Agenda	Item	Number
Ü		18

Date September 25, 2017

# RESOLUTION SETTING HEARING ON REQUEST FROM 4000 INGERSOLL PARK HOUSES, L.P. TO AMEND THE PLYMOUTH CONGREGATIONAL CHURCH PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED AT 4016-4126 INGERSOLL AVENUE, 526-550 40TH STREET, AND 527-535 41ST STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 7, 2017, its members voted 11-0 in support of a motion to recommend APPROVAL of a request from 4000 Ingersoll Park Houses, L.P. (developer), represented by Frank Levy (officer), regarding property located at 4016-4126 Ingersoll Avenue, 526-550 40th Street, and 527-535 41st Street (collectively "Property"), to allow approval of a 4th Amendment to the Plymouth Congregational Church PUD Conceptual Plan to revise the exterior architectural design and materials of the approved 26-unit multi-family residential building, subject to the following revisions to the plan amendment:

- 1) Black vinyl windows shall be allowed on the first floor and shall be the same for the entire building to the satisfaction of the Planning Administrator.
- 2) Use of full dimensional brick.
- 3) Provision of a note that states "pervious paving materials shall be used for the patios."
- 4) Shared parking spaces shall be specifically identified on the PUD Conceptual Plan, and provision of a note that states "shared parking spaces identified on the PUD Conceptual Plan shall be specifically referenced by a shared parking agreement between Plymouth Congregational Church and 4000 Ingersoll Park Houses, L.P."
- 5) Provision of a note that states "a copy of the private covenants created for the use of the patios shall be provided for reference to the North of Grand Neighborhood Association President"; and

WHEREAS, the Property is legally described as follows:

EXCEPT THE NORTH 17.5 FEET, THE NORTH HALF OF LOTS 4, 5, AND 8, GREENWOOD PARK, AN OFFICIAL PLAT; AND

EXCEPT THE NORTH 17.5 FEET, ALL THAT PART OF THE VACATED  $41^{ST}$  STREET RIGHT OF WAY LYING EAST OF AND ADJOINING THE NORTH HALF OF SAID LOT 5; AND

THE WEST 66.3 FEET OF THE SOUTH 67.5 FEET OF THE NORTH 85 FEET OF LOT 9, IN SAID GREENWOOD PARK; AND

THE NORTH 150 FEET OF THE SOUTH 450 FEET OF SAID LOT 9; AND

EXCEPT THE WEST 66.3 FEET, THE SOUTH 67.5 FEET OF THE NORTH 85 FEET OF SAID LOT 9; AND

THE NORTH 65 FEET OF THE SOUTH 515 FEET OF SAID LOT 9;

ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

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

Roll Call	Number			Agenda Item Number
Date September	25, 2017			-2-
<ol> <li>That the mee Congregationa Municipal Serat 5:00 p.m. on who favor the</li> <li>That the City Conform to be given</li> </ol>	eting of the Call Church PUD vice Center (Man October 9, 20 proposal. Clerk is hereby ven by publicat	City Concer Concer SC), loc 17, at what authorized	uncil at votual Plan rated at 155 hich time to the ced and dire, not less	and Zoning Commission is hereby received and filed. which the proposed 4th Amendment to the Plymouth is to be considered shall be held at the Richard A. Clark 51 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa, he City Council will hear both those who oppose and those ected to cause notice of said proposal in the accompanying than seven (7) days and not more than twenty (20) days ection 362.3 and Section 414.4 of the Iowa Code.
	М	OVED 1	ВҮ	TO ADOPT.
FORM APPROVE	Frank	attorney		(ZON2017-00147)
COUNCIL ACTION	YEAS NAYS	PASS	ABSENT	CERTIFICATE
COWNIE COLEMAN				I, DIANE RAUH, City Clerk of said City hereb certify that at a meeting of the City Council of sai

