



Date July 25, 2016

RESOLUTION SETTING HEARING ON REQUEST FROM GRAND VIEW UNIVERSITY TO REZONE PROPERTY IN THE VICINITY OF 2811 EAST 14TH STREET AND TO AMEND THE GRAND VIEW EAST 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 properties locally known as 2602 and 2608 Idaho Street, in the vicinity of the Grand View University campus, 2811 East 14th Street (collectively "Property"), from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development, and to amend the Grand View East 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:

LOTS 5 AND 6 BALL PARK HEIGHTS, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; and

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

LOTS 4, 5, 6, AND THE WEST 225.0 FEET OF THE NORTH 137.1 FEET OF LOT 7; AND THE EAST 463.4 FEET OF LOT 7 (EXCEPT THE SOUTH 25.0 FEET OF THE EAST 463.4 FEET OF LOT 7), AND THE SOUTH 300.0 FEET OF LOT 8 (EXCEPT THE WEST 70.0 FEET OF THE NORTH 25.0 FEET OF THE SOUTH 300.0 FEET OF LOT 8), AND THE NORTH 328.0 FEET OF LOT 8 (EXCEPT NORTH 25.0 FEET OF THE WEST 48.5 FEET OF THE NORTH 165.5 FEET OF LOT 8 AND EXCEPT THE WEST 70.0 FEET OF THE SOUTH 25.0 FEET OF THE NORTH 328.0 FEET OF LOT 8), AND LOTS 9 AND 10, AND LOT 11 (EXCEPT THE NORTH 150.0 FEET OF THE EAST 50.0 FEET OF LOT 11); AND THE SOUTH 1/2 OF LOT 12 (EXCEPT THE SOUTH 25.0 FEET OF LOT 12), ALL WITHIN THE PARTITION PLAT OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOW; AND THE SOUTH 1/2 OF LOT 1 OF THE PARTITION PLAT OF THE NORTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING APART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA (EXCEPT THE SOUTH 25.0 FEET AND EXCEPT THE EAST 75.0 FEET OF THE NORTH 125.0 FEET OF THE SOUTH 150.0 FEET OF SAID LOT 1), AND ALL OF THE WEST 1/2 OF THE VACATED NORTH/SOUTH ALLEY RIGHT-OF-WAY LYING EAST OF THE ADJOINING THE SOUTH 1/2 OF SAID LOT 1 (EXCEPT THE SOUTH 125.0 FEET OF THE WEST 1/2 OF SAID VACATED NORTH/SOUTH ALLEY RIGHT-OF-WAY; AND THE SOUTH 418.25 FEET OF LOT 12, SCROGG'S ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; AND LOTS 1 THROUGH 20, WOODS AND BELLS ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING APART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND THAT PART OF VACATED EAST/WEST RIGHT-OF-WAY OF BOYD STREET LYING EAST OF E. 14TH STREET; AND LOTS 7, 8, 9, 10, 11, 12, 13, AND 14, AND THE VACATED RIGHT-OF-WAY OF STREET LOT A (MORTON AVE.) AND LOT B (IDAHO ST.) LYING EAST OF THE WEST LINE OF SAID LOT 10 EXTENDED NORTH TO SOUTH LINE OF SAID LOT 12 OF BALL PARK HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF



22B

Date July 25, 2016

DES MOINES, POLK COUNTY, IOWA; AND LOTS 1 THROUGH 11 OF MILLER'S ADDITION, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA (EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 89°58'20" EAST, 51.24 FEET ALONG THE NORTH LINE OF SAID LOTS 11 AND 10; THENCE SOUTH 82°13'54" WEST, 32.97 FEET; THENCE SOUTH 55°11'45" WEST, 22.72 FEET TO THE WEST LINE OF SAID LOT 11; THENCE NORTH 00°16'12" EAST, 17.40 FEET ALONG THE WEST LINE OF SAID 11 TO THE POINT OF BEGINNING). CONTAINING 34.86 ACRES
 AND
 LOTS 5 & 6 BALL PARK HEIGHTS; CONTAINING 0.354 ACRES

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

(ZON2016-00109)

