

Date..... February 13, 2012

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 19, 2012, its members voted 8-0 in support of a motion to recommend **APPROVAL** of a request from Grand View University (owner) represented by Kent Henning (officer) to rezone property located at 2919 East 14<sup>th</sup> Street and 1517 Hull Avenue from R1-60 One-Family Low-Density Residential District and C-2 General Retail and Highway-Oriented Commercial District to PUD Planned Unit Development classification and approval of an amendment to the PUD Concept Plan subject to the following:

1. The Conceptual Plan shall be revised to demonstrate additional landscape islands within the proposed parking lot expansion.
2. The elevations shall be revised so that the entire first floor of the 4-story building addition is sided with brick veneer.

The subject properties are more specifically described as follows:

To be rezoned PUD from C-2:  
(Except beginning at Northwest corner Lot 11, thence East 51.24 feet, thence Southwest 32.97 feet, thence Southwest 22.72 feet, thence North 17.4 feet to Point of Beginning) Lots 9, 10, and 11, Miller's Addition, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

To be rezoned PUD from R1-60:  
West 50 feet, East 100 feet, South 150, North 175 feet, Lot 11, Partition Plat, Northwest ¼, Southwest ¼, Section 25, Township 79 North, Range 24 West of the 5<sup>th</sup> P.M., an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

Amended PUD with above parcels included:

(Except the West 33 feet) Lots 4, 5, 6, and (Except the West 33 feet) the West 258.0 feet of the North 137.1 feet of Lot 7 and (Except the South 25 feet of the East 463.4 feet) the East 463.4 feet of Lot 7 and (Except the North 25 feet) Lots 8, 9 and 10 and (Except the North 25 feet and Except the East 50 feet of the South 150 feet of the North 175 feet) Lot 11 and (Except the South 25 feet) the South 1/2 of 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 5<sup>th</sup> P.M., an Official Plat and (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) the South 1/2 of Lot 1 of the Partition Plat of the Northeast 1/4 Southwest 1/4 of Section 25, Township 79 North, Range 24 West of the 5<sup>th</sup> P.M., an Official Plat and (Except the South 125.0 feet of the West 1/2 of vacated North/South alley Right-Of-Way lying East of and adjoining the South 1/2 of said Lot 1) 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; and the South 418.25 feet of Lot 12, Scrogg's Acres, an Official Plat; and Lots 1 through 20, Woods and Bells Addition, an Official Plat, and that part of vacated East/West Right-Of-Way of Boyd Street lying East of E. 14<sup>th</sup> Street, and Lots 7, 8, 9, 10, 11, 12, 13, 14, and the vacated Right-Of-Way of street Lot A

February 13, 2012

Date.....

-2-

(Morton Ave.) and Lot B (Idaho St.) lying East of the West line of said Lot 10 extended North to the South line of said Lot 12 of Ball Park Heights, an Official Plat, and (Except beginning at Northwest corner Lot 11, thence East 51.24 feet, thence Southwest 32.97 feet, thence Southwest 22.72 feet, thence North 17.4 feet to Point of Beginning) Lots 1 through 11 of Miller's 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 rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on February 27, 2012, at which time the City Council will hear both those who oppose and those who favor the proposal.
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.

FORM APPROVED:

MOVED by \_\_\_\_\_ to adopt.

  
 \_\_\_\_\_  
 Michael F. Kelley  
 Assistant City Attorney

(ZON2011-00244)

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

Date February 13, 2012

Agenda Item 24

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

February 1, 2012

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 January 19, 2012, the following action was taken:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 8-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston				X
Ted Irvine				X
Greg Jones	X			
William Page	X			
Christine Pardee				X
Mike Simonson	X			
CJ Stephens				X

**APPROVAL** of a request from Grand View University (owner) represented by Kent Henning (officer) Part A) to find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan future land use designation of Public/Semi-Public; Part B) to approve the requested rezoning for property located at 2919 East 14<sup>th</sup> Street and 1517 Hull Avenue for an additional 0.79 acres to "PUD" Planned Unit Development; and Part C) to approve the amendment to the "PUD" Concept Plan subject to the following:  
(ZON2011-00244)

1. The Conceptual Plan shall be revised to demonstrate additional landscape islands within the proposed parking lot expansion.
2. The elevations shall be revised so that the entire first floor of the 4-story building addition is sided with brick veneer.
3. To request Traffic and Transportation review of parking issues on Hull Avenue.

