

Date..... October 8, 2007

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 20, 2007, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Evangel Retirement Homes, Inc. (owner) represented by Robert Dahl (officer) to rezone property located at 2600 Hubbell Avenue & 2131 E. 25th Street from "R-3" Multiple-Family Residential District and "FW" Floodway District to "PUD" Planned Unit Development, and for approval of a PUD Conceptual Plan for "Valley View Village" to allow redevelopment of the existing retirement community in a phased master plan approach including the addition of new independent apartments, assisted living apartments, catered living, and brownstone townhomes to replace existing independent cottages, custodial living, and skilled units, bringing the total from 261 existing units to 336 units at complete implementation of the plan subject to the following conditions:

1. The PUD Conceptual Plan is amended to either exclude the portion that is zoned "FW" Floodway or to reflect the boundary of the engineered floodway to define the areas impacted by flooding.
2. Provision of a statement that a survey of all trees over 6" in caliper for the areas in which trees will be removed shall be submitted at the PUD Development Plan review phase.
3. Provision of a statement that no tree removal, grading, or construction shall occur on the site until the PUD Development Plan is approved.
4. Provision of a turnaround at the west terminus of the 390' dead-end service drive along the south edge of the project site.
5. Provision of a statement that any canopy over an access drive shall be constructed with a minimum vertical clearance of 13'-6".
6. Provision of a statement that all landscaping will be in accordance with minimum landscape standards as applied to the "R-3" Multiple-Family Residential District.
7. Provision of a sidewalk along East 25th Street.
8. Provision of sidewalk connections from all buildings to the sidewalks along public streets.
9. Provision of a statement that at least 15% of the facade would be stone and/or masonry materials, with the remainder being hard surface material such as stucco or hardi-plank siding.
10. Provision of a statement that all roofing material shall be architectural-type shingles of a color to complement the stone or masonry materials.
11. Provision of a statement that any fencing on the site be in accordance with the regulations as applicable to the "R-3" District and that any chain link fence shall be clad with black vinyl.
12. Provision of a statement that any dumpster enclosure shall be constructed with masonry materials to match the proposed structures.

(Continued)

.....
Date..... October 8, 2007

The subject property is more specifically described as follows:

Beginning 25.0 feet south of the northwest corner; Thence south 400.5 feet; Thence southeasterly 997.5 feet to the north line of F.M. Hubbell Avenue; Thence northeasterly 1097.6 feet; Thence northwest to the south line of Guthrie Avenue; Thence west 1158.65 feet; Thence northwesterly 30.41 feet to the Point of Beginning in the west ½ at the northeast ¼ of section 31, Township 79 north, Range 23 west of the 5th P.M., all now included in and forming a part of the City of Des Moines, Polk County, Iowa. And Lots 1 through 9, Block 3, Easton Place Plat 4, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa. And that part of the vacated 30.0 foot strip of ground lying east of and adjoining the west line of the northeast ¼ of Section 31, Township 79 north, Range 23 west, of the 5th Principal Meridian described as follows:

Beginning at a point 25.0 feet south of the north ¼ corner of said Section 31, Thence continuing south along the west line of said Section 31, 405.5 feet, Thence southeasterly along a straight line to a point 30.0 feet east and 445.0 feet, add measurement, south of the north ¼ corner of said Section 31, Thence north along a straight line and parallel with the west line of said Section 31 to a point 30.0 feet east and 30.0 feet south of the north ¼ corner of said Section 31, Thence northwesterly along a straight line to the Point of Beginning, 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 are to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on October 22, 2007, at which time the City Council will hear both those who oppose and those who favor the proposal.

