



Date July 11, 2016

**RESOLUTION HOLDING HEARING ON REQUEST FROM THE DES MOINES
COMMUNITY PLAYHOUSE FOR THE 1ST AMENDMENT TO THE DES MOINES
PLAYHOUSE PUD CONCEPTUAL PLAN ON PROPERTY LOCATED AT 831 42ND STREET**

WHEREAS, on June 27, 2016, by Roll Call No. 16-1048, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on June 16, 2016, its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a request from the Des Moines Community Playhouse (owner), represented by John Viars (officer), for the 1st Amendment to the Des Moines Playhouse PUD Conceptual Plan on property located at 831 42nd Street ("Property"), to allow an elevator corridor addition and new sign allowances, including an additional freestanding monument sign with electronic display, subject to the following conditions:

1. The PUD Conceptual Plan shall reflect the approved conceptual 42nd Street Streetscape elements.
2. Provision of a note that states that the Property shall be landscaped in accordance with the landscape standards applicable to the "C-1" District.
3. Provision of a note that states that the proposed monument sign shall be constructed as submitted to the Plan and Zoning Commission, with final design subject to review and approval by the Planning Administrator.
4. Provision of a note that the electronic reader board component of the proposed monument sign shall be limited to 8 square feet in area and shall comply with the requirements of Des Moines Municipal Code Section 134-1277.
5. Provision of a note stating that any wall-mounted sign shall be subject to review and approval by the Planning Administrator.
6. If the existing off-premise advertising sign (electronic billboard) is to remain, it must be clearly identified on the PUD Conceptual Plan.
7. The proposed dumpster enclosure shall be constructed of white steel that is compatible with the existing screening materials on the Property, and subject to review and approval by the Planning Administrator.
8. Provision of a note stating that any transformers, junction boxes, air conditioners, or any other mechanical equipment shall not be located within any setback area; and

WHEREAS, on June 27, 2016, by Roll Call No. 16-1048, it was duly resolved by the City Council that the application of the Des Moines Community Playhouse for review and approval of the proposed 1st Amendment to the Des Moines Playhouse PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on July 11, 2016, at 5:00 p.m. in the City Council Chambers at the Richard A. Clark Municipal Services Center; and

(continued)



Date July 11, 2016

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WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendment to the approved Des Moines Playhouse PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed amendment to the approved Des Moines Playhouse PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all objections to the proposed 1st Amendment to the Des Moines Playhouse PUD Conceptual Plan for the Property, locally known as 831 42nd Street and legally described as follows, are hereby overruled, and the hearing is closed:

A PART OF LOTS 9 THROUGH 14 AND A PART OF THE NORTH SOUTH VACATED ALLEY, BRYN MAWR HEIGHTS ADDITION AND A PART OF LOTS 15 THRU 24 ECKEL'S PLACE, BOTH BEING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9, BRYN MAWR HEIGHTS ADDITION; THENCE SOUTH 89°45'46" EAST ALONG THE NORTH LINE OF SAID LOT 9 AND ALONG THE NORTH LINE OF SAID LOT 24, ECKEL'S PLACE, A DISTANCE OF 268.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE SOUTH 0°07'55" WEST ALONG THE EAST LINE OF SAID LOTS 24, 23, 22, 21, 20, 19, 18 AND LOT 15, A DISTANCE OF 312.54 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 235; THENCE SOUTH 70°24'04" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 34.60 FEET; THENCE NORTH 88°36'20" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 69.30 FEET; THENCE NORTH 48°38'44" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 33.90 FEET; THENCE NORTH 89°47'04" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 14.00 FEET; THENCE NORTH 0°01'45" EAST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 11.47 FEET; THENCE SOUTH 89°53'47" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 108.97 FEET; THENCE NORTH 11°16'27" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 91.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, BRYN MAWR HEIGHTS ADDITION; THENCE NORTH 0°02'28" EAST ALONG THE WEST LINE OF SAID LOTS 12, 11, 10 AND 9, A DISTANCE OF 199.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.86 ACRES (80,967 SF).

