



Date October 26, 2015

**RESOLUTION SETTING HEARING ON REQUEST FROM HUBBELL REALTY COMPANY TO REZONE PROPERTY LOCATED AT 3422 BEAVER AVENUE AND TO APPROVE THE "EDENCREST IN BEAVERDALE" PUD CONCEPTUAL PLAN**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held October 15, 2015, its members voted 9-1-1 in support of a motion to recommend **APPROVAL** of a request from Hubbell Realty Company (developer), represented by Steve Niebuhr (officer), to rezone property located at 3422 Beaver Avenue ("Property") from "C-1" Neighborhood Retail Commercial District and "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development, and to recommend **APPROVAL** of the "Edencrest in Beaverdale" PUD Conceptual Plan for redevelopment of the Property for a two-story, assisted living facility with up to 80 beds with a memory care unit, subject to the following revisions to the Plan:

1. A requirement added that any development plan review is subject to providing a traffic impact analysis reviewed by the City Traffic Engineer.
2. A standard added that any solid waste and recycling collection container shall be within an enclosure constructed of masonry that is architecturally compatible with the primary building and shall have solid steel gates. Location of such structure shall be relocated to be behind the front wall of the building away from Beaver Avenue and shall only be accessed from Beaver Avenue.
3. The PUD Conceptual Plan needs to contain additional details regarding the service connections to all public utilities.
4. The PUD Conceptual Plan shall demonstrate conceptually that the buffer yard plantings (two overstory trees and six evergreen trees per 100 lineal feet) will be provided. Only overstory trees are shown.
5. The PUD Conceptual Plan shall be revised to reflect a street tree every 30 lineal feet along both the Beaver Avenue and Amick Avenue frontage.
6. The developer shall provide a street lighting design for the Beaver Avenue frontage that complies with the City's street lighting standards.
7. A note shall be added to state that existing wood utility distribution poles along Beaver Avenue shall be replaced with black poles that match the Beaverdale streetscape at the developer's expense and any overhead service crossings over Beaver Avenue shall be undergrounded at the developer's expense.
8. The building elevations for the structure shall be revised in accordance with the following and subject to approval by the Planning Administrator:
  - a) At least two-thirds of the surface area of building façades facing Beaver Avenue and one-third of the building facades all other sides shall be sided with brick or stone..
  - b) A note shall be added to state that any trim shall consist of cement board material.

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**Date** October 26, 2015

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- c) Gables on the structure shall include exposed rafters, decorative beams or braces, and/or shake-style cement board siding.
  - d) A note shall be added to state that all windows on the structure shall be double-hung with a multi-light over single pane "craftsman" style.
  - e) A note shall be added to state that all exterior entry doors on the structure shall have multi-light "craftsman" style windows.
  - f) A note shall be added to state that all windows and exterior entry doors on the structure shall have trim surrounds of at least 4 inches in width.
  - g) A note shall be added to state that the roof will have architectural-type asphalt shingles with a minimum 30-year warranty.
  - h) A note shall be added to state that any HVAC equipment shall vent through the roof and rooftop vents shall be complimentary in color to the roofing material. Any rooftop mechanical equipment shall be not be mounted on the Beaver Avenue side of the building and shall be architecturally screened from view.
  - i) A note shall be added to state that all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed on building facades that face away from the public streets.
9. The note on the PUD Conceptual Plan sign requirements regarding monument signs must be clarified to state that any freestanding signage will be monument-style with bases constructed of brick or stone materials that match the masonry materials used on the primary structure.
10. The PUD Conceptual Plan shall note that any outdoor refuse/recycling collection and generator enclosure be behind the building walls closest to Beaver Avenue and Amick Avenue. It shall only have access from Beaver Avenue and not from Amick Avenue. A statement shall indicate that any such structure will be constructed with brick or stone materials that match the masonry materials used on the primary structure and steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers.
11. A note shall be added to the PUD Conceptual Plan to state that all site lighting shall be cut-off design directed downward and shielded from adjoining properties. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in the parking lot shall not exceed 20 feet in height. Private light poles, pole mounted light fixtures and building mounted light fixtures are to be black coated with LED lights.
12. If the neighbor at 3406 Beaver Avenue or subsequent owners, remove their decorative fence at any time, then the developer shall provide the required screen fence on the subject property;

and





Date October 26, 2015

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

LOT 20 AND PART OF LOTS 21 AND 22, PHILPOTT ACRES, AN OFFICIAL PLAT AND PART OF LOTS 4, 5 AND 6, CORRECTED PLAT OF ROSELAND ACRES, AN OFFICIAL PLAT ALL NOW IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, BOESEN GARDENS, AN OFFICIAL PLAT; THENCE NORTH 89°36'41" EAST, 295.21 FEET TO A POINT BEING ON THE NORTH LINE OF SAID LOT 20, PHILPOTT ACRES; THENCE SOUTH 00°10'09" WEST, 187.08 FEET; THENCE NORTH 89°35'09" EAST, 204.37 FEET TO THE EASTERLY LINE OF SAID CORRECTED PLAT OF ROSELAND ACRES; THENCE SOUTH 21°51'24" EAST ALONG SAID EASTERLY LINE, 228.66 FEET TO THE NORTHEAST CORNER OF CONKLING PLACE, AN OFFICIAL PLAT; THENCE SOUTH 89°41'06" WEST ALONG THE NORTH LINE OF SAID CONKLING PLACE, 343.04 FEET TO THE NORTHWEST CORNER OF SAID CONKLING PLACE; THENCE NORTH 00°26'38" EAST, 9.83 FEET; THENCE SOUTH 89°39'49" WEST, 134.00 FEET; THENCE SOUTH 00°15'41" EAST, 3.20 FEET; THENCE SOUTH 89°42'34" WEST, 105.88 FEET TO THE SOUTHEAST CORNER OF LOT 12, BOESEN GARDENS, AN OFFICIAL PLAT; THENCE NORTH 00°17'45" WEST, 125.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 20.03 FEET AND WHOSE CHORD BEARS SOUTH 65°05'33" EAST, 19.50 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 241.19 FEET AND WHOSE CHORD BEARS NORTH 00°19'59" WEST, 66.67 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 21.03 FEET AND WHOSE CHORD BEARS SOUTH 65°34'19" WEST, 20.41 FEET TO THE SOUTHEAST CORNER OF LOT 11, BOESEN GARDENS; THENCE NORTH 00°20'57" WEST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 124.80 FEET; THENCE SOUTH 86°37'22" EAST ALONG SAID EAST LINE, 1.75 FEET; THENCE NORTH 00°13'37" WEST ALONG SAID EAST LINE, 91.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.67 ACRES (159,853 SQUARE FEET).

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

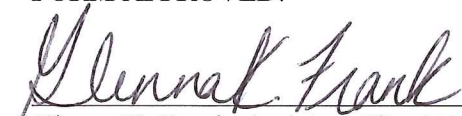
1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed rezoning and proposed PUD Conceptual Plan are to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on November 9, 2015, at which time the City Council will hear both those who oppose and those who favor the proposal.

Date October 26, 2015

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.

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

FORM APPROVED:

  
 \_\_\_\_\_  
 Glenna K. Frank, Assistant City Attorney

(ZON2015-00182)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

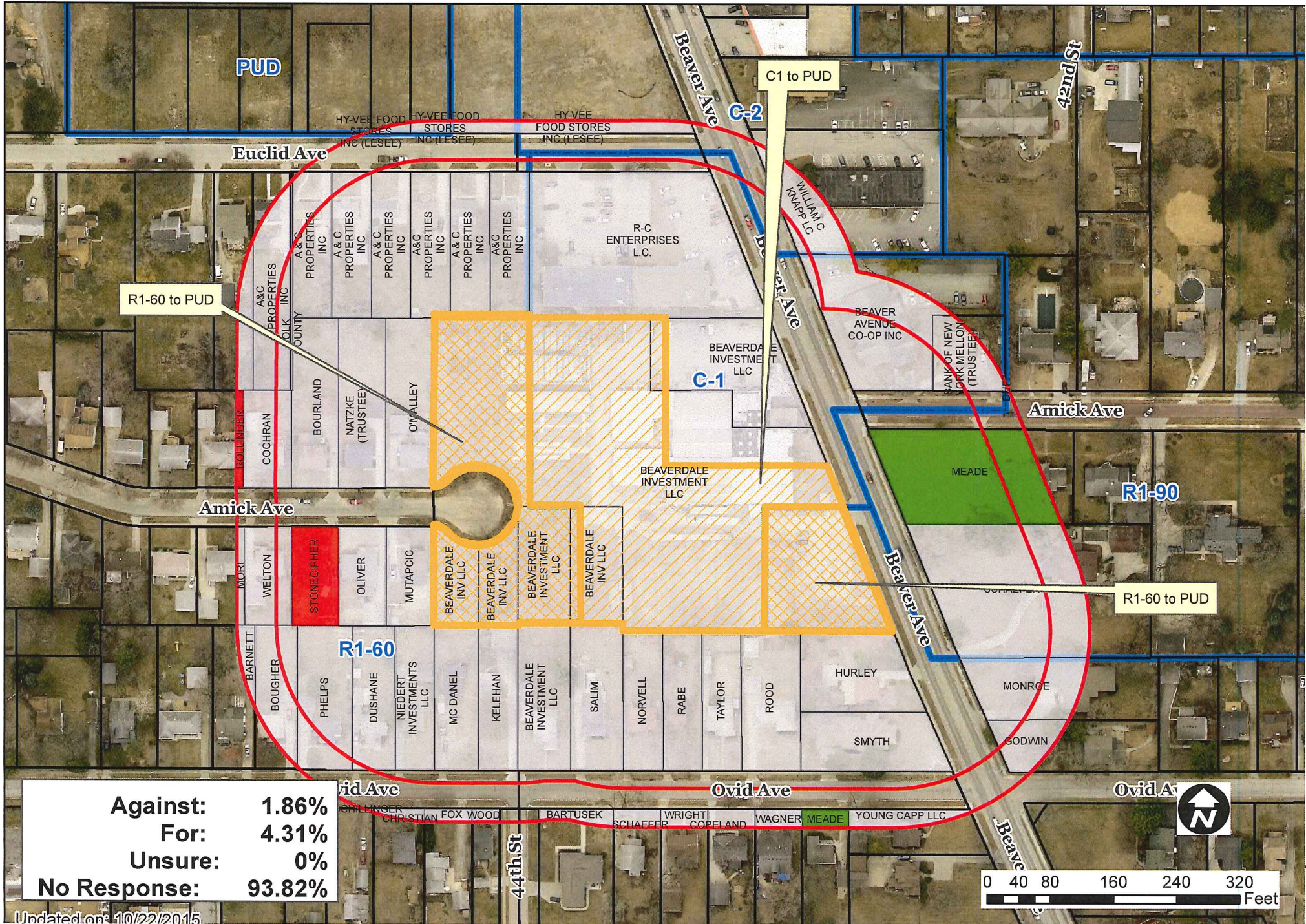
**CERTIFICATE**

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





Against:	1.86%
For:	4.31%
Unsure:	0%
No Response:	93.82%





October 20, 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 October 15, 2015, the following action was taken regarding a request from Hubbell Realty Company (developer) represented by Steve Niebuhr (officer) to rezone property located at 3422 Beaver Avenue.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 9-1-1 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	X			
Greg Jones	X			
Sasha Kamper			X	
Brian Millard	X			
William Page	X			
Jonathan Rosenbloom		X		
Mike Simonson	X			
CJ Stephens	X			
Greg Wattier				X

