



**Date** July 25, 2016

**RESOLUTION SETTING HEARING ON REQUEST FROM GRAND VIEW UNIVERSITY TO REZONE PROPERTY IN THE VICINITY OF 2800 EAST 14<sup>TH</sup> STREET AND TO AMEND THE GRAND VIEW WEST PUD CONCEPTUAL PLAN**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on July 7, 2016, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Grand View University (owner), represented by Adam Voigts (officer), to rezone multiple properties in the vicinity of the Grand View University campus, 2800 East 14<sup>th</sup> Street (collectively "Property"), from "C-2" General Retail and Highway-Oriented Commercial District, "C-1" Neighborhood Retail Commercial District, "R-3" Multiple-Family Residential District, and "R1-60" One-Family Low-Density Residential District, to "PUD" Planned Unit Development, and to amend the Grand View West PUD Conceptual Plan to expand the Grand View University campus and to allow additional campus signage; and

**WHEREAS**, the Property to be rezoned is legally described as follows:

THE SOUTH 76 FEET OF LOT 16 AND LOTS 3, 18, 22, 23, 24, AND 29, ALL IN BLOCK 1, GRAND VIEW; PARCEL "A" LOT 30, BLOCK 1, GRAND VIEW RECORDED IN BOOK 14631 PAGE 311; PARCEL "A" LOTS 1 AND 2, BLOCK 1, GRAND VIEW RECORDED IN BOOK 14631 PAGE 357; THE NORTH 1/3 OF LOTS 16 AND 17 AND LOTS 13, 14, 15, 19, 20, 22, 26, AND 27, ALL IN BLOCK 2, GRAND VIEW; LOTS 1 AND 2, BLOCK 4, GRAND VIEW; INCLUDING THE EAST/WEST ALLEY, ALL OF BLOCK 5, GRAND VIEW; LOTS 6, 7, 8, 9, 10, 11, 12, 13, AND 15, ALL IN BLOCK 8, GRAND VIEW; THE WEST 40 FEET OF LOT 4 AND LOTS 8, 10, 11, 12, 15, 26, 27, AND 28, ALL IN BLOCK 12, GRAND VIEW, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

**WHEREAS**, the PUD Conceptual Plan area is legally described as follows:

LOTS 1-15; 17-19; 21-30, ALL IN BLOCK 6, AND LOTS 1-30, EXCEPT HIGHWAY RIGHT-OF-WAY, ALL IN BLOCK 7, AND LOTS 1, 2, 29 AND 30, EXCEPT HIGHWAY RIGHT-OF-WAY, IN BLOCK 12, ALL IN GRAND VIEW, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

THE SOUTH 76 FEET OF LOT 16 AND LOTS 3, 18, 22, 23, 24, AND 29, ALL IN BLOCK 1, GRAND VIEW; PARCEL "A" LOT 30, BLOCK 1, GRAND VIEW RECORDED IN BOOK 14631 PAGE 311; PARCEL "A" LOTS 1 AND 2, BLOCK 1, GRAND VIEW RECORDED IN BOOK 14631 PAGE 357; THE NORTH 1/3 OF LOTS 16 AND 17 AND LOTS 13, 14, 15, 19, 20, 22, 26, AND 27, ALL IN BLOCK 2, GRAND VIEW; LOTS 1 AND 2, BLOCK 4, GRAND VIEW; INCLUDING THE EAST/WEST ALLEY, ALL OF BLOCK 5, GRAND VIEW; LOTS 6, 7, 8, 9, 10, 11, 12, 13, AND 15, ALL IN BLOCK 8, GRAND VIEW; THE WEST 40 FEET OF LOT 4 AND LOTS 8, 10, 11, 12, 15, 26, 27, AND 28, ALL IN BLOCK 12, GRAND VIEW, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. ALL PROPERTIES SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



Date July 25, 2016

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed rezoning and PUD Conceptual Plan amendment are to be considered shall be held at the Richard A. Clark Municipal Service Center (MSC), located at 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa, at 5:00 p.m. on August 8, 2016, at which time the City Council will hear both those who oppose and those who favor the proposal.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY \_\_\_\_\_ TO ADOPT.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

(ZON2016-00110)

