



Roll Call Number

Agenda Item Number

SSA

Date November 23, 2015

RESOLUTION ON REQUEST FROM CALVIN COMMUNITY TO AMEND THE DES MOINES' 2020 COMMUNITY CHARACTER PLAN FUTURE LAND USE DESIGNATION (4302-4326 HICKMAN ROAD AND 2121 & 2245 44TH STREET)

WHEREAS, on August 7, 2000, by Roll Call No. 00-3381, the City Council adopted the Des Moines' 2020 Community Character Land Use Plan; and

WHEREAS, on November 23, 2015, by Roll Call No. 15-_____, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held November 5, 2015, its members voted 7-1-1 to recommend **APPROVAL** of a request from Calvin Community (owner), represented by Mark Teigland (officer), to amend the Des Moines' 2020 Community Character Plan future land use designation for real property locally known as 4302-4326 Hickman Road, 2121 44th Street, and 2245 44th Street from Low-Density Residential to Mixed Use and Density.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed amendment to the Des Moines' 2020 Community Character Land Use Plan, as described above, is hereby **approved / denied**.

MOVED by _____ to adopt and **APPROVE/DENY** the proposed amendment.

FORM APPROVED:

Lawrence R. McDowell, Deputy City Attorney

(21-2015-4.25)

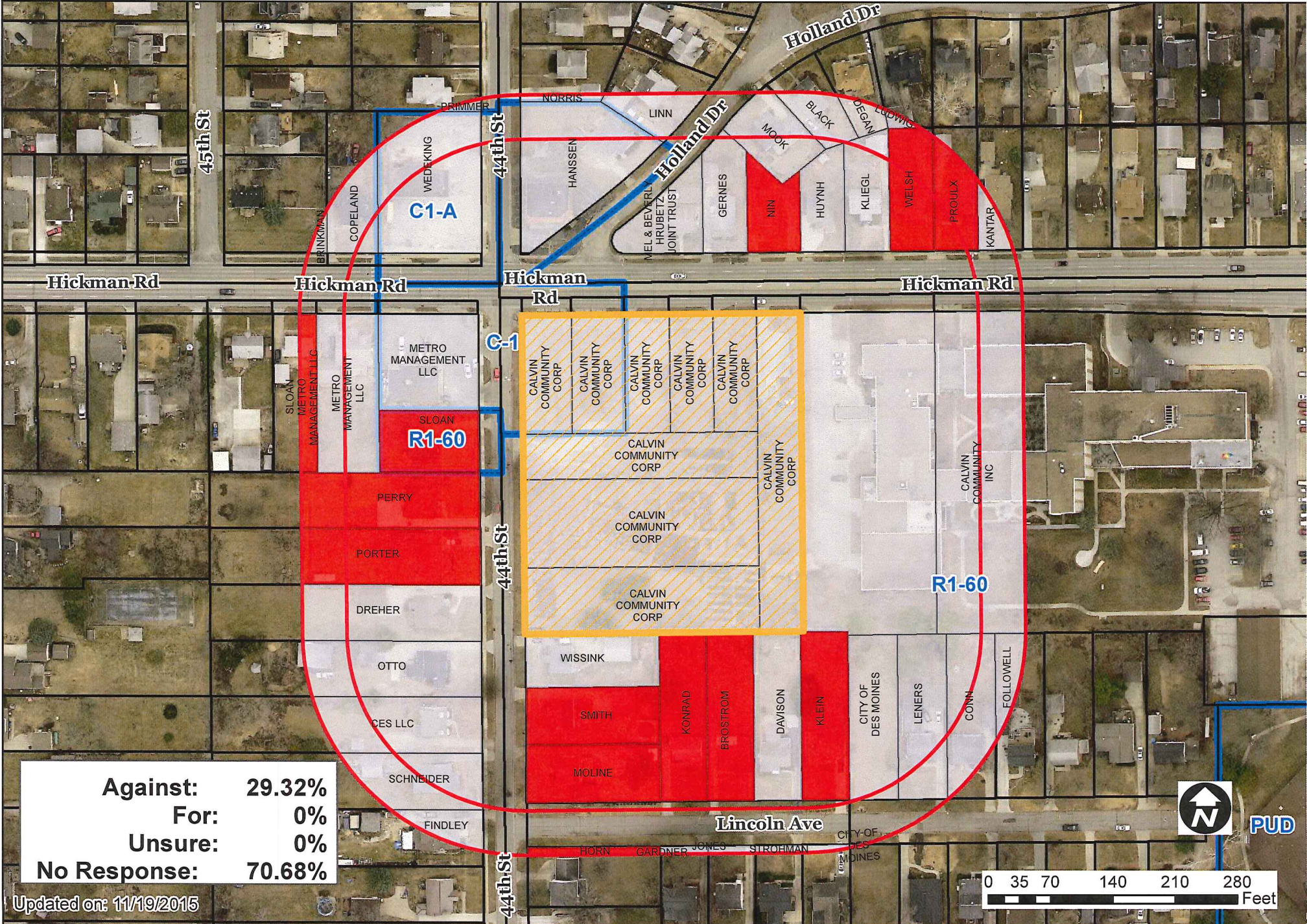
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
			Mayor	

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



SSA



November 18, 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 November 5, 2015, the following action was taken regarding a request from Calvin Community (owner) represented by Mark Teigland (officer) to rezone property located at 4302 – 4326 Hickman Road and 2121 & 2245 44th Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 7-1-1 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	recused himself			
Greg Jones	X			
Sasha Kamper		X		
Brian Millard	recused himself			
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 designations of Low-Density Residential; approval of Part B) request to amend the Des Moines 2020 Community Character Plan to revise the existing future land use designation from Low-Density Residential to Mixed Use and Density; and approval of Part C) to rezone the property from "C-1" Neighborhood Retail Commercial District and "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development; and approval of Part D)

the revised "Calvin Community" PUD Conceptual Plan for a 5-story building containing first floor clinic space, as well as 48 units of senior apartments and 6 units of 2-story senior townhouses subject to the following conditions:

(21-2015-4.25 & ZON2015-00202)

1. The basement level parking ramp shall not be located between the 5-story building and the north property line. The building may be located closer to the north property line than proposed if necessary to facilitate the relocation of the ramp.
2. A predominant building entrance feature oriented toward Hickman Road shall be provided that is architecturally integrated to the satisfaction of the Community Development Director.
3. The emergency vehicle drive and overhead door for the proposed clinic shall be located internal to the site.
4. All brick siding shall consist of full-dimension brick.
5. The design of the rowhouses shall be altered to provide additional articulation to reduce the visual mass of the building and better blend with the single-family dwellings in the area to the satisfaction of the Community Development Director. Each unit should generally appear to be an individual building.
6. A pedestrian connection shall be provided internal to the site that provides a direct connection from the 5-story building to the existing Calvin Community building to the east.
7. A pedestrian access point connecting the parking lot to the rowhouses shall be provided.
8. A pedestrian connection from the front doors of the rowhouse units to the 44th Street sidewalk shall be provided.
9. A note shall be added to the Conceptual Plan that states all building mounted signage is subject to compliance with the "C-1" District standards.
10. Rain gardens and/or other green storm water management technics shall be utilized to the satisfaction of the Community Development Director.
11. A note shall be added to the Conceptual Plan that states landscaping shall be provided that meets or exceeds the "C-1" District Landscaping Standards.
12. A note shall be added to the Conceptual Plan that states that foundation plantings shall be provided around the perimeter of all buildings.
13. A dense row of shrubs shall be provided along the west perimeter of the parking lot.
14. Evergreens shall be provided along the south property line excluding the western 30 feet that is located within the front yard setback area.

15. A note shall be added to the Conceptual Plan that states 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 architecturally screened from view.
16. A note shall be added to the Conceptual Plan that states all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed on building facades that do not face a public street.
17. The PUD Conceptual Plan shall demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with masonry materials that match the primary buildings and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note should be added to state that all refuse collection containers must be located within the building.
18. A note shall be added to the PUD Conceptual Plan that states all site lighting shall be 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 a parking area shall not exceed 20 feet in height. Private light poles and pole mounted light fixtures are to be similar in style to a KIM Archetype light fixture, an AEL Autobahn LED Series ATBO light fixture, or of other similar esthetic quality as approved by the Community Development Director.
19. A note shall be added to the PUD Conceptual Plan that states all utility service lines to any building shall be underground.

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 designations of Low-Density Residential.

Part B) Staff recommends approval of an amendment to the Des Moines' 2020 Community Character Plan to revise the existing future land use designation from Low-Density Residential to Mixed Use and Density.

Part C & D) Staff recommends approval of the proposed rezoning subject to the following conditions:

1. The basement level parking ramp shall not be located between the 5-story building and the north property line. The building may be located closer to the north property line than proposed if necessary to facilitate the relocation of the ramp.
2. A predominant building entrance feature oriented toward Hickman Road shall be provided that is architecturally integrated to the satisfaction of the Community Development Director.
3. The emergency vehicle drive and overhead door for the proposed clinic shall be located internal to the site.

4. All brick siding shall consist of full-dimension brick.
5. The design of the rowhouses shall be altered to provide additional articulation to reduce the visual mass of the building and better blend with the single-family dwellings in the area to the satisfaction of the Community Development Director. Each unit should generally appear to be an individual building.
6. A pedestrian connection shall be provided internal to the site that provides a direct connection from the 5-story building to the existing Calvin Community building to the east.
7. A pedestrian access point connecting the parking lot to the rowhouses shall be provided.
8. A pedestrian connection from the front doors of the rowhouse units to the 44th Street sidewalk shall be provided.
9. A note shall be added to the Conceptual Plan that states all building mounted signage is subject to compliance with the "C-1" District standards.
10. Rain gardens and/or other green storm water management technics shall be utilized to the satisfaction of the Community Development Director.
11. A note shall be added to the Conceptual Plan that states landscaping shall be provided that meets or exceeds the "C-1" District Landscaping Standards.
12. A note shall be added to the Conceptual Plan that states that foundation plantings shall be provided around the perimeter of all buildings.
13. A dense row of shrubs shall be provided along the west perimeter of the parking lot.
14. A 6-foot tall solid wood fence shall be provided along the south property line excluding the western 30 feet that is located within the front yard setback area.
15. A note shall be added to the Conceptual Plan that states 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 architecturally screened from view.
16. A note shall be added to the Conceptual Plan that states all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed on building facades that do not face a public street.
17. The PUD Conceptual Plan shall demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with masonry materials that match the primary buildings and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note should be added to state that all refuse collection containers must be located within the building.

18. A note shall be added to the PUD Conceptual Plan that states all site lighting shall be 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 a parking area shall not exceed 20 feet in height. Private light poles and pole mounted light fixtures are to be similar in style to a KIM Archetype light fixture, an AEL Autobahn LED Series ATBO light fixture, or of other similar esthetic quality as approved by the Community Development Director.
19. A note shall be added to the PUD Conceptual Plan that states all utility service lines to any building shall be underground.

