

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 in support of a motion to recommend **APPROVAL** of a request from Luther Park Health Center, Inc. represented by Denny Garland (officer) to amend the Luther Park Center PUD for property located in the vicinity of 2824 East 16th Street to provide an additional 22 units, reduce front yard setbacks to 26' on Hull Avenue and 28' on E. 16th Street and reconfigure off-street parking subject to the following modifications:

1. Revise to show the existing and proposed plantings and screening to meet landscaping requirements as applicable to "R-3" Districts for the reconfigured off-street parking area along Hull Avenue.
2. Addition of dimensions on the plan for revised minimum building setbacks and for off-street parking setback distances.
3. Provision of replacement over-story trees to mitigate those to be removed by the parking modifications.
4. Provision of architectural elevations for the single-story addition to the northwest building and labeling of materials for the dining addition on the elevations for the east building.

Subject property is more specifically described as follows:

A Tract of land in the Southwest ¼ of Section 25, Township 79 North, Range 24 West of the 5th P.M., further described as:

Lots 1 through 6, Amos Place, an Official Plat; the North 635.0 feet of Lot 1, Partition Plat of Northeast ¼ of Southwest ¼ of said Section 25; and the East 50.0 Feet of the South 150.0 Feet of the North 175.0 Feet of Lot 11, of said Partition Plat, and Lots 1 through 15, Mechanic Addition, an Official Plat; the 8.5 foot vacated North/South alley right-of-way lying West of and adjoining of said Lot 1 through 15, (except the West ½ of vacated alley lying West of the South 13.34 feet of said Lot 13, and the West ½ of vacated alley lying West of said Lot 14 & 15); Lots 5, 6, and 7, Lindquist Place Replat, an Official Plat; the 8.0 foot vacated North/South alley right-of-way lying East of and adjoining said Lots 5, 6, and 7; a triangular piece beginning at the SW corner of Lot 4, Lindquist Place Replat, thence East 27.0 feet along said Lot line, thence Northwesterly to a point

(Continued)

Date June 18, 2007

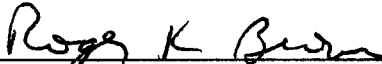
1.5 feet North of said corner, thence South 15 feet to the Point of Beginning; and the 50.0 foot right-of-way lying West of and adjoining said Lots 5, 6, and 7, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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 amendment to the approved Luther Park Center PUD Conceptual Plan 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
 Assistant City Attorney

(ZON2007-00069)

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

MOTION CARRIED APPROVED

 Mayor

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.

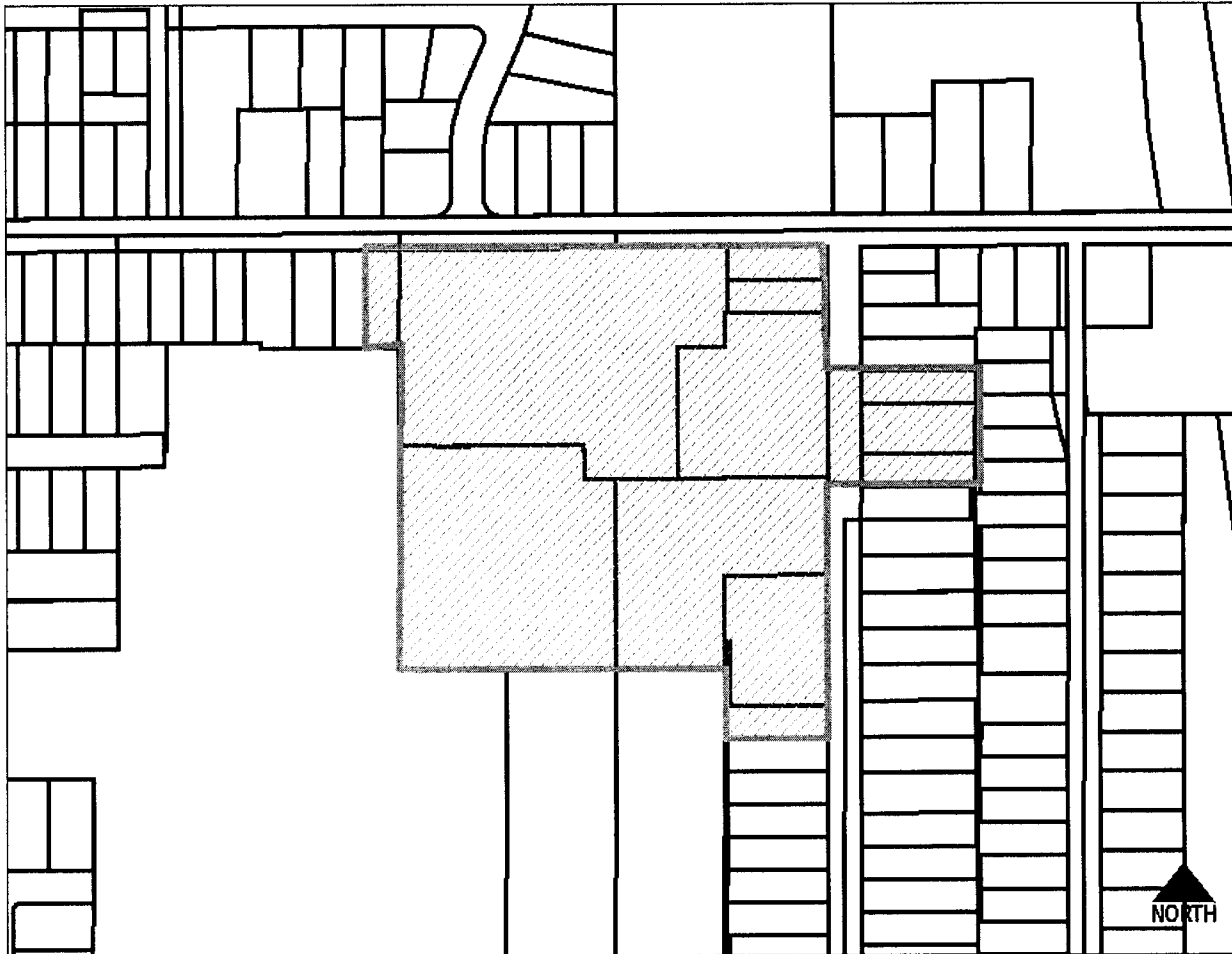
 City Clerk

26

Request from Luther Park Health Center, Inc. represented by Denny Garland (agent) to amend the Luther Care Services PUD for property located at 2824 East 16 th Street.		File #		
		ZON2007-00069		
Description of Action	Amend the PUD for subject property to provide an additional 22 units, reduce front yard setbacks to 26' on Hull and 28' on East 16th St and reconfigure off-street parking.			
2020 Community Character Plan	High-Density Residential			
Horizon 2025 Transportation Plan	No Planned Improvements			
Current Zoning District	"PUD" Planned Unit Development			
Proposed Zoning District	"PUD" Planned Unit Development			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area	0	7	0	<20%
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes
	Denial			No

