Agenda	Item	Num	he
Agenua	Hem	Num	De.

-2	7
X	A

Date March 26, 2012

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 15, 2012, its members voted 8-0-2 in support of a motion to recommend **APPROVAL** of a request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer) to rezone property at 2210 East Park Avenue from the existing "PUD" Planned Unit Development (Riverwoods) to a separate "PUD" Planned Unit Development (Riverwoods Terrace) with a new Conceptual Plan for use of the property.

The subject properties are more specifically described as follows:

Lot 3, Woods on the River Plat 1, an Official Plat and Outlots Y and Z, Woods on the River Plat 2, 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 April 9, 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.

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MOVED by ______ to adopt.

Michael F. Kelley / Assistant City Attorney

(ZON2012-00018)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			A	PPROVED

Mayor

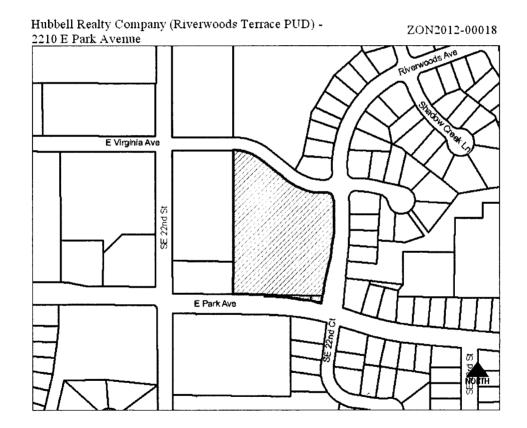
CERTIFICATE

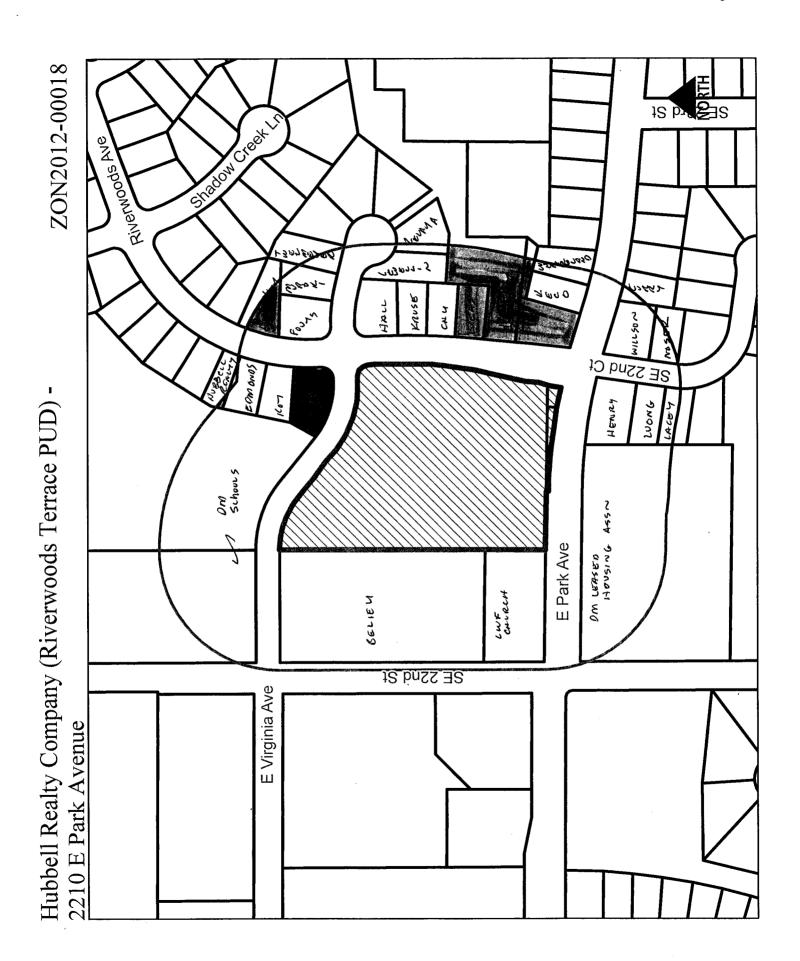
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

