

Date.....January 8, 2007.....

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 21, 2006, its members voted 11-0 to recommend **APPROVAL** of a request from Grand View College (owner) represented by Scott Bock (officer) to rezone property located in the vicinity of 1351 Grandview Avenue from "R1-60" One-Family Low Density Residential District and "R-3" Multiple Family Residential District to "PUD" Planned Unit Development District and for a Conceptual Plan for "Grand View College - West Campus" to include the existing campus facilities and redevelopment of additional land for two future academic buildings on the north side of vacated Grandview Avenue and additional off-street parking areas off of Boyd Street and Morton Avenue in support of the campus buildings with the condition that the use of permeable surfaces on paved areas be considered.

The subject property is further described as follows:

All of Block 6 except Lot 16 thereof; all of Block 7; and, Lots 1, 2, 29 and 30 of Block 12, in Grand View, an Official Plat, and the intervening street and alley rights-of-ways, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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 and conceptual plan are to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on January 22, 2007, 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.

(Continued)

★ **Roll Call Number**

Agenda Item Number

.....
 Date January 8, 2007

-2-

21

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown
 Roger K. Brown
 Assistant City Attorney

(ZON2006-00176)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
TOTAL				
MOTION CARRIED		APPROVED		

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.

_____ Mayor

_____ City Clerk

January 8, 2007

21

Honorable Mayor and City Council
City of Des Moines, Iowa

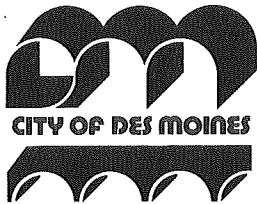
Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held December 21, 2006, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
David Cupp	X			
Shirley Daniels	X			
Dann Flaherty	X			
Bruce Heilman				X
Jeffrey Johannsen	X			
Greg Jones				X
Frances Koontz				X
Kaye Lozier	X			
Brian Meyer	X			
Brian Millard	X			
Brook Rosenberg	X			
Mike Simonson	X			
Kent Sovern				X
Tim Urban	X			
Marc Wallace	X			



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

APPROVAL of a request from Grand View College (owner) represented by Scott Bock (officer) to amend the Des Moines 2020 Community Character Plan future land use designation from Low Density Residential to Public/Semi-Public, for campus property located west of East 14th Street between Morton Avenue and East Sheridan Avenue. (21-2006-4.19)

By same motion and vote, members moved for **APPROVAL** of a request to rezone subject property in the vicinity of 1351 Grandview Avenue from "R1-60" One-Family Low Density Residential District and "R-3" Multiple Family Residential District to "PUD" Planned Unit Development District and for a Conceptual Plan for "Grand View College - West Campus" to include the existing campus facilities and redevelopment of additional land for two future academic buildings on the north side of vacated Grandview Avenue and additional off-street parking areas off of Boyd Street and Morton Avenue in support of the campus buildings with the condition that the use of permeable surfaces on paved areas be considered. (ZON2006-00176)

Also by same motion and vote, members moved for **APPROVAL** of a request to vacate and convey all of the east/west alley between Grandview Avenue and Boyd Street from East 13th Street to East 14th Street; a segment of east/west alley between Morton Avenue and East Sheridan Avenue from East 14th Street to a point approximately 100 feet to the west; all portions of the east/west and north/south alley between Grandview Avenue and Morton Avenue from East 13th Street to a point 250 feet west of East 14th Street; and all of Grandview Avenue between East 13th Street and East 14th Street subject to the following:

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1. Reservation of easements for all utilities in place until such time that they are eliminated or relocated at the applicant's expense.
2. Provision of access easements within alley right-of-ways until such time that all adjoining properties have been acquired by Grand View College.
3. Provision of a permanent access easement across Grandview Avenue right-of-way to afford access for emergency vehicles and fire apparatus.
4. Installation of removable bollards at the east and west ends of Grandview Avenue right-of-way.
5. The private road within vacated Grandview Avenue right-of-way shall be marked with permanent "NO PARKING – FIRE LANE" signs with red letters on a white reflective background that have a minimum dimension of 12"-wide by 18"-high.
6. Provision of a cross access easement to provide ingress/egress to the remaining segment of east/west alley bisecting the block between Morton Avenue and Sheridan Avenue.
7. The property at 1300 Grandview Avenue is re-addressed with an East 13th Street address.