(Continued)

★ Roll Call Number

Agenda Item Number

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October 8, 2007

Date

-3-

- 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

(ZON2007-00142)

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

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Request from Evangel Retirement Homes, Inc. (owner) represented by Robert Dahl (officer) to rezone property located at 2600 Hubbell Avenue and approve a PUD Conceptual Plan for "Valley View Village".			File # ZON2007-00142	
Description of Action	Rezone property from "R-3" Multiple-Family Residential District and "FW" Floodway District to "PUD" Planned Unit Development and approve a PUD Conceptual Plan to allow redevelopment of the existing retirement community in a phased master plan approach including the addition of new independent apartments, assisted living apartments, catered living, and brownstone townhomes to replace existing independent cottages, custodial living, and skilled units, bringing the total from 261 existing units to 336 units at completion of the plan.			
2020 Community Character Plan	High-Density Residential.			
Horizon 2025 Transportation Plan	Guthrie Avenue from I-235 to Hubbell Avenue to widen from 2 lane undivided to 3 lane undivided.			
Current Zoning District	"R-3" Multiple-Family Residential District and "FW" Floodway District.			
Proposed Zoning District	"PUD" Planned Unit Development District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area	5	3	0	<20%
Plan and Zoning Commission Action	Approval	12-0	Required 6/7 Vote of the City Council	Yes
	Denial			No

Valley View Village - 2571 Guthrie Avenue

ZON2007-00142



Date _____

Agenda Item 21

Roll Call # _____

October 8, 2007

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 September 20, 2007, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 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 Evangel Retirement Homes, Inc. (owner) represented by Robert Dahl (officer) to rezone property located at 2600 Hubbell Avenue & 2131 E. 25th Street from "R-3" Multiple-Family Residential District and "FW" Floodway District to "PUD" Planned Unit Development, and for approval of a PUD Conceptual Plan for "Valley View Village" to allow redevelopment of the existing retirement community in a phased master plan approach including the addition of new independent apartments, assisted living apartments, catered living, and brownstone townhomes to replace existing independent cottages, custodial living, and skilled units, bringing the total from 261 existing units to 336 units at complete implementation of the plan subject to the following conditions:
(ZON2007-00142)

1. The PUD Conceptual Plan is amended to either exclude the portion that is zoned "FW" Floodway or to reflect the boundary of the engineered floodway to define the areas impacted by flooding.
2. Provision of a statement that a survey of all trees over 6" in caliper for the areas in which trees will be removed shall be submitted at the PUD Development Plan review phase.
3. Provision of a statement that no tree removal, grading, or construction shall occur on the site until the PUD Development Plan is approved.
4. Provision of a turnaround at the west terminus of the 390' dead-end service drive along the south edge of the project site.



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

5. Provision of a statement that any canopy over an access drive shall be constructed with a minimum vertical clearance of 13'-6".
6. Provision of a statement that all landscaping will be in accordance with minimum landscape standards as applied to the "R-3" Multiple-Family Residential District.
7. Provision of a sidewalk along East 25th Street.
8. Provision of sidewalk connections from all buildings to the sidewalks along public streets.
9. Provision of a statement that at least 15% of the facade would be stone and/or masonry materials, with the remainder being hard surface material such as stucco or hardi-plank siding.
10. Provision of a statement that all roofing material shall be architectural-type shingles of a color to complement the stone or masonry materials.
11. Provision of a statement that any fencing on the site be in accordance with the regulations as applicable to the "R-3" District and that any chain link fence shall be clad with black vinyl.
12. Provision of a statement that any dumpster enclosure shall be constructed with masonry materials to match the proposed structures.

Written Responses

4 In Favor

1 In Opposition

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 requested rezoning in conformance with the Des Moines' 2020 Community Character Plan's future land use designation of High-Density Residential.

Part B) Staff recommends approval of the requested rezoning from "R-3" Multiple-Family Residential District and "FW" Floodway District to "PUD" Planned Unit Development District so long as the request is either amended to exclude the area that is zoned "FW" Floodway or the Conceptual Plan is amended to reflect the boundary of the engineered floodway to define the areas impacted by flooding.

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

1. The PUD Conceptual Plan is amended to either exclude the portion that is zoned "FW" Floodway or to reflect the boundary of the engineered floodway to define the areas impacted by flooding.
2. Provision of a statement that a survey of all trees over 6" in caliper for the areas in which trees will be removed shall be submitted at the PUD Development Plan review phase.
3. Provision of a statement that no tree removal, grading, or construction shall occur on the site until the PUD Development Plan is approved.
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10. Provision of a statement that all roofing material shall be architectural-type shingles of a color to complement the stone or masonry materials.

