Roll Call Number	Agenda Item Number
September 11, 2006	
Date	

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 17, 2006, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Richard Helgeson (developer) to rezone property in the vicinity of 1005 Maury Street more specifically described below, from the "R1-60" One-Family Low-Density Residential District to the "PUD" Planned Unit Development District and to approve a proposed "PUD" conceptual plan for such property, subject to the following conditions:

- 1. Provision of a sidewalk connection between Maury Street and the main entrance of the structure.
- 2. Use of hardi-plank siding in place of vinyl siding on the principal structure

The subject property is owned by the City of Des Moines and is more specifically described as follows:

Lots 1 through 10, Block 5, Allen's Second Addition, an Official Plat; and the vacated North/South alley right-of-way lying East of adjoining said Lots 1 through 5; and the East 10 feet of SE 10th Street right-of-way lying West of and adjoining said Lots 1 through 5; and the West 10 feet of SE 11th Street right-of-way lying East of and adjoining said Lots 6 through 10, 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 "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 September 25, 2006, at which time the City Council will hear both those who oppose and those who favor the proposal.

(continued)

Roll C	all Number	Agenda Item Numbo 29
Date	September 11, 2006	-2-
2.	proposal in the accompanying for seven (7) days and not more that	horized and directed to cause notice of said orm to be given by publication once, not less than in twenty (20) days before the date of hearing, all d Section 414.4 of the Iowa Code.
	MOVED by	to adopt.
Ri	RM APPROVED:	
_	lểr K. Brown istant City Attorney	(ZON2006-00104)

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

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
_ wayor	•	

Them # 10

STATEMENT IN SUPPORT OF THE SOUTHERN ROSE

We the undersigned, understand that The Southern Rose will be a facility only for the elderly citizens in the market area,

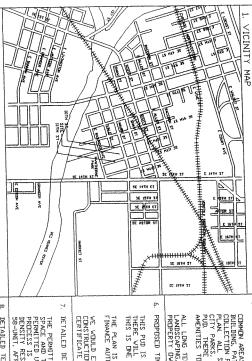
We believe the facility will be an improvement to the neighborhood, will provide a needed service to frail elderly citizens and will be a low traffic generator for the area.

We support the development of the proposed facility at 1005 Maury.

Name 1. Jan L. Ellis	Address 810 S. E. 10 thst	Phone 515 282-6880
2. Lenore Ellis 3. Dende Torres 10	907 SE 1026 SC	344.9358 382-5209
1 Cuts Fran	1010 MAURY	282-5209
5 A 1. 1	125 Maury	243-3034
6. Shila Kilsi	725 Maur	y St. 243-0749
7. Sneglvilon	725 Many	y St. 2430444
0.		

9.

CONCEPTUAL PLAN Ţ COUNTY SOUTHERN ROSE UNTY OF POLK, S STATE D PLANNED 무 IOWA. LINO SHEET DEVELOPMENT PAGE ---IN THE 믺 CITY 믺 DES MOINE



OF PUD TRACT

AND IS SUB-TRACT OF LAND CONTAINING ABOUT UBJECTED TO EASEMENT OF RECORDS 2.056 ACRES 009,68)

SOLING

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NORTH ACROSS FROM MAURY - RI-60 (DNE FAMILY, LOV DE RESIDENTIAL DISTRICT)
SOUTH C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)
EASTI ACROSS FROM SE 11TH ST. - RI-60
VESTI ACROSS FROM SE 10TH ST. - RI-60
VESTI ACROSS FROM SE 10TH ST. - RI-60
SOUTHWESTI SOUTH DF VALE ST. - R-3 (MULTIPLE FAMILY DENSITY

DISTRICTO

STATUS OF PROPOSED PROJECT PROPERTY:

THE CURRENT LAND USE PLAN DESIGNATION IS, PUBLIC PARK OPEN. THE PLAN MUST BE AMENDED TO ALLOW, HIGH DENSITY RESIDENTIAN THE SITE IS 2056 ACRES. WE ARE REPORTING THE CONSTRUCTION SHAPE VIOLET OF THE CONSTRUCTION OF 29-UNITS/ACRE. N OF

NARRATIVE OF GENERAL DEVELOPMENT CONCEPT:

THIS PUD IS PLANNED AS A SINGLE PHASE, SINGLE BUILDING BEVELOPHENT. THE BUILDING VILL BE A THREE STORY, 59-UNIT AFFERDABLE ASSISTED LIVING FACILITY PROVIDING HOUSING, VITH SPOTIDINAL SERVICES, TO LOW INCOME SENDERS. THE FACILITY VILL BEAUTHORS, THE STATLE DIDVA AS AN ASSISTED LIVING FACILITY. LICENSED BY THE STATLE OF DIDVA AS AN ASSISTED LIVING FACILITY. UNDER A LAND USE RESTRICTURE AGREEMENT VITH THE IDVA FINANCE AUTHORITY THE FACILITY VILL OPERATE UNDER INCOME AND RENT RESTRICTION FOR THE NEXT FIFTY YEARS.