**APPROVAL** of staff recommendation regarding Part A) that the proposed rezoning is not in conformance with the existing Des Moines 2020 Community Character Plan ; Part B) **APPROVAL** of the request to amend the Des Moines 2020 Community Character Plan revising the future land use designation from Low Density Residential to Commercial: Auto-Oriented Small-Scale Strip Development; Part C) **APPROVAL** of a rezoning of the property from C-1" District and "R1-60" District to "PUD" District; and Part D) **APPROVAL** of the "Edencrest in Beavercdale" Conceptual Plan subject to the following revisions to the document : (21-2015-4.121& ZON2015-00182)

1. A requirement added that any development plan review is subject to providing a traffic impact analysis reviewed by the City Traffic Engineer.
2. A standard added that any solid waste and recycling collection container shall be within an enclosure constructed of masonry that is architecturally compatible with the primary building and shall have solid steel gates. Location of such structure shall be relocated to be behind the front wall of the building away from Beaver Avenue and shall only be accessed from Beaver Avenue.
3. The PUD Conceptual Plan needs to contain additional details regarding the service connections to all public utilities.
4. The PUD Conceptual Plan shall demonstrate conceptually that the buffer yard plantings (two overstory trees and six evergreen trees per 100 lineal feet) will be provided. Only overstory trees are shown.
5. The PUD Conceptual Plan shall be revised to reflect a street tree every 30 lineal feet along both the Beaver Avenue and Amick Avenue frontage.
6. The developer shall provide a street lighting design for the Beaver Avenue frontage that complies with the City's street lighting standards.
7. A note shall be added to state that existing wood utility distribution poles along Beaver Avenue shall be replaced with black poles that match the Beaverdale streetscape at the developer's expense and any overhead service crossings over Beaver Avenue shall be undergrounded at the developer's expense.
8. The building elevations for the structure shall be revised in accordance with the following and subject to approval by the Planning Administrator:
  - a) At least two-thirds of the surface area of building façades facing Beaver Avenue and one-third of the building facades all other sides shall be sided with brick or stone.
  - b) A note shall be added to state that any trim shall consist of cement board material.
  - c) Gables on the structure shall include exposed rafters, decorative beams or braces, and/or shake-style cement board siding.
  - d) A note shall be added to state that all windows on the structure shall be double-hung with a multi-light over single pane "craftsman" style.
  - e) A note shall be added to state that all exterior entry doors on the structure shall have multi-light "craftsman" style windows.
  - f) A note shall be added to state that all windows and exterior entry doors on the structure shall have trim surrounds of at least 4 inches in width.
  - g) A note shall be added to state that the roof will have architectural-type asphalt shingles with a minimum 30-year warranty.



- h) A note shall be added to state that any HVAC equipment shall vent through the roof and rooftop vents shall be complimentary in color to the roofing material. Any rooftop mechanical equipment shall be not be mounted on the Beaver Avenue side of the building and shall be architecturally screened from view.
  - i) A note shall be added to state that all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed on building facades that face away from the public streets.
9. The note on the PUD Conceptual Plan sign requirements regarding monument signs must be clarified to state that any freestanding signage will be monument-style with bases constructed of brick or stone materials that match the masonry materials used on the primary structure.
10. The PUD Conceptual Plan shall note that any outdoor refuse/recycling collection and generator enclosure be behind the building walls closest to Beaver Avenue and Amick Avenue. It shall only have access from Beaver Avenue and not from Amick Avenue. A statement shall indicate that any such structure will be constructed with brick or stone materials that match the masonry materials used on the primary structure and steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers.
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12. If the neighbor at 3406 Beaver Avenue or subsequent owners, remove their decorative fence at any time, then the developer shall provide the required screen fence on the subject property.

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

Part A) Staff recommends that the Commission find the proposed rezoning not in conformance with the Des Moines' 2020 Community Character Plan.

Part B) Staff recommends approval of the requested amendment to the 2020 Community Character Plan revising the future land use designation from Low Density Residential to Commercial: Auto-Oriented Small-Scale Strip Development.

Part C) Staff recommends approval of rezoning the subject property from "C-1" District and "R1-60" District to "PUD" District.

Part D) Staff recommends approval of the "Edencrest in Beaverdale" Conceptual Plan subject to the following revisions to the document:

- 1. A requirement added that any development plan review is subject to providing a traffic impact analysis reviewed by the City Traffic Engineer.

2. A standard added that any solid waste and recycling collection container shall be within an enclosure constructed of masonry that is architecturally compatible with the primary building and shall have solid steel gates. Location of such structure shall be relocated to be behind the front wall of the building away from Beaver Avenue and shall only be accessed from Beaver Avenue.
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7. A note shall be added to state that existing wood utility distribution poles along Beaver Avenue shall be replaced with black poles that match the Beaverdale streetscape at the developer's expense and any overhead service crossings over Beaver Avenue shall be undergrounded at the developer's expense.
8. The building elevations for the structure shall be revised in accordance with the following and subject to approval by the Planning Administrator:
  - a) At least two-thirds of the surface area of building façades facing Beaver Avenue or Amick Avenue, shall be sided with brick or stone. At least one-third of the building façades facing the side yards shall be sided with brick or stone.
  - b) A note shall be added to state that any trim shall consist of cement board material.
  - c) Gables on the structure shall include exposed rafters, decorative beams or braces, and/or shake-style cement board siding.
  - d) A note shall be added to state that all windows on the structure shall be double-hung with a multi-light over single pane "craftsman" style.
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### Written Responses

- 1 In Favor
- 2 In Opposition

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

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The developer is seeking to redevelop a portion of the existing Boesen's Florist site by demolition of existing greenhouses. The project would retain the retail floral shop use on the property. The redevelopment would include an 80 bed assisted living facility featuring a memory care unit.
2. **Size of Site:** 3.67 acres.
3. **Existing Zoning (site):** "C-1" Neighborhood Retail Commercial District, "R1-60" One-Family Low-Density Residential District, and "FSO" Freestanding Overlay District.
4. **Existing Land Use (site):** The property is currently developed with a retail floral shop and greenhouse complex along with improved parking and loading. There is also a substantial portion of undeveloped property and semi-improved overflow parking, which



is non-conforming to current standards. This area has been approved for a Special Permit by the Zoning Board of Adjustment for the Beaverdale Area Farmer's Market which has operated the past two summer seasons.

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

**North** – “C-1” & “R1-60”, Uses are floral shop, mixed office retail center and single-family dwellings.

**South** – “R1-60”, Uses are single-family dwellings.

**East** – “C-1” & “R1-60”, Uses are multiple-family and single family dwellings.

**West** – “R1-60”, Uses are single-family dwellings.

**6. General Neighborhood/Area Land Uses:** The subject area is along the Beaver Avenue mixed use corridor just south of the Douglas Avenue (U.S. Highway 6) corridor. It is in an area where highway-oriented uses (such as Casey's Convenience Store and approved Hy-Vee Grocery) transition to neighborhood retail/office uses to medium density residential uses to low density residential uses.

**7. Applicable Recognized Neighborhood(s):** The subject property is located in the Beaverdale Neighborhood. This neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on September 25, 2015 and a Final Agenda on October 9, 2015. Additionally, separate notifications of the hearing for this specific item were mailed on September 25, 2015 (20 days prior to the public hearing) and on October 5, 2015 (10 days prior to the public hearing) to the Beaverdale Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Beaverdale Neighborhood Association notices were mailed to Sean Bagniewski, 4005 Forest Avenue, Des Moines, IA 50310.

The applicant held a neighborhood meeting on September 30, 2015. The applicant will provide a summary of the meeting at the public hearing.

**8. Relevant Zoning History:** On December 21, 2005 the Zoning Board of Adjustment approved a Conditional Use for a business selling packaged goods wine to allow the floral shop to sell wine accessory to their primary use.

On February 27, 2013 the Zoning Board of Adjustment granted the allowance for the property to be used for a farmers market for one year. On December 18, 2013 the Board granted the farmers market use to continue for a period of 5 years.

**9. 2020 Community Character Land Use Plan Designation:** Low-Density Residential and Commercial: Auto-Oriented Small-Scale Strip Development.

**10. Applicable Regulations:** In consideration of the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or

regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code 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 amended PUD Conceptual Plan 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. **PUD Standards:** The following are standards from Section 134-704 of the City Code that provide the foundation that all PUD Concept Plans should be based on.

- A) All uses proposed in a PUD planned unit development district plan shall be in harmony with the existing or anticipated uses of other properties in the surrounding neighborhood and shall generally be in conformance with the city's land use plan. The design of a PUD development shall be based on harmonious architectural character; compatible materials; orderly arrangement of structures and open space; and conservation of woodlands, streams, scenic areas, open space and other natural resources.

*The proposed PUD Conceptual Plan would allow development of an assisted living facility with up to 80 beds. The proposed PUD Conceptual Plan would preserve a significant amount open space on the site and would provide a significant number of additional trees and plantings. Only a handful of existing mature trees would be removed to accommodate the building footprint. The Plan indicates requirement for compliance with the Tree Removal and Mitigation Ordinance. Any development of the site is subject to the City's Tree Removal and Mitigation Ordinance (Section 42-550 of the City Code). Staff is recommending revision to the proposed architectural elevations of the building which would be necessary to ensure the building will be compatible with the architectural character of the Beaver Avenue Corridor.*

- B) Setbacks and other appropriate screens shall be provided around the boundary of a PUD development to protect the adjoining district properties. Only in exceptional circumstances shall such a setback be less than the amount of the setback which the adjoining district is required to maintain from the PUD development.