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

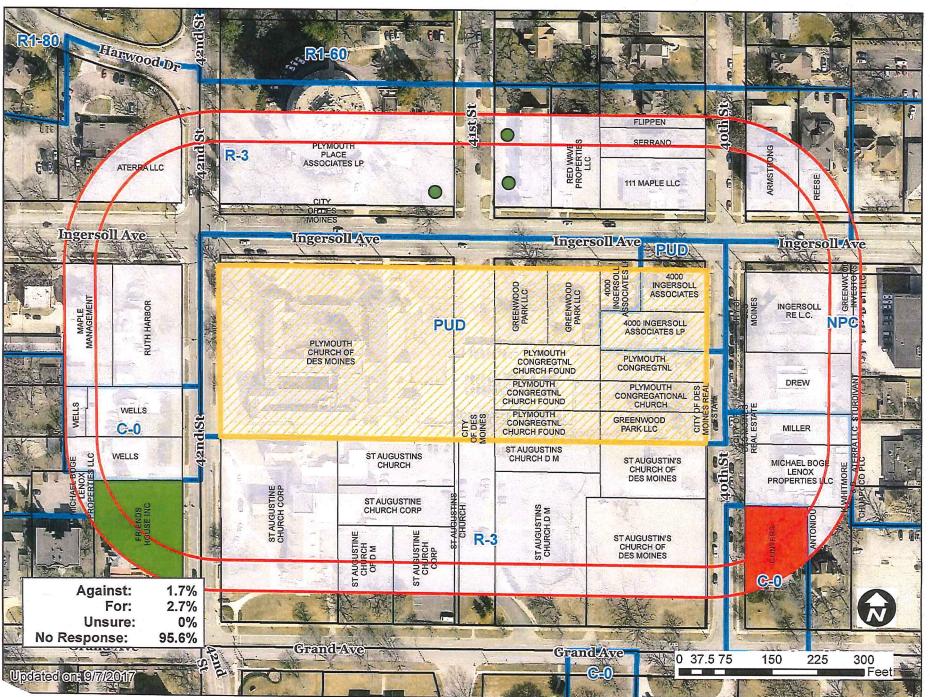
APPROVED MOTION CARRIED

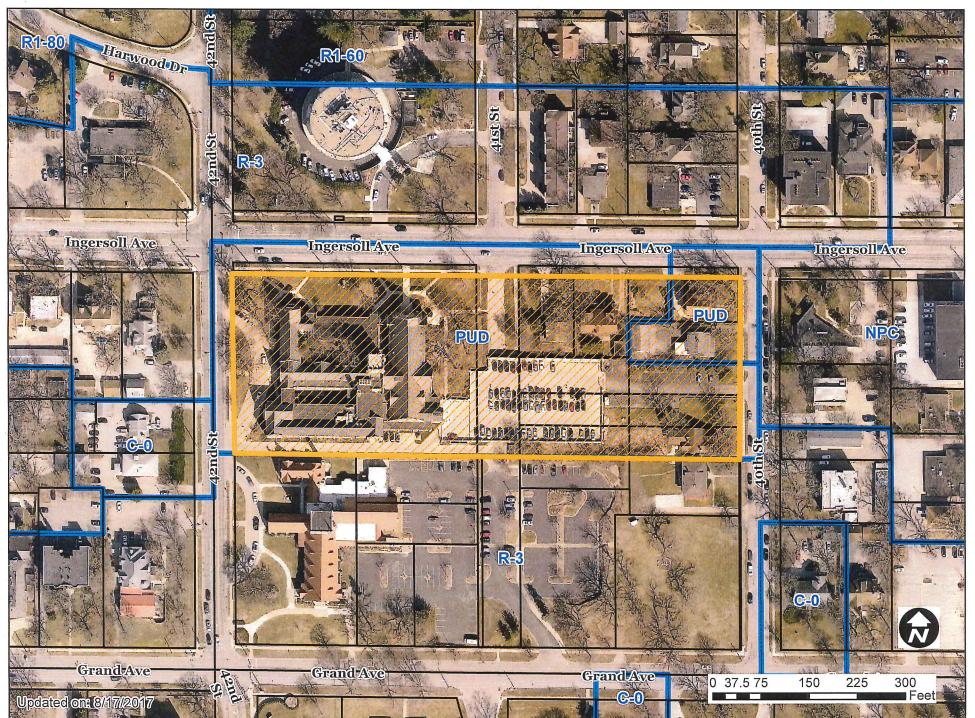
\_ Mayor

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







September 19, 2017

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 September 7, 2017, regarding a request from 4000 Ingersoll Park Houses, L.P. (developer) represented by Frank Levy (officer) for property located at 4016-4126 Ingersoll Avenue, 526-550 40th Street, and 527-535 41st Street, to allow approval of a 4th Amendment to the Plymouth Congregational Church PUD Conceptual Plan. The amendment would revise the existing approved Conceptual Plan by revising the exterior architectural design and materials of the approved 26 unit multiple-family residential building. The subject property is owned by 4000 Ingersoll Park Houses, L.P., Greenwood Park, LLC; Plymouth Congregational United Church in Christ; and City of Des Moines.

