

200

Date October 7, 2013

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 19, 2013, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Youth Emergency Services (owner) represented by Stephen Quirk (officer) for the vacation of the north 20 feet of Railroad Avenue south of and adjoining the subject property located at 918 Southeast 11<sup>th</sup> Street subject to retention of easements or relocation by the owner of any public utilities in place.

MOVED by \_\_\_\_\_ to receive and file and refer to the Engineering Department, Real Estate Division.

FORM APPROVED:

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

(11-2013-1.14)

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 October 7, 2013

Agenda Item 20C

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

September 25, 2013

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 September 19, 2013, the following action was taken regarding a request from Youth Emergency Services (owner) represented by Stephen Quirk (officer) for the following action related to rezoning of property located at 918 Southeast 11<sup>th</sup> Street.

**COMMISSION RECOMMENDATION:**

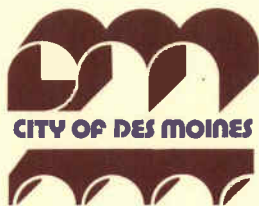
After public hearing, the members voted 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Ted Irvine				X
Greg Jones	X			
William Page				X
Christine Pardee				X
CJ Stephens	X			
Vicki Stogdill				X
Greg Wattier	X			

**APPROVAL** of the requested vacation of the north 20 feet of Railroad Avenue south of and adjoining the subject property subject to retention of easements or relocation by the owner of any public utilities in place; to find the requested rezoning to PUD Planned Unit Development is in conformance with the Des Moines' 2020 Community Character Plan; **APPROVAL** of the requested rezoning from Limited "C-1" Neighborhood Retail Commercial District to "PUD" Planned Unit Development; and **APPROVAL** of the proposed PUD Conceptual Plan subject to the following revisions:

(11-2013-1.14& ZON2013-00141)

- 1) Addition of a note that any Development Plan shall comply with all Tree Preservation and Mitigation Ordinances.
- 2) Revision of the stormwater management statement to reflect compliance with the minimum requirements in the City's Site Plan policies.
- 3) Indication of conceptual location(s) for storm water management features.



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

- 4) Restoration of the Southeast 11<sup>th</sup> Street right-of-way to remove encroachment of off-street parking in addition to providing a minimum five-foot off-street parking setback with a three-foot landscape screen on both Southeast 10<sup>th</sup> Street and Southeast 11<sup>th</sup> Street.
- 5) Provision of minimum bufferyard requirements as applicable to "R-3" Districts as part of any future off-street parking extension.
- 6) Relocation of the public sidewalk to the south shall be shown based on the displacement by proposed building addition.
- 7) Revision of the parking standards to define parking requirements as they are required for shelters for the homeless contained in Section 134-1377(a)(30).
- 8) Provision of a note requiring architectural screening of any roof top mechanical units as part of any building addition.
- 9) Provision of fencing details for all site fencing to be permitted.

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

Part A) Staff recommends approval of the recommended vacation subject to retention of easements or relocation by the owner of any public utilities in place.

Part B) Staff recommends that the Commission find the proposed rezoning to PUD Planned Unit Development in conformance with the Des Moines' 2020 Community Character Plan.

Part C) Staff recommends approval of the requested rezoning to PUD Planned Unit Development.

Part D) Staff recommends approval of the proposed PUD Conceptual Plan subject to the following revisions:

- 1) Addition of a note that any Development Plan shall comply with all Tree Preservation and Mitigation Ordinances.
- 2) Revision of the stormwater management statement to reflect compliance with the minimum requirements in the City's Site Plan policies.
- 3) Indication of conceptual location(s) for storm water management features.
- 4) Restoration of the Southeast 11<sup>th</sup> Street right-of-way to remove encroachment of off-street parking in addition to providing a minimum five-foot off-street parking setback with a three-foot landscape screen on both Southeast 10<sup>th</sup> Street and Southeast 11<sup>th</sup> Street.
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- 7) Revision of the parking standards to define parking requirements as they are required for shelters for the homeless contained in Section 134-1377(a)(30).
- 8) Provision of a note requiring architectural screening of any roof top mechanical units as part of any building addition.
- 9) Provision of fencing details for all site fencing to be permitted.