Written Responses

- 13 In Favor
- 3 In Opposition



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

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

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 of Public/Semi-Public.

Part B) Staff recommends approval of the requested rezoning for an additional 0.79 acres to "PUD" Planned Unit Development.

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

1. The Conceptual Plan shall be revised to demonstrate additional landscape islands within the proposed parking lot expansion.
2. The elevations shall be revised so that the entire first floor of the 4-story building addition is sided with brick veneer.

## STAFF REPORT

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to expand the Grand View University east campus by incorporating the properties known as 2919 East 14<sup>th</sup> Street and 1517 Hull Avenue that Grandview recently acquired. The former Super Savings convenience store at 2919 East 14<sup>th</sup> Street would be demolished and replaced with an off-street parking lot and a new Grandview monument sign. The single-family dwelling at the 1517 Hull Avenue would be demolished and replaced with a 168-bed, four-story dormitory addition to the three-story Hull Avenue Apartments.
2. **Size of Site:** 0.79 acres is proposed to be added to the existing "PUD" for a total "PUD" area of 34.07 acres in the East campus.
3. **Existing Zoning (site):** 2919 East 14<sup>th</sup> Street is zoned "C-2" General Retail and Highway-Oriented Commercial District and 1517 Hull Avenue is zoned "R1-60" One-Family Low-Density Residential District.
4. **Existing Land Use (site):** The areas proposed for rezoning include a former convenience store and a single-family dwelling.

## 5. **Adjacent Land Use and Zoning:**

**North** – “R1-60”, Uses include Hull Avenue and a single-family residential neighborhood.

**South** – “PUD”, Use is the east campus of Grand View University.

**East** – “PUD”, Use is the Luther Park retirement community campus.

**West** – “PUD”, Uses are East 14<sup>th</sup> Street and the west campus of Grand View University.

6. **General Neighborhood/Area Land Uses:** The subject properties are located east of the East 14<sup>th</sup> Street major arterial and south of the Hull Avenue collector with primarily low-density residential uses at the periphery and the Luther Park retirement community to the east of the subject PUD.
7. **Applicable Recognized Neighborhood(s):** Union Park Neighborhood Association.
8. **Relevant Zoning History:** The Grand View College – East PUD was approved 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 have been five subsequent amendments to provide additional student housing, an addition to the wellness center, revised access, off-street parking, electronic signage, and transformer cabinets. The most recent amendment approved by City Council on February 28, 2011, included additional parking lots within the southern portions of the PUD, remove an existing parking lot just east of the student center, and add pedestrian connections on campus.
9. **2020 Community Character Land Use Plan Designation:** Public/Semi-Public.
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 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. 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.

## **ADDITIONAL APPLICABLE INFORMATION**

- 1. Drainage/Grading:** The campus currently has many storm water management improvements in place including detention basins. Engineering staff has reviewed the Conceptual Plan and believes the conceptual locations for drainage and stormwater management are adequate. Approval of any future Development Plan will be subject to compliance with grading/silt control, stormwater management requirements, and Site Plan policies for drainage and grading.

In late 2005, the City completed upgrades to the storm sewer in East Sheridan Avenue that conveys stormwater released from properties in the vicinity of the subject property to an open drainage area two blocks to the east. This relieved drainage problems on East 16<sup>th</sup> Street and Sampson Street that were occurring during heavy rain events by intercepting stormwater along East Sheridan Avenue that would have normally continued to drain north.

- 2. Access or Parking:** The "PUD" Conceptual Plan amendment would allow the existing parking lot along Hull Avenue to be expanded to the west in order to provide 60 additional parking spaces. This would bring the overall number of parking spaces with the Grand View East PUD to 895 spaces.
- 3. Landscaping & Buffering:** The Conceptual Plan includes a provision that all off-street parking areas will be landscaped in accordance with the landscaping standards as applicable to the "R-3" District. This will include a mix of perimeter and interior plantings, a landscaped buffer to screen the parking lot, and provision of one landscape island per 20 off-street parking spaces. Staff recommends that the Conceptual Plan be revised to demonstrate additional landscape islands within the proposed parking lot expansion.

The PUD Concept Plan shows existing landscaping and previously approved conceptual landscaping and buffering of the off-street parking lots. The Conceptual Plan includes a cross section detail that demonstrates an 18-inch tall berm that would surround off-street parking lots. The berm would include overstory trees spaced approximately every 30 feet and a continuous row of shrubs.

