

Date April 25, 2011

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 7, 2011, its members voted 10-0-1 in support of a motion to recommend APPROVAL of a request from Wesley Retirement Services, Inc. (owner) represented by Craig Johnsen (Director) for review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue, to add 66 additional parking spaces in scattered locations throughout the campus and to construct a 4,650 square-foot one-story addition to the north side John Stoddard Health Center building subject to administrative review of final PUD Conceptual Plan documents.

The subject properties are more specifically described as follows:

Lot 1 Official Plat of Lot 5 of Pierce's Subdivision of the North 1/2 of the Northeast 1/4 of Section 7, Township 78, Range 24 West of the 5th P.M and Lots 3 and 4 of the Official Plat of Lots 1 through 24 of Section 7, Township 78, Range 24 West of the 5th P.M, except that part described as follows:

Commencing at the Northeast corner of said Lot 1; thence South 0° (Degrees) 09' (Minutes) 57" (Seconds) East along the Easterly line of said Lot 1, a distance of 617.54 feet; thence South 89° 45' 23" East along the Northerly line of said Lot 1, a distance of 165.15 feet; thence South 0° 04' 49" East along the East line of said Lot 1, a distance of 333.0 feet to the Point of Beginning; thence South 0° 04' 49" East along the East line of said Lot 1, a distance of 325.15 feet to the Southeast corner of said Lot 1; thence North 89° 26' 27" West along the South line of said Lot 1, a distance of 263.37 feet; thence North 0° 15' 28" West, 259.0 feet; thence North 45° 00' 00" East 91.12 feet; thence North 89° 45' 23" East, 199.64 feet to the Point of Beginning; and that part of the South 200.0 feet of the North 540.0 feet of Lot 5 (except the West 33 feet thereof) of the Official Plat Lots 1 through 24 of Section 7, Township 78 North, Range 24, West of the 5th P.M.; and all of Lot 1 in Portland Place, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

- 1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on May 9, 2011, at which time the City Council will hear both those who oppose and those who favor the proposal.

Date April 25, 2011

-2-

- That the City Clerk is hereby authorized and directed to cause notice of the 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:

