

★ **Roll Call Number**

Agenda Item Number

23

.....
August 21, 2006

Date

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 3, 2006, its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a request from Grand View College (owner) represented by Scott Bock (vice-president) to rezone property located in the vicinity of 1428 Boyd Street from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development and amend the Grand View East PUD Conceptual Plan to expand the area by 1.22 acres and develop a new 40-unit student apartment building with associated off-street parking subject to the following:

1. Revision to include a discussion of how sanitary sewer service is to be provided to the proposed student apartment building.
2. Revision to replace the current landscaping requirements in General Note #3 with a requirement to use the landscaping standard applicable in "R-3" Districts under the Site Plan policies.
3. Vacation of the segment of Boyd Street fronting the proposed student apartments and acquisition of the vacated right-of-way by Grand View College.
4. Provision of a discussion analysis of off-street parking to be developed with the proposed student apartments and how the parking demand generated will be met with the off-street parking provided in the overall "PUD" area.
5. Revision of the proposed student apartment building architectural elevations to identify the material types to be used.
6. Provision of a minimum setback of 20' west of the proposed student apartment building.

The subject property to be rezoned is more specifically described as follows:

Lots 7 through 10, and Lots 12 through 16, Woods and Bell Addition, an Official Plat; and, except the North 25.0 feet, the West 48.5 feet of the North 165.5 feet of Lot 8 within the Partition Plat of the Northwest ¼ Southwest ¼ of Section 25, Township 79 North, Range 24 West of the 5th P.M., an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

(continued)

August 21, 2006

Date

The entire area subject to the Grandview College "PUD" conceptual plan after the addition of the property described above is described as follows:

The South 1/2 of Lot 1, except the South 25.0 feet and except the East 75.0 feet of the North 125.0 feet of the South 150.0 feet of said Lot 1; all of the West 1/2 of the vacated North/South alley right-of-way lying East of and adjoining the South 1/2 of said Lot 1 except the South 125.0 feet of the West 1/2 of said vacated North/South alley right-of-way; Lots 4, 5, and 6; the West 50.0 feet of the North 137.1 feet of Lot 7; the East 463.4 feet of Lot 7 except the South 25.0 feet of the East 463.4 feet of said Lot 7; the South 300.0 feet of Lot 8, except the West 70.0 feet of the North 25.0 feet of said Lot 8; the North 328.0 feet of Lot 8 except the 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 said Lot 8; all of Lots 9 and 10; Lot 11 except the North 150.0 feet of the East 100.0 feet of said Lot 11; and the South 1/2 of Lot 12 except the South 25.0 feet of said Lot 12, all within the Partition Plat of the Northwest 1/4 Southwest 1/4 of Section 25, Township 79 North, Range 24 West of the 5th P.M., an Official Plat; AND, the South 418.25 feet of Lot 12, Scrogg's Acres, an Official Plat; AND, Lots 7 through 16, Woods and Bells 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 amendment is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on September 11, 2006, at which time the City Council will hear both those who oppose and those who favor the proposal.

(continued)

★ **Roll Call Number**

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 Date

_____ 23 _____

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

(ZON2006-00099)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
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

August 21, 2006

Date _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Agenda Item 23

Roll Call # _____

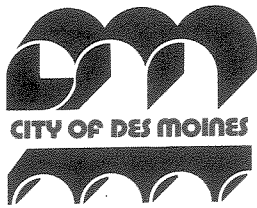
Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held August 3, 2006, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0-1 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			
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 (vice-president) to rezone property located in the vicinity of 1428 Boyd Street from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development and amend the Grand View East PUD Conceptual Plan to expand the area by 1.22 acres and develop a new 40-unit student apartment building with associated off-street parking subject to the following: (ZON2006-00099)

1. Revision to include a discussion of sanitary sewer service to the proposed student apartment building.
2. Revision to replace the current landscaping requirements in General Note #3 with a requirement to use the landscaping standard applicable "R-3" Districts in the Site Plan policies.
3. Vacation and conveyance of the segment of Boyd Street fronting the proposed student apartments.
4. Provision of a discussion analysis of off-street parking to be developed with the proposed student apartments and how the parking demand generated will be met with the off-street parking provided in the overall "PUD" area.
5. Revision of the proposed student apartment building architectural elevations to identify the material types to be used.
6. Provision of a minimum setback of 20' west of the proposed student apartment building.