## Written Responses

2 In Favor

0 In Opposition

## STAFF REPORT

### I. GENERAL INFORMATION

1. **Purpose of Request:** The owner is seeking to develop a two-story, 9,000-square-foot addition to the existing emergency shelter for youth. This would accommodate an additional 27 youth over the existing 72 youth for a maximum of 99. The request also includes vacation of the north 20 feet of adjoining Railroad Avenue to be incorporated into the property. The proposed addition would be constructed within 15 feet of the new south boundary after the vacation and no closer than the existing building that is 10 feet from the east boundary.
2. **Size of Site:** 2.61 acres.
3. **Existing Zoning (site):** Limited "C-1" Neighborhood Retail Commercial District.
4. **Existing Land Use (site):** 37,686-square foot, one-story facility for youth social services and youth emergency shelter. The property was previously the Dunlap School.
5. **Adjacent Land Use and Zoning:**
  - North* – "PUD", Uses are single-family dwellings.
  - South* – "R1-60", Use is Crivaro Park (formerly Hawthorne Park).
  - East* – "R1-60", Uses are single-family dwellings.
  - West* – "R-3", Uses are multiple-family and two-family dwellings.
6. **General Neighborhood/Area Land Uses:** The property is located in the southern portion of the Historic East Village in the neighborhood area and is bounded by the Des Moines River, East M.L. King Jr. Parkway, and Southeast 14<sup>th</sup> Street. This is a mixed residential, commercial, and industrial area.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Historic East Village Neighborhood. This neighborhood was notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhoods on August 30, 2013. Additionally, separate notifications of the hearing for this specific item were mailed on August 30, 2013 (20 days prior) and September 9, 2013 (10 days prior to the scheduled hearing) to the Historic East Village Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the proposed rezoning. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on September 13, 2013.

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Historic East Village notices were sent to Josh Garrett, P.O. Box 1782, Des Moines, IA 50305. The applicant conducted a neighborhood meeting on August 7, 2013. The applicant provided dinner for about four families as part of the discussion. A summary of that meeting will be provided by the applicant at the meeting.

8. **Relevant Zoning History:** On October 19, 1998, the City Council approved a rezoning to the subject property revising the conditions approved for with the previous rezoning to a Limited "C-1" when the emergency shelter was approved on February 6, 1995. The current conditions were approved as follows:

- A) Only the uses of structures or land listed below shall be permitted on the Property:
- 1) Any use permitted in the "R-2" One and Two Family Residential District.
  - 2) A shelter for a maximum of seventy-two (72) youth subject to any applicable requirements.
  - 3) Clinics or group medical centers including dental clinics, but not including animal clinics or hospitals.
  - 4) Day nurseries, day care centers and nursery schools, with snack bar or concession stand as an accessory use.
  - 5) The following additional uses shall be permitted only within the confines of the existing building or a single story addition to the existing building located within the courtyard now surrounded on three sides by the existing building:
    - (i) Institutions of a religious, educational, or philanthropic nature, including libraries.
    - (ii) Nursing, convalescent, and retirement homes.
    - (iii) Private clubs, lodges, or veterans organizations, excepting those holding a beer permit or liquor license.
    - (iv) Assisted living residential facility - provided the building shall not exceed a Floor Area Ratio of .75 and the individual dwelling units total floor area shall not exceed a maximum of 70 percent of the building total floor area.
- (B) The owner(s)/occupants(s) of the Property shall allow the gymnasium to be open to the surrounding neighborhood area on a scheduled basis and the existing parking lot shall remain open for use in conjunction with the adjoining softball field.
- (C) The owner(s)/occupant(s) of the Property shall install landscaping to provide for a 3 foot high opaque screen on both S.E. 10th and S.E. 11th Streets from the existing parking and loading area as approved by the Planning Director.
- (D) Maximum freestanding sign size shall be 24 square feet.

**9. 2020 Community Character Land Use Plan Designation:** Low/Medium Density Residential, which allows for densities of between 8 and 12 dwelling units per acre.

**10. Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries 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 recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and conceptual plan required 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.

The Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

## **II. ADDITIONAL APPLICABLE INFORMATION**

**1. Natural Site Features:** The surrounding area, including the subject property, is within the Flood Insurance Rate Map (FIRM) Zone X; which is a flood hazard area based on elevation, but protected by levee. The site includes existing mature trees. There are three that would be removed to provide for the proposed addition. A statement needs to be added to the Conceptual Plan that all City Tree Preservation and Mitigation Ordinance requirements are applicable for any Development Plan.

**2. Drainage/Grading:** Any development of the site must 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. The Engineering review staff has indicated that the stormwater management statement needs to be revised to reflect compliance with policies adopted for all Site Plans. The Conceptual Plan must provide a brief discussion of the proposed storm water management practices including proposed locations of proposed detention or other drainage improvements to the satisfaction of the Permit and Development Center's Engineering staff.