*The proposed structure would be setback at least 20 feet from any residential property line and at least 30 feet from any street Right-of-Way, which is compatible with the surrounding character of the neighborhood.*



- C) A PUD development shall comply with all applicable city ordinances, specifications and standards relating to all dedicated street, sanitary sewer and storm sewer facilities and to surface drainage and floodwater retention.

*The proposed PUD Conceptual Plan demonstrates that the development will provide stormwater detention improvements and indicates required compliance with standards relating to storm water management. The plan proposes a stormwater basins within the northern and western portions of the site. There are not clear discussions or proposed utility connections for necessary utilities. All necessary utilities are available to the property from the adjoining Beaver Avenue and Amick Avenue Rights-of-Way.*

- D) The streets surrounding a PUD development must be capable of accommodating the increased traffic that would be generated by the new development. The development shall be designed to provide maximum feasible separation of vehicular traffic from pedestrian ways and recreational areas. If turning lanes or other forms of traffic controls within or adjacent to the development are deemed necessary by the city council, the developer shall provide the necessary improvements.

*In accordance with Section 134-693 at the July 21, 2015 pre-application meeting the Traffic Engineering staff requested trip generation estimates for the new development and current traffic volumes on adjacent street system with a capacity analysis. At this time this analysis has not been included. Staff recommends that the traffic impact analysis be provided with consideration of any development plan to ensure any special improvements which might be necessary for access onto Beaver Avenue are provided.*

- E) Off-street parking and loading spaces shall be provided as appropriate to the size and character of the development. Each off-street loading space shall be not less than ten feet in width and 25 feet in length. All off-street parking spaces shall be provided in accordance with the requirements of subsection 134-1377(g).

*Assisted living has a low off-street parking requirement at one space per 8 beds and one space per two employees. In this instance that requires 10 spaces for the beds. The number of employees is not provided. However the Plan conceptually indicates 34 spaces which would allow for up to 48 employees on one shift per the overall requirement. In addition employee parking is segregated to the west of the facility with access from Amick Avenue. The intensity of employee only traffic would not likely provide undue impact on the surrounding neighborhood area to the west. Public access would be only from Beaver Avenue.*

- F) Where appropriate to the size and character of a PUD development, provision shall be made therein for open space for recreation and other outdoor uses, and for places of worship, convenience shopping and other community services.



*The proposed PUD Conceptual Plan demonstrates a large amount of open space surrounding the facility. The proposed PUD Conceptual Plan also states the requirement for the site to comply with “R-3” landscaping and open space minimums.*

- 2. Landscaping & Buffering:** The Conceptual Plan states that the site will be developed in accordance with the landscaping standards for the “R-3” District. The “R-3” 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 except that there are not any evergreen trees conceptually shown within the bufferyard areas. 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 space at one per 30 feet. This would soften the views of the development from the adjoining residential development in addition to providing the typical aesthetic and environmental benefits association with street trees. Along Beaver Avenue this would include species which may be planted below overhead utilities.

- 3. 2020 Community Character Plan:** The subject site is mostly designated as Commercial: Auto-Oriented Small-Scale Strip Development. A portion of the southwest corner of the property would need to be amended from Low-Density Residential to that designation to accommodate the requested rezoning and PUD Conceptual Plan. Staff believes that the proposed use is a natural transitional use from the more intense commercial uses to the north to the single-family dwellings to the south, and from the Beaver Avenues corridor to single-family dwellings to the west.
- 4. Urban Design:** The subject property is located in an area that was originally developed with Revival/Neoclassical architecture, which includes a mix of Tudor, Spanish Revival, Dutch Revival, and Colonial Revival. Characteristics of such include roof ridge parallel to the street broken by steep gables, use of brick, and the concentration of detail at doors and windows. Staff believes that the submitted elevations need to be modified in order to be compatible with the architectural character of the Beaver Avenue Corridor.

The proposed PUD Conceptual Plan demonstrates the 2-story structure would primarily be oriented towards Beaver Avenue with a distinct entrance along Beaver Avenue that engages the street. The PUD Conceptual Plan also demonstrates a sidewalk that connects this entrance to the public sidewalk along Beaver Avenue.

The proposed PUD Conceptual Plan provides elevations that demonstrate the 2-story building would primarily be clad with horizontal overlap and shake cement-board siding, with brick materials on lower portions of the façades and stone material near the primary entrances. In order to be compatible with the character of the surrounding area, staff recommends that the elevations be revised so that at least two-thirds of the surface



area of building façades facing Beaver Avenue and Amick Avenue, shall be sided with brick or stone, and so that at least one-third of the building façades facing the internal side property lines to the north and south shall be sided with brick or stone. It is recommended that all the gable-ended elements have brick or stone from grade to the bottom of the gable in seeking to achieve this standard.

Staff also recommends that additional design details be provided to demonstrate that the building will be compatible with the character of the Beavertdale area. Gables on the structure should include exposed rafters, decorative beams or braces, and/or shake-style cement board siding (which has been proposed). All windows on the structure should be double-hung with a multi-light over single pane "craftsman" style and all exterior entry doors on the structure should have multi-light "craftsman" style windows. This is generally being proposed. Staff also recommends that a note be added to state that all windows and exterior entry doors on the structure will have trim surrounds of at least 4 inches in width.

Staff recommends that the roof material be clarified to indicate that the roof will have architectural-type asphalt shingles with a minimum 30-year warranty.

Staff recommends that any HVAC equipment vents through the roof and that rooftop vents be complimentary in color to the roofing material. Staff also recommends that any rooftop mechanical equipment be mounted on the west parking lot side of the building and architecturally screened from residential views. Furthermore, all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed on building facades that face internally to the site and away from Beaver Avenue and Amick Avenue.

5. **Signage:** The proposed PUD Conceptual Plan indicates that the development will have a monument sign and would allow "R-3" District sign requirements. The total height of the monument sign is 8 feet and is intended to match the character of the development and would be constructed with materials to match the development. It is proposed to be setback 20 feet from Beaver Avenue. Staff recommends that the note be clarified to state that any freestanding signage will be monument-style with bases constructed of brick materials that match the brick or stone materials used on the primary structure.
6. **Refuse Collection/Generator Enclosure:** Staff notes that the proposed refuse container and generator is inappropriately located in front of the building along Beaver Avenue. While providing access to the refuse collection would also be an inappropriate impact on the residential street, staff believes that there is an alternative from the existing Boesen's site back away from Beaver Avenue. This may require a special pedestrian access from the building and an easement through the adjoining property.
7. **Site Lighting:** The proposed PUD Conceptual Plan does not address site lighting. Staff recommends that a note be added to state that all site lighting shall be cut-off fixtures directed downward and shielded from adjoining properties. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in the parking lot shall not exceed 20 feet in height. Private light poles, pole mounted light fixtures, and building-mounted light fixtures should be black-coated and LED lighted.

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## SUMMARY OF DISCUSSION

*Jann Freed and Jacqueline Easley left the meeting @ 7:20 p.m.*

Erik Lundy presented the staff report and recommendation.

John "Jack" Hilmes asked if the applicant is in agreement with staff's recommendation.

Erik Lundy stated there has been no direct response. However, he has been in communication with Dean Roghair with CDA on a couple of things.

Brian Millard asked if the TIF district for this area still enforced.

Erik Lundy stated yes, it was started when the Joe Square project.

Brian Millard asked how much time is left on the TIF.

Erik Lundy stated he did not know.

Brian Millard asked will a dumpster enclosure be required of the floral shop.

Erik Lundy stated he believes there are no specific requirements which would drive this other than they cannot remove the necessary parking. If they move their trash enclosure solution then they would need to comply with the current standards. He does not know what is being proposed for that area at this time.

Jonathan Rosenbloom asked if in order to approve a PUD concept plan they have to make sure that it is in harmony to the existing areas. He asked what type of zoning is the southern and western portion.

Erik Lundy stated on the western edge and southern edge is "R1-60" and then most of the area was actually "C-1" already within the site. As you go north it is also "C-1". Immediately south it is all single-family.

Jonathan Rosenbloom asked the current height of the existing building and if 1' might be added to the height limit of such building or portion thereof provide that the building shall not exceed a height 125'.

Erik Lundy stated that is language pulled right out of the ordinance for what's already in the zoning they have. Therefore, the ordinance is set up that if you have a large site and you're building would be built beyond the minimum front yard setback, you would gain a foot of height for every foot your setback from that minimum front yard setback along the street. If that is a concern the Commission can set a maximum. The height of the proposed building would be reviewed at the development plan stage. The way that is measured is the low measurement is based on an average elevation 5' from the building a high and a low point. When you average those it becomes the low elevation. The upper number on that calculation is an averaging between the ridge and the eave height of the roof structure.

Sasha Kamper asked for clarification. She notes that on the west side the area surrounding the cul-de-sac is all "R1-60". But there are commercial buildings straddling the "R1-60" line.



Erik Lundy stated yes, he has no explanation on the history of that as to how they overlap or what the zoning was at any one time when that happened or whether there was some variance. He would have to do some research to find out. There was a time when Commercial Use could be extended by right into other zoning districts without any rezoning process and that has been changed.

Will Page asked has this proposal been brought to the Beaverdale Neighborhood Association.

Erik Lundy stated he believes they have had neighborhood meetings and will allow the applicant to summarize those meetings.

Jonathan Rosenbloom asked what is going to happen with the fact that Farmers Market has a contract until 2018.

Erik Lundy stated they were approved through 2018 for their special permit which the Zoning Board of Adjustment has that ability to grant five years or less of use for those types of seasonal events.

Jonathan Rosenbloom asked about the Farmers Market's rights.

Erik Lundy stated that is between them and the private property owner.

Jonathan Rosenbloom asked he is not clear on the part that it is between the parties.

Erik Lundy stated there is language in the zoning ordinance that states when that use ceases then the rights goes away as well.

Sasha Kamper stated her understanding is the current owner was donating that property effectively to the Farmers Market and that he will help facilitate trying to find a new place for them.

Erik Lundy reiterated that the land has the rights not the operators of the market. It means the land was given the rights for the use by the Zoning Board of Adjustment.