Written Responses

0 In Favor

12 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed PUD Conceptual Plan would allow development of a 5-story building with first floor office space and 48 units of senior apartments along with 8 units of 2-story senior rowhouses. The 5-story building would include basement level parking. The site would have a surface parking lot with 112 spaces.
2. **Size of Site:** 2.58 acres (112, 367 square feet).
3. **Existing Zoning (site):** "C-1" Neighborhood Retail. Commercial District, "R1-60" One-Family Low-Density Residential District and "FSO" Free Standing Sign Overlay District.
4. **Existing Land Use (site):** Vacant land and an accessory building associated with the existing Calvin Community site to the east.
5. **Adjacent Land Use and Zoning:**

North – "C-1" & "R1-60", Uses are a restaurant and single-family dwellings.

South – "R1-60", Uses are single-family dwellings.

East – "R1-60". Use is the Calvin Community (continuing care facility).

West – "C-1" & "R1-60", Uses are a retail building and single-family dwellings.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the southeast corner of the Hickman Road and 44th Street intersection. The Hickman Road corridor consists of a variety of residential and commercial uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Beaverdale Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on October 20, 2015 and a Final Agenda

on October 30, 2015. Additionally, separate notifications of the hearing for this specific item were mailed on October 16, 2015 (20 days prior to the hearing) and October 26, 2015 (10 days prior to the 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.

8. Relevant Zoning History: None.

9. 2020 Community Character Land Use Plan Designation: The Des Moines' 2020 Community Character Plan future land use plan designates the site as Low-Density Residential. This designation is described as areas developed with exclusively single-family and duplexes legal as of December 31, 1996 with up to 6 units per net acre. The proposed PUD Conceptual Plan requires a land use plan amendment to designate the site as Mixed Use and Density Residential. This designation is described as areas developed with a mix of densities and some limited retail and office. A mix of single-family, duplex, small multi-family as well as developments over 17 units per net acre are encouraged.

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. PUD Standards: The following are standards from Section 134-704 of the City Code that provide the foundation that all PUD Conceptual 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 mixed use building would be 5 stories (60 feet) tall, have a flat roof and be located in the northern portion of the site along Hickman Road. The rowhouse building would be 2 stories tall (26 feet), have a hipped roof and be located along the south property line. The buildings would be sided with brick and cement board panels.

Staff believes the proposed uses and general layout of the site are appropriate for the area. However, staff believes the conditions listed in Section III of this report must be addressed for the development to be found in harmony with the character of the Hickman Road corridor. This includes relocating the basement parking ramp to a less visible location and altering the design of the rowhouses to provide more articulation to reduce the visual mass of the building and better blend it with the single-family dwellings in the area. The applicant has indicated that they are exploring these concerns and will be able to speak to them at the Commission meeting.

- 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 buildings would set back 30 feet from the north, south and west property lines. The rowhouse building would set back 13 feet from the east property line. The mixed use building would set back 58 feet from the east property line. These are comparable setbacks to those found in the area. Staff would support moving the 5-story building closer to Hickman Road to provide additional space for the parking garage ramp to be located within the site if necessary.

The proposed PUD Conceptual Plan includes a significant vegetated buffer along the south property line. Staff recommends that a 6-foot tall solid wood fence be provided along the south property line.

- 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.

All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. This would be reviewed at the PUD Development Plan (site plan) stage should the rezoning be approved. The Conceptual Plan notes that underground stormwater retention would be provided within the parking lot. Staff believes that additional green stormwater management practices should be provided such as rain gardens.

The Sanitary Sewer Division recommends that any basement level sewer service be protected with a backflow preventer as some properties in the area have experienced surcharging. The Stormwater Sewer Division notes that storm sewer improvements are planned along Hickman Road and 44th Street along the perimeter of the site. A timeline for these improvements has not been established. They also note that there is an abandoned 18-inch storm sewer line along the south property line of 2121 44th Street and an abandoned 24-inch storm sewer line between 4312 and 4302 Hickman Road, which also extends along the east property line of 2121 and 2245 44th Street.

- 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.

The site is located along the Hickman Road corridor, which is classified as a minor arterial street. The surrounding street network is capable of accommodating vehicular traffic generated by the proposed development. Staff believes that an internal pedestrian connection should be made to the Calvin Community property to the east to provide a direction connection to the clinic. In addition, pedestrian connections should be provided from the rowhouses to the 44th Street sidewalk and to the parking lot.

- 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).

The submitted Conceptual Plan includes a surface parking lot with 112 spaces. The mixed-use building would contain 48 basement level parking spaces. Each rowhouse unit would have a two-car garage. A drive approach for the parking lot is proposed to Hickman Road and to 44th Street. The rowhouses would have a separate drive with an approach to 44th Street to the west and a connection to the existing Calvin Community site to the east.

The Zoning Ordinance typically requires a minimum of 1 space per 400 square feet of gross floor area for an office use. This would require a minimum of 35 spaces for the proposed clinic. The typical standard for senior housing is 1 space per 2 dwelling units. This would require a minimum of 28 spaces for the proposed 56 units (48 apartment and 8 rowhouses). The proposed amount of parking exceeds the minimums typically required by the Zoning Ordinance and is adequate to meet the needs of the proposed development.

- 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.

This standard is not applicable as the proposed PUD consists of a single site and not multiple properties comprising a new neighborhood or district.

2. **Landscaping & Buffering:** The submitted Conceptual Plan identifies a mix of trees around the site and notes dense plantings along the southern edge of the parking lot and along the south property line. Staff believes a note should be added to the Conceptual Plan that states landscaping shall be provided in accordance with the Landscaping Standards for the “C-1” District except where the Conceptual Plan identifies a denser planting pattern. In addition, a dense row of plantings should be provided along the west edge of the parking lot and a 6-foot tall should be provided along the south property line to provide buffering for the nearby single-family dwellings.

A tree protection and mitigation plan is required for administrative review by City staff pursuant to Chapter 42, Article X of the City Code should the property be rezoned.

3. **Signage:** The submitted Conceptual Plan includes a monument sign near the Hickman Road and 44th Street intersection. Building mounted signage is not noted. Staff recommends that building mounted signage be allowed in accordance with the sign standards for the “C-1” District. The proposed monument sign would be constructed of brick and limestone. It would have a total height of 6 feet and width of 13 feet. The design complies with the design standards of the “FSO” Freestanding Sign Overlay District as described below.

Sec. 134-1276. General regulations.

- (p) *Sign exceptions.* The regulations applicable to signage in this chapter, including the district regulations, shall be subject to the following exceptions:
 - (4) *FSO Freestanding sign overlay district.* The intent of the FSO freestanding sign overlay district is to decrease visual clutter along city corridors, streetscapes, and throughout the entirety of the city by requiring height restrictions for freestanding signs and encouraging the use of monument signs. The FSO freestanding sign overlay district applies to all land within the city or hereafter annexed into the city. The following regulations supersede any less restrictive regulations established in the district regulations:
 - (a) Pole signs are prohibited.
 - (b) Any on-premises advertising sign that is a freestanding sign shall be a monument sign, and shall comply with the following height restrictions measured from grade to the highest point on the sign:
 - (1) If located at or within 25 feet from the front lot line, the sign shall be no more than 8 feet in height.
 - (2) If located more than 25 feet from the front lot line, the sign shall be no more than 15 feet in height.

Sec. 134-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Sign, freestanding means a sign not attached to any building and is further defined as follows:

- (2) *Sign, monument* means a sign affixed to a structure built on grade, having a solid opaque base, constructed of brick, stone, concrete block or other durable material matching the exterior of the primary building and extending from grade to the bottom of the sign face across the entire width of the sign face. The height of the sign base must be not less than the larger of 2 feet or 25 percent of the total sign height. Monument signs are sometimes referred to in this chapter as monumental signs.

4. **Refuse Collection:** The proposed PUD Conceptual Plan does not address refuse collection. Staff recommends that the PUD Conceptual Plan demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with brick or stone materials that match the masonry materials used on the primary structure and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note should be added to state that all refuse collection containers must be located within a building.
5. **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 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 a parking area shall not exceed 20 feet in height. Private light poles and pole mounted light fixtures are to be similar in style to a KIM Archetype light fixture, an AEL Autobahn LED Series ATBO light fixture, or of other similar esthetic quality as approved by the Community Development Director.

SUMMARY OF DISCUSSION

John "Jack" Hilmes and Brian Millard recused themselves.

Jason Van Essen presented the staff report and recommendation.

Greg Wattier asked if there were any comments or thoughts on the 5-story structure.

Jason Van Essen stated the location on the corridor helped staff to recommend approval of that height. This is an arterial street and we are trying to encourage mixed use and more density on our corridors. Also the proximity to some other tall buildings.

Mark Teigland President CEO at Calvin Community gave a brief synopsis of who is Calvin Community. It is a faith based not for profit senior living and healthcare organization, commonly known as a continuing care retirement community. On their current campus they are home to 160 residents and employ 200 people. They have served the community for fifty-one years and impacted thousands of residents and their families and thousands of employees over those years. They have earned the reputation in excellence in the care they provide. They are also considered a healthcare employer of choice in Greater Des Moines, they are known for low turnover of their staff, seldom have to advertise for openings. What is before the Commission is a result of thoughtful planning that has been given to their next fifty-one years. How do they continue to thrive as an organization and continue to provide needed services to their Beaverdale Community and beyond? The culmination of planning over several years and their project includes a new state of the art

family practice medical clinic, which will be on the ground floor. Above that clinic will be the apartments for independent seniors and then also a townhome option for seniors which is a segment on their campus that they do not currently provide. They held three neighborhood meetings. On February 24, May 28 and November 3. Following each of those meetings they have been responsive to what they have learned as their planning has continued extensively since that time. Their presentation tonight will include their latest changes they have made following the November 3 neighborhood meeting.

