

Date September 9, 2013

RESOLUTION CLOSING HEARING ON REQUEST BY QUEST DEVELOPMENT
AND CONSTRUCTION AND LAMONT COMPANIES TO REZONE PROPERTY AT
205 SW 11TH STREET FROM C-3B CENTRAL BUSINESS MIXED USE DISTRICT
TO PUD PLANNED UNIT DEVELOPMENT DISTRICT AND TO AMEND THE
RIVERPOINT WEST PUD CONCEPTUAL PLAN, AND CONDITIONALLY
APPROVING THE PUD CONCEPTUAL PLAN AMENDMENT

WHEREAS, on August 26, 2013, by Roll Call No. 13-1324, the City Council duly resolved to consider a proposal from Quest Development and Construction and Lamont Companies to rezone property at 205 SW 11th Street from the C-3B Central Business Mixed Use District to the PUD Planned Unit Development District and to amend the Riverpoint West PUD Conceptual Plan to add 4.09 acres for future development of a four-story hotel with 102 guest rooms at the southwestern portion of the site and to designate the southeastern portion of the site for future development, and that such proposal be set down for hearing on September 9, 2013, at 5:00 P.M., in the Council Chambers at City Hall; and,

WHEREAS, due notice of said hearing was published in the Des Moines Register on August 29, 2013, as provided by law, setting forth the time and place for hearing on said proposed amendment to the Zoning Ordinance; and,

WHEREAS, a portion of the property subject to such rezoning and PUD Conceptual Plan amendment is owned by River Point West, LLC, and the balance of the property is owned by the City of Des Moines and is being purchased by River Point West, LLC; and,

WHEREAS, the Legal Department has prepared an amendment to the Zoning Ordinance of the City of Des Moines to rezone the property located in the vicinity of 205 SW 11th Street, more fully described as follows (the "Property"):

Area to be rezoned to PUD:

A PART OF LOTS A AND 1, FACTORY ADDITION PLAT NO. 3 AN OFFICIAL PLAT AND A PART OF LOTS 1, 3 AND 4, TERMINAL PLACE, AN OFFICIAL PLAT ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, FACTORY ADDITION PLAT NO. 3; THENCE SOUTH 15° 27' 40" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 6.31 FEET; THENCE SOUTH 74° 32' 20" WEST, 632.31 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SW 11TH STREET; THENCE NORTH 15° 17' 41" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 321.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR PARKWAY; THENCE NORTH 82° 32' 34" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 8.25 FEET; THENCE NORTH 81° 40' 21" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 628.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SW 9TH STREET; THENCE SOUTH 15° 27' 40" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 236.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.09 ACRES (178,163 S.F.).

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TOTAL P.U.D. DESCRIPTION:

A PART OF LOTS A, 1, 2, 3, 4 AND 5, FACTORY ADDITION PLAT NO. 3 AN OFFICIAL PLAT AND A PART OF LOTS 1, 3 AND 4, TERMINAL PLACE, AN OFFICIAL PLAT ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, FACTORY ADDITION PLAT NO. 3; THENCE SOUTH 15° 27' 40" EAST ALONG THE WESTERLY RIGHT-OF WAY LINE OF SW 9TH STREET, 100.26 FEET; THENCE SOUTH 74° 32' 20" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE SOUTH 15° 27' 40" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 270.26 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TUTTLE STREET; THENCE SOUTH 82° 03' 15" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 618.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SW 11TH STREET ; THENCE NORTH 37° 25' 21" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 34.02 FEET; THENCE NORTH 16 ° 09' 02" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 25.37 FEET; THENCE NORTH 15 ° 49' 31" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 118.92 FEET; THENCE NORTH 15° 17' 41" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 429.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR PARKWAY; THENCE NORTH 82° 32' 34" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 8.25 FEET; THENCE NORTH 81° 40' 21" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 628.08 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 15° 27' 40" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 236.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.74 ACRES (380,747 S.F.).

from the C-3B Central Business Mixed Use District classification to the PUD Planned Unit Development District classification; and,

WHEREAS, on August 15, 2013 the Plan and Zoning Commission recommended by a vote of 10-0 that the proposed rezoning and PUD conceptual plan amendment be approved, subject to the conditions identified in the attached letter from the Planning Administrator; and,

WHEREAS, in accordance with said notice those interested in said proposed rezoning, 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, statements of interested persons and arguments of counsel, the objections to said proposed rezoning and "PUD" Conceptual Plan amendment are hereby overruled and the hearing is closed.