Luther Park Center PUD amendment - 2824 E 16th Street

ZON2007-00069



June 18, 2007

26

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 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 Luther Park Health Center, Inc. represented by Denny Garland (officer) to amend the Luther Park Center PUD for property located in the vicinity of 2824 East 16th Street to provide an additional 22 units, reduce front yard setbacks to 26' on Hull Avenue and 28' on E. 16th Street and reconfigure off-street parking subject to the following modifications: (ZON2007-00069)

1. Revise to show the existing and proposed plantings and screening to meet landscaping requirements as applicable to "R-3" Districts for the reconfigured off-street parking area along Hull Avenue.
2. Addition of dimensions on the plan for revised minimum building setbacks and for off-street parking setback distances.
3. Provision of replacement over-story trees to mitigate those to be removed by the parking modifications.
4. Provision of architectural elevations for the single-story addition to the northwest building and labeling of materials for the dining addition on the elevations for the east building.



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

0 In Favor

7 In Opposition

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

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Staff recommends approval of the requested amendment to the Luther Park Center PUD Conceptual Plan subject to the following modifications:

1. Revised to show the existing and proposed plantings and screening to meet landscaping requirements as applicable to “R-3” Districts for the reconfigured off-street parking area along Hull Avenue.
2. Addition of dimensions on the plan for revised minimum building setbacks and for off-street parking setback distances.
3. Provision of replacement over-story trees to mitigate those to be removed by the parking modifications.
4. Provision of architectural elevations for the single-story addition to the northwest building and labeling of materials for the dining addition on the elevations for the east building.

STAFF REPORT

1. **Purpose of Request:** The applicant is seeking to expand the retirement campus for Luther Park Center to add 22 assisted living units, add two dining area additions on separate portions of the complex and reconfigure the existing off-street parking area to accommodate displaced parking.
2. **Size of Site:** 10.96 acres.
3. **Existing Zoning (site):** “PUD” Planned Unit Development.
4. **Existing Land Use (site):** The subject property is a senior living campus that provides residential units spanning from senior independent living apartments to assisted living apartments to Alzheimer’s care and convalescent care beds.
5. **Adjacent Land Use and Zoning:**
 - North** – “R1-60” and “R-3”, Uses are single-family residential and Polk County youth shelter and detention center.
 - South** – “PUD” & “R1-60”, Uses are Grand View College Campus and single-family residential dwellings.
 - East** – “R1-60” and “R-3”, Uses are single-family residential
 - West** – “PUD” & “R1-60”, Use is Grand View College Campus and single-family dwelling.

6. **General Neighborhood/Area Land Uses:** The subject property is in a transition area between the Grand View College campus to the west and south and residential neighborhoods to the north and east.
7. **Applicable Recognized Neighborhood(s):** Union Park Neighborhood
8. **Relevant Zoning History:** The property was zoned "PUD" by the City Council on November 17, 2003. On November 11, 2004 the City Council approved an amendment to the PUD Conceptual Plan to allow for the subject three-story building with 32 independent senior living units and 19 assisted living units. On August 8, 2005 the City Council expanded the PUD zoned area to east of East 16th Street and approved a second amendment to the PUD Conceptual Plan to allow for an off-street parking lot intended primarily to serve employees and visiting nurses.
9. **2020 Community Character Land Use Plan Designation:** High Density Residential.
10. **Applicable Regulations:** The application, accompanying evidence and Conceptual Plan amendment 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 the Zoning Ordinance 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 Conceptual Plan amendment 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 currently approved Conceptual Plan provided storm water detention in the southeast portion of the site that was designed and constructed to accommodate the entire area of the PUD. Also, in an effort to improve storm water problems that previously existed in the neighborhood area, the applicant has worked with Grandview College to expand capacity of storm water detention on their campus immediately to the west to better control drainage that was passing through the site prior to improvements made in more recent years. Public storm sewer improvements within East Sheridan Avenue to the south have partially mitigated storm water problems along East 16th Street that were of concern when the Commission considered previous development under the PUD.

The location of the proposed additions and the displaced parking will slightly increase the impervious area. The applicant's designer believes that the existing storm water management will be adequate for that increase. The actual calculations are required to be evaluated with any development plan for the proposed site amendments. If necessary modifications to the existing detention basin and/or other alternate storm water management methods may be required.

2. **Landscaping & Buffering:** Modifications to the existing off-street parking along Hull Avenue will necessitate compliance with interior lot and parking lot perimeter landscaping in accordance with the Des Moines' Landscape Standards for "R-3" Districts. The proposed amendment should be revised to show the existing and proposed plantings and screening to meet this requirement. Also a legend showing general types of landscaping (over-story tree, ornamental tree, evergreen tree, shrub, etc.) should be provided on the Conceptual Plan amendment. It appears that a couple of mature trees east of the west parking lot drive entrance on Hull Avenue will require removal to accommodate the off-street parking

reconfiguration. Staff recommends that tree plantings to replace these be provided and shown generally on the Conceptual Plan.

- 3. Access or Parking:** The proposed new units will generate 17 additional required off-street parking spaces. The number removed as a result of the addition will be 25 spaces. There will still be 287 total off-street parking spaces provided with 174 actually required as a minimum under the off-street parking standards in the Zoning Ordinance.

The east drive entrance along Hull Avenue is proposed to be shifted west approximately 40 feet to accommodate the proposed three-story addition to the northeast apartments. This improves the safety by increasing the distance from the intersection at Hull Avenue and East 16th Street and the off-set from the drive entrance to the Polk County juvenile detention facility to the north.