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

22B

**Rezoning and PUD Conceptual Plan Amendment – Grand View University – Hearing:
August 8, 2016**

ZON2016-00111 (Grand View East PUD amendment, vicinity of 2811 East 14th Street)

REZONING AREA

LOTS 5 AND 6 BALL PARK HEIGHTS, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

OVERALL PUD AREA AS AMENDED

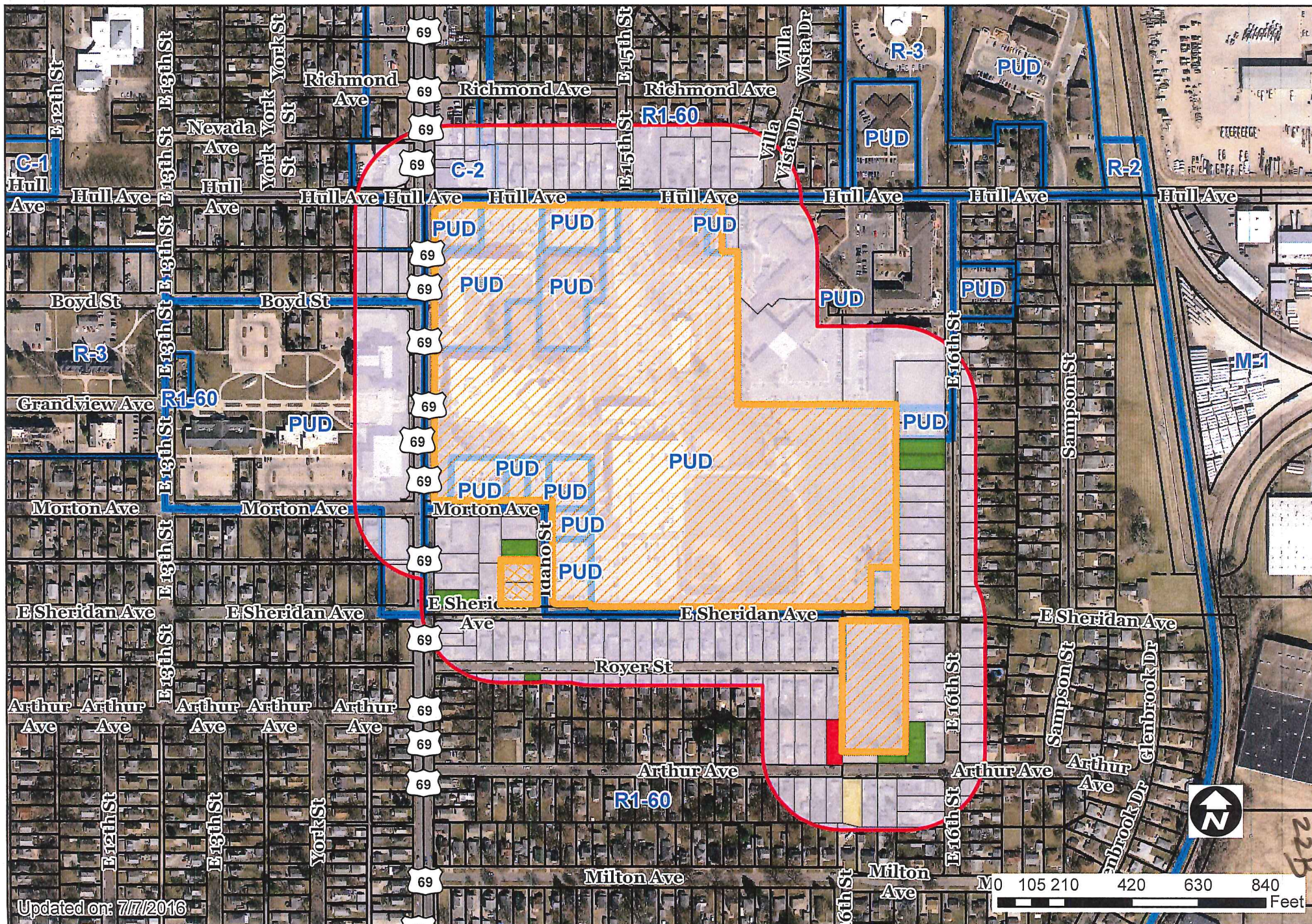
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AND

LOTS 5 & 6 BALL PARK HEIGHTS; CONTAINING 0.354 ACRES

Grand View University (East), Vicinity of 2811 East 14th Street

ZON2016-00111



Updated on: 7/7/2016

0 105 210 420 630 840 Feet

22B



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 East PUD located in the vicinity of 2811 East 14th Street.

