

Date June 18, 2007

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on June 7, 2007, its members voted 9-0-1 in support of a motion to recommend **APPROVAL** of a request from Grand View College (owner), represented by Scott Bock (officer) to rezone property located in the vicinity of 1441 Hull Avenue and 1418 Morton Avenue from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development District to incorporate additional properties owned by Grand View College into the PUD area and amend the Grand View East PUD Conceptual Plan to add 83 parking spaces, relocate access drive to Student Center from 14th Street to Morton Avenue, and to allow for future pedestrian access improvements, subject to the following:

1. Revision to include a discussion of storm sewer service to the proposed 83-stall parking lot.
2. Provision of a note stating that future construction of the stair tower and pedestrian overpass structure would be subject to vacation and conveyance of air rights within East 14th Street right-of-way and review and approval of a future amendment to the Concept Plan.
3. Staff facilitate the design of the buffer with the neighbor and Grandview College against the parking lot.
4. Use of some sort of pervious material for the parking lot.

The subject property is more specifically described as follows:

Lots 4, 5, 6, and the West 50.0 Feet of the North 137.1 Feet of Lot 7 and the East 463.4 Feet of Lot 7 except the South 25.0 Feet of the East 463.4 Feet of Lot 7 and the South 300.0 Feet of Lot 8, Except the West 70.0 Feet of the North 25.0 Feet of Lot 8, the North 328.0 Feet of Lot 8 except North 25.0 Feet of the West 48.5 Feet of the North 165.5 Feet of Lot 8 and except the West 70.0 Feet of the South 25.0 Feet of the North 328.0 Feet of Lot 8, all of Lots 9 and 10 and Lot 11 except the North 150.0 Feet of the East 100.0 Feet of Lot 11 and the South 1/2 of Lot 12 except the South 25.0 Feet of Lot 12, all within the partition Plat of the Northwest 1/4 Southwest 1/4 of the Northeast 1/4 Southwest 1/4 of Section 25, Township 79 North, Range 24 West of the 5th P.M., an Official Plat except the South 25.0 Feet and except the east 75.0 Feet of the North 125.0 Feet of the

(Continued)

June 18, 2007

Date

-2-

South 150.0 Feet of said Lot 1 and all of the West ½ of the vacated North/South alley right-of-way lying East of and adjoining the South ½ of said Lot 1 except the South 125.0 Feet of the West ½ of said vacated North/South alley right-of-way; and the South 418.25 Feet of Lot 12, Scrogg's Acres, an Official Plat; and Lots 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Woods and Bells Addition, an Official Plat, and Lot 14 of Ball Park Heights, an Official Plat, and Lots 1, 2, 3, and 4 of Miller's Addition, an Official Plat, 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 is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on July 9, 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.

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown
Assistant City Attorney

(ZON2007-00066)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
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.

