



Date May 4, 2015

**RESOLUTION SETTING DATE OF HEARING ON REQUEST FROM BROADLAWNS MEDICAL CENTER TO REZONE PROPERTY LOCATED AT 1801 HICKMAN ROAD FROM "C-0" COMMERCIAL RESIDENTIAL DISTRICT, "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, AND "FW" FLOODWAY DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on April 16, 2015, its members voted 8-0-1 in support of a motion to recommend **APPROVAL** of a request from the Board of Trustees of Broadlawns Medical Center (owner), represented by Jody Jenner (officer), to rezone property locally known as 1801 Hickman Road ("Property") from "C-0" Commercial Residential District, "R-3" Multiple Family Residential District, and "FW" Floodway District to "PUD" Planned Unit Development District to allow construction of a 20,000 square-foot medical clinic and two (2) 15-unit, 3-story multiple-family dwellings for on-campus housing for physicians in residency, and to recommend approval of the proposed "PUD" Conceptual Plan, on file with the Community Development Department, with revisions as set forth in the Commission's recommendation; and

**WHEREAS**, the Property is legally described as follows:

THAT PART OF THE NORTH 650.00 FEET OF THE SOUTH 700.00 FEET OF LOTS 13 AND 14 IN THE OFFICIAL PLAT OF GOVERNMENT LOTS 4 AND 5 IN SECTION 27, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH PM., DES MOINES, POLK COUNTY, IOWA; AND A PORTION OF LOT 17, AND EXCEPT THE SOUTH 50.00 FEET, LOTS 18 AND 19 ALL IN THE OFFICIAL PLAT OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND GOVERNMENT LOTS 3, 4, 5 AND 6 IN SECTION 28, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., DES MOINES, POLK COUNTY, IOWA; ALL OF WHICH IS MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., DES MOINES, POLK COUNTY, IOWA, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 14 IN THE OFFICIAL PLAT OF GOVERNMENT LOTS 4 AND 5 IN SECTION 27, TOWNSHIP 79 NORTH, RANGE 24 WEST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., DES MOINES, POLK COUNTY, IOWA, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 18 IN THE OFFICIAL PLAT OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND GOVERNMENT LOTS 3, 4, 5 AND 6 IN SECTION 28, TOWNSHIP 79 NORTH, RANGE 24 WEST; THENCE NORTH 01°00'42" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, SAID LINE BEING THE WEST LINE OF SAID LOT 14, SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID LINE BEING THE EAST LINE OF SAID LOT 18, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HICKMAN ROAD. AS IT IS PRESENTLY ESTABLISHED, AND TO THE POINT OF BEGINNING; THENCE NORTH 89°47'17" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HICKMAN ROAD, PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID LINE BEING PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF LOTS 18 AND 19, ALL IN SAID OFFICIAL PLAT OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND GOVERNMENT LOTS 3, 4, 5, AND 6 IN SECTION 28, TOWNSHIP 79 NORTH, RANGE 24 WEST, A DISTANCE OF 571.97 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 19.82 FEET; THENCE NORTH 17°56'16" EAST, A DISTANCE OF 162.19 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 170.90 FEET; THENCE NORTH 20°17'17" EAST, 118.19 FEET; THENCE SOUTH 77°10'14" EAST, 111.36 FEET;

( continued )

**Date** May 4, 2015

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THENCE NORTH 27°26'02" EAST, A DISTANCE OF 121.43 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1046.04 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13; THENCE SOUTH 01°00'55" EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 545.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID HICKMAN ROAD, SAID POINT BEING 50.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 13, SAID POINT ALSO BEING 50.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 89°41'37" WEST, PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID LOTS 13 AND 14, SAID LINE ALSO BEING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 739.20 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

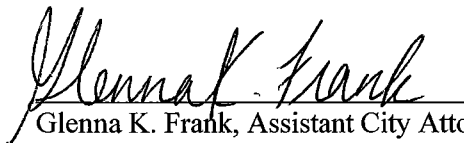
SAID TRACT OF LAND CONTAINS 15.301 ACRES MORE OR LESS.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. 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 May 18, 2015, at which time the City Council will hear both those who oppose and those who favor the proposal.
3. 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.

  
Glenna K. Frank, Assistant City Attorney

(ZON2015-00043)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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

Date May 4, 2015Agenda Item 14

Roll Call


  
CITY OF DES MOINES
   
COMMUNITY DEVELOPMENT

April 27, 2015

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held April 16, 2015, the following action was taken regarding a request from Board of Trustees Broadlawns Medical Center (owner) represented by Jody Jenner (officer) to rezone property located at 1801 Hickman Road.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 8-0-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Jacqueline Easley			X	
Tim Fitzgerald	X			
Jann Freed	X			
John "Jack" Hilmes				recused himself
Greg Jones	X			
Sasha Kamper				X
William Page				X
Jonathan Rosenbloom	X			
Mike Simonson				X
CJ Stephens				X
Vicki Stogdill	X			
Greg Wattier	X			

**APPROVAL** of staff recommendation Part A) the proposed rezoning be found not in conformance with the existing Des Moines' 2020 Community Character Plan land use designations of Public/Semi-Public and Park/Open Space; Part B) approval of an amendment to the Des Moines' 2020 Community Character Plan to revise the future land use designation from Public/Semi-Public and Park/Open Space to Neighborhood Commercial Center; Part C) approval of the requested rezoning from "C-0" Commercial Residential District, "R-3" Multiple Family Residential District, and "FW" Floodway District to

“PUD” Planned Unit Development District, and Part D) approval of the proposed “Broadlawns” PUD Conceptual Plan, subject to the following revisions:

(21-2015-4.08 & ZON2015-00045)