-	
City	Clerk

Request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer)						File #			
to rezone property at 22	to rezone property at 2210 East Park Avenue.						ZON2012-00018		
Description Review and approval to rezone the property from "PUD" Planned Unit Development to "PUD" Planned Unit Development with a new Conceptual Plan for use of the property and Approval of a Conceptual Plan for "Riverwoods Terrace" for a single-story residential complex with 70 beds for assisted living and memory care.					roperty and				
2020 Community Character Plan		Comme	ercial: Pede	stria	an-Oriented Neig	ghborhood (Commer	rcial Ce	enter
Horizon 2035 Transportation Plan		No Planned Improvements							
Current Zoning Distric	;t	"PUD" Planned Unit Development District							
Proposed Zoning Dist	rict	"PUD" Planned Unit Development District							
Consent Card Responses		ln l	In Favor		Not In Favor	Undetermined		% Opposition	
Inside Area Outside Area			2		2				
Plan and Zoning	Appr	oval	8-0-2	•		Required 6/7 Vote of			
Commission Action	Deni	al			the City Council		No		Х





March	21,	2012
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Date
Agenda Item 22
Roll Call #

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 March 15, 2012, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-0-1 as follows:

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

APPROVAL of a request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer) Part A) to find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan.

By separate motion Commissioners recommended 8-0-2 as follows:

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



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 APPROVAL of a request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer) Part B) to rezone property at 2210 East Park Avenue from Riverwoods "PUD" District to Riverwoods Terrace "PUD" District; and Part C) the approval of the "Riverwoods Terrace" Conceptual Plan subject to the following revisions to the document: (ZON2012-00018)

- 1. A standard added that any solid waste collection container shall be within an enclosure constructed of masonry that is architecturally compatible with the primary building and shall have solid steel gates.
- 2. Provision of street trees along all adjoining street right-of-ways in accordance with standards and spacing for residential districts and the trees will count towards the 50% tax abatement requirement.
- 3. Addition of a requirement that all building or wall mounted signage shall comply with the "C-1" District standards for assisted living use.
- 4. Identification of the approximate location of all proposed storm water management facilities to the satisfaction of the Permit and Development Administrator.

Written Responses

2 In Favor

2 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.

Part B) Staff recommends approval of rezoning the subject property from Riverwoods "PUD" District to Riverwoods Terrace "PUD" District.

Part C) Staff recommends approval of the "Riverwoods Terrace" Conceptual Plan subject to the following revisions to the document:

- 1. A standard added that any solid waste collection container shall be within an enclosure constructed of masonry that is architecturally compatible with the primary building and shall have solid steel gates.
- 2. Provision of street trees along all adjoining street right-of-ways in accordance with standards and spacing for residential districts.
- 3. Addition of a requirement that all building or wall mounted signage shall comply with the "C-1" District standards for assisted living use.
- 4. Identification of the approximate location of all proposed storm water management facilities to the satisfaction of the Permit and Development Administrator.

STAFF REPORT

I. GENERAL INFORMATION

1. Purpose of Request: The subject site is located in the Riverwoods "PUD" District, which is generally located north of East Park Avenue and east of SE 22nd Street. The PUD predominately consists of single-family dwellings with townhomes, River Woods Elementary School and undeveloped commercial land along the western perimeter. The site is currently designated for commercial uses that are generally based on the "C-1" District excluding residential development. Any residential use is expressly prohibited under the current PUD Conceptual Plan.

The applicant purchased the subject property from original developer, Clarke Company in 2007 and is proposing to rezone the subject property to a separate new "PUD" designation to allow the development of a 70-bed assisted living and memory care facility. If approved, the proposed Riverwoods Terrace Conceptual Plan would replace the existing Riverwoods Conceptual Plan for this property only. The remaining balance of the Riverwoods "PUD" would remain as currently approved.

- 2. Size of Site: 4.02 acres.
- 3. Existing Zoning (site): Riverwoods "PUD" Planned Unit Development.
- 4. Existing Land Use (site): Undeveloped.
- 5. Adjacent Land Use and Zoning:

North – Riverwoods "PUD", Uses are undeveloped woodland that is a part of the River Woods Elementary School grounds and single-family dwellings.