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

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

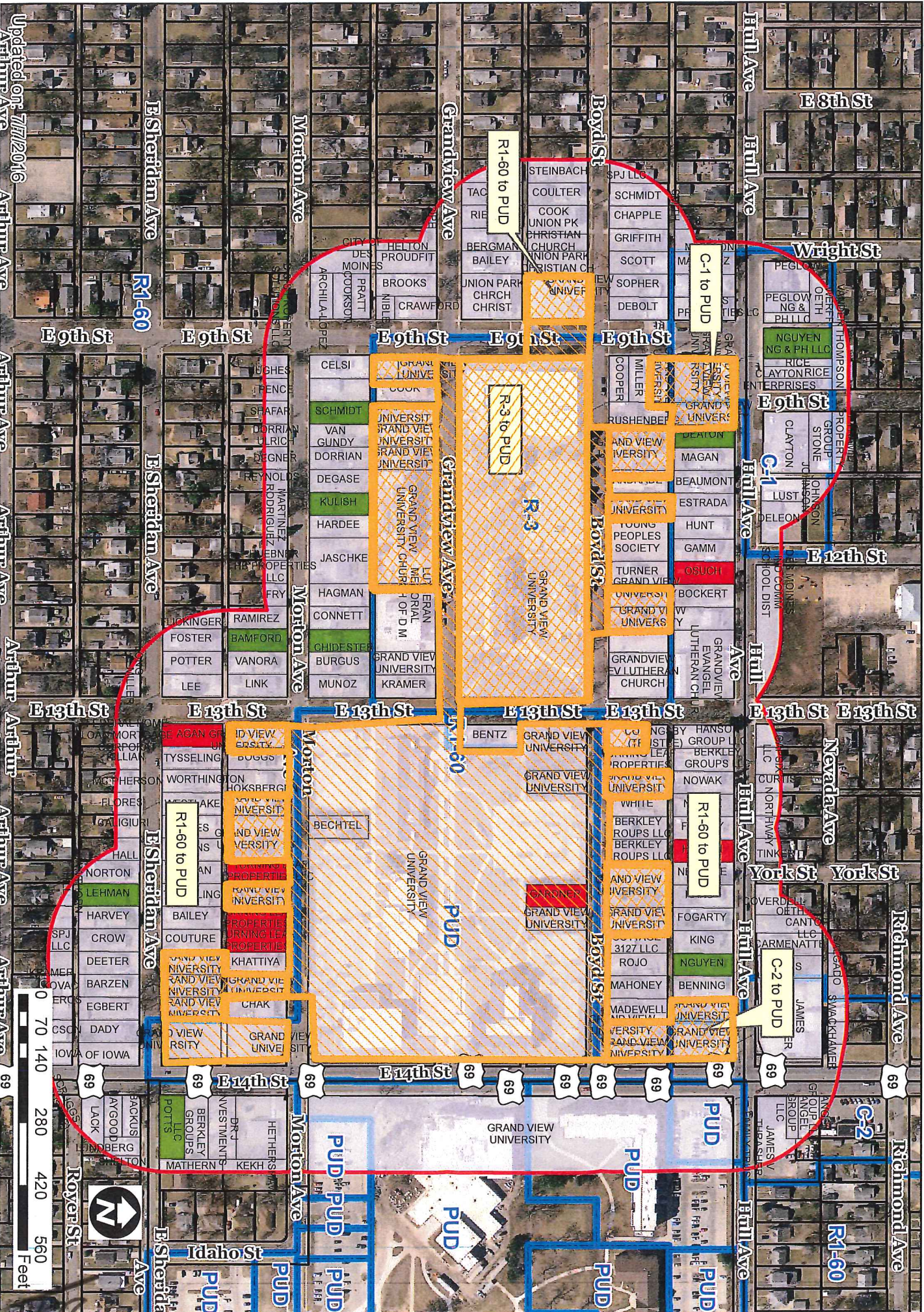
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

\_\_\_\_\_  
City Clerk

# Grand View University (West), Vicinity of 2800 East 14th Street

ZON2016-00110



Updated on 7/1/2016



22A



July 19, 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 July 7, 2016, the following action was taken regarding a request from Grand View University (owner) represented by Adam Voigts (officer) for the following with regard to the proposed expansion of the Grand View West PUD located in the vicinity of 2800 East 14<sup>th</sup> Street.