The Conceptual Plan includes the provision that removal of existing landscaping for proposed building and parking areas is subject to compliance with tree mitigation requirements as part of any Development Plan.

- 4. Urban Design:** The proposed amendment to the "PUD" Conceptual Plan would allow for construction of a four-story addition to the existing Hull Avenue Apartment building. The addition would provide an additional 168 beds and have a maximum height of 61 feet. The submitted building elevations indicate that the addition would be sided with a brick veneer wainscot at the base with the balance being horizontal overlap siding to match the existing building. Staff recommends that these elevations be revised so that the entire first floor of the building is sided with the brick veneer in order to be compatible with the existing building.
- 5. 2020 Community Character Plan:** 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.

6. **Signage:** The proposed amendment to the PUD Conceptual Plan would allow construction of a campus gateway sign at the intersection of East 14<sup>th</sup> Street and Hull Avenue. This monument sign would be in accordance with the campus signage plan provided on Sheet 6 of the PUD Conceptual Plan.

### **III. STAFF RECOMMENDATION TO THE PLAN AND ZONING COMMISSION 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.

Part B) Staff recommends approval of rezoning the subject property to revise the Limited "M-2" Heavy Industrial District with conditions approved by Ordinance No. 14,504 to allow a towing and storage yard for motor vehicles and trailers including wrecked or damaged vehicles provided there is no salvaging, stacking or crushing of vehicles on the property.

### **SUMMARY OF DISCUSSION**

Erik Lundy presented staff report and recommendation.

Steve Grasso GTG Architects 6505 Merle Hay Road stated that they had a neighborhood meeting about one month ago and the neighbor's biggest concern was focused on the parking. They are looking to the neighborhood group to spear head the concern about the parking on Hull and they are open to any solution they may come up with. They are also in agreement with staff recommendations.

Will Page asked how many students will the new dormitory house.

Steve Grasso stated there will be 160 beds; the requirement for parking is 1 car space per two beds. However, twice as many stalls are being provided as what is required after looking at a number of different factors.

Will Page asked if the number of parking stalls proposed of being added would alleviate the problem with the parking on Hull Avenue.

Steve Grasso stated that it would not alleviate the problem that already exists because it is behavior. There will still be empty parking spaces on campus, but you will see cars still parked on Hull Avenue.

Will Page asked what solution he would suggest.

Steve Grasso stated that they talked to the neighborhood association and it was suggested that the eliminate parking along the north side of Hull or making it conditional which would require some assistance from the City.

Adam Voigts 1200 Grandview Avenue stated that Grandview has experienced some significant growth, there have been several new facilities added to the campus and the enrollments have reflected that growth. The PUD amendments would allow them to continue that growth and accommodate that growth that they expect to have in the future. Their demand from their students wanting to live on campus is quite high. They have

maxed out their residential facility at this point and that is why they are looking to expand those opportunities for their students. He also states that there is parking available on campus but the students are choosing to park on Hull.

JoAnne Corigliano stated that Drake has ran into a problem with parking where they are sort of landlocked now and they are wanting more parking. Her suggestion for parking is to consider parking up instead of out and make it two stories making it a parking ramp rather than a lot.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

*There was no one to speak in favor or in opposition of the applicant's request*

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Will Page urged the University Administration to consider restriction of parking on Hull Avenue.

Dann Flaherty suggested a friendly amendment refer this matter to the Traffic and Transportation for their determination.

Mike Simonson agreed to the friendly amendment.

### **COMMISSION ACTION:**

Mike Simonson moved staff recommendation Part A) to find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan future land use designation of Public/Semi-Public; Part B) to approve the requested rezoning for an additional 0.79 acres to "PUD" Planned Unit Development; Part C) to approve the amendment to the "PUD" Concept Plan subject to the following:

1. The Conceptual Plan shall be revised to demonstrate additional landscape islands within the proposed parking lot expansion.
2. The elevations shall be revised so that the entire first floor of the 4-story building addition is sided with brick veneer.
3. To request Traffic and Transportation review of parking issues on Hull Avenue.