VERIFICATION

LEGAL DESCRIPTION OF THE F A TRACT OF LAND 320' EAST DESCRIBED AS: PROPOSED PUD TRACT IS AS FOLLOWS WEST BY 280' NORTH SOUTH MORE

LOTS 1 THRU 10. BLOCK 5. ALLEN'S SECOND ADDITION, AN DEFICIAL PLAT, AND THE VACATED MORTHYSQUITH ALLEY LYING EAST OF ADJOINING LOTS 1 THRU 5. BLOCK 5 OF SAID MALEN'S SECOND ADDITION, INCLIDING 10 PLAT OF VAY OF SE 10TH STREET VEST OF AND ADJOINING LOTS 1 THRU 10. ALL DOY INCLUDED 1N AND FORMING A PART OF THE CITY OF BEST MOTHES, POLK COUNTY, 10VA

ADJACENT PROPERTY WITHIN 2505 SQFT),

THE LANDSCAPING PLAN WILL BE INSTALLED IN ACCORDANCE INTERIOR PARKING PLANTINGS POLICY HANDBOOK.

THE LANDSCAPE DESIGNER WILL CONSIDER, AND POSSIBLE, GREEN DESIGN CRITERIA AND OTHER OF THE LANDSCAPING PLAN. D INCLUDE TO THE EXTENT MEASURES AS PAR1

LDT COVERAGE: ND BUILDING SHALL COVER MAPPRIXIMATELY 23,000 SQFT. (SPECIFICALLY FOOT PRINT OF 22,299 SQFT), MPGEVIOUS DRIVE, SIDEVALKS, AND PATIO SLABS SHALL THE SITE OR APPROXIMATELY 26,000 SQFT. SIE E THAN 25.67% OF THE SITE OR BUILDING AS PROPOSED HAS A E COVERAGE INCLUDE PARKING, I COVER MORE THAN 29.02% OF

ALL REMAINING SITE AREA APPROXIMATELY 45.31% DR APPROXIMATELY SOFT, SHALL REMAIN AS OPEN SPACE FOR RAIN VATER COLLECTION. LANDSCAPING AND RESIDENT USE.

NARRATIVE OF GENERAL DEVELOPMENT CONCEPT CONTINUED

COMMON AREAS LISTED ON THE SITE PLAN (SHEET-2) INCLUDE THE REAR BUILDING, PATIO AND FRONT POOCH OF THE BUILDING. THE RAINVAFTER BUILDING, PATIO AND DETENTION BASIN IS SHOWN AND LABELED ON THE SITE DELWALKS AND PARKING AREAS ARE ALSO SHOWN. THERE ARE NO CITY PARKS, SCHOOLS OR OTHER SUCH PUBLIC ARENTIES INCLUDED IN THIS PUD. THERE VILL BE NO DEBIDATION OF ANY STREET, PARKS OR ANY OTHER AMENITIES TO THE CITY OR ANY OTHER ENTITY.

ALL LONG TERM MAINTENANCE OF ALL BUILDING LANDSCAPING, DRIVE AND PARKING AREAS WILL PROPERTY DWNER. BE AND THE RESPONSIBILITY OF

PROPOSED TIMING AND PHASING OF PROJECTS

THIS PUD IS PLANNED AS A SINGLE PHASE, SINGLE THERE WILL BE DNLY DNE LOT TO BE DEVELOPED THIS IS DNE LOT PUD. AS PART D OF THIS PUD PLAN

THE PLAN IS TO SECURE FINANCE AUTHORITY BY M MARCH L AL HOUSING . , 2007. ΤAΧ CREDITS FROM 품 IDWA

WE VIOLID EXPECT TO START CONSTRUCTION ON THE PROJECT BY JULY 1, 2007 CONSTRUCTION IS SCHEDULED TO TAKE TEN TO TWELVE MONTHS WITH A CERTIFICATE OF OCCUPANCY, AND FULL PROJECT COMPLETION, BY JULY 1, 2008.

DESCRIPTION OF ALL PERMITTED LAND USES

THE PERMITTED LAND USE FOR THE SITE IS CURRENTLY PUBLIC PARK DPEN SPACE AND THE SITE HAS BEEN USED AS A BALL FIELD. NO CURRENTLY PROPERTY OF THE PROPERTY VILL BE MAIN AFTER THE PUD REZDNING PROPERTS IS COMPLETED. THE FUTURE USE OF THE PROPERTY VILL BE HIGH DENSITY RESIDENTIAL. THE PROPERT TO BE BUILT ON THE SITE VILL BE ASSISTED LIVING FACILITY. DETAILED TEXT DESCRIBING ALL BULK STANDARDS:

THE SITE VILL ACCOMMODATE THE CONSTRUCTION OF DNLY DNE BYIL SITE. THE PROPOSED BUILDING ELEVATIONS AS PRESENTED UNDER SITEM 18 2 ARE THOSE ALLOWED MORER THIS PUL. THE BUILDING WEREICK WITH THE REMAINING EXTERIOR OF VINYL SIDING. AILL B SHEET SILDING 쁔 7.09 3H.L

THE PROJECT VILL COMPLY, IN EVERY RESPECT, WITH CITY OF DES MUNES BUILDING. BUILDING CODES FOR THE TYPE, SIZE AND USE OF THE PROPOSED BUILDING. FOR ALL ISSUES, OTHER THAN DENSITY AND SETBACK AS ARE IDENTIFIED IN THE SITE PLAN SUBMITTED AS PART OF THIS APPLICATION, WE WILL COMPLY WITH BUILDING STANDARDS FOR R-3, A-4 STRUCTURES. THE SIDE LOT SETBACK ON BOTH SE 10TH AND SE 11TH STREETS WILL BE 25 FEET.