South - "R-3" & "R-6", Uses are multiple-family and single-family dwellings.

East – Riverwoods "PUD", Uses are single-family dwellings.

West - "C-1", Uses are vacant commercial building and single-family dwelling.

- **6. General Neighborhood/Area Land Uses:** The area consists of a mix of single-family and multiple-family dwellings. The site adjoins a neighborhood commercial node at East Park Avenue and SE 22nd Street intersection.
- 7. Applicable Recognized Neighborhood(s): River Woods Neighborhood Association.
- 8. Relevant Zoning History: The property was rezoned to "PUD" on April 25, 1994. Since that time, the Riverwoods "PUD" Conceptual Plan has been amended five times. The last amendment was approved by the City Council of May 5, 2003 by Roll Call Number 03-1077.
- 9. 2020 Community Character Land Use Plan Designation: Commercial: Pedestrian-Oriented Neighborhood Commercial Center.
- **10.Applicable Regulations:** Pursuant to Section 134-700, any substantial change in a Conceptual Plan proposed after the City Council has approved the plan pursuant to this

division shall be resubmitted in the same manner as the original conceptual plan. The Commission may make a recommendation to City Council on modifications to the Conceptual Plan so long as they are agreed to by the owner in writing.

II. ADDITIONAL APPLICABLE INFORMATION

1. Natural Site Features: The site is undeveloped and relatively flat. It consists of mowed ground cover with a row of trees along the west property line. The Conceptual Plan includes the following note:

"A survey locating all trees greater than 6 inches in diameter on the property will be submitted to and reviewed by City staff with the development plan prior to the commencement of any tree removal, grading, or construction activity."

Any development of the site is subject to the City's Tree Removal and Mitigation Ordinance (Section 42-550 of the City Code).

2. Drainage/Grading: The site will drain to the southwest corner of the lot to an existing storm water line. The Conceptual Plan includes the following note:

"Storm water management for both quantity and quality will be provided on site for the new development. Various conservation methods will be explored during the site plan process."

Any development of the site shall comply with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. All grading is subject to an approved grading permit and soil erosion control plan.

- 3. Landscaping & Buffering: The Conceptual Plan states that the site will be developed in accordance with the landscaping standards for the "C-2" District. The "C-2" District standards require the following.
 - Open Space equal to 20% of the site with 1 overstory tree, 1 evergreen tree and 1 shrub per 2,500 square feet of required open space.
 - Bufferyard with a minimum width of 20 feet with a 6-foot tall opaque fence/screen, and 4 overstory trees and 8 evergreen trees per 100 lineal feet.
 - Parking & Maneuvering Perimeter Planting Area with a minimum width of 10 feet with 1 overstory tree and 3 shrub per 50 lineal feet.

The Conceptual Plan shows plantings throughout the site that generally address these requirements. The number, placement and species will be fully evaluated at the development plan stage. Staff recommends that street trees be provided along all street right-of-ways. This would soften the views of the development from the adjoining residential development in addition to providing the typical esthetic and environmental benefits association with street trees.

4. Access & Parking: The subject site is bound by East Virginia Avenue to the north, Riverwoods Avenue to the east and East Park Avenue to the south. The development would include a parking lot along the south perimeter with driveways to East Park Avenue and Riverwoods Avenue. A service drive and loading area would be located

along the north perimeter of the site for deliveries and garbage service. It would have a single drive to East Virginia Avenue.

The Conceptual Plan indicates 46 off-street parking spaces. Parking counts for "PUD" Districts are set by the Conceptual Plan. In evaluating parking for PUD Districts, staff generally references the Zoning Ordinance's typical standards. In a standard Zoning District the developer would be required to provide 1 space per 8 beds and 1 space per 2 staff members. The proposed 70 beds would require 9 spaces leaving 37 spaces for a maximum of 74 employees. Staff believes the proposed amount of parking is appropriate for the development.