Motion passed 8-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

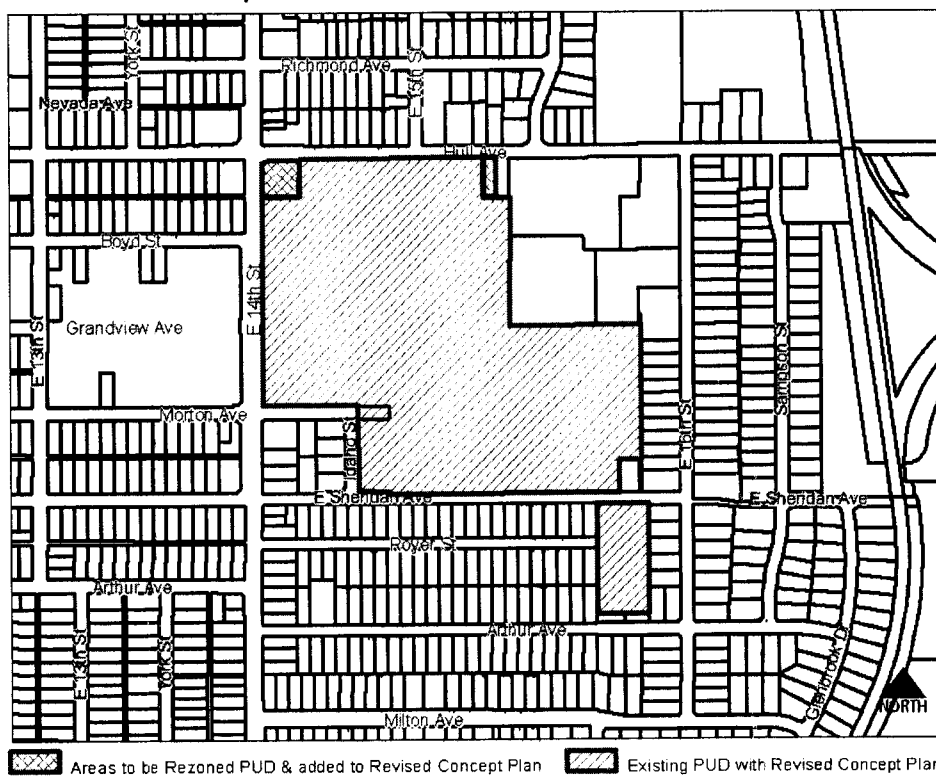
Attachment



24

Request from Grand View University (owner) represented by Kent Henning (officer) to rezone property located at 2919 East 14 <sup>th</sup> Street and 1517 Hull Avenue:				<b>File #</b> ZON2011-00244	
<b>Description of Action</b>	Review and approval to rezone the property from "R1-60" One-Family Low-Density Residential District and "C-2" General Retail and Highway-Oriented Commercial District to "PUD" Planned Unit Development and Amend the Grand View East PUD Conceptual Plan to expand the north parking lot toward East 14 <sup>th</sup> Street by 60 spaces, construct a 168 bed four-story dormitory addition to the three-story Hull Avenue Apartments on the northeast portion of the campus, and add new gateway signage at the intersection of East 14 <sup>th</sup> and Hull Avenue.				
<b>2020 Community Character Plan</b>	Public/Semi Public				
<b>Horizon 2035 Transportation Plan</b>	No Planned Improvements				
<b>Current Zoning District</b>	"R1-60" One-Family Low-Density Residential District and "C-2" General Retail and Highway-Oriented Commercial District				
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development				
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	13	3			
Outside Area					
<b>Plan and Zoning Commission Action</b>	Approval	8-0	<b>Required 6/7 Vote of the City Council</b>		Yes
	Denial				No X

Grand View University - E. 14th St and Hull Avenue Area ZON2011-00244

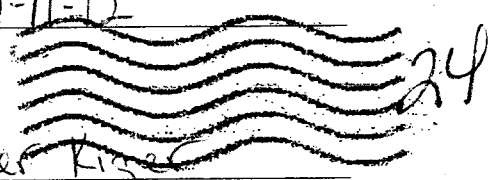


Item 2011 00244 Date 1-11-12

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

(Circle One)

**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 17 2012  
DEPARTMENT



Print Name Heather Kiger

Signature Heather Kiger

Address 1422 Royer

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

Grandview needs more parking off of Hull Ave.  
Many cars are parked up and down Hull Ave, and it makes  
it dangerous for those parked on the street and those  
trying to get down Hull Ave.

Item 2011 00244 Date \_\_\_\_\_

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

(Circle One)

**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 17 2012  
DEPARTMENT

Print Name James C. Walters

Signature James Walters

Address 8517 East 16<sup>th</sup> St

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

Grand View University is a definite asset  
to the East side of Des Moines and the  
city overall.

