

Date February 27, 2012

WHEREAS, on February 13, 2012, by Roll Call No. 12-0187, the City Council duly resolved to consider a proposal from Grand View University to rezone certain property located in the vicinity of 2919 East 14th Street and 1517 Hull Avenue from the C-2 General Retail and Highway-Oriented Commercial District and R1-60 One-Family Low-Density Residential District to the PUD Planned Unit Development District classification and to approve an amendment to the PUD Conceptual Plan for such property, and that such proposal be set down for hearing on February 27, 2012, at 5:00 P.M., in the Council Chambers at City Hall; and,

WHEREAS, the Plan and Zoning Commission has recommended that the proposed rezoning and PUD conceptual plan be approved, subject to the conditions identified in the attached letter from the Planning Administrator; and,

WHEREAS, due notice of the hearing was published in the Des Moines Register on February 16, 2012, as provided by law, setting forth the time and place for hearing on the proposed amendment to the Zoning Ordinance; and,

WHEREAS, the Legal Department has prepared an amendment to the Zoning Ordinance of the City of Des Moines to rezone the properties located in the vicinity of 2919 East 14th Street and 1517 Hull Avenue, more fully described as follows (the "Property"):

To be rezoned from C-2 to PUD:

(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 from R1-60 to PUD:

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 5th P.M., an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

Date February 27, 2012

-2-

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 5th 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 5th 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. 14th Street, and Lots 7, 8, 9, 10, 11, 12, 13, 14, and the vacated Right-Of-Way of street Lot A (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,

from the C-2 General Retail and Highway-Oriented Commercial District and R1-60 One-Family Low-Density Residential District classification to the PUD Planned Unit Development District classification, subject to the following conditions:

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

WHEREAS, in accordance with the notice those interested in the proposed rezoning, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

(Continued on Page 3)

Date February 27, 2012

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 rezoning are hereby overruled and the hearing is closed.

2. The proposed rezoning to the PUD District classification and the amendment to the PUD Conceptual Plan are hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the following conditions which have been agreed to and accepted by execution of an Acceptance of Rezoning Ordinance in writing by all owners of the property and are binding upon the owners and their successors, heirs and assigns as follows:

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

3. The PUD Conceptual Plan for the Property described above, which is on file in the Community Development Department, is hereby approved, subject to the conditions identified in the attached letter from the Planning Administrator.

MOVED by _____ to adopt and approve the rezoning from the C-2 General Retail and Highway-Oriental Commercial and R1-60 One-Family Low-Density Residential to the PUD Planned Unit Development Classification and the amended PUD Conceptual Plan, subject to final passage of the rezoning ordinance.

FORM APPROVED:



Michael F. Kelley, Assistant City Attorney

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

MOTION CARRIED

APPROVED

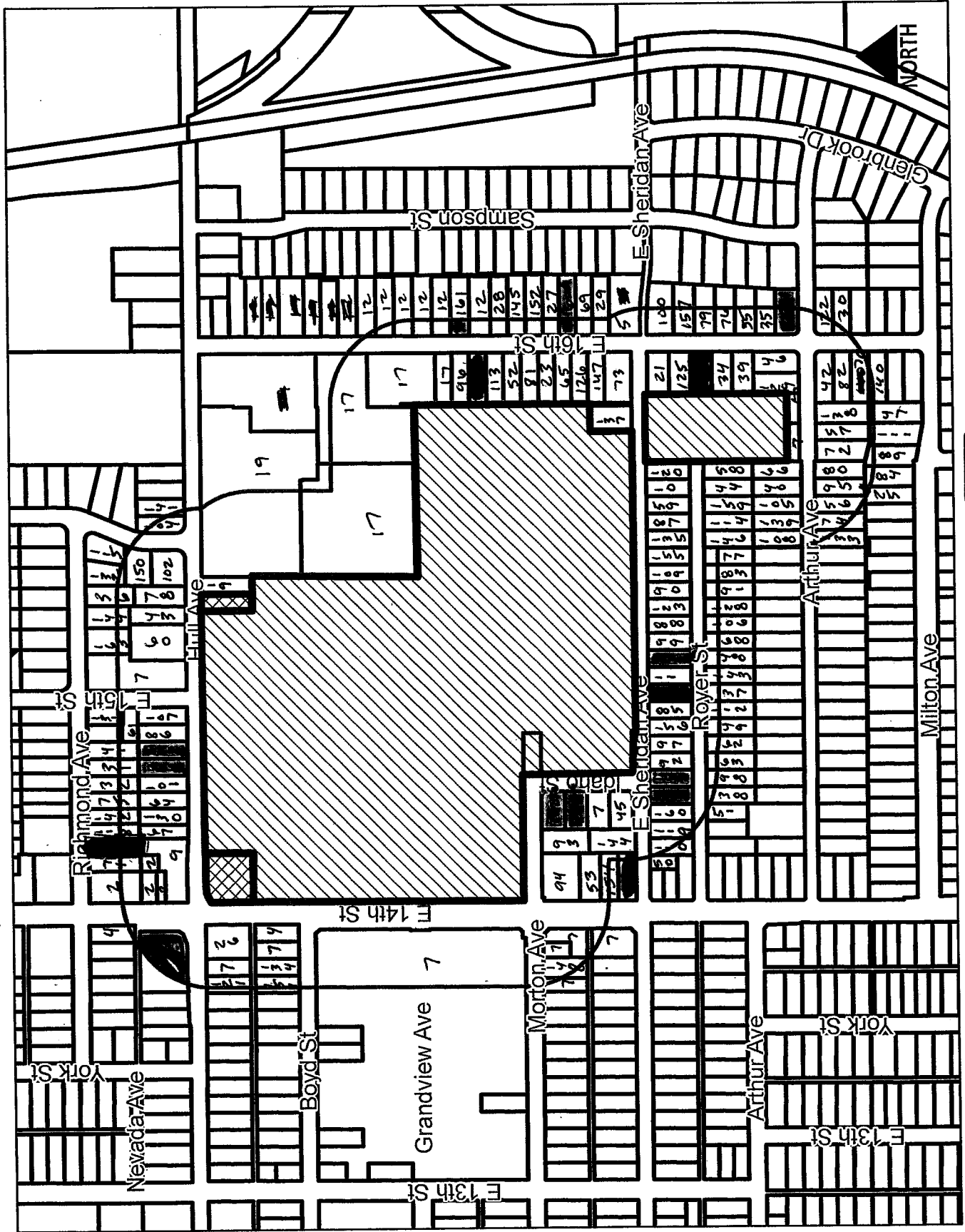
Mayor

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.