- 5. 2020 Community Character Plan: The subject site is designated as Commercial: Pedestrian-Oriented Neighborhood Commercial Center on the Future Land Use Map. The 2020 Community Character Plan describes this designation as small-to-moderate scale commercial serving an adjacent neighborhood and specialty retail/services with cumulative building totals of 75,000 to 100,000 square feet. The designation is often associated with the "C-1" District, which allows residential uses including assisted living facilities. The proposed use is a natural transitional use from the more intense commercial uses to the west to the single-family dwellings to the east.
- 6. Urban Design: The proposed building would be one-story tall with a gable style roof to blend in with the residential character of the area. The applicant is proposing a mix of masonry and cement board siding with an asphalt shingled roof. The Conceptual Plan identifies a solid waste collection container enclosure to the north of the building but does not provide any design information. Staff recommends that approval be subject to any trash enclosure being constructed of masonry with solid steel gates.

The Conceptual Plan indicates that all free standing signs must be monument in style and limits their size to a maximum of 90 square feet per sign face. The Conceptual Plan also references building or wall mounted signs but does not provide a maximum area or number of signs allowed. The current Riverwoods "PUD" Conceptual Plan references the "C-1" Districts for allowed signage. Staff believes that the amount of building or wall mounted signage allowed in the "C-1" District is a reasonable level for the proposed use.

SUMMARY OF DISCUSSION

Jason Van Essen presented staff report and recommendation.

Steve Niebuhr Hubbell Realty Company 6900 Westown Parkway, West Des Moines stated this property has been a commercial lot and on the market since 1994 with no success. A market study was ordered that indicated assistant living was needed, for the average age of 75 years plus and the response indicated the need for 80 units. They are proposing approximately 60 units of assistant living and 10 units of memory care. The units will range in size from 360 - 700 square feet and will be done in phases. Phase 1 will include 40 units, and Phase 2 will include the remaining 20 units. Some of the amenities are 3 meals home cooked restaurant style, housekeeping, a registered nurse will be available 24 hours a day, 24 hour staff provided, onsite beauty and barber salon, secured building, valet parking, scheduled transportation, activities and other amenities'; this proposal is a good investment and will create a number of jobs.

They did have a neighborhood meeting with Riverwoods Neighborhood Association and Pioneer Park in December and they met with both the Home Owners Association (HOA) on the 28th of February and the Neighborhood Association. Because there were some people who were not able to make the previous meeting they agreed to hold another meeting in March before the City Council hearing.

They agree with staff recommendation but ask for a point of clarification regarding the street trees. They would like for them to count as part of the 50% tax abatement requirement.

Will Page asked if that roof style intended to light a common space.

Brad Lang Solum Lang Architects, 3226 Center Point Road, Suite 201 in Cedar Rapids, IA stated yes and the building is designed to breakdown in PODS and wings with central core area that will push daylight into the common center. He then presented the floor plan.

<u>JoAnne Corigliano</u> asked if the homeowners associations were invited to the meeting with the neighborhood association.

Steve Niebuhr stated yes they are hoping that they are all there to answer their questions.

Tim Fitzgerald stated that the notices sent out did not go to the homeowners association.

<u>Steve Niebuhr</u> stated that the memory care is another stage of life that this project will be able to accommodate and the market is asking for.

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

<u>JoAnne Corigliano</u> stated that she would like to add the neighborhood input from the upcoming neighborhood meeting.

<u>Tim Fitzgerald</u> stated that he is the president of the Riverwoods Neighborhood Association and will be abstaining from this vote. He explained that he will be attending the City Council meeting where he will represent the Riverwoods Neighborhood Association's position.

<u>Ted Irving</u> asked for clarification of the Neighborhood Association and the Home Owners Association and are they asking for two notifications.

<u>Tim Fitzgerald</u> clarified that the homeowners living in that subdivision pay a due to have certain things done for them. Therefore, they should have been notified.

<u>Jason Van Essen</u> explained the notification process.

<u>Steve Niebuhr</u> stated that they would broaden the notification and is happy to invite homeowners association plus the neighborhood association. However, he is concerned

22

why the homeowners associations have to be notified for a PUD which broadens the area required per the zoning ordinance.