**COMMISSION RECOMMENDATION:**

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

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
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			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
CJ Stephens				X
Steve Wallace	X			
Greg Wattier				X

**APPROVAL** of staff recommendation Part A) that the proposed rezoning be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Public/Semi-Public, approval of Part B) recommends that the PlanDSM Creating Our Tomorrow future land use designation be amended from Low Density



Residential and Neighborhood Mixed Use to Public/Semi Public, approval of Part C) the requested rezoning of properties from “R1-60” One-Family Low-Density Residential District, “R-3” Multiple-Family Residential District, “C-1” Neighborhood Retail Commercial District and “C-2” General Retail and Highway-Oriented Commercial District to “PUD” Planned Unit Development and approval of Part D) the amendment to the “PUD” Concept Plan subject to the signs ST-2 Vehicular directional sign and ST-3a Pedestrian ‘You are Here’ Map Directional sign, located along East 14<sup>th</sup> Street, East 13<sup>th</sup> Street, East 9<sup>th</sup> Street and Boyd Street shall all be constructed as monument signs with a minimum 2-foot tall masonry base, in accordance with requirements of the City’s “FSO” Freestanding Signs Overlay District. (ZON2016-00110)

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

Part A) Staff recommends that the proposed rezoning be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Public/Semi-Public.

Part B) Staff recommends that the PlanDSM Creating Our Tomorrow future land use designation be amended from Low Density Residential and Neighborhood Mixed Use to Public/Semi Public.

Part C) Staff recommends approval of the requested rezoning of properties from “R1-60” One-Family Low-Density Residential District, “R-3” Multiple-Family Residential District, “C-1” Neighborhood Retail Commercial District and “C-2” General Retail and Highway-Oriented Commercial District to “PUD” Planned Unit Development.

Part D) Staff recommends approval of the amendment to the “PUD” Concept Plan subject to the signs ST-2 Vehicular directional sign and ST-3a Pedestrian ‘You are Here’ Map Directional sign, located along East 14<sup>th</sup> Street, East 13<sup>th</sup> Street, East 9<sup>th</sup> Street and Boyd Street shall all be constructed as monument signs with a minimum 2-foot tall masonry base, in accordance with requirements of the City’s “FSO” Freestanding Signs Overlay District.

### Written Responses

10 In Favor

5 In Opposition

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

### **I. GENERAL INFORMATION**

- 1. Purpose of Request:** The applicant seeks to assemble and rezone 10.78 acres of property from “R-1”, “C-1”, “C-2” and “R-3” to “PUD” in order to facilitate future campus development. The proposed amendment to the Conceptual Plan includes incorporating the properties into the existing PUD and includes additional campus signage within the Grand View West PUD. This is the first amendment to the Conceptual plan.
- 2. Size of Site:** 10.78 acres of land to be rezoned is proposed to be added to the existing “PUD” for a total “PUD” area of 21.81 acres in the West campus.

3. **Existing Zoning (site):** “R1-60” One-Family Low-Density Residential District, “R-3” Multiple-Family Residential District, “C-1” Neighborhood Retail Commercial District and “C-2” General Retail, Highway-Oriented Commercial District, “GGP” Gambling Games Prohibition Overlay District, “VDL” Vehicle Display Lot Overlay District and “FSO” Freestanding Sign Overlay District.

4. **Existing Land Use (site):** The areas proposed for rezoning include Grand View College academic building and several single-family residential dwellings.

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

*North* – “R1-60” and “C-1”, Uses are Hull Avenue right-of-way and single-family residential dwellings.

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

*East* – “PUD”, Uses are East 14<sup>th</sup> Street right-of-way, east campus of Grand View University and single-family residential dwellings.

*West* – “R1-60”, Uses are East 9<sup>th</sup> Street right-of-way and single family residential dwellings.

6. **General Neighborhood/Area Land Uses:** The subject properties are located between East 14<sup>th</sup> Street commercial corridor, East 9<sup>th</sup> Street, Hull Avenue and East Sheridan Avenue. The area is comprised of primarily low-density residential uses and the west campus of Grand View University.

7. **Applicable Recognized Neighborhood(s):** The subject PUD is located in the Union Park Neighborhood and is within 250 feet of Highland Park Neighborhood. The neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on June 20, 2016. A Final Agenda was mailed to the neighborhood association on July 1, 2016. Additionally, separate notifications of the hearing for this specific item were mailed on June 17, 2016 (20 days prior to the hearing) and June 27, 2016 (10 days prior to the hearing) to the Union Park and Highland Park Neighborhood Associations 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 Union Park Neighborhood Association notices were mailed to Jack Daugherty, P.O. Box 16113, Des Moines, IA 50316. The Highland Park Neighborhood Association notices were mailed to Jonathan Covalt, 3225 Villa Vista Drive, Des Moines 50316.

The applicant has held their required neighborhood meeting and will be available to provide a summary of this meeting at the Plan & Zoning Commission hearing.

8. **Relevant Zoning History:** The Grand View College – West PUD was approved on January 22, 2006 by the City Council. This included existing campus facilities and a proposal for redevelopment of additional land for two academic buildings on the north side of a vacated Grandview Avenue. It also proposed additional off-street parking areas off of Boyd Street and Morton Avenue in support of the campus buildings.