Written Responses

7 In Favor

4 In Opposition

This item would not require a 6/7 vote by 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 1.22 acres 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 sanitary sewer service to the proposed student apartment building.
2. Revision to replace the current landscaping requirements in General Note #3 with a requirement to use the landscaping standard applicable "R-3" Districts in the Site Plan policies.
3. Vacation and conveyance of the segment of Boyd Street fronting the proposed student apartments.
4. Provision of a discussion analysis of off-street parking to be developed with the proposed student apartments and how the parking demand generated will be met with the off-street parking provided in the overall "PUD" area.
5. Revision of the proposed student apartment building architectural elevations to identify the material types to be used.
6. Revise the architectural elevations to provide a minimum amount of brick material to cover the exterior of the first floor, carrying it up to the top of the third floor as a corner wrap of the projecting elements, in similar fashion to the most recently constructed student apartments.
7. Provision of a minimum setback of 20' west of the proposed student apartment building.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant seeks to rezone an additional 1.22 acres of land adjoining the northwest edge of the previously approved "PUD" along Boyd Street for incorporation into the "PUD". This will provide for the development of a new 40-unit student apartment building fronting Boyd Street and an additional off-street parking area accessed from Hull Avenue.
2. **Size of Site:** 1.22 acres are proposed to be added to the existing "PUD" for a total "PUD" area of 27.37 acres.
3. **Existing Zoning (site):** "R1-60" One Family Low Density Residential District.
4. **Existing Land Use (site):** Grand View College Campus and fringe vacant properties acquired for 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” Luther Park. Uses are single-family residential and Luther Park Retirement Community Campus.

West – “R-3”, 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 use at the periphery with the exception of the Luther Park retirement community to the northeast of the subject property.

7. Applicable Recognized Neighborhood(s): Union Park Neighborhood Association.

8. Relevant Zoning History: The zoning history of the property has involved multiple Special Permits and amendments by the Board of Adjustment for various phases of the east campus development. Most recently the property was rezoned to “PUD” on August 5, 2002 by the City Council. This included the proposal to add a new three-story, 20-suite student apartment building along Hull Avenue. There was a subsequent administrative amendment to provide for location of 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 proposed amendment looks to expand an existing detention basin on the south side of Boyd Street. Future Development Plan approval 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. **Utilities:** All future proposed developments have reasonable access to all necessary utilities. Engineering staff in the Permit and Development Center have requested more detail on the PUD Concept Plan to demonstrate how the proposed student apartment building site would be served by sanitary sewer.
3. **Landscaping & Buffering:** The PUD Concept Plan provides landscaping and buffering of the proposed additional off-street parking near Hull Avenue. The previously approved plan contained language for landscaping similar to the current landscaping requirements. Staff recommends that General Note #3 be replaced with a provision to require compliance with the landscaping standards as applicable to the "R-3" District.
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 student apartments. Neighboring residents had expressed concern about the impact on Hull Avenue traffic when a private drive was connected from the campus to that street. There will be an increase in traffic through that drive as a result of the proposed student apartments. However, Traffic and Transportation Division staff maintain the position that the surrounding public street network can accommodate the projected increase in traffic.

Because the applicant proposes to construct a student apartment building within 15' of the Boyd Street right-of-way, staff recommends that the applicant request vacation and conveyance of that right-of-way in front of the proposed site to eliminate a setback issue converting this to a private drive. There are no existing or proposed access points from the adjoining property along this segment of Boyd Street. The existing turnaround at the east end needs to be preserved in its existing location primarily for use by emergency vehicles but also to facilitate other vehicles using Boyd Street.

5. **Access or Parking:** No additional access drive connections to the subject campus are proposed as part of this amendment to the Concept Plan.

The off-street parking requirement applied to the college use in the existing PUD Concept Plan was 1 space for every 5 student-residents. The applicant is proposing approximately 45-50 additional spaces, which exceeds the minimum spaces required based on 154-student occupancy. Staff is concerned that this number of spaces will not accommodate the actual demand generated by the additional student apartments for off-street parking in the vicinity. Based on the typical multiple-family residential parking ratio of 1.5 spaces per unit, a minimum of 60 spaces would be necessary for a 40-unit apartment building. Contemporary development practice throughout the metropolitan area would indicate that two or more spaces are provided per unit, normally exceeding minimum requirements.