<u>JoAnne Corigliano</u> stated that she understood that this area was to be a recreational area for the HOA which a resident stated she was told when she bought her home.

<u>Steve Niebuhr</u> stated that he has never heard that. He would like to see some type of documentation that supports this.

JoAnne Corigliano stated that she would see what she could do.

COMMISSION ACTION:

Mike Simonson moved staff recommendation Part A) to find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan.

Motion passed 9-0-1 (Tim Fitzgerald abstained)

<u>Mike Simonson</u> moved staff recommendation Part B) the approval of rezoning of the subject property from Riverwoods "PUD" District to Riverwoods Terrace "PUD" District; and Part C) the approval of the "Riverwoods Terrace" Conceptual Plan subject to the following revisions to the document:

- 1. A standard added that any solid waste collection container shall be within an enclosure constructed of masonry that is architecturally compatible with the primary building and shall have solid steel gates.
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- 4. Identification of the approximate location of all proposed storm water management facilities to the satisfaction of the Permit and Development Administrator.

Motion passed 8-0-2 (Tim Fitzgerald and CJ Stephens abstained)

Respectfully submitted,

Michael Ludwig, AICPI Planning Administrator

MGL:clw

Attachment

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lten	Date 3-5-17
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	COMMUNITY DEVELOPMENT)
SCE	Signature Tour Signature
	MAR 19 2012 Address 3812 55 23 0 84.
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TH	IS PROJECT. COULD THE DEVERPER TELL
Ú S	WHATS GOING ONZ I KNOW THAT OWR
NE	IGHBORHOOD ASSOCIATION HAS BEEN ASKING
Ea	O. A MEETING BEFORE THIS HEARING.
12 12	HAT ARE THEY TRAYING, TO HIDE?
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	COMMUNITY DEVELOPMENTAL Name Jackie EWING
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	DEPARTMENT eason for opposing or approving this request may be listed below:
K	eason for opposing or approving this request may be noted become
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	Date 2012 00018 Date 2012 22 I am (am not) in favor of the request. (Circle One) Print Name E. Wayne Lucas (Trustee) COMMUNITY DEVELOPMENT Signature Diversorbs property owner MAR I y 2012 Address 3145 220 chave 9 fartfird, 9 n. 5 on 8
· .	Reason for opposing this request may be listed below:
	Item 2012 00018 Date 3/6/12
	Community DEVELOPMENT Signature Learn Parking worm, Address 6900 Westown Parking worm,
· .	Reason for opposing or approving this request may be listed below: 1 A 502UG
	SUBSECT PROPERTY AND

LEGAL DESCRIPTION
LOT 3 WOOD ON THE RIVER
PLAT 1 AND OULD'T Y AND Z
WOODS ON THE RIVER PLAT 2
CONTAINING 4.02 ACRES.

PRE-APPLICATION NEETING HELD 01/17/12 DES MONTES 2020 COMMUNITY CHARACTER PLAN USES

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 1 OF $\P.\Psi$

PRELIMINARY CONCEPTUAL PLAN FOR RIVERWOODS TERRACE
A SENIOR LIVING COMMUNITY

THE USE SHALL BE AN ASSISTED LYANG FACALITY WITH A MEMORY CARE UNIT. THE BUILDING SHALL BE STAFFED 24 HOURS A GAY.

DEVELOPMENT SCHEDULE
BEGNE MY 2012
COMPLETE: NOV. 2013 ADDRESS LAND AREA 2210 EAST PARK AVENUE

BUILK REGULATIONS

BUILK REGULATIONS

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STORM WATER MANAGEMENT
STORM WATER MANAGEMENT FOR BOTH QUANTITY
AND QUANTY WILL BE PROVIDED ON SITE FOR THE
NEW DEPLOYMENT, VARIOUS CONSERVATION METHODS
WILL BE EXPLORED DARING THE SITE PLAN PROCESS.

LANDSCAPING A SURPEY, LOCATING ALL TREES GREATER THAN 8 INCHES IN DIALETER ON THE PROPERTY WILL BE SUBMITTED TO AND REAVEMED BY THE CITY SLAFF WITH THE DOPALOPMENT PLAN PRIOR TO THE COMMENCEMENT OF ANY TREE REMOVAL, GRUDING, OR CONSTRUCTION ACTIVITY.