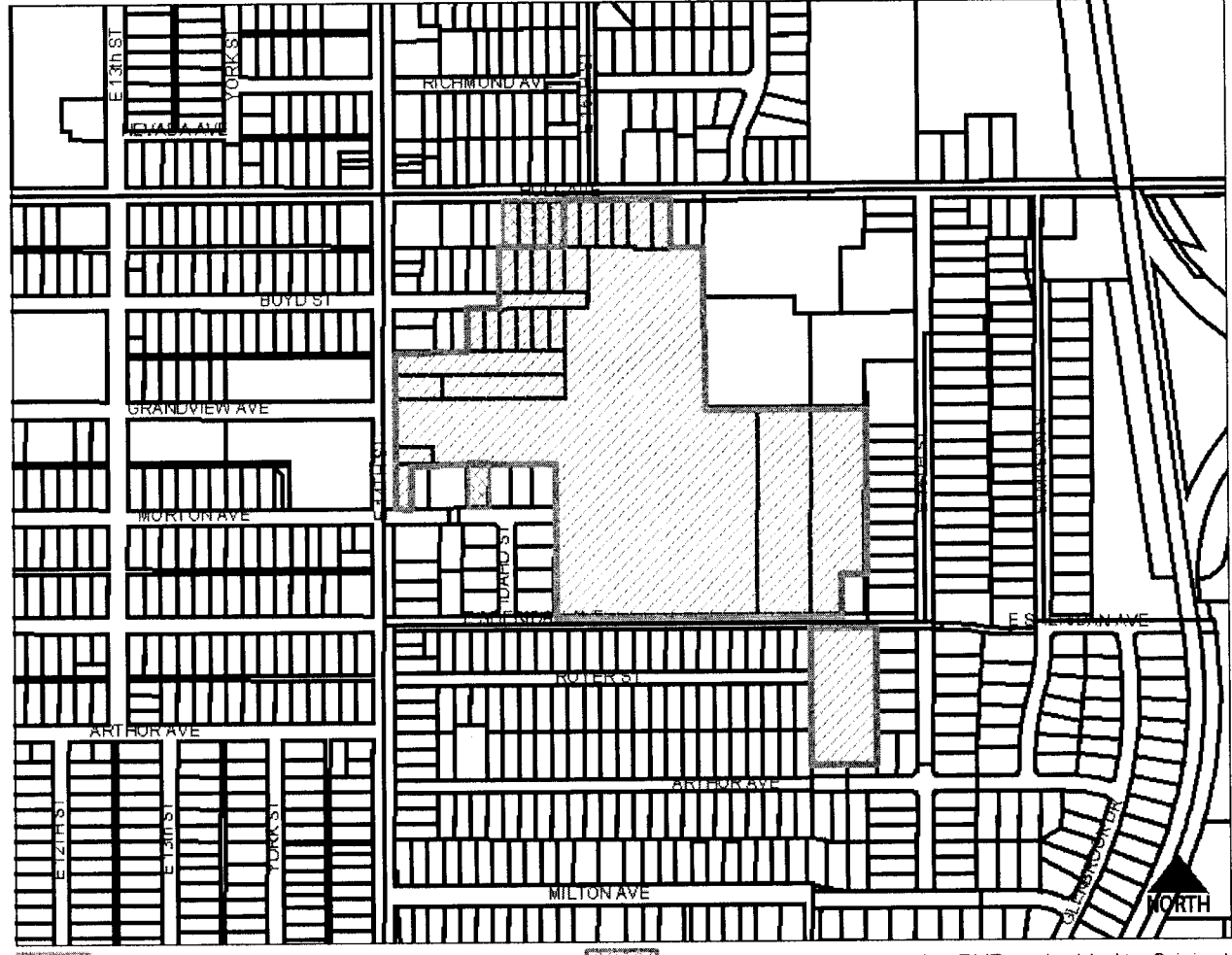
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk

Request from Grand View College (owner), represented by Scott Bock (officer) to rezone property located in the vicinity of 1441 Hull Avenue and 1418 Morton Avenue and amend the Grand View East PUD Conceptual Plan.			File # ZON2007-00066	
Description of Action	Rezone subject property from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development District to incorporate additional properties owned by Grand View College into the PUD area and amend the Conceptual Plan to add 83 parking spaces, relocate access drive to Student Center from 14 th Street to Morton Avenue, and to allow for future pedestrian access improvements.			
2020 Community Character Plan	Public/Semi-Public			
Horizon 2025 Transportation Plan	NE i4th Street from E University Avenue to E Euclid Avenue to widen from 4 lane undivided to 5 lane undivided			
Current Zoning District	"R1-60" One-Family Low-Density Residential District			
Proposed Zoning District	"PUD" Planned Unit Development District			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area	9	4	2	<20%
Plan and Zoning Commission Action	Approval	9-0-1	Required 6/7 Vote of the City Council	Yes
	Denial			No

Grandview East Campus PUD amendment - 1441 Hull & 1418 Morton ZON2007-00066



Original PUD area with previous amendments R1-60 area to be rezoned to PUD and added to Original PUD

June 18, 2007

23

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 June 7, 2007, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-0-1 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			
Jim Martin				X
Brian Millard	X			
Brook Rosenberg	X			
Mike Simonson	X			
Kent Sovern			X	
Tim Urban				X
Marc Wallace	X			