- 4. Des Moines' 2020 Community Character Plan:** The existing High Density Residential future land use designation will accommodate the 22-unit increase in assisted living units. The High Density designation allows for high and mid-rise buildings over 17 units per acre.
- 5. Urban Design:** The subject three-story addition is proposed to be setback 26' from Hull Avenue. The one-story dining room addition on the east side of the building is proposed to be 28' from East 16th Street. Both additions require amendment to the approved minimum setback of 30' from both streets.

The three-story addition is proposed with a hipped roof, and mirrors the brick, hardi-plank, hardi-trim, windows and asphalt shingles of the existing building. The east and west facades are proposed with similar third-story gabled dormers. When looking at the multiple-family design guidelines as a reference, staff believes that the proposed addition will conform the design of the existing building.

The proposed one-story dining hall addition on the southeast side of the building is flat roofed comprised primarily of muntin divided glass with painted detailed square columns and roof cornices with evenly spaced brackets. There are planters shown on the roof.

SUMMARY OF DISCUSSION

Mike Ludwig: Presented staff report and recommendation. Noted there have been concerns regarding storm water management in the past, but a lot of improvements have been done in the area to reduce the amount of storm water coming through their site. They are trying to hold on to as much of the water as they can and release it at a slower rate to address some of the storm water issues the neighbors have expressed in the past. In addition, the City did a project on E. 16th Street to help alleviate storm water issues.

Denny Garland, Luther Care Services: Noted they opened an assisted living center and after 8 months it is full; they underestimated the demand. Indicated they need to come up with a long-range plan, but they did not think they would have this kind of demand; they would make a point to provide a long-range plan. Indicated Luther Park has stabilized the neighborhood. Suggested the three facilities would pay the equivalent of 150 homes in taxes when the abatement expires.

Dann Flaherty: Commended Luther Park on putting quality development into the east side of Des Moines.

Denny Garland: Indicated they have been promoting rain gardens as well as permeable surfaces.

Fran Koontz: Asked if they had apartments for assisted living.

Denny Garland: Explained half of the Luther Park apartments receive financial assistance.

Fran Koontz: Asked if Luther Park would join Grandview in selling shopping at Eastgate.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak in favor

The following individual spoke in opposition:

Valerie Madison, 2716 Sampson: Asked if the construction documents had been submitted to the State for review.

Larry Hulse: Noted the State's processes are their's and within the City's jurisdiction they are proceeding as required.

Valerie Madison: Indicated they are not in opposition to development, but expressed concern that the residents are being choked out by Luther Park and Grandview and they don't want to drown. Asked the Commission to consider the neighboring residents.

Fran Koontz: Explained Luther Park is retaining all their water.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Shirley Daniels: Moved staff recommendation and commended Luther Park for the services they provide for the individuals and suggested it speaks very highly that they need to continue to build more units.

Motion passed 9-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:dfa

Attachment

Item 2007 00069

Date 6-1-07

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

(Circle One)

RECEIVED

JUN 04 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Thelma I Swensen

Signature Thelma I Swensen

Address 2800 Sawyer St

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

I am not opposing as long as its legal with building + city laws and regulations, and if this will be the last and final building and no more land bought and used for parking.

Item 2007 00069

Date 5/29/07

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

(Circle One)

RECEIVED

MAY 31 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Scott Mikals

Signature Scott Mikals

Address 2701 E 16th St

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

The takeover of the neighborhood by Luther Park + the College will decrease the value of the houses on this street and others

Item 2007 00069

Date 6/1/07

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

RECEIVED
JUN 04 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Elizabeth A. Grochala
Signature Elizabeth A. Grochala
Address 1629 Hull ave

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

Between Luther Park & Grant near
College our quiet neighborhood
is disappearing. Traffic is
increasing in the neighborhood.
We need some houses left.

Item 2007 00069

Date 6-01-07

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

RECEIVED
JUN 06 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name VALERIE S. MADISON
Signature Valerie S. Madison
Address 2716 Sampson

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

Luther Park is trying to push
us out - I remember something
being said @ a P/M mtg that
there would be no more building
until 2015 - my calendar shows
that's a few years down the road -

Item 2007 00069

Date 5-25-07

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

(Circle One)

RECEIVED
MAY 29 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name

Mary Cherill Kephart

Signature

Mary Cherill Kephart

Address

2808 Simpson

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

I have had my basement flooded
from water coming from Suther Park
Area.

Item 2007 00069

Date 6-1-07

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

(Circle One)