ANDSCAPING SHALL COMPLY WITH REQUIREMENTS FOR C-2 ZONED PROPERTIES.

PUD Architectural Guidelines

. Buildings shall be a single story. Overalt heights shall not exceed 45°

dentid whise/four assembles may be high. Margians, wood, or deshinn dod wood. Starkent Cashq Systems may be deshinn tear in "seaked gloing yelens. The sinder/facing assembles shall make up a minimum of 25% and maximum of 55% of the four devikus with yelder of the Cast o vie Alding klandel may holde a combination of walledund preset correle, manny week products, store week groudets, dealend additional on die upstem, selekole keelekole fielen planten (1951) on claus abony week grodest, store week grodest. Nydelen, reakented abobor / door aystems, and abombum storatront glozing systems.

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5. Standard prefethend makel guitter and downspools shall be allowed for elarm water management from roof edge to ground plane. 6. Deliding roof here to be adoped mobilishing on owned dealign that blands with the surrounding realizantial melphochood.

7. Spelling may be any suitable moterial for stoped roof design included but not licelled to shippies, architectural pullheleist metal roof, stries, day the, or wood shippies.

PUD Signage Requirements

). All building or wall aligns shall project on order then mean that from the building, colless and projection is over the start right-ol-very in which cause such supplies the project on more of them 30 feets, which is not less them 50 feet from the ground social wild be not known to the collection. Feet from the ground social all the collection of the 2. Our frantoushing measurement shap shall be permitted per building frontage and shall counsit of our over them have focus, such faces to be parable and not be usual 60 separate field no sep per shap focus fits dimension shall exceed 15 feet, this partition of the shap shall be located within a reported diseast diseast fits fitting in.

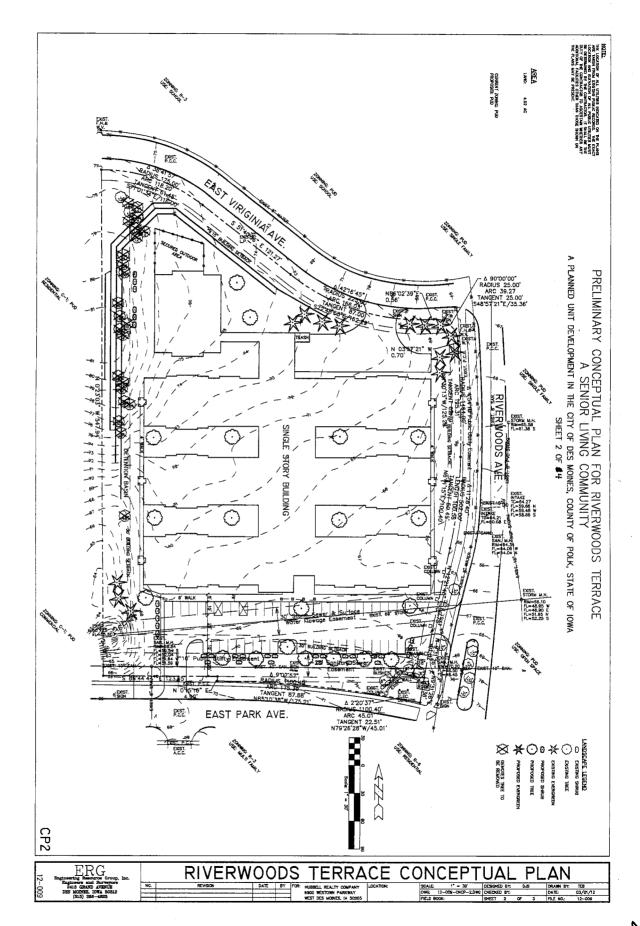
Harvement signs shall alt on a foundation and base, not less than 12" in height above goods, that is of siniter thicked surface appearance to the architectural accent moterials required/used. On the building elevations.