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2. The proposed rezoning and PUD Conceptual Plan amendment are hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the conditions identified below.

3. The PUD Conceptual Plan for the Property described above, which is on file in the Community Development Department, is hereby approved, subject to the plan being first amended to satisfy the following conditions, and subject to the Community Development Director finding that such conditions have been satisfied by the amendments to the plan:

- (1) A note shall be added to the PUD Conceptual Plan to state that future development of the balance of the PUD shall be subject to review and approval of an amendment(s) to the PUD Conceptual Plan by the City Council after report and recommendation by the Plan & Zoning Commission.
- (2) A note shall be added to the PUD Conceptual Plan to state that future development of the land to the east of the proposed hotel shall include a building that substantially frames Tuttle Street and is as far east as possible. Prior to City Council's approval of the PUD Conceptual Plan amendment for the hotel, the developer shall provide a conceptual sketch that demonstrates how the sewer, stormwater and parking would be generally configured to accommodate the layout for the second building in the described location.
- (3) The entrance on the south façade facing Tuttle Street shall be similar in size and design to the proposed entrance on the west façade facing Southwest 11th Street.
- (4) The outdoor plaza at the southwest corner of the site shall be extended east to the entrance on the building's south façade facing Tuttle Street.
- (5) The architectural details regarding the installation of thin brick at window heads, jambs, sills, EIFS, Hardi-board, the ground, and landscaping shall be modified and expanded to the satisfaction of the Planning Administrator.
- (6) An overall signage plan shall be submitted for review by staff, recommendation by the Plan and Zoning Commission, and approval by the City Council. No non-building-mounted signage will be permitted or constructed until the overall sign plan for Grays Lake Office Park is approved.
- (7) The refuse collection container enclosure shall be shifted east and/or additional Landscape screening shall be added.



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4. The City Council hereby consents to the rezoning of the City-owned portion of the property described above, and to the application of the "PUD" Conceptual Plan to such portion, subject to the "PUD" Conceptual Plan being first amended as identified above.

MOVED by _____ to adopt and approve the rezoning and Conceptual Plan, subject to final passage of the rezoning ordinance.

FORM APPROVED:

Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, 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

August 21, 2013

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held August 15, 2013, the following action was taken regarding a request from Quest Development and Construction and Lamont Companies (developer), represented by Kevin Weisbeck (officer), to rezone property at 205 Southwest 11th Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles				X
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee				X
CJ Stephens				X
Vicki Stogdill				X
Greg Wattier	X			

APPROVAL of Part A) to find the proposed rezoning is in conformance with the existing Des Moines' 2020 Community Character Plan.

By separate motion Commissioners recommended 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles				X
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Ted Irvine	X			



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

Commission Action:	Yes	Nays	Pass	Absent
Greg Jones	X			
William Page	X			
Christine Pardee				X
CJ Stephens				X
Vicki Stogdill				X
Greg Wattier	X			

APPROVAL of Part B & Part C) of the proposed rezoning and PUD Concept Plan subject to the following conditions: (ZON2013-00111)

