate at Gray’s Landing” are hereby overruled, and the hearing is closed.

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- 2. The proposed PUD Final Development Plan "Slate at Gray's Landing", as on file in the Development Services Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to condition stated above.

MOVED BY Mandelbaum TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(10-2021-7.60)

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

MOTION CARRIED APPROVED

J. M. Franklin Cownie
Mayor

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.

P. Kay Cmelik

City Clerk