APPROVAL of a request from Grand View College (owner), represented by Scott Bock (officer) to rezone property located in the vicinity of 1441 Hull Avenue and 1418 Morton Avenue from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development District to incorporate additional properties owned by Grand View College into the PUD area and amend the Grand View East PUD Conceptual Plan to add 83 parking spaces, relocate access drive to Student Center from 14th Street to Morton Avenue, and to allow for future pedestrian access improvements, subject to the following: (ZON2007-00066)

1. Revision to include a discussion of storm sewer service to the proposed 83-stall parking lot.
2. Provision of a note stating that future construction of the stair tower and pedestrian overpass structure would be subject to vacation and conveyance of air rights within East 14th Street right-of-way and review and approval of a future amendment to the Concept Plan.
3. Staff facilitate the design of the buffer with the neighbor and Grandview College against the parking lot.
4. Use of some sort of pervious material for the parking lot.



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

Written Responses

9 In Favor
4 In Opposition
2 Unknown

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

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Part A) Staff recommends that the Commission find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan future land use designation.

Part B) Staff recommends approval of the proposed rezoning of an additional 0.83 acre to "PUD" Planned Unit Development.

Part C) Staff recommends approval of the "PUD" Concept Plan subject to the following:

1. Revision to include a discussion of storm sewer service to the proposed 83-stall parking lot.
2. Provision of a note stating that future construction of the stair tower and pedestrian overpass structure would be subject to vacation and conveyance of air rights within East 14th Street right-of-way and review and approval of a future amendment to the Concept Plan.

STAFF REPORT

1. **Purpose of Request:** The applicant seeks to rezone a 190' x 140' (26,600 square feet) area along Hull Avenue and a 67' x 137' (9,179 square feet) parcel at 1418 Morton Avenue in order to expand the Grand View College – East PUD. The proposed amendments to the Concept Plan include construction of an 83-space parking lot north of the recently constructed student housing, a building addition to the existing Johnson Wellness Center, relocation of a baseball batting cage, bullpen, and irrigation systems, and relocation of an access drive from East 14th Street to Morton Avenue.
2. **Size of Site:** 0.83 acre is proposed to be added to the existing "PUD" for a total "PUD" area of 28.2 acres.
3. **Existing Zoning (site):** "R1-60" One Family Low Density Residential District.
4. **Existing Land Use (site):** The areas proposed for rezoning contain a total of three single-family dwellings that have been acquired by Grand View College for demolition in order to accommodate future development.
5. **Adjacent Land Use and Zoning:**
 - North** – "R1-60", Uses are single-family residential.
 - South** – "R1-60", Uses are single-family residential.
 - East** – "R1-60" & "PUD" Grand View East. Uses are single-family residential and east campus for Grand View College.
 - West** – "PUD" Grand View West, Use is west campus for Grand View College.

6. **General Neighborhood/Area Land Uses:** The subject property is located east of the E 14th Street arterial and south of the Hull Avenue collector with primarily low-density residential uses at the periphery with the exception of the Luther Park retirement community to the east of the subject property.
7. **Applicable Recognized Neighborhood(s):** Union Park Neighborhood Association.
8. **Relevant Zoning History:** The Grand View College – East PUD was created on August 19, 2002 by the City Council. This included the proposal to add a new three-story, 20-suite student apartment building along Hull Avenue. There have been subsequent amendments to provide additional student housing, signage, and transformer cabinets.
9. **2020 Community Character Land Use Plan Designation:** Public/Semi-Public & Low Density Residential (practice field only).
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 conceptual 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. Any proposed dedication of park or open space land to the city shall be considered by the Park and Recreation Board in a timely manner prior to final action by the City Plan and Zoning Commission. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the conceptual 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.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Drainage/Grading:** The campus currently has many storm water management improvements in place including detention basins. The applicant has indicated that the existing facilities can accommodate the storm water from the proposed 83-stall parking lot. Staff recommends that the Concept Plan include a discussion of storm sewer service to the parking lot. Approval of a future Development Plan will be subject to compliance with storm water management requirements in the Site Plan Ordinance.