#### **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	Χ			
David Courard-Hauri	Χ			
Jacqueline Easley	Χ			
Jann Freed	Χ			
John "Jack" Hilmes				X
Lisa Howard	X			
Carolyn Jenison	Χ			
Greg Jones	X			
William Page	X			
Mike Simonson				X
Rocky Sposato				X
Steve Wallace	Χ			
Greg Wattier	X			

APPROVAL of staff recommendation with the following conditions and amendment:

- 1) 1. Black vinyl windows shall be allowed on first floor and shall be the same for the entire building to the satisfaction of the Planning Administrator.
- 2) Use of full dimensional brick.
- 3) Provision of a note that states "pervious paving materials shall be used for the patios."
- 4) Shared parking spaces shall be specifically identified on the PUD Conceptual Plan and provision of a note that states "shared parking spaces identified on the PUD Conceptual Plan shall be specifically referenced by a shared parking agreement between Plymouth Congregational Church and 4000 Ingersoll Park Houses, L.P.
- 5) Provision of a note that states "a copy of the private covenants created for the use of the patios shall be provided for reference to the North of Grand Neighborhood Association President

## Written Responses

- 4 in Favor
- 1 in Opposition

#### STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to the Plymouth Congregational Church PUD Conceptual Plan subject to the following conditions:

- The aluminum storefront glazing system shall be maintain on the north and east facades of the first floor of the building to the satisfaction of the Planning Administrator.
- 2) Use of full dimensional brick.
- 3) Provision of a note that states "pervious paving materials shall be used for the patios."
- 4) Shared parking spaces shall be specifically identified on the PUD Conceptual Plan and provision of a note that states "shared parking spaces identified on the PUD Conceptual Plan shall be specifically referenced by a shared parking agreement between Plymouth Congregational Church and 4000 Ingersoll Park Houses, L.P.
- 5) Provision of a note that states "a copy of the private covenants created for the use of the patios shall be provided for reference to the North of Grand Neighborhood Association President."

#### STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

- 1. **Purpose of Request:** The proposed PUD Conceptual Plan amendment would revise the exterior architectural design and materials of the approved multiple-family residential building. Proposed changes include:
  - a. Using steel balcony railing instead of glass,
  - b. Eliminating copper panels as one of the siding materials,
  - c. Using split-face block instead of precast concrete walls,
  - d. Using vinyl windows and fiber cement board panels on the main level of the front façade instead of a metal storefront system and a mix of copper panels and fiber cement board panels, and
  - e. Using brick to create window outline details instead of prefinished metal.
- 2. Size of Site: The entire Plymouth Church PUD measures 5.11 acres. The portion of the PUD impacted by the proposed amendment measures 0.42 acres (18,238 square feet).
- **3. Existing Zoning (site):** Plymouth Congregational Church PUD District and "FSO" Freestanding Sign Overlay District.
- **4. Existing Land Use (site):** Plymouth Congregational Church campus, two single-family dwellings and one duplex dwelling and vacant lot for the proposed multiple-family building.

## 5. Adjacent Land Use and Zoning:

- East "NPC"; Uses are office and multiple-family residential.
- West "PUD"; Use is the Plymouth Congregation Church campus.
- North "R-3"; Uses are single-family dwellings.
- **South** "R-3"; Uses are the St. Augustin's Church campus and a multiple-family residential building owned by St. Augustin's Church.
- **6. General Neighborhood/Area Land Uses:** The subject property fronts the Ingersoll Avenue mixed use corridor and is within the North of Grand Neighborhood, which contains a mix of retail, office, restaurant, multi-family residential and single-family residential uses.
- 7. Applicable Recognized Neighborhood(s): The subject property is located within the North of Grand Neighborhood and within 250 feet of the Ingersoll Park Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on August 21, 2017. Additionally, separate notifications of the hearing for this specific item were mailed on August 18, 2017 (20 days prior to the hearing) and August 28, 2017 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning and to the neighborhood contracts for the three neighborhood associations. A Final Agenda for the meetings were mailed to all the recognized neighborhood associations on September 1, 2017.