RECEIVED
JUN 04 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name

LINDA SHARER

Signature

Linda Sharer

Address

1526 Hill Ave

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

Item 2007 00069

Date 5/25/07

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

RECEIVED

MAY 30 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

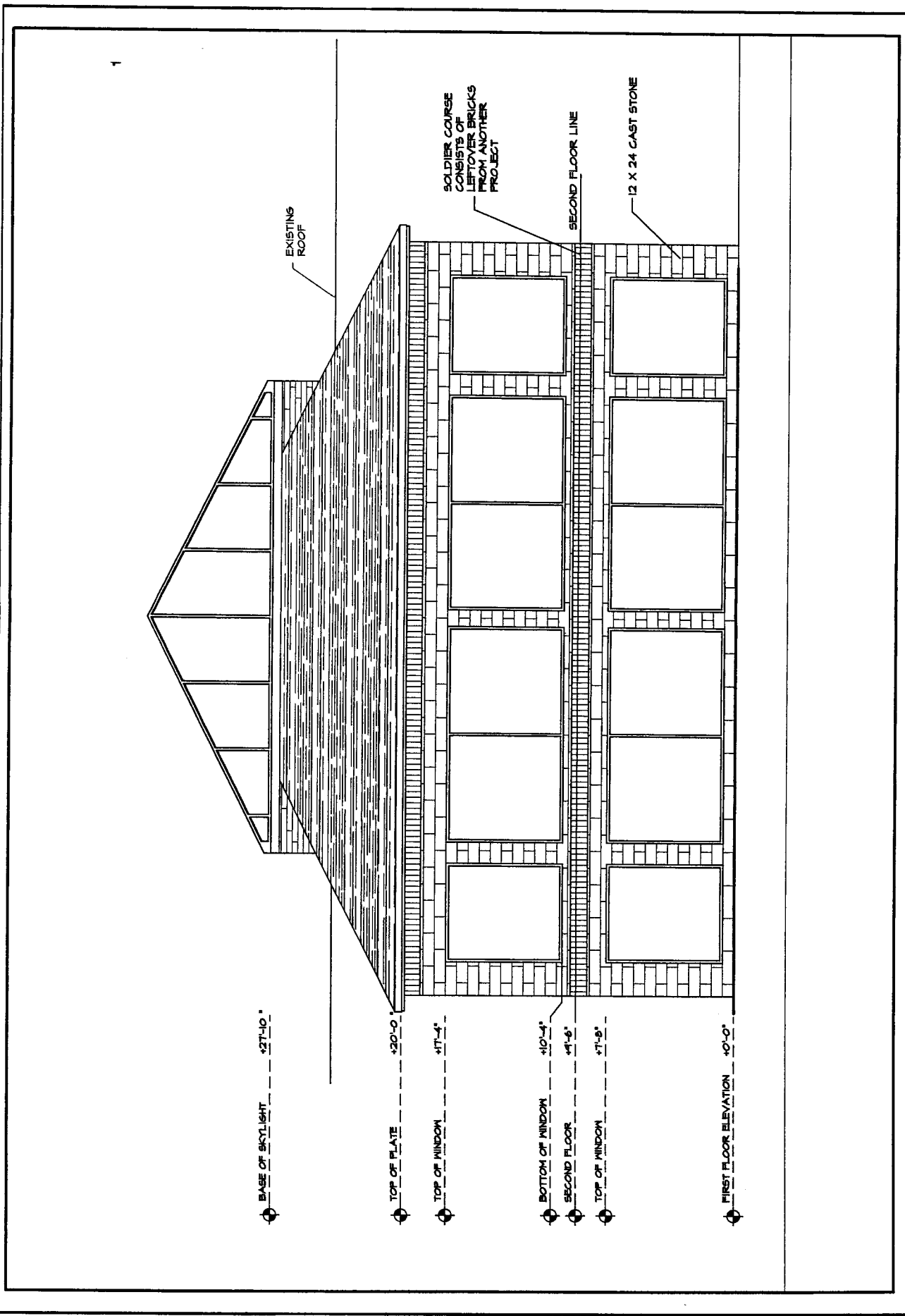
Print Name Walter GIVERS III

Signature *Walter Givers III*

Address 2919 E. 16th ST

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

Negatively affects property value. They will grow accustomed to talking property.

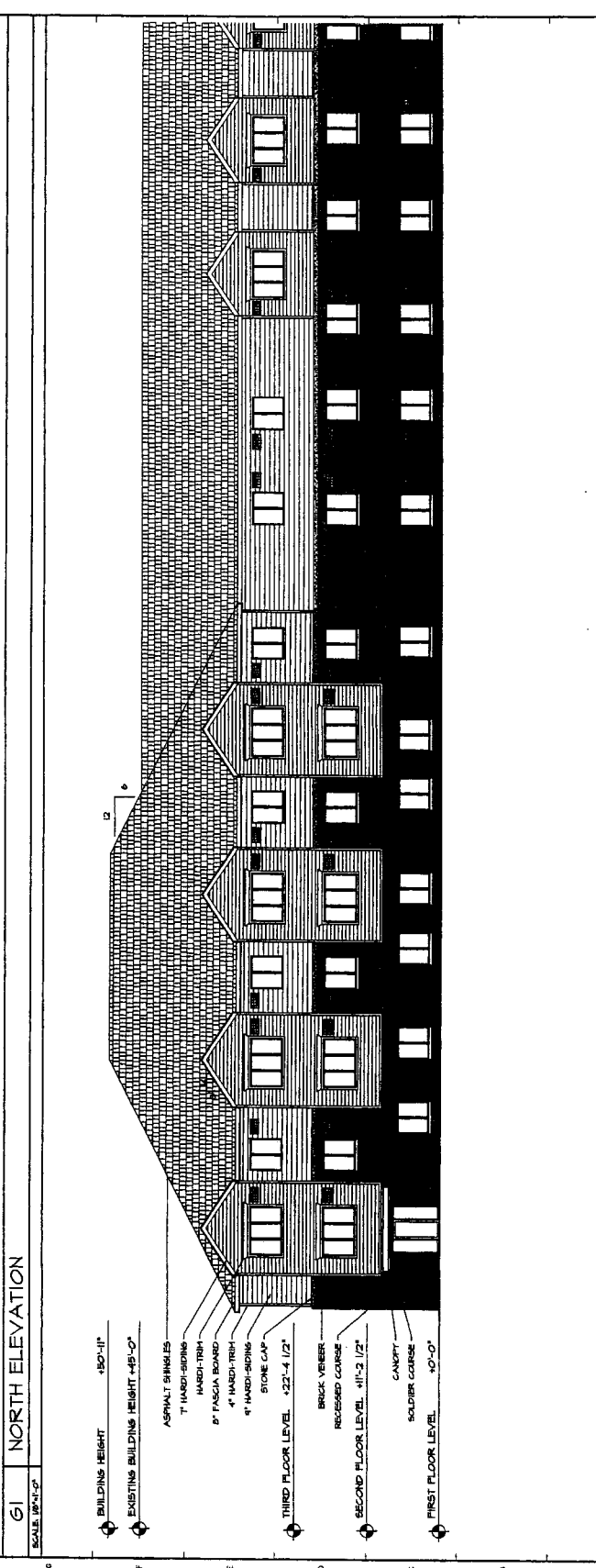
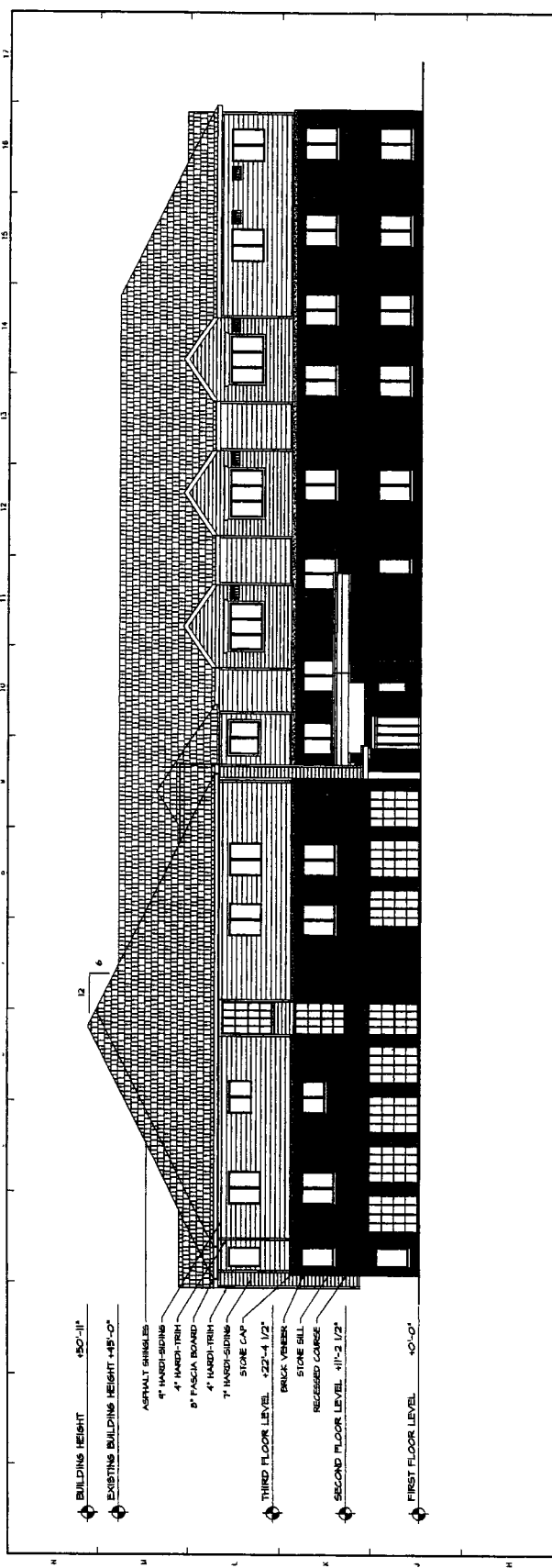