Steve Niebuhr Hubbell Realty Company 6900 Westown Parkway stated they are proposing an assisted living project with approximately 78 units. Forty are assisted living, 38 will be memory care. It is a market rate project and they did do a market study and the market study showed there is actually an excess of the 78 units they are proposing as far as a demand in the neighborhood. They are confident there is a need in the neighborhood and it would be an amenity. He has been working with Boesens for over a year on this project and one of the things that was really important to them was to retain the current retail location. They have had other suitors for this property but they wanted to take the property and wipe out the existing retail location. They found a solution where they could work around the current location. Some of the greenhouses will be taken out. The Boesens will retain two of those green house because they want the opportunity to have a garden center in the spring. In working with the Boesens they also wanted something that they could be proud of and something they thought would be an amenity for the neighborhood. It has taken a long time and this plan is the product of working with them. They believe this is a good fit.

They did have a neighborhood open house on September 30, 2025. The comments they received from this open house was the following:

- To reduce the size of the monument sign. In response to that comment with the revised plan they are submitting they have cut their sign to just under 4' instead of the 6' as previously planned.
- To save a tree in the southeast corner of the site. In order to save the tree they have modified that area by moving the trash enclosure, change the parking.
- There was also a request from the Hurley property to not put up a 6' wood fence but to leave their 4' architectural fence that they just installed. So they are asking that the Hurley's request be accommodated.
- For market rate apartments at this site. For the Boesens that was a non-starter. They told him in the beginning that they do not want market rate apartments at this site. They did not accommodate that request.
- Stormwater

Some of the amenities this project will have are:

- Community room
- Hair salon
- Exercise room with a whirlpool room
- Dining room for community dining
- Library activity room
- Nurse on staff to administer medicine

This project is a facility with services and a lot of amenities. It will be approximately a \$16.5 million dollar investment on their part. This site is now classified as Ag by the assessors. It will be similar to the projects they did at Riverwoods and they are currently doing one in Johnston. They try to do essentially a single-story affair to a walk out affair, depending on how the site is laid out. There is quite a bit of fall from Beaver to the northwest corner of the site. There will be a walkout on the western elevation, but fronting Beaver it will appear to be a single-story building with a taller element to announce the center community area, which is about 33' on that elevation. They do have a concern regarding the staff report of 8a which is talking about the brick. They do not have a problem with the two-thirds brick on the Beaver elevation, they have made all the other architectural changes. However, their concern is the part of 8a facing Amick on the cul-de-sac. Staff recommendation is for two-thirds of the elevation on a walk out to be brick. They have very little frontage and it is only on the cul-de-sac. They are asking instead of two-third brick they suggest one-third brick which would be more reasonable.

Jonathan Rosenbloom asked how is this project in conformity with a PUD keeping in mind that it has to around the property also with a 6' fence and a wall of trees. In addition to the uses how that is "in harmony" with the neighborhood.

Steve Neibuhr stated the 6' fence around the project is part of the buffering, which is required. He pointed out on the plan that shows "R1-60", "C-1" in the middle and "R1-60" up against Beaver. He is not sure how that really work. He does not know how long the area in the middle has been "C-1" but believe it has been zoned "C-1" for a long time. Going through the square footage of the map it is close to 50/50. Fifty percent "R1-60 and fifty percent "C-1" is currently what this site is. He believes that this project would be a good



transitional use from commercial. Right now a c-store, gas station with canopies, Walmart, grocery store and a Walgreen on this "C-1" without coming to this Commission.

Jonathan Rosenbloom asked how is the recommended use they suggesting for the lot is in harmony with "R1-60" that surrounds it.

Steve Neibuhr stated the architecture is in harmony with the neighborhood.

Jonathan Rosenbloom asked if it is Mr. Neibuhr's contention that the way this project is in harmony and complies with Section 134-704 of the City code is based on the use.

Steve Neibuhr stated to the north and then to the south is a transitional use, which in planning a multi-family would be good transitional use between a commercial and a single-family zone.

Jonathan Rosenbloom indicated that if the code actually said transitional use that would be a great argument, but it does not say that. It says in harmony with the existing uses.

Sasha Kamper stated according to the plan that the Commissioners have in their packet the sign measures out to be 5' 8" and not 4'.

Steve Neibuhr stated the plans in their packet is not correct. There is a new plan submitted to staff late so the Commissioners do not have it in their packet. The new plan shows a sign that just under 4'.

Sasha Kamper asked if he would be willing to agree to add that size as a condition.

Steve Neibuhr stated yes and also the new plan shows relocation of the trash enclosure as requested, saving the tree, changing the buffering to get all of the evergreen. It incorporated much of the site plan comments. It also shows where the utilities are coming from.

Sasha Kamper asked if he could talk about the ways they are incorporating this project and the streetscape.

Steve Neibuhr stated after the public meeting he drove the streetscape to make sure he understood what was being referenced. What they are currently doing is up to the south about across from Rice Field at the intersection where the bank is that is where the right-of-way between the sidewalk and the curb there is a strip of grass and that is where the 30' center Locust trees start. That is what they are doing and that is what staff recommended to do the street trees 30' on center and they are Locusts and they would match to the south.

Sasha Kamper asked is there sidewalk somewhere and will they have the black poles to match.

Steve Neibuhr yes there will be sidewalk and black poles to match on the frontage property.

Brian Millard stated after measuring the sign on the old plan compared to the new plan it is almost 3' shorter.

Steve Neibuhr stated they tried to do everything they could to accommodate all of the request they heard.

CJ Stephens asked who manages these projects for them. The assisted living and memory care.

Steve Neibuhr stated they do not manage these projects. They understand that it's a specialty and not something they have acquired a skill in. They hire a firm from Cedar Rapids senior housing. They manage several facilities is around Des Moines and then also around the state. They are also a partner in this project.

CJ Stephens asked who they are.

Steve Neibuhr stated they are Senior Living, a privately held firm made up of several individuals that manage. They have some ownership but they do a lot of management.

CJ Stephens stated a well-managed facility like this is the key.

Steve Neibuhr stated it is also important to them. It is a big investment. This is not their first one with them it will be our third. There is one in Johnston going up and there is one on the south side in Riverwoods.

Jonathan Rosenbloom asked Mr. Neibuhr to point out the open space that is not a water retention pond.

Dean Roger Civil Design Advantage 3405 SE Cross Rd, Grimes, IA stated this site has a lot of open space. A lot of it will be used for detention, over half of the site stays green. He pointed out a few of the spaces that will remain green. Stated they have not sized the actual detention ponds but there will be other areas within the site.

## **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**

CJ Stephens moved staff with the change of 8a that it be one-third instead of two-third brick on the Amick Avenue facade.

Mike Simonson stated he believes the applicant also asked that the Hurley's request regarding the fence remain.

Erik Lundy stated staff did not speak to the Hurley's request or the sign height. However, the Commission can add it, even though it is already incorporated on the new plan. He suggested the way to add this condition is to say, "Should the adjoining neighbor at 3405 Beaver Avenue or subsequent owners removed their decorative fence at any point in time, then the applicant would provide the required screen fence on their property."

Greg Jones asked is it okay to add that condition?



CJ Stephens stated yes, she believes the building can work with the neighborhood on that.

Jonathan Rosenbloom stated he intends to vote in opposition. He believes that it does not comply with the requirements under the PUD concept plan. He believes that it fails to state how it's in harmony with the existing or anticipated uses:

1. The uses
2. The fences
3. Unanswered questions regarding the design height and bulk.
4. In addition he believes that it does not comply with this area.
5. He doesn't see how a stormwater detention pond in any way complies with the open space for recreation and other outdoor uses requirement.

For all of those reasons that are requirements under the PUD Concept Plan he will vote against it.

Tim Fitzgerald stated he has an Edencrest project in his neighborhood. The Riverwoods and it is by far one of the best amenities that has gone in that area in a long time. He believes that it was also a spot of land that was zoned "C-1". They could have very easily put a strip mall there, but they listened to the neighbors. There is also a lot of multi-family housing around and he is assuming they could have probably put something else in there. Traffic is at a minimum. Harmony is open to interpretation, but as far as this particular product in this neighborhood, there is hardly no traffic during the day on the weekend there is traffic, people visiting. As far as the facility itself, he believes a lot of them have issues with memory and age. It is a great fit for that neighborhood surrounded by \$200,000 to \$300,000 homes, \$60,000 homes and it has schools in the neighborhood. For that size of real estate he could not think of a better product to put in that area on the south side. The landscaping is impressive.

Brian Millard commended the developer. At the neighborhood meeting they had everyone there. They had senior living there, they had a stormwater team, they had all of the representatives there. They were positioned in different parts of the building and they were answering questions and changing their minds on things as people suggested them. It was a first class meeting.

Will Page stated he is glad to hear that. He is perplexed that giving all of this good feeling there is no letter or official communication from the neighborhood association particular by this neighborhood association that's traditionally been very active.

Sasha Kamper stated she is not on the Neighborhood Association Board, but she is very active within the neighborhood association and her husband was just a few years ago the president of the neighborhood association so they are linked in. So she will speak to what she heard and what she has talked to the neighborhood association about, but she is not speaking on their behalf. She believes she feels the same way that most of the Commission does and that when they look at the build they do not see anything really wrong with it. She believes that Hubbell and Boesens have both gone out of their way to try and have dialogue and be respectful of the neighbors around the property and to Mr. Rosenbloom's concern is it a perfect fit? Perhaps not, but the neighborhood has known for years that this property was going to be developed. There were a lot of options that would be more intensely developed than this. So if you consider this a buffer zone from the commercial to the residential and you look at this as a low impact commercial that is largely residential in

nature, she believes people can say it is an appropriate use. There hasn't been a lot of negative commentary. There have been a few, but it has not been ill received by the surrounding neighbors. The only concern that the neighborhood association has and she shares this concern, is that Beaverville has an abundance of various forms of senior living at this point. This will be the eighth facility in just a couple miles drive and she believes there is a potential to have another one yet at 48<sup>th</sup> and Franklin coming soon. They talked to Steve about other options that might add some housing diversity to the neighborhood that they lack right now; but talking through that, the economics just isn't there for most of those options and of those that was left this felt like the least intrusive. She believes the neighborhood association is not thrilled about it but they have not had time to organize. She believes by the time it goes to City Council you will see something to the effect that they do not oppose this project but they do have a concern about an over-abundance of senior housing in one neighborhood and to think about that with future developments going forward.