  
 Michael F. Kelley  
 Assistant City Attorney

(ZON2011-00019)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

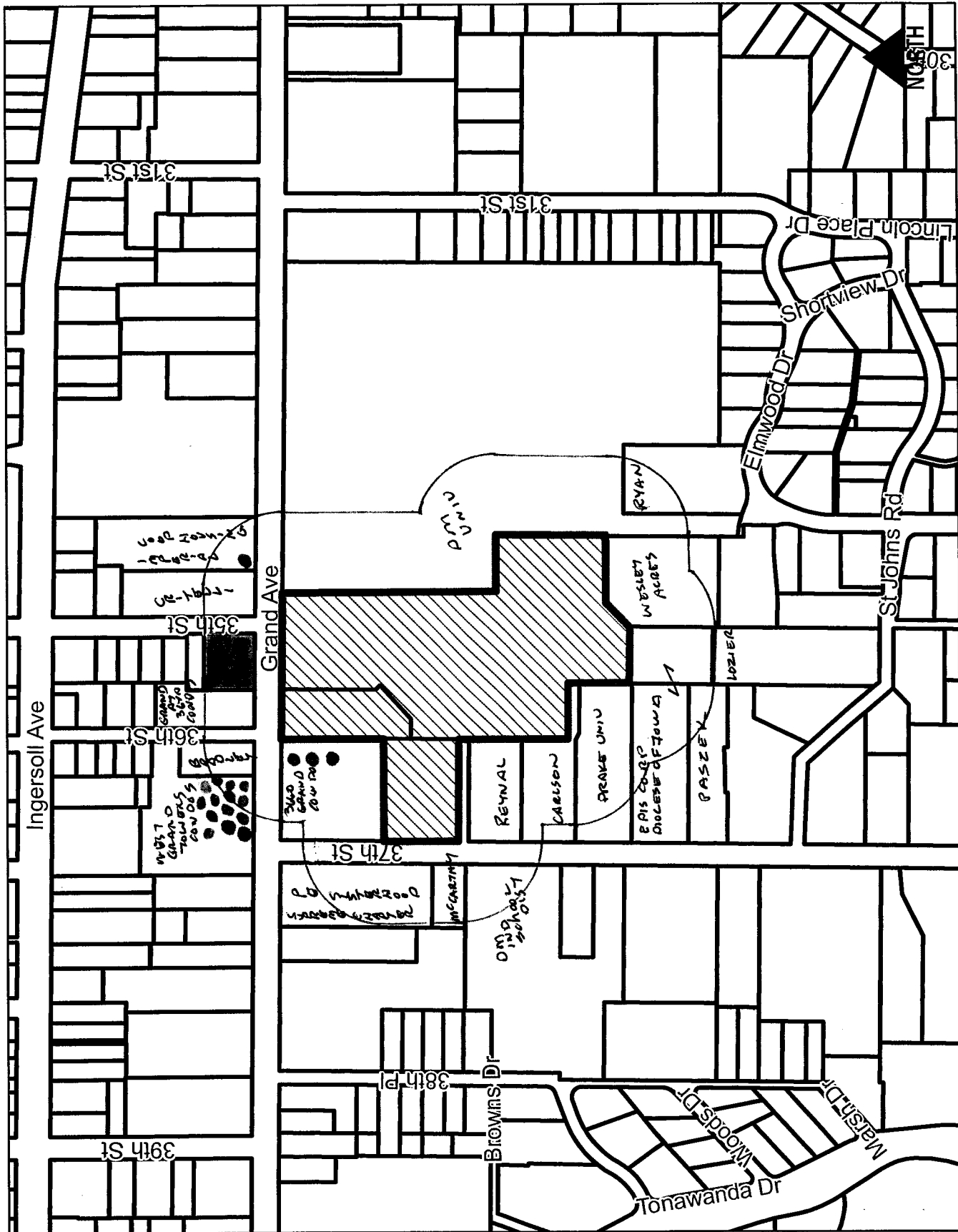
**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