LUTHER CARE SERVICES
 ASSISTED LIVING ADDITION
 WEST DES MOINES, IOWA



ARCHITECTS • LANDSCAPE ARCHITECTS • PLANNERS
 2000 Prairie Parkway, Suite 200, West Des Moines, Iowa 50319
 Phone: 515-281-2222
 Fax: 515-281-2223
 Website: www.environmental-design.com

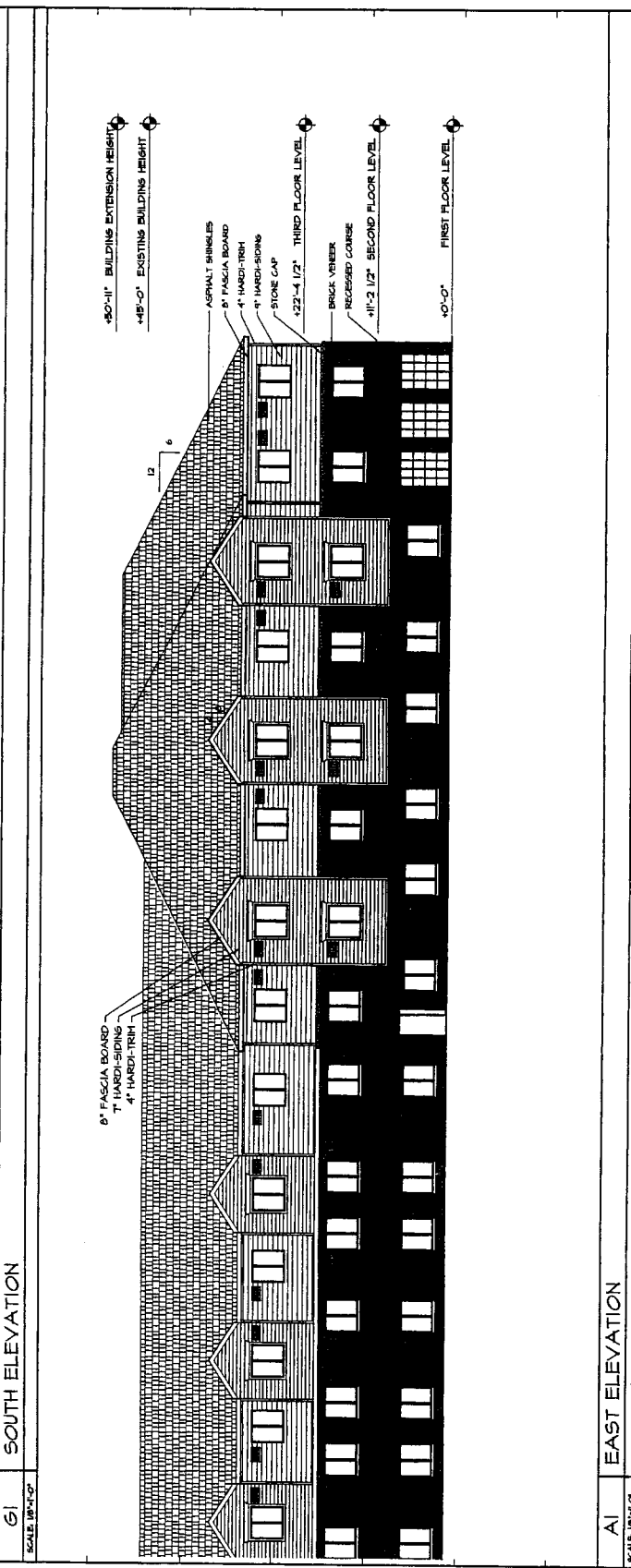
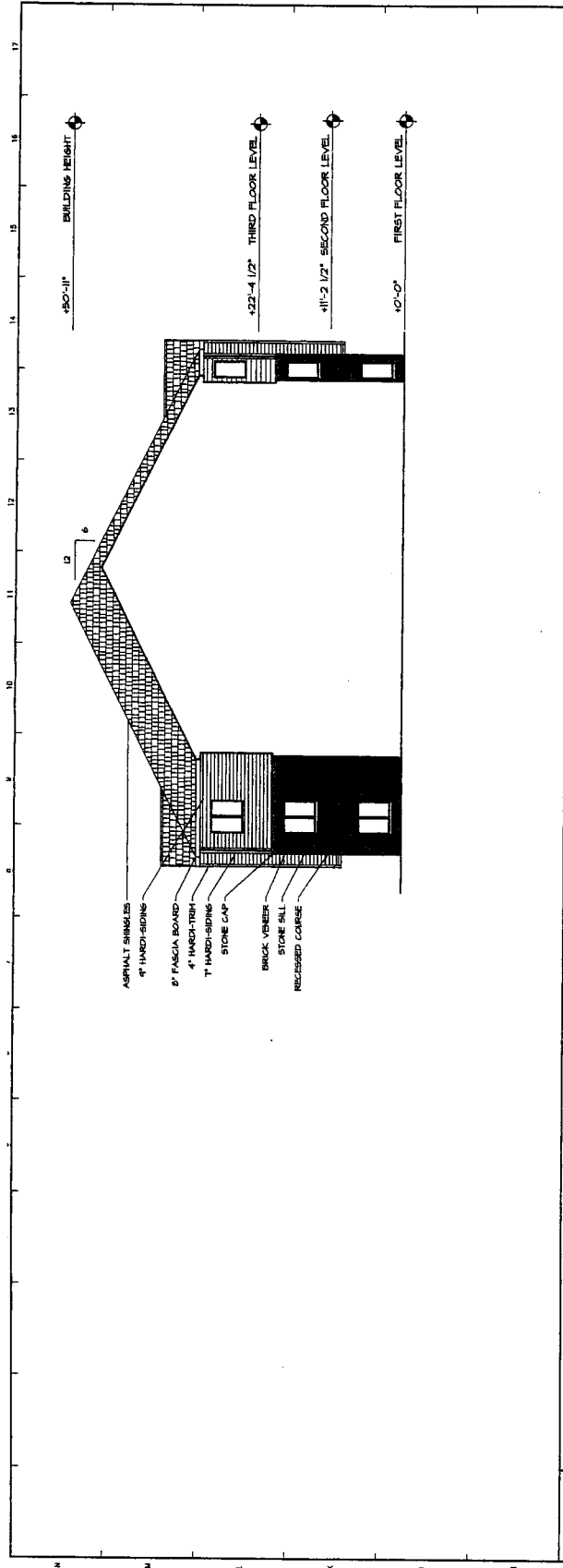
The portion of the indicated subdivision described herein has been prepared under the direct supervision and responsible charge of the undersigned.
 I hereby certify that I am a duly Licensed Professional Engineer in the State of Iowa and that I am duly qualified to prepare and seal the drawings herein.
 Date of Issuance: _____
 Figure or Sheet covered by this seal: _____
 State of Iowa: _____
 License No.: _____
 I hereby certify that the drawings herein were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Iowa and that I am duly qualified to prepare and seal the drawings herein.
 Date of Issuance: _____
 Figure or Sheet covered by this seal: _____
 State of Iowa: _____
 License No.: _____