There is currently not any designed detention for the existing site. The statement in the proposed plan implies that no stormwater management would be provided until a threshold of 83,000 square feet of impervious surface is attained. This is approximately 16,000 square feet more than the existing condition. Stormwater management requirements are required at 10,000 square feet of new impervious surface. This

requirement is outside of the Zoning Ordinance and cannot be waived through the PUD Conceptual Plan approval process.

3. **Utilities:** All necessary utilities are available to the site. There is public sanitary sewer within Railroad Avenue, Southeast 10<sup>th</sup> Street, and Southeast 11<sup>th</sup> Street. There is public water main available within Southeast 11<sup>th</sup> Street. The public storm sewer is available from a manhole across Railroad Avenue at Southeast 10<sup>th</sup> Street. Further design would be required to determine if the depth of this makes it usable for the subject property. There are not any identified utilities in the proposed 20 feet of Railroad Avenue Proposed for vacation. Any utilities that may be identified would need to have easements reserved or be relocated as part of the addition project.
4. **Landscaping/Open Space:** The proposed open space with the vacation and addition would be approximately 27% of the site. While the addition wouldn't typically trigger compliance with current landscape standards, the proposed Conceptual Plan provides for open space and perimeter lot requirements to be met, with interior lot requirements triggered at such time as parking is expanded.

No bufferyard requirements are proposed from adjoining residential development to the north. The existing parking lot also has portions with nearly a zero setback from the residential PUD to the north. The Conceptual Plan proposes a future parking expansion that would remove any existing setback. Staff believes that the bufferyard requirement should be maintained for any future expansion of off-street parking.

The existing zoning conditions require three-foot screening of the parking lot from Southeast 10<sup>th</sup> Street and Southeast 11<sup>th</sup> Street. This is not currently in place. There is also not a minimum required five foot setback on the Southeast 11<sup>th</sup> Street side. The parking is currently paved with an encroachment into the public right-of-way. This was restored recently to the previous condition as part of a WRA sanitary sewer project. Staff believes that this should be restored at a minimum with the five-foot setback and a three foot landscape screen from Southeast 11<sup>th</sup> Street should be provided as well. This would cause the loss of around four existing parking spaces.

The current property has a fenced outdoor playground area. The proposed plan does not indicate any plan to shift or move this to another location. Should there be any plan to do this, it must be defined on the Conceptual Plan with details for fence material, height, and location.

5. **Streets/Sidewalk:** The proposed expansion of the shelter is not anticipated to generate enough additional traffic to require any improvements to the surrounding street network. The applicant proposes to vacate the north 20 feet of Railroad Avenue adjoining the subject property. Railroad Avenue has a wide right-of-way with an asphalt paved rural cross-section in this location. Traffic Engineering and Public Works Staff have determined that the requested right-of-way is not necessary for a public purpose. However, the existing public sidewalk on the north side of the street will have to be reconstructed further south to accommodate the proposed addition. This needs to be reflected on the proposed Conceptual Plan.
6. **Parking/Access:** The proposed Conceptual Plan proposes to maintain the existing drive entrances from Southeast 10<sup>th</sup> Street and Southeast 11<sup>th</sup> Street along with a loading drive on Railroad Avenue. Parking requirements for shelters are one space per two supervisors or employees and one per 15 beds. This standard should be clarified

in the parking requirement the Conceptual Plan. There are currently 69 spaces shown on the Conceptual Plan. Four of these would be removed with staff recommendation for the landscaping. With 65 spaces, there would be the ability to have 116 employees along with the 99 youth to be within the parking minimums.

7. **Urban Design:** The proposed addition would consist of building materials that are similar to the existing facility. This includes cement board-type clapboard siding and brick masonry to match the existing building. There would also be channel glass panels on the east and west ends of the addition and the connecting corridor. The proposed two-story addition would be built toward Railroad Avenue, within 15 feet after the proposed vacation, bringing the mass and height away from the residential neighborhood and to the street. Crivaro Park would provide open space across the street to the south, preventing a canyon effect in the predominantly residential neighborhood. Because the addition would only comprise about one-fifth of the total footprint of the complex, staff does not believe that the proposed two-story form would put the building out of balance with the mass and scale of the surrounding neighborhood. A note must be added to require architectural screening of all rooftop mechanical units on any addition.
8. **2020 Community Character:** The Low and Medium Density Residential designation would accommodate the rezoning to "R-3" with a limited density, which would also be a zoning that would permit shelters for the homeless. Staff believes that the proposed rezoning is in conformance with the existing designation.