1. A note shall be added to the PUD Conceptual Plan to state that future development of the balance of the PUD shall be subject to review and approval of an amendment(s) to the PUD Conceptual Plan by the Plan & Zoning Commission.
2. A note shall be added to the PUD Conceptual Plan to state that future development of the land to the east of the proposed hotel shall include a building that substantially frames Tuttle Street and is as far west as possible. Prior to City Council's approval of the PUD Conceptual Plan amendment for the hotel, the developer shall provide a conceptual sketch that demonstrates how the sewer, stormwater and parking would be generally configured to accommodate the layout for the second building in the described location.
3. The entrance on the south façade facing Tuttle Street shall be similar in size and design to the proposed entrance on the west façade facing Southwest 11th Street.
4. The outdoor plaza at the southwest corner of the site shall be extended east to the entrance on the building's south façade facing Tuttle Street.
5. The architectural details regarding the installation of thin brick at window heads, jambs, sills, EIFS, Hardi-board, the ground, and landscaping shall be modified and expanded to the satisfaction of the Planning Administrator.
6. An overall signage plan shall be submitted for review by staff, recommendation by the Plan and Zoning Commission, and approval by the City Council. No non-building-mounted signage will be permitted or constructed until the overall sign plan for Grays Lake Office Park is approved.
7. The refuse collection container enclosure shall be shifted east and/or add additional Landscape screening shall be added.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the requested rezoning in conformance with the Des Moines' 2020 Community Character Plan.

Part B & C) Staff recommends approval of the proposed rezoning and PUD Concept Plan subject to the following conditions:

1. A note shall be added to the PUD Conceptual Plan to state that future development of the balance of the PUD shall be subject to review and approval

of an amendment(s) to the PUD Conceptual Plan by the Plan & Zoning Commission.

2. A note shall be added to the PUD Conceptual Plan to state that future development of the land to the east of the proposed hotel shall include a building that substantially frames Tuttle Street and is as far west as possible. Prior to City Council's approval of the PUD Conceptual Plan amendment for the hotel, the developer shall provide a conceptual sketch that demonstrates how the sewer, stormwater and parking would be generally configured to accommodate the layout for the second building in the described location.
3. The entrance on the south façade facing Tuttle Street shall be similar in size and design to the proposed entrance on the west façade facing Southwest 11th Street.
4. The outdoor plaza at the southwest corner of the site shall be extended east to the entrance on the building's south façade facing Tuttle Street.
5. The architectural details regarding the installation of thin brick at window heads, jambs, sills, EIFS, Hardi-board, the ground, and landscaping shall be modified and expanded to the satisfaction of the Planning Administrator.
- ~~6. Any signage along West Martin Luther King, Jr. Parkway shall be limited to a single monument sign with a design as approved by the Planning Administrator, in accordance with the following standards:~~
 - ~~i. The sign shall have a design in compliance within an overall signage plan for Gray's Landing.~~
 - ~~ii. The sign shall have a masonry base to match the buildings in the PUD.~~
 - ~~iii. The sign shall not exceed 12 feet in height.~~
 - ~~iv. The sign shall identify no more than four (4) tenants.~~
 - ~~v. The sign shall include no more than 24 square feet of signage per tenant.~~

An overall signage plan shall be submitted for review by staff, recommendation by the Plan and Zoning Commission, and approval by the City Council. No non-building-mounted signage will be permitted or constructed until the overall sign plan for Grays Lake Office Park is approved.

7. The refuse collection container enclosure shall be shifted east within the parking lot to minimize its view from Southwest 11th Street.

Written Responses

1 In Favor

0 In Opposition

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant proposes to add 4.09 acres to the Riverpoint West PUD and amend the existing PUD Conceptual Plan to allow development of a 102-room hotel in place of the approved 93-room hotel at the southwest corner of the site. The proposed PUD Conceptual Plan designates 6.84 acres for future

development. Any future development within the balance of the PUD is subject to review and approval of an amendment(s) to the PUD Conceptual Plan by the Plan & Zoning Commission and City Council. The proposed amendment negates the previously approved PUD Conceptual that would have allowed development of a 93-room hotel and a 95-room extended stay hotel.