\_\_\_\_\_  
 Mayor

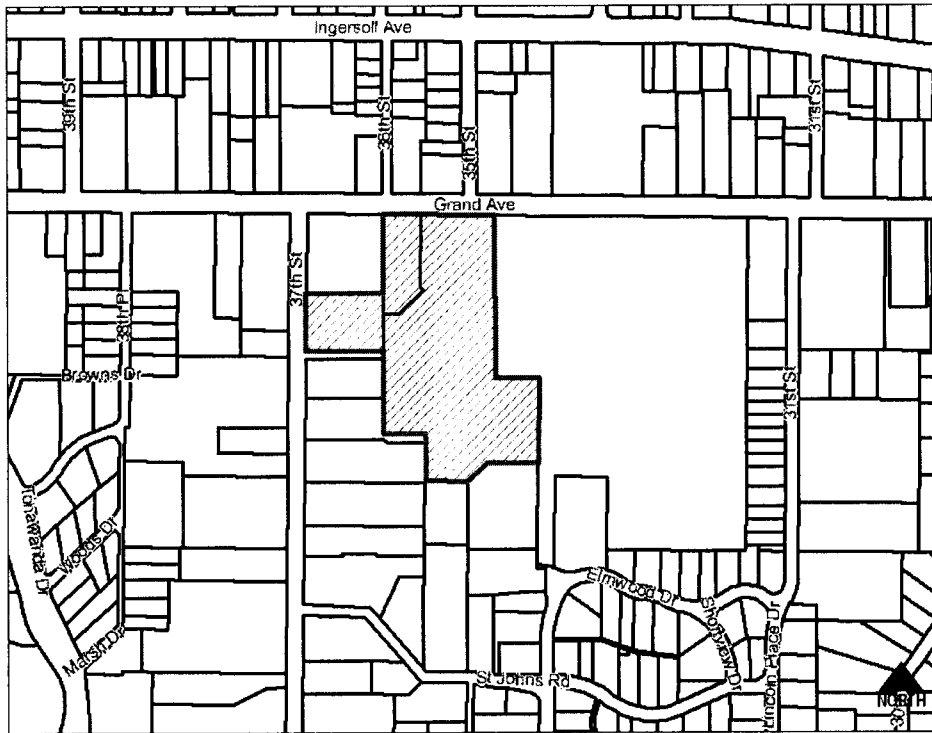
\_\_\_\_\_  
 City Clerk



Request from Wesley Retirement Services, Inc. (owner) represented by Craig Johnsen (Director) for review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue, to add 66 additional parking spaces in scattered locations throughout the campus and to construct a 4,650 square-foot three-story addition to the north side John Stoddard Health Center building.				<b>File #</b> ZON2011-00019	
<b>Description of Action</b>	Review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue.				
<b>2020 Community Character Plan</b>	High- Density Residential				
<b>Horizon 2035 Transportation Plan</b>	No Planned Improvements				
<b>Current Zoning District</b>	"PUD" Planned Unit Development District				
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development District				
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	16	3			
Outside Area					
<b>Plan and Zoning Commission Action</b>	Approval	10-0-1	<b>Required 6/7 Vote of the City Council</b>	Yes	
	Denial			No	X

Wesley Retirement Services Inc - 3520 Grand Avenue

ZON2011-00019



Date April 25, 2011

Agenda Item 29

Roll Call # \_\_\_\_\_

April 14, 2011

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 April 7, 2011, the following action was taken:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-0-1 as follows:



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

Commission Action:	Yes	Nays	Pass	Absent
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	X			
John "Jack" Hilmes			X	
Joel Huston	X			
Ted Irvine				X
Greg Jones	X			
Jim Martin				X
Brian Millard	X			
William Page				X
Mike Simonson	X			
Kent Sovern	X			
CJ Stephens	X			

**APPROVAL** of a request from Wesley Retirement Services, Inc. (owner) represented by Craig Johnsen (Director) for review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue, to add 66 additional parking spaces in scattered locations throughout the campus and to construct a 4,650 square-foot one-story addition to the north side John Stoddard Health Center building, subject to administrative review of final PUD Conceptual Plan documents.

ZON2011-00019

Written Responses

16 In Favor

3 In Opposition

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the proposed amendment to the Wesley Acres PUD Conceptual Plan subject to administrative review of final PUD Conceptual Plan documents.

## STAFF REPORT

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is seeking to provide additional on-site parking with a net increase of 66 off-street parking spaces located primarily on the eastern portion of the site adjoining the Des Moines University property. This would also displace an existing shuttle bus shelter to the southern portion of the site. A future 4,650 square-foot one-story addition is being proposed to the north side of the John Stoddard health center that would be constructed internally to the existing courtyard between that building and the Austin Center to the west. The daycare playground area would be shifted to the north.
2. **Size of Site:** 15 acres with 430' of frontage on Grand Avenue.
3. **Existing Zoning (site):** "PUD" Planned Unit Development.
4. **Existing Land Use (site):** High-density residential retirement living campus, to include a healthcare facility and a daycare center.
5. **Adjacent Land Use and Zoning:**
  - North* – "R-4" use is high density residential.
  - South* – "R1-80" use is large lot single-family residential.
  - East* – "R-4" use is Des Moines University Osteopathic School of Medicine and single-family homes.
  - West* – "R-3"& "R-4" use is high density residential, Sisterhood of the PEO, and the First Church of Christian Science.
6. **General Neighborhood/Area Land Uses:** The surrounding neighborhood uses primarily consist of high density residential and institutional uses along Grand Avenue with large lot estate single-family homes to the south and a timbered landscape in between.
7. **Applicable Recognized Neighborhood(s):** Greenwood Historic Neighborhood Association.
8. **Relevant Zoning History:** The original PUD zoning was approved in 1992. Subsequent amendments to the Conceptual Plan have allowed for various minor additions and new buildings on the site. The most recent amendment made approximately ten years ago involved a playground within the courtyard area where the proposed addition is to be made.
9. **2020 Community Character Land Use Plan Designation:** High Density Residential.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. This includes amendments to PUD Concept Plan that would increase the use density or intensity or make expansion