SPECIFICALLY, THE CITY OF DES MOINES HAS ADDPTED 2003 INTERNATIONAL BUILDING CODE 2003 INTERNATIONAL RECHAUTEAL CODE 2003 INTERNATIONAL RECHAUTEAL CODE 2003 INTERNATIONAL LECTRIC CODE 2003 UNITERNATIONAL CODE 2003 UNITERNATIONAL CODE THE FOLLOWING CODES:

A STORM WATER MANAGEMENT PLAN WITH DN-SITE AVAILABLE PUBLIC STORM SEWER WILL BE PROVIED CODE REQUIREMENTS WILL BE M E DETENTION AND PIPING /IDED. GRADING AND SOIL MET. 검

MEET CITY REQUIREMENTS. LANDSCAPING SHALL WITH THE OPEN SPACE, PARKING PERIMETER, AND SECTIONS OF THE CITY OF DES MOINES LANDSCAPE

46,000

ڡ ENVIRONMENTALLY SIGNIFICANT FEATURES

THERE ARE NO ENVIRONMENTALLY SIGNIFICANT THE SITE IS FLAT AND HAS BEEN A BASEBALL NUMBER OF YEARS. FEATURES TO THIS SITE

HOWEVER, THE BUILDER PERMIT FROM THE IOWA NILL APPLY FOR A STORM WATER MANAGEMENT OF NATURAL RESOURCES.

DURING THE CONSTRUCTION PHASE THE BUILDER VILL INSTALL A SI FENCE ARCUND THE PERINCTER OF THE SITE AS VELL AS A ROCK I TO REDUCE SITE DAMAGE AND CONTAMINATION OF THE SURROUNDING STREETS. SILT K DRIVE

PUBLIC NOTICE:

341 341 DEVELOPER ¥, WITH THE CITY PLAN REVIEW STAFF 밀 JUNE 27

뉴류 DEVELOPER MET WITH AND PRESENTED CAPITOL EAST NEIGHBOR ASSOCIATION MAUREEN VAN SYDC, PRESIDENT. THE CONCEPT F PLAN TD: ₹

MCKINLEY SCHOOL-COLUMBUS MAY 1, 2006 @ 7:00 PM., JIM PARK NEIGHBORHOOD ASSOCIATION POST, PRESIDENT.

AN B THE IMMEDIATE AREA OF THE VELOPER MET WITH ADJACEN D PRESENTED THE CONCEPT A NA ACTIVE, DRGANIZED NEIGHBORHOOD A ALJACENT DRGANIZED PROJECT THUS, ADJACENT DRGANIZED NEIGHBORHOOD A CONCEPT AND PROPOSED BUILDING PLAN. ASSOCIATION ASSOCIATIONS

THE DEVELOPER WILL HOST A NEIGHBORHOOD MEETING PRIDE TO THE PLANNING AND ZONING COMMISSION HEARING DATE. THIS MEETING WILL ANNOLUNCED THROUGH A DIRECT MALLING TO ADDRESSES IN THE AREA SURROUNDING THE PROPUSED SITE. 쁌

THE CITY OF DES MOINES NEIGHBORHOOD DEVELOPMENT BEEN INFORMED OF THIS PROPOSED DEVELOPMENT AND ON THE PROJECTS PROGRESS ON A REGULAR BASIS. HAS BEEN UPDATED

STATEMENT & CERTIFICATION

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ALL REQUIRED STORM-VATER MANAGEMENT THROUGH ANY VARIETY OF ACCEPTABLE METHODS INCLUDING CONSERVATION PRACTICES AND DN-SITE DETENTION, THAT ALL NECESSARY SURFACE VATER DRAINAGE REDSIDN CONTROL AND THAT ALL SANTIARY SEVER NECESSARY CAN ALL BE ACHIEVED MORER THE PROPOSED CONCEPT TO PROPERLY SERVE THE PROPOSED CONCEPT TO PROPERLY SERVE THE PROPOSED DEVELOPMENT.

CHANDRA SHEKAR, P.E. 18/06

IDWA REG. ND: 13663. E SHEKAR ENGINEERING, P 8938 HIGHLAND DAKS D JUHNSTON, IA 50131 PHONE: 515-334-5062 PLC. PLC. DATE 12/31/2007



SHEET





THE SOUTHERN ROSE MAURY STREET DES MOINES, IOWA