In late 2005, the City completed upgrades to the storm sewer in East Sheridan Avenue that conveys storm water released from properties in the vicinity of the subject property to an open drainage area two blocks to the east. This is designed to relieve problems on East 16th Street and Sampson Street that occur during heavy rain events by intercepting storm water along East Sheridan Avenue that would have normally continued to drain north.

2. **Landscaping & Buffering:** The PUD Concept Plan demonstrates conceptual landscaping and buffering of the proposed off-street parking lot near Hull Avenue. The Concept Plan includes a provision that all off-street parking areas will be landscaped in accordance with the landscaping standards as applicable to the “R-3” District. This will include a mix of perimeter

and interior plantings and a landscaped buffer to screen the parking lot from the existing single-family dwelling to the west.

- 3. Access or Parking:** The proposed amendment would allow construction of an 83-space parking lot north of the recently constructed student housing. This parking lot would be accessed by an existing driveway from Hull Avenue. The parking lot would be setback at least 10' from the north property line adjoining Hull Avenue and the west side property line adjoining an existing single-family dwelling.

The additional 83 parking spaces would bring the total number of spaces within the Grand View College – East PUD to 571. Using the typical parking standards of 1 parking space per 5 students and 1 parking space per 2 employees, the PUD should provide at least 145 spaces since there are rooms for 523 students requiring 105 spaces and 80 employees requiring 40 spaces.

The proposed amendment to the Concept Plan also relocates an access drive from East 14th Street to Morton Avenue in order to convert a portion of the current driveway to a pedestrian promenade. This pedestrian facility would be directly across East 14th Street from the recently vacated Grandview Avenue, which is also going to be converted from vehicular to pedestrian use.

The proposed amendment to the Concept Plan indicates that a stair tower and pedestrian overpass structure may be constructed across East 14th Street in the future. The Concept Plan should provide a note stating that future construction of the stair tower and pedestrian overpass structure would be subject to vacation and conveyance of air rights within East 14th Street right-of-way and review and approval of a future amendment to the Concept Plan.

- 4. Traffic/Street System:** Traffic and Transportation Division staff has indicated that surrounding street network and traffic controls are adequately designed for any future use and development proposed by the Concept Plan including the proposed relocation of an access drive from East 14th Street to Morton Avenue.
- 5. 2020 Community Character Plan:** The proposed usage of the subject property for higher educational purposes is consistent with the Public/Semi-Public future land use designation in the Des Moines 2020 Community Character Plan. In addition, the proposed relocation of a baseball batting cage, bullpen, and irrigation systems is consistent with the Low-Density Residential future land use designation.
- 6. Urban Design:** The proposed addition to the Johnson Wellness Center would be constructed with a design and building materials to match the existing structure as shown on plan sheet three of this PUD Amendment.

SUMMARY OF DISCUSSION

Kent Sovern abstained from discussion and voting on this item and left the Council chambers.

Jason Van Essen: Presented staff report and recommendation and noted staff would like additional information placed on the PUD regarding the proposed storm water management. Explained it would be evaluated at the full detail level during site planning, but staff would like more control during the concept plan stage. Also clarified the tower would need to return if Grandview decides to pursue it. Having the note on the site plan does not allow the applicant to construct it.

Dann Flaherty: Asked about permeable concrete.

Jason Van Essen: Deferred to the applicant for discussion.

Scott Bock, 1200 Grandview Avenue: Explained the request and deferred to Tim West to discuss details.

Dann Flaherty: Asked about permeable concrete for the parking to absorb the water into the ground to avoid water runoff.

Scott Bock: Indicated they have a storm water management plan in place and they have discussed permeable concrete but there are questions relative to how it stands up to snow removal. They are looking at creating a water feature in the future and more green space.

Dann Flaherty: Asked if there were a master plan and if the commission could see it at one time, which would allow them to go forward instead of continually returning to the Commission at each phase.

Scott Bock: Indicated they have a Master Plan, but they don't own all the property as of yet.

Fran Koontz: Explained they just want to see the Master Plan and suggested they present it to the Commission for informational purposes.