to the built density. 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.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Landscaping and Natural Features:** The proposed Conceptual Plan indicates some parking would be made on the eastern edge of the site where it abuts Des Moines University parking. A setback area is conceptually proposed to ensure parking does not encroach or overhang the property line. The Conceptual Plan proposes interior parking lot planter beds in accordance with the standards for interior lot landscaping. Also, an evergreen planting screen is proposed around the east and south edges of the proposed parking expansion area on the southeast to protect adjoining residential uses.

A significant portion of the proposed parking addition will involve removal of some timbered area to the east of the healthcare center. Additional timber area is also impacted by the proposed stormwater management improvements. Any tree removal is subject to the City Tree Removal Mitigation Ordinance as part of any grading plan or Development Plan approval. The applicant has included mitigation requirements on the Conceptual Plan that are consistent with the requirements. Proposed over-story tree plantings necessary for expected mitigation have been shown on the Conceptual Plan.

2. **Drainage/Grading:** Engineering and Public Works staff has reviewed the Conceptual Plan with regard to drainage impacts. The additional improvements require compliance with storm water management standards applicable to sites with any Development Plan revision. This would include detaining for water quality purposes and for flood control. The Conceptual Plan indicates that an additional low impact feature for storm water is proposed. Final design will be reviewed by Engineering staff with any Development Plan for additional impervious surface.

Storm Water Utility staff have indicated that there are known problems with storm sewer capacity in the residential neighborhood areas to the south. However, they have indicated that the proposed facilities in the Conceptual Plan are not problematic so long as proper detention in accordance with the regulations is provided and storm water release is designed to be kept at velocities which do not create erosion problems.

3. **Access or Parking:** Traffic Engineering staff and Fire Engineering staff have reviewed the Conceptual Plan and have found it acceptable as proposed. There is one primary access road to the facility from Grand Avenue to the site. There is also a drop-off for the childcare facility along the drive to facilitate peak traffic. Given the hours of operation and the fact that access is off a major corridor and not through a local traffic street, there is little if any anticipated impact on the surrounding neighborhood during non-business hours of the day. Staff does not anticipate that the proposed parking will increase congestion within the site.

The proposed amendment creates 73 new spaces including an additional accessible space. In the redesign, seven existing spaces are eliminated causing a net increase of 66 spaces. After the proposed amendment there would be 225 spaces plus seven

accessible spaces for a total of 232 spaces on-site. The applicant proposes to begin parking expansion and modifications this Summer.

- 4. Urban Design:** An architectural elevation view for the proposed addition to the healthcare/daycare center has been submitted with the amendment. The proposed addition would have a flat roof design with a veranda from the second story on the eastern half. The addition is proposed with exterior material of facebrick to match the existing building. Soffits of stucco material are proposed above aluminum windows below a metal parapet cap on the roof. The veranda is proposed with a metal railing to match the metal roof parapet cap. The views of the proposed addition will essentially only be made from internal to the site. It will generally not be visible from adjoining properties of public street level view.

## **SUMMARY OF DISCUSSION**

Jason Van Essen presented staff report and recommendation.

Mike Ludwig clarified that this is actually one story addition not a three story as listed on the agenda.

Doug Wells 756 9<sup>th</sup> Street, architects representing the applicant showed the plan. He addressed the existing water retention basin was designed 1992 and at that time it was approximately double the capacity that was needed. Their civil engineer has checked the capacity of that basin for the additional parking spaces around the perimeter road and has concluded that the basin size is adequate. On the second parking expansion they are planning a new detention area which would be two detention basins, the first to control the quality of the water and the secondary basin that would release naturally into the ravine.

There are a number of understory trees in that area and there are three overstory trees that would fall under the guidelines in the tree mitigation program. That results in two categories in replacing those trees and the canopy that is removed, requiring the applicant to plant seven trees. They are planning to plant approximately 21 trees.