Doug Wells Wells + Associates 520 42nd Street stated he will go through the project description, then talk to the concerns the neighbors have raised and demonstrate how they have made their best efforts to solve those and work with them. The three neighborhood meetings were a good process. The changes they are considering are:

- 4-story housing block that sits on top of the one-story clinic and they wanted to push it out as far as they could to the northwest corner to get it away from the neighborhood houses as much as possible and in doing that they capture space between the buildings to hide the workings of a clinic, the traffic coming in and out of the housing project and the garage doors of the townhouses. Those sorts of elements are necessary in every project but they placed all of those elements on the interior so they visually interfere with the neighborhood less.
- Calvin occupies approximately two square blocks and the face of the building aligns with the face of the other Calvin buildings, so traveling down Hickman Road to the east there is this line that is currently defined in brick and in buffed concrete panels. They would like to maintain that line with the face of the proposed building. He believes that they could move it further to the north and still keep the buildings organized. They are planning to use the same color of brick and match the exterior coloration of the materials.
- They have accommodated City staff recommendations and they have taken the ramp and they are pulling it in beneath the building so it is away from the face of Hickman. They also added an entrance piece to the north in this location that would serve the clinic.
- Additionally, the neighbors raised significant concerns about the traffic and water runoff. To address those they are proposing an entrance for emergency vehicle access with a controlled gate with markings and delineation that it is for emergency vehicles. Therefore, the traffic can no longer use 44th Street for the operation of the clinic. Yet the emergency vehicles can access the site.
- They have an entrance off of 44th Street for the townhouses and they have reduced the number of townhouses from 8 to 6. They would like to attach some land that is on the existing Calvin property and create a rain garden, an additional water catchment basin with the appropriate landscaping material.
- They are expanding the underwater stormwater storage caverns in three areas to reduce the discharge rate. They will also store rain water on the roof with reduced flow off of the roof. This should significantly reduce the runoff rate into the neighborhood. He doesn't know the specific storm discharge rate other than what those federal mandates are, they are going to add 100% more storage to make the maximum effort they can to address the neighbor's concerns.
- He pointed to the area where the main entrance for the housing which has elevators that travel up to the 4-story loft above and guest parking.

- At the neighborhood meeting there was a lot of discussion about the parking gates. They have removed the gate that controls the traffic into Calvin West and will work with them if they decide they want the gate back. Currently, they have two gates to control the traffic through the townhouses. They don't want the clinic traffic to cut through and come out and end up on 44th Street. They believe the parking gate would protect 44th Street which has a fair number of cars from time to time that park on the street and during certain events they have some traffic situations that are challenging.
- They have taken the townhouses that are on the south and pushed them north another 5 feet to increase the separation to the backyards of these houses on Lincoln Avenue. They also have a landscape buffer with trees. They have listed about 85 different trees in a series of different species all of which are on the Iowa DNR recommended planting schedule and they have forwarded that list to the neighbors.

He explained about the base of their proposal of a 5-story building being all brick and aluminum anodized windows, the columns will be architectural concrete, the upper story is brick with large punched openings, very generous window area, corner balconies and in the mid units there are recessed balconies. They believe the balconies being recessed is an important feature along Hickman Road it creates a much cleaner appearance and creates a nice clean line of sight.

They believe that townhouses are a good element to provide separation from the taller more dense senior housing building and clinic to a neighborhood and they hope by reducing the size of it by 25%, pushing them back further will make a nice permanent edge to the neighborhood. The building will provide additional blocking of any surface water and forces it to the rain garden area in working towards a really good discharge rate that will work with the neighborhood. They are in agreement with staff's recommendations and are happy to rework the townhouse elevations so that each piece reads as its own building.

Sasha Kamper asked what the percentage of property will be green space versus their original plan.

Doug Wells stated they added 11% more green space after meeting with the neighbors Tuesday night. Plus 7,000 more square feet that they are using as part of the water runoff.

Sasha Kamper asked how the neighborhood meetings were publicized. The reason she asked is she heard from a neighborhood association that they were not aware from the applicant of the most recent meeting.

Mark Teigland stated there was a mailing to the list of addresses they were provided by the City for each of the meetings which is the surrounding neighbors that are within 250 feet. At their first public meeting they had a very good attendance and that is where they received a lot of good input. Their second event was not as well attended and the third event was very well attended. What surprised him was at the third meeting there was a number of people in attendance that had not attended the first two meetings.

Sasha Kamper asked about the notification to the Beaverdale Neighborhood Association.

Jason Van Essen presented the list of people that was given to the applicant to notify of their meetings. This is the same list that staff used when sending out the official notice and agenda. The Beaverdale Neighborhood Association contact is on the list.

Sasha Kamper asked about the few meetings that was supposed to be with the neighborhood board but was cancelled.

Mark Teigland stated earlier in this process they were going to make a presentation to the neighborhood association, but because they still had concerns with the immediate neighbors they did not want to proceed with announcing a plan that appeared to be in place without being able to respond further to the surrounding neighbors.

Greg Wattier asked if there are any conditions staff recommended that they are not in agreement with.

Mark Teigland stated they are in agreement but wonders if these neighbors want the 6' fence. He questions the need for it. Currently, they do not have trash collection worked out. They understand that if it is located outdoors they will have to have enclosures. Currently, it does not look like it will be outdoors but likely indoors. The housing component will be an over 55 community and with the services necessary the trash will be collected for the residents and the townhouses will have garages and probably the rolling totes that would get picked up by waste management.

Greg Wattier asked about the height relations to the new Calvin Building compared to Calvin West.

Mark Teigland stated while traveling down Hickman Road going west the Calvin Building varies from 2½ to 3½ stories. Calvin West proposed at the corner is approximately 16' higher.

CJ Stephens asked in their calculations does it mitigate or is there a formula for a decrease in stormwater runoff. There is no talk about permeable materials, the green roof concept that is out now, any environmental things, energy saving things going on in this building.

Doug Wells stated the housing components are being built to the Home Energy Rating System (HERS) 62 which is a very aggressive mark to hit. The clinic is going to use a variable volume refrigerant system so it has several zones within the space itself and overall that is a very efficient system to install and they are exploring with coupling that with a GEO thermal field. The stormwater with water retention on the roof they could add a green roof. He don't think his budget can afford it. However, doing a retention system on the roof that holds rainwater on the roof and discharges at a slow rate, just like trees. Looking at the site plan where the below grade caverns are they are arched pieces that creates a void with granular material in to filter the water at points every two parking spaces along the south side of the lot are intakes and it behaves like permeable paving in that it takes the water down into the caverns. It also picks up the runoff from the north portion of parking. All the gutters and downspouts are piped into the system so that the rain garden acts as an emergency buffer to a very large rain event.

CJ Stephens asked with them agreeing to the 19 conditions staff recommended and the 8 concerns on the petition have they addressed any these things with the neighbors.

Mark Teigland stated they have talked but he has not seen the letter.

CJ Stephens stated the letter also talks about locating dryer vents on the townhouses to the north side of the building.

Mark Teigland stated yes they have agreed to that.

CJ Stephens stated that maybe he should have a look at the list, since he has not seen it.

Mark Teigland stated he will address the list when he has a chance for rebuttal.

CHAIRPERSON OPENED THE PUBLIC HEARING

Brent Soderstrum Brown Winick Law Firm. The attorney representing 22 of the neighbors. He applauds Mr. Teigland and Mr. Wells for the changes. Tonight is the first time they have heard of them. He believes they have addressed some of the issues but they are not there. The four areas of concern are the following:

- Traffic. They addressed that entrance on 44th Street, shutting it down but only for emergency vehicles. They are in agreement with that. However, a traffic light is needed on 44th and Hickman. There are 5 different roads that meet at 44th & Hickman and their needs to be a traffic light.
- Storm water. If they move the clinic north 20' instead of just 5' the trees could be saved. Behind the townhouses to the south there are mature trees. That is green space they are proposing to take out that could be left there if they shifted things to the north 20'. There's been no study as to whether or not their rain and stormwater system is going to work. Are they going to guarantee that and be legally responsible for any stormwater runoff that takes place?
- Height of the building. If a couple of stories were eliminated it would solve so much because it reduces the need for parking, they could then move the townhouses up and then there would be more green space, leaving the trees south of the townhouses instead of ripping them up and making it less of a big change for the neighborhood area.
- The townhomes. They need to be moved back to 50' from the south property line, not 35'. That would solve a lot of the problems they are concerned with.

The list of eight concerns he stated one and two concerned the traffic and the traffic light, seven and eight are regarding stormwater, six is the height of the building, three, four and five is the green space. They believe that the reduction in the value of property is going to be significant. Regarding the fence, they would rather have solid evergreen screen area with the mature trees that are there now instead of a fence. They also believe that this property is being overly developed for its size. The location on 44th & Hickman is a problem with the traffic so a traffic light is needed. Calvin Community is going to destroy their quiet residential neighborhood. They do applaud the changes that are made, but so much more needs to be done.

Pam Whitmore 4221 Lincoln Avenue stated she is not in the immediate space where the proposed building will be located but she is the historian for this entire area. She has lived in her house 52 years. She has watched Calvin Community grow and they have been a good neighbor. She believes the problem has been a major communication problem. She believes a lot of things could have been resolved easier if things were handled differently. She states that if it hadn't been for her and another neighbor going to a Beaverdale board meeting they would not know about this. She has been in touch with the Beaverdale Neighborhood Association's president Sean Bagniewski and Councilmember Bill Gray. She has been in touch with the people she believed needed to know and most of them did not. Even though the water issue has been cleared up she is concerned that the height of Hickman Road compared to Lincoln Avenue is excessive and where she lives she has the highest level property on Lincoln Avenue so her water runs down. Calvin Manor's water runs down which creates a river which has been cleared up. She is also concerned about the height of the building, there is no other building in the immediate area that is as high and the church doesn't count. The highest building that she can think of nearby is at 42nd and Ingersoll at Plymouth Place. She believes that a 5-story building in this area is very excessive. The traffic is also a concern. She believes that a traffic light would be better at the corner of 44th because now they are going to have more residents that might want to get out and go for a walk and they would not be able to get across Hickman and she also believes that a study needs to be done and a traffic light added so that it will be safe for everybody. She strongly believes that it would be appropriate for Calvin Manor to have a member on the neighborhood association board so they can share information.

Steve Stimmel 2014 44th Street stated he is just outside of the 250' area so he was unaware of this until one of the neighbors came around and informed him. He has been in his home for 30 years and his concerns are the development density, the stormwater management design and the traffic impact. He stated that Calvin Manor is a good neighbor and he commends Doug Wells who has been extremely responsive to address concerns in only two days. Because others will discuss the development density and the traffic impact, he wants to discuss the stormwater management from the aspect of the entire watershed not only the standpoint of the immediate site. He participated in the drainage basin study for this area. He was asked by the City to look at the stormwater for the Closest Creek improvements. The entire area from north of Hickman Road down south of University all drains into one watershed. In 1998 he referred to some material that was handed out by Snyder and Associates, a good civil engineer, landscape architecture firm in the area that showed where the water was after a storm in June 1998 and it shows very clearly the route of the storm sewers that runs down from the site to the south predominantly across Franklin all the way south and it gets down into a very risky area down around Maquoketa Drive. This is called the Maquoketa Drive branch of the closest creek system. All of the water that does get into the city's sewers is running into a very taxed system that has been pointed out in the 2002 study that was accepted by the City Council. That the system is very under designed for the normal stormwater flows resulting in the need to take out several houses shown on the graphic and allow some overland flooding that would not impact private properties. He pointed out a location that he has observed is at the end between Lincoln Avenue and Addison and they have a lot of overland flooding but it comes from the northwest. The sewers on Hickman Road run to the west and down a storm sewer on 44th. Snyder and Associates recommended some very significant changes in the report. Increasing some of the pipe size up to 5 x 5 feet. The City has embarked upon the phases to try and take care of this and they have already done some work. On the 2002 plan showing the Closest Creek improvements, he pointed out where the little piece at Maquoketa Drive is a wood

sewer, partially collapsed and the City has taken care of some sinkhole problems by doing some emergency repairs. That little piece is on the Capitol Improvements Program for 2017. Some of the other work has been done and there are areas where nothing has been done. His primary concern is the basic infrastructure to be able to handle water. He asks that the applicant use the current edition of SUDAS to make sure the standards are the right ones and he knows that the City will be requiring that so he trust that takes care of itself.