Item 011 00244

Date 1-12-12

24

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

(Circle One)

**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
JAN 17 2012  
**DEPARTMENT**

Print Name James Thresher

Signature [Handwritten Signature]

Address 3012 E 41st

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

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

Item 011 00244

Date 1-12-2012

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

(Circle One)

**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
JAN 17 2012  
**DEPARTMENT**

Print Name Cassandra Edwards

Signature Cassandra Edwards

Address 2501 E 16th

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

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

Item 2011 00244

Date 1-12-2012

24

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

(Circle One) **RECEIVED**  
COMMUNITY DEVELOPMENT

Print Name Russell Potts

JAN 17 2012 Signature [Signature]

Address 2601 E 14th St.

DEPARTMENT

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

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

Item 2011 00244

Date Jan. 11, 2012

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

(Circle One) **RECEIVED**  
COMMUNITY DEVELOPMENT

Print Name Kathy Kyar

JAN 17 2012 Signature [Signature]

Address 2712 E 16th St

DEPARTMENT

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

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

Item 2011 00244 Date 1-11-12

24

(am not) in favor of the request.

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT  
DEPARTMENT  
JAN 17 2012

Prop Name DONALD F. KALSEM

Signature Donald F. Kalsem

Address 2614 Idaho St. 50316

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

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

Item 2011 00244 Date \_\_\_\_\_

(am not) in favor of the request.

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT  
DEPARTMENT  
JAN 17 2012

Prop Name Lisa Hopkins

Signature [Signature]

Address ~~2624~~ 1506 Royer PSM DAO 50316

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

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

Item 2011 00244

Date JANUARY 13, 2012

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

RECEIVED  
(Circle One)

COMMUNITY DEVELOPMENT Print Name

TERRY LEBER

JAN 20 2012

Signature

Lenny L. Leber

DEPARTMENT

Address

1424 FOUR STREET

DES MOINES, IOWA 50316

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

FOR THE IMPROVEMENT OF THE NEIGHBORHOOD  
ONLY IF PROPERTY TAXES DO NOT TAKE ANOTHER  
INCREASE BASED SOLELY ON THIS PROPOSAL  
AND THE PARKING PROBLEM ON IDAHO AND  
SHERIDAN IS CORRECTED/IMPROVED PARALLELLY

Item 2011 00244

Date JAN 12, 2012

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

RECEIVED  
(Circle One)  
COMMUNITY DEVELOPMENT Print Name

JERRY G. PAYTON

JAN 20 2012

Signature

Jerry A. Payton

DEPARTMENT

Address

1436 HULLMAN DR SA 50316

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

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

Item 2011 00244 Date \_\_\_\_\_

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

**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 20 2012  
DEPARTMENT

162 24

Print Name MRS WILLIAM MILLER

Signature Mrs. William Miller

Address 1421 MORTON AVE.

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

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

Item 2011 00244 Date 01-19-12

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

**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 20 2012  
DEPARTMENT

161

Print Name WILLIAM B. HEATH

Signature William B. Heath

Address 2717 E. 16TH ST

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

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

Item 2011 00244 Date 1-12-12

I (am)  in favor of the request.

(Circle One)  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 17 2012

Print Name Robert Bjork

Signature [Signature]

DEPARTMENT Address 1413 Richmond Ave

24

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

BECAUSE OF THEIR BUILDING ADDITIONS!  
DORMS THE TRAFFIC AND A TRAMENDOUS  
AMOUNT OF CARS PARKED ON ALL THE  
SIDE STREETS IS OUTRAGOUS!  
WRECKING THE QUIET NEIGHBORHOOD!

Item 2011 00244 Date 1-19-12

(am)  in favor of the request.

(Circle One)  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 25 2012

Print Name Tina Lyon Vice Pres

Signature [Signature]

DEPARTMENT Address 3241 Easton Blvd.

2525

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

I like seeing improvements along  
E. 14th. The area is sort of  
dingy in spots.



Item 2011 00244 Date 1-18-2011

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

24

24

RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 20 2012  
DEPARTMENT

Print Name S+B Real Estate Holdings, LLC

Signature [Signature]

Address 1446 ROYER ST

1446 ROYER ST

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

168 new beds; only 60 new parking places. Not enough parking currently for the GVU Campus.