### **COMMISSION ACTION:**

CJ Stephens moved Part A) that the proposed rezoning is not in conformance with the existing Des Moines' 2020 Community Character Plan, Part B) approval of the requested to amend the Des Moines 2020 Community Character Plan revising the future land use designation from Low Density Residential to Commercial: Auto-Oriented Small-Scale Strip Development; Part C) approval of rezoning the subject property from "C-1" District and "R1-60" District to "PUD" District; Part D) approval of the "Edencrest in Beaverville" Conceptual Plan subject to the following revisions to the document:

1. A requirement added that any development plan review is subject to providing a traffic impact analysis reviewed by the City Traffic Engineer.
2. A standard added that any solid waste and recycling collection container shall be within an enclosure constructed of masonry that is architecturally compatible with the primary building and shall have solid steel gates. Location of such structure shall be relocated to be behind the front wall of the building away from Beaver Avenue and shall only be accessed from Beaver Avenue.
3. The PUD Conceptual Plan needs to contain additional details regarding the service connections to all public utilities.
4. The PUD Conceptual Plan shall demonstrate conceptually that the buffer yard plantings (two overstory trees and six evergreen trees per 100 lineal feet) will be provided. Only overstory trees are shown.
5. The PUD Conceptual Plan shall be revised to reflect a street tree every 30 lineal feet along both the Beaver Avenue and Amick Avenue frontage.
6. The developer shall provide a street lighting design for the Beaver Avenue frontage that complies with the City's street lighting standards.
7. A note shall be added to state that existing wood utility distribution poles along Beaver Avenue shall be replaced with black poles that match the Beaverville streetscape at the



developer's expense and any overhead service crossings over Beaver Avenue shall be undergrounded at the developer's expense.

8. The building elevations for the structure shall be revised in accordance with the following and subject to approval by the Planning Administrator:
  - a) At least two-thirds of the surface area of building façades facing Beaver Avenue and one-third of the building facades all other sides shall be sided with brick or stone.
  - b) A note shall be added to state that any trim shall consist of cement board material.
  - c) Gables on the structure shall include exposed rafters, decorative beams or braces, and/or shake-style cement board siding.
  - d) A note shall be added to state that all windows on the structure shall be double-hung with a multi-light over single pane "craftsman" style.
  - e) A note shall be added to state that all exterior entry doors on the structure shall have multi-light "craftsman" style windows.
  - f) A note shall be added to state that all windows and exterior entry doors on the structure shall have trim surrounds of at least 4 inches in width.
  - g) A note shall be added to state that the roof will have architectural-type asphalt shingles with a minimum 30-year warranty.
  - h) A note shall be added to state that any HVAC equipment shall vent through the roof and rooftop vents shall be complimentary in color to the roofing material. Any rooftop mechanical equipment shall be not be mounted on the Beaver Avenue side of the building and shall be architecturally screened from view.
  - i) A note shall be added to state that all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed on building facades that face away from the public streets.
9. The note on the PUD Conceptual Plan sign requirements regarding monument signs must be clarified to state that any freestanding signage will be monument-style with bases constructed of brick or stone materials that match the masonry materials used on the primary structure.
10. The PUD Conceptual Plan shall note that any outdoor refuse/recycling collection and generator enclosure be behind the building walls closest to Beaver Avenue and Amick Avenue. It shall only have access from Beaver Avenue and not from Amick Avenue. A statement shall indicate that any such structure will be constructed with brick or stone materials that match the masonry materials used on the primary structure and steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers.
11. A note shall be added to the PUD Conceptual Plan to state that all site lighting shall be cut-off design directed downward and shielded from adjoining properties. Any pole

mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in the parking lot shall not exceed 20 feet in height. Private light poles, pole mounted light fixtures and building mounted light fixtures are to be black coated with LED lights.

12. If the neighbor at 3406 Beaver Avenue or subsequent owners, remove their decorative fence at any time, then the developer shall provide the required screen fence on the subject property.

Motion passed 10-1-1 (Jonathan Rosenbloom voted in opposition and Sasha Kamper abstained from the vote).

Respectfully submitted,

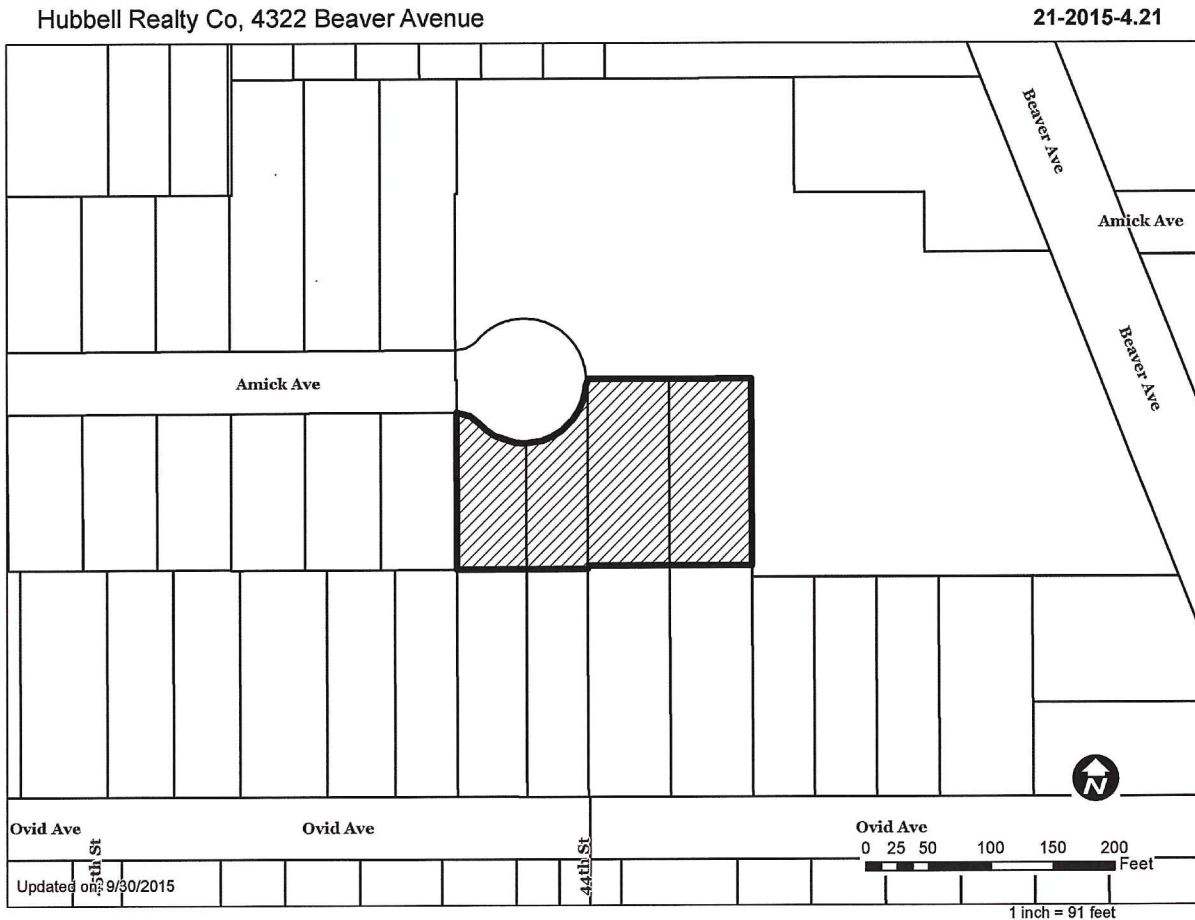


Erik Lundy, AICP  
Senior City Planner

EML:clw  
Attachment



Hubbell Realty Company (developer) represented by Steve Niebuhr (officer) on property located at 3422 Beaver Avenue. The subject property is owned by Beaverdale Investment, LLC.				File #	
				21-2015-4.21	
Description of Action	Approval of request to amend the Des Moines 2020 Community Character Plan existing future land use designation from Low-Density Residential to Commercial: Auto-Oriented, Small-Scale Strip Development.				
2020 Community Character Plan	Current: Low-Density Residential. Proposed: Commercial: Auto-Oriented, Small-Scale Strip Development.				
Mobilizing Tomorrow Transportation Plan	No Planned Improvements.				
Current Zoning District	"C-1" Neighborhood Retail Commercial District, "R1-60" One-Family Low-Density Residential District, and "FSO" Freestanding Overlay District.				
Proposed Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Sign Overlay District..				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	1	1			
Outside Area					
Plan and Zoning Commission Action	Approval	9-1-1	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