Larry Hulse: Indicated presenting the Master Plan at an early session for information would be good for the Commission and for the public to know what their plans are.

Marc Wallace: Thanked Grandview for what they are doing in the area and indicated presenting their plans would be a benefit and would also allow the neighbors in the area to know what to expect.

Fran Koontz: Would love to have Grandview College and Luther Park encourage shopping at Eastgate.

Mike Ludwig: Clarified the applicant has done what the Commission is asking and explained that in 2002 they consolidated all of the contiguous property into a PUD.

Scott Bock: Appreciated the invitation to return with their Master Plan.

Tim West, Snyder & Associates: Provided the layout to the proposed addition to the Wellness Center and explained.

CHAIRPERSON OPENED THE PUBLIC HEARING

The following individuals spoke in opposition:

Valerie Madison, 2716 Sampson: Expressed concern about the homes that would be demolished on Hull.

Tim West: Explained nothing would be demolished on the north side of Hull and noted their intent is to remain south of Hull.

Valerie Madison: Asked about water problems and asked the Commission to remember the problems exist.

Kurt & Kim Relitz, 1427 Hull Avenue: Not speaking in direct opposition, but expressed concern about the increased sidewalk traffic and trash; would like to see the overall picture for the area.

Scott Bock: Explained they have been working ahead and presented the plans for the buffer, indicating there would be a 6' high wood 100% opaque fence, overstory trees intermittently, high and low level and there is an opportunity to move the fence to the other side of the evergreens.

Kurt Relitz: Expressed concern for their property values, but also for the noise level with the parking lot right next door. Indicated they are in negotiation with Grandview, but they have put a lot of money into their home and would like to see the overall plan.

Valerie Madison: Asked if there are stop signs from the parking lot at Hull.

Tim West: Explained where the stop signs are.

Scott Bock: Indicated they would like to acquire additional properties and have been negotiating with them and try to keep the dialog open with them.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Mike Simonson: Moved staff with two conditions:

1. staff facilitate the design of the buffer with the neighbor and Grandview College against the parking lot;
2. Grandview consider using some sort of pervious material for the parking lot.

Tim West: Indicated on the west campus Grandview has taken an active approach on underground detention facilities, however the comfort level with permeable surfaces is not quite there.

Motion passed 9-0-1 (Kent Sovern abstained)

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:dfa

Attachment

Item 2007 00066

Date 5-29-07 23

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

26

RECEIVED

MAY 30 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name LONNA M. COWGILL

Signature *Lonna M. Cowgill*

Address 1517 Richmond Ave.

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

In fact I'd be glad to sell you my house if the price is right. I am so tired of all this. I give up -
Lonna M. Cowgill

Item 2007 00066

Date 5/28/07

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

202

RECEIVED

MAY 30 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Travis Parsons

Signature *Travis Parsons*

Address 2529 E 16th St

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

Item 2007 00066

Date 5-26-07

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

160

MAY 31 2007 ✓

Print Name Lana Nickel

COMMUNITY DEVELOPMENT DEPARTMENT

Signature Lane Nickel

Address 1427 Royer Street

Des Moines 50311

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

Four horizontal lines for providing reasons for opposing or approving the request.

Item 2007 00066

Date 5/25/07

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

198, 199

MAY 30 2007 ✓

Print Name RICHARD A. & JOYCE W. BORG

COMMUNITY DEVELOPMENT DEPARTMENT

Signature Richard A. Borg Joyce W. Borg

Address 1560 ARTHUR, D.M., IA. 50316

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

Grand View's projects always improve the surrounding areas.

Four horizontal lines for providing reasons for opposing or approving the request.

Item 2007 00066

Date 6/11/07

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

RECEIVED
JUN 04 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

36
Print Name A. Steven C. Rumer
Signature [Signature]
Address 1423 Hull Ave

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

Item 2007 00066

Date 5/29/07

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

RECEIVED
MAY 31 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

Grandview College
Print Name Scott Bock
Signature [Signature]
Address 1200 Grandview Ave

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

Applicant
38, 39, 41-47, 55, 56, 58-61, 66-73,
75, 76, 79, 81-89, 102, 103, 191,
228-228, 231-234

Item 2007 00066

Date 5-31-07

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

(Circle One)

163

RECEIVED
JUN 04 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Dennis Myers

Signature Dennis Myers

Address 1439 Royer

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

Item 2007 00066

Date 5/30/07

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

(Circle One)

196

RECEIVED
JUN 04 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Denise Ormsby

Signature Denise Ormsby

Address 2512 E. 16th St.