1. The PUD Conceptual Plan shall identify portion of the site designated on FEMA’s Flood Insurance Rate Map (FIRM) and include a statement that development will not occur within this area.
2. The PUD Conceptual Plan shall state that the existing trees along Hickman Road will remain to maximum extent possible and will be protected during construction in accordance with the City’s Tree Preservation and Mitigation Ordinance.
3. The note regarding stormwater management shall also reference City Code Section 106-136 regarding water quality treatment requirements.
4. The notation on Sheet 2 regarding the proposed private sanitary sewer connection shall be revised to state it would connect to the public sewer main.
5. The PUD Conceptual Plan shall provide a 26-foot wide area for aerial fire apparatus access within 15 to 30 feet of  $\frac{1}{4}$  of the perimeter of the proposed 3-story medical building.
6. The PUD Conceptual Plan shall state that landscape islands equal to 1 per 20 parking spaces shall be provided within all parking areas.
7. The PUD Conceptual Plan shall provide a row of shrubs along the south perimeter of the parking lot in order to provide screening of headlights for the dwellings directly across Hickman Road.
8. The note regarding parking stall dimensions shall be revised to state that all parking spaces will measure at least 9 feet by 17 feet.
9. The PUD Conceptual Plan shall provide bike racks near the entrances to all structures.
10. The elevations for the multiple-family residential structures shall be revised with a design as approved by the City’s Planning Administrator that provides brick or masonry materials.
11. The elevations for the multiple-family residential structures shall be revised to include additional windows on the west facade to the satisfaction of the City’s Planning Administrator.
12. The notation on Sheet 1 regarding rooftop mechanical equipment shall be clarified to state that all rooftop mechanical equipment shall be screened with a design that is architecturally integrated into the building design to the satisfaction of the City’s Planning Administrator.

13. The PUD Conceptual Plan shall state that any refuse collection container enclosure shall be constructed with steel gates and masonry walls to match the primary structures, and shall provide pedestrian access.
14. Note 1 within the signage section shall either be removed or revised to clarify that it pertains only to projecting signs.
15. The PUD Conceptual Plan shall state that fencing shall be permitted in accordance with the requirements applicable to the "C-2" District.

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

Part A) Staff recommends that the proposed rezoning be found not in conformance with the existing Des Moines' 2020 Community Character Plan land use designations of Public/Semi-Public and Park/Open Space.

Part B) Staff recommends approval of an amendment to the Des Moines' 2020 Community Character Plan to revise the future land use designation from Public/Semi-Public and Park/Open Space to Neighborhood Commercial Center.

Part C) Staff recommends approval of the requested rezoning from "C-0" Commercial Residential District, "R-3" Multiple Family Residential District, and "FW" Floodway District to "PUD" Planned Unit Development District.

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

1. The PUD Conceptual Plan shall identify portion of the site designated on FEMA's Flood Insurance Rate Map (FIRM) and include a statement that development will not occur within this area.
2. The PUD Conceptual Plan shall state that the existing trees along Hickman Road will remain to maximum extent possible and will be protected during construction in accordance with the City's Tree Preservation and Mitigation Ordinance.
3. The note regarding stormwater management shall also reference City Code Section 106-136 regarding water quality treatment requirements.
4. The notation on Sheet 2 regarding the proposed private sanitary sewer connection shall be revised to state it would connect to the public sewer main.
5. The PUD Conceptual Plan shall provide a 26-foot wide area for aerial fire apparatus access within 15 to 30 feet of ¼ of the perimeter of the proposed 3-story medical building.
6. The PUD Conceptual Plan shall state that landscape islands equal to 1 per 20 parking spaces shall be provided within all parking areas.

7. The PUD Conceptual Plan shall provide a row of shrubs along the south perimeter of the parking lot in order to provide screening of headlights for the dwellings directly across Hickman Road.
8. The note regarding parking stall dimensions shall be revised to state that all parking spaces will measure at least 9 feet by 17 feet.
9. The PUD Conceptual Plan shall provide bike racks near the entrances to all structures.
10. The elevations for the multiple-family residential structures shall be revised with a design as approved by the City's Planning Administrator that provides brick or masonry materials on at least at least the bottom floor of each exposed exterior façade and has brick or masonry details on the upper level(s).
11. The elevations for the multiple-family residential structures shall be revised to include additional windows on the west facade to the satisfaction of the City's Planning Administrator.
12. The notation on Sheet 1 regarding rooftop mechanical equipment shall be clarified to state that all rooftop mechanical equipment shall be screened with a design that is architecturally integrated into the building design to the satisfaction of the City's Planning Administrator.
13. The PUD Conceptual Plan shall state that any refuse collection container enclosure shall be constructed with steel gates and masonry walls to match the primary structures, and shall provide pedestrian access.
14. Note 1 within the signage section shall either be removed or revised to clarify that it pertains only to projecting signs.
15. The PUD Conceptual Plan shall state that any freestanding sign shall be a monument sign with a base constructed of brick, stone, concrete block, or other durable materials.
16. The PUD Conceptual Plan shall state that fencing shall be permitted in accordance with the requirements applicable to the "C-2" District.

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The proposed "PUD" Conceptual Plan would allow construction of a 20,000-square foot medical clinic and two (2) 15-unit three-story multiple-family residential structures. The Conceptual Plan states that the multiple-family residential structures would serve as on-campus housing for physicians in residency.
2. **Size of Site:** 15.3 acres.

3. **Existing Zoning (site):** "C-0" Commercial Residential District, "R-3" Multiple Family Residential District, and "FW" Floodway District.
4. **Existing Land Use (site):** The site currently contains 34 dwelling units within seven (7) multiple-family residential structures that used for housing resident physicians.
5. **Adjacent Land Use and Zoning:**
  - North* – "R-3" & "FW", Use is undeveloped land.
  - South* – "R1-60", Uses include Hickman Road and single-family residential.
  - East* – "R-3" & "FW", Use is undeveloped land.
  - West* – "C-0", Use is Broadlawns Medical Center.
6. **General Neighborhood/Area Land Uses:** The subject property comprises the eastern portion of the Broadlawns Medical Center campus along the north side of Hickman Road. A low-density residential neighborhood is located directly across Hickman Road to the south.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Prospect Park Neighborhood and within 250 feet of the Chautauqua Park and Mondamin Presidential Neighborhoods. These neighborhoods were notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhoods on March 27, 2015. Additionally, separate notifications of the hearing for this specific item were mailed on March 27, 2015 (20 days prior) and April 6, 2015 (10 days prior to the hearing) to the Prospect Park, Chautauqua Park, and Mondamin Presidential Neighborhood Associations, 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 April 10, 2015.