**9. PlanDSM Future Land Use Plan Designation:** Public/Semi-Public, Low-Density Residential and Neighborhood Mixed Use.

**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 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. PlanDSM Creating Our Tomorrow Designation:** The proposed usage of the subject property for higher educational purposes is consistent with the Public/Semi-Public future land use designation in the PlanDSM Creating Our Tomorrow Plan.

Public/Semi-Public is described as “areas that mostly open to public use or public access. May include government facilities, schools, hospitals, libraries, and community facilities.”

**2. Signage:** The proposed amendment to the PUD Conceptual Plan would allow Grand View University to install additional signage in accordance with the campus signage plan provided on Sheets 7 – 10 of the PUD Conceptual Plan. The proposed signage plan for Grand View University West PUD includes the following:

- St-2 Vehicular Directional Sign – A variation of 5 feet 3.5 inches by 7 feet 11 inches (41.89 square feet), or 2 feet 3.5 inches by 7 feet 6 inches (17.19 square feet), 2 signs along East 14<sup>th</sup> Street, 2 signs along Boyd Street, 1 sign at the northeast intersection of East 13<sup>th</sup> Street and Boyd Street, and 1 sign along East 9<sup>th</sup> Street.
- ST-3 Pedestrian Directional Sign – 3 feet 4 inches by 5 feet 1.25 inches (17.01 square feet), 1 sign interior to the PUD.
- ST-3a Pedestrian ‘Your Are Here’ Map Directional Sign – 5 feet 7.5 inches by 7 feet 1 inch (5737.5 square feet), 1 sign along East 14<sup>th</sup> Street and 1 sign along East 13<sup>th</sup> Street.
- St-4 Parking lot Sign – 1 foot 5.5 inches by 8 feet 4 inches (12.15 square feet), 22 signs interior to the PUD.
- ST-4a Parking Lot Identification Sign – 2 feet 7.75 inches by 3 feet 8 inches (9.7 square feet), 6 signs interior to the PUD.

Staff believes that while the proposed signage plan is appropriate to serve vehicular and pedestrian way finding needs within the campus, any signs located along public streets should be compatible with the City's "FSO" Freestanding Signs Overlay District applicable to all other zoning districts citywide. The signs ST-2 and ST-3a, located along East 14<sup>th</sup> Street, East 13<sup>th</sup> Street, East 9<sup>th</sup> Street and Boyd Street should be constructed as a monument sign with a minimum 2-foot tall masonry base.

## **SUMMARY OF DISCUSSION**

Jason Van Essen presented the staff report and recommendation.

David Courard-Hauri asked why the PUD rezoning is being done at the same time as the questions about the signs.

Jason Van Essen stated signage is regulated by the PUD, so they must amend the PUD for the proposed signage to be allowed.

JoAnne Corigliano stated the signs on through streets should comply. The signs within the campus she believes should not have masonry bases.

Doug Saltgaver, ERG 2413 Grand Avenue, stated the applicant prefers to not install the 2-foot minimum height of masonry at the base of these signs. Acknowledged that this is the typical code requirement for monument signs. Pointed out that monument signs are typically used to advertise a business and that this is not the purpose of the proposed signs. Wayfinding signage is used to provide direction to those who come to campus and have no idea where they are going. He showed examples of City wayfinding signs that are all in the right-of-way. Stated that wayfinding signs will make it easier for emergency vehicles to get to their destination.

Stated the applicant is also concern with the staff recommendation regarding the use of individual channel letter signage on the buildings. They prefer to use the letters as presented. Stated these signs will not be individually lit. Asked the Commission to wave these two recommended conditions. Their intent is to not draw a lot of attention to the signs and providing a 2-foot tall base to some of the signs would make them more prominent.

Will Page stated he does not believe masonry bases would be in scale with the neighborhood. Asked if the Traffic and Transportation Division had any comments about the proposed parking lot at the corner of Sheridan and E. 14<sup>th</sup> Street.

Adam Voigts, Vice President, Grand View University, stated the parking lot is shown on the existing PUD and not a newly proposed amendment. The entrance to the parking lot would not be off of E. 14<sup>th</sup> Street, but would be from Morton.

David Courard-Hauri noticed that the biggest concerns listed on the response cards were that individuals thought that their properties were being rezoned. Clarified that only property owned by Grand View University is proposed to be rezoned.