11. Provision of a statement that any fencing on the site be in accordance with the regulations as applicable to the "R-3" District and that any chain link fence shall be clad with black vinyl.
12. Provision of a statement that any dumpster enclosure shall be constructed with masonry materials to match the proposed structures.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to redevelop the existing retirement community in a phased master plan approach to expand the complex from 261 existing units to 336 units. The existing 3-story multiple-family residential structure along Hubbell Avenue constructed in 1990 would be incorporated into the development while all other existing structures on the site would be removed. The proposed development includes a mix of new independent apartments, assisted living apartments, catered living units, and brownstone townhomes to replace existing independent cottages, custodial living, and skilled-care units. The PUD Conceptual Plan also includes a "Town Center" that would provide services including a bank, library, cafe, classrooms, chapel, and beauty shop.

A portion of the property along East 25th Street is within the FEMA Engineered Floodway and is currently zoned "FW" Floodway District. Therefore the rezoning request needs to be amended to either exclude the portion that is zoned "FW" Floodway or to reflect the boundary of the engineered floodway on the Conceptual Plan to define the areas impacted by flooding.

2. **Size of Site:** 17.73 acres.
3. **Existing Zoning (site):** "R-3" Multiple-Family Residential District and "FW" Floodway District.
4. **Existing Land Use (site):** The site is a retirement community with 261 units within a 79-bed skilled nursing facility, a 77-bed custodial care facility, 75 units within one-story cottages, and a 30-unit independent living apartment building.
5. **Adjacent Land Use and Zoning:**
 - North* – "R1-60" Uses are Guthrie Avenue and single-family residential.
 - South* – "FW" & "C-4", Uses are Leetown Creekway and Gordman's retail store.
 - East* – "R1-60", Uses are Hubbell Avenue and Evangelical Covenant Church.
 - West* – "R1-60" & "FW", Uses are East 25th Street and single-family residential.
6. **General Neighborhood/Area Land Uses:** The subject property is located at the southwest corner of Hubbell Avenue and Guthrie Avenue. The site is surrounded by commercial uses along Hubbell Avenue and by single-family residential to the north and west.
7. **Applicable Recognized Neighborhood(s):** Fairmont Park Neighborhood Association.
8. **Relevant Zoning History:** N/A.
9. **2020 Community Character Land Use Plan Designation:** High-Density Residential.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries 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 recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Natural Site Features:** The site currently has multiple mature trees scattered throughout the site and around the perimeter. Staff recommends that the PUD Conceptual Plan include a statement that a survey of all trees over 6" in caliper for the areas in which trees will be removed shall be submitted at the PUD Development Plan review phase. Staff also recommends provision of a statement that no tree removal, grading, or construction shall occur on the site until the PUD Development Plan has been approved.
- 2. Drainage/Grading:** The future PUD Development Plan would be required to comply with site plan standards for providing storm water management. The proposed PUD Concept Plan indicates the majority of stormwater would be directed to the adjacent Leetown Creekway. The applicant would be required to file a grading and soil erosion control plan at the development plan phase.
- 3. Fire Protection:** A turnaround must be provided at the westerly terminus of the 390' dead-end service drive along the south edge of the project site, as this drive is required for fire apparatus access. In accordance with 2006 IFC Section 503.2.5, dead-end fire apparatus roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. A note must also be provided on the Concept Plan to indicate that any canopy over an access drive shall be constructed with a minimum vertical clearance of 13'-6".

The future PUD Development Plan must show locations of existing fire hydrants along Guthrie Avenue and Hubbell Avenue and any onsite fire hydrants and provide approved fire hydrant distribution for all private streets and drives. Location and spacing of fire hydrants shall be in accordance with 2006 IFC, Table C105.1.

- 4. Landscaping & Buffering:** The proposed Concept Plan identifies 29 existing overstory trees and 14 existing evergreen trees that would remain around the perimeter of the site. The Concept Plan also provides an additional 34 overstory trees, 40 evergreen trees, and 42 shrubs.

Although there are no specific standards for the "PUD" District, the landscape plan should generally enhance the visual appearance of the building, parking areas, and pedestrian areas with a minimum level of landscaping in accordance with standards that would be applied under Site Plan policies to a comparable development with standard zoning classification. Staff recommends that the Proposed Concept Plan include a statement that all landscaping will be in accordance with minimum landscape standards as applied to the "R-3" Multiple-Family Residential District. This would ensure adequate landscaping and screening within and around all parking lots.