City Council Approval of PUD resemby to include Dullot X Woodside Ports Rail Call No. 84-4143, Greinance No. 13,108 October 24, 1584 (10-94-1.02-1) Administrative interpretation/Weiner for a home acceptation at 2007 Bert Relige Court (Avec 97) for a home office for a graphic designer for an long on Libola and Million Sociolar are January 21, 2008. Amendment 6 to the PUC Conceptual Plan to statutate 200 operational units for Area "C" and re-dealgoods for 125 single-family jubs with minimum 50-foot jot width. Ref Cell No. 03-1077 key 5, 2003 (20N2043-00017) North 27, 2003 (ZON2003-00016) Amendment 3 (definishments) to PUD Comceptual Plan to move 5-foot sidewalk from to the netth and west wide of Rhamooda folies and definitions o through scient connection to reflect Woods on the Rham Pulls 3 as approved. February 19, 1987 (10-54-102-3) Amendment 2 (administrative) to PUD Conceptual Plan to reflect Development Plan approval 50 toechome units in 14 – four walt dunters in City Causell Approval of PUD rescaing Rail Call No. 94-1512, Ordinance No. 13,027 April 25, 1884 (10-94-1.02) Amandarium); 4 (orthinistrativa) to PAD Conceptual Phen to shift street locations in Area F* to centrum to the topography. January 26, 2002 (10-14-1/02-4) PLANNING DIRECTOR ediment 5 (ediministrative) to the PUD Conceptual Pion to rades Asson 10" and 12" to one 117 (perhicipae and de-designate for 64 single-family tota with a minimum 60-fact fields. P.

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CP

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12-	ERG Engineering Resource Group, Inc.		RIVERWOODS TERRACE CONCEPTUAL PLAN											
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DES MOINES, IOWA 50312						6900 WESTOWN PARKWAY	Į.	DWG:	12-009-CNCP-1.dwg	CHECKED	BY:		DATE:	03/01/12
(515) 288-4823					WEST DES MOINES, 10WA 50265	ſ	FIELD BO	OK:	SHEET	1 0	F3	FILE NO.:	12-009	



PRELIMINARY CONCEPTUAL PLAN FOR RIVERWOODS TERRACE, A SENIOR LIVING COMMUNITY A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 3 OF 4 $\,$

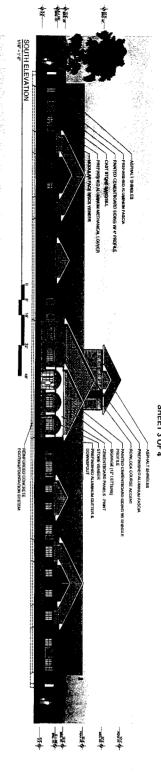


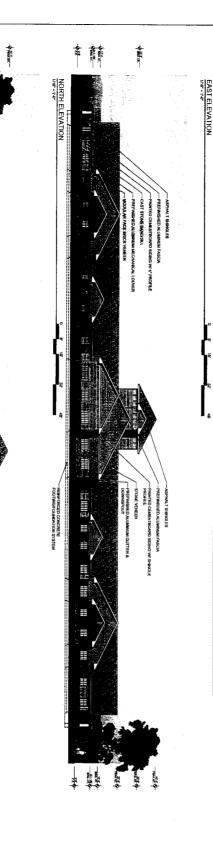






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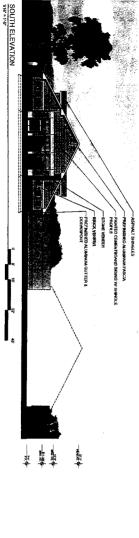
Hubbell Assisted Living

Conceptual Elevations March 9, 2012

WEST ELEVATION

--PRELIMINARY CONCEPTUAL PLAN FOR RIVERWOODS TERRACE, A SENIOR LIVING COMMUNITY

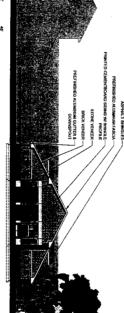




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NORTH ELEVATION

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EAST ELEVATION



Phiam.

WEST ELEVATION

Hubbell Assisted Living

Conceptual Elevations

March 9, 2012