AND



Roll Call Number

Agenda Item Number

50

Date July 11, 2016

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LOTS 1, 2, 3 AND THE EAST 7.00 FEET OF ALLEY ADJACENT TO LOT 3, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 235, BRYN MAWR PLACE AND CONTAINING 0.17 ACRES (7,488 SF).

2. The proposed 1st Amendment to the Des Moines Playhouse PUD Conceptual Plan, as on file in the Community Development Department, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is hereby approved.

MOVED BY _____ TO ADOPT.

FORM APPROVED

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(ZON2016-00102)

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

CERTIFICATE

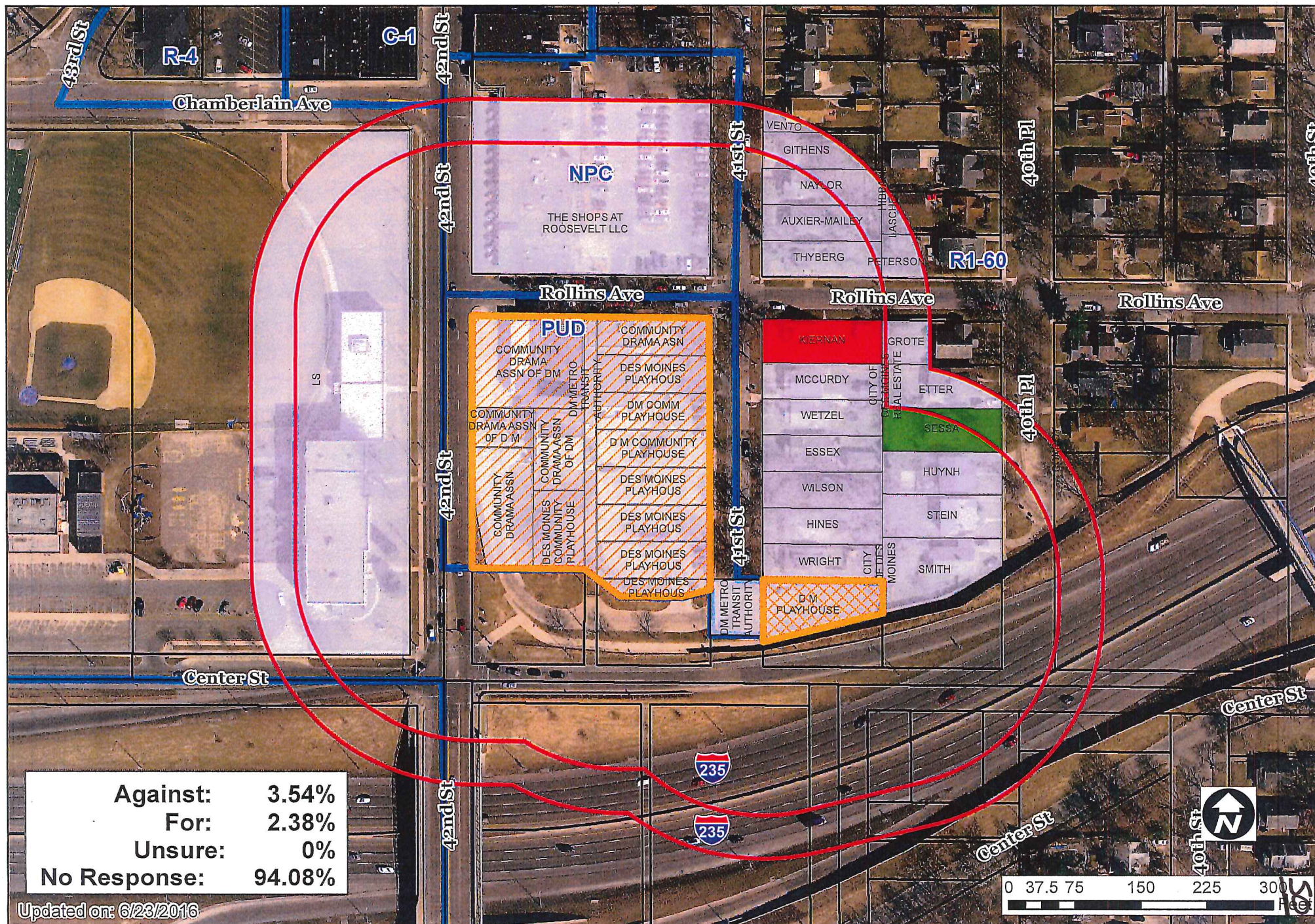
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