The North of Grand Neighborhood mailings were sent to Justin Gross, 633 39<sup>th</sup> Street, Des Moines, IA 50312. The Ingersoll Park Neighborhood mailings were sent to Paul Goodwin, 648 Harwood Drive, Des Moines, IA 50312.

- 8. Relevant Zoning History: The Plymouth Congregational Church "PUD" was originally approved by the City Council on August 20, 2001, by Roll Call Number 01-2583 and Ordinance Number 13,981. The second amendment was approved by the City Council on October 24, 2016, by Roll Call Number 16-1846 and Ordinance Number 15,522. The third amendment was approved by the City Council on February 20, 2017, by Roll Call Number 17-0318. Section II, subparagraph 5 of this report contains the list of zoning conditions from the February 20, 2017 action of the City Council.
- 9. PlanDSM Land Use Plan Designation: The proposed project area is designated as "Community Mixed-Use" on the Future Land Use Map. The western half of the Plymouth Congregational Church campus is designated as "Medium Density Residential" on the Future Land Use Map.
- 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 PUD Conceptual Plan amendment would revise the exterior architectural design and materials of the approved 26 unit multiple-family residential building. Proposed changes include:

- 1. Using steel balcony railing instead of glass,
- 2. Eliminating copper panels as one of the siding materials,
- 3. Using split-face block instead of precast concrete walls,
- **4.** Using vinyl windows and fiber cement board panels on the main level of the front façade instead of a metal storefront system and a mix of copper panels and fiber cement board panels, and
- 5. Using brick to create window outline details instead of prefinished metal.

The proposed alterations are cost saving measures. Staff understands the need to keep the project within a budget so it can move forward. However, it is important that the design intent of the building is maintained.

Staff believes that the metal storefront style windows and doors need to be maintained on the main level of the front façade and the north corner of the east façade. The storefront system provides a visually lighter and more open appearance to the main level of the building than the proposed revision. Staff also believes that it is a more durable solution that vinyl windows and fiber cement board panel siding. The Commission has typically discouraged the use of fiber cement board as a siding material on the main level of multiple-family residential buildings.

As a point of clarification, the staff recommendation includes a condition that full dimension brick be used. Staff believes this is the intent of the applicant. However, the notes on the Conceptual Plan are not clear in noting the size of the brick.

No changes are proposed to the number of units, the site layout, the approved landscaping or the proposed renovations of the double-house and garage at 4018-20 Ingersoll Avenue, the house at 4050 Ingersoll Avenue and the house at 526 40th Street.

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.

No changes are proposed to the approved building or parking lot setbacks.

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 storm water

management requirements to the satisfaction of the City's Permit and Development Center.

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.

No changes are proposed to the number of units or size of the building. The proposed Conceptual Plan amendment would have no impact on expected traffic generated by the development.

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).

No changes are proposed to the number of units or parking spaces. The proposed Conceptual Plan amendment would have no impact on the approved parking plan.

The project would include 25 spaces within the building. In addition, the existing surface parking lot to the south is proposed to be reconfigured and expanded with a net increase of 2 parking spaces. The "NPC" District would require 24 parking spaces for 26 dwelling units. The Plymouth Congregational Church campus includes a parking structure and on-street parking is available along Ingersoll Avenue and 40<sup>th</sup> Street.

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 is not a new neighborhood or district.

- 2. Zoning Conditions: The following conditions of approval were a part of the City Council's motion to approve the previous PUD Conceptual Plan amendment. Below each condition is a summary of how the proposed amendment is addressing it.
  - Provision of a note that states "contextually appropriate Ingersoll Avenue Streetscape improvements shall be provided to the satisfaction of the Planning Administrator.

The proposed Conceptual Plan amendment includes this language.

2) Provision of a note that states "any changes proposed for the three historic building not shown on the PUD Conceptual Plan shall comply with the US Secretary of the Interiors' Standards for Rehabilitation. In addition, the applicant shall apply for designation of the Stockdale House (4018/4020 Ingersoll) as a Local Landmark with

support of the current property owner and North of Grand Neighborhood Association.

The proposed Conceptual Plan amendment includes this language. The Stockdale House and garage was designated a local landmark by the City Council on May 8, 2017 by Roll Call Number 17-0815.