Paul Klein 4317 Lincoln Avenue stated arguably he is the property owner that is going to be most affected by this project. There is an area intake in his back yard and before it can daylight to the street around him it has to get about 2 ½ feet deep. That's a small sewer intake at about 24" in diameter and it is a surface intake that does not take care of the water. He applauds Mr. Wells and Calvin Manor. He attended the past three meetings and has lived in the property since 1974 and water has always been an issue at this location. Most of the properties drain to his backyard. That accumulated area is nine acres in addition to the 2.5 acres that Calvin is developing. Most of his concerns have been addressed and there have been a lot of changes in a few days. However, until he is convinced that the stormwater management system is going to be properly taken care of he is opposed. His other concern has been addressed but he would like for it to be on record. He didn't want the green space behind him to disappear. He has been told by the Calvin people that their storage building will be located on the far side east corner of their lot. He could support this project whole heartedly if the stormwater is taken care of. In addition the following things he would like to see happen are:

- They want to have a written statement from the City of Des Moines and/or the design professional that the stormwater detention will be taken care of satisfactorily and it won't affect their properties any more than it already has.
- Also in a written statement they want it noted that if it doesn't satisfactorily take care of the runoff concerns that it would be corrected immediately.

Elaine Brostrom 4321 Lincoln Avenue stated she appreciates that the townhouses have been moved 5' to the north. However, it is a 2-story building that will still be looking down into her backyard at that distance and she would appreciate it if they could move it another 10 to 15 feet further north either through moving the main building north a few feet or through elimination of some parking spaces. She also visited a neighbor that lives close to her and he agreed with her that they would prefer to have a screen of solid evergreens rather than the 6' fence.

Serena Linn 4319 Holland Drive stated she has only been in the area for 24 years. She has been to two of the meetings and listened to everyone talk and she asked questions. She also had a conversation with staff and a lot of questions were answered. She believes that if the neighbors had some of the information she has been given then a lot of the problems and concerns that have been voiced over the last two meetings would have been eliminated. What she learned is the following:

- Traffic Flow. In theory traffic flow is not something the Commission can do something about. It has to come from the Traffic and Transportation Department. She believes that as a group this problem should be addressed with them.
- She suggested that Mr. Teigland be more forthcoming with the information. She believes that a lot of the information they have asked for he probably has but has not disseminated it very well.

- Some of the questions that have been answered have been kind of ignored or not listened to until a couple nights ago. For example: A couple of nights ago the Calvin West Manor expressed a concern about the traffic control inside the building project, and now they have eliminated the gates.
- Parking. She went to the Mercy Clinic at 48th & Franklin and she counted the cars. They were told that Calvin Community was talking about 6 caregivers that would be working there. There are eleven employees on the list on the internet that work out of the Franklin Clinic. She is not sure how many parking spaces there are in the completed drawing. The first time a drawing was shown she counted 58 parking spaces, the second time she counted 49 spaces, so there might be a way that some of those parking spaces can be eliminated. She suggested a very positive thing for the area could be after hours when the clinic is closed and there is not a lot of coming and going from the Calvin Community. Maybe neighbors and patrons of businesses if they could possibly park there.
- Water Problem. Hickman Road gets filled with water when it rains, Holland Drive is usually straight across and if they get a really good rain it's overflowing back into the yards. Her concern about this is there would be so much overflow into the system that her water would backup and end up with water in her cellar. She believes the plan the applicant presented tonight is really very, very good. She is for the plan but she is against the plan because she believes there are some things that need to be tweaked.

Jacqueline Easley left the meeting @10:15 pm

Rebuttal

Mark Teigland stated they appreciate a lot of the thoughtful comments. The latest version of the SUDAS manual is what they will use. The questions regarding the Calvin West gate on Tuesday night the residence were unhappy with the parking gate, so it's gone. The entrances have been blocked on 44th Street except the townhouses, so it would be traffic of six townhouse units that they would like to keep open. They can move the townhouses another 5' back which would push them from 30' which is the "R1-60" setback to 40'. The lots that back up to the south side on Lincoln Avenue are 190' deep and they can go another 5' on that. Addressing the concern about the water runoff, he would like to invite participation from the residents on Lincoln to work with them through the City and do a design review of the water retention system and the landscaping as one comprehensive package as opposed to a list of little things. He believes that there are bigger and better solutions and they would wholeheartedly address that and make it happen and facilitate that. The bus garage, they have agreed to move that to the east side of the project. On the letter they are asking on the traffic crossing light to move it. That is in the City's realm, they would facilitate all that they can. The challenge they have with the project is the number of units where they have 48 apartments. They did have 8 townhouses and now they have 6. The project was conceived on an economical model and they need to have 6 units to make it work. A final insurance that the Calvin team, he will continue to be responsive to concerns and will keep the dialogue going.

Doug Wells stated regarding the communication they were contacted by the Des Moines Register several times to do an article on this project and he has been contacted by the Beaverdale Newsletter to publish an article. He explains the reason he chose not to do

either is because didn't want to have something published or communicated in a way these concerns hadn't yet been resolved. So he was very sensitive and cautious with immediate neighbors so they wouldn't read something and suddenly say wow they are not going to listen to us anymore. With that he will communicate more and continue to do so in the future.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Jann Freed moved staff recommendation.

Jason Van Essen reminded the Commission that some of the residents expressed they would prefer evergreen plantings along the south boundary instead of the 6' fence.

CJ Stephens stated they also recommended saving the mature trees, and with movement of the townhouses. She questions if that is enough to compensate for that.

Doug Wells stated it saves more, but he does not have an exact count.

CJ Stephens stated she encourages the Calvin Community to keep the communication open with this neighborhood. She knows that Calvin Community is a not for profit. However it would not hurt to have one of these people to serve on your board.

Sasha Kamper thanked Doug Wells and encouraged him to think about green space and they have come up with additional green space in a very short period of time. She stated she will be voting against this not because she is deeply offended by this but more because of what Commissioner Jonathan Rosenbloom a couple of weeks ago about PUDs and what they are intended to be and coming back to this idea that a PUD should conform to the character of the surrounding buildings. There is nothing that is 5-story or even close in this area. Calvin Manor is the tallest building being 3-stories. Therefore, she will vote against it but she really appreciates the changes that have been made.

COMMISSION ACTION:

Jann Freed moved staff recommendation Part A) that the proposed rezoning is not in conformance with the existing Des Moines 2020 Community Character Plan designations of Low-Density Residential; approval of Part B) request to amend the Des Moines 2020 Community Character Plan to revise the existing future land use designation from Low-Density Residential to Mixed Use and Density; and approval of Part C) to rezone the property from "C-1" Neighborhood Retail Commercial District and "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development; and approval of Part D) the revised "Calvin Community" PUD Conceptual Plan for a 5-story building containing first floor clinic space, as well as 48 units of senior apartments and 6 units of 2-story senior townhouses subject to the following conditions:

1. The basement level parking ramp shall not be located between the 5-story building and the north property line. The building may be located closer to the north property line than proposed if necessary to facilitate the relocation of the ramp.

2. A predominant building entrance feature oriented toward Hickman Road shall be provided that is architecturally integrated to the satisfaction of the Community Development Director.
3. The emergency vehicle drive and overhead door for the proposed clinic shall be located internal to the site.
4. All brick siding shall consist of full-dimension brick.
5. The design of the rowhouses shall be altered to provide additional articulation to reduce the visual mass of the building and better blend with the single-family dwellings in the area to the satisfaction of the Community Development Director. Each unit should generally appear to be an individual building.
6. A pedestrian connection shall be provided internal to the site that provides a direct connection from the 5-story building to the existing Calvin Community building to the east.
7. A pedestrian access point connecting the parking lot to the rowhouses shall be provided.
8. A pedestrian connection from the front doors of the rowhouse units to the 44th Street sidewalk shall be provided.
9. A note shall be added to the Conceptual Plan that states all building mounted signage is subject to compliance with the "C-1" District standards.
10. Rain gardens and/or other green storm water management technics shall be utilized to the satisfaction of the Community Development Director.
11. A note shall be added to the Conceptual Plan that states landscaping shall be provided that meets or exceeds the "C-1" District Landscaping Standards.
12. A note shall be added to the Conceptual Plan that states that foundation plantings shall be provided around the perimeter of all buildings.
13. A dense row of shrubs shall be provided along the west perimeter of the parking lot.
14. Evergreens shall be provided along the south property line excluding the western 30 feet that is located within the front yard setback area.
15. A note shall be added to the Conceptual Plan that states 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 architecturally screened from view.
16. A note shall be added to the Conceptual Plan that states all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed on building facades that do not face a public street.

17. The PUD Conceptual Plan shall demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with masonry materials that match the primary buildings and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note should be added to state that all refuse collection containers must be located within the building.
18. A note shall be added to the PUD Conceptual Plan that states all site lighting shall be 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 a parking area shall not exceed 20 feet in height. Private light poles and pole mounted light fixtures are to be similar in style to a KIM Archetype light fixture, an AEL Autobahn LED Series ATBO light fixture, or of other similar esthetic quality as approved by the Community Development Director.
19. A note shall be added to the PUD Conceptual Plan that states all utility service lines to any building shall be underground.

Motion passed 7-1-1 (Sasha Kamper voted in opposition, Jacqueline Easley abstained, John "Jack" Hilmes and Brian Millard recused themselves).