## **SUMMARY OF DISCUSSION**

*There was no discussion.*

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

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

## **COMMISSION ACTION:**

Dory Briles moved staff recommendation to approve the recommended vacation subject to retention of easements or relocation by the owner of any public utilities in place; to find the proposed rezoning to PUD Planned Unit Development is in conformance with the Des Moines' 2020 Community Character Plan; to approve the requested rezoning to PUD Planned Unit Development; and to approve the proposed PUD Conceptual Plan subject to the following revisions:

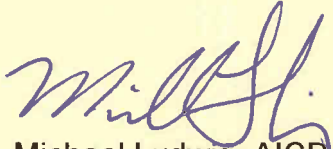
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20C

- 6) Relocation of the public sidewalk to the south shall be shown based on the displacement by proposed building addition.
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- 8) Provision of a note requiring architectural screening of any roof top mechanical units as part of any building addition.
- 9) Provision of fencing details for all site fencing to be permitted.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment

20C

Request from Youth Emergency Services (owner) represented by Stephen Quirk (officer) to rezone property located at 918 Southeast 11 <sup>th</sup> Street.				File #	
				ZON2013-00141	
<b>Description of Action</b>	Approval to rezone from Limited "C-1" Neighborhood Retail Commercial District to "PUD" Planned Unit Development and approval of a PUD Conceptual Plan allowing the expansion of the existing emergency shelter for youth, to allow a 9,000-square foot two-story expansion to accommodate a total of 99 homeless youth subject to revisions.				
<b>2020 Community Character Plan</b>	Low/Medium Density Residential (current & no change proposed)				
<b>Horizon 2035 Transportation Plan</b>	No Planned Improvements				
<b>Current Zoning District</b>	"C-1" Neighborhood Retail Commercial District				
<b>Proposed Zoning District</b>	"C-1" Neighborhood Retail Commercial District				
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	2				
Outside Area					
<b>Plan and Zoning Commission Action</b>	Approval	10-0	<b>Required 6/7 Vote of the City Council</b>	Yes	
	Denial			No	X

Youth Emergency Shelter Service - 918 SE 11th Street

ZON2013-00141



20C

Request from Youth Emergency Services (owner) represented by Stephen Quirk (officer) for vacation of a portion of Railroad Avenue adjoining property located at 918 Southeast 11 <sup>th</sup> Street.				<b>File #</b> 11-2013-1.14	
<b>Description of Action</b>	Approval for vacation of the north 20 feet of Railroad Avenue south of and adjoining the property located at 918 Southeast 11 <sup>th</sup> Street subject to retention of easements or relocation by the owner of any public utilities in place.				
<b>2020 Community Character Plan</b>	Low/Medium Density Residential (current & no change proposed)				
<b>Horizon 2035 Transportation Plan</b>	No Planned Improvements				
<b>Current Zoning District</b>	"C-1" Neighborhood Retail Commercial District				
<b>Proposed Zoning District</b>	"C-1" Neighborhood Retail Commercial District				
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area					
<b>Plan and Zoning Commission Action</b>	Approval	10-0	<b>Required 6/7 Vote of the City Council</b>	Yes	
	Denial			No	X

Youth Emergency Shelter Service -  
Vacate part of Railroad Ave between SE 10th St and SE 11th St 11-2013-1.14



200

ZON2013-00041 141

Item Request YES to PUD zone Date 9-12-13

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

**RECEIVED**  
COMMUNITY DEVELOPMENT

SEP 17 2013

DEPARTMENT

Print Name LENORE L. ELLIS

Signature *Lenore L. Ellis*

Address 907 SE 11th St. - 50309

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

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

ZON2013-00041

Item .141 Date 9/12/13

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

**RECEIVED**  
COMMUNITY DEVELOPMENT

SEP 16 2013

DEPARTMENT

Print Name FREDERICK LUMEN

Signature *F.L.*

Address 809 SE 10th Des Moines, IA 50309

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

IT PROVIDES ADDITIONAL SECURITY  
FOR MY NEIGHBORHOOD. I am  
IN FAVOR OF "YES" REQUEST  
\_\_\_\_\_  
\_\_\_\_\_

ZON2013-00041

200

Item 12:35 141

Date 9/13/13

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

**RECEIVED**  
(Circle One)  
COMMUNITY DEVELOPMENT

Print Name Mohamad Ibrahim

SEP 17 2013

Signature [Signature]

