

Date..... May 9, 2011

WHEREAS, on April 25, 2011 by Roll Call No. 11-0681, the City Council duly resolved that a public hearing be held on May 9, 2011, at 5:00 p.m., in Council Chambers at City Hall, to consider a proposal from Wesley Retirement Services, Inc. to amend the approved Wesley Acres PUD Planned Unit Development Conceptual Plan for property located in the vicinity of 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 the final PUD Conceptual Plan documents; and,

WHEREAS, due notice of said hearing was published in the Des Moines Register on April 28, 2011, as provided by law, setting forth the time and place for hearing on the proposed amendment to the approved PUD Conceptual Plan; and,

WHEREAS, the Plan and Zoning Commission has recommended that the proposed amendment to the approved PUD Conceptual Plan be approved, subject to the conceptual plan being first amended as set forth in the attached letter from the Planning Administrator; and,

WHEREAS, in accordance with the published notice those interested in the proposed amendment to the approved PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; NOW, THEREFORE,

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

1. Upon due consideration of the facts, statements of interested persons and arguments of counsel, the objections to the proposed amendments to the approved PUD Conceptual Plan for the property in the vicinity of 3520 Grand Avenue, and more specifically described below, are hereby overruled and the hearing is closed.

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 0⁰ (Degrees) 09' (Minutes) 57" (Seconds) East along the Easterly line of said Lot 1, a distance of 617.54 feet; thence South 89⁰ 45' 23" East along the Northerly line of said Lot 1, a distance of 165.15 feet; thence South 0⁰ 04' 49" East along the East line of said Lot 1, a distance of 333.0 feet to the Point of Beginning; thence South 0⁰ 04' 49" East

(Continued on Page 2)

Date May 9, 2011

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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.

2. The proposed amended PUD Conceptual Plan is hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the conditions identified below.

3. The amended PUD Conceptual Plan for the Property described above, which is on file in the Community Development Department, is hereby approved, subject to the plan being first amended to satisfy the conditions recommended by the Plan and Zoning Commission as set forth in the attached letter from the Planning Administrator, and subject to approval of such amendments by the Community Development Director.

MOVED by _____ to adopt.

FORM APPROVED:



Michael F. Kelley
Assistant City Attorney

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

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.