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

Item 2007 00066

Date 5/24/07

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

204

RECEIVED

MAY 30 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name James C Walters

Signature James C Walters

Address 2517 E-16th St

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

Item 2007 00066

Date 2-1-07

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

(Circle One)

RECEIVED

JUN 04 2007

COMMUNITY DEVELOPMENT DEPARTMENT

32

Print Name LINDA SHARER

Signature Linda Sharer

Address 1526 Hull Ave

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

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

Item 2007 00066

Date 5/29/07

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

(Circle One)

RECEIVED

MAY 31 2007

COMMUNITY DEVELOPMENT DEPARTMENT

132

Print Name Scott Mickel

Signature Scott Mickel

Address 2701 E 16th St do more th

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

There is already to much traffic coming down the all Bad dirt path called Sheridan to, from the college with students speeding & endangering neighborhood children

Item 2007 00066

Date 5-20-2007

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

126

RECEIVED

MAY 30 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Kim Frantz

Signature Kim Frantz

Address 2201 East 14th Street D544

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

none

cloned 3/16

Item 2007 00066

Date 6/2/07

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

RECEIVED

JUN 06 2007

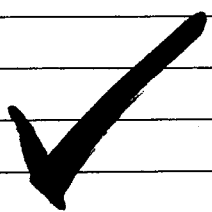
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name TONY LEEHOVEN

Signature Tony Leehoven

Address 1431 MORTON AVE

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



Item 2007 00066

Date 5/31/07 23

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

(Circle One)

RECEIVED

JUN 06 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Phillip J. Foley

Signature [Handwritten Signature]

Address 2012 E 16th St.

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

Item 2007 00066

Date 6/1/07

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

(Circle One)

RECEIVED

JUN 06 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Scott Bock

Signature [Handwritten Signature]

Address 1200 Grand Ave

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

5

SNYDER & ASSOCIATES

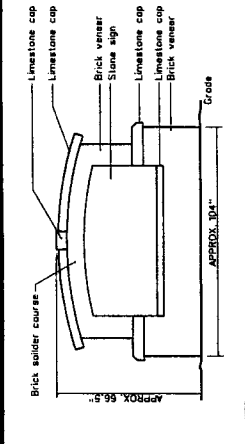
2727 A.W. SNYDER BLVD.
AMERY, IOWA 50002
815-484-2022