2. **Size of Site:** 8.74 acres.
3. **Existing Zoning (site):** "C-3B" Central Business Mixed Use District & "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** Vacant land.
5. **Adjacent Land Use and Zoning:**
 - North** – "C-3B"; Use is West Martin Luther King, Jr. Parkway and a surface parking lot.
 - South** – "C-3B"; Use is vacant land.
 - East** – "C-3A"; Uses are the Southwest 9th Street viaduct and office and flex space buildings.
 - West** – "C-3B"; Use is vacant land.
6. **General Neighborhood/Area Land Uses:** The subject site is located in the southwest portion of the downtown. The area generally consists of vacant land, commercial uses and light industrial uses. It is located in the eastern portion of the planned Gray's Landing / Riverpoint West redevelopment area.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Downtown Des Moines Neighborhood. This neighborhood was notified of the Commission meeting by mailing of the Preliminary Agenda on July 26, 2013. A Final Agenda was mailed to the neighborhood association on August 9, 2013. Additionally, separate notifications of the hearing for this specific item were mailed on July 26, 2013 (20 days prior to the hearing) and August 5, 2013 (10 days prior to the hearing) to the Downtown Des Moines Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Downtown Des Moines Neighborhood Association notices were mailed to Larry Bradshaw, 418 6th Avenue, Suite 902, Des Moines, IA 50309.

The applicant is schedule to hold their required neighborhood meeting on August 14, 2013. The applicant will present a summary of the neighborhood meeting at the August 15, 2013 Plan & Zoning Commission hearing.
8. **Zoning History:** On November 8, 2010, the City Council adopted Ordinance 14,972 to rezone south 4.65 acres of the site to the Riverpoint West PUD and adopt a PUD Conceptual Plan to allow development of a Holiday Inn hotel with 93 guest rooms and a Homewood Suites extended-stay hotel with 95 guest rooms.

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9. **2020 Community Character Land Use Plan Designation:** Downtown Support Commercial. The 2020 Community Character Plan states the following regarding this land use designation.

Downtown/ Support Commercial: General businesses, retail and service establishments, limited high density residential, mixed use developments, and work centers that support the downtown core providing their own off-street parking.

10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PUD Standards:** The following are standards from Section 134-704 of the City Code that provide the foundation that all PUD Concept Plans should be based on.

- A) All uses proposed in a PUD planned unit development district plan shall be in harmony with the existing or anticipated uses of other properties in the surrounding neighborhood and shall generally be in conformance with the city's land use plan. The design of a PUD development shall be based on harmonious architectural character; compatible materials; orderly arrangement of structures and open space; and conservation of woodlands, streams, scenic areas, open space and other natural resources.

The submitted PUD Conceptual Plan allows development of a 4-story hotel with 102 guest rooms on a 1.9-acre area at the southwest corner of the site. The balance of the PUD would be limited to uses as permitted in the "C-3B" District. Staff recommends that a note be added to the PUD Conceptual Plan to state that future development of the balance of the PUD shall be subject to review and approval of an amendment(s) to the PUD Conceptual Plan by the Plan & Zoning Commission.

The site is within an area known as the Gray's Lake Office Park/Gray's Landing, which is planned to be a vibrant mixed-use area with a pedestrian-friendly urban setting. Both Southwest 11th Street and Tuttle Street are considered primary pedestrian corridors for this area. To create a welcoming pedestrian environment, it is vital that buildings frame these streets with minimal setbacks and that pedestrian amenities are provided. Ideally, the building at the corner of Southwest 11th Street and Tuttle Street should be oriented toward both streets to activate the corner. Staff recommends that the proposed entrance on the south façade facing Tuttle Street be revised to be similar in size and design of the entrance proposed for the west façade facing Southwest 11th Street. Staff also recommends that the outdoor plaza at the southwest corner of the site be extended to the entrance on the façade facing Tuttle Street.

Furthermore, since the proposed building has minimal frontage along Tuttle Street, it is vital that any future development of the land to the east of the proposed hotel include a building that substantially frames Tuttle Street and extends as far west as

possible. Staff recommends a note be added to the PUD Conceptual Plan to reflect this. Staff also recommends that prior to final approval of the PUD Conceptual Plan amendment for the hotel by City Council, the developer must provide a conceptual sketch that demonstrates how the sewer, stormwater and parking would be generally configured to accommodate the layout for the second building in the described location.