Mayor

City Clerk

ZON2016-00102



50



June 22, 2016

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 June 16, 2016, the following action was taken regarding a request from the Des Moines Community Playhouse (owner) represented by John Viars (officer) for the 1st Amendment to the Des Moines Playhouse PUD Conceptual Plan on property located at 831 42nd Street, to allow an elevator corridor addition and new sign allowances, including an additional freestanding monument sign with electronic display.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri				X
Jacqueline Easley	X			
Tim Fitzgerald	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Greg Jones	X			
William Page				X
Mike Simonson				X
CJ Stephens	X			
Steve Wallace	X			
Greg Wattier	X			

APPROVAL of the requested amendment to the Des Moines Playhouse PUD Conceptual Plan, subject to the following conditions: (ZON2016-00102)

1. The PUD Conceptual Plan shall reflect the approved conceptual 42nd Street Streetscape elements.

2. Provision of a note that states that the Property shall be landscaped in accordance with the landscape standards applicable to the "C-1" District.
3. Provision of a note that states that the proposed monument sign shall be constructed as submitted to the Plan and Zoning Commission, with final design subject to review and approval by the Planning Administrator.
4. Provision of a note that the electronic reader board component of the proposed monument sign shall be limited to 8 square feet in area and shall comply with the requirements of Des Moines Municipal Code Section 134-1277.
5. Provision of a note stating that any wall-mounted sign shall be subject to review and approval by the Planning Administrator.
6. If the existing off-premise advertising sign (electronic billboard) is to remain, it must be clearly identified on the PUD Conceptual Plan.
7. The proposed dumpster enclosure shall be constructed of white steel that is compatible with the existing screening materials on the Property, and subject to review and approval by the Planning Administrator.
8. Provision of a note stating that any transformers, junction boxes, air conditioners, or any other mechanical equipment shall not be located within any setback area.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested amendment to the Des Moines Playhouse PUD Conceptual Plan, subject to the following conditions:

1. The PUD Conceptual Plan shall reflect the approved conceptual 42nd Street Streetscape elements.
2. Provision of a note that states that the site shall be landscaped in accordance with the landscape standards applicable to the "C-1" District.
3. The proposed monument sign shall be altered to provide a minimum 2-foot tall masonry base that complements the masonry on the existing building.
4. The proposed monument sign shall not include an electronic reader board component.
5. Provision of a note stating that any wall-mounted sign shall be comprised of individual channel letters.
6. If the existing off-premise advertising sign (electronic billboard) is to remain, it must be clearly identified on the PUD Conceptual Plan.

7. The proposed dumpster enclosure shall be constructed with masonry walls that are compatible with the primary structure and with solid steel gates that are painted to match the existing structure.
8. Provision of a note stating that any transformers, junction boxes, air conditioners, or any other mechanical equipment shall not be located within any setback area.

Written Responses

- 1 In Favor
- 1 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment would allow construction of an addition to the east facade of the Des Moines Playhouse (auditorium) building to accommodate an elevator and to allow installation of additional signage, including a freestanding sign and three (3) wall-mounted signs. The proposed amendment would also allow the existing off-street parking areas to be modified to slightly increase the number of off-street parking spaces on the site.
2. **Size of Site:** 2.14 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** The subject property contains the Des Moines Playhouse (civic auditorium).
5. **Adjacent Land Use and Zoning:**
 - North** – "NPC"; Use is the Shops at Roosevelt strip commercial center.
 - South** – "R1-60"; Uses are I-235, a fire station, and single-family dwellings.
 - East** – "R1-60"; Uses are single-family dwellings.
 - West** – "R1-60"; Uses are Hubbell Elementary School and Roosevelt High School.
6. **General Neighborhood/Area Land Uses:** The site is located in the Roosevelt Cultural District, which is a commercial area that includes the Des Moines Playhouse, Shops at Roosevelt, Roosevelt High School, Hubbell Elementary School, and other businesses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Drake Neighborhood and is within 250 feet of the Waveland Park Neighborhood and North of Grand Neighborhood. These neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on May 27, 2016. Additionally, separate notifications for this specific item were mailed on May 27, 2016 (20 days prior to the hearing) and June 6, 2016 (10 days prior to the hearing) to the Drake Neighborhood Association, the Waveland Park Neighborhood Association, the North of Grand Neighborhood Association and to the primary titleholder on file with the Polk County

Assessor for each property within 250 feet of the PUD District boundary. A Final Agenda was mailed to the neighborhood associations on June 10, 2016.