Written Responses

10 In Favor

3 In Opposition

This item would not require a 6/7 vote at City Council.

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Part A) Staff recommends that the Des Moines' 2020 Community Character Plan future land use designation be amended to Public/Semi-Public for the portion of the site south of Morton Avenue.

Part B) Staff recommends that the proposed "PUD" District zoning classification and "Grand View College – West Campus" Concept Plan be found in conformance with the 2020 Community Character Plan future land use designation of Public/Semi-Public.

Part C) Staff recommends approval of the requested vacations and conveyances subject to the following:

1. Reservation of easements for all utilities in place until such time that they are eliminated or relocated at the applicant's expense.
2. Provision of access easements within alley right-of-ways until such time that all adjoining properties have been acquired by Grand View College.
3. Provision of a permanent access easement across Grandview Avenue right-of-way to afford access for emergency vehicles and fire apparatus.
4. Installation of removable bollards at the east and west ends of Grandview Avenue right-of-way.
5. The private road within vacated Grandview Avenue right-of-way shall be marked with permanent "NO PARKING – FIRE LANE" signs with red letters on a white reflective background that have a minimum dimension of 12"-wide by 18"-high.

- 21
6. Provision of a cross access easement to provide ingress/egress to the remaining segment of east/west alley bisecting the block between Morton Avenue and Sheridan Avenue.
 7. The property at 1300 Grandview Avenue is re-addressed with an East 13th Street address.

Part D) Staff recommends approval of the rezoning to "PUD" Planned Unit Development District.

Part E) Staff recommends approval of the PUD Concept Plan for "Grand View College – West Campus".

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant seeks to assemble and rezone 11.03 acres to facilitate future Grand View College campus development. The site currently includes three Grand View College buildings, two parking lots, and several single-family dwellings. The submitted Concept Plan demonstrates that the single-family dwellings will eventually be eliminated to accommodate two new academic buildings and five off-street parking lots with a total of approximately 329 stalls. The Concept Plan proposes that "Building #1" will be located within the northeast portion of the site and that "Future Building #2" will be located west of and adjacent to "Building #1". Construction of the future structure would be subject to an amendment of the Concept Plan approved by the Plan and Zoning Commission.

Grand View College currently owns all of the properties that comprise the site except seven that are currently used for single-family residential dwellings. Statements of consent have been submitted from the titleholders for each of the properties not owned by Grand View College.

The PUD Concept Plan does not include the single-family residential property at 1300 Grandview Avenue. At such time that the requested segment of Grandview Avenue is eliminated, this property must be issued an East 13th Street address. The front door of this dwelling currently faces East 13th Street and the detached garage on the property is accessed by a driveway from East 13th Street.

2. **Size of Site:** 11.03 acres.
3. **Existing Zoning (site):** "R1-60" One-Family Low-Density Residential District and "R-3" Multiple-Family Residential District.
4. **Existing Land Use (site):** Three Grand View College academic buildings, two parking lots, and several single-family dwellings.
5. **Adjacent Land Use and Zoning:**
 - North* – "R1-60", Uses are single-family residential.
 - South* – "R1-60", Uses are single-family residential.
 - East* – "PUD". Use is Grand View College campus.
 - West* – "R-3" & "R1-60", Uses include Grand View College campus and single-family residential.
6. **General Neighborhood/Area Land Uses:** The subject property is located west of the East 14th Street arterial and south of the Hull Avenue collector. The site is located between two

major portions of the Grand View College campus, with primarily low-density residential uses to the north and south. 21

7. **Applicable Recognized Neighborhood:** Union Park Neighborhood.
8. **Relevant Zoning History:** On September 25, 2006, an area on the east side of campus was rezoned to "PUD" Planned Unit Development District to allow construction of student housing.
9. **2020 Community Character Land Use Plan Designation:** Public/Semi-Public and Low Density Residential.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and Concept Plan required shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the Concept Plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the commission shall be referred to the City Council.

The Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Drainage/Grading:** The Concept Plan includes an existing stormwater detention basin within the southwestern corner of the site. A stormwater management plan must be approved by the City Engineer at such time that the Development Plan is submitted for review and approval.

Any grading of the site is subject to issuance of a grading permit from the Permit and Development Center.

2. **Utilities:** Easements must be provided for all existing utilities within the requested right-of-way until such time that the utilities are eliminated or relocated at the applicant's expense. The Des Moines Water Works has an 8"-main within the Grandview Avenue right-of-way and Qwest and MidAmerican have buried and aerial facilities within the subject alley right-of-ways.
3. **Landscaping & Buffering:** The Concept Plan states that all off-street parking lots will be landscaped and screened in accordance with the landscaping standards as applicable to the "R-3" District. The Concept Plan demonstrates landscaping around the perimeter of the parking lots.
4. **Traffic/Street System:** The Traffic and Transportation Division has indicated that the resulting street grid can accommodate the traffic pattern created by eliminating the segment of Grand View Avenue. A traffic study is being conducted to determine whether a traffic signal is warranted along East 14th Street at either Morton Avenue or Sheridan Avenue.

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The Fire Department has indicated that at such time that Grandview Avenue becomes a private road, an emergency access easement must be provided on Grandview Avenue to maintain access for emergency vehicles. The Concept Plan includes a provision that removable bollards would be placed at both ends of the private road and that the road would be marked with permanent "NO PARKING – FIRE LANE" signs.

- 5. **Access or Parking:** The Concept Plan proposes 5 off-street parking lots with a total of approximately 329 stalls. The Concept Plan includes provisions that parking will be provided in accordance with the zoning ordinance requirements for business, trade, or schools (1 stall per 2 employees, plus 1 stall per 5 students). All parking lots north of Morton Avenue will be at least 10' from property lines and the parking lot south of Morton Avenue will have 25' front yards setbacks from Morton and Sheridan Avenue since the lot adjoins single-family dwellings to the west.

Several existing residential properties utilize the subject alleys for access. Therefore, vacation and conveyance of the alley right-of-ways should be subject to provision of access easements until such time that all adjoining properties have been acquired by Grand View College.

The Concept Plan provides sidewalks along the perimeter of the site, as well as numerous pedestrian connections on the site. In addition, the Concept Plan provides a bike rack in front of the future structures.

- 6. **2020 Community Character Plan:** The entire site is designated as Public/Semi-Public with the exception of the portion of the site south of Morton Avenue that is designated as Low-Density Residential. Staff believes that the requested Public/Semi Public future land use designation for the area south of Morton Avenue is appropriate, given its location directly across the street from Grand View College campus. Staff believes that the proposed usage of the subject property as identified in the Concept Plan for higher educational purposes is consistent with the Public/Semi-Public future land use designation.

- 7. **Urban Design:** The Concept Plan indicates that "Building #1" to be located within the northeast corner of the site would be 2 stories and have a maximum height of 47'-7". The building elevations submitted as part of the Concept Plan indicate the structure would be predominantly red brick with limestone accents and have asphalt shingles.

The Concept Plan includes a provision that construction of "Future Building #2" is subject to review and approval of an amendment to the PUD Concept Plan by the Plan and Zoning Commission.

The Concept Plan indicates that the two existing signs at the intersection of East 14th Street and Grandview Avenue would be removed and replaced with signs identified in Detail 2 on Sheet 4 of the Concept Plan. Similar signs would also be placed at the northeast and southeast corners of the site. These signs are very similar in character to the existing signs and constructed with brick and limestone with black lettering. The Concept Plan also provides details for a typical Campus Monument Sign to be located south of Future Building #2.