The Concept Plan does not specifically address a parking standard. Staff understands that the college has the flexibility to dictate off-street parking for students through a permitting process and could possibly accommodate parking in areas of the campus. Therefore, staff recommends that the applicant conduct an analysis of the overall parking needs and requirements for the PUD area that will describe a system to address the actual impacts generated by the proposed expansion.

6. **2020 Community Character Plan:** Staff believes that 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. The existing practice field is undeveloped and located in an area designated for Low Density Residential. So long as it remains undeveloped open space, staff believes that it conforms to that designation.

7. **Urban Design:** The elevations submitted with the Conceptual Plan amendment indicate a three-story student apartment building with a roof structure comprised of hips and gables. It appears that asphalt shingles are proposed. The predominant siding material appears to be a lap siding with a shake shingle type siding around the third story. There is a wainscoat around the base of the building that appears to be a brick or stone material. Staff recommends that the elevations be labeled with the proposed types of materials.

Based on the other buildings on the east campus and the nearby Luther Park campus, the proposed amount of brick material does not seem adequate. At a minimum staff recommends that this material be carried to the top of the first story and to wrap the corners of the projected elements up to the third story similar to the most recent student apartment building built to the east.

With regard to setbacks, the proposed student apartment building is to be setback 25' feet from the residences to the north, 20' from the residences to the west, and only 15 feet from Boyd Street. Staff believes that the shallow setback from Boyd Street necessitates vacation and conveyance of the segment, making it internal to the campus thereby eliminating the street setback concern. Also staff believes that the three-story structure should be set back 20' from the single-family property to the West instead of the 10' minimum shown on the Conceptual Plan.

SUMMARY OF DISCUSSION

Kent Sovern abstained from discussion and voting.

Jason VanEssen: Presented staff report and recommendation. Also presented a drawing showing the entire site with existing student apartment facility and the proposed building. Did not think the applicant was agreeable to the staff comments regarding additional brick.

Fran Koontz: Asked what the applicant was doing to detain additional storm water and if they were using any new permeable surfaces or water gardens.

Jason VanEssen: Noted they are adding open space and there is a detention basin.

Mike Ludwig: Noted there is an existing detention basin on the south side of Boyd Street that will be expanded to accommodate the additional pervious area. There have also been some citywide improvements done south of Luther Park to help with the drainage problems in the area. The applicant would be expected to have adequate capacity to handle the storm water on their property.

Bruce Heilman: Asked if part of Boyd Street could be used for qualified parking if it were conveyed, or if it would have to remain open for emergency vehicles.

Mike Ludwig: Noted they would have to retain it for ingress and egress from the site. Did not think they would be able to do any head-in parking, but they could do some parallel parking. Explained it would depend on how wide the street is. Within the PUD they are proposing a 15' setback to the edge of the right-of-way.

Fran Koontz: Wanted to know what staff recommended with regard to storm water.

Mike Ludwig: Explained staff believes storm water runoff will be adequately handled on site with the expansion of the existing detention basin. They are not proposing any additional areas that would dictate any of the new drainage systems such as the water gardens.

Kent Henning, President, Grand View College, 1200 Grand View Avenue. Noted the College is beyond their student housing capacity and they want to encourage students to live on campus. Noted they have acquired many of the properties in the surrounding area for the expansion of their campus. Noted they believe they have a plan and a building design that maintains the character of the neighborhood. They initially agreed with all staff recommendations but did have some reservations regarding conditions #3 and #7, but they are now in agreement that the staff recommendation of the conveyance of Boyd Street to the College is a good idea. Regarding condition #6 he noted their intention is that the exterior design of the building be compatible with the other resident facilities, but not an exact replica; they have a desire to have the buildings appear to use the same color palette but to have their own distinct identity and character. Also, it will sit closer to several smaller single-family dwellings and they did not want to visually dwarf the neighbors with the building. Deferred to the building architect regarding exterior materials.

Steve Grasso, Architect, Neumann Brothers, 1435 Ohio Street, Des Moines: Responded to the architectural character of the building relative to condition #6. In designing the building they looked at the east side of campus and the west side of campus. On the west side there are buildings such as old main; they have a totally different architecture. For the new building they took architecture from both sides of the campus. Presented drawings and noted the elements they are utilizing from the west side of campus and from the east side of campus. Indicated to have the design fit into the neighborhood they have a stone base along the bottom and transition to a 4" vinyl lapsiding. The top section under the roofline is the shingle vinyl siding. It will look as good in the future as it does new. They are going with a heavier shingle representative of shake shingles to replicate the architecture on the west side of campus. There is one large tree that will be part of the focal point of the building. The front entry is a combination of stone and brick. They wanted it to be a strong focal point. He presented samples of the stone and brick material that would be used. Explained the last details were the grids in the windows to offer a picture framing to give the building some visual snap, recognizing the architecture from both the east and west side of campus.