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 Prospect Park Neighborhood mailings were sent to Karen Tigges, 2721 Ashby Avenue, Des Moines, IA 50310. The Chautauqua Park Neighborhood mailings were sent to Patty and Preston Daniels, 1345 Burlington Terrace, Des Moines, IA 50314. The Mondamin Presidential Neighborhood mailings were sent to Valerie Allen, 1934 Jefferson Avenue, Des Moines, IA 50314.

The applicant conducted a neighborhood meeting on April 2, 2015. A summary of that meeting will be provided by the applicant at the Plan & Zoning Commission meeting.
8. **Relevant Zoning History:** None.
9. **2020 Community Character Land Use Plan Designation:** Public/Semi-Public and Park/Open Space. The proposed Neighborhood Commercial Center designation would accommodate both the medical office use and the multiple-family residential uses proposed.

- 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, and taking into consideration the criteria set forth in Chapter 18B 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 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.

## **II. ADDITIONAL APPLICABLE INFORMATION**

- 1. Natural Site Features:** The northeast corner of the site is within the Flood Insurance Rate Map (FIRM) Zone X; which is a flood hazard area based on elevation. The PUD Conceptual Plan must identify this area and include a statement that development will not occur within this area.

The site includes existing mature trees, including several that would be removed to accommodate the proposed construction. The PUD Conceptual Plan states that any Development Plan will comply with the City's Tree Preservation and Mitigation Ordinance.

There is a row of mature trees along Hickman Road. The PUD Conceptual Plan should include a note to state that these trees will remain to maximum extent possible and will be protected during construction in accordance with the City's Tree Preservation and Mitigation Ordinance.

- 2. Drainage/Grading:** The Conceptual Plan demonstrates storm water would be directed to an existing detention basin and a proposed detention basin to the east of the proposed building. It also states that 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. This note should be clarified to also reference City Code Section 106-136 regarding water quality treatment requirements.

The Conceptual Plan states that all grading is subject to an approved grading permit and soil erosion control plan.

- 3. Utilities:** All necessary utilities are available to the site. Both public sanitary sewer and water line would be connected with existing facilities within Hickman Road right-of-way.



The note regarding the proposed private sanitary sewer connection must be revised to state it would connect to the public sewer main.

4. **Fire Protection:** The PUD Conceptual Plan needs to be revised to provide a 26-foot wide area for aerial fire apparatus access within 15 to 30 feet of  $\frac{1}{4}$  of the perimeter of the proposed 3-story medical building.
5. **Landscaping/Open Space:** The Conceptual Plan states that 534,122 square feet (or 80%) of the 667,652-square foot site would have an imperious surface. The PUD Conceptual Plan states that the site would be landscaped in accordance with the landscape standards applicable to the "C-1" District, with the exception that landscape islands equal to 1 per 20 parking spaces would not be provided. Staff does not believe that it would be appropriate to omit landscape islands and, therefore, recommends this note be removed.
6. **Parking/Access:** The proposed Conceptual Plan states that one (1) parking space shall be provided per 400 square feet of area within the medical clinic. Thus, the proposed 20,000-square foot medical clinic would require 50 off-street parking spaces. The PUD Conceptual Plan also states 1.5 parking spaces shall be provided per dwelling unit. Thus, the proposed 30 total dwelling units would require 45 off-street parking spaces. However, the PUD Conceptual Plan graphically provides approximately 245 off-street parking spaces, as the parking lot would also serve as overflow for the main Broadlawns Medical Center building to the west.

The proposed off-street parking lots would be accessed by two driveways from the existing internal access driveway serving the Broadlawns Medical Center campus. No new curb cuts along Hickman Road would be provided.

The proposed parking lot would be setback at least 25 feet from the front property line along Hickman Road. This area includes several mature trees that would be maintained. Staff recommends that this setback area also include a row of shrubs in order to provide screening of headlights for the dwellings directly across Hickman Road to the south.

Staff recommends that the note regarding parking stall dimensions should be revised from 9 feet by 16 feet to the City's standard of 9 feet by 17 feet.

Staff recommends that bike racks be provided near the entrances to all structures.

7. **Urban Design:** The submitted elevations demonstrate that the medical clinic building would be a 3-story structure, containing 20,000 square feet of area. The structure would be sided primarily with brick, with aluminum glazing accents.

The submitted elevations demonstrate that the two (2) multiple-family residential structures would be 3 stories in height, but due to a change in grade on site, the west façade facing the parking lot would only appear to be 2 stories in height. Thus, the main entrance to each building would be on the second floor. The elevations indicate the buildings would be sided entirely with fiber cement siding. Staff recommends that these elevations be revised to have a design as approved by the City's Planning Administrator that provides brick or masonry materials on at least at least the bottom floor of each

exposed exterior façade and has some brick or masonry details on the upper level(s). The elevations of the building indicate the north and south side facades of the structures would include a significant number of windows. However, the end facades include very few windows. Staff recommends that the west façade of these buildings, which would face the parking lot and serve at the main entrance, should include additional windows to the satisfaction of the City's Planning Administrator.

The Conceptual Plan includes a note stating that all rooftop mechanical equipment would be screened from street level view. Staff recommends that this note be clarified to state that all rooftop mechanical equipment that be screened with a design that is architecturally integrated into the building design to the satisfaction of the City's Planning Administrator.

8. **Refuse Collection Container Enclosure:** The Conceptual Plan demonstrates a trash enclosure within the parking area to the north of the medical clinic. A note shall be provided to state that the enclosure would be constructed with masonry walls to match the existing structures and with steel gates, and shall provide pedestrian access.
9. **Signage:** The PUD Conceptual Plan provides signage regulations that generally mimic the sign regulations applicable in the "C-2" District. Staff notes that "note 1" of the signage section appears to conflict with the other notes. Thus, it must either be removed or revised to clarify that it pertains to projecting signs.