SUMMARY OF DISCUSSION

Mike Ludwig: Presented staff report and recommendation. Noted the applicant would have to provide access through their parking lot out to Morton or Sheridan; they are proposing to show it out on Morton; they are not proposing to dead-end the alley.

Tim Urban joined the meeting at 6:04 p.m.

Jeffrey Johannsen joined the meeting at 6:11 p.m.

Kent Henning, President, Grandview College, 1200 Grand View Avenue: Thanked the Commission for their support of previous projects and reported on the status. Noted there were conditions on the current request they desired to respond to. Explained the request and noted the proposed building will be utilized as a community center in addition to use for the College. In the process of planning for construction, they are able to address some parking and safety issues on campus, as well. Spoke to neighborhood concerns regarding parking and noted they will be expanding the parking and the building will be built on current parking, but the parking capacity will be more than doubled in this section of the campus. Explained safety is the reason for the requested vacation. Noted access to the current parking crosses an existing sidewalk and at the intersection of Grand View Avenue and E. 14th Street there are cars attempting to leave the intersection and cross through the parking area. The plan is to vacate Grand View Avenue as a street and turn it eventually into a pedestrian mall. The college is coordinating the construction of the new building with the improvements to E. 14th Street.

Tim West, Snyder & Associates, 2727 SW Snyder Blvd.: Responded to the traffic report submitted by the City regarding an adequate placement for a traffic signal. Would like to see a traffic signal at Morton to control current and proposed pedestrian traffic. The first parking lot will support 132 parking stalls with an additional 28 in the future. Noted storm water detention is being provided in an existing cell that will be enlarged at the southwest corner and an additional detention site at the northeast corner. Explained most of the site will utilize traditional storm water detention; underground detention for a portion of the site. They have not talked in detail about storm water detention; there is an increase of surface area that will cause a faster runoff. Noted the City Traffic Engineers initially recommended Sheridan to be the lighted, controlled intersection since it extends further to the east than Morton does. The applicant has submitted a traffic report to show the City that is not necessarily the case and noted as Grand View develops more parking that exits onto Morton, the needs of the traffic will center around Morton and East 14th Street. They hope to prove to the City Traffic engineers that Morton would be the more suitable intersection for a controlled traffic signal.

Denny Sharp, FEH, 604 E. Grand Avene, Des Moines: Presented the building as a 37,000 square foot, primarily classroom/academic with some special purpose art rooms and some faculty space. The exterior will have a lot of red brick with stone accents, arch-type windows to create a colonnade appearance on the base and since it is a signature building for Grand View they will be including an element on top of the building as a beacon to draw attention to it and depict what Grand View College is all about.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak on this item.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Brian Millard: Moved staff recommendation.

Larry Hulse: Expressed appreciation for the extra work Grand View College did while preparing the plan; noted the staff requested the college to put their PUD plan together.

Dann Flaherty: Offered a friendly amendment that the applicant consider permeable surfaces for paved areas on the development.

Brian Millard: Accepted the friendly amendment.

Kaye Lozier joined the meeting at 6:26 p.m.

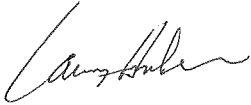
Marc Wallace: Appreciated the amendment regarding the permeable surfaces. He noted the operational costs help from an environmental standpoint and would be better for the college in the long run. 21

Brook Rosenberg: Asked staff if there should be a friendly amendment or comment to Traffic regarding signalization of Morton versus Sheridan.

Larry Hulse: Noted it would be noted and referred to the Traffic Department.

Motion passed 11-0.