At the two neighborhood meetings the items that were brought forth were to increase landscape screening, lighting screening and replacement, fixing the door that slams loudly, the noise from the night shift employee parking, relocate trash because of the noise when picked up early in the morning, and remove retaining wall that is falling over. The applicant has addressed each of these concerns and has agreed to do the work to fix them.

The courtyard playground equipment for the daycare will be moved to the north and the one and half story building with roof deck will be built as a little infill.

CJ Stephens asked if they have done everything possible to preserve trees.

Doug Wells stated that several meetings walking the site with the landscaping consultant the team made every effort possible to save every tree and are very sensitive to it.

CJ Stephens asked what kind of plant material is going to be used for the landscape screening.



Doug Wells stated the trees that are proposed are more long term hardwood trees, older understory trees, and a couple of spruce trees planned and to use the plant material to fill the holes.

Jacqueline Easley asked who owns the shuttle bus shelter, whether Wesley Acres or the City.

Doug Wells stated that it is Wesley Acres shuttle bus.

**CHAIRPERSON OPENED THE PUBLIC HEARING**

*The following spoke in favor of application*

Emily Duong 72 37<sup>th</sup> Street, Greenwood Neighborhood Historic Association Chair stated that she was at the neighborhood meetings and Mr. Wells and Mr. Johnson has done a fantastic job of listening to the neighbors and addressing their concerns. They are in full support of this project.

**CHAIRPERSON CLOSED THE PUBLIC HEARING**

**COMMISSION ACTION:**

Greg Jones moved staff recommendation to approve the proposed amendment to the Wesley Acres PUD Conceptual Plan subject to administrative review of final PUD Conceptual Plan documents.

Motion passed 10-0-1 (John “Jack” Hilmes abstained)

Respectfully submitted,

  
Michael Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment

Item 2011 00019 Date \_\_\_\_\_

I  (am)  (am not) in favor of the request. 3660 GRAND CONDO'S

(Circle One)  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name Lois Copple

Signature Lois Copple

MAR  2011

Address 3660 Grand

Reason for **DEPARTMENT** proposing or approving this request may be listed below:

The area will have a hard time  
with traffic to add the new building.  
Parking area is ok, I now have  
trouble leaving 3660 drive as to  
Grand -

Item **2011 00019**

Date 2-23-11

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

*WEST GRAND TOWERS*

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name John Hudson

FEB 25 2011

Signature

*John P. Hudson*

Address

3663 Grand #209

**DEPARTMENT**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item **2011 00019**

Date 2-24-11

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

*WEST GRAND TOWERS*

**RECEIVED**  
(Circle One)  
**COMMUNITY DEVELOPMENT**

Print Name

Judy Lonsberry

FEB 24 2011

Signature

*Judy Lonsberry*  
(condo)

**DEPARTMENT**

Address

3663 Grand Ave #304 DM  
*Malling 122325, Wicousta Rd Eagle MI 48822*

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

More traffic in & out of area  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2011 00019

Date \_\_\_\_\_

I (am)  in favor of the request.

WEST GRAND TOWNS

(Circle One)  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name Winifred Kelley

FEB 25 2011

Signature

Winifred Kelley

Address

3663 Grand

**DEPARTMENT**

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

Sounds like a good  
place to build a new  
building.

Item 2011 00019

Date 2-23-11

I (am)  in favor of the request.

WEST GRAND TOWNS

(Circle One)  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name

Pinehurst Investments

FEB 25 2011

Address

by Jack Adams  
3663 Grand

**DEPARTMENT**

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

Item 2011 000191

Date 2/24/11

29

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

PART OF SUBJECT PROPERTY

(Circle One)

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name SUSAN J. TERRY

Signature Susan J Terry

FEB 25 2011

Address 3524 Grand # 703

Reason for **DEPARTMENT** approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2011 000191

Date \_\_\_\_\_

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

WEST GRAND TOWERS

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name ART HESSBURG

Signature [Signature]