- B) Setbacks and other appropriate screens shall be provided around the boundary of a PUD development to protect the adjoining district properties. Only in exceptional circumstances shall such a setback be less than the amount of the setback which the adjoining district is required to maintain from the PUD development.

The proposed hotel would have a 20-foot setback along Southwest 11th Street and a 22-foot setback along Tuttle Street to accommodate an outdoor seating area to the west of the building and an outdoor plaza at the southwest corner of the building. The 220 feet of frontage along Southwest 11th Street represents 78.5% of the 280-foot frontage along Southwest 11th Street and the 75 feet of frontage along Tuttle Street represents 28.8% of the 260-foot frontage along Tuttle Street.

- C) A PUD development shall comply with all applicable city ordinances, specifications and standards relating to all dedicated street, sanitary sewer and storm sewer facilities and to surface drainage and floodwater retention.

The submitted concept plan indicates that stormwater will be handled by a combination of conventional detention and conservation practices, which may involve infiltration trenches or other methods.

- D) The streets surrounding a PUD development must be capable of accommodating the increased traffic that would be generated by the new development. The development shall be designed to provide maximum feasible separation of vehicular traffic from pedestrian ways and recreational areas. If turning lanes or other forms of traffic controls within or adjacent to the development are deemed necessary by the city council, the developer shall provide the necessary improvements.

Staff believes that the surrounding street network would be capable of accommodating the traffic generated by the proposed hotel. The site fronts the recently reconstructed Southwest 11th Street to the west and the future Tuttle Street to the south. Tuttle Street will be constructed in accordance with a development agreement with the City.

- E) Off-street parking and loading spaces shall be provided as appropriate to the size and character of the development. Each off-street loading space shall be not less than ten feet in width and 25 feet in length. All off-street parking spaces shall be provided in accordance with the requirements of subsection 134-1377(g).

The PUD Concept Plan identifies 97 off-street parking spaces for the hotel. It also includes a note stating that parking will be provided in accordance with the Zoning Ordinance, which would require 1 space per 2 hotel rooms, plus 1 space per 300 square feet of restaurant, lounge, or meeting room area.

- F) Where appropriate to the size and character of a PUD development, provision shall be made therein for open space for recreation and other outdoor uses, and for places of worship, convenience shopping and other community services.

The PUD Conceptual Plan demonstrates an outdoor seating area along Southwest 11th Street and an outdoor plaza near the intersection of Southwest 11th Street and Tuttle Street. This outdoor plaza, combined with a building entrance facing Tuttle Street, provides an amenity for guests and also serves to activate the Southwest 11th Street and Tuttle Street corner.

2. **Urban Design:** The proposed elevations indicate that the hotel building would be 4 stories in height and contain 102 guest rooms. The building would be constructed primarily with stone and thin brick materials, with Hardi-panel and EIFS accents. The PUD Conceptual Plan proposes details to demonstrate how the thin brick will be installed, specifically around window heads, jambs, and sills. Staff notes that the details indicate a 'flat' elevation at windows, which is contrary to the desired appearance. The details should also demonstrate how the thin brick will be installed adjacent to the various other proposed materials, such as EIFS, Hardi-panel, the ground, and landscaping. Therefore, staff recommends approval of the PUD Conceptual Plan be subject to modification of these details to the satisfaction of the Planning Administrator.
3. **Refuse Collection Container Enclosure:** The PUD Conceptual Plan includes a note to state the enclosure will be comprised of materials compatible with the primary building architecture and shall be constructed of durable materials such as stone or masonry, with an opaque metal gate. It also demonstrates a refuse collection container enclosure at the northeast corner of the building. Given the visibility from Southwest 11th Street, staff recommends the enclosure be move further east within the parking lot.
4. **Landscaping:** The PUD Conceptual Plan states that the site will be landscaped in accordance to the Landscape Standards as applicable to the "C-3" District. It demonstrates a mix of overstory trees, ornamental trees, shrubs, and landscaping beds. The plan also includes street trees along both Southwest 11th Street and Tuttle Street.
5. **Signage:** The proposed hotel would include three wall-mounted signs, totaling 152 square feet in area. These include a 5.1-foot by 13-foot (66 square feet) sign on the north façade, a 4.1-foot by 10.5-foot (43 square feet) sign on the east façade, and a 4.1-foot by 10.5-foot (43 square feet) sign on the south façade. No signage is proposed for the west façade facing Southwest 11th Street. The PUD Conceptual Plan also indicates that a 2-square foot entrance sign with a masonry base would be provided at both driveway entrances.