Respectfully submitted,



Larry Hulse, AICP
Community Development Director

LDH:dfa

Attachment

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Request from Grand View College (owner) represented by Scott Bock (officer) to rezone the west campus area located in the vicinity of 1351 Grandview Avenue. Additional subject property is owned by Kevin Cameron, Jeffery Albrecht, Linda Gardner, Victor Machir, Melody Pontious, Joe Manley, Jr., and William Bechtel.			File # ZON2006-00176	
Description of Action	Rezone property from "R1-60" One-Family Low Density Residential District and "R-3" Multiple-Family Residential District to "PUD" Planned Unit Development District.			
2020 Community Character Plan	Low-Density Residential and Public/Semi-Public.			
Horizon 2025 Transportation Plan	Widen E 14 th Street from 4-lane undivided to 5-lane undivided from E University Avenue to E Euclid Avenue.			
Current Zoning District	"R1-60" One-Family Low Density Residential District and "R-3" Multiple Family Residential District.			
Proposed Zoning District	"PUD" Planned Unit Development District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area	10	3	0	<20%
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes
	Denial			No

Grand View College - West Campus PUD

ZON2006-00176



Item 2006 00176

Date 12-4-06 21

I (am) (am not) in favor of the request.

(Circle One)

32, 34, 35, 36

RECEIVED

DEC 06 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Rev. Sharon A. Worthington

Signature Rev. Sharon A. Worthington

Address 2930 E. 13th St.

Reason for opposing or approving this request may be listed below:

Four horizontal lines for text entry.

Item 2006 00176

Date 12-3-06

I (am) (am not) in favor of the request.

(Circle One)

27

RECEIVED

DEC 06 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Patti McAndrews

Signature Patti McAndrews

Address 2513 E 14th

Reason for opposing or approving this request may be listed below:

Five horizontal lines for text entry.

Item 2006 00176

Date Nov 29, 2006 ²¹

(am) (am not) in favor of the request.
(Circle One)

RECEIVED
DEC 01 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Patricia A. Scruggs
Signature PATR. C. A. A. SCRUGGS
Address 2507 E. 14th St. S. #31

Reason for opposing or approving this request may be listed below:

Hope likes don't go up any
more than they already are -

Item 2006 00176

Date 11/28/06

(am) (am not) in favor of the request.
(Circle One)

RECEIVED
DEC 01 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Carol Bamford
Signature Carol Bamford
Address 1201 Morton Ave

Reason for opposing or approving this request may be listed below:

I approve because it will help with street
parking and is good for the college.

Item 2006 00176

Date 11-28-06

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

DEC 01 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name

MARY MOSES

Signature

Mary Moses

Address

1316 E Sheridan

Reason for opposing or approving this request may be listed below:

Empty lines for providing reasons for opposing or approving the request.

Item 2006 00176

Date 12-1-06

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

DEC 07 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name

Ralph Hoksberg

Signature

Address

3521 SE 14th Ave

Reason for opposing or approving this request may be listed below:

Reason for approving: R. 1309 Morton. Improve on street parking on Morton. * Remainder of alley between Sheridan from E. 13 - 14 should be cleaned up.

Item 2006 00176

Date NOV, 28, 06

21

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

DEC 01 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name EDWIN LACK

Signature Edwin Lack

Address 2511 E 14 ST

Reason for opposing or approving this request may be listed below:

I CAN UNDERSTAND THE COLLEGE NEED TO GET IT ALL TOGETHER I OR MY WIFE NEVER ATTENDED COLLEGE. WE SEE THE NECESSITY NOW HOWEVER IF ONE IS TO MAKE A LIVING. WE HAVE ONE DAUGHTER WHO GRADUATED FROM GRAND VIEW, A GRANDDAUGHTER NOW ATTENDING. SPENT MY YOUNG YEARS US NAVY & US ARMY AFFEC

Item 2006 00176

Date 7 December 2006

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

DEC 08 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Kevin Cameron

Signature Kevin Cameron

Address 1301 Boyd

Reason for opposing or approving this request may be listed below:

Part of subject property

Item 2006 00176

Date November 29, 2006

I (am) ~~(am not)~~ in favor of the request.