Item 2011 00244 Date 1-12-12

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

117

RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 20 2012  
DEPARTMENT

Print Name NANCY HANSON

Signature Nancy Hanson

Address 1500 Edgewater Dr. apt. 205 Pleasant Hill, Ia, 50327

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

To Much Traffic For Area

Received 1/11/12

24



January 10, 2012

Ryan Moffatt  
City of Des Moines - Planning and Zoning  
Armory Building  
Robert D. Ray Drive  
Des Moines, IA 50309

RE Union Park Neighborhood Association (UPNA) Support for Grand View  
University PUD / Expansion Plans

Dear Ryan,

I am writing on behalf of Union Park Neighborhood Association as Chairperson, regarding the upcoming Planning and Zoning meeting on January 19th to review Grand View University's request to rezone specified property into a PUD/Planned Unit Development. At our December meeting, the UPNA Steering Committee unanimously and enthusiastically agreed to support this change, upon hearing a presentation by GVU representative, Adam Voigts, VP of Administration and Finance. He outlined the proposed changes to both the east and west campus areas on either side of East 14th and answered our questions.

We see this as a thoughtful expansion of a major Eastside institution as well as a beautiful enhancement to this section of East 14th / Highway 69. GVU has demonstrated careful and considerable growth during the recent several years, greatly increasing its student population in tandem with its facilities, parking and amenities. We appreciate and applaud both their efforts and results. They are very good Union Park neighbors.

Please do not hesitate to contact us if you / P&Z / city staff have any questions. Thank you for your time in working with GVU to make their planning the best possible for everyone.

Best regards,

A handwritten signature in black ink that reads "Marsha Steele".

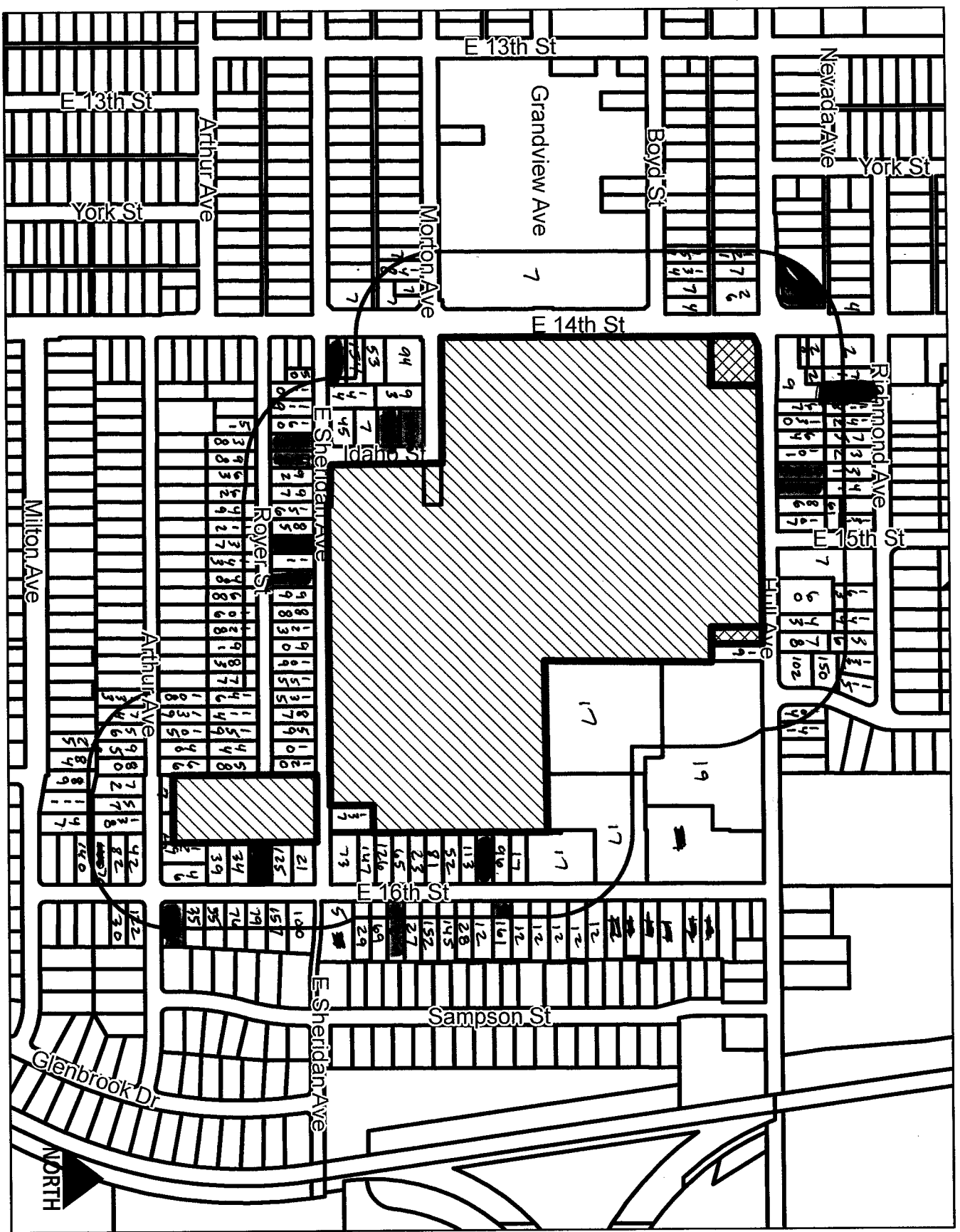
Marsha Steele, Chairperson  
Union Park Neighborhood Association