- 5. Access or Parking:** The proposed Concept Plan states that the development would provide a minimum of 1 parking space per 2 dwelling units, for a total of 169 parking spaces. The Concept Plan demonstrates that parking would be provided throughout the development within parking lots, underground parking, and a garage with 30-stalls.
- 6. Traffic/Street System:** The proposed Concept Plan indicates that access to the develop would utilize an existing drive approach along Hubbell Avenue and two existing drive approaches along Guthrie Avenue, with one new approach from Guthrie Avenue.

The Conceptual Plan demonstrates numerous pedestrian connections on the site. Staff recommends that in addition to the proposed sidewalks, the Conceptual Plan should include a sidewalk along East 25th Street, as well as sidewalk connections from all buildings to the sidewalks along public streets.

7. **2020 Community Character Plan:** The proposed 338 dwelling units on 17.73 acres represents a density of 18.95 units per acre, which is in conformance with the High-Density Residential land use designation.
8. **Urban Design:** The submitted elevations indicate that all structures would have a common architectural theme. According to the submitted renderings and narrative, at least 15% of all facades would be stone and/or rock-faced block. The remainder will be hard surface material such as brick, stucco, and cement board siding. Roofing would be a profile (architectural) shingle of a color to complement the stone. Staff recommends that the notes provided in the narrative regarding construction materials be transferred to the Concept Plan.

The elevations indicate that significant articulation of the structures would be achieved through variation of rooflines, setbacks, patterns of door and window placement, and the use of characteristic entry features. The elevations also indicate that structures would have multiple gables to break up expansive roof plains.

All structures would be setback at least 35' from any property line.

The proposed Concept Plan indicates that two monument signs would be located near entrances from Guthrie Avenue. These decorative signs would be constructed of stone and masonry materials to complement the proposed structures and include planters. An additional sign constructed of stone would face the intersection of Hubbell Avenue and Guthrie Avenue.

The proposed Concept Plan does not indicate fencing would be permitted on the site. Staff recommends that a note be added to state that any fencing on the site be in accordance with the regulations as applicable to the "R-3" District and that any chain link fence shall be clad with black vinyl.

Staff recommends that a note be added to the Concept Plan stating that any dumpster enclosure shall be constructed with masonry materials to match the proposed structures.

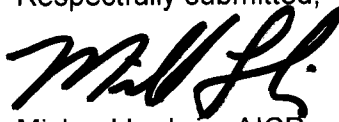
SUMMARY OF DISCUSSION

There was no one to speak on this item and there was no discussion.

Kaye Lozier: Moved for approval of the staff recommendation.

Motion passed 12-0.

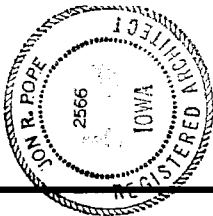
Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:dfa