MOTION CARRIED APPROVED

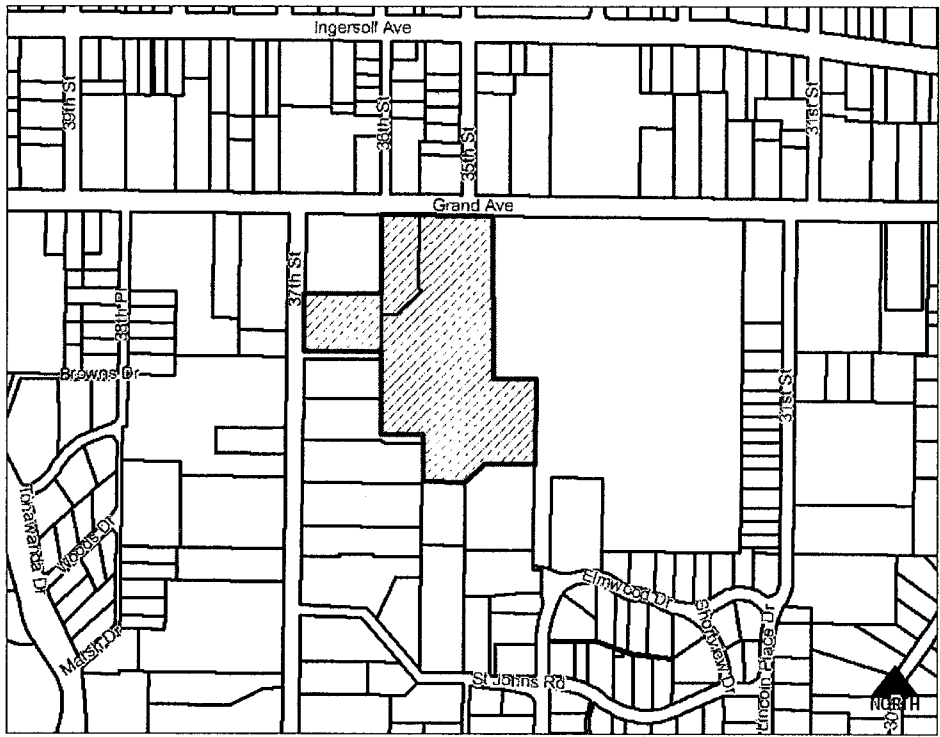
Mayor

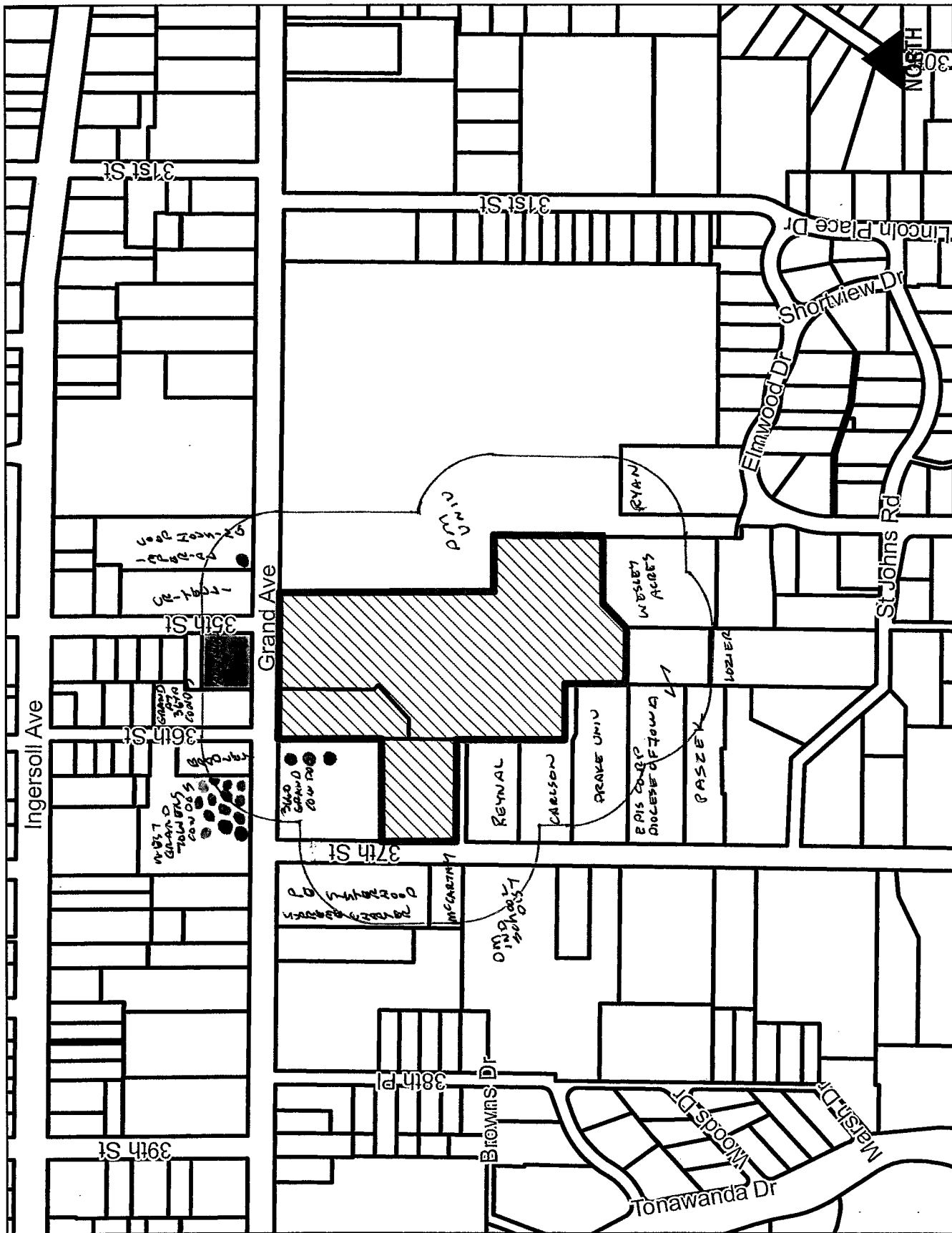
City Clerk

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.				File #	
				ZON2011-00019	
Description of Action		Review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue.			
2020 Community Character Plan		High- Density Residential			
Horizon 2035 Transportation Plan		No Planned Improvements			
Current Zoning District		"PUD" Planned Unit Development District			
Proposed Zoning District		"PUD" Planned Unit Development District			
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition
Inside Area		16	3		
Outside Area					
Plan and Zoning Commission Action		Approval	10-0-1	Required 6/7 Vote of the City Council	
		Denial		Yes	
				No	X

