



Roll Call Number

20-1005

Agenda Item Number

36 ✓

Date June 22, 2020

RESOLUTION SETTING HEARING ON REQUEST FROM THE PINNACLE ON FLEUR, LLC FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN FOR “PINNACLE ON FLEUR” FOR PROPERTY AT 2710 FLEUR DRIVE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on June 4, 2020, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from Pinnacle on Fleur, LLC (owner), represented by William Kimberly (officer), regarding property located at 2710 Fleur Drive, to allow approval of a PUD Final Development Plan “Pinnacle on Fleur” to allow redevelopment of Lot 5 in the Plan for the former American Institute of Business campus property to be redeveloped with 20 household units within three row-type buildings, subject to the following conditions:

1. Compliance with all administrative review comments by the Permit and Development Center.
2. Compliance with all requirements of the approved 1st Amendment to the Village at Gray’s Lake PUD Conceptual Plan including the following:
 - A) Streetscape: Add street trees within the right-of-way spaced 30’ apart. Trees should be no closer than 15’ to a street light. This should be coordinated with City Engineering Design staff with the Fleur Drive streetscape project.
 - B) Pedestrian access from any building to a street sidewalk shall be provided and clearly marked / striped on site. Lighting along pedestrian walks shall be a maximum of 15’ in height.
 - C) No new mechanical equipment, meters, transformers, condensers, or other such equipment shall be provided on any street side façade. At minimum, such equipment shall be setback from the street façade a minimum of 15’.
 - D) Any mechanical equipment interior to the site shall be softened with landscaping material outside any equipment clearance setbacks.
 - E) Walks shall be provided between sites to adjoining properties within the PUD with shared vehicle/pedestrian ingress/egress easements.
3. Provision of the required end unit elevations for facades of the units closest for Fleur Drive with a separate pedestrian entrance either from the garage or unit that would have a walkway to the private drive. The entrance shall be defined with a design appropriate awning or cover to the satisfaction of the Planning Administrator; and

WHEREAS, the property is legally described as follows:

LOT 5, THE VILLAGE AT GRAY’S LAKE, AN OFFICIAL PLAT, CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 3.06 ACRES MORE OR LESS.

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 PUD Final Development Plan is to be considered shall be held on July 13, 2020, at 5:00 p.m., to be held by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community, with or without public access to the meeting location at which time the City Council will hear both those who oppose and those who favor the proposal.

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- 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.

FORM APPROVED:

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

(10-2020-7.97)

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

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. Franklin Cownie Mayor

P. Kay Cmelik City Clerk