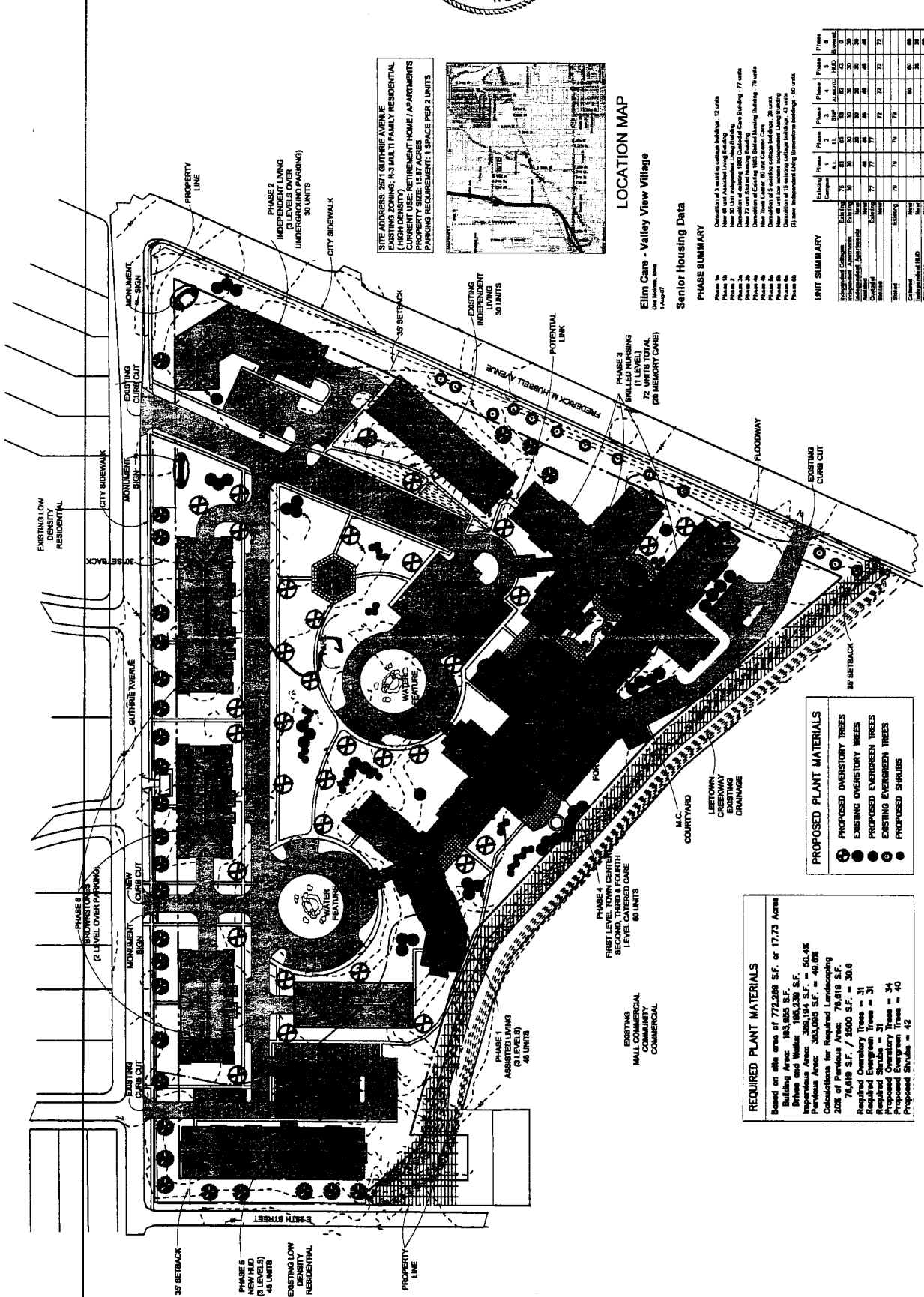
Attachment



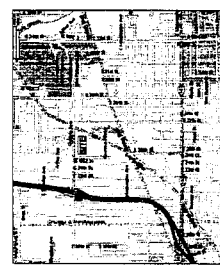
DATE: 08/21/07
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 PROJECT NO.: 08/21/07

DATE: 08/21/07
 SHEET NO.: 08/21/07
 PROJECT NO.: 08/21/07

A2



LOCATION MAP
 Elm Care - Valley View Village



Senior Housing Data

PHASE SUMMARY
 Phase 1: 44 Units
 Phase 2: 30 Units
 Phase 3: 72 Units
 Phase 4: 80 Units
 Phase 5: 24 Units
 Phase 6: 44 Units

UNIT SUMMARY

Category	Units				Total
	1	2	3	4	
Assisted Living	44	0	0	0	44
Independent Living	0	30	72	0	102
Nursing	0	0	0	72	72
Commercial	0	0	0	80	80
Overstory Trees	0	0	0	0	0
Evergreen Trees	0	0	0	0	0
Shrubs	0	0	0	0	0
TOTAL	44	30	72	0	146

PROPOSED PLANT MATERIALS

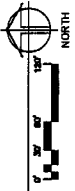
- (1) PROPOSED OVERSTORY TREES
- (2) EXISTING OVERSTORY TREES
- (3) PROPOSED EVERGREEN TREES
- (4) EXISTING EVERGREEN TREES
- (5) PROPOSED SHRUBS

REQUIRED PLANT MATERIALS

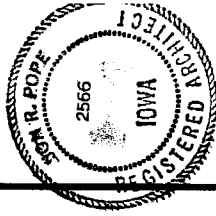
Based on site area of 772,089 S.F. or 17.73 Acres