The PUD Conceptual Plan also includes a note stating signage shall comply with the "FSO" Freestanding Sign Overlay District requirements contained in City Code Section 134-1276(p)(4), with the exception that "an opaque base consisting of brick, stone, concrete block, or other durable materials" cannot be provided due to an "intricate networks of underground utilities on the campus, which prevents the installation of proper footings and foundations". Staff believes that it is reasonable to require a masonry base, as the applicant could either identify a location(s) where such a base could be constructed or relocate the underground utilities within the appropriate area.

10. **Fencing:** The PUD Conceptual Plan should include a note on fencing, such as "fencing shall be permitted in accordance with the requirements applicable to the "C-2" District.

## SUMMARY OF DISCUSSION

*John "Jack" Hilmes recused himself from discussion.*

Erik Lundy presented the staff report and recommendation.

Emily Naylor 4504 73<sup>rd</sup> Place Shive Hattery Architecture stated there are two items of concern. She showed updated graphic since the time they submitted the PUD. They ask that they not have to comply with the monument base requirement of the freestanding sign overlay district. The reason is they need to have a sign that directs you to the new development when a person turns onto the site. The problem they have with a masonry base is the amount of footings and foundations you have to have for that sign and logic says the sign has to be along the corridor. Along the corridor is the primary electrical feed to the hospital and a myriad of utilities. So they are very limited. Staff worked with them and suggested a directional sign. The problem with that is they cannot have the Broadlawns

logo or name on it. So they are asking to deviate from the freestanding sign ordinance in this case because it is a current signage system, a new investment and very specific reason for a very specific site. They ask that the Commission considers supporting the applicant for the waiver of that requirement.

Bob Bisenins Shive Hattery Architecture stated Broadlawns needs the space. The NW building on this site will house a family health clinic. They also have residents who train there. They do 3 year rotations and that is who would live in these housing units. The land is so precious on their site that they have to rebuild the housing in order to put the clinic in a spot that is convenient and provides enough space to accommodate them. The other issue the applicant has is putting brick on the entire first floor on these housing units. The way the units will be built the public will not see the part that is touching the ground. From Hickman you cannot see the housing units at all because of the elevation difference and the very dense growth there. They can put brick all on the west side of the first floor that will face the public. Because they understand the reason for brick is not only for appearance but durability they are willing to put brick up to a wainscot height from the ground on all location on the other sides. He ask that the Commission consider that no one will ever build to the north, east or to the south side of these apartments. To the north it is an extremely dense stand of trees. To the east is the former landfill that was filled in years ago. There have been soil reports for this area and it has been determined that no one could ever build there. Hickman Road is to the south.

Greg Wattier commented that the clinic makes the residence look like low rent housing in the back. He believes they are not far off, but believe there is a compromise in regards to the bricks and wainscot.

Bob Bisenins asked that the Commission keep in mind that the lower lever will not be seen by anyone, but by the residents. Something else to keep in mind is that Broadlawns subsidizes this housing for the residents.

Jann Freed asked for clarification of what the applicant is asking for in condition #10.

Bob Bisenins stated not to put brick on the full height of the first floor on the north, east and south sides of each unit.

Emily Naylor asked for clarification on Commissioner Wattier's comments. She asked would she be correct that as opposed to wainscot as he is would he take that material and add it to the west side. That is the only space anyone who pulls up is experiencing.

Greg Wattier stated that his opinion is that the doors would go in and out whether it is both or just the west. He suggested that the applicant work with staff for a solution.

Mike Ludwig suggested the Commission could strike the percentage requirement from it and say to continue to work with staff. Staff will take your comments into consideration. If they want to leave some flexibility staff will try to get the best they can and maybe just strike the minimum percentage requirement from the condition #10.

Tim Fitzgerald asked about moving the sign across the street to the green space.

Emily Naylor stated when driving people tend to look on the right side. The utility is just one aspect of it. Either way, she would be asking the question because of the consistency and the signage and investment the applicant has made.

JoAnne Corigliano stated she believes the signs are fine. The Broadlawns on there is not as significant as the directional instructions. Changing this is not a smart thing to do. Broadlawns is one of the most successful county hospitals in the United States. She believes they are doing a tremendous amount correctly. She believes that they should be granted their request on the two issues they have.

## **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**

### **COMMISSION ACTION:**

JoAnne Corigliano moved staff recommendation to approve Part A) the proposed rezoning be found not in conformance with the existing Des Moines' 2020 Community Character Plan land use designations of Public/Semi-Public and Park/Open Space; Part B) approval of an amendment to the Des Moines' 2020 Community Character Plan to revise the future land use designation from Public/Semi-Public and Park/Open Space to Neighborhood Commercial Center; Part C) approval of the requested rezoning from "C-0" Commercial Residential District, "R-3" Multiple Family Residential District, and "FW" Floodway District to "PUD" Planned Unit Development District, and Part D) approval of the proposed "Broadlawns" PUD Conceptual Plan, subject to the following revisions:

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11. The elevations for the multiple-family residential structures shall be revised to include additional windows on the west facade to the satisfaction of the City's Planning Administrator.
12. The notation on Sheet 1 regarding rooftop mechanical equipment shall be clarified to state that all rooftop mechanical equipment shall be screened with a design that is architecturally integrated into the building design to the satisfaction of the City's Planning Administrator.
13. The PUD Conceptual Plan shall state that any refuse collection container enclosure shall be constructed with steel gates and masonry walls to match the primary structures, and shall provide pedestrian access.
14. Note 1 within the signage section shall either be removed or revised to clarify that it pertains only to projecting signs.
15. The PUD Conceptual Plan shall state that fencing shall be permitted in accordance with the requirements applicable to the "C-2" District.