Wesley Retirement Services Inc - 3520 Grand Avenue

ZON2011-00019





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 9th 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 37th 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 CONDOS

(Circle One)
RECEIVED
COMMUNITY DEVELOPMENT
MAR 2011

Print Name Lois Cappel
Signature [Signature]
Address 3660 Grand

Reason for **DEPARTMENT** opposing 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

55

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 #207

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
COMMUNITY DEVELOPMENT

Print Name Judy Lonsberry

FEB 24 2011

Signature

Judy Lonsberry
(condo)

DEPARTMENT

Address

3663 Grand Ave #304 DM

Malling! 122325, Wacousta 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 _____

55

I (am) in favor of the request.

WEST GRAND TOWNS

RECEIVED
COMMUNITY DEVELOPMENT

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)

Print Name

Pinehurst Investments

RECEIVED
COMMUNITY DEVELOPMENT

by Jack Adams

FEB 25 2011

Address

3663 Grand

DEPARTMENT

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

Item 2011 000191 Date 2/24/11

I (am) (am not) in favor of the request. PART OF SUBJECT PROPERTY

(Circle One)
RECEIVED Print Name SUSAN J. TERRY
COMMUNITY DEVELOPMENT 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

(Circle One)
RECEIVED Print Name ART HESSBURG
COMMUNITY DEVELOPMENT Signature [Signature]
FEB 25 2011 Address 3663 GRAND AVE # 908

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

55

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

WEST GRAND TOWERS

RECEIVED
COMMUNITY DEVELOPMENT

Name JEAN MANWHEI MEIR

Signature ~~3663 Grand Ave~~ Jean Manheim

FEB 25 2011

Address 3663 Grand Ave #504

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Name HANNE HARRIS

Signature Hanne Harris

FEB 25 2011

Address 3663 Grand Ave, 407, Dms, Pa 50312

DEPARTMENT

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

Item 2011 00019

Date 2/23/11
imperial coop

55

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

(Circle One) **RECEIVED**
COMMUNITY DEVELOPMENT

FEB 25 2011 Signature *[Signature]*

DEPARTMENT Address 3407 Grand

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.

WEST GRAND-TOWERS

(Circle One) **RECEIVED**
COMMUNITY DEVELOPMENT

Print Name BARBARA GRAHAM

FEB 28 2011 Signature *Barbara N. Graham*

DEPARTMENT Address 3663 Grand Ave. P.H.C.
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 Health 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 COMPOS

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

RECEIVED
COMMUNITY DEVELOPMENT

Print Name James Pilichos

Signature

FEB 25 2011

Address

3660 Grand Ave #530 BSA Ta
50512

DEPARTMENT

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

Item 2011 0001944 Date 2/25/11

3660 GRAND COMPOS

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

RECEIVED
COMMUNITY DEVELOPMENT

Print Name James A. Vickery

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

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

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Courtney Bennett

MAR 14 2011

Signature Courtney Bennett

DEPARTMENT

Address 3063 Grand Ave. #105 DSM#A

Reason for opposing or approving this request may be listed below: 503/2

Item 2011 000194 Date 2/25/11

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

(Circle One)

Print Name Juliet M Bliss

RECEIVED
COMMUNITY DEVELOPMENT

Signature Juliet M Bliss

3063 Grand Ave #904

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

Westley Park 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

55

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

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

Signature [Handwritten Signature]

FEB 28 2011 Address 2724 LAURELWOOD DR.

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 GRASS TOWNS

(Circle One) **RECEIVED** Print Name Marcia Jacobs
COMMUNITY DEVELOPMENT

Signature Marcia Jacobs

MAR 21 2011 Address 3663 Brand 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 0001941

Date 2-22-11

55

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

WEST GRAND TOWERS

(Circle One)

**RECEIVED
COMMUNITY DEVELOPMENT**

Print Name MELBA SCAGLIONE

Signature Melba Scaglione

Address 3663 Grand # 906

MAR 01 2011

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

DEPARTMENT

Item 2011 0001940

Date 2/24/2011

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

WEST GRAND TOWERS

RECEIVED

COMMUNITY DEVELOPMENT

Print Name Colby LAESEN

Signature Colby Laesen

Address 3663 Grand # 104

FEB 28 2011

DEPARTMENT

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

Doesn't bother us.