The proposed rezoning to expand the original PUD to the north would allow for signage along West Martin Luther King, Jr. Parkway to identify tenants within the development. The PUD Conceptual Plan proposes a 30-foot tall pylon sign with a masonry base. The elevations indicate the sign would include 24-square foot "Gray's Landing" logo, as well as four (4) 4-foot by 14-foot (56 square feet each) signs for individual tenants. Overall, the proposed sign includes 248 square feet of signage.

Staff has concerns within the size and design of the proposed sign. Given the desired pedestrian-scale of the area, staff recommends any signage along West Martin Luther King, Jr. Parkway be in accordance with the following:

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An overall signage plan shall be submitted for review by staff, recommendation by the Plan and Zoning Commission, and approval by the City Council. No non-building-mounted signage will be permitted or constructed until the overall sign plan for Grays Lake Office Park is approved.

SUMMARY OF DISCUSSION

Mike Ludwig presented the staff report and recommendation. Noted amended wording to condition #6.

Jackie Nickolaus Sherman Associates 233 Park Avenue South Minneapolis, MN stated that this is a joint venture with Quest. They agree with the amended wording for condition #6. However, on condition #7 regarding the shifting of the trash collection container enclosure to the east – the applicant would like to add language that says “The refuse collection container enclosure shall be shifted east and/or additional Landscape screening shall be added”. The reason is there are some maneuvering issues with trash collection and there is also a flow of traffic issues with the hotel. They understand the objective is to not make that trash enclosure as visible from Southwest 11th Street but the same time they don’t want to create any traffic or collection problems for the trash collectors. They are in agreement with staff recommendation with this amendment.

Mike Ludwig stated that staff is in agreement with the revised wording for #7.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of the applicant's request.

COMMISSION ACTION:

Tim Fitzgerald moved staff recommendation Part A) to find the requested rezoning in conformance with the Des Moines’ 2020 Community Character Plan.

Motion passed 10-0.

Tim Fitzgerald moved staff recommendation as amended Part B & C) to approve the proposed rezoning and PUD Concept Plan subject to the following conditions:

1. A note shall be added to the PUD Conceptual Plan to state that future development of the balance of the PUD shall be subject to review and approval of an amendment(s) to the PUD Conceptual Plan by the Plan & Zoning Commission.
2. A note shall be added to the PUD Conceptual Plan to state that future development of the land to the east of the proposed hotel shall include a building that substantially frames Tuttle Street and is as far west as possible. Prior to City Council’s approval of the PUD Conceptual Plan amendment for the hotel, the developer shall provide a conceptual sketch that demonstrates how the sewer, stormwater and parking would be generally configured to accommodate the layout for the second building in the described location.
3. The entrance on the south façade facing Tuttle Street shall be similar in size and design to the proposed entrance on the west façade facing Southwest 11th Street.

4. The outdoor plaza at the southwest corner of the site shall be extended east to the entrance on the building's south façade facing Tuttle Street.
5. The architectural details regarding the installation of thin brick at window heads, jambs, sills, EIFS, Hardi-board, the ground, and landscaping shall be modified and expanded to the satisfaction of the Planning Administrator.
6. An overall signage plan shall be submitted for review by staff, recommendation by the Plan and Zoning Commission, and approval by the City Council. No non-building-mounted signage will be permitted or constructed until the overall sign plan for Grays Lake Office Park is approved.
7. The refuse collection container enclosure shall be shifted east and/or add additional Landscape screening shall be added.