Impervious Area: 483,849 S.F. = 11.07 Acres
 Drives and Walks: 386,104 S.F. = 8.79 Acres
 Parking Area: 363,095 S.F. = 8.28 Acres
 20% of Pavement Area: 76,819 S.F. = 1.75 Acres

Required Overstory Trees = 31
 Required Evergreen Trees = 34
 Proposed Overstory Trees = 34
 Proposed Evergreen Trees = 40
 Proposed Shrubs = 42



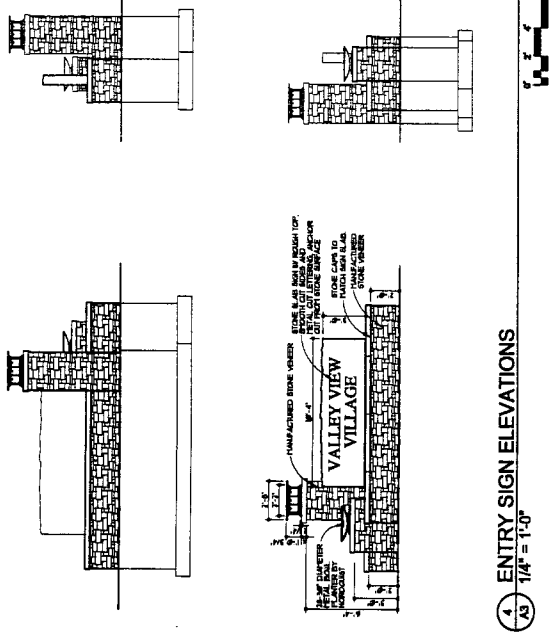
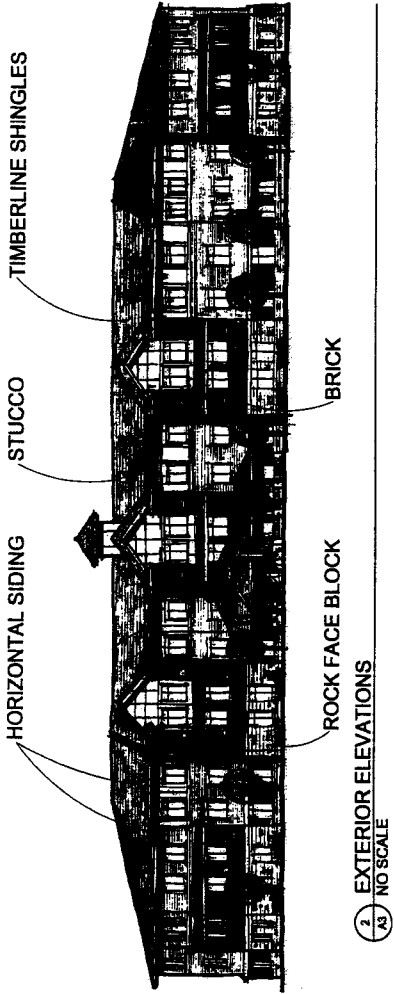
(1) **SITE/LANDSCAPE PLAN**
 A2 1"=60'-0"



EXTERIOR
ELEVATIONS
& SIGNS

DATE OF DRAWING	DATE
PROJECT NO.	
CLIENT	
ARCHITECT	
DRAWN BY	
CHECKED BY	
SCALE	
SHEET	

DATE OF DRAWING	DATE
PROJECT NO.	
CLIENT	
ARCHITECT	
DRAWN BY	
CHECKED BY	
SCALE	
SHEET	



Item 2007 00142

Date 9-22-07 21

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

(Circle One)

RECEIVED

SEP 25 2007

Print Name

EAST POINTE, LLC

COMMUNITY DEVELOPMENT DEPARTMENT

Signature

Tom [Signature]

Address

666 WALNUT ST. STE 1001
50309

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

Horizontal lines for text entry.

Item 2007 00142

Date 9-11-09

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

(Circle One)

RECEIVED

SEP 13 2007

Print Name

John Carstens

Signature

John Carstens

Address

2309 Farwell Rd

COMMUNITY DEVELOPMENT DEPARTMENT

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

Horizontal lines for text entry.