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			
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 14th Street, East 13th Street, East 9th 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. (ZON2016-00111)

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 approval of the requested rezoning of properties known as 2602 and 2608 Idaho Street from “R1-60” One-Family Low-Density Residential District to “PUD” Planned Unit Development.

Part C) Staff recommends approval of the amendment to the “PUD” Concept Plan subject to the following:

1. The signs St-1 Monument Sign, ST-2 Vehicular directional sign and ST-3a Pedestrian ‘You are Here’ Map Directional signs, located along East 14th Street and Hull Avenue should be constructed as a monument sign with a minimum 2-foot tall masonry base, in accordance with requirements of the City’s “FSO” Freestanding Signs Overlay District.
2. Any wall-mounted sign shall be comprised of individual channel letters.
3. Installation of a solid wood or architectural meal panel screen fence around the proposed fuel tank located at the south edge of PUD along East Sheridan Avenue.

Written Responses

5 In Favor

1 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone properties addressed 2602 and 2608 Idaho Street from “R1-60” to “PUD” in order to expand the Grand View University East campus. The proposed amendment to the Conceptual Plan includes incorporating the rezoned properties into the existing PUD and additional campus signage within the Grand View East PUD. This is the ninth amendment to the Conceptual plan.

2. **Size of Site:** 0.354 acres is proposed to be added to the existing "PUD" for a total "PUD" area of 35.21 acres in the East campus.
3. **Existing Zoning (site):** "R1-60" One-Family Low-Density Residential District, "VDL" Vehicle Display Lot Overlay District and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** The area proposed for rezoning includes single-family residential use.

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

North – "R1-60" and "C-2", Uses includes Hull Avenue and single-family residential dwellings.

South – "R1-60", Uses are the East Sheridan Avenue Right-Of-Way and single-family residential dwellings.

East – "PUD", Use is the east campus of Grand View University.

West – "R1-60", Uses include single-family residential dwellings.

6. **General Neighborhood/Area Land Uses:** The subject properties are located east of the East 14th Street major commercial corridor and north of East Sheridan Avenue. The area is comprised of primarily low-density residential uses and east 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 associations 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 – East PUD was approved on August 5, 2002 by the City Council. This included the proposal to add a new three-story, 20-suite student apartment building along Hull Avenue. There have been eight subsequent amendments to provide additional student housing, an addition to the wellness center, revised access, off-street parking, electronic signage, transformer cabinets and pedestrian connections on campus. The most recent amendment

approved administratively on January 15, 2013, included addition of fuel tank farm at the southeast corner.

9. PlanDSM Future Land Use Plan Designation: Public/Semi-Public.

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 installation of additional signage in accordance with the campus signage plan provided on Sheets 7 – 10 of the submitted PUD Conceptual Plan. The proposed signage plan for Grand View University East PUD includes the following:

- ST-1 Monument Sign – 9 feet 4.5 inches by 12 feet 6 inches (117.45 square feet), 1 sign along East 14th Street.
- 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), 1 sign along East 14th Street, 1 sign along Hull Avenue and 1 sign interior to the PUD.
- ST-3 Pedestrian Directional Sign – 3 feet 4 inches by 5 feet 1.25 inches (17.01 square feet), 3 signs 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 14th Street.
- St-4 Parking lot Sign – 1 foot 5.5 inches by 8 feet 4 inches (12.15 square feet), 15 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.
- St-5 Building Identification Sign – 8 feet 7.5 inches by 4 feet 9 inches (40.97 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 comply with requirements of the City's "FSO" Freestanding Signs Overlay District applicable to all other zoning districts citywide. The signs St-1, ST-2 and ST-3a, located along East 14th Street and Hull Avenue must be constructed as a monument sign with a minimum 2-foot tall masonry base. Any wall-mounted sign must comprise of individual channel letters.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

Adam Voigt stated he agrees to ST-1 have a brick base on Morton & E. 14th Street.