PLANNED UNIT DEVELOPMENT
IN THE CITY OF DES MOINES
POLK COUNTY, IOWA

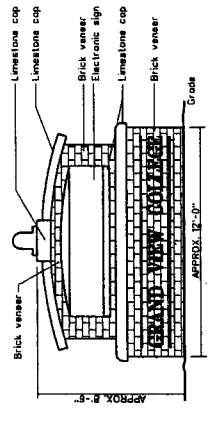
PUD CONCEPT PLAN

PROJECT NO. 107.0311
DATE: 05-04-07
DRAWN BY: T.W.
CHECKED BY: J.W.
DATE: 05-04-07

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		REVISED PER COMMENTS



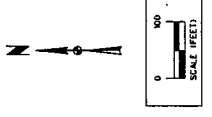
CAMPUS MONUMENT SIGN
NO SCALE



ELECTRONIC MONUMENT SIGN
NO SCALE

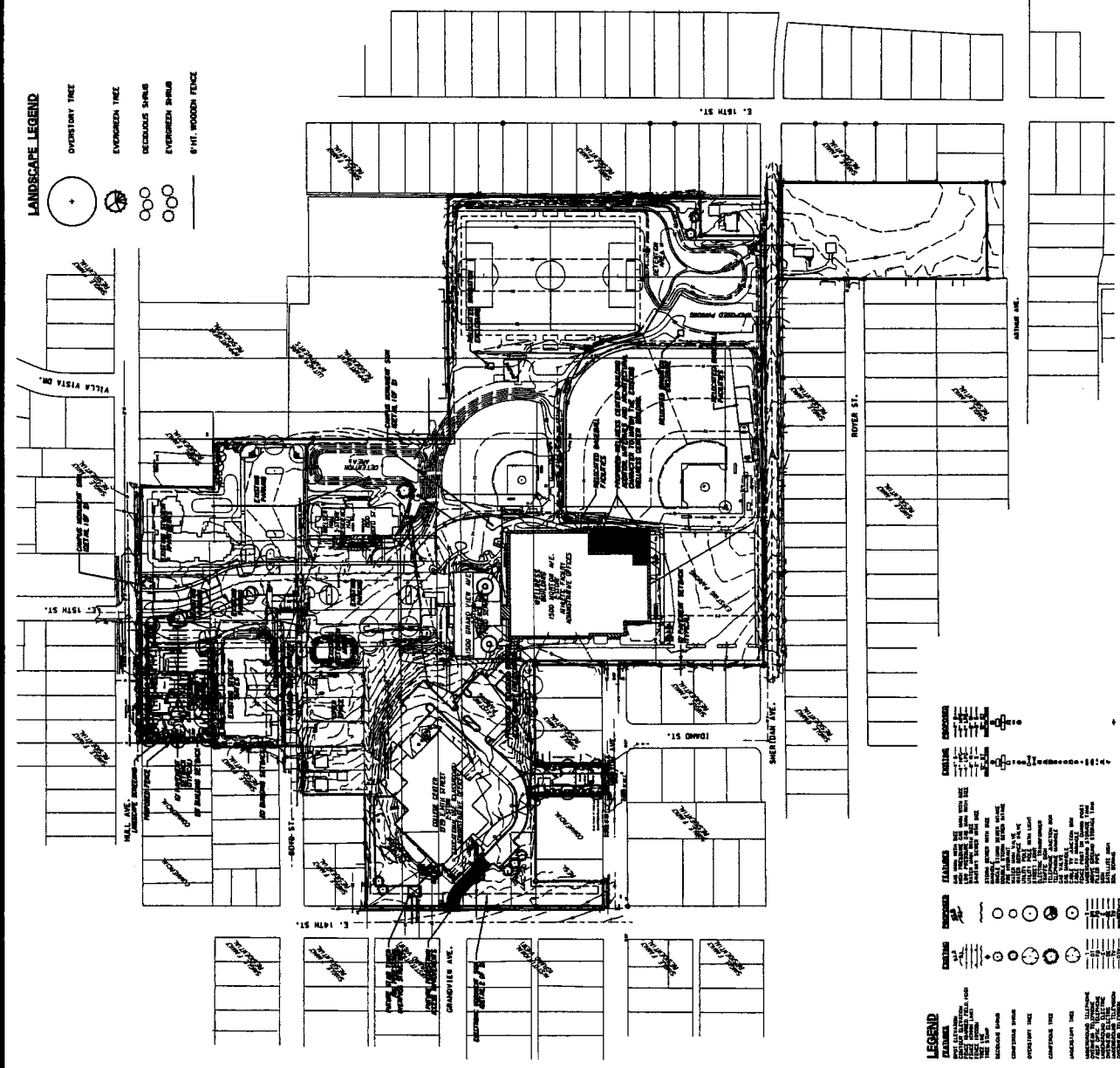
GENERAL NOTES

1. ALL SIGNAGE SHALL BE PERMITTED BY THE CITY OF DES MOINES AND POLK COUNTY. SIGNAGE SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF DES MOINES AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL.
2. THE CITY OF DES MOINES HAS THE ULTIMATE SAY IN THE REVIEW AND APPROVAL OF ALL SIGNAGE. THE CITY OF DES MOINES HAS THE ULTIMATE SAY IN THE REVIEW AND APPROVAL OF ALL SIGNAGE. THE CITY OF DES MOINES HAS THE ULTIMATE SAY IN THE REVIEW AND APPROVAL OF ALL SIGNAGE.