3) All references to "C-1" signage shall be deleted. Signage shall be allowed pursuant to the "R-3" District standards.

The proposed Conceptual Plan amendment addresses this condition.

4) Provision of a note that states "the North of Grand Neighborhood Association shall be notified of any proposed minor plan amendments (typically subject to administrative review) or major plan amendments (subject to Plan and Zoning Commission and City Council review).

The proposed Conceptual Plan amendment includes this language.

5) Provision of all necessary cross access easements and a formal shared parking agreement to the satisfaction of the Planning Administrator.

The proposed Conceptual Plan amendment includes this language.

6) Provision of a note that the existing garage for the double house at 4018/4020 Ingersoll Avenue shall be retained.

The proposed Conceptual Plan includes building elevation drawings of the garage, giving it the same status of the other buildings. Removal of the garage would require a PUD Conceptual Plan amendment. In addition, the garage was designated a local landmark in conjunction with the Stockdale House. Therefore, it cannot be demolished without a Certificate of Appropriateness as reviewed by the Landmark Review Board and approved by the City Council. A specific note requiring that it be retained is redundant.

- 7) Provision of a note that pervious paving materials shall be used for the patios.
  - The proposed Conceptual Plan amendment does not address this condition. Staff recommends that providing this language as a note be a condition of approval.
- 8) Shared parking spaces will be specifically identified on the PUD Conceptual Plan and within the shared parking agreement by Plymouth Congregational Church and 4000 Ingersoll Park Houses, L.P.
  - The proposed Conceptual Plan amendment does not address this condition. Staff recommends that providing this language as a note be a condition of approval.
- 9) Provision of a note that a tree mitigation plan shall be submitted for review and approval by the Planning Administrator.

The proposed Conceptual Plan amendment includes this language.

10)Provision of a note that the landmark application for the Stockdale House (4018/4020 Ingersoll) shall be submitted with the consent of Plymouth Congregational Church and 4000 Ingersoll Park House, L.P./Newbury Development.

The proposed Conceptual Plan amendment addresses this language. The Stockdale House and garage was designated a local landmark by the City Council on May 8, 2017, by Roll Call Number 17-0815.

11)A copy of the private covenants created for the use of the patios shall be provided for reference to the North of Grand Neighborhood Association President.

The proposed Conceptual Plan amendment does not address this condition. Staff recommends that providing this language as a note be a condition of approval.

#### SUMMARY OF DISCUSSION

<u>Jason Van Essen</u> presented the staff report and recommendation.

<u>Brent Schipper</u> with ASK Studio and the architect on the project speaking for the ownership. He stated that they are in agreement with everything in the conditions with the exception of #1. Financially they are looking to cut some costs. Now that building has been redesigned from commercial on the lower level to residential, they are asking for a change in the design look for this lower level.

Greg Jones asked if they want item #1 struck from the staff report.

Will Page questioned that if this was changed they would be using vinyl windows.

Brent Schipper stated yes and it would be the same as the windows they are using above.

## CHAIRPERSON OPENED THE PUBLIC HEARING

<u>Kimberly Hansen</u> 4105 Woodland Ave. She read letter provided from the North of Grand Neighborhood Association. The letter brought up key points for the neighborhood, including historic preservation and walkability. They stated they are neither opposed or supporting the current amendment. They would like to note two points. 1) no vinyl windows on the ground floor of structure as this does not conform to the look of the rest of the neighborhood. 2) Historical structures remain as originally approved. They also question what else is going to change going forward.

Jim Stavneak 637 41st Street was not sure if he was in support or opposition to the project but did support not allowing vinyl windows on the first floor of this building. It sets a dangerous precedent for the neighborhood as this is not the look and feel of the current surrounding properties. He is also concerned they are not using enough actual brick masonry in this project. He was advised that they are taking this project from \$10 million to \$8 million and cutting the \$2 million might not give them the high end project they were promised. He is concerned this is moving below the standards that should be set for his corner.

#### Rebuttal

<u>Brent Schipper</u> clarified that the only windows that are changing are on the ground level and the other windows above were always a vinyl casement type window. They are proposing black vinyl casement windows, not white. These have evolved through the years and will give a nice look for the building. Also, the building is predominately masonry.

Greg Wattier asked if he agreed to include black vinyl windows on the ground level.