Brian Meyer: Thanked the presenter for providing samples. Asked how much was being invested.

Scott Bock, Vice President, Administration and Finance, Grandview College, 1200 Grandview Avenue. Noted the entire project with the exception of land acquisition, the removal of existing structures is \$5 million.

Steve Grasso: Noted the bulk of the building will be vinyl siding with the transitional band and 8' of the shingle siding. They have focused their masonry on the Boyd side and the Hull Avenue side.

David Cupp: Asked what the difference was between what they were recommending and what staff was requesting.

Mike Ludwig: Noted the presentation provides more detail than what was in the Commissioner packets and it conveys a different picture. Given the presentation, it would be a better trade-off to look at the plan as presented by the applicant. Staff would be very comfortable with what is being proposed, based on the presentation and the materials shown.

Fran Koontz: Would rather see the stone up to the top of the first story windows rather than brick.

Greg Jones: Suggested the design has the Nordic feel and did not think going up to the top of the windows would make a lot of difference. He agreed with stone going up to the top of the windows rather than brick. He expressed support of the design presented rather than staff recommendation.

Steve Grasso: Noted there will be a 6' tall fence and if brick or stone were added the neighbors would not see it because of the privacy fence.

Tim West, Snyder & Associates, 2727 SW Snyder Blvd., Ankeny: Responded to the storm water runoff concerns noting where the plans for detention were and noted it is already an existing detention facility, but it is not dug down yet to meet the expansion. Explained they have not gotten as far as planning for permeable surfaces, but they are not adding any at this time for detention since the detention basin will control it. Indicated there may be opportunities with City staff to put in permeable surfaces at this time.

CHAIRPERSON OPENED THE PUBLIC HEARING

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

CHAIRPERSON CLOSED THE PUBLIC HEARING

Bruce Heilman: Moved staff recommendation with the exception of #6, which was to provide a minimum amount of brick material to cover the exterior of the first floor, carrying it up to the top of the third floor as a corner wrap of the projecting elements, in similar fashion to the most recently constructed student apartments.

Marc Wallace: Did not think everything needed to match exactly and appreciated what the applicant was trying to do with retaining some of the history of the neighborhood on the design of the building.

Dann Flaherty: Commended Grand View for the presentation and the provision of material samples.

Motion passed 10-0-1; Kent Sovern abstained.