CC Adam Voigts, VP  
Kent Henning, President  
Jason Van Essen  
Bert Drost  
Erik Lundy

24

# Grand View University - E. 14th St and Hull Avenue Area

ZON2011-00244



Areas to be Rezoned PUD & added to Revised Concept Plan



Existing PUD with Revised Concept Plan



NORTH

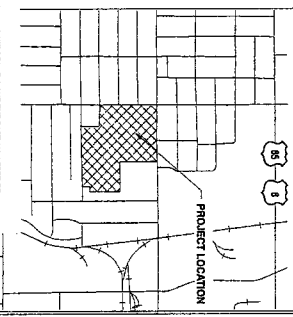
Client  
GRAND VIEW UNIVERSITY  
1500 UNIVERSITY AVENUE  
DES MOINES, IA 50319

Project  
CONCEPTUAL PLAN GRAND VIEW UNIVERSITY FOR DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF BOONE & CITY OF

Architect  
JOHNSTON, RALPH  
JOHNSTON, IA 50301  
515-868-8101

Client Engineer  
ENGINEERING RESOURCE GROUP  
2000 UNIVERSITY AVENUE  
DES MOINES, IA 50319

DATE 12/21/11  
PROJECT PUD SUBMITTAL



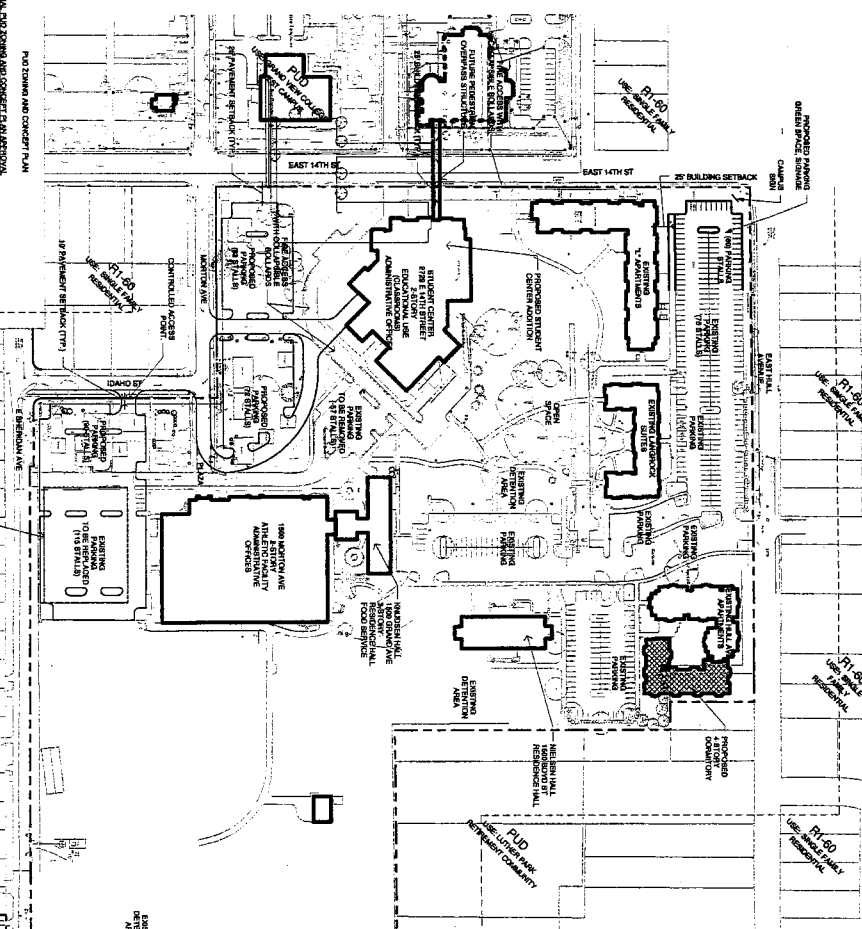
**OWNER** GRAND VIEW UNIVERSITY  
**ARCHITECT** JOHNSTON, RALPH  
**CONTRACT NUMBER** 150319-001  
**PROJECT LOCATION** 1500 UNIVERSITY AVENUE, DES MOINES, IA 50319  
**ESTIMATED LEASE USER DESIGNATION** UNIVERSITY OF IOWA  
**TOTAL ADDED AREA** 450,000 SQ. FT.  
**17.00 TOTAL AND MAX APPROXIMATE YEAR GROSS**  
**ESTIMATED USE OF ADDED AREA** RESIDENTIAL  
**GENERAL CONCERN DEVELOPMENT** RESIDENTIAL