Brent Schipper stated yes.

<u>Jan Freed</u> asked Greg Wattier if he would endorse these black vinyl windows as a product that would acceptable to this area.

Greg Wattier asked what manufacturer they were using.

<u>Brent Schipper</u> believed it is Weathersheild as the manufacturer and it has been a real challenge to get the black color.

<u>Will Page</u> stated he believes we are making many compromises. The first being that the store fronts were supposed to look like store fronts and now we are presenting them as residential. We are also changing the materials from an aluminum system to vinyl. He feels that if we were to keep the aluminum it would at least keep some of the integrity of the original design. He is uncomfortable in doing both changes.

Mike Ludwig clarified that this will be a 100% residential development. It was designed to look commercial, but it is not commercial on the first floor but it will not have any commercial use.

Greg Wattier asked if the staff was aware that the upper levels will using vinyl windows.

<u>Jason Van Essen</u> was not fully aware but made the assumption after they received the last review.

## CHAIRPERSON CLOSED THE PUBLIC HEARING

#### **COMMISSION ACTION:**

Will Page moved staff recommendation with the following conditions:

- The aluminum storefront glazing system shall be maintain on the north and east facades of the first floor of the building to the satisfaction of the Planning Administrator.
- 2) Use of full dimensional brick.
- 3) Provision of a note that states "pervious paving materials shall be used for the patios."

- 4) Shared parking spaces shall be specifically identified on the PUD Conceptual Plan and provision of a note that states "shared parking spaces identified on the PUD Conceptual Plan shall be specifically referenced by a shared parking agreement between Plymouth Congregational Church and 4000 Ingersoll Park Houses, L.P.
- 5) Provision of a note that states "a copy of the private covenants created for the use of the patios shall be provided for reference to the North of Grand Neighborhood Association President."

<u>Greg Wattier</u> requested a friendly amendment be made to condition 1) allowing black vinyl windows or the same windows as upper levels be used entire building.

Will Page did not accept the friendly amendment.

Motion failed 2-9. (Will Page and Jacqueline Easley voted in favor)

Greg Wattier moved staff recommendation with the following conditions and amendment:

- 1) Black vinyl windows shall be allowed on first floor and shall be the same for the entire building to the satisfaction of the Planning Administrator.
- 2) Use of full dimensional brick.
- 3) Provision of a note that states "pervious paving materials shall be used for the patios."
- 4) Shared parking spaces shall be specifically identified on the PUD Conceptual Plan and provision of a note that states "shared parking spaces identified on the PUD Conceptual Plan shall be specifically referenced by a shared parking agreement between Plymouth Congregational Church and 4000 Ingersoll Park Houses, L.P.
- 5) Provision of a note that states "a copy of the private covenants created for the use of the patios shall be provided for reference to the North of Grand Neighborhood Association President.

Motion passed 11-0.

Respectfully submitted.

Michael Ludwig, AICP Planning Administrator

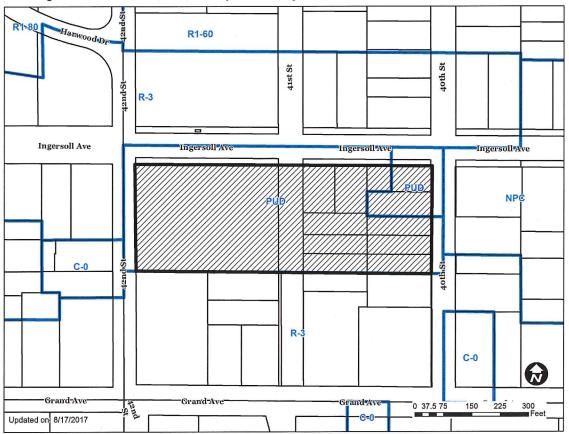
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**Attachments** 