Respectfully submitted,



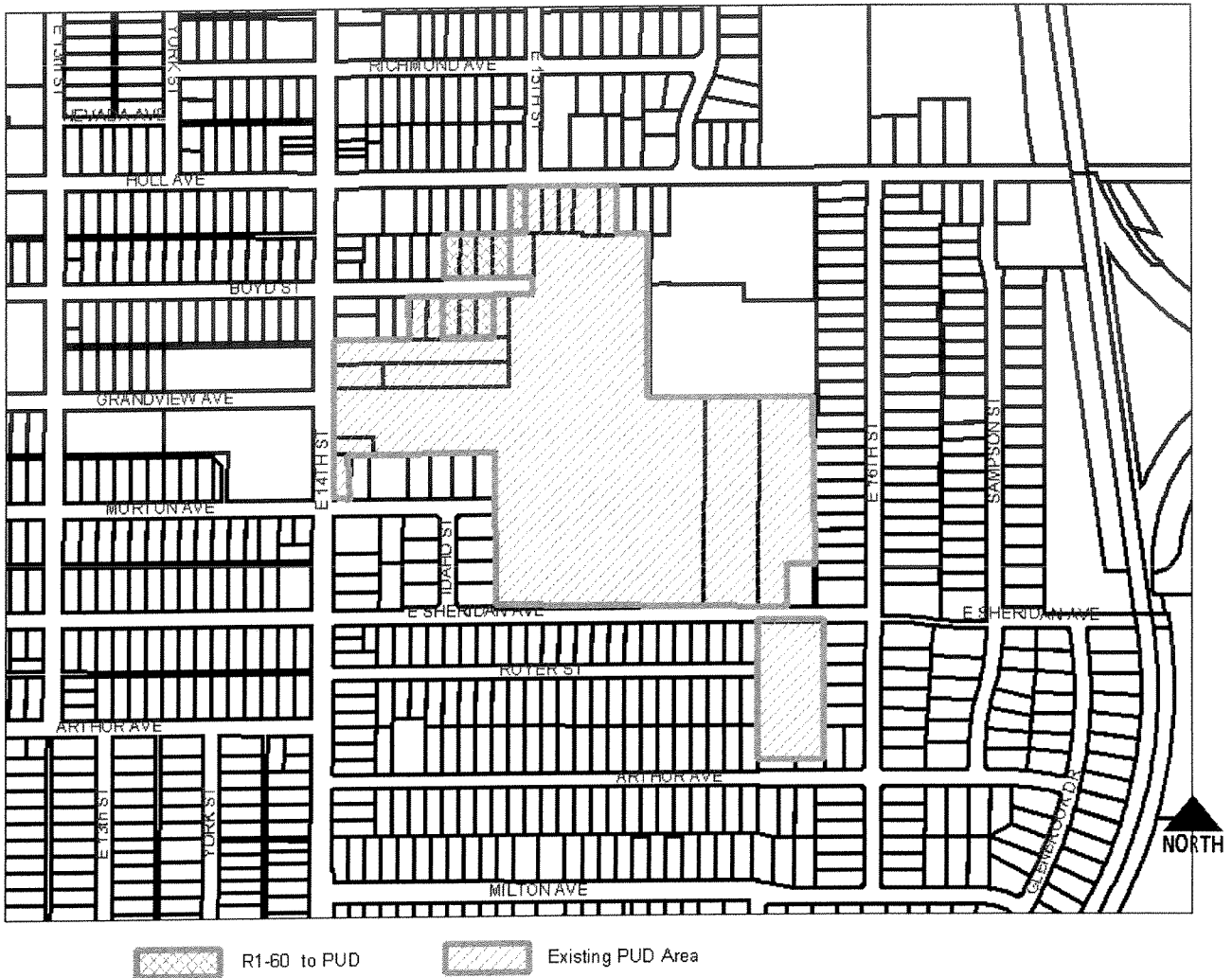
Michael Ludwig, AICP
Planning Administrator

MGL:dfa

Attachment

Request from Grand View College (owner) represented by Scott Bock (vice-president) to rezone property located in the vicinity of 1428 Boyd Street and amend the Grand View East PUD Conceptual Plan.			File # ZON2006-00099	
Description of Action	Rezone subject property from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development and amend the Conceptual Plan to expand the area by 1.22 acres and develop a new 40-unit student apartment building with associated off-street parking.			
2020 Community Character Plan	Public/Semi-Public			
Horizon 2025 Transportation Plan	Widen East 14 th Street between East University Avenue and East Euclid Avenue 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	7	5	0	<20%
Plan and Zoning Commission Action	Approval	10-0-1	Required 6/7 Vote of the City Council	Yes
	Denial			No

Grandview College - PUD Amendment - E 14th St. & Grandview Ave. ZON2006-00099



Item ZON 2006 00099

Date 1-28-06

23

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

(Circle One)

RECEIVED

AUG 01 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name

John A Cooper

Signature

John A Cooper

Address

137 Hull Ave

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

Item ZON 2006 00099

Date 7-26-06

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

(Circle One)

RECEIVED

JUL 31 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name

Richard & Joyce Borg

Signature

Richard A. Borg - Joyce M. Borg

Address

1560 Arthur Ave.

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

This is a need of the college & we feel
this will also be a benefit to the neighborhood.
We do approve!

