



Roll Call Number

20-1162

Agenda Item Number

66

Date July 13, 2020

RESOLUTION HOLDING HEARING ON REQUEST FROM THE VILLAGE AT GRAY'S LAKE, LLC FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN FOR "VILLAGE AT GRAY'S LAKE LOT 3" FOR PROPERTY AT 2850 FLEUR DRIVE

WHEREAS, on June 22, 2020, by Roll Call No. 20-1006, the City Council received a communication from the City Plan and Zoning Commission advising 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 the Village at Gray's Lake, LLC (owner), represented by Jason Grove (officer), regarding property located at 2850 Fleur Drive, to allow approval of a PUD Final Development Plan "Village at Gray's Lake Lot 3" to allow renovation of the existing 3-story, 10,634-square foot office building on the former American Institute of Business campus and required site improvements, subject to the following conditions:

- 1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Indication of all existing site plantings on the landscape plan in accordance with the requirement to preserve existing plantings.
3. Provision of sufficient interior lot landscape to meet the minimum requirement of one per nine spaces.
4. Provision of frontage perimeter landscaping to meet the minimum requirement of a 3-foot berm or landscape screen and landscaping consisting of one shade tree and three shrubs per 40 linear feet of frontage; and

WHEREAS, the property is legally described as follows:

LOT 3, THE VILLAGE AT GRAY'S LAKE (BOOK 17686 PAGE 474), AN OFFICIAL PLAT, CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 3.04 ACRES MORE OR LESS; AND

WHEREAS, on June 22, 2020, by Roll Call No. 20-1006, it was duly resolved by the City Council that the request for approval of the PUD Final Development Plan be set down for hearing on July 13, 2020 at 5:00 p.m., by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed PUD Final Development Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed PUD Final Development Plan, 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:

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1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed PUD Final Development Plan "Village at Gray's Lake Lot 3" are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan "Village at Gray's Lake Lot 3", as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to revision and conditions stated above.

MOVED BY Mandelbaum TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(10-2020-7.111)

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

MOTION CARRIED APPROVED

J. M. Frank 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