All agendas and applicable notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Drake Neighborhood Association notices were mailed to Kristina Johnson, 3523 University Avenue, #12A, Des Moines, IA 50311. The Waveland Park Neighborhood Association notices were mailed to Leslie Berkes, 4334 Franklin Avenue, Des Moines, IA 50311. The North of Grand Neighborhood Association notices were mailed to Justin Gross, 633 39th Street, Des Moines, IA, 50312.

8. **Zoning History:** On June 20, 1994, the City Council adopted Ordinance 13,049 to rezone the property from “C-1” and “R-2” Districts to “PUD” District to allow an expansion of the Des Moines Playhouse and to reconfigure the public street traffic flow for a loop within the I-235 right-of-way. This also allowed an off-premises advertising sign, in place at that time, as a permitted use.

On December 4, 1995, the City Council denied a request to amend the PUD Conceptual Plan that would have allowed a 135-foot monopole communications tower on the property.

In 2013, the applicant withdrew a request to amend the PUD Conceptual Plan that would have allowed replacement of the previously existing off-premise advertising sign (billboard) with of a new a 300-sqaure foot off-premise advertising sign located 45.2 feet to the south of the existing location. Instead, the off-premise advertising sign was replaced in its current location along the west side of the building with a digital billboard using conversion credits.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Community Mixed-Use & Neighborhood Node at 42nd Street & Chamberlain Avenue.
10. **Applicable Regulations:** Taking into consideration 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 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 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. 42nd Street Streetscape Project:** The subject property adjoins a segment of 42nd Street that will be improved with a streetscape project in the coming years. The conceptual streetscape plan approved by City Council on September 9, 2013 demonstrates that a bump-out along the east side of 42nd Street would be created to allow DART buses to pull out of the traveled lane. This bump-out will partially be within the PUD and will likely cause the Des Moines Playhouse to lose a few parking spaces. Staff recommends that the PUD Conceptual Plan reflect the approved conceptual 42nd Street Streetscape elements.
- 2. Architecture:** The Des Moines Playhouse building recently underwent extensive renovations to add a new front entrance and install a new building façade. These previous renovations were found to be consistent with the approved PUD Conceptual Plan.

The proposed PUD Conceptual Plan amendment would allow construction of a 2-story addition to the east facade of the building to accommodate an elevator. The proposed elevations indicate that the addition would be sided with materials to blend with the existing building.

- 3. Off-Street Parking:** The proposed PUD Conceptual Plan amendment would allow for reconfiguration of the off-street parking areas in order to provide a few additional parking spaces by paving additional areas along existing drive aisles. While the proposed Conceptual Plan provides 87 off-street parking spaces, staff notes that the streetscape project would likely cause a slight reduction in off-street parking.

The PUD Conceptual Plan demonstrates a mix of existing and proposed plantings throughout the off-street parking areas. Staff recommends that a note be added that states that the site shall be landscaped in accordance with the landscape standards applicable to the "C-1" District.

- 4. Signage:** The proposed PUD Conceptual Plan amendment would allow the Des Moines Playhouse to have a new signage plan. The PUD Conceptual Plan demonstrates that an 8-foot tall monument sign would be located to the east of the driveway approach along Rollins Avenue. The proposed design indicates that the sign would be comprised primarily of metal materials to match the existing building façade. It would include a 4-foot by 2-foot (8 square feet) electronic reader board component. Staff In order to be compatible with the City's "FSO" Freestanding Signs Overlay District, Staff recommends that the proposed monument sign be altered to provide a minimum 2-foot tall masonry base that complements the masonry on the existing building. Staff also recommends that the proposed monument sign not have any electronic reader board component.