Respectfully submitted,



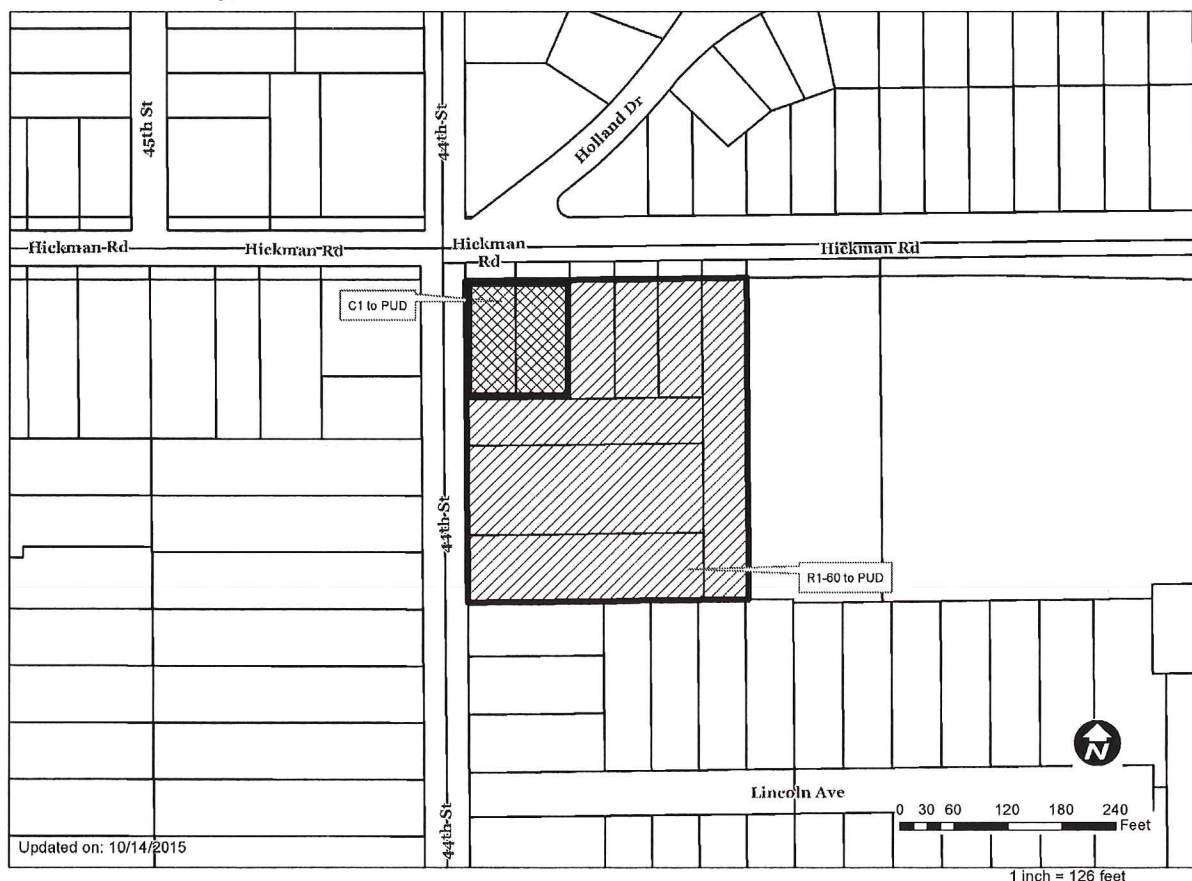
Michael Ludwig, AICP
Planning Administrator

MGL:clw
Attachment

Calvin Community (owner) represented by Mark Teigland (officer) for property located at 4302 – 4326 Hickman Road and 2121 & 2245 44th Street.				File # ZON2015-00202	
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 and approval of the "Calvin Community" PUD Conceptual Plan for a 5-story building containing first floor clinic space, as well as 48 units of senior apartments and 6 units of 2-story senior townhouses subject to the following conditions.			
2020 Community Character Plan		Current: Low-Density Residential. Proposed: Mixed Use and Density.			
Mobilizing Tomorrow Transportation Plan		N/A			
Current Zoning District		"C-1" Neighborhood Retail Commercial District, "R1-60" One-Family Low-Density Residential District, and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District		"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.			
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition
Inside Area		0	13		
Outside Area					
Plan and Zoning Commission Action		Approval	7-1-1	Required 6/7 Vote of the City Council	
		Denial		Yes	X
				No	

Calvin Community, 4326 Hickman Road

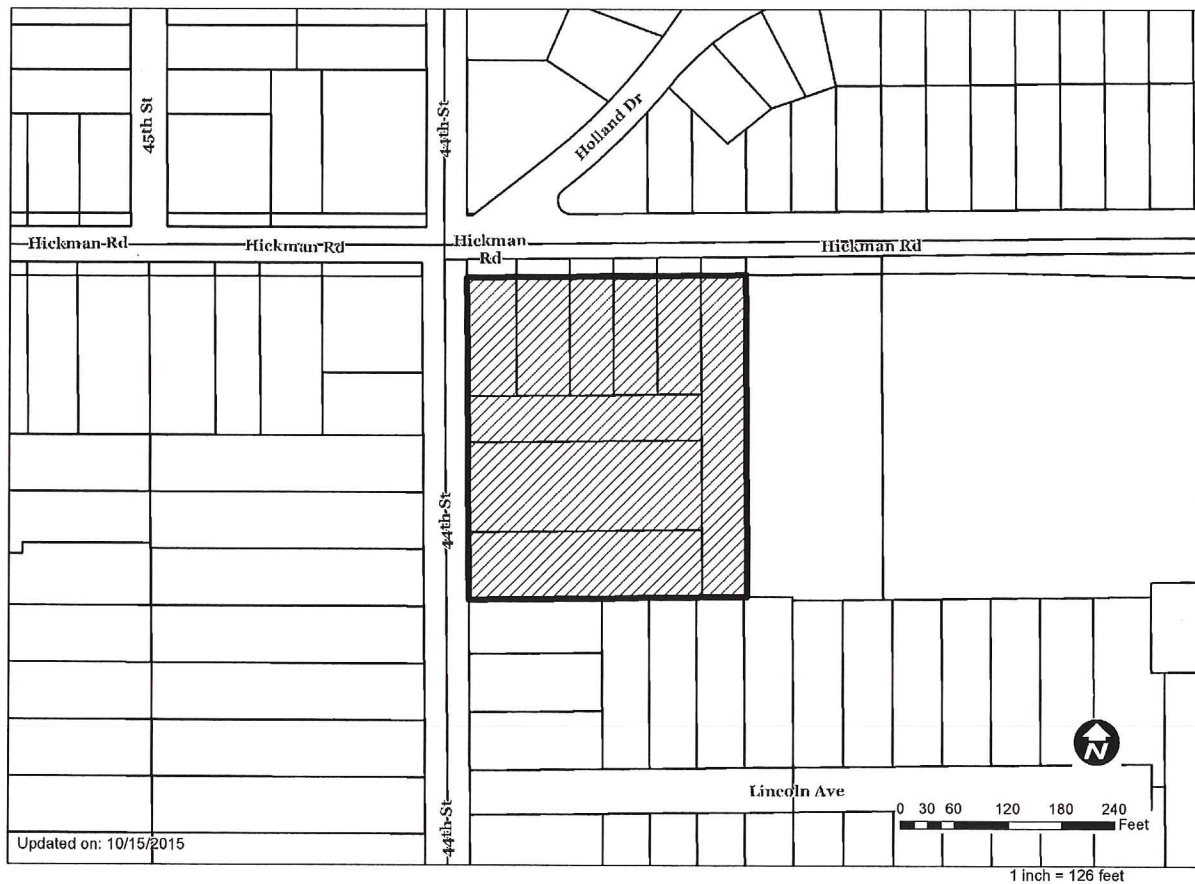
ZON2015-00202



Calvin Community (owner) represented by Mark Teigland (officer) for property located at 4302 – 4326 Hickman Road and 2121 & 2245 44th Street.				File #	
				21-2015-4.25	
Description of Action	Approval of request to amend the Des Moines 2020 Community Character Plan future land use designation from Low-Density Residential to Mixed Use and Density.				
2020 Community Character Plan	Current: Low-Density Residential. Proposed: Mixed Use and Density.				
Mobilizing Tomorrow Transportation Plan	N/A				
Current Zoning District	“C-1” Neighborhood Retail Commercial District, “R1-60” One-Family Low-Density Residential District, and “FSO” Freestanding Signs Overlay District.				
Proposed Zoning District	“PUD” Planned Unit Development and “FSO” Freestanding Signs Overlay District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	0	13			
Outside Area					
Plan and Zoning Commission Action	Approval	7-1-1	Required 6/7 Vote of the City Council	Yes	X
	Denial			No	

Calvin Community, 4326 Hickman Road

21-2015-4.25



1 inch = 126 feet

ZON2015-00202

Item

Date

11.28.15

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

NOV 03 2015

Print Name LAUREN KONRAD

Signature

Address 04325 LINCOLN AVE

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

I would like to remove the townhouses
2017 the proposed plan. OR if they will not
be removed completely, move them back north
of the existing tree line to preserve the
landscape with all evergreens.

ZON2015-00202

Item

Date

OCT 29, 2015

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

NOV 03 2015

DEPARTMENT

Print Name

PAUL KLEIN

Signature

Address

4317 LINCOLN

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

THIS PROPOSAL HAS NOT CLEARLY
ADDRESSED STORM WATER MANAGEMENT
& IS INDICATING ADDITIONAL CONSTRUCTION
ONTO ADJACENT PROPERTY THAT PREVIOUS
AGREEMENT DOES NOT ALLOW

ZON2015-00202

Item

Date

11-1-15

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

Debra Smith

Signature

Debra Smith

Address

2111 44th St, DSM

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

I am opposing this building due to increased traffic on a very narrow street (44th) where cars are always parked. Also the height of the clinic and apartments don't fit into the neighborhood. Also it will decrease property values.

ZON2015-00202

Item

Date

11-1-15

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

Jake Moline

Signature

[Signature]

Address

2105 44th St

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

5 story building is too tall for our neighborhood
Additional traffic will be burdensome
Move row houses further back

ZON2015-00202

Item

Date

10/30/15

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

Elaine Brostrom

Signature

Elaine Brostrom

Address

4326 Lincoln Ave

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

- 1) lack of green space / removal of all or most mature trees
- 2) ^{Townhouse} ~~Play~~ too close to my property line (30 ft) - lack of privacy and will adversely affect my health due to environmental sensitivities (to construction dust, fumes from dryers, etc)
- 3) Concern about water runoff and increased traffic

55A

ZON2015-00202

Item

Date 10-28-15

I (am) ☒ in favor of the request.

(Circle One)

NOV 04 2015

DEPARTMENT

Print Name

Brandy Proulx

Signature

Brandy Proulx

Address

4231 Hickman Rd

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

No higher than 3 stories;

Potential flooding/sewer issues...

ZON2015-00202

Item

Date 10-30-2015

I (am) ☒ in favor of the request.

(Circle One)

NOV 04 2015

DEPARTMENT

Print Name

NLN
SAMANTHA RITCHIE

Signature

S. Ritchie

Address

4315 HICKMAN RD -
DSM, IA 50310

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

I believe there should be individual homes - This construction will only contribute to more congestion on this already busy, with speeding cars, road. As well, there is not sufficient water drainage in this area! Hickman road floods very fast & so do basements!

ZON2015-00202

Item

Date 10-30-2015

I (am) ☒ in favor of the request.

