



Date June 22, 2020

RESOLUTION SETTING HEARING ON REQUEST FROM BROOK LANDING, LLC TO AMEND PUD CONCEPTUAL PLAN AND FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN FOR PROPERTY LOCATED IN THE 3300 BLOCK OF EAST 56TH STREET AND AT 5510 BROOK VIEW AVENUE

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 Brook Landing, LLC (owner), represented by Jon Galloway (officer), for the 2nd Amendment to the Brook Landing PUD Conceptual Plan and for the PUD Final Development Plan “Anchor Baptist Church” for property located in the 3300 Block of East 56th Street, and specifically at 5510 Brook View Avenue (“Property”), to allow development of a 6.71-acre property with a worship assembly use within a 16,864-square foot building, subject to the following revisions, respectively:

2nd Amendment to PUD Conceptual Plan:

- 1) Inclusion of the building elevations submitted with the Site Plan (10-2020-7.110) as “Sheet 4” of the PUD Conceptual Plan, with the following modifications:
 - a) Provision of additional brick on the “west façade” so that brick covers the entire first floor portion of the tall wall section at the middle of the building, including decorative soldier course at the top.
 - b) Provision of a note that states each façade shall have a minimum transparency (windows and doors) of 12% of the façade.
 - c) Provision of a note that states the roof shall either be architectural asphalt shingles or standing seam metal.
- 2) Provision of the conceptual site configuration of “Parcel B” on “Sheet 2” of the PUD Conceptual Plan.
- 3) Provision of a note stating that off-street parking for the any religious assembly use will be provided at a minimum ratio of 1 parking space per 6 seats in the principal auditorium, plus 1 parking space per 400 square feet of office space.
- 4) Provision of a note stating that bike racks shall be provided on “Parcel B”.
- 5) Provision of a note stating that public sidewalks will be provided along all street frontages and that pedestrian connections will be provided from the building to all street frontages.
- 6) Provision of a note that states “Parcel B” shall landscaped in conformance with the regulations contained in City Code Chapter 135 that are applicable to a Civic Building in a “P2” District.
- 7) Provision of a note stating that native plantings shall be considered around the stormwater basins.
- 8) Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate.
- 9) Elimination of the duplicate signature block on “Sheet 1”.
- 10) Elimination of the reference to “Existing zoning: A-1” on “Sheet 1”.

PUD Final Development Plan:

- 1) Compliance with the 2nd Amendment to the Brook Landing “PUD” Conceptual Plan, which is being considered simultaneously.
- 2) Compliance with all administrative review comments by the City’s Permit & Development Center and/or Site Plan Review Staff; and

WHEREAS, the Property is legally described as follows:

2nd Amendment to PUD Conceptual Plan:

BROOK LANDING PLAT 1, AN OFFICIAL PLAT.

★ Roll Call Number

20-1007

Agenda Item Number

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Date June 22, 2020

AND
OUTLOT 'X' FINI ACRES PLAT 2, AN OFFICIAL PLAT.
AND
OUTLOT 'X', FINI ACRES REPLAT, AN OFFICIAL PLAT, EXCEPT 40.00-FOOT-WIDE
ROADWAY EASEMENT RECORDED IN BOOK 3601, PAGE 635 AND EXCEPT PARCEL "A" AS
SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 10645, PAGE 526.
ALL BEING IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND CONTAINING 64.74
ACRES (2,820,243 SQUARE FEET).

PUD Final Development Plan:

LOT 54 IN BROOK LANDING PLAT 1, AN OFFICIAL PLAT, CITY OF DES MOINES, POLK
COUNTY, IOWA, CONTAINING 6.71 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 2nd Amendment to the Brook Landing PUD
Conceptual Plan and the PUD Final Development Plan "Anchor Baptist Church are to be considered, and at which time
the City Council will hear both those who oppose and those who favor the proposals, 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.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposals 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. The City Clerk is instructed to provide
this notice including information about participation in the electronic meeting as indicated above.

MOVED BY Gatto TO ADOPT.

FORM APPROVED:

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

(ZON2020-00051)
(10-2020-7.110)

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

J. M. Frankh Cownie Mayor

P. Kay Cmelik City Clerk