109 21

(Circle One)

RECEIVED

DEC 01 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name WILLIAM F. BECHTEL
MAXINE BECHTEL

Signature William F. Bechtel
Maxine Bechtel

Address 1316 MORTON AVE., DES MOINES, IA
50316-1458

Reason for opposing or approving this request may be listed below:

~~PART OF SUBJECT PROPERTY~~

Item 2006 00176

Date 11-28-06

I (am) (am not) in favor of the request.

91

(Circle One)

RECEIVED

DEC 01 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name MELODY PONTIUS

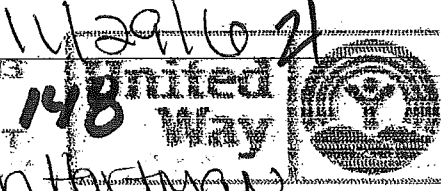
Signature Melody R. Pontius

Address 1339 Boyd St

Reason for opposing or approving this request may be listed below:

~~PART OF SUBJECT PROPERTY~~

Item 2006 00176 Date 11/29/06
DES MOINES IA 503
I (am) (am not) in favor of the request.
(Circle One)
RECEIVED
DEC 01 2006
COMMUNITY DEVELOPMENT DEPARTMENT
Print Name Lillith Hartman
Signature Lillith Hartman
Address 1341 E Sherdan Ave



Reason for opposing or approving this request may be listed below:

Item 2006 00176 Date 11-29-06
I (am) (am not) in favor of the request.
(Circle One)
RECEIVED
DEC 01 2006
COMMUNITY DEVELOPMENT DEPARTMENT
Print Name Bruce PEARCE
Signature Bruce W. Pearce
Address 1345 MORTON AVE

127

Reason for opposing or approving this request may be listed below:

Rezoning would lead to depreciation of my property and, Increase a parking problem. Bringing a change in zoning would lead to higher theft.

21

Item 2006 00176

Date 11-28-06

I (am) in favor of the request.

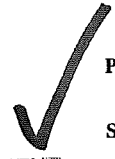
(Circle One)

47

RECEIVED

DEC 01 2006

COMMUNITY DEVELOPMENT DEPARTMENT



Print Name GARY VANORA

Signature Gary Vanora

Address 1205 MORTON

Reason for opposing or approving this request may be listed below:

- * Taking so many homes off the tax rolls would probably raise our real estate taxes
- * this has always been a residential area and we prefer to keep it that way

DATE	12/17/08	BY	EDC
REVISION		SCALE	1" = 1'
1	REVISED AS PER CITY COMMENTS	ENGINEER	EDC
2	REVISED AS PER CITY COMMENTS	DESIGNED BY	TLW
3		CHECKED BY	TLW
4		SCALE	1" = 1'
5		PROJECT NO.	106.1125
6		DATE	11-08-06
7		PROJECT	11-08-06
8		PROJECT	11-08-06
9		PROJECT	11-08-06
10		PROJECT	11-08-06

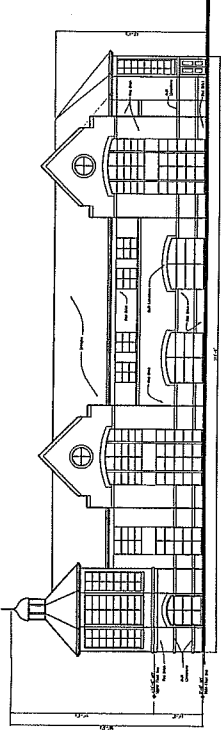
GRAND VIEW COLLEGE - WEST CAMPUS PUD
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF DES MOINES
PUD CONCEPT PLAN - SITE ARCHITECTURAL CHARACTER
POLK COUNTY, IOWA

2777 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-984-2020
 774-4308 COLLETSVILLE, IN 46034-0000 318 W. MAIN ST. DES MOINES, IA 50319-0000 515-281-4222