Adam Voigts stated the rationale for their proposal was to help the neighborhood. They find that perspective students that are not familiar with Des Moines come to the campus and have trouble finding where they need to go. They then driving around the neighborhood. They believe the wayfinding signs will help avoid that type of unnecessary traffic flow.

Kent Henning, President, Grand View University, stated they have done a lot of building on their campus in the last 15 years. The addition of the student center, the skywalk across E. 14<sup>th</sup> was the capstone project of the campus master plan that has been guiding all of this work for about 15 years. Their proposal tonight is sort of the finishing touch to help their visitors find their destinations. He reiterate that they see this as being a benefit to the neighborhood as well as the community. Clarified that the signs are not only for automobile traffic but a couple of the signs are meant for pedestrians who are walking across campus.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

Tina Payton stated she is representing one of the elders at Union Park Christian Church Grace Fellowship Church located at 832 Grandview. Because the church and Grand View share a parking lot, she is curious of the applicant's future intent for that site.

Kent Henning stated the parking lot Ms. Payton is referring to is on the corner of 9<sup>th</sup> & Boyd. Grand View University owns the parking lot and allows the church to use the lot for their services. In the PUD that parking lot does not change, it remains a parking lot.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

JoAnne Corigliano stated she believes it is necessary for the signs on E. 14<sup>th</sup> Street to have a monument base where the traffic is denser and faster. However, it is not necessary for wayfinding signs to have a monument base.

Mike Simonson stated the wayfinding base is a good thing and believes staff's point about monument signs is valid. However, some of the proposed signs are barely 2-square foot and he does not see having a monument sign on those. He believes there may be a compromise. He sees two different sign types that perhaps should and could have a masonry base, which are signs type 1 and 3a.

Mike Ludwig noted that staff's recommendation does not require a masonry base for 2-square foot signs. ST-2 in the drawing is 54 inches wide by 41 inches tall.

Mike Simonson proposed that signs 1 through 3a require masonry bases, because the structure goes down to the ground.

Adam Voigt clarified where the signs are being proposed to be located. He showed the different sign types and where they would go. ST 1 would go on the corner of 14<sup>th</sup> Street and Morton. That one is a larger and taller sign. ST 2 and 2a are just slightly different in size and are meant for vehicle signage along 14<sup>th</sup> Street and other major roads. ST 3a he believes is a misinterpretation of the intent of that sign. It is meant to be a pedestrian sign. Although it is depicted looking like it is going to be placed somewhat close to the street, it really will not.

Mike Simonson asked how far back the 3a signs would be from the public right-of-way.

Adam Voigt stated approximately 50 feet.

Mike Simonson stated the ST-1 should have a masonry base.

Mike Ludwig clarified that no ST1 signs are proposed for the west PUD so the Commission would simply need to delete the condition regarding monument base for this item and then only require it for the ST1 sign on the east PUD which is the next item on the agenda.

**COMMISSION ACTION:**

Mike Simonson moved staff recommendation Part A) the proposed rezoning be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Public/Semi-Public, approval of Part B) the PlanDSM Creating Our Tomorrow future land use designation be amended from Low Density Residential and Neighborhood Mixed Use to Public/Semi Public, approval of Part C) the requested rezoning of properties from "R1-60" One-Family Low-Density Residential District, "R-3" Multiple-Family Residential District, "C-1" Neighborhood Retail Commercial District and "C-2" General Retail and Highway-Oriented Commercial District to "PUD" Planned Unit Development and approval of Part D) the amendment to the "PUD" Concept Plan as submitted.

Motion carried 11-0.