DES MOINES CITY ENGINEERING DEPARTMENT
PLANNING & DEVELOPMENT DIVISION
1000 EAST BROADWAY, SUITE 100
DES MOINES, IOWA 50319
515-281-3300

PROJECT NO. 107.0311
DATE: 05-04-07



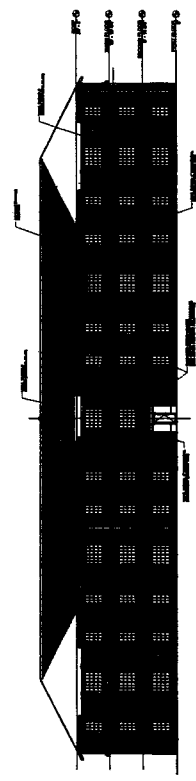
LANDSCAPE LEGEND

	OVERSTORY TREE
	EVANESCENT TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	8' HT. WOODEN FENCE

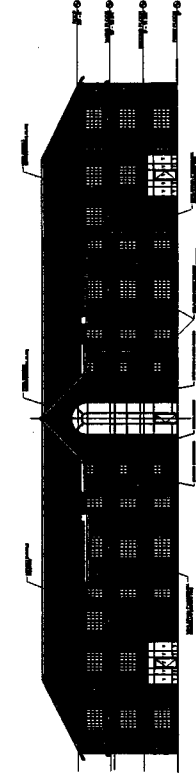
LEGEND

	BUILDING
	PARKING
	WALKWAY
	LANDSCAPING
	STREET
	UTILITY

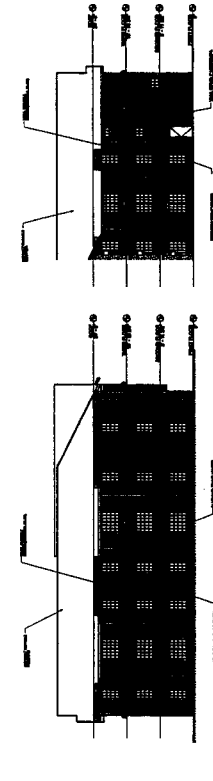
23



EXISTING BOYD ST. STUDENT SUITES
NORTH ELEVATION

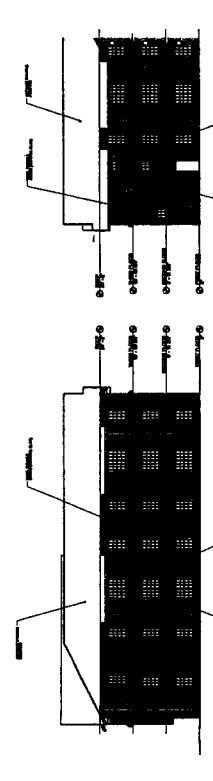


EXISTING BOYD ST. STUDENT SUITES
SOUTH ELEVATION



EXISTING BOYD ST. STUDENT SUITES
EAST ELEVATION

EXISTING BOYD ST. STUDENT SUITES
EAST COURTYARD ELEVATION

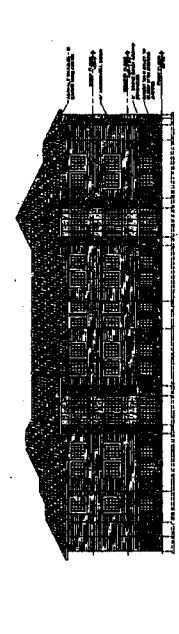


PROPOSED STUDENT APARTMENTS
WEST ELEVATION

PROPOSED STUDENT APARTMENTS
WEST COURTYARD ELEVATION



EXISTING 3 STORY APARTMENT BUILDING
1200 GRANDVIEW AVE.



EXISTING 3 STORY APARTMENT BUILDING
1200 GRANDVIEW AVE.



EXISTING NIELSEN HALL
1500 BOYD ST.



EXISTING KNIPPEN HALL
1500 GRANDVIEW AVE.



EXISTING CHARLES S. JOHNSON WELLNESS CENTER
1500 MORTON AVE.