LUTHER CARE SERVICES
 ASSISTED LIVING ADDITION
 WEST DES MOINES, IOWA

ENVIRONMENTAL DESIGN GROUP, LTD.
 ARCHITECTS - LANDSCAPE ARCHITECTS - PLANNERS
 5005 Franklin Avenue, Suite 201, West Des Moines, Iowa 50319
 Phone: 515-281-4224 Fax: 515-281-4224

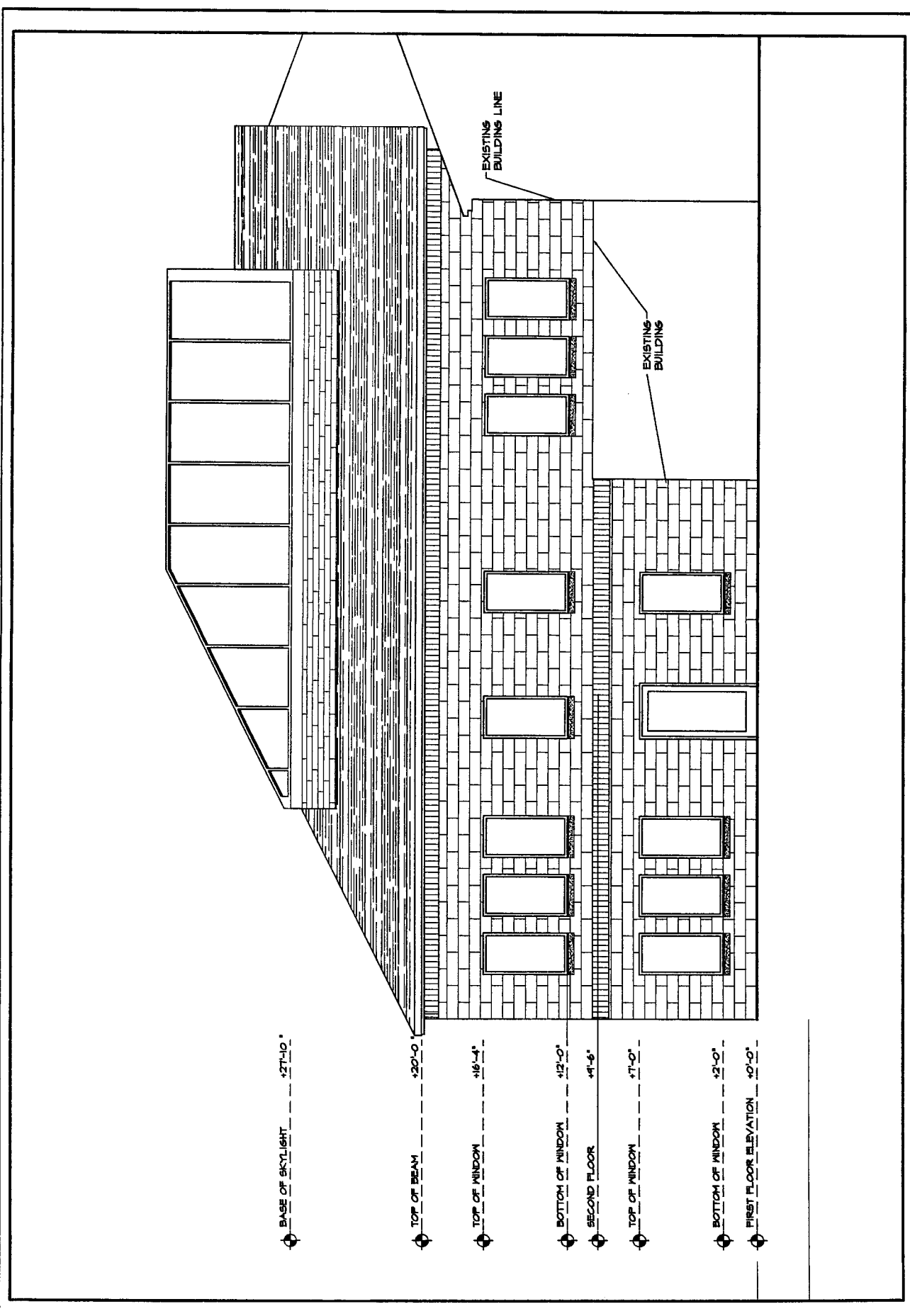
The portion of the building submitted hereon has been prepared under the direct supervision and responsible charge of the undersigned.
 Signature: _____
 Title: Registered Professional Engineer
 State of Iowa License No. 1041
 Date of Issuance: _____
 I hereby certify that the work shown on this drawing was done by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Iowa.
 Copyright Registration: Copyright © 2005 Environmental Design Group, Ltd.