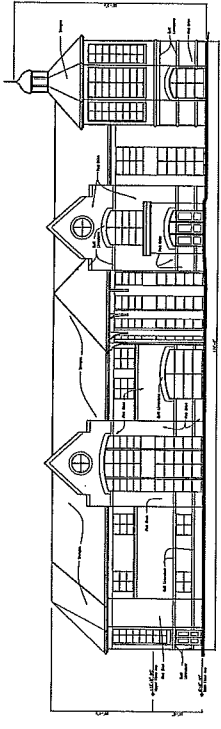
SNYDER & ASSOCIATES

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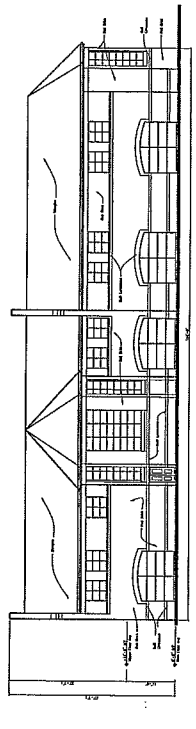
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 Sheet 3 of 4



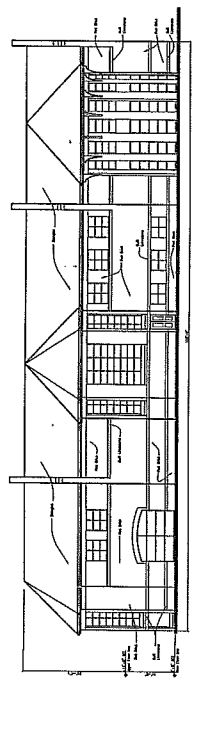
4 BUILDING #1 - EAST ELEVATION
 SCALE: 1/8" = 1'-0"



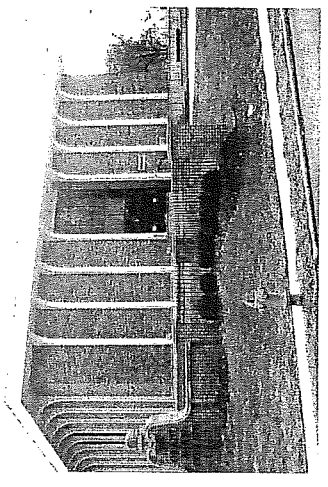
6 BUILDING #1 - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



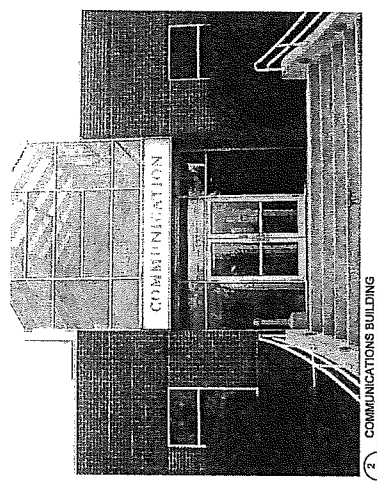
5 BUILDING #1 - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



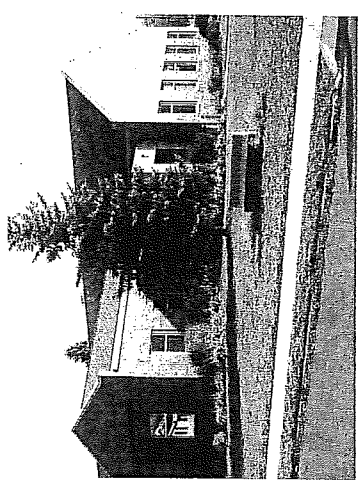
7 BUILDING #1 - WEST ELEVATION
 SCALE: 1/8" = 1'-0"



1 LIBRARY BUILDING
 NO SCALE



2 COMMUNICATIONS BUILDING
 NO SCALE



3 KRUMM BUSINESS CENTER BUILDING
 NO SCALE

