



Roll Call Number

23-0615

Agenda Item Number

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Date April 24, 2023

RESOLUTION HOLDING HEARING REGARDING REQUEST FROM JW CONGREGATION SUPPORT, INC. (OWNER), REPRESENTED BY ARCHIE MALONE (OFFICER), FOR REVIEW AND APPROVAL OF A 2ND AMENDMENT TO THE AIRPORT CROSSROADS PUD CONCEPTUAL PLAN, ON PROPERTY LOCATED AT 7700 FLEUR DRIVE, TO ALLOW ASPHALT SHINGLES AND COMPOSITE LAP SIDING BUILDING MATERIALS WHICH ARE PROHIBITED WITHIN THE PUD

WHEREAS, on March 23, 2023, the City Plan and Zoning Commission considered a request from JW Congregation Support, Inc. (Owner), represented by Archie Malone (Officer), for review and approval of a 2nd amendment to the Airport Crossroads PUD Conceptual Plan, on property located at 7700 Fleur Drive, to allow asphalt shingles and composite lap siding building materials which are prohibited within the PUD; and

WHEREAS, the City Plan and Zoning Commission voted 12-0-1 to APPROVE the a 2nd amendment to the Airport Crossroads PUD Conceptual Plan, on property located at 7700 Fleur Drive, to allow asphalt shingles and composite lap siding building materials which are prohibited within the PUD, subject to the following conditions:

- 1. Any place of worship assembly use at 7700 Fleur Drive shall be constructed in accordance with the following building material limitations:
a. Any roof shingle used shall consist of laminated architectural shingles.
b. A masonry base shall be provided around the entire perimeter of the building with a minimum height of 2 feet to the satisfaction of the Planning and Urban Design Administrator.
c. Composite lap siding may be used as a minor material with no more than 40% of any facade being sided with composite lap siding to the satisfaction of the Planning and Urban Design Administrator.
d. The balance of the building shall be sided with masonry material as reviewed and approved by the Planning and Urban Design Administrator.
2. The existing PUD standards shall apply to all other uses and circumstances.; and

WHEREAS, the Property is legally described as follows:

Parcel 1: The South 1/2 of lot 6 in the airport crossroads subdivision, an official plat, not included in and forming a part of the city of Des Moines, Polk County, Iowa.

Parcel 2: Lot 7 in the airport crossroads subdivision, an official plat, not included in and forming a part of the city of Des Moines, Polk County, Iowa.



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WHEREAS, on April 10, 2023, by Roll Call No. 23-0484, it was duly resolved by the City Council that the request for approval of the 2nd Amendment to the Airport Crossroads PUD Conceptual Plan be set down for hearing on April 24, 2023, at 5:00 p.m., at the City Council Chambers; 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 2nd Amendment to the Airport Crossroads PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed 2nd Amendment to the Airport Crossroads PUD Conceptual 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:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed 2nd Amendment to the Airport Crossroads PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 2nd Amendment to the Airport Crossroads PUD Conceptual Plan is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved as stated above, subject to conditions set forth above, as recommended by the City Plan and Zoning Commission.

MOVED by Mandelbaum to adopt. SECOND by Voss.

FORM APPROVED:
/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(ZONG-2023-000015)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE		✓		
BOESEN	✓			
GATTO	✓			
SHEUMAKER				✓
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	5	1		1

MOTION CARRIED

APPROVED

J. M. Frankin Cownie
Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

Laura Baumgartner
City Clerk