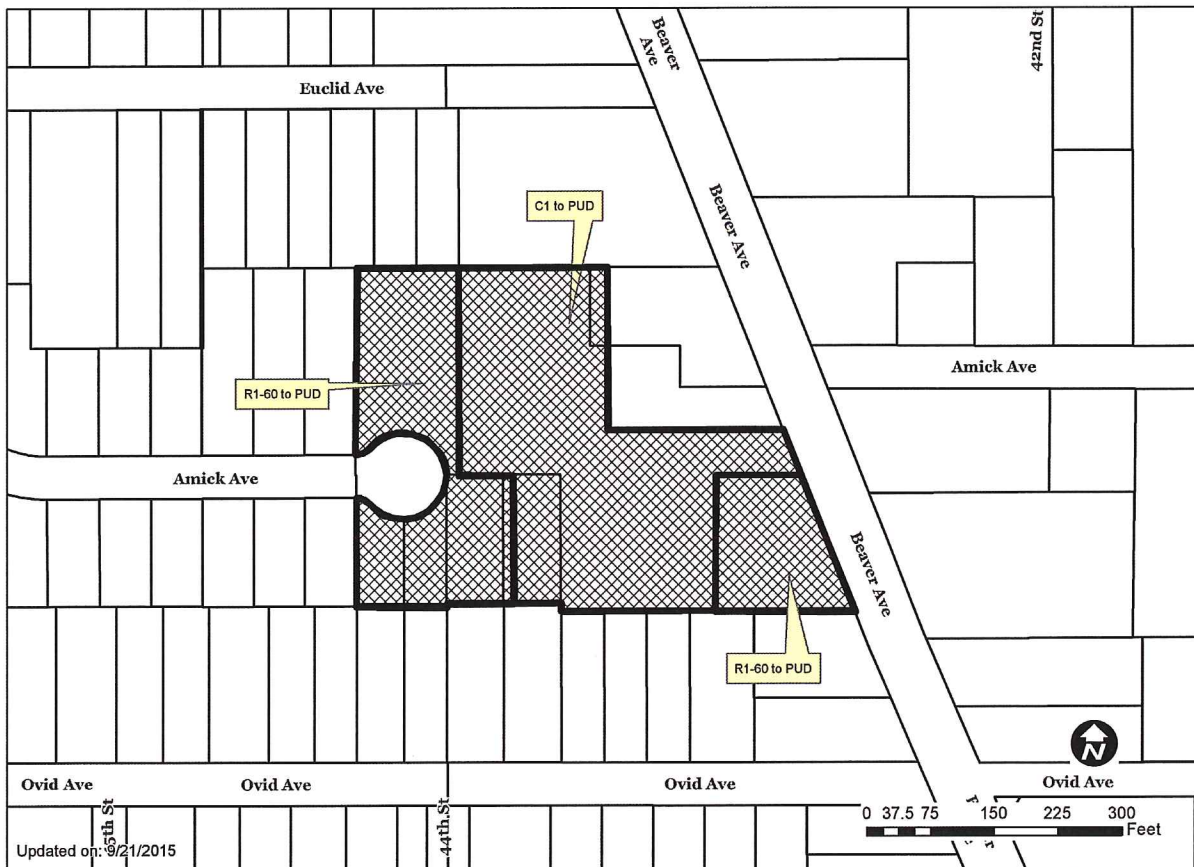


1 inch = 91 feet

Hubbell Realty Company (developer) represented by Steve Niebuhr (officer) on property located at 3422 Beaver Avenue. The subject property is owned by Beaverdale Investment, LLC.				File #	
				ZON2015-00182	
Description of Action	Approval of request to rezone property from "C-1" Neighborhood Retail Commercial District and "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development. Approve the "Edencrest in Beaverdale" Conceptual Plan for redevelopment of 3.67 acres of land for a two-story, assisted living facility with up to 80 beds subject to revisions.				
2020 Community Character Plan	Current: Low-Density Residential and Commercial: Auto-Oriented, Small-Scale Strip Development. Proposed: Commercial: Auto-Oriented, Small-Scale Strip Development.				
Mobilizing Tomorrow Transportation Plan	No Planned Improvements.				
Current Zoning District	"C-1" Neighborhood Retail Commercial District, "R1-60" One-Family Low-Density Residential District, and "FSO" Freestanding Overlay District.				
Proposed Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Sign Overlay District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	1	1			
Outside Area					
Plan and Zoning Commission Action	Approval	9-1-1	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Hubbell Realty Co, 3422 Beaver Avenue

ZON2015-00182



1 inch = 132 feet



Item ZON2015-00182

Date 10/12/15

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

*Received after 10/15 P22*

COMMUNITY DEVELOPMENT  
(Circle One)

Print Name Greg + Chris Stonecipher

OCT 19 2015

Signature Christina A. Stonecipher

DEPARTMENT

Address 4420 Amick Ave.

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

There will be excessive noise  
traffic and emergency vehicles  
as well as the noise while being  
built. We already get run-off from  
Boeson's! We don't want it at all!!

Item ZON2015-00182

Date 10/9/15

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

*Received after 10/15 P22*

COMMUNITY DEVELOPMENT  
(Circle One)

Print Name TOM MEADE

OCT 19 2015

Signature Tom Meade

DEPARTMENT

Address 4220 AMICK AVE

to 4308 Over Ave

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

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

Item ZON2015-00182

Date 10/10/15

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

**FORMER**  
(Circle One)

COMMUNITY DEVELOPMENT

Print Name

Jill Kollinger

Signature

Jill Kollinger

OCT 14 2015

Address

4429 AMICK AVE

DEPARTMENT

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

I feel this may hurt my property value \$1  
 If I wanted to sell my house would not  
 be as valuable as if it was on a quiet,  
 slow traffic cul-de-sac. I wish BOSSINS  
 would at least leave the properties on the  
 cul-de-sac residential, even if the rest of  
 the area becomes a nursing home.

|||||



DES MOINES

IA 500

10 OCT '15

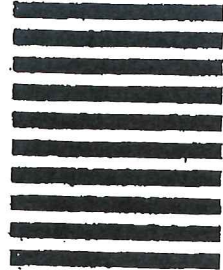
PM 11



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 7089 DES MOINES, IA

POSTAGE WILL BE PAID BY ADDRESSEE



**ATTN: PLANNING URBAN DESIGN  
DES MOINES COMMUNITY DEVELOPMENT  
602 ROBERT D. RAY DR.  
DES MOINES, IA 50309-9603**

*cul-de-sac residential, even if the rest of  
the area becomes a nursing home.*



**Lundy, Erik M.**

---

**From:** Ludwig, Michael G.  
**Sent:** Tuesday, September 22, 2015 9:27 AM  
**To:** Delafield, Phil M.; Frank, Glenna K.; Lundy, Erik M.; Moffatt, Ryan L.  
**Subject:** FW: Edencrest Development  
**Attachments:** Hubbell Realty Draft Letter 10-21-2015.doc

FYI.

Mike

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**From:** MIKE SASHA KAMPER [mailto:mikesashakamper1@msn.com]  
**Sent:** Tuesday, September 22, 2015 6:18 AM  
**To:** steve@hubbellrealty.com; kris.saddoris@hubbellrealty.com  
**Cc:** Coleman, Chris; Coleman, Chris; Bill Gray; seanbagniewski@outlook.com; Ludwig, Michael G.  
**Subject:** Edencrest Development

Please see attached a letter that we will be sending by post today. While we are excited to see Hubbell's interest in Beavertdale, we're hoping that you will consider a different type of development on the Edencrest site.

Thank you for your consideration.

Mike & Sasha Kamper



October 22, 2015

Mr. Steven Niebuhr & Ms. Kris Sadoris  
c/o Hubbell Realty  
6900 Westown Parkway  
West Des Moines, IA 50266

Dear Mr. Niebuhr & Ms. Sadoris:

We are Beaverdale residents who have been active in the community for several years. Mike is a former president of the Beaverdale Neighborhood Association ("BNA"), and Sasha is the Co-chair of the BNA's Public Affairs Committee. In addition, we both volunteer for the Beaverdale Fall Festival, and we've been actively committed to fundraising for Beaverdale's new Streetscape project. Lastly, Sasha now sits as a member of the Des Moines Planning and Zoning Commission. Through our years of community service, we have been actively involved with a number of development initiatives, and we understand the community buy-in needed to make a new development successful.

We recently learned of your Edencrest Assisted Living and Memory Care project, proposed for construction at 3422 Beaver Avenue. With the neighborhood's best interests in mind, we respectfully urge you to consider a different type of development for this site. Beaverdale and the surrounding areas are served by numerous retirement housing alternatives already, including: the Frank W. Smith Retirement Center, Calvin Community, Beaverdale Estates, Franklin Field Senior Apartments, and the Beaver & Adams Independent Senior Community. In addition, the apartments at 3505 Beaver Avenue house a number of seniors, and we have the Vintage Park Cooperative about to open, along with a major facility expansion planned at Calvin Community. We've also heard that plans are in the works to convert the old Mercy Medical facility, located at 48th Street & Franklin Avenue, into a senior housing and/or assisted living complex.

The Beaverdale neighborhood consists of approximately 4,000 residences--predominantly single-family homes, duplexes, or multi-family senior-living complexes. The neighborhood has little to offer by way of townhomes, brownstones, or market rate apartments. We are keen to see a diversity of housing options created in Beaverdale that would attract a variety of residents to our community. With so many senior housing options already available (or opening soon), Hubbell Realty and other developers risk an overbuilding of senior care alternatives here within the neighborhood. Overbuilding would negatively impact our neighborhood in two ways. First, any un-let space would detract from the neighborhood's overall appearance and property values (as well as diminish your return on investment). Second, we have very few green-field sites left in Beaverdale for infill development. Using this site for a living option--when Beaverdale already offers several competing alternatives--is a missed opportunity to provide housing diversity for the neighborhood. There are so few options for value-added development left in

this neighborhood; we'd really like to see developers such as Hubbell fully capitalize on those opportunities.

We understand that Hubbell already owns the property and that the company intends to develop it. However, we think other forms of high-density living could be quite profitable at this location and would attract people of all ages to the neighborhood, thereby ensuring neighborhood vibrancy (and profits to business owners and property developers) for years to come. For example, townhomes and brownstones--or market rent apartments or condos with a mixed-use component--would nicely leverage this property's border with an intensely developed commercial node at Beaver and Douglas. Once the new Hy-Vee is constructed at the Beaver/Douglas intersection in the 2017-2018 timeframe, we would expect a buzz of new commercial interest to occur in this corner of the neighborhood. As such, with a new grocery store, easy access to a bus line and other local businesses all within walking distance, 3422 Beaver Ave. would be a prime location for people of all ages to want to live.

We also understand that Des Moines may be underserved in assisted living options--especially those with memory care units--and that this is an important Metro-area constituent to serve. However, we feel that if this type of complex must be slated for the Beaverdale area, then it is better suited for the Mercy Medical facility at 48th St. and Franklin Ave. That site borders on a lightly-developed commercial area that is less likely to appeal to young people for market rent, multi-family living. Again, if the amount of infill development space in Beaverdale is a scarce resource, why not think about each of property's highest and best use, in the context of overall neighborhood needs?

We strongly urge you to reconsider your plans for an assisted living facility at 3422 Beaver Ave., and we hope that you would work with the neighborhood to develop some other type of concept for this property that would address the neighborhood's needs. We would welcome the opportunity to discuss this idea in more detail. Please feel free to contact us at the address below, should you wish to discuss further. Thank you for your consideration.