**THE VOTE:**

Motion passed 8-0-1 (Jacqueline Easley abstained and John "Jack" Hilmes recused himself from the discussion and vote).

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

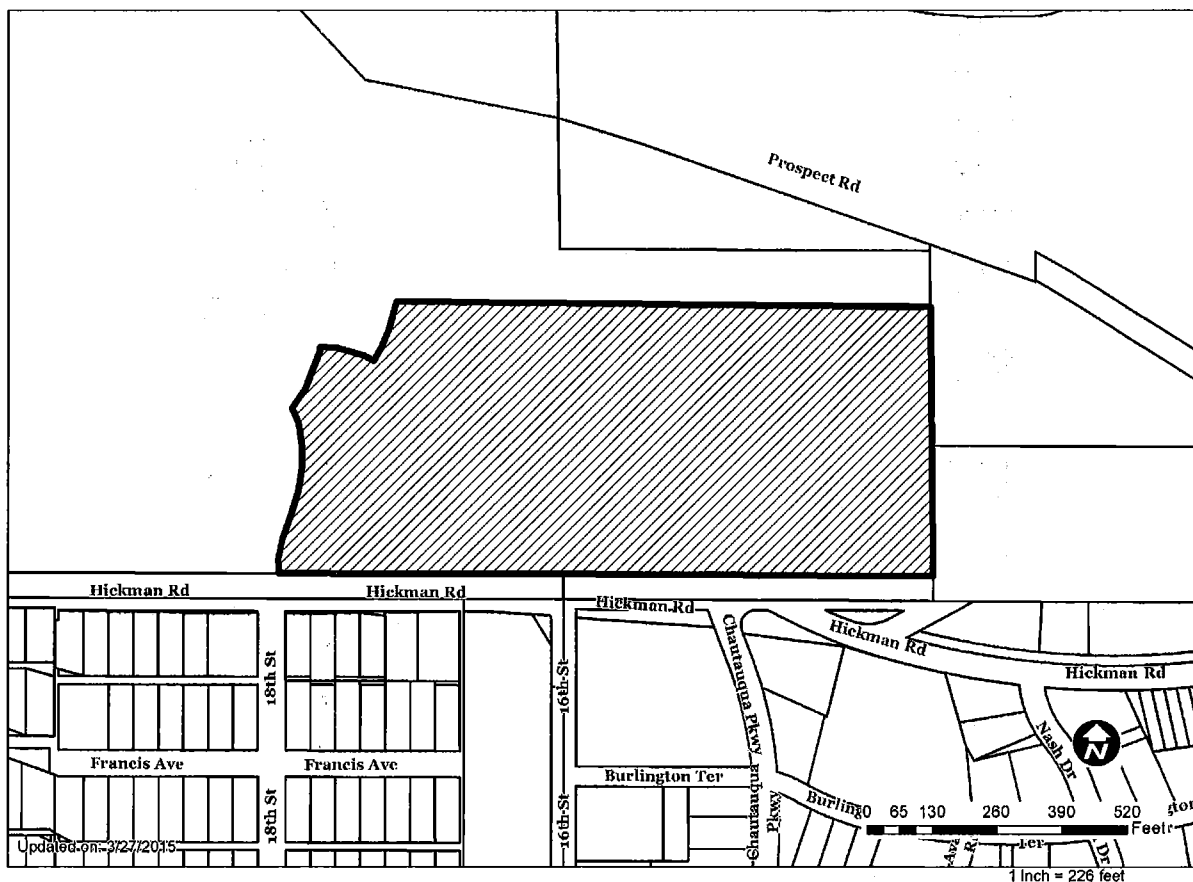
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Attachment

Board of Trustees at 1801 Hickman Road Broadlawns Medical Center (owner) represented by Jody Jenner (officer) on property located				File # <b>ZON2015-00045</b>	
<b>Description of Action</b>	Approval to rezone property from "C-0" Commercial Residential District, "R-3" Multiple Family Residential District, and "FW" Floodway District to "PUD" Planned Unit Development District subject to conditions..				
<b>2020 Community Character Plan</b>	Current: Public/Semi-Public and Park/Open Space. Proposed: Neighborhood Commercial Center.				
<b>Mobilizing Tomorrow Transportation Plan</b>	No planned improvements.				
<b>Current Zoning District</b>	"C-0" Commercial Residential District, "R-3" Multiple Family Residential District, FW" Floodway District, and "GGP" Gambling Games Prohibition District.				
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development and "GGP" Gambling Games Prohibition 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	<b>8-0-1</b>	<b>Required 6/7 Vote of the City Council</b>	Yes	
	Denial			No	<b>X</b>