Item ZON 2006 00099

Date July 26, 2004

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

RECEIVED ✓

JUL 31 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name JERRY G PAYTON Sr
Signature Jerry G Payton Sr
Address 1436, 1440 + 1437 HULL AVE
DM

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

Item ZON 2006 00099

Date 7/27/06

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

RECEIVED ✓

AUG 01 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name James C Walters
Signature James C Walters
Address 390 NE 56th St Pleasant Hill La 5030

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

Grand View College expansion is an asset to this
community -

Item ZON 2006 00099

Date 7/31/06 23

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

(Circle One)

RECEIVED

Print Name DR STEVEN C FRAYER

AUG 01 2006

Signature [Signature]

COMMUNITY DEVELOPMENT DEPARTMENT Address 1423 Howe AVE

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

[Empty lines for handwritten text]

Item ZON 2006 00099

Date 7/27/06

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

(Circle One)

RECEIVED

Print Name Phillip J. Foley

AUG 01 2006

Signature [Signature]

COMMUNITY DEVELOPMENT DEPARTMENT Address 2612 E 16th St

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

GRAND VIEW NEEDS MORE HOUSING FOR STUDENTS. I WOULD LIKE TO HAVE GRAND VIEW BUY THE EAST SIDE OF E 16th ST ~~AND~~ BEHIND FRIENDS GRAND VIEW IS AN EXCELLENT COLLEGE

Item ZON 2006 00099 Date 7-28-2006

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

(Circle One)

RECEIVED

AUG 02 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Mindy Moravetu

Signature *Mindy Moravetu*

Address 1539 Royer St., Des Moines, IA 5031

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

I just recently purchased my 1st home in this neighborhood. I am in favor of this request + hope Grand View College can expand and develop the neighborhood.

Item ZON 2006 00099

Date 27 July 2006

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

(Circle One)

RECEIVED

JUL 31 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Kathy E. Kyar

Signature Kathy E. Kyar

Address 2712 E 16th ST Dsm 50314

23

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

Scott Brock (Grand View College) reported on 7/24/06 at a public meeting that the proposed apartment building will house 154 students with only 40 parking spaces. Our neighborhoods are already burdened with too many GVC students parking haphazardly and, at times, illegally. Please do not add this property to the PHU.

Item ZON 2006 00099

Date 7-28-06

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

(Circle One)

RECEIVED

AUG 01 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name GREG ROBERTSON

Signature Greg Robertson

Address 1505 ROYER

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

PEOPLE SHOULD NOT LOSE THEIR HOMES FOR TRAK UNIVERSITY'S PLANS.

Item ZON 2006 00099

Date 8-1-06 23

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

(Circle One)

RECEIVED ✓

AUG 02 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name MAURINE AMSDEN

Signature Maurine Amnden

Address 1426 Morton

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

Opposing - Not sufficient parking for anticipated occupancy. Grandview students already park in "No Parking" areas so marked leaving them are permitted to do so because they are Grandview students.

Item ZON 2006 00099

Date 7-29-06

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

(Circle One)

Received after Pt 3 mtg

RECEIVED ✓

AUG 07 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Barbara Williams

Signature Barbara Williams

Address 1433 Richmond Ave.