Sincerely,

Mike & Sasha Kamper  
1804 38th Street  
Des Moines, IA 50310  
(515) 279-0410

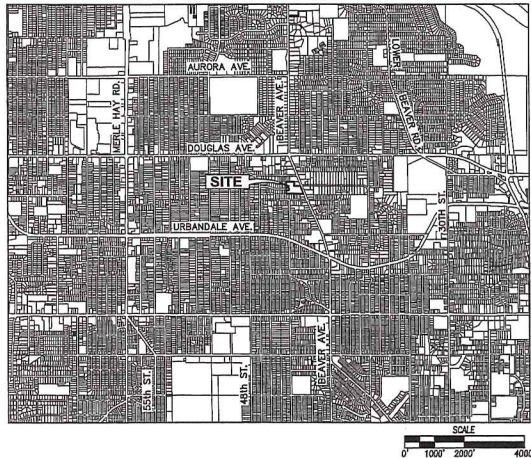
cc: Councilman Bill Gray  
Councilman Chris Coleman  
Mike Ludwig  
BNA President Sean Bagniewski



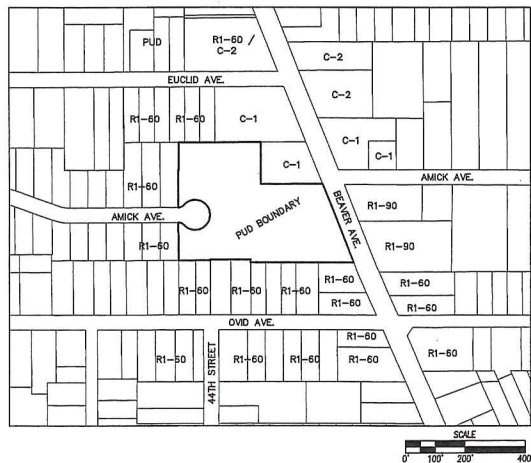
# CONCEPTUAL PLAN EDENCREST IN BEAVERDALE

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES,  
COUNTY OF POLK, STATE OF IOWA

VICINITY MAP



ZONING OF ADJACENT PROPERTIES



**APPLICANT**

HUBBELL REALTY COMPANY  
CONTACT: STEVE NIEBUHR  
39900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
PH. (515) 243-3228

**OWNER**

BEAVERDALE INVESTMENT, LLC  
3422 BEAVER AVENUE  
DES MOINES, IOWA 50310

**ENGINEER**

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: DEAN ROSSNAR  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH. (515) 369-4400

**ZONING**

EXISTING: C-1 AND R1-60  
PROPOSED: P.U.D.

**USE AND DEVELOPMENT STANDARDS**

<b>ZONING:</b>	PUD (UNDERLYING ZONING R-3)
<b>PUD AREA:</b>	3.67 ACRES (159,853 SF)
<b>PERMITTED PRINCIPAL USE:</b>	ASSISTED LIVING AND SENIOR MEMORY CARE FACILITY
<b>PERMITTED ACCESSORY USE:</b>	ACCESSORY USES PERMITTED IN THE R-2 AND R-3 DISTRICT.
<b>MINIMUM LOT AREA PER UNIT:</b>	2,000 SF
<b>BUILDING SETBACKS (SEE PLAN):</b>	30' EAST 30' WEST 10' NORTH-EAST 10' NORTH-WEST
<b>MAXIMUM BUILDING HEIGHT:</b>	A. PRINCIPAL BUILDING: 45 FEET, EXCEPT THAT FOR EACH ONE FOOT THAT THE BUILDING OR A PORTION OF IT SETS BACK BEYOND THE REQUIRED FRONT, SIDE AND REAR YARDS, ONE FOOT MAY BE ADDED TO THE HEIGHT LIMIT OF SUCH BUILDING OR PORTION THEREOF, PROVIDED THAT NO BUILDING SHALL EXCEED A HEIGHT OF 125 FEET. B. ACCESSORY BUILDING: 17 FEET.
<b>MAXIMUM STORIES:</b>	A. PRINCIPAL BUILDING, THREE STORY. B. ACCESSORY BUILDING, ONE STORY.
<b>OFF STREET PARKING AND LOADING:</b>	MINIMUM REQUIREMENTS: ONE PARKING SPACE PER 8 BEDS, PLUS ONE SPACE PER 2 NONRESIDENT EMPLOYEES, PLUS ONE SPACE PER RESIDENT EMPLOYEE.
<b>PARKING SETBACKS:</b>	10' BEAVER AVENUE 30' AMICK AVENUE
<b>BUFFER REQUIREMENT:</b>	20' WIDE BUFFER ADJACENT TO ALL SINGLE FAMILY RESIDENTIAL.
<b>BUFFER:</b>	BUFFER SHALL INCLUDE A CONTINUOUS 6' TALL, 75% OPAQUE FENCE OR WALL, AND 4 OVERSTORY TREES PER 100 LINEAL FEET OF BUFFER. BUFFER YARD LANDSCAPING SHALL NOT EXTEND INTO THE FRONT-YARD SETBACK.
<b>OPEN SPACE AND LANDSCAPE REQUIREMENTS:</b>	SHALL COMPLY WITH R-3 DISTRICT REGULATIONS.
<b>SIGNS:</b>	SHALL COMPLY WITH R-3 DISTRICT REGULATIONS.

**CITY PRE-APPLICATION MEETING**

JULY 21, 2015

**DES MOINES 2020 COMMUNITY CHARACTER LAND USE**

SMALL SCALE STRIP DEVELOPMENT

**P.U.D. PROPERTY DESCRIPTION**

LOT 20 AND PART OF LOTS 21 AND 22, PHILPOTT ACRES, AN OFFICIAL PLAT AND PART OF LOTS 4, 5 AND 6, CORRECTED PLAT OF ROSELAND ACRES, AN OFFICIAL PLAT ALL NOW IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, BOESSEN GARDENS, AN OFFICIAL PLAT; THENCE NORTH 89°35'41" EAST, 295.21 FEET TO A POINT BEING ON THE NORTH LINE OF SAID LOT 20, PHILPOTT ACRES; THENCE SOUTH 00°10'09" WEST, 187.08 FEET; THENCE NORTH 89°35'09" EAST, 204.37 FEET TO THE EASTERLY LINE OF SAID CORRECTED PLAT OF ROSELAND ACRES; THENCE SOUTH 21°51'24" EAST ALONG SAID EASTERLY LINE, 228.86 FEET TO THE NORTHEAST CORNER OF CONKING PLACE, AN OFFICIAL PLAT; THENCE SOUTH 89°41'08" WEST ALONG THE NORTH LINE OF SAID CONKING PLACE, 343.04 FEET TO THE NORTHWEST CORNER OF SAID CONKING PLACE; THENCE NORTH 00°26'38" EAST, 9.83 FEET; THENCE SOUTH 89°39'48" WEST, 124.00 FEET; THENCE SOUTH 00°15'41" EAST, 3.20 FEET; THENCE SOUTH 89°42'34" WEST, 105.88 FEET TO THE SOUTHEAST CORNER OF LOT 12, BOESSEN GARDENS, AN OFFICIAL PLAT; THENCE NORTH 00°17'45" WEST, 125.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 20.03 FEET AND WHOSE CHORD BEARS SOUTH 62°05'33" EAST, 19.50 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 241.19 FEET AND WHOSE CHORD BEARS NORTH 00°19'59" WEST, 56.67 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 21.03 FEET AND WHOSE CHORD BEARS SOUTH 62°34'19" WEST, 20.41 FEET TO THE SOUTHEAST CORNER OF LOT 11, BOESSEN GARDENS; THENCE NORTH 00°20'57" WEST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 124.80 FEET; THENCE SOUTH 85°37'22" EAST ALONG SAID EAST LINE, 1.75 FEET; THENCE NORTH 00°13'37" WEST ALONG SAID EAST LINE, 91.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.67 ACRES (159,853 SQUARE FEET).

**GENERAL NOTES**

1. THIS SITE IS SUBJECT TO THE TREE REMOVAL AND MITIGATION ORDINANCE OF THE CITY CODE.
2. ALL REQUIRED STORM-WATER MANAGEMENT THROUGH ANY VARIETY OF ACCEPTABLE METHODS INCLUDING CONSERVATION PRACTICES AND ON-SITE DETENTION, THAT ALL NECESSARY SURFACE WATER DRAINAGE EROSION CONTROL, AND THAT ALL SANITARY SEWER NECESSARY CAN BE ACHIEVED UNDER THE PROPOSED CONCEPT TO PROPERLY SERVE THE PROPOSED DEVELOPMENT.

**DEVELOPMENT SCHEDULE**

THIS P.U.D. IS FOR THE RE-ZONING OF APPROXIMATELY 3.67 ACRES TO PROVIDE AN ASSISTED LIVING AND SENIOR MEMORY CARE FACILITY.

THE DEVELOPMENT WILL LIKELY BEGIN IN 2016. WATER SERVICES ARE AVAILABLE FROM BEAVER AVENUE AND AMICK AVENUE. SANITARY SERVICE FOR THE PROJECT WILL COME FROM AMICK AVENUE.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

**PRELIMINARY**

FOR CONSTRUCTION

DATE: \_\_\_\_\_  
RENEWAL DATE IS DECEMBER 31, 2015  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
THIS SHEET: \_\_\_\_\_

DATE: \_\_\_\_\_  
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REVISIONS: \_\_\_\_\_  
PUD: \_\_\_\_\_

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GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

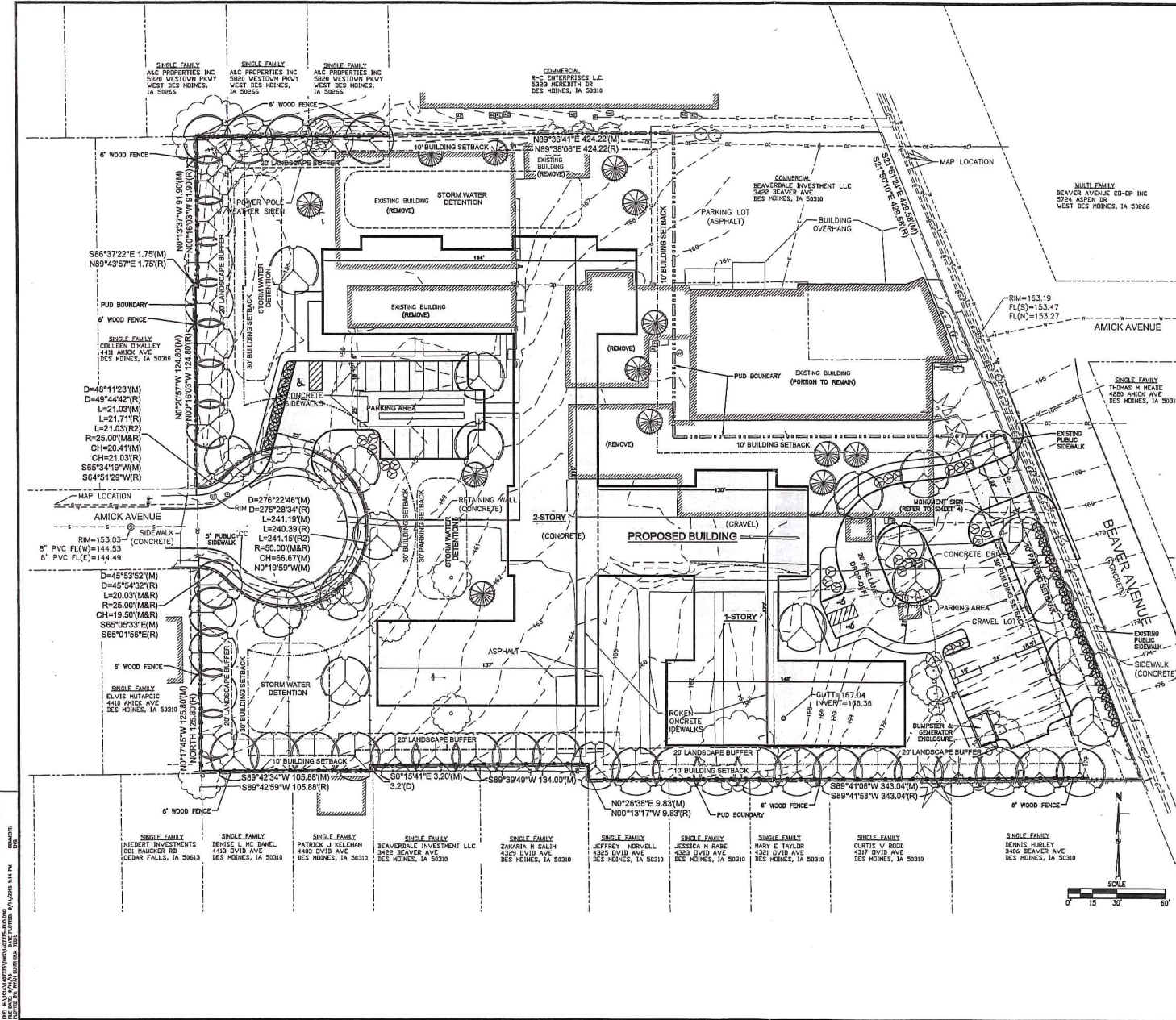
TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_