WORK FOR THE PROJECT OF THIS PLAN SHALL INCLUDE SOME CHANGING AND MORE IMPORTANTLY IMPROVE THE NORTH SIDE OF THE PROJECT. THE PROPOSED DEVELOPMENT IS THE NORTHWEST CORNER OF CORNER 1500 UNIVERSITY AVENUE AND EAST 14TH STREET. THE PROPOSED DEVELOPMENT SHALL BE A MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL, AND OFFICE USES. THE PROPOSED DEVELOPMENT SHALL BE A MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL, AND OFFICE USES. THE PROPOSED DEVELOPMENT SHALL BE A MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL, AND OFFICE USES.

**PROPERTY DESCRIPTION:**  
LOTS 4, 5, AND THE WEST 25 FEET OF THE NORTH 150 FEET OF LOT 7 AND THE EAST 400 FEET OF LOT 8 OF THE SOUTH SIDE OF EAST 14TH STREET FROM THE CENTERLINE OF THE EAST SIDE OF I-205 TO THE CENTERLINE OF THE WEST SIDE OF I-205. THE PROPOSED DEVELOPMENT SHALL BE A MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL, AND OFFICE USES. THE PROPOSED DEVELOPMENT SHALL BE A MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL, AND OFFICE USES. THE PROPOSED DEVELOPMENT SHALL BE A MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL, AND OFFICE USES.

**BULK REGULATIONS:**  
1. FRONT YARD SETBACK SHALL BE A MINIMUM OF 25 FEET.  
2. SIDE YARD SETBACK SHALL BE A MINIMUM OF 10 FEET.  
3. REAR YARD SETBACK SHALL BE A MINIMUM OF 10 FEET.  
4. MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET.  
5. MAXIMUM BUILDING FOOTPRINT SHALL BE 50% OF THE LOT AREA.  
6. MAXIMUM BUILDING AREA SHALL BE 50% OF THE LOT AREA.  
7. MAXIMUM BUILDING VOLUME SHALL BE 50% OF THE LOT VOLUME.  
8. MAXIMUM BUILDING DENSITY SHALL BE 50% OF THE LOT DENSITY.  
9. MAXIMUM BUILDING COVERAGE SHALL BE 50% OF THE LOT COVERAGE.  
10. MAXIMUM BUILDING AREA SHALL BE 50% OF THE LOT AREA.

**GENERAL NOTES:**  
1. THE PROPOSED DEVELOPMENT SHALL BE A MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL, AND OFFICE USES.  
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**2. LEGEND:**  
RESIDENTIAL  
COMMERCIAL  
OFFICE  
PARKING  
EASEMENT  
SETBACK  
EASIMENT

**3. ANTICIPATED PUD DEVELOPMENT SCHEDULE:**  
Phase 1: 1500 University Ave. 2012  
Phase 2: 1500 University Ave. 2013  
Phase 3: 1500 University Ave. 2014

**4. PARKING ANALYSIS:**  
TOTAL: 450,000 SQ. FT.  
RESIDENTIAL: 150,000 SQ. FT.  
COMMERCIAL: 150,000 SQ. FT.  
OFFICE: 150,000 SQ. FT.  
TOTAL: 450,000 SQ. FT.

**GTG**  
Creative Building Solutions That Work

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**EAST PUD ZONING MAP**

**ASIO**