City Clerk



Areas to be Rezoned PUD & added to Revised Concept Plan



Existing PUD with Revised Concept Plan

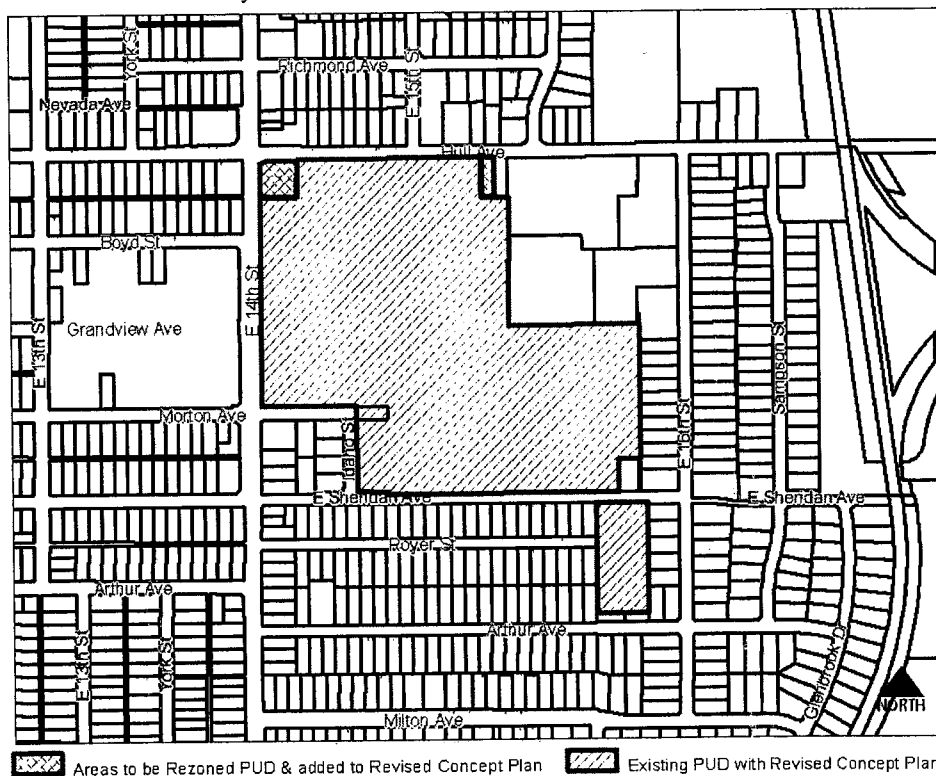
NORTH

48

Request from Grand View University (owner) represented by Kent Henning (officer) to rezone property located at 2919 East 14 th Street and 1517 Hull Avenue:		File # ZON2011-00244		
Description of Action	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 th 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 th and Hull Avenue.			
2020 Community Character Plan	Public/Semi Public			
Horizon 2035 Transportation Plan	No Planned Improvements			
Current Zoning District	"R1-60" One-Family Low-Density Residential District and "C-2" General Retail and Highway-Oriented Commercial District			
Proposed Zoning District	"PUD" Planned Unit Development			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	13	3		
Outside Area				
Plan and Zoning Commission Action	Approval	8-0	Required 6/7 Vote of the City Council	Yes
	Denial			No X

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

ZON2011-00244



Date Feb. 27, 2012

Agenda Item 48

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:



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
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 14th 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

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 14th Street and 1517 Hull Avenue that Grandview recently acquired. The former Super Savings convenience store at 2919 East 14th 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 14th 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 14th Street and the west campus of Grand View University.

6. **General Neighborhood/Area Land Uses:** The subject properties are located east of the East 14th 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 16th 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 14th 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

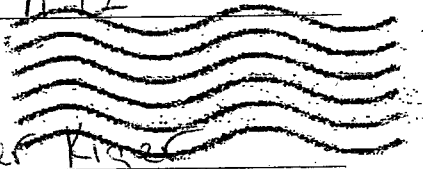
MGL:clw

Attachment

Item 2011 00244 Date 1-11-12

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

RECEIVED
COMMUNITY DEVELOPMENT
JAN 17 2012



(Circle One)
Print Name Heather Kiger
Signature Heather Kiger
Address 1422 Royer

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

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

RECEIVED
COMMUNITY DEVELOPMENT
JAN 17 2012
DEPARTMENT

(Circle One)
Print Name James C. Walters
Signature James Walters
Address 3517 East 16th St

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

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

Item 0011 00844

Date 1-12-12

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
DEPARTMENT
JAN 17 2012

Print Name James Threasher

Signature [Signature]

Address 3012 E 41st

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

Item 0011 00244

Date 1-12-2012

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
DEPARTMENT
JAN 17 2012

Print Name Cassandra Edwards

Signature [Signature]

Address 2501 E 16th

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

Item 2011 00244

Date 1-12-2012

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

(Circle One) **RECEIVED**
COMMUNITY DEVELOPMENT

Print Name Russell Potts

JAN 17 2012 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

Address 2712 E. Kern St

DEPARTMENT

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

Item 2011 00244 Date 1-11-12

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
JAN 17 2012
DEPARTMENT

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) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
JAN 17 2012
DEPARTMENT

Name Lisa Hopkins

Signature [Signature]

Address 2624 1506 Royer
Psm DAJ 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

153
Print Name TERRY LEBER

JAN 20 2012 Signature Terry L. Leber

DEPARTMENT Address 1424 POYER 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 PERMANENTLY

Item 2011 00244

Date JAN 12, 2012

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

RECEIVED
(Circle One)
COMMUNITY DEVELOPMENT

86
Print Name JERRY G. PAYTON

JAN 20 2012 Signature Jerry G. Payton

DEPARTMENT Address 1436 AUCIAE DR SA 50316

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

Item 2011 00244 Date _____

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

RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2012
DEPARTMENT

162

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) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
JAN 17 2012

Print Name Robert Bjork

Signature [Signature]

DEPARTMENT Address 1413 Richmond Ave

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

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

Item 2011 00244 Date 1-19-12

(am) (am not) 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.

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

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

Item 2011 00244 Date 1-18-2011

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

24

RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2012
DEPARTMENT

Print Name S+B Real Estate Holdings, LLC

Signature [Signature]

Address 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 Clowater 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

48



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