(Circle One)

NOV 05 2015

DEPARTMENT

Print Name

Joe Sloan
Metro Management

Signature

Joe Sloan

Address

Metro Appliance 4400 Hickman

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

5 story building seems too large for area
3-4 story would be a better fit

ZON2015-00202

NOV 04 2015

Item

Date

11-1-2015

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

JILL A D HORN

Signature

Jill A Horn

NOV 04 2015

Address

2019 44th St. Dr.

50310

DEPARTMENT

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

1. There is already a nursing clinic at 48th & Franklin. Why do we need another one at 44th & Hickman.
2. Oppose a 5 story building at 44th & Hickman.
3. Increased traffic on 44th St due to new clinic + housing
4. How much senior housing must Beaverton support.

ZON2015-00202

Item

Date

10-30-2015

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

Deborah Sloan

Metro Management

Signature

Deborah Sloan

NOV 05 2015

Address

2220 44th St property

DEPARTMENT

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

5 story building is too much
3-4 story would be better

ZON2015-00202

Item

Date

11/1/15

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

Kindra Perry

Signature

Kindra Perry

NOV 05 2015

Address

2204 44th St.

DEPARTMENT

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

- ① 5 stories seems excessive and seems out of balance with surroundings
- ② Traffic light needs to be moved to be directly at 44th + Hickman

ZON2015-00202

Item

Date 10-31-15

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

Received after 11/5 P&Z

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

William H. Porter

Signature

William H. Porter

Address

2124 44th Street

NOV 09 2015

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

living across the street from this project I do not want to wake up and see a 5 story apt. complex every time I look out my front windows! I have added a sun porch on the front of my house with 5 windows facing street with a 50' bldg. won't get sun!

ZON2015-00202

Item

Date

11-9-15

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

Received after 11/5 P&Z

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

Alex Walsh

Signature

Alex Walsh

Address

4301 HICKMAN RD

NOV 13 2015

DEPARTMENT

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

EYE SORE. POTENTIAL REDUCTION IN PROPERTY VALUE.

55A



Brown, Winick, Graves, Gross,
Baskerville and Schoenebaum, P.L.C.

666 Grand Avenue, Suite 2000
Ruan Center, Des Moines, IA 50309-2510

November 2, 2015

direct phone: 515-242-2474

direct fax: 515-323-8574

email: soderstrum@brownwinick.com

Community Development Department

NOV 4 2015

RECEIVED

To Whom It May Concern:

I represent the individuals on the attached pages. My clients are opposed to the proposed PUD unless the improvements as set forth on the attachment are made.

If you have any questions about this, please do not hesitate to give me a call.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Brenton D. Soderstrum'.

Brenton D. Soderstrum

BDS:tns

Attachment



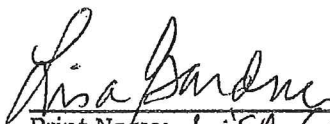
BrownWinick
ATTORNEYS AT LAW®

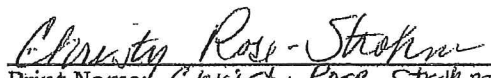
Brown, Winick, Graves, Gross,
Baskerville and Schoenebaum, P.L.C.

666 Grand Avenue, Suite 2000
Ruan Center, Des Moines, IA 50309

List of improvements the following neighbors would like to see made to Calvin Community's proposed PUD Development Plan :

1. All entrances from new development are onto Hickman Rd and none onto 44th except if there are still townhouses than that entrance would be onto 44th.
2. Move the existing seldom used school crossing traffic light (because of a change in school boundaries) located just west of 44th on Hickman over to 44th and Hickman which is a five way intersection because of Holland Drive.
3. Eliminate townhouses if at all possible. If not possible move them north of the existing treeline on south side of development property (at least 50 ft from adjoining property lines) and preserve the healthy mature trees.
4. Have the landscaping screen on south end of development include evergreen trees to provide year round screening. They should be fast growing evergreens that will reach height of a two story building.
5. Locate dryer vents on the townhouses to the north side of the building.
6. Restrict planned 5 story building to 3 or 4 stories. Review the number of proposed parking spaces to reduce the number if possible in order to incorporate more green space into development.
7. Do thorough evaluation of the adequacy of capacity and effectiveness of proposed underground WaterTrek system. In addition provide above ground storm water measures to ensure adequate storm water drainage. These could include detention pond, rain garden, preservation of mature trees, etc.
8. Condition: Calvin will mitigate any stormwater overflow onto neighbor's properties that occurs as a result of the development.


Print Name: LISA GARDNER
Address: 4326 Lincoln Ave


Print Name: Christy Rose-Strohm
Address: 4318 Lincoln Ave.



BrownWinick
ATTORNEYS AT LAW®

Brown, Winick, Graves, Gross,
Baskerville and Schoenebaum, P.L.C.

666 Grand Avenue, Suite 2000
Ruan Center, Des Moines, IA 50309

Print Name: Pat Crawford
Address: 4314 Lincoln Ave

Print Name: Yvonne J. Albip
Address: 4308 Lincoln Ave

Print Name: Andrew Jacobs
Address: 4224 Lincoln Avenue

Print Name: Julie & Richard Ginther
Address: 4220 Lincoln Ave.

Print Name: Terry Fallowell
Address: 4231 Lincoln Ave

Print Name: Kevin Conn
Address: 4303 Lincoln Ave

Print Name: Elaine Brostrom
Address: 4321 Lincoln Ave

Print Name: Brock S. Konrad
Address: 4325 Lincoln Ave

Print Name: Tara Holton
Address: 2117 44th St

Print Name: Kindra Perry
Address: 2204 44th St



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Baskerville and Schoenebaum, P.L.C.

666 Grand Avenue, Suite 2000
Ruan Center, Des Moines, IA 50309

W. J. Kery
Print Name: WESLEY KERY
Address: 2104 44th ST.
DES MOINES, IA 50310

Gabriel Schoenebaum
Print Name: Gabriel Schoenebaum
Address: 2102 44th St. DMS, 50310

Ellen J. Harp
Print Name: ELLEN J. HARP
Address: 2019 49th & Dorr
50310

Aaron Schoenebaum
Print Name: Aaron Schoenebaum
Address: 4319 Hickman Rd

Samantha Ritchie
Print Name: SAMANTHA RITCHIE
Address: 4315 HICKMAN RD.
DSM, IA 50310

Karyn Jones
Print Name: Karyn Jones
Address: 4322 Lincoln Ave
Des Moines, IA 50310

Blair Grant
Print Name: Blair Grant
Address: 4231 Hickman Rd
50310

Alan H. Hanssen
Print Name: Alan H. Hanssen
Address: 4325 Holland Drive

Julie Davison
Print Name: Julie Davison
Address: 4319 Lincoln Ave

Pamela C. Whitmore
Print Name: Pamela C. Whitmore
Address: 4221 Lincoln Ave

Wrap-up

Part of the reason for planning and zoning and their requirements is to *preserve the intent of the Ordinance to promote and preserve public health, safety, morals, and the general welfare.*

Our Health, Safety, and Welfare

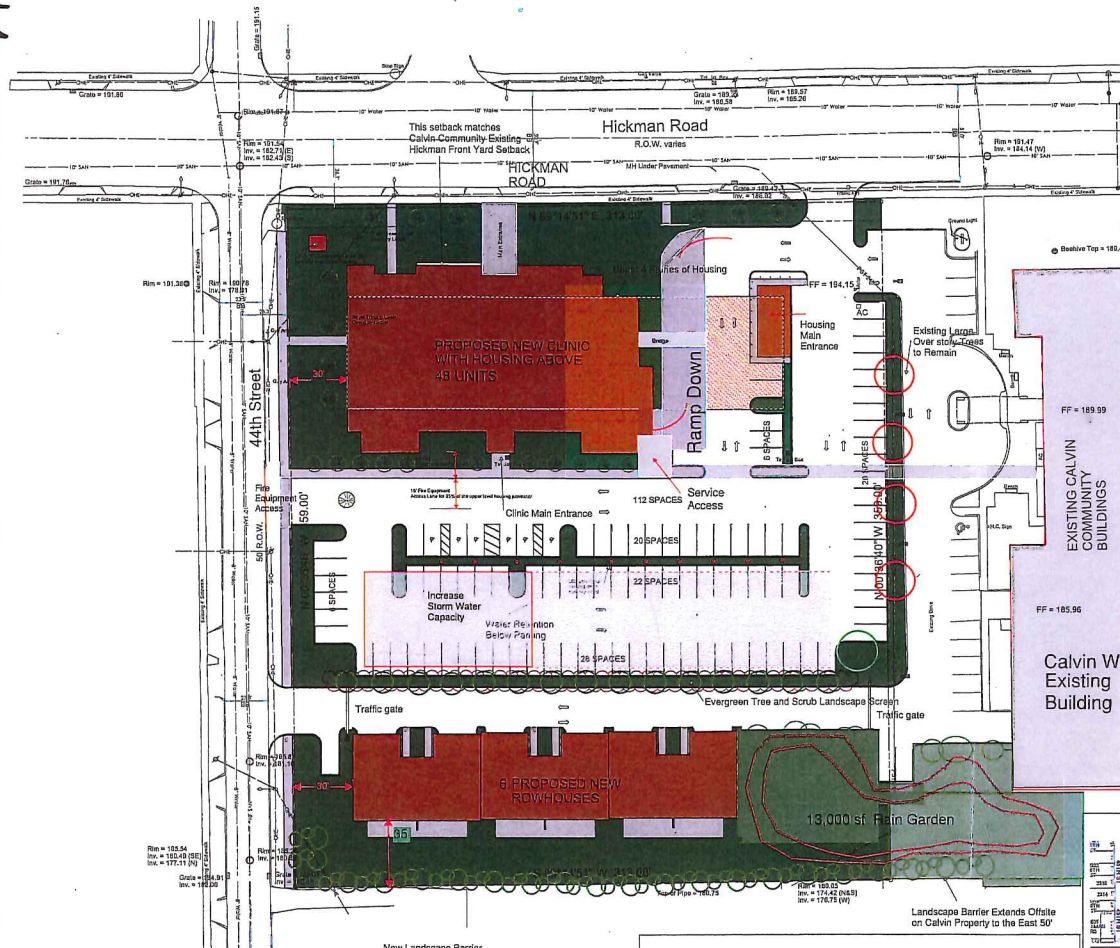
My husband and I are 71 years old and we don't need added stress in our lives. We don't need to wake up in the middle of the night or when we are away worrying if our property will flood because of a rain event.

If the storm water management system fails to mitigate or maintain status quo, the value of our property and its eventual sale will be negatively affected. A decreased value of our property due to inadequate storm water management for the proposed development could also affect the value of other neighborhood properties.

We would request that the following items occur before the re-zoning or conceptual plan is approved by the City Plan and Zoning Commission:

1. We would like written assurances from the City of Des Moines and/or designers of the proposed Calvin Community project that the storm water system constructed will perform so as to NOT adversely affect our property during a rain, including the 100 year rain event.
2. We would like a written commitment from the City of Des Moines and/or Calvin Community that **IF** the storm management system constructed fails ^{to} perform as to the assurances made in item #1, that it will be corrected.
3. We would like assurances that our property will not be adversely affected during the duration of any construction activities.