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

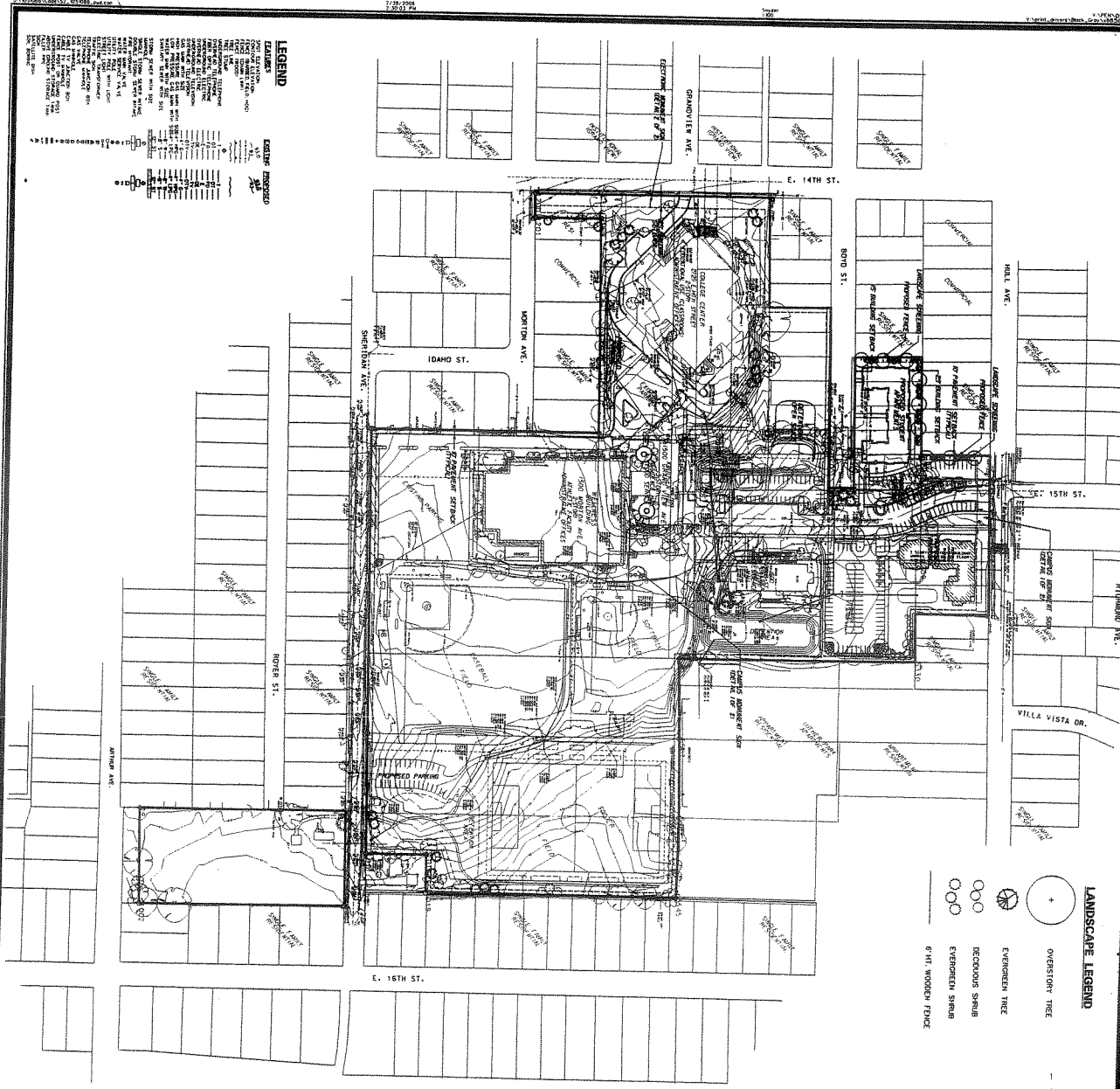
Individuals homes should not be taken from them just because someone else has the more money to put one out of their homes just because that money will buy them that power. You have no moral right to take someones homes from them to give to someone else!

LEGEND

EXISTING PROPOSED

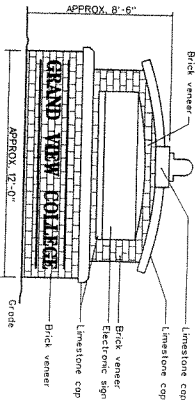
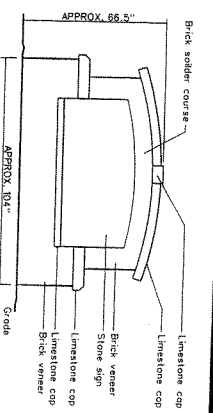
LANDSCAPE LEGEND

OVERSTORY TREE
 EVERGREEN TREE
 DECIDUOUS SHRUB
 EVERGREEN SHRUB
 6' HT. WOODEN FENCE



LANDSCAPE LEGEND

OVERSTORY TREE
 EVERGREEN TREE
 DECIDUOUS SHRUB
 EVERGREEN SHRUB
 6' HT. WOODEN FENCE



RECEIVED

DATE: 07/26/06

PROJECT: GRAND VIEW COLLEGE - EAST PUD AMENDMENT

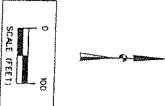
DESIGNED BY: SNEYDER & ASSOCIATES

CHECKED BY: M.J.T.

DATE: 07/05/06

PROJECT NO: 105.1088

FILE NO: D-2822



SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD. ATLANTE, IA 50301-1400
 ARKENY, IOWA 50023 781-320-3030
 515-964-2020

DES MOINES, IOWA

311-302-8304

7/26/06

1 REVISED AS PER CITY COMMENTS

7/26/06

DATE BY

Engineer: CDD Checked By: TLW Scale: 1"=100'

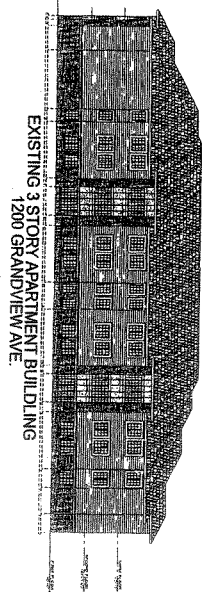
Architect: MJT Date: 07/05/06 Field Sk: Pp