The proposed amendment would also allow placement of a 100-square foot sign on each of the north, west, and south building facades. This is the same earning that the site would have if it were zoned "C-1" District. Staff recommends that any wall-mounted sign be comprised of individual channel letters.

5. **Off-Premise Advertising Sign (Billboard):** A previously existing off-premise advertising sign was replaced in its current location with a digital billboard using conversion credits. If this existing sign is to remain as a permitted use, it must be clearly identified on the PUD Conceptual Plan.
6. **Additional Information:** The proposed amendment to the PUD Conceptual Plan would allow for a trash enclosure screen to be constructed along the west facade of the structure facing 42nd Street. The elevations demonstrate that this would be constructed with white metal that blend with the existing structure. Staff recommends that this enclosure be constructed with masonry walls that are compatible with the primary structure and with solid steel gates that are painted to match the existing structure.

The PUD Conceptual Plan states that transformers, junction boxes, and air conditioners "over 3 feet in height" shall not be located in any setback areas. Staff recommends that this note be revised to state that any such equipment shall not be located within any required setback, not just equipment over 3 feet in height.

SUMMARY OF DISCUSSION

Jason Van Essen presented the report and staff recommendation.

Greg Wattier asked if the proposed sign is in compliance with the sign code.

Jason Van Essen stated that he believes the sign is in compliance.

John Viars, Director of Des Moines Community Playhouse, stated that since this part of the building has been opened, multiple people have not been able to find it because there is no sign. In 1960 the Iowa Supreme Court ruled that they are an educational institution. Viars stated that in regards to condition #4, they have 457 different activities a year in the theater. They need something to tell what's happening in the theater. The digital sign is 2 feet by 4 feet. The school across the street has a digital sign that is 3 feet by 8 feet. With the multiplicity of classes and the community good that the Playhouse does, they need to have a way to tell what is going on.

Jonathan Ramsey, BNIM Architects, stated that the PUD Conceptual Plan will be reflected in the drawings. The City Engineers are developing those files now, but they were not available to be incorporated into the drawings at this time.

Staff recommends approval of the requested amendment to the Des Moines Playhouse PUD Conceptual Plan, subject to the following conditions:

1. *The PUD Conceptual Plan shall reflect the approved conceptual 42nd Street Streetscape elements.*

Jonathan Ramsey stated that the City Engineers are working on these elements, but they were not available at the time of the drawing.

2. *Provision of a note that states that the site shall be landscaped in accordance with the landscape standards applicable to the "C-1" District.*

Jonathan Ramsey stated that the applicant agrees to this condition.

3. *The proposed monument sign shall be altered to provide a minimum 2-foot tall masonry base that complements the masonry on the existing building.*

Jonathan Ramsey stated that due to the location of the sign, the applicant proposes a metal sign base that will complement the addition part of the structure.

4. *The proposed monument sign shall not include an electronic reader board component.*

Jonathan Ramsey stated that the applicant desires to have an 8 square foot electronic reader board.

5. *Provision of a note stating that any wall-mounted sign shall be comprised of individual channel letters.*

Jonathan Ramsey stated that the Playhouse does not intend to do any kind of typical "box" type sign. The applicant fully intends to do something that is beautiful, tasteful and timeless, but feels that this language limits what they can do.

6. *If the existing off-premise advertising sign (electronic billboard) is to remain, it must be clearly identified on the PUD Conceptual Plan.*

Jonathan Ramsey stated that this is noted on the drawings. Ramsey stated they would request additional clarification as to what needs to be noted on the drawings.

7. *The proposed dumpster enclosure shall be constructed with masonry walls that are compatible with the primary structure and with solid steel gates that are painted to match the existing structure.*

Jonathan Ramsey stated that this enclosure is nowhere near the existing masonry buildings. Ramsey stated he doesn't think it makes aesthetic sense to provide walls on this side of the building to match the masonry walls at the opposite end of the site. The applicant would like to do a simple, painted, white, steel gate and enclosure.