Motion passed 10-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

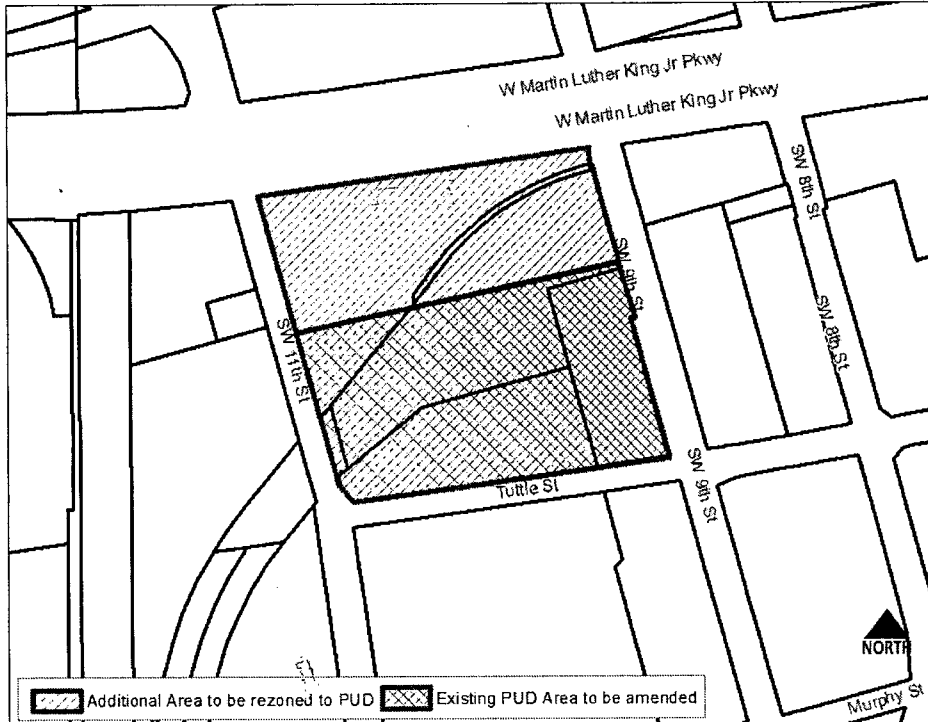
MGL:clw

Attachment

Request from Quest Development and Construction and Lamont Companies (developer), represented by Kevin Weisbeck (officer), to rezone property at 205 Southwest 11 th Street.				File # ZON2013-00111			
Description of Action		Approval to Rezone property from "C-3B" Central Business Mixed Use District to "PUD" Planned Unit Development and Amendment to the Riverpoint West PUD Conceptual Plan to add an additional 3.61 acres of land to the north to be designated for future development; and re-designating the existing PUD area at 320 Southwest 9 th Street for a development of a four-story hotel with 102 guest rooms while designating the eastern portion for future development subject to conditions.					
2020 Community Character Plan		Downtown Support Commercial (current & no change proposed)					
Horizon 2035 Transportation Plan		No Planned Improvements					
Current Zoning District		"C-3B" Central Business Mixed Use District					
Proposed Zoning District		"PUD" Planned Unit Development.					
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition		
Inside Area		1					
Outside Area							
Plan and Zoning Commission Action		Approval	10-0	Required 6/7 Vote of the City Council		Yes	
		Denial				No	X

Qwest Development and Construction and Lamont Companies -
205 Southwest 11th Street

ZON2013-00111



Item ZON2013-00111

Date 8/8/2013

☒ I (am) ☐ (am not) in favor of the request.