Respectfully submitted,



Jason Van Essen, AICP  
Senior City Planner

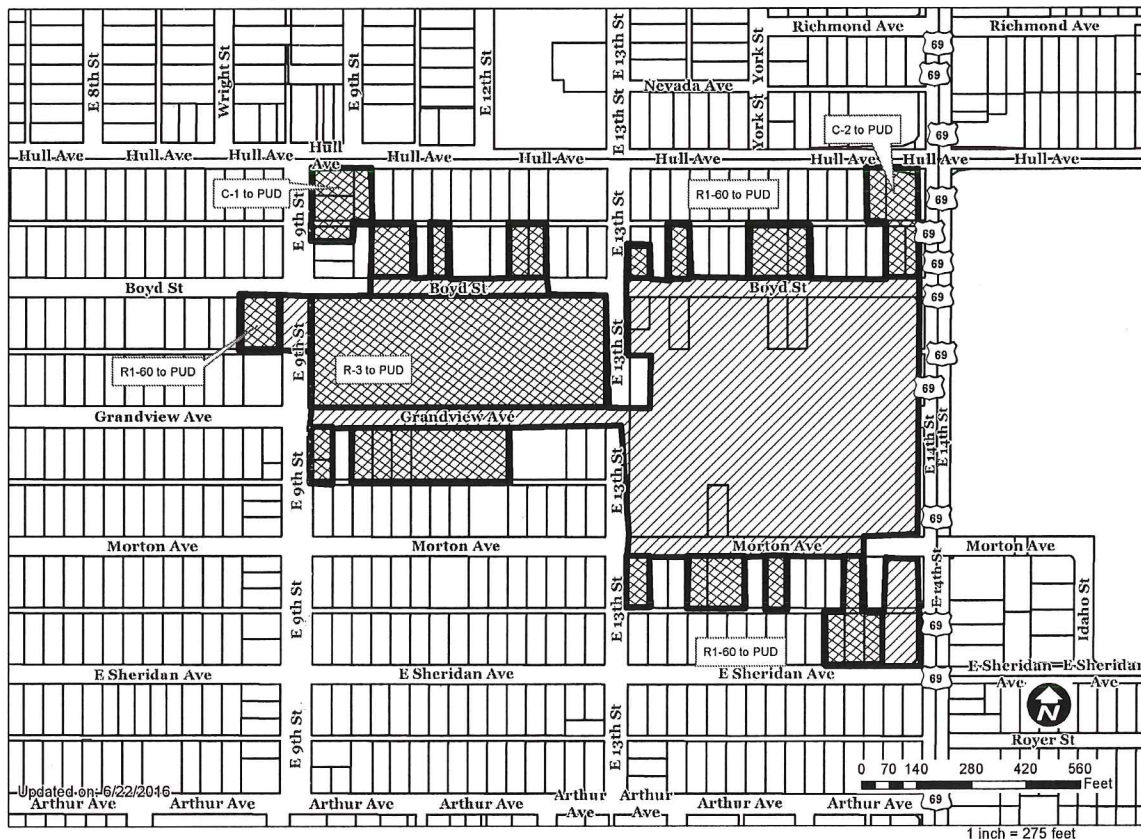
JMV:clw

Attachment

Grand View University (owner) represented by Adam Voigts (officer) for property located in the vicinity of 2800 East 14th Street.			File # ZON2016-00110	
Description of Action	Approval of request for rezoning of multiple properties in the vicinity of Grand View University's campus from "C-2" General Retail and Highway-Oriented Commercial District, "C-1" Neighborhood Retail Commercial District, "R-3" Multiple-Family Residential District, and "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development. Amendment to the Grand View West PUD Conceptual Plan to expand the Grand View University campus and to allow additional campus signage.			
PlanDSM Future Land Use	Current: Low Density Residential and Public/Semi-Public. Proposed: Public/Semi-Public.			
Mobilizing Tomorrow Transportation Plan	2025-2034 Widen US 69/East 14th Street from 4 lanes to 5 lanes. 2035-2050 East 14th Street Widening from 4 lanes to 5 lanes.			
Current Zoning District	"C-2" General Retail and Highway-Oriented Commercial District, "C-1" Neighborhood Retail Commercial District, "R-3" Multiple-Family Residential District, "R1-60" One-Family Low-Density Residential District, "VDL" Vehicle Display Lot Overlay District and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	"PUD" Planned Unit Development, "VDL" Vehicle Display Lot Overlay District and "FSO" Freestanding Signs Overlay District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	10	5		
Outside Area				
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes
	Denial			No