55A



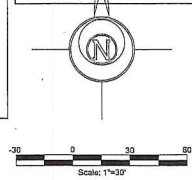
Conceptual Plan Calvin Community a Planned Unit Development in the City of Des Moines County of Polk State of Iowa Sheet 2 of 3

This proposed design in the opinion of the architect and civil engineer will meet the City of Des Moines Stormwater Management Standards. A preliminary design for this system has been completed and through the use of underground storage caverns as shown in this approximate area on the site plan.

I certify that this plan and submission on has been prepared under my and I am a registered architect in the State of Iowa. October 7, 2015
Douglas A. Wells AIA

From the preliminary investigation and schematic design the civil engineer and architect feel adequate utilities at available at the site

REGISTERED ARCHITECT
DOUGLAS A. WELLS
NO. 2188
IOWA



Legal Description:
Lots 22, 23, 24, 25, 26, 27, 28 and 29 in Keosauqua Place, an Official Plat, Except The North 20.5 feet of Lots 22, 23, 24, 25 and 26 in Keosauqua Place, an Official Plat, all being in and forming a part of the City of Des Moines, Polk County, Iowa, containing 2.580 acres (112,367 square feet), more or less.

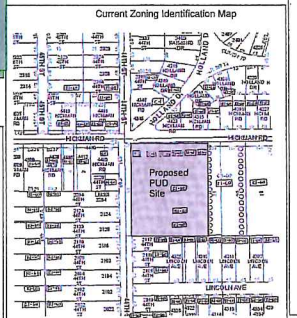
Site Size
The Civil Engineer has verified site size above at 2.580 Acres

Site Status
Site is currently vacant and owned by Calvin Community

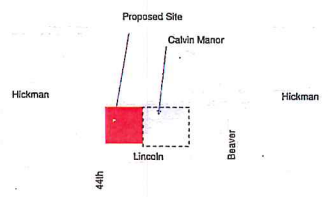
102 Surface Parking Spaces
48 Indoor Below Grand Parking Spaces

EXISTING CALVIN
COMMUNITY
BUILDINGS
Calvin West
Existing Building

Neighborhood Meeting Dates
February 24, 2015 November 3, 2015
May 28, 2015
Neighborhood meetings were held on the above listed dates to address neighbor's concerns



Vicinity Map



General Development Concept

Construction of several components that augment Calvin Community's Mission to serve the needs of older citizens in a comfortable environment that serves residential, spiritual, social, and medical aspects of the senior's needs. The project is planned to include:

1. 8 townhouse residences for independent senior living start Spring of 2017
2. construction of a senior medical clinic of 2800 sq ft start Spring of 2016
3. construction of a general medical clinic of 11,000 sq ft start Spring of 2016
4. construction of 48 independent senior apartments start Spring of 2016
5. move Calvin's existing storage facility from a residential site to Calvin's site
6. construction of 48 below grade parking spaces

New Landscape Barrier
Overstory Kentucky Coffee Trees
and Understory with Service Berry and Redbud
20 Overstory Trees and 60 Understory Trees
Overstory Trees 3" Caliper and Understory Trees 2" Caliper

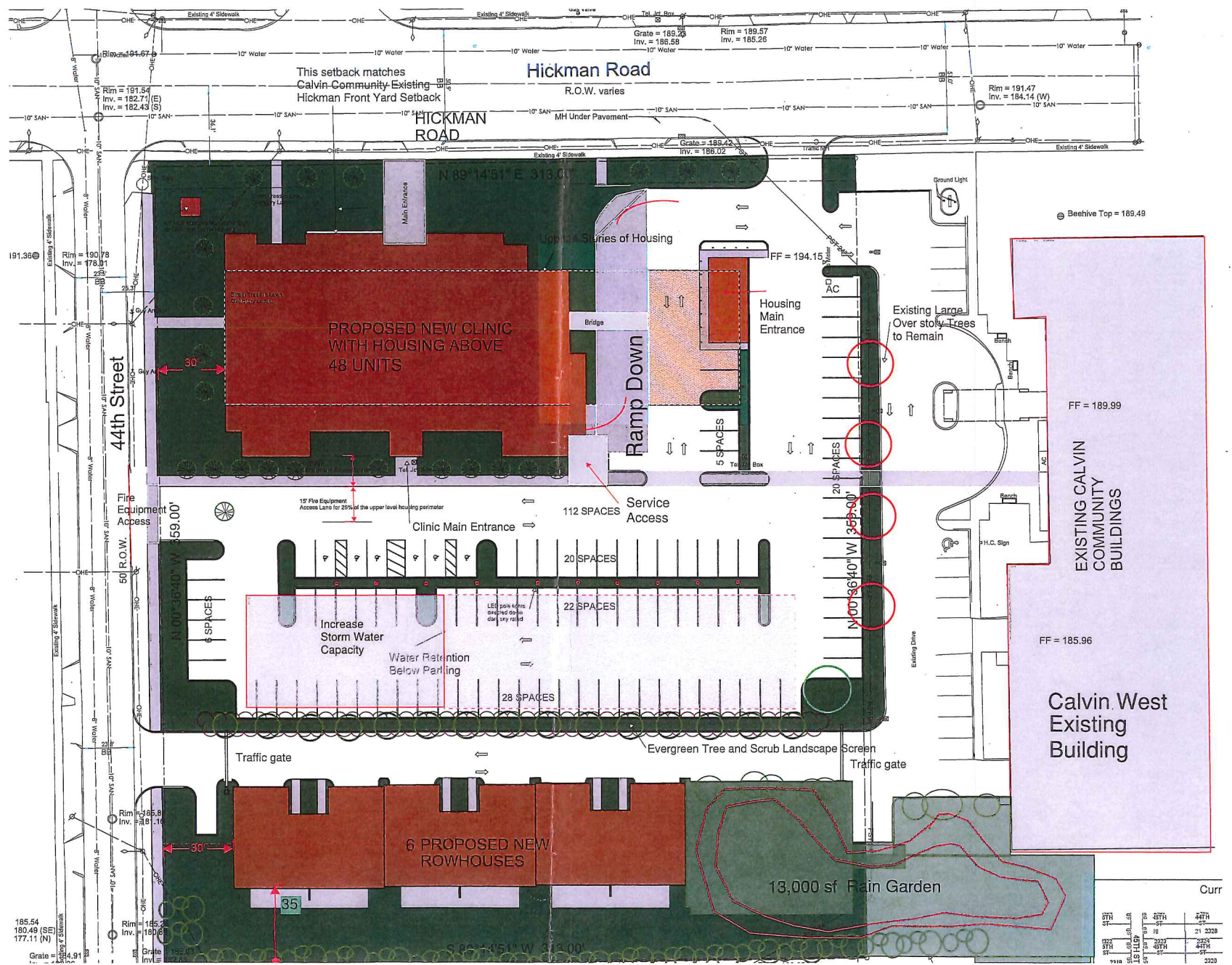


EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. DWA ONE-CALL (1-800-325-6266).

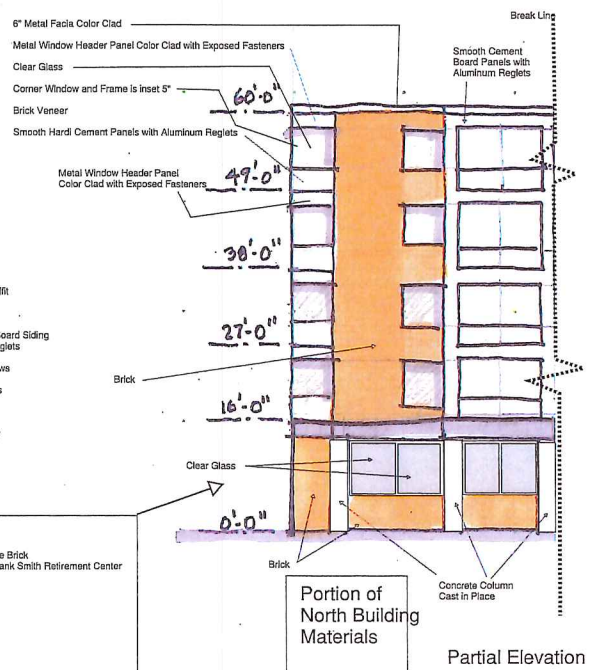
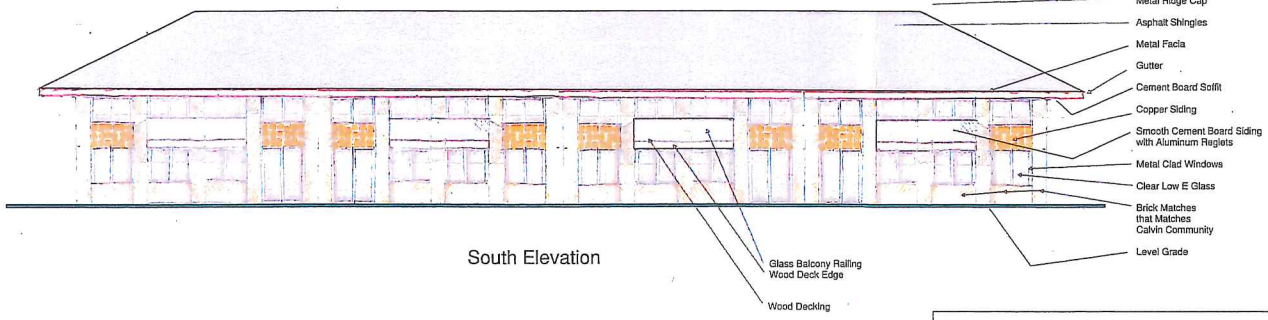
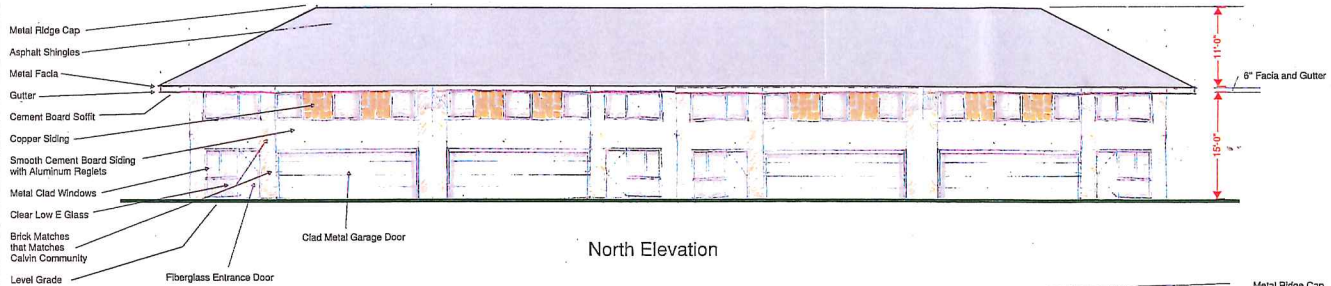
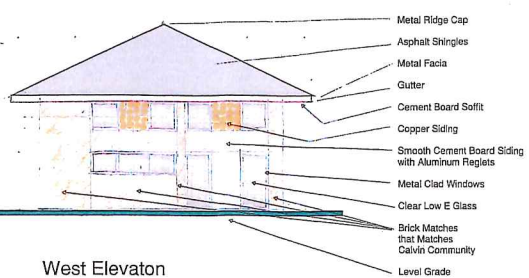
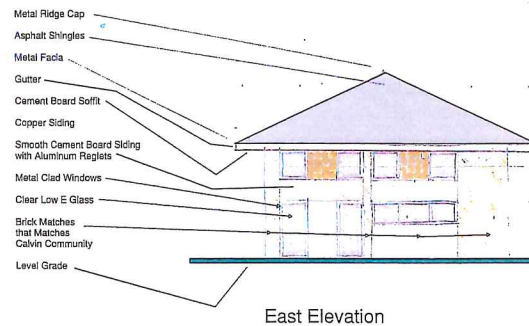
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LEGEND:		STANDARD SYMBOLS:	
●	IRON ROD OR PIPE FOUND	+	MORE OR LESS FENCE LINE
○	CALCULATED CORNER	⊗	FIRE HYDRANT
▲	SECT. COR. MONUMENT FOUND	⊕	SANITARY SEWER MANHOLE
△	SECT. COR. MONUMENT CALC.	⊖	STORM SEWER MANHOLE
⊕	POWER POLE	⊙	VALVE
⊖	LIGHT POLE	⊗	SPOT ELEVATION (@ x)
F.F.	FINISHED FLOOR	⊗	NOT TO SCALE
		⊗	NOT MIX ASPHALT
		---	P.C.C. PORTLAND CEMENT CONCRETE
		---	UTILITY LINE OR PIPE
		---	WATER
		---	GAS
		---	SANITARY SEWER
		---	STORM SEWER
		---	UNDERGROUND ELEC. / TEL.
		---	OVERHEAD ELEC. / TEL.
		---	CABLE TELEVISION