Will Page asked about drainage with a new parking lot and also the fuel tank farm.

Adam Voigt stated this is an existing parking lot that has an underground detention in it and is not changing with this PUD amendment.

Will Page pointed out that it says on the PUD Conceptual plan that it will be replaced.

Adam Voigt stated that is text left on the PUD from a previous amendment. Noted the City has made some improvements that have helped with drainage in the area. He is not aware of any additional issues. The fuel tank farm is setback from Sheridan, more behind the baseball field and quite far from the ditch location.

Will Page asked staff if anyone called with questions regarding drainage problems along E. Sheridan.

Jason Van Essen stated no and that most questions were regarding what affect the applicant's request would have on their property and whether Grand View University was going to buy them out.

Adam Voigt pointed out they are not illuminating the signs on the building and they have found that the channel lettering they have on other buildings is hard to see. Asked that the requirement of channel lettering be waived.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of the applicant's request.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Will Page moved approval of applicant's request subject to ST-1 signs having a masonry base and conditions 2 and 3 from the staff recommendation.

JoAnne Corigliano offered a friendly amendment to delete staff recommended condition #2, which states "Any wall mounted sign shall be comprised of individual channel letters."

Will Page accepted the friendly amendment.

COMMISSION ACTION:

Will Page moving 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 requested rezoning of properties known as 2602 and 2608 Idaho Street from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development, and approval of Part C) the amendment to the "PUD" Concept Plan subject to the following:

1. All "ST-1" signs shall be constructed as monument signs with a minimum 2-foot tall masonry base, in accordance with the requirements of the City's "FSO" Freestanding Signs Overlay District.
2. Installation of a solid wood or architectural meal panel screen fence around the proposed fuel tank located at the south edge of PUD along East Sheridan Avenue.

Motion carried 11-0.