Board of Trustees Broadlawns Medical Center, 1801 Hickman Road

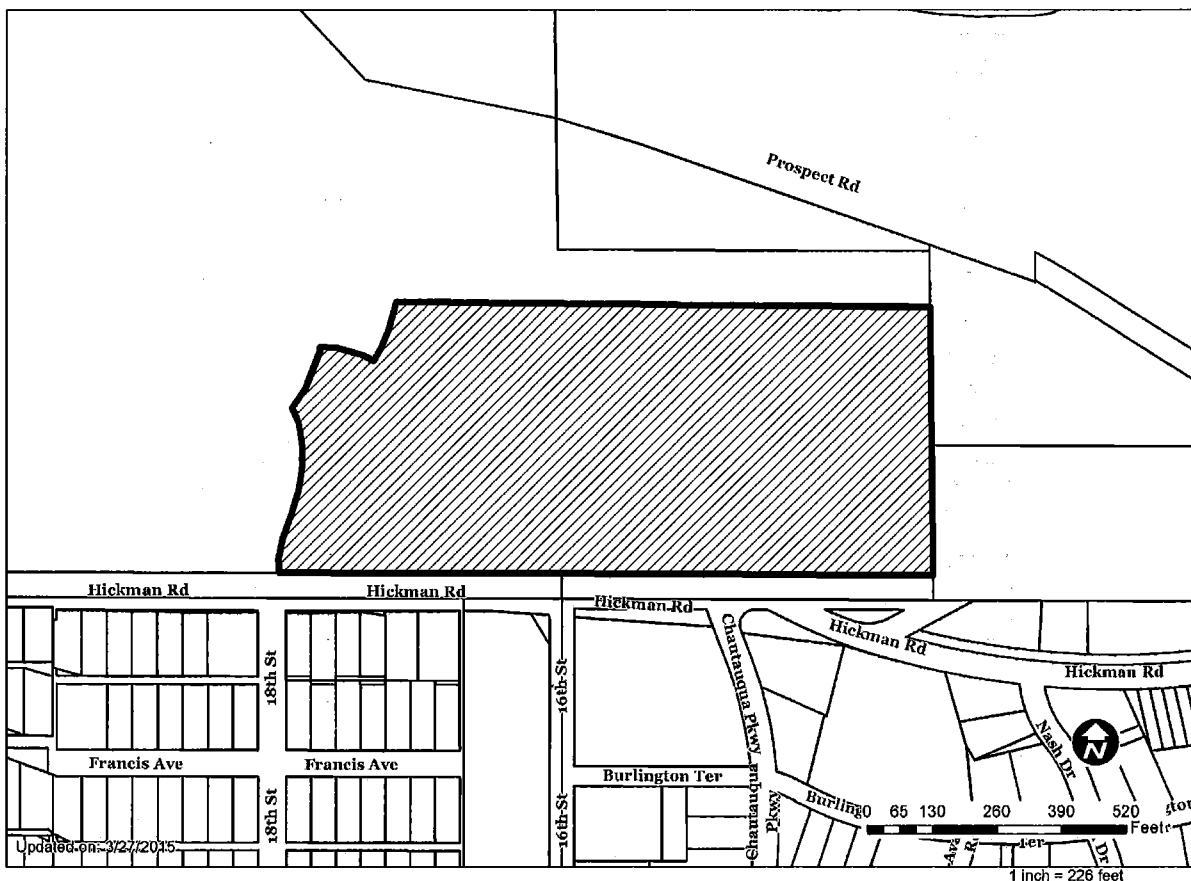
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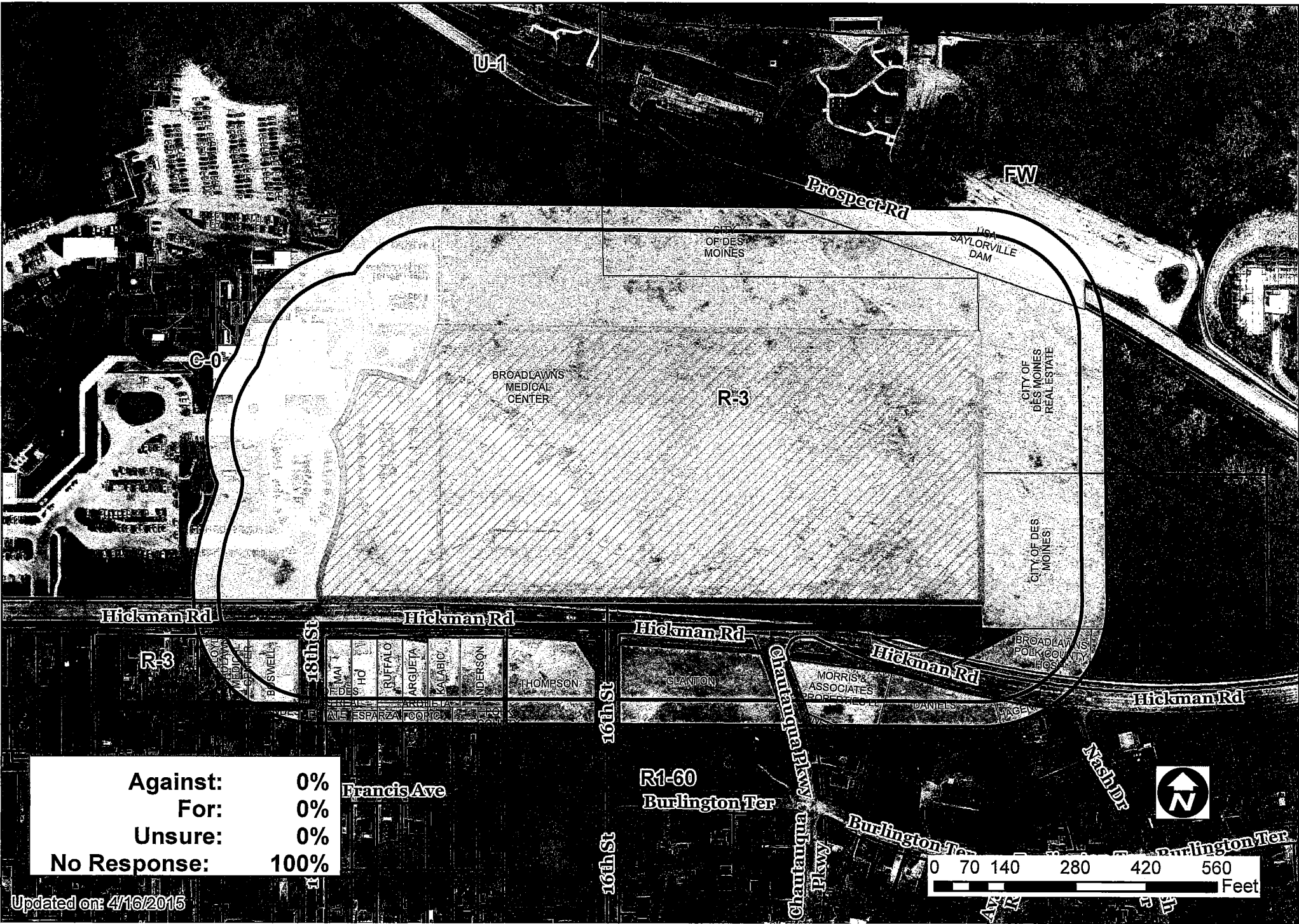