RECEIVED
COMMUNITY DEVELOPMENT

AUG 13 2013

Print Name LARRY BRADSHAW

Signature [Signature]

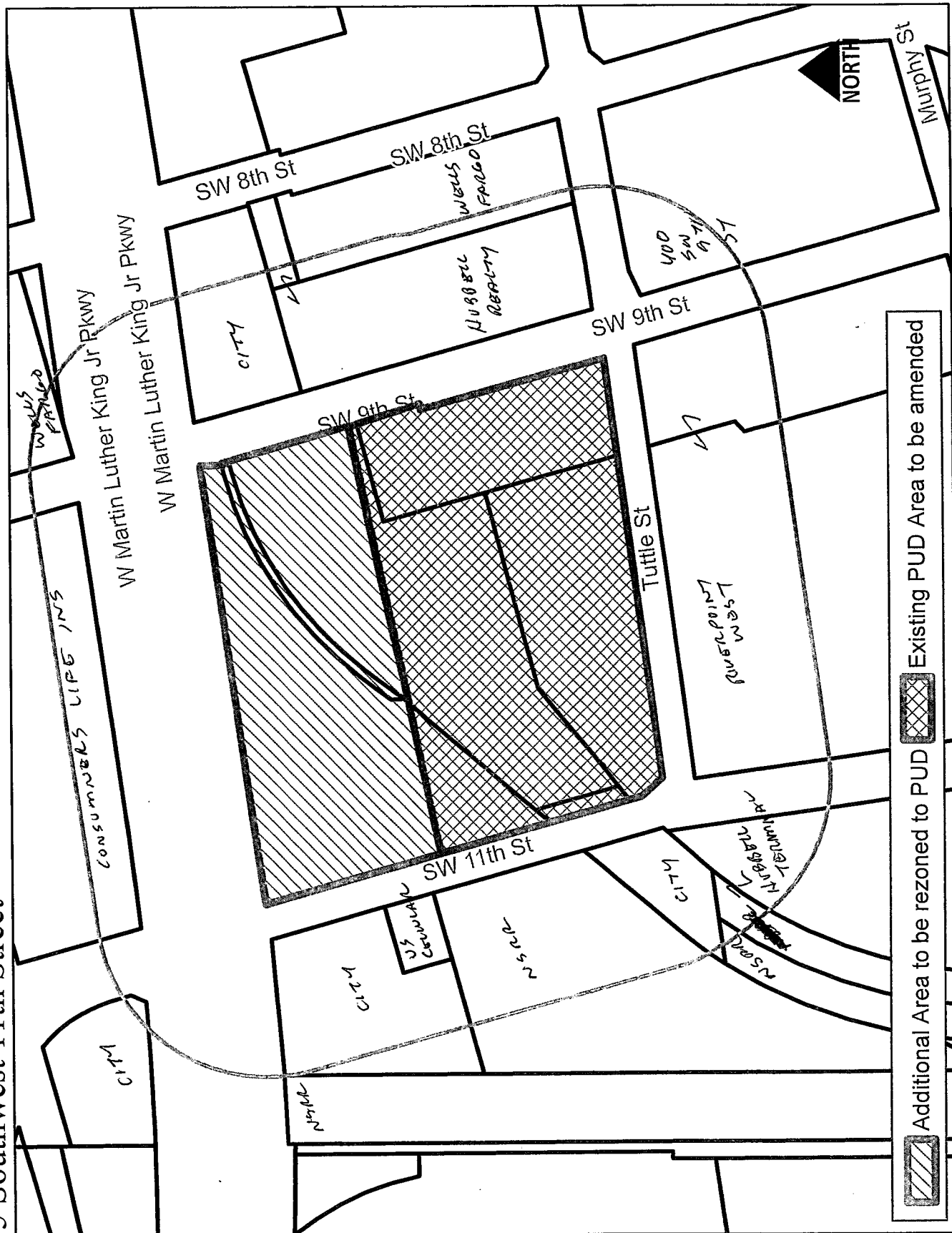
Address 418 U¹² AVE STE 902 50309

DEPARTMENT

Reason for opposing or approving this request may be listed below:

Qwest Development and Construction and Lamont Companies -
205 Southwest 11th Street

ZON2013-00111



Additional Area to be rezoned to PUD Existing PUD Area to be amended