Project No: 105.1088

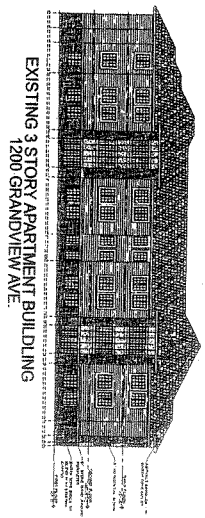
ST. JOHNS, IA 515-264-6222

File No: D-2822

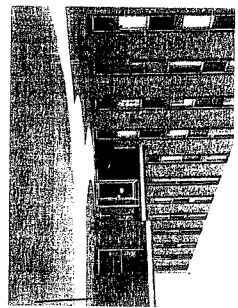
Sheet 2 of 3



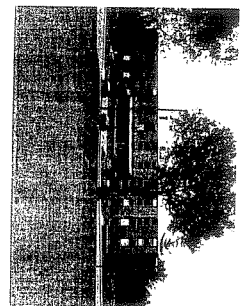
EXISTING 3 STORY APARTMENT BUILDING
1200 GRANDVIEW AVE.



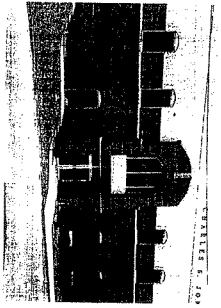
EXISTING 3 STORY APARTMENT BUILDING
1200 GRANDVIEW AVE.



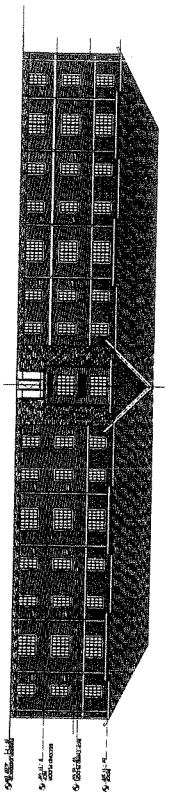
EXISTING KNUDSEN
1500 GRANDVIEW AVE.



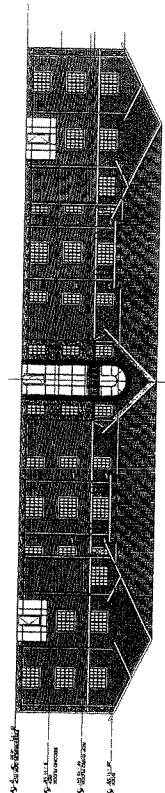
EXISTING NIEL SEN HALL
1500 BOYD ST.



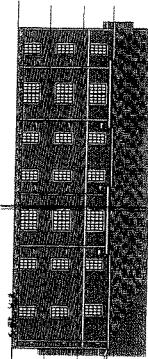
EXISTING CHARLES S. JOHNSON WELLNESS CENTER
1500 MORTON AVE.



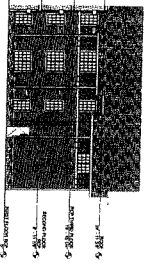
PROPOSED STUDENT APARTMENTS
NORTH ELEVATION



PROPOSED STUDENT APARTMENTS
SOUTH ELEVATION




PROPOSED STUDENT APARTMENTS
EAST ELEVATION



PROPOSED STUDENT APARTMENTS
EAST COURTYARD ELEVATION



	GRAND VIEW COLLEGE - EAST PUD AMENDMENT		DES MOINES, IOWA	
	ELEVATIONS			
Sheet 3 of 3	035.1088	D-2822		
Snyder & Associates			2727 S.W. SKYDER BLVD. ANKENY, IOWA 50023 515-984-2020	
			ATLANTA, GA 770-585-8888 CEDAR RAPIDS, IA 319-303-8284	
			HAVYVILLE, MO 930-882-8888 ST. JOSEPH, MO 816-384-8222	
		Revised As Per City Comments 7/28/06 DATE BY		
		Engineer: CDD Checked By: TLW Date: 07/05/06 Scale: 1"=40'		
		Project No: 105.1088 Field No:		
		File No: D-2822		
				Sheet 3 of 3