8. *Provision of a note stating that any transformers, junction boxes, air conditioners, or any other mechanical equipment shall not be located within any setback area.*

Jonathan Ramsey stated that there are no current items in the setback area.

JoAnne Corigliano asked if the applicant is ignoring the Clear Channel sign on the site.

Jonathan Ramsey stated that the sign is on the site and is proposed to remain.

JoAnne Corigliano stated that putting a sign directly under the big Clear Channel sign would be contradictory to what applicant is trying to accomplish.

Mike Ludwig stated that the PUD has already approved the Clear Channel sign. The applicant is not proposing to amend the PUD to eliminate the Clear Channel sign.

Greg Wattier asked what the applicant is proposing to do for the base of the sign.

Jonathan Ramsey stated that the base of the sign will be cast in concrete and then clad in stainless steel. There are areas on the base of the building that have this same stainless steel cladding. It is important to the applicant that there is harmony between the look of the building and this sign.

Jann Freed asked what they would like to see done about condition #5.

Jonathan Ramsey stated that he would like to have members of the Playhouse weigh in on that issue as well. Ramsey stated that there is no intention to have an illuminated box sign, if that is what staff was trying to prohibit.

Mike Ludwig stated that the purpose of the condition was to avoid having a large cabinet sign on the side of the building. Regarding condition #4, Ludwig stated that if the Commission is interested in allowing an electronic reader board, it should be no greater than 8 square feet size. Ludwig also stated they should require compliance with section 134-1277 which lists the regulations for electronic signs and that the sign shall be reviewed and approved by the planning administrator. Regarding condition #7 – staff is comfortable with the white metal, provided that it is compatible with the other materials as described and subject to review and approval by the Planning Administrator.

CJ Stephens stated that there was a comment from the neighborhood in regards to gates on the parking lot.

John Viars stated that there was a time that the parking at night was not compatible with the shopping center and there was a need to meter who went in and out of the parking lot. At that time there was talk of having gates. Those talks haven't been in discussion for quite some time.

John "Jack" Hilmes read the comment card from neighbor Joan Kiernan that stated, "I oppose any large electronic sign! Where are gates on parking lot that were promised years ago???"

John Viars stated that he will talk to her about this.

Mike Ludwig stated that the PUD was approved in the last couple years. The current plan did not require gates.

CJ Stephens stated that she did not agree with the comment that people are having a hard time finding the Playhouse. However, Stephens stated that she does believe the sign is necessary for displaying theater/performance information.

There was no one present to speak in opposition.

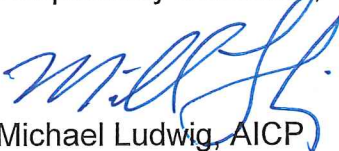
COMMISSION ACTION:

Jann Freed moved staff recommendation for approval of requested amendment to the Des Moines Playhouse PUD Conceptual Plan, subject to the following conditions:

1. The PUD Conceptual Plan shall reflect the approved conceptual 42nd Street Streetscape elements.
2. Provision of a note that states that the Property shall be landscaped in accordance with the landscape standards applicable to the "C-1" District.
3. Provision of a note that states that the proposed monument sign shall be constructed as submitted to the Plan and Zoning Commission, with final design subject to review and approval by the Planning Administrator.
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8. Provision of a note stating that any transformers, junction boxes, air conditioners, or any other mechanical equipment shall not be located within any setback area.

Motion passed 11-0.