DEPARTMENT

Address 805 SE 10th St - Des Moines

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

To work 2 sheet

in Marshall town Park

Youth Emergency Shelter Service - 918 SE 11th Street ZON2013-00141



*zc*

ZOC

**CONCEPTUAL PUD PLAN  
 YOUTH EMERGENCY SHELTER  
 SERVICE**

POIK COUNTY, IOWA  
 919 SE 11th Street  
 Des Moines, IA 50319



**GENERAL NOTES**

- THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO THE ARCHITECT. THE ARCHITECT HAS VISUALLY VERIFIED THE LOCATION OF UTILITIES SHOWN ON THIS PLAN AND HAS NOT VERIFIED THE DEPTH OR THE EXACT LOCATION OF UTILITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF UTILITIES OR THE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION OF UTILITIES SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES.
- CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE STATE CURRENT DESIGN STANDARDS AND THE CITY OF DES MOINES DESIGN STANDARDS.
- TRAFFIC SIGNALS, TRAFFIC SIGNALS, OR ANY OTHER ITEMS ON THE PLAN SHALL BE MAINTAINED BY THE CITY OF DES MOINES.
- UTILITIES SHALL BE LOCATED CLIFFS THE EXISTING UTILITIES SHALL BE MAINTAINED BY THE CITY OF DES MOINES.
- ANY NEW MECHANICAL EQUIPMENT MUST BE SCREENED.
- SCREENING SHALL BE MAINTAINED BY THE CITY OF DES MOINES.
- ANY GRADING OF THE SITE WILL BE SUBJECT TO PERMITS OF A DEVELOPMENT CENTER.

**APPLICANT**  
 YOUTH EMERGENCY SHELTER SERVICE  
 1415 S. 17TH STREET  
 SUITE 200  
 DES MOINES, IOWA 50319  
 PH: 515-281-1234 FAX: 515-281-1235  
 WWW.YOUTH-EMERGENCY-SHELTER.ORG

**LANDSCAPE ARCHITECT**  
 SHIVE ARCHITECTS  
 315 S. 17TH STREET, SUITE 200  
 DES MOINES, IOWA 50319  
 PH: 515-281-1234 FAX: 515-281-1235  
 WWW.SHIVEARCHITECTS.COM

**PROPERTY ZONING**  
 R1-60  
 PREPARED BY: SHIVE ARCHITECTS

**FUTURE LAND USE DESIGNATION**  
 PUD  
 THE CITY OF DES MOINES HAS DESIGNATED THIS SITE AS A PUD (PLANNED UNIT DEVELOPMENT) ZONING DISTRICT. THE CITY OF DES MOINES HAS DESIGNATED THIS SITE AS A PUD (PLANNED UNIT DEVELOPMENT) ZONING DISTRICT.

**TOTAL AREA TO BE INCLUDED IN PUD**  
 3.14 ACRES

**PROPOSED LAND USES WITHIN PUD AREA**  
 BEHOLDINGS FOR THE HOMELESS

**GENERAL DEVELOPMENT CONCEPT**  
 THE INTENT OF THIS PUD IS TO CONSERVATIVE PROPERTIES ASSOCIATED WITH THE R1-60 ZONING DISTRICT AND PROVIDE AFFORDABLE HOUSING FOR THE HOMELESS. THIS PUD AREA WILL CONSIST OF HOUSING FOR THE HOMELESS AND ASSOCIATED PARKING.

**BULK REGULATIONS**

- FRONT YARD BUILDING SETBACK: 1. 10 FEET
- FRONT YARD BUILDING SETBACK: 2. 10 FEET
- FRONT YARD BUILDING SETBACK: 3. 10 FEET
- FRONT YARD BUILDING SETBACK: 4. 10 FEET
- FRONT YARD BUILDING SETBACK: 5. 10 FEET
- FRONT YARD BUILDING SETBACK: 6. 10 FEET
- FRONT YARD BUILDING SETBACK: 7. 10 FEET
- FRONT YARD BUILDING SETBACK: 8. 10 FEET
- FRONT YARD BUILDING SETBACK: 9. 10 FEET
- FRONT YARD BUILDING SETBACK: 10. 10 FEET
- FRONT YARD BUILDING SETBACK: 11. 10 FEET
- FRONT YARD BUILDING SETBACK: 12. 10 FEET
- FRONT YARD BUILDING SETBACK: 13. 10 FEET
- FRONT YARD BUILDING SETBACK: 14. 10 FEET
- FRONT YARD BUILDING SETBACK: 15. 10 FEET
- FRONT YARD BUILDING SETBACK: 16. 10 FEET
- FRONT YARD BUILDING SETBACK: 17. 10 FEET
- FRONT YARD BUILDING SETBACK: 18. 10 FEET
- FRONT YARD BUILDING SETBACK: 19. 10 FEET
- FRONT YARD BUILDING SETBACK: 20. 10 FEET