Grand View University (West), Vicinity of 2800 East 14th Street

ZON2016-00110

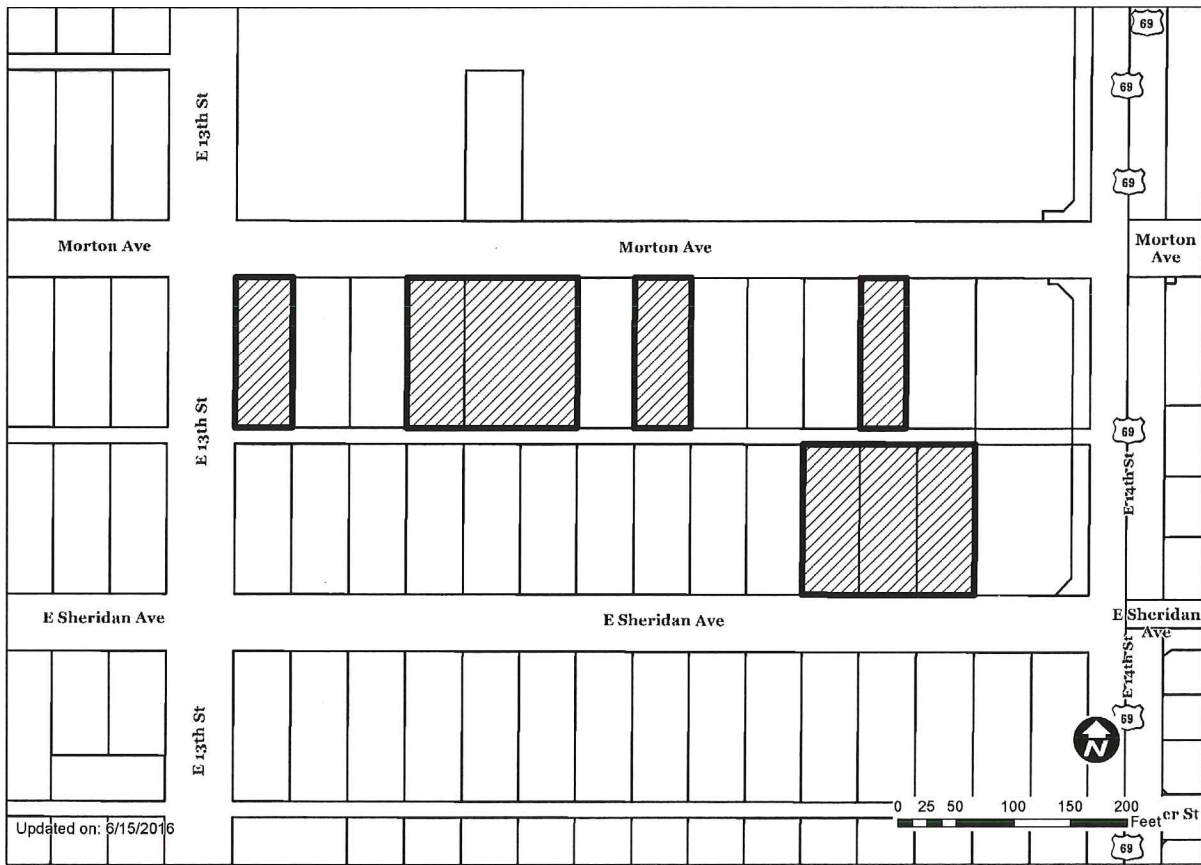


1 inch = 275 feet

<b>Grand View University (owner) represented by Adam Voigts (officer) for property located in the vicinity of 2800 East 14th Street.</b>		<b>File #</b> 21-2016-4.07		
<b>Description of Action</b>	Approval of request to amend the existing PlanDSM: Creating Our Tomorrow Plan future land use designation from Low Density Residential and Neighborhood Mixed Use to Public/Semi Public.			
<b>PlanDSM Future Land Use</b>	Current: Low Density Residential. Proposed: Public/Semi-Public.			
<b>Mobilizing Tomorrow Transportation Plan</b>	2025-2034 Widen US 69/East 14th Street from 4 lanes to 5 lanes. 2035-2050 East 14th Street Widening from 4 lanes to 5 lanes.			
<b>Current Zoning District</b>	"R1-60" One-Family Low-Density Residential District and "FSO" Freestanding Signs Overlay District.			
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	10	5		
Outside Area				
<b>Plan and Zoning Commission Action</b>	Approval	11-0	<b>Required 6/7 Vote of the City Council</b>	Yes
	Denial			No

Grand View University (West), Vicinity of E 14th Street

21-2016-4.07



22A

Item ZON2016-00110

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

Date July 1, 2016

RECEIVED  
(Circle One)  
COMMUNITY DEVELOPMENT

Print Name Pamela Oruch

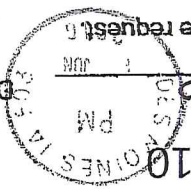
JUL 05 2016

Signature *Pamela Oruch*

Address 1107 Hull Ave.

DEPARTMENT

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



Date 4/29/16

Item ZON2016-00110

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

RECEIVED  
(Circle One)  
COMMUNITY DEVELOPMENT

Print Name LINDA GARDNER

Signature *Linda Gardner*

Address 1327 Boyd St.

