



Date February 21, 2022

RESOLUTION SETTING HEARING ON REQUEST FROM EASTGATE PLAZA, LLC FOR APPROVAL OF A PROPOSED 7TH AMENDMENT TO THE EASTGATE PLAZA PUD CONCEPTUAL PLAN ON PROPERTY LOCATED IN THE VICINITY OF 1534 EAST EUCLID AVENUE

WHEREAS, on February 3, 2022, the City Plan and Zoning Commission voted 11-0 to **APPROVE** a request from Eastgate Plaza, LLC (owner), represented by Norman S. Weinstein (officer), to review and approve a proposed 7th Amendment to the Eastgate Plaza Planned Unit Development (PUD) Conceptual Plan on property located in the vicinity of 1534 East Euclid Avenue (“Property”) to allow a 1.28-acre interior portion of the Property to be developed with a 7,145 square-foot medical office building, subject to the following revisions to the Plan:

- 1) Provision of a note stating that the north/south drive (to east of the building) shall be constructed to appear to be a street, with features such as trees on both sides, parallel parking stalls, and sidewalk to the satisfaction of the City’s Planning Administrator.
- 2) Provision of a note stating that that pedestrian access to the adjoining parcels shall be provided in anticipation of future pedestrian connectivity and that all crosswalks across access drives shall be clearly striped as a pedestrian path.
- 3) Provision of a note stating that bike rack quantity, placement, and design shall be provided in accordance with Des Moines Municipal Code Chapter 135, Planning and Design Ordinance.
- 4) Provision of a note stating that landscaping shall be provided in accordance with Des Moines Municipal Code Chapter 135, Planning and Design Ordinance.
- 5) Provision of a note stating that the building shall be sided with materials that comply with Des Moines Municipal Code Chapter 135, Planning and Design Ordinance to the satisfaction of the City’s Planning Administrator.
- 6) Provision of a note stating that windows and doors shall be provided that comply with the relevant transparency, transmittance and reflectance factors found Des Moines Municipal Code Chapter 135, Planning and Design Ordinance to the satisfaction of the City’s Planning Administrator.
- 7) Provision of a note stating that that all mechanical equipment, roof top units, condensers, meters, transformers, or other such equipment shall be provided in accordance with Des Moines Municipal Code Chapter 135, Planning and Design Ordinance.
- 8) Provision of a note stating that all electric lines, telephone lines and similar utility transmission systems shall be buried underground.
- 9) Provision of a note stating that all site and building mounted lighting shall be provided in accordance with Des Moines Municipal Code Chapter 135, Planning and Design Ordinance.
- 10) Provision of a note stating that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate with a pedestrian entrance.
- 11) Provision of a note stating that any freestanding signage shall be a monument sign having a minimum 2-foot-tall masonry base to match the structure and shall not exceed 8 feet in height. Freestanding pole signs are prohibited; and

WHEREAS, the Property is legally described as follows:

PART OF LOT 13, BROWN’S LOWLAND PLACE, LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DES MOINES, POLK COUNTY, IOWA: SAID PARCEL DESCRIBED AS FOLLOWS:



Roll Call Number

22-0240

Agenda Item Number

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Date February 21, 2022

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "D" PLAT OF SURVEY FOR PARCEL "D" KUM & GO STORE #534 RECORDED IN THE POLK COUNTY CLERK AND RECORDERS OFFICE IN BOOK 15007, PAGE 206, MONUMENTED WITH A #5 REBAR WITH RED PLASTIC CAP STAMPED "LS 19440"; THENCE N00°09'16"W, A DISTANCE OF 173.71 FEET ON THE EAST LINE OF THAT PARCEL RECORDED IN THE POLK COUNTY CLERK AND RECORDERS OFFICE AS PARCEL "C" OF THE PLAT OF SURVEY BOOK 12044, PAGE 733, MONUMENTED WITH A 24" #5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 15439"; THENCE N52°21'10"E, A DISTANCE OF 32.91 FEET; THENCE N89°49'41"E, A DISTANCE OF 262.33 FEET; THENCE S00°10'09"E, A DISTANCE OF 195.64 FEET TO THE NORTH LINE OF SAID PARCEL "D"; THENCE N89°47'36"W, A DISTANCE OF 288.50 FEET ON SAID NORTH LINE TO THE POINT OF BEGINNING. PARCEL CONTAINS 55,899 SQUARE FEET OR 1.283 ACRES.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

- 1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed 7th Amendment to the Eastgate Plaza Planned Unit Development (PUD) Conceptual Plan is to be considered, shall be held at 5:00 p.m. on March 7, 2022, at which time the City Council will hear both those who oppose and those who favor the proposals.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY Gatto TO ADOPT.
SECOND BY Boesen

FORM APPROVED:

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

(ZONG2021-000059)

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

MOTION CARRIED

APPROVED

J. M. Frankha Cowrie 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