**EDENCREST IN BEAVERDALE**  
**PLANNED UNIT DEVELOPMENT**

DES MOINES, IOWA

1 / 3  
1407375





**EXISTING LEGEND:**

FOUND	SET
SECTION CORNER AS NOTED	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	○
PLATTED BEARING & DISTANCE	P
MEASURED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	R
DEEDED BEARING & DISTANCE	D
MINIMUM PROTECTION ELEVATION	MPE
PUBLIC UTILITY EASEMENT	P.U.E.
CENTERLINE	---
SECTION LINE	---
EASEMENT LINE	---
TELEPHONE LINE	---
CABLE TELEVISION LINE	---
FIBER OPTICS LINE	---
WATERMAIN	---
STORM SEWER	---
SANITARY SEWER	---
STREET LIGHT	---
DECIDUOUS TREE	○
WOOD FENCE	---
GAS LINE	---
ELECTRIC LINE	---
OVERHEAD ELECTRIC LINE	---
GAS MANHOLE	○
MONITORING WELLS	○
FLARED END SECTION	---
TRAFFIC SIGNAL CONTROL	---
CLEANOUT	---
GAS APPARATUS	---
AIR CONDITIONER	---
TELEPHONE PEDESTAL	---
WATER VALVE	---
FIRE HYDRANT	---
ELECTRIC TRANSFORMER	---
ELECTRIC METER BOARD	---
MAIL BOX	---
SIGN	---
POWER POLE	---
TELEVISION PEDESTAL	---
SANITARY SEWER MANHOLE	---
STORM SEWER MANHOLE	---
ROUND STORM SEWER INTAKE	---
STORM SEWER INTAKE	---
FLAG POLE	---
SPRINKLER BOX	---
BUSH	---
CONIFEROUS TREE	---
OVERHEAD LIGHT	---
HANDICAPPED PARKING	---
ROOF DRAIN	---
TRAFFIC LIGHT	---
SEPTIC TANK	---
YARD LIGHT	---

**PROPOSED LANDSCAPE LEGEND**

○	OVERSTORY TREE
●	EVERGREEN TREE
⊗	SHRUB

**NOTE:**  
LANDSCAPING AND SCREENING SHOWN IS GENERAL TYPES AND LOCATIONS. FINAL LANDSCAPE DESIGN IS SUBJECT TO CHANGE, AND SHALL BE APPROVED THROUGH THE SITE PLAN PROCESS.

**PROFESSIONAL SEAL**

**EDENCREST IN BEAVERDALE PUD CONSTRUCTION**

DATE: \_\_\_\_\_

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF IOWA.

MY LICENSE RENEWAL DATE IS APRIL 30, 2016 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

**EDENCREST IN BEAVERDALE PUD CONCEPTUAL PLAN**

**DESIGN ADVANTAGE**

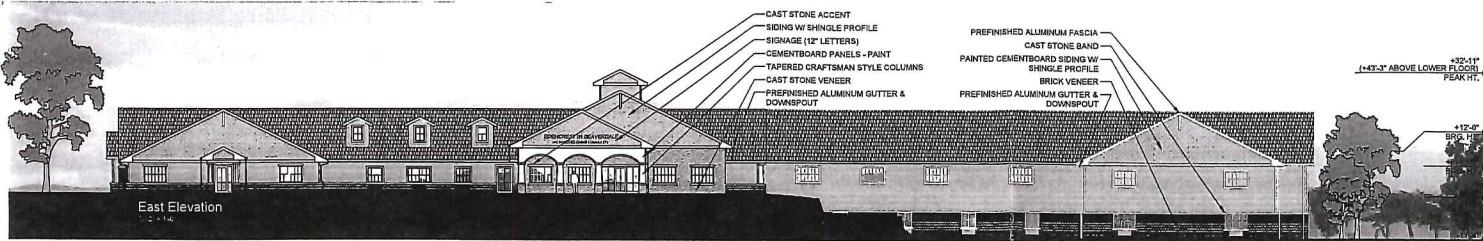
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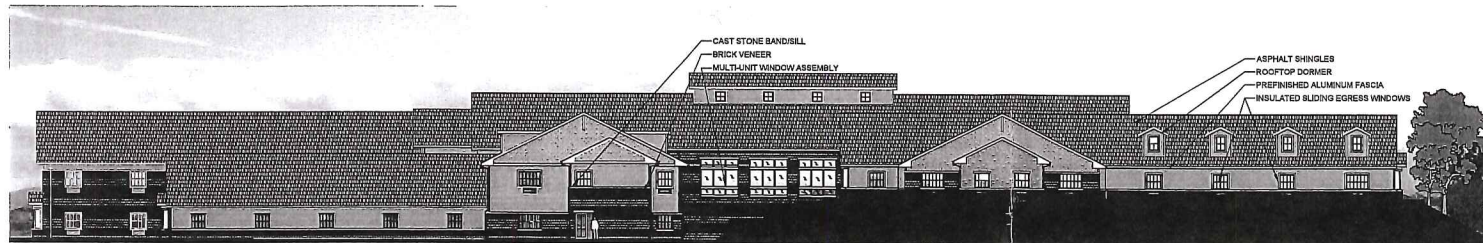
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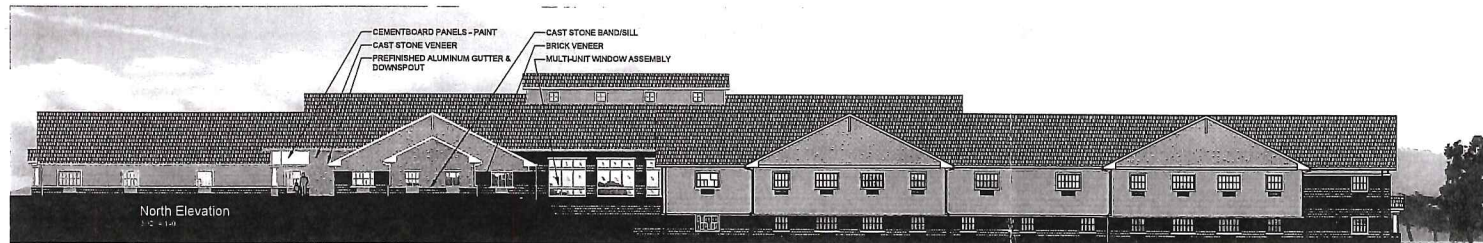




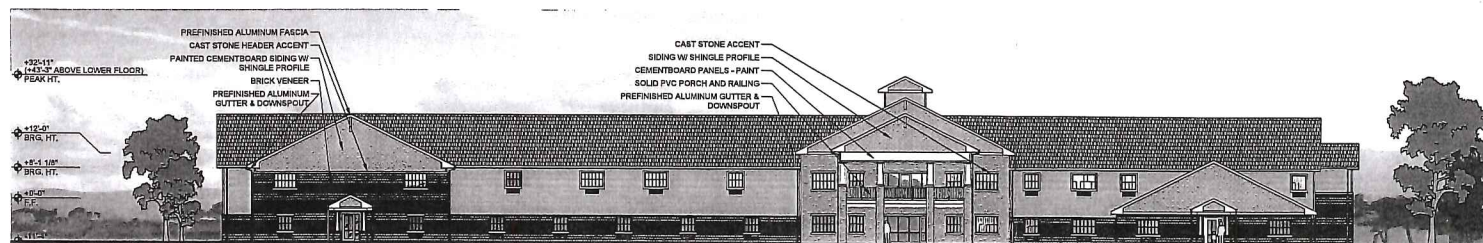
East Elevation  
1/32" = 1'-0"



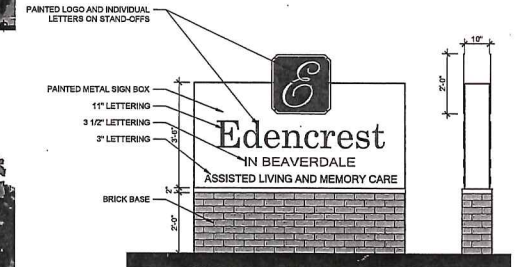
South Elevation  
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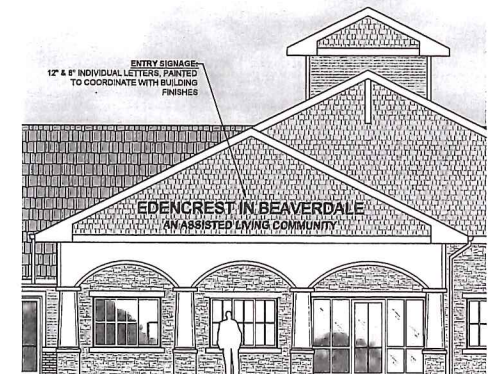
North Elevation  
1/32" = 1'-0"



West Elevation  
1/32" = 1'-0"



Monument Sign Elevation  
1/2" = 1'-0"



Entry Sign Elevation  
3/16" = 1'-0"



**Edencrest in Beavertdale**  
PUD Conceptual Building Exterior Designs & Signage