LUTHER DINING ADDITION

ENVIRONMENTAL DESIGN GROUP, LTD.

Copyright Information
Environmental Design Group, Ltd. reserves all rights, including copyright, in this drawing. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Environmental Design Group, Ltd.



- BASE OF SKYLIGHT --- +27'-10"
- TOP OF BEAM --- +20'-0"
- TOP OF WINDOW --- +16'-4"
- BOTTOM OF WINDOW --- +12'-0"
- SECOND FLOOR --- +9'-6"
- TOP OF WINDOW --- +7'-0"
- BOTTOM OF WINDOW --- +2'-0"
- FIRST FLOOR ELEVATION --- +0'-0"

92

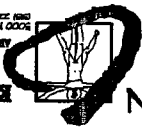
DATE
06/10/2007

PROJECT NUMBER
2006.15

DES MOINES, IOWA

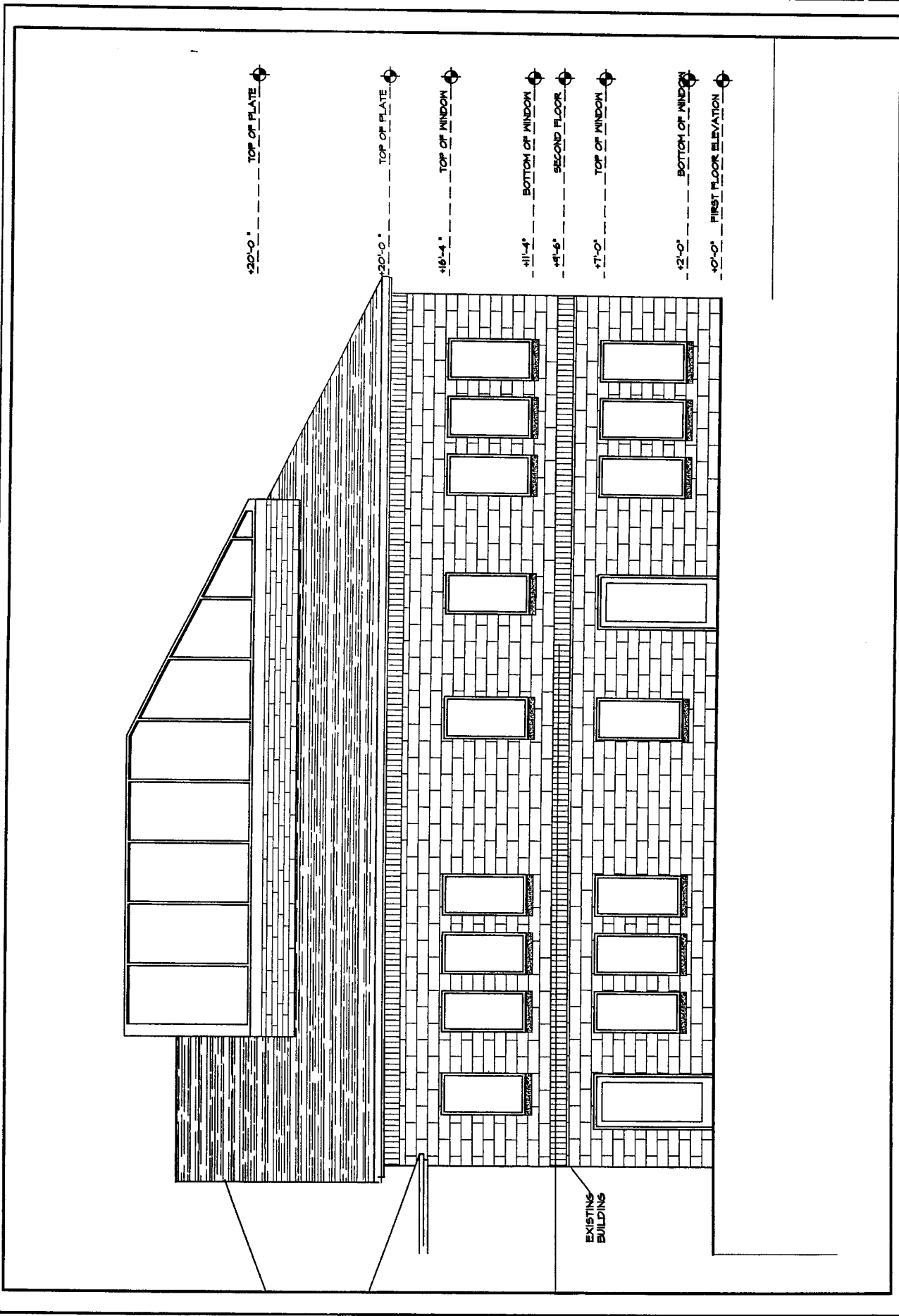
LUTHER DINING ADDITION

ENVIRONMENTAL DESIGN
GROUP, LTD.



15000 University, Suite 200, Paul Park Plaza, West Des Moines, IA 50319
515-281-4222
www.environmental-design.com
© 2007 Environmental Design Group, Ltd.