THEIR VALUES DO NOT EXCEED A 2 FOOT OVERHANG

STALL TO CURB (MIN)	STALL TO CURB (MAX)	STALL TO CURB (MIN)	STALL TO CURB (MAX)
0	0	12	20
15	18	12	13
60	18	14	10
60	18	22	9

- ARCHITECTURAL DESIGN STANDARDS
- THE PROPOSED ARCHITECTURE SHALL RESEMBLE THE EXISTING HOUSING TO PROMOTE CONTINUITY.
- LANDSCAPE ARCHITECTURE SHALL BE PROVIDED AND SHALL BE DEVELOPED WITHIN THE PUD STANDARDS AS APPLICABLE TO PROPERTY WITHIN THE PUD STANDARDS.
- ALL STORM WATER SHALL BE COLLECTED AND DISCHARGED TO THE CITY OF DES MOINES STORM WATER MANAGEMENT SYSTEM.

**STORM WATER MANAGEMENT**

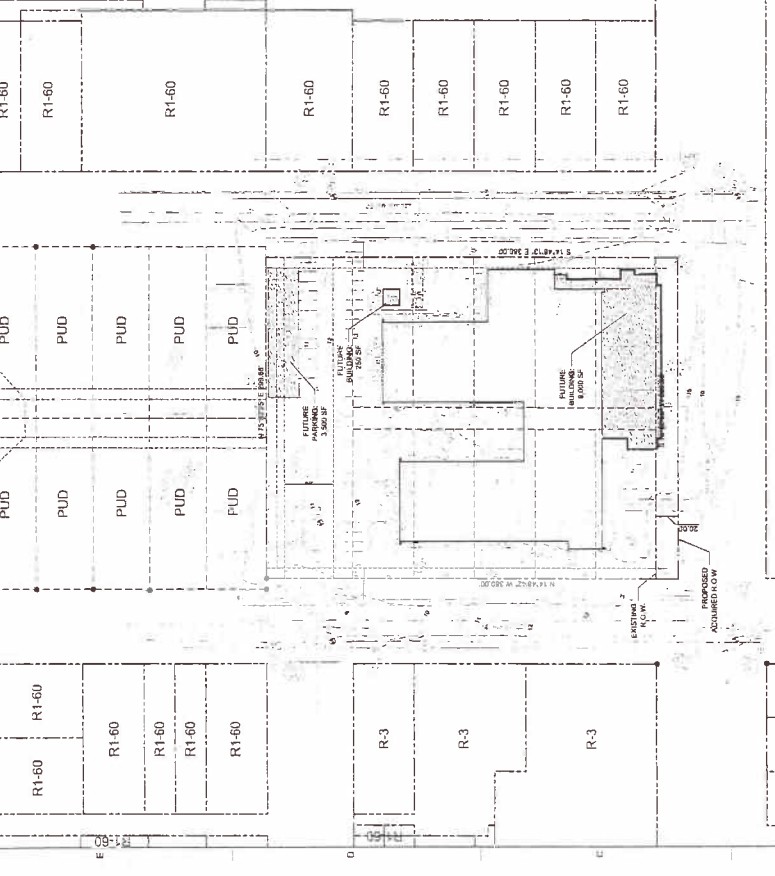
STORM WATER DRAINAGE SHALL BE PROVIDED FOR THE ENTIRE DEVELOPMENT IN ACCORDANCE WITH THE CITY OF DES MOINES STORM WATER MANAGEMENT STANDARDS AS APPLICABLE TO PROPERTY WITHIN THE PUD STANDARDS.

**PROPERTY DESCRIPTION**

THIS PUD IS SITUATED ON A LOT 111.5 FEET WIDE BY 111.5 FEET DEEP. THE LOT IS BOUNDARY BY THE CITY OF DES MOINES TO THE EAST AND THE CITY OF DES MOINES TO THE WEST.