FEB 25 2011

Address 3663 GRAND AVE # 908

**DEPARTMENT**

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

I FAVOR THE WESLEY REQUEST BECAUSE  
WESLEY IS A GOOD NEIGHBOR AND IT  
VERY BADLY NEEDS THE IMPROVEMENT  
COVERED BY THE REQUEST

Item 2011 00019

Date 2/24/11

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

W837 GRAND TOWERS

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

FEB 25 2011

Name JEAN MANWHEIMER

Signature Jean Manweimer

Address 3663 Grand Ave #504

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2011 00019

Date 2/24-11

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

W837 GRAND TOWERS

(Circle One)

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

FEB 25 2011

Name HANNE HARRIS

Signature Hanne Harris

Address 3663 Grand Ave, 407, Bnd, Pa 50312

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2011 00019 Date 2/23/11

29

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

*imperial coop*

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

FEB 25 2011 Signature

DEPARTMENT Address

*Richard Rapp*  
*Richard Rapp*  
*3407 Grand*

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2011 00019 Date 2/24/11

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

*WEST GROVE TOWNS*

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

FEB 28 2011 Signature

DEPARTMENT Address

Print Name BARBARA GRAHAM

Signature *Barbara N. Graham*

Address 3663 Grand Ave. P.H. e  
Des Moines Iowa 50312

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

*The need for additional parking is evident in the growth of the facility. The Hazell Center is so important for the elderly population that increases with medical assistance. This improvement will not affect our neighborhood in any adverse way.*

Item 2011 0001944 Date 2-23-2011

3660 GRAND CORROOS

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

(Circle One) **RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name James P. Pilcher  
Signature [Handwritten Signature]

FEB 25 2011

Address 3660 Grand Ave #550 DSA Ja  
50312

**DEPARTMENT**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2011 0001944 Date 2/25/11

3660 GRAND CORROOS

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

(Circle One) **RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name James A. Vickery  
Signature [Handwritten Signature]

FEB 28 2011

Address 3660 Grand Ave #1020

**DEPARTMENT**

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

Wesley Acres is a well run  
organization and good neighbors!  
\_\_\_\_\_  
\_\_\_\_\_



Item 2011 000194

Date March 4, 2010

29

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

WEST GRAND TOWERS

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

MAR 14 2011

**DEPARTMENT**

Print Name Courtney Bennett

Signature *Courtney Bennett*

Address 3663 Grand Ave. #105 DSM, IA

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

5032

Item 2011 000194

Date 2/25/11

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

WEST GRAND TOWERS

(Circle One)

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

MAR 01 2011

Print Name Juliet M Bliss

Signature *Juliet M Bliss*

3663 Grand Ave # 904

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

West Grand Towers is a wonderful place. I volunteer there. I feel sure whatever the project involves (parking + new building) will be of the highest quality & serve the community well.

Item **2011 00019** Date 2/23/11

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

(Circle One) **RECEIVED** Print Name Philip D ANTON

**COMMUNITY DEVELOPMENT** Signature [Signature]

FEB 28 2011 Address 2724 LAUREL AVE

**DEPARTMENT** Urbansdale IA 50322

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item **2011 00019** Date 02/26/11

I  (am) (am not) in favor of the request. WEST GRAND TOWERS

**RECEIVED** Print Name Marcia Jacobs

**COMMUNITY DEVELOPMENT** Signature Marcia Jacobs

MAR 21 2011 Address 3663 Grand Ave #306

**DEPARTMENT** D.M. 50312

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

I think this kind of service is needed in  
West Morris.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2011 000194

Date 2-22-11

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

WEST GRAND TOWERS

29

(Circle One)

Print Name MELBA SCAGLIONE

**RECEIVED  
COMMUNITY DEVELOPMENT**

Signature Melba Scaglione

MAR 01 2011

Address 3663 Grand # 906

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

**DEPARTMENT**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2011 000194

Date 2/24/2011

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

WEST GRAND TOWERS

**RECEIVED  
COMMUNITY DEVELOPMENT**

Print Name Colby LARSEN

FEB 28 2011

Signature Colby

**DEPARTMENT**

Address 3663 GRAND # 104

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

Doesn't bother us.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_