COPYRIGHT INFORMATION



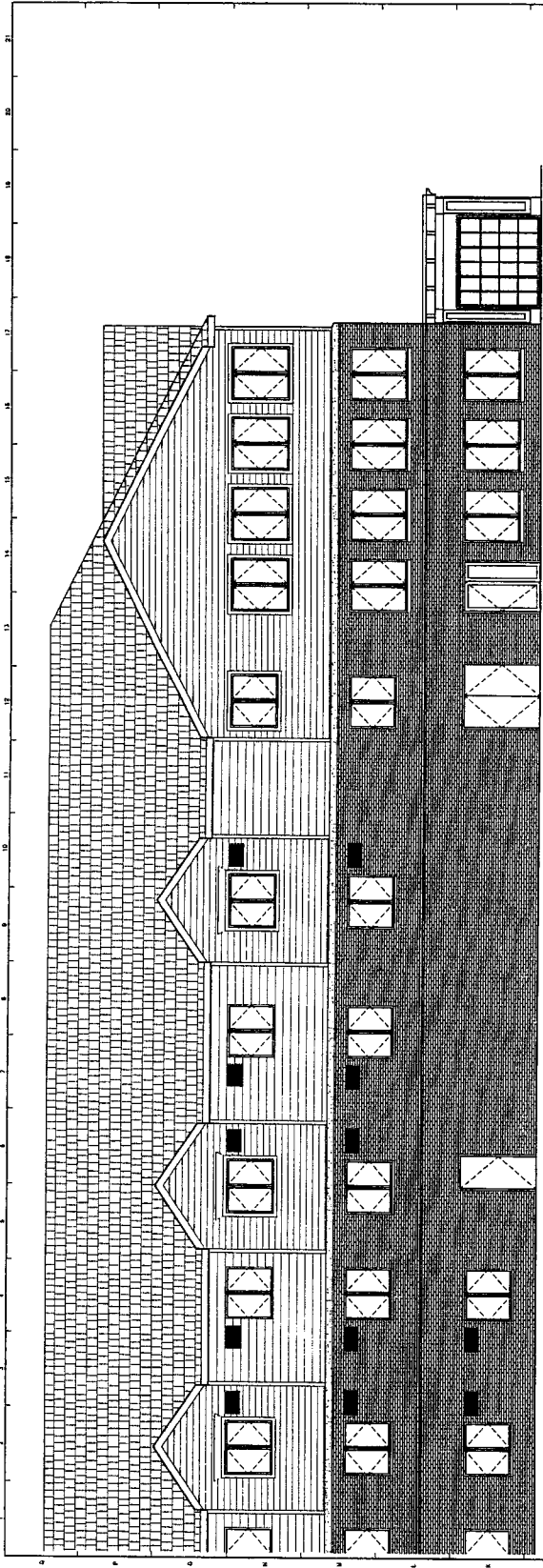
EXISTING BUILDING

PROJECT NUMBER: 2009.036
DATE: 04/12/07
ELEVATIONS

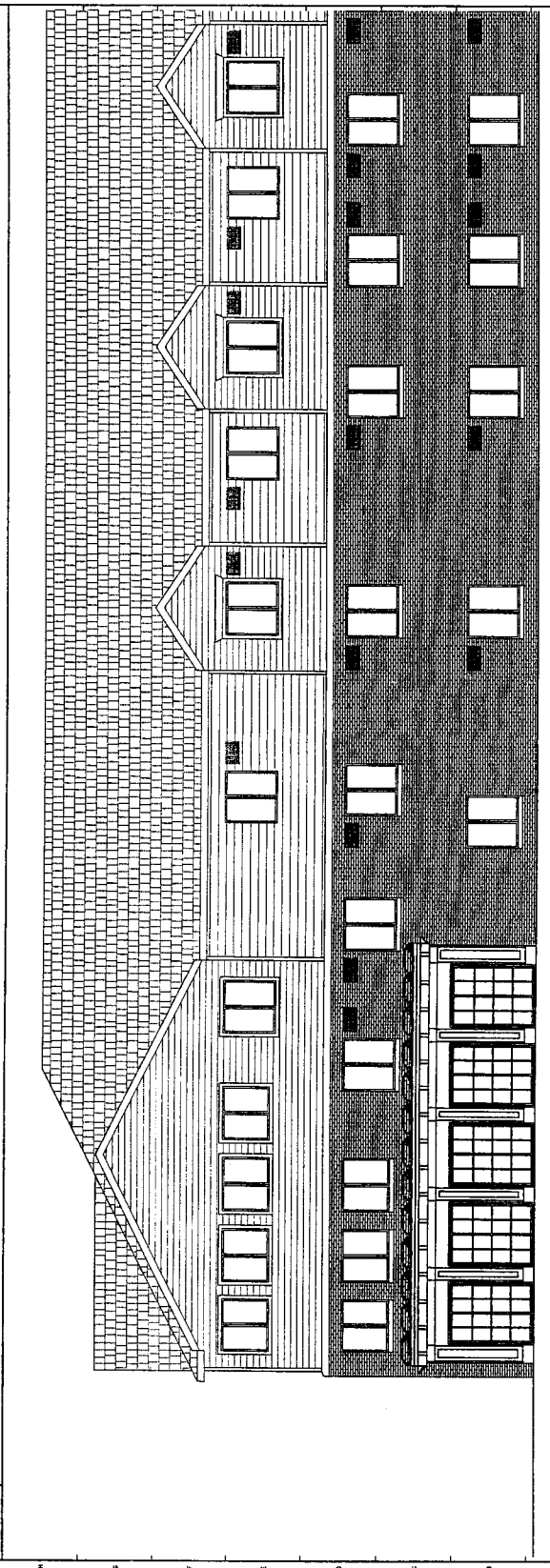
LUTHER CARE SERVICES
ASSISTED LIVING CENTER ADDITION
DES MOINES, IOWA

ENVIRONMENTAL DESIGN
GROUP, LTD.

THE OFFICE OF THE ARCHITECT
ARCHITECT: ENVIRONMENTAL DESIGN GROUP, LTD.
DESIGNED BY: ENVIRONMENTAL DESIGN GROUP, LTD.
DATE: 04/12/07
SCALE: AS SHOWN



J1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