Board of Trustees at 1801 Hickman Road Broadlawns Medical Center (owner) represented by Jody Jenner (officer) on property located				File #	
				21-2015-4.08	
Description of Action	Approval to amend the Des Moines' 2020 Community Character Plan existing future land use designation from Public/Semi-Public and Park/Open Space to Neighborhood Commercial Center.				
2020 Community Character Plan		Current: Public/Semi-Public and Park/Open Space. Proposed: Neighborhood Commercial Center.			
Mobilizing Tomorrow Transportation Plan		No planned improvements.			
Current Zoning District		"C-0" Commercial Residential District, "R-3" Multiple Family Residential District, "FW" Floodway District, and "GGP" Gambling Games Prohibition District.			
Proposed Zoning District		"PUD" Planned Unit Development and "GGP" Gambling Games Prohibition District.			
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition
Inside Area					
Outside Area					
Plan and Zoning Commission Action	Approval	8-0-1	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Board of Trustees Broadlawns Medical Center, 1801 Hickman Road

21-2015-4.08





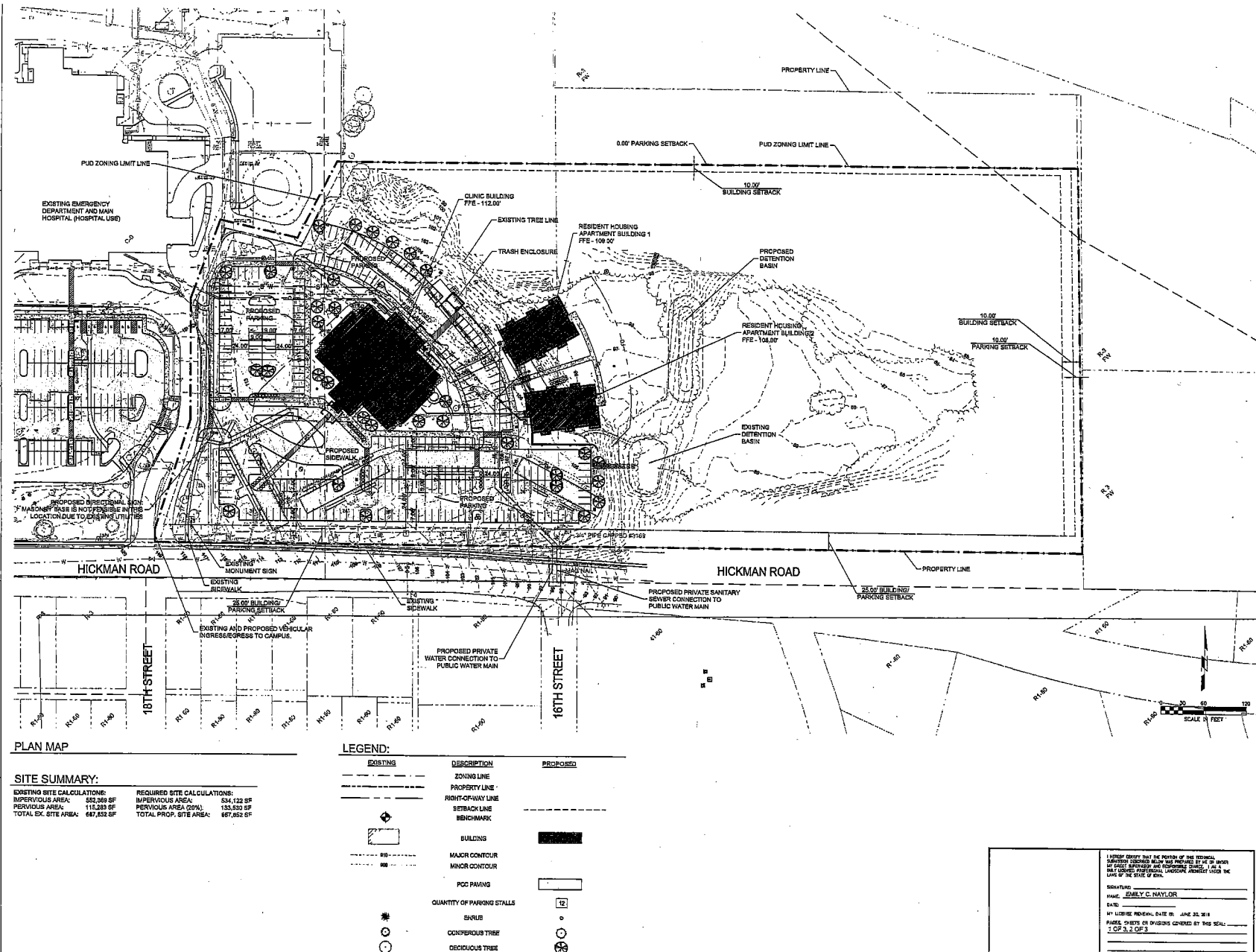
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For:	0%
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14

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Last Modified: Mar, 16, 2022  
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**SHIVEBATTERY**  
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Iowa | Illinois | Indiana | Missouri  
Florida Firm Number: 194-000214

**BROADLAWNS  
CONCEPTUAL  
PUD PLAN**

BROADLAWNS MEDICAL CENTER  
CLINIC AND RESIDENCY  
1801 HICKMAN ROAD  
DES MOINES, IOWA

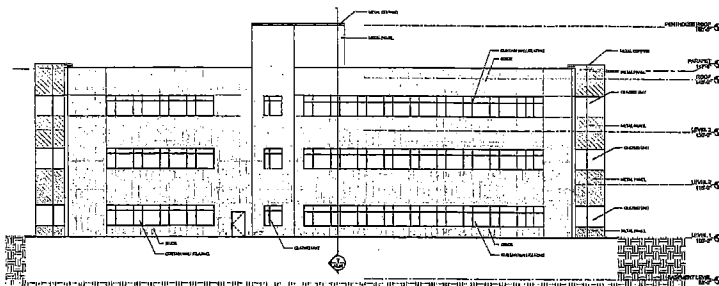
**KEY PLAN**

DRAWN: SEJ  
APPROVED: EGN  
ISSUED FOR: PUD REVIEW  
DATE: 02/18/2018  
FIELD BOOK:

