



Roll Call Number

13-1324

Agenda Item Number

18

Date August 26, 2013

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 15, 2013, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Quest Development and Construction and Lamont Companies (developer), represented by Kevin Weisbeck (officer) for the proposed rezoning at 205 Southwest 11th Street from C-3B Central Business Mixed Use District to PUD Planned Unit Development, and an amendment to 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, while designating the southeastern portion of the site for future development, 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.



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- 7. The refuse collection container enclosure shall be shifted east and/or additional Landscape screening shall be added.

The subject property is more specifically described as follows:

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.).

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



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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.).

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

- 1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on September 9, 2013, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. 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 Mahaffey to adopt.

FORM APPROVED:

Michael F. Kelley
Assistant City Attorney

(ZON2013-00111)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GRIESS, HENSLEY, MAHAFFEY, MEYER, MOORE, and TOTAL (7 yeas).

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.

Y. M. Franklin Council Mayor

Diane Rauh City Clerk