Respectfully submitted,



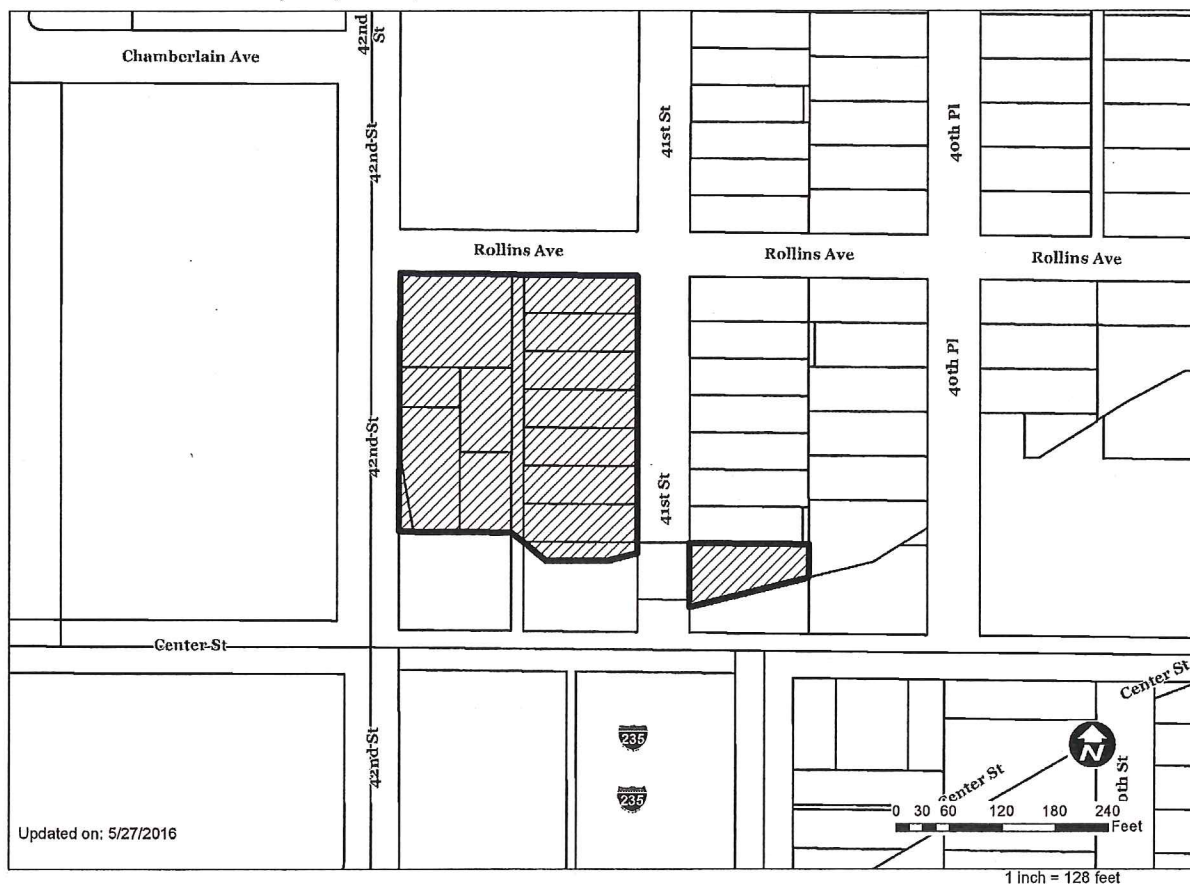
Michael Ludwig, AICP
Planning Administrator

MGL:clw
Attachment

Des Moines Community Playhouse (owner) represented by John Viars (officer) on property located at 831 42nd Street.				File #	
				ZON2016-00102	
Description of Action	Approval of request for the 1st Amendment to the Des Moines Playhouse PUD Conceptual Plan, to allow an elevator corridor addition and new sign allowances including an additional freestanding monument sign with electronic display, subject to conditions.				
PlanDSM Future Land Use	Current: Community Mixed Use within a neighborhood node. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	42 nd Street Widening.				
Current Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	1	1			
Outside Area					
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Des Moines Community Playhouse, 831 42nd Street

ZON2016-00102



ZON2016-00102

Item Playhouse Proposed Date 6-14-16

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

(Circle One)

It was a very informational meeting!

RECEIVED
COMMUNITY DEVELOPMENT
JUN 17 2016
DEPARTMENT

Print Name

Dorothy (Dottie) Sessa

Signature

Dorothy Sessa

Address

822 40th Place

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

My concern was: possible parking
and billboard on the property that
the playhouse owns on 41st St.
I'm glad I went to the meeting -
the improvements proposed sound

for playhouse!
very good

ZON2016-00102

Item

Date 6-13-16

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

RECEIVED

COMMUNITY DEVELOPMENT

JUN 14 2016

Print Name

JOAN A. KERNAN

Signature

Joan A. Kernan

DEPARTMENT

Address

839 - 41st St.