Calvin West - Preliminary Topo			
44th Street and Hickman Road			
Des Moines, IA			
City: City of Des Moines	Project: Calvin West - Preliminary Topo	Scale: 1" = 30'	Sheet: 15-030
Date: 05-07-2015	Author: V. Fields	Date: 09-15-2015	Sheet: 15-030
		Topo	



Conceptual Plan
Calvin Community
a Planned Unit
Development
in the City of Des
Moines
County of Polk
State of Iowa
Sheet 1 of 3



Building Materials
Pinkish Hew Brick which Matches the Existing Calvin Complete Brick
It also matches the Church at Beaver and Hickman and the Frank Smith Retirement Center
Clear glass Low E
Clear enodized aluminum window frames
Clear glass balcony handrails
Wood exterior deck floors
Metal panels for entrance canopy facia and signage trim
Cast in place concrete columns

WELLS
-associates

8 Town Houses

A. LEO PELDS ENGINEERING COMPANY
Engineering | Planning | Surveying
2223 Dixon Street, Des Moines, IA 50316 • P.O. Box 4826, Des Moines, IA 50316 • P: (515) 265-6196 F: (515) 264-2299

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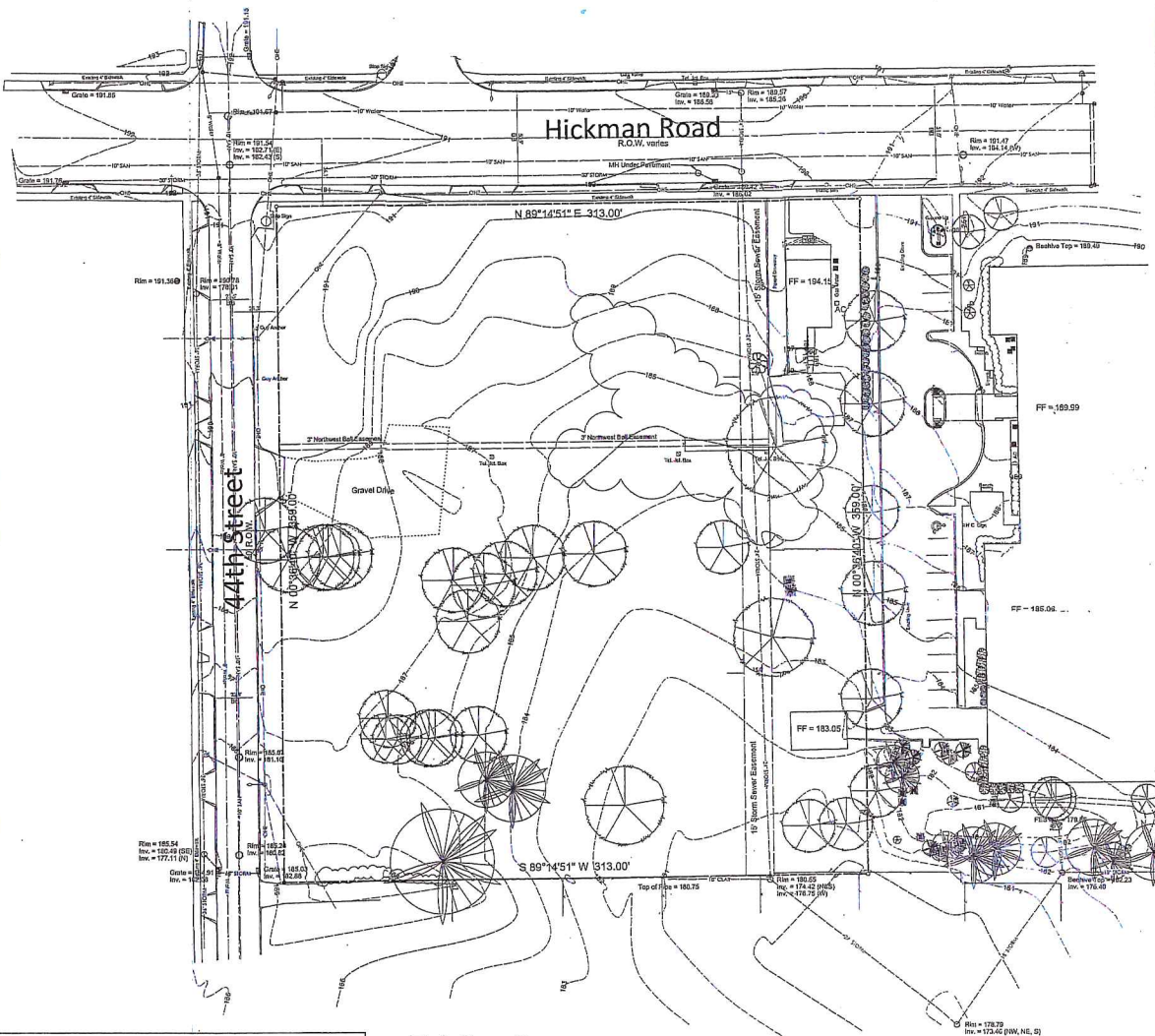
LEGEND:		STANDARD SYMBOLS:	
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⊕	LIGHT POLE	⊙	VALVE
⊕	FINISHED FLOOR	⊙	SPOT ELEVATION (@ x)
		⊙	NOT TO SCALE
		⊙	HOT MIX ASPHALT

Calvin West - Preliminary Topo
44th Street and Hickman Road
Des Moines, IA

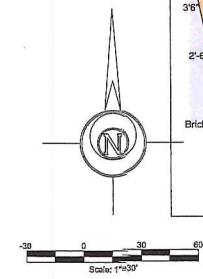
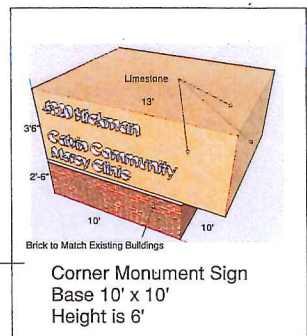
City Of Old Standard Benchmark 42270
Elevation = 992.30

05-07-2015 V. Peltis 1" = 30' 05-07-2015 15-030
Topo

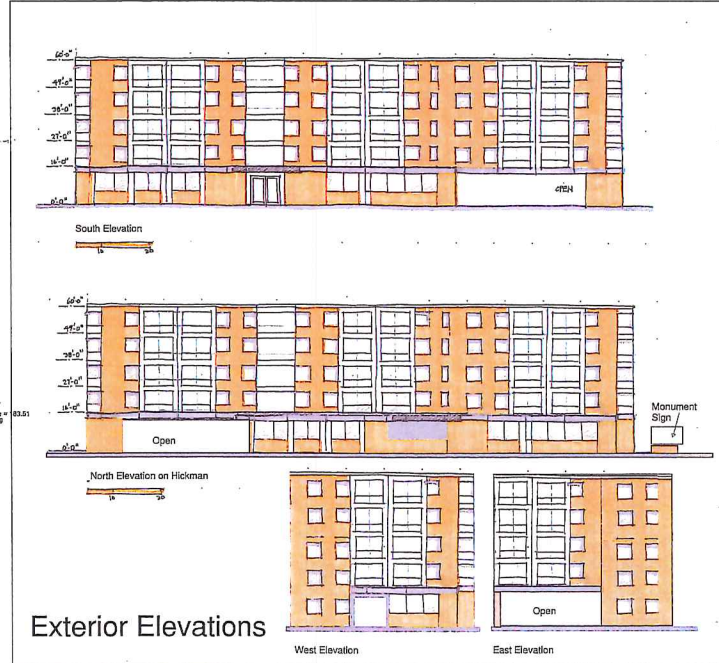
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Conceptual Plan
Calvin Community
a Planned Unit
Development
in the City of Des
Moines
County of Polk
State of Iowa
Sheet 3 of 3



Legal Description:
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WELLS
+ associates

A. LEO P. ELDS ENGINEERING COMPANY
Engineering | Planning | Surveying
3323 Dixon Street, Des Moines, IA 50316 • P.O. Box 4025, Des Moines, IA 50305 • P: (515) 255-9196 F: (515) 263-2295

Existing Survey

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○	CALCULATED CORNER	—x—x—x—	FENCE LINE
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+	N.T.S.
+	H.M.A.

P.C.C.	PORTLAND CEMENT CONCRETE
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CH/ET	OVERHEAD ELEC. / TEL.
CATV	CABLE TELEVISION

Calvin West - Preliminary Topo 44th Street and Hickman Road Des Moines, IA			
City Of Des Moines Benchmark #2276 Elevation = 153.20			
05-07-2015	V. Peldo	1" = 30'	05-07-2015
Topo			15-030