**ESTIMATED CONSTRUCTION SCHEDULE**

START OF CONSTRUCTION: JANUARY 2025



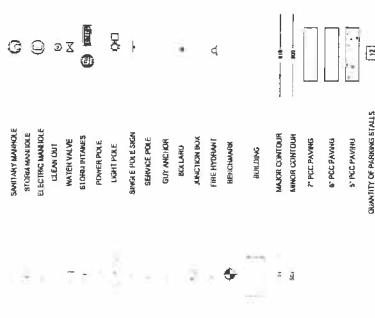
**KEY PLAN**

DATE	DESCRIPTION
08/15/2023	ISSUED FOR PERMIT
08/15/2023	ISSUED FOR PERMIT
08/15/2023	ISSUED FOR PERMIT
08/15/2023	ISSUED FOR PERMIT
08/15/2023	ISSUED FOR PERMIT
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08/15/2023	ISSUED FOR PERMIT
08/15/2023	ISSUED FOR PERMIT
08/15/2023	ISSUED FOR PERMIT
08/15/2023	ISSUED FOR PERMIT

**CONCEPTUAL PUD PLAN  
YOUTH EMERGENCY SHELTER  
SERVICE**

POLK COUNTY, FLORIDA  
018 SE 1TH STREET  
GAINESVILLE, FL 32609

- LEGEND:**
- EXISTING
  - PROPOSED
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CONSTRUCTION LIMITS
  - ELECTRICAL LINE - OVERHEAD
  - ELECTRICAL LINE - UNDERGROUND
  - SEWER MAIN
  - WATER MAIN
  - WATER SERVICE
  - GAS SERVICE
  - SW FAN SERVICE
  - POUT-OVER
  - SAWTOOTH MARKER
  - ELECTRIC MARKER
  - CLEAN CUT
  - WATER VALVE
  - BIOMETER VALVE
  - POWER POLE
  - LIGHT POLE
  - SINGLE POLE SIGN
  - SERVICE POLE
  - UTILITY ANCHOR
  - ROLLAWAY
  - ANCHOR BOLT
  - FIRE HYDRANT
  - BEYOND MARKER
  - BUILDING
  - MARKER CONTROL
  - MARKER CONTROL
  - 7" POLE PAVING
  - 8" POLE PAVING
  - 9" POLE PAVING
  - QUANTITY OF PARKING STALLS



**SITE SUMMARY:**

PROPOSED SITE CALCULATIONS:  
 PROPOSED BUILDING AREA: 43,576 SF  
 PROPOSED PARKING: 27 STALLS  
 TOTAL SITE AREA: 10,297 SF  
 TOTAL PROPOSED SITE AREA: 11,000 SF

**LANDSCAPE SUMMARY:**

OPEN SPACE LANDSCAPE REQUIREMENT:  
 REQUIRED OPEN SPACE: 10,297 SF  
 OPEN SPACE PROVIDED: 4,217 SF (40%)  
 PLANTS REQUIRED: 100-1500 CALIF. SWEETS  
 OVERSHOULDER TREES REQUIRED: 1 X 6" - 8" OVERSHOULDER TREES  
 SPACES REQUIRED: 1 X 10' x 10' SPACES

**PARKING PERMITS REQUIREMENT:**

PROPOSED ON-SITE PARKING: 27 STALLS  
 PROPOSED PARKING: 27 STALLS  
 PLANTS REQUIRED: 8 1/2" x 10' PLANTS  
 SPACES REQUIRED: 3 X 5' x 10' SPACES

**PARKING PERMITS REQUIREMENT:**

PROPOSED ON-SITE PARKING: 27 STALLS  
 PROPOSED PARKING: 27 STALLS  
 PLANTS REQUIRED: 8 1/2" x 10' PLANTS  
 SPACES REQUIRED: 3 X 5' x 10' SPACES

**TOTAL LANDSCAPE PROVIDED:**

OVERSHOULDER TREES: 10  
 SPACES: 3  
 TREES: 10

**TOTAL LANDSCAPE PROVIDED:**

OVERSHOULDER TREES: 10  
 SPACES: 3  
 TREES: 10

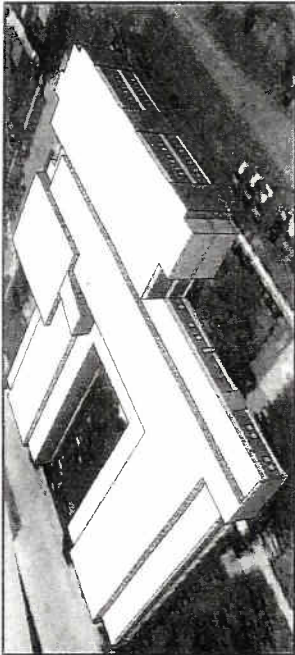
**KEY PLAN**

DATE:	01/11/2011
APPROVED:	ED
DESIGNED BY:	ED
CHECKED BY:	ED
FIELD BOOK:	
PROJECT NO.:	11111
TITLE:	