JUL 05 2016

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

*I do not want my home to be rezoned from R1-60 to PUD. I am afraid if it is I will be forced out of my home before I'm ready to leave.*

Item ZON2016-00110

RECEIVED  
(Circle One)  
COMMUNITY DEVELOPMENT

JUL 05 2016

DEPARTMENT  
(And I am an appraiser)

Date 06/30/16

Print Name Shauna Neal

Signature *Sh Neal*

Address 1327, 1331 and 1335 Norton

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

*( Although Grandview is a private institution, I am concerned the PUD zoning will allow them somehow to argue eminent domain after using fraudulent appraisals to buy these homes.*

Date 06/30/16  
Twining Leaf Properties LLC

ZON2016-00110

Item \_\_\_\_\_ Date 7-1-16

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

**RECEIVED**  
(Circle One)

COMMUNITY DEVELOPMENT Print Name F. M. Agak

JUL 07 2016

Signature F. M. Agak

Address 1300 E. Sheridan, Des Moines 50316

DEPARTMENT

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

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

ZON2016-00110

Item \_\_\_\_\_

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

**RECEIVED**  
(Circle One)

COMMUNITY DEVELOPMENT

JUL 05 2016

DEPARTMENT

Print Name Donna Hogbin

Signature Donna Hogbin

Address 1321 HULL AVENUE

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

It is my home and I  
plan to keep it.

ZON2016-00110

Item PUD around Grandview College Date Hearing 6:00pm 7/7/16

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

**RECEIVED**  
(Circle One)

COMMUNITY DEVELOPMENT Print Name Marvin and Linda Lehman

JUL 05 2016

Signature Linda Lehman

Address 1333 E Sheridan Ave. Des Moines, IA 50316

DEPARTMENT

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

I attended the meeting last week  
at Grandview Library and it  
seemed harmless but checked  
with Erik Judy to be sure.  
Grandview has been a good neighbor  
except for the party house on the

ZON2016-00110

Item \_\_\_\_\_ Date 7/1/16

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

**RECEIVED**  
COMMUNITY DEVELOPMENT

JUL 07 2016

DEPARTMENT

Print Name SHERRY CHIDESTER

Signature Sherry Chidester

Address 1202 Ingoton Ave

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

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

ZON2016-00110

Item Zon 2016-00110 Date 6-29-2016

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

**RECEIVED**  
COMMUNITY DEVELOPMENT

JUL 05 2016

DEPARTMENT

Print Name Lloyd L. Deaton

Signature Lloyd L. Deaton

Address 915 Hull Ave.

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

This will not affect me.

ZON2016-00110

Item Graduate College Date June 29, 2016

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

**RECEIVED**  
COMMUNITY DEVELOPMENT

JUL 05 2016

DEPARTMENT

Print Name DAS Property Solutions

Signature D. D. A. Jaf

Address 4121 SE. Bowen

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

Good for Economy + Neighborhood.

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

Item

Date June 29, 2016

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

RECEIVED  
(Circle One)

COMMUNITY DEVELOPMENT

Print Name Georgia M. Kulish

JUL 05 2016

Signature Georgia M. Kulish

DEPARTMENT Address 1006 Morton Ave

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

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

ZON2016-00110

Item

Date 6-28-16

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

RECEIVED  
(Circle One)

COMMUNITY DEVELOPMENT

Print Name KEVIN SCHMIDT

JUL 05 2016

Signature [Signature]

DEPARTMENT Address 908 Morton Ave

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

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

ZON2016-00110

Item 864 HWY AVE

Date 6/30/2016

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

COMMUNITY DEVELOPMENT

Print Name THUY TIEN NGUYEN

JUL 05 2016

Signature [Signature]

DEPARTMENT

Address 1385 S 50th PL WILMINGTON IA 50265

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

I AM OK WITH THE CHANGE

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



22A

ZON2016-00110

Item \_\_\_\_\_ Date 6-29-16

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

RECEIVED  
(Circle One)

COMMUNITY DEVELOPMENT Print Name Russell Potts

JUL 05 2016 Signature \_\_\_\_\_

Address 2601 E 14th Street

DEPARTMENT

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

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

ZON2016-00110

Item 864 HULL AVE Date 6/30/2016

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

RECEIVED  
(Circle One)

COMMUNITY DEVELOPMENT Print Name THUYTIEN NGUYEN

JUL 05 2016 Signature \_\_\_\_\_

Address 1385 S 50th PL WDM, IA 50265

DEPARTMENT

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

I AM OK WITH THE CHANGE  
\_\_\_\_\_  
\_\_\_\_\_

ZON2016-00110

Item ZON2016-0040 Date 6/28/16

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

RECEIVED  
(Circle One)

COMMUNITY DEVELOPMENT Print Name April M. Bamford

JUL 05 2016 Signature \_\_\_\_\_

Address 1001 Morton

DEPARTMENT

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

Purpose of the rezoning is needed  
Signage that will help students,  
visitors & neighbors.