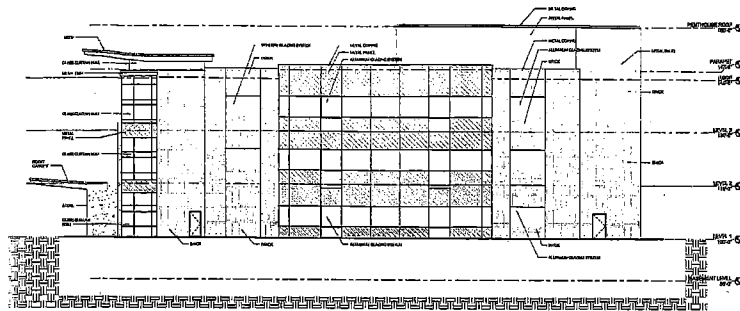
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**PLAN MAP**

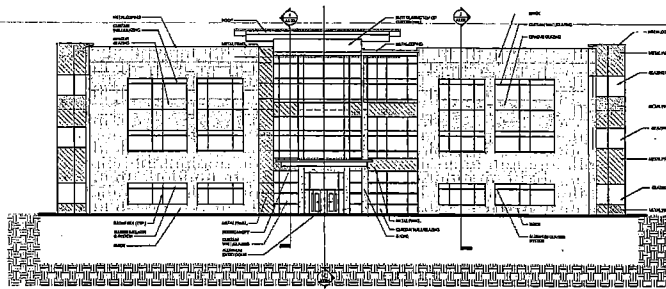
14



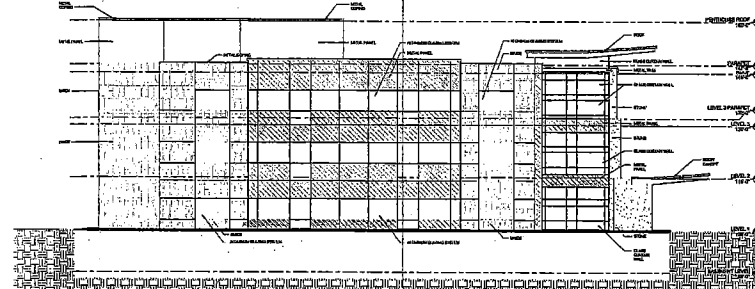
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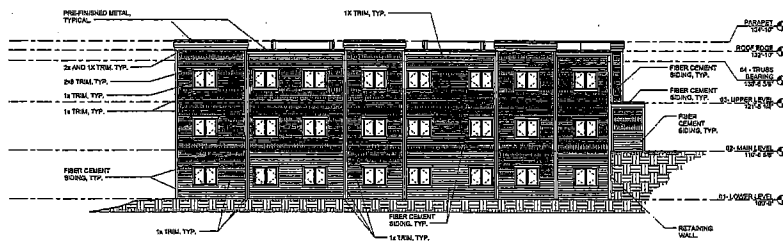
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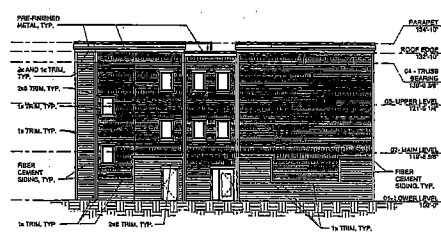
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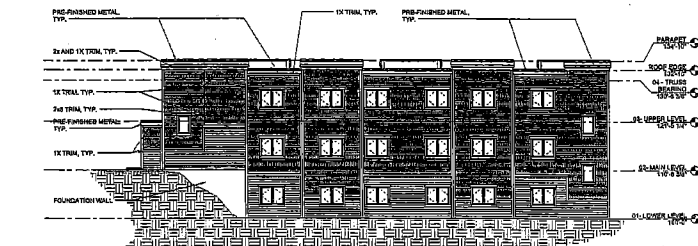
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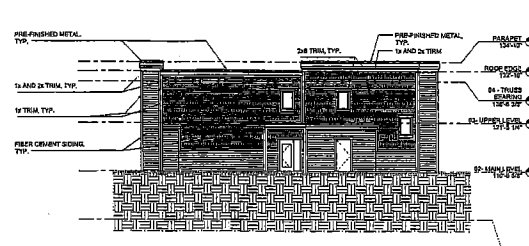
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NOT TO SCALE



RESIDENT HOUSING APARTMENT BUILDING - SOUTH ELEVATION  
NOT TO SCALE



RESIDENT HOUSING APARTMENT BUILDING - WEST ELEVATION  
NOT TO SCALE

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL DRAWING SUBMITTED FOR REVIEW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE AND I AM A duly licensed architect under the laws of the State of Iowa.

FORREST L. BERNHARDT

\_\_\_\_\_  
ARCHITECT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SCALE

\_\_\_\_\_  
SHEET NUMBER

\_\_\_\_\_  
TOTAL SHEETS

# SHIVE-HATTERY

ARCHITECTS-ENGINEERS  
4125 Watkinson Parkway | West Des Moines, Iowa 50266  
515.223.6104 | fax: 515.223.0822 | shive-hattery.com  
Iowa | Illinois | Indiana | Missouri  
Iowa Firm Number: 154-00014

## BROADLAWNS CONCEPTUAL PUD PLAN

BROADLAWNS MEDICAL CENTER  
CLINIC AND RESIDENCY  
1801 HICKMAN ROAD  
DES MOINES, IOWA

## KEY PLAN

DRAWN: SEJ  
APPROVED: ECH  
ISSUED FOR: PUD REVIEW  
DATE: 02/18/2015  
FIELD BOOK

PROJECT NO.: 13404

## CONCEPTUAL BUILDING EXTERIOR DESIGNS

3 OF 3