Des Moines, IA

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

50312

I oppose any large
electronic sign! Where
are gates on parking lot
for after hours that were
promised years ago?!

CONCEPTUAL PLAN
DES MOINES COMMUNITY
PLAYHOUSE - FIRST
AMENDMENT

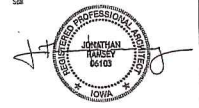
831 42nd Street
Des Moines, IA 50312

A PLANNED UNIT DEVELOPMENT IN THE CITY OF
DES MOINES, POLK COUNTY, IOWA
Issued: 05.05.15

[illegible]

Key Plan

Spa

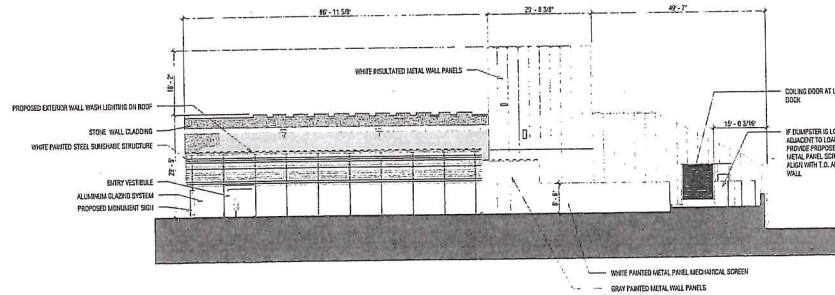


Licensee Name: Bertoldo Nelson Wyvanchun McDowell Incorporated
Professional Name: Architectural Corp.
License Number: 000377

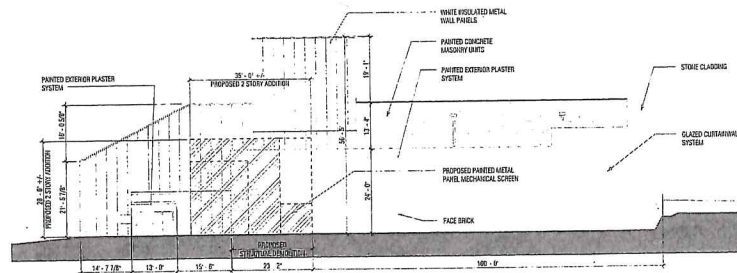
EXTERIOR ELEVATIONS
SHEET 3 OF 4

5/17/2016 2:13:08 PM

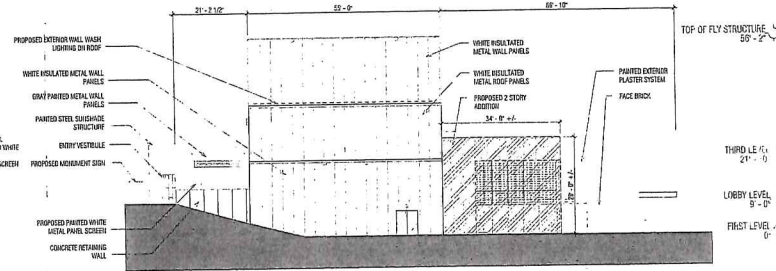
Copyright © 2011 SAGE Architect



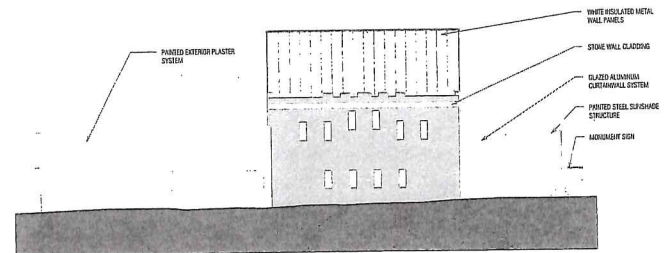
E1 WEST ELEVATION
1/10" = 1'-0" RE: 1/A100-3



A1 EAST ELEVATION
1/16" = 1'-0" SEE A1/A100



E10 SOUTH ELEVATION
1/16" = 1'-0" RE: 1/A100-3



A10 NORTH ELEVATION
1/16" = 1'-0" RE. A1/A100

515.164.2023