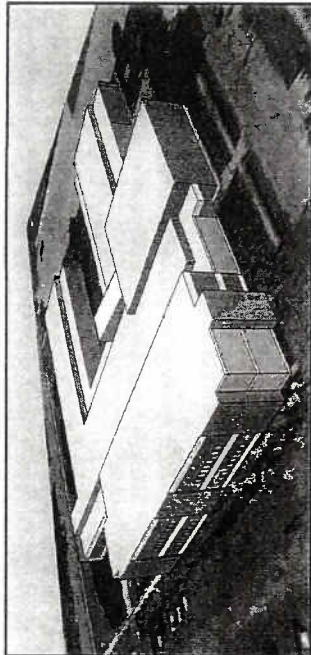


**CONCEPTUAL PUD PLAN  
 YOUTH EMERGENCY SHELTER  
 SERVICE**

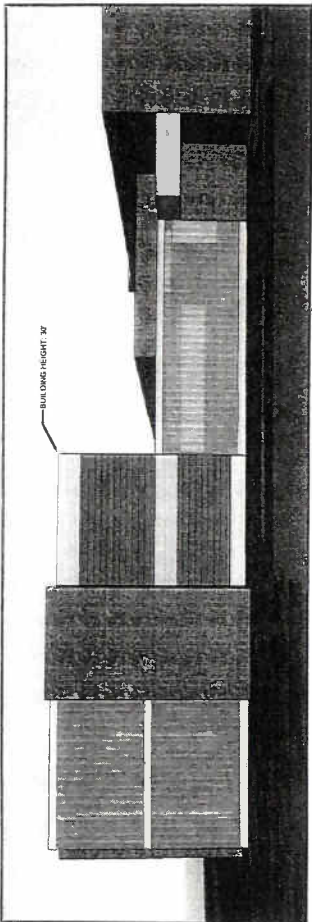
FOLK COUNTY, INVA  
 818 SE 11th Street  
 One McKinstry, IN 46098



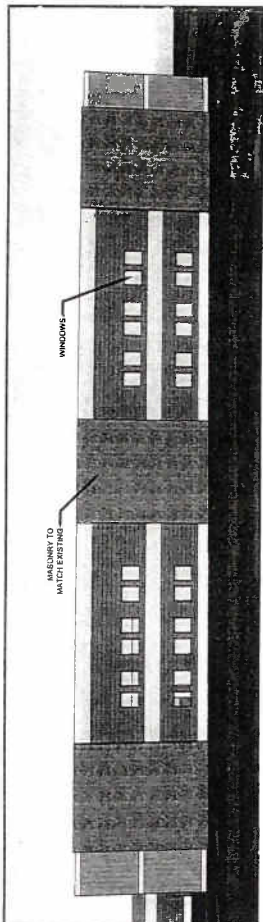
**SOUTHWEST BIRDSEYE VIEW**



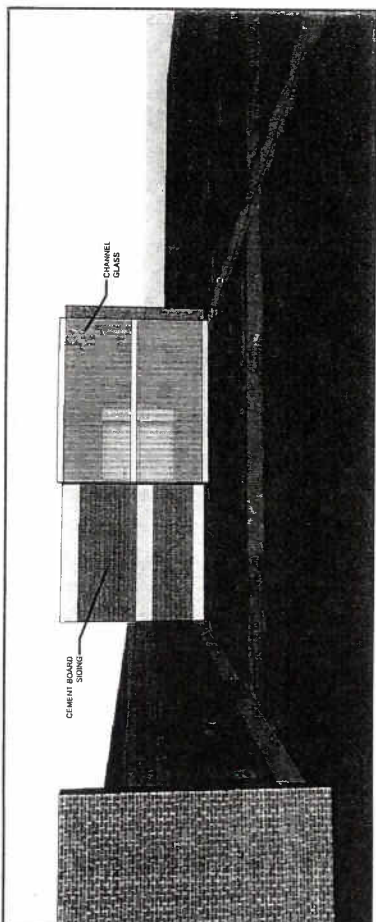
**SOUTHEAST BIRDSEYE VIEW**



**EAST BUILDING ELEVATION**



**SOUTH BUILDING ELEVATION**



**WEST BUILDING ELEVATION**

**KEY PLAN**

DRAWN	LAJ
APPROVED	TECH
REVISIONS	PROJECT NUMBER
DATE	08-18-2018
FIELD BOOK	PROJECT NO.
	4120207
	YEAR

*200*