Respectfully submitted,



Jason Van Essen, AICP
Senior City Planner

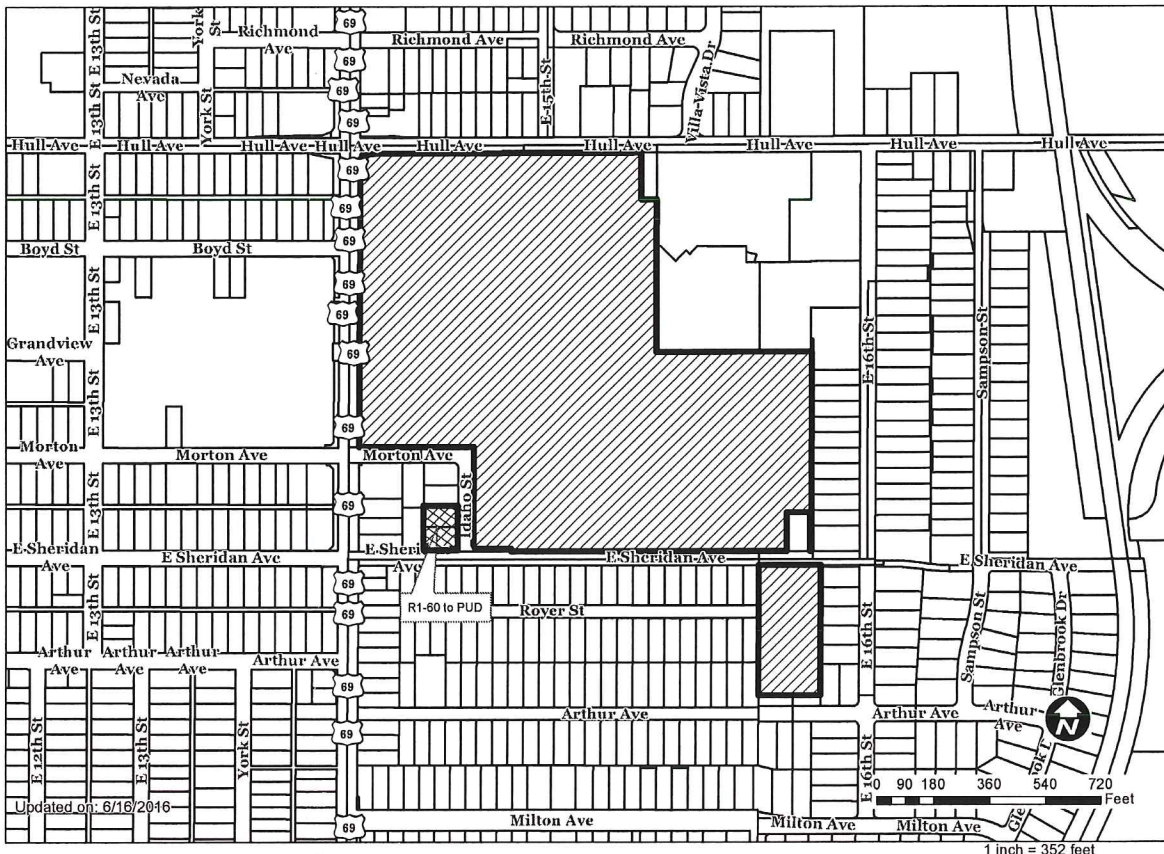
JMV:clw

Attachment

Grand View University (owner) represented by Adam Voigts (officer) property located in the vicinity of 2811 East 14th Street.			File # ZON2016-00111	
Description of Action	Approval of request for rezoning properties known as 2602 and 2608 Idaho Street from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development. Amend the Grand View East PUD Conceptual Plan to expand the eastern Grand View University campus and to allow additional campus signage.			
PlanDSM Future Land Use	Current: Public/Semi-Public. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	2025-2034 Widen US 69/East 14 th Street from 4 lanes to 5 lanes. 2035-2050 East 14 th Widening from 4 lanes to 5 lanes.			
Current Zoning District	"R1-60" One-Family Low-Density Residential District, "PUD" Planned Unit Development. "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	5	1	1	
Outside Area				
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes
	Denial			No X

Grand View University (East), Vicinity of 2811 East 14th Street

ZON2016-00111



ZON2016-00111

Item _____ Date 6-29-16

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

(Circle One)
RECEIVED
COMMUNITY DEVELOPMENT
JUL 05 2016

Print Name Katherine N. Simpson

Signature Katherine N. Simpson

Address 1546 Arthur ave BSM, IA 50316

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

DEPARTMENT
The change to this neighborhood is ~~NOT~~ desired! This property should have Never been sold to Grandview university. This is a quiet residential neighborhood. Lets keep it that way!

22B

ZON2016-00111

Item _____ Date 6-29-16

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

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Russell Potts

Signature _____

Address 2601 E 14th Street

JUL 05 2016

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

ZON2016-00111

Item _____ Date 6/29/2016

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

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Kathy Kyar

Signature _____

Address 2712 E 16th ST

JUL 05 2016

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

ZON2016-00111

Item _____ Date 29 June 16

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

Print Name H D Taylor

Signature _____

Address 1553 Arthur Ave

RECEIVED
COMMUNITY DEVELOPMENT

JUL 05 2016

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

I have no preference either way

228

ZON2016-00111

Item _____ Date 6/28/2016

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

RECEIVED
COMMUNITY DEVELOPMENT
JUL 05 2016
DEPARTMENT

Print Name Donald Kalsem
Signature Donald F. Kalsem
Address 2614 Idaho St. 50316

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

Grandview will take care of me if I
ever have a concern. Grandview is doing a
great job in the community.

ZON2016-00111

Item ZON2016-00111 Date 6-28-16

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

RECEIVED
COMMUNITY DEVELOPMENT
JUL 05 2016
DEPARTMENT

Print Name Courtney Starbuck
Signature Courtney Starbuck
Address 1421 Royer St. Du. IA
50316

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

R1-60 to PUD. I encourage any
opportunity for Grand View to expand. I
think they bring value to this area.
I want to support that.

ZON2016-00111

Item _____ Date June 29, 2016

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

RECEIVED
COMMUNITY DEVELOPMENT
JUL 05 2016
DEPARTMENT

Print Name RICHARD A. BOGGS
Signature Richard A. Boggs
Address 1560 ARTS
UR AVENUE

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