4000 Ingersoll Park Houses, L.P. (developer) represented by Frank Levy (officer) File# regarding property located at 4016-4126 Ingersoll Avenue, 526-550 40th Street, ZON2017-00147 and 527-535 41st Street. 4th Amendment to the Plymouth Congregational Church PUD Conceptual Plan. The Description of Action amendment would revise the existing approved Conceptual Plan by revising the exterior architectural design and materials of the approved 26 unit multiple-family residential building, subject to conditions. The subject property is owned by 4000 Ingersoll Park Houses, L.P., Greenwood Park, LLC; Plymouth Congregational United Church in Christ; and City of Des Moines. PlanDSM Future Land Use Current: Community Mixed Use and Medium Density Residential. Proposed: N/A. **Mobilizing Tomorrow** No planned improvements. **Transportation Plan** "PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay **Current Zoning District** District. **Proposed Zoning District** N/A. Undetermined % Opposition **Consent Card Responses** Not In Favor In Favor **Subject Property** Outside Area (200 feet) Required 6/7 Vote of Plan and Zoning Approval 11-0 Yes the City Council **Commission Action** No X Denial

#### 4000 Ingersoll Park Houses, L.P., Vicinity of 4000 Ingersoll Avenue

ZON2017-00147

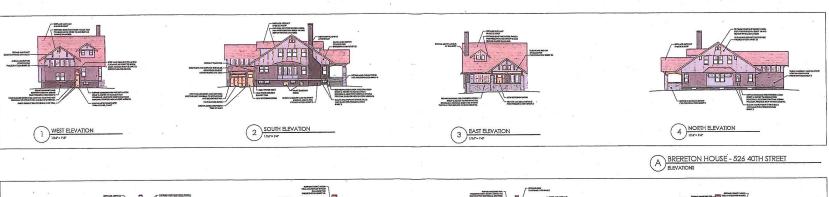


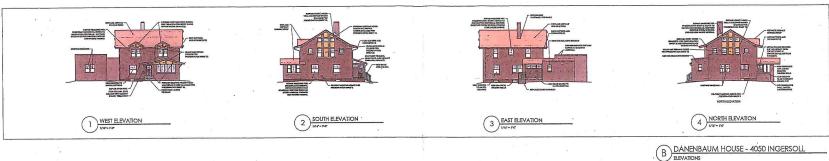
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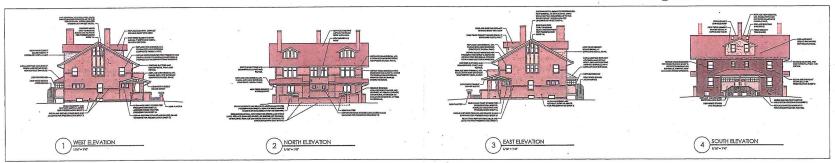
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(Circle One)  RECEIVED  COMMUNITY DEVELOPMENT Signature  SEP 0 6 2017  Reason for opposing or approving this results.	Robert L BENEVENTI'  Robert Benevati  603-4125, San 18050312
building for this	Sally Selleron  607 41 st Street  quest may be listed below.  15 a greatity

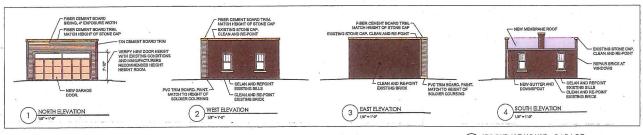
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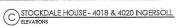
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Item Date 08/31/2017  Item Date 08/31/2017  I (am) (am not) in favor of the request.  (Circle One)  Print Name CHRISTINE CON YERS  RECEIVED  COMMUNITY DEVELOPMEN  Address 3920 GRANDAV. ** 400  Reason for opposing or approving this request may be listed below.	ZON2017-00147  Term (am not) in favor of the request.  (Circle One)  Reason for opposing or approving this request may be listed below.
Item 20N2017-00147  Date 00-3 -20 7  Item (am not) in favor of the request.  (Circle One)  Print Name 10WA WIZELESS (Dalwirds)  COMMUNITY DEVELOPMENSignature  SEP 0 G 2017  Address 4111 WAFF250LL  Reason for opposing or approving this request may be listed below.	Community Developmest  Community Developmest  SEP 0 2017 Address  Reason for opposing or approving thi











#### GENERAL NOTE:

ANY OTHER PROPOSED CHANGES FOR THE PROPERTIES AT 524 40TH STREET, 4050 INGERSOLL OR 4018/4020 INGERSOLL NOT SHOWN ON THE PUD PLAN WILL COMPLY WITHT HE U.S. SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION.

THE APPLICANT SHALL APPLY FOR DESIGNATION OF THE STOCKDALE HOUSE (4018/4020 INGERSOLL) AS A LOCAL LANDMARK WITH SUPPORT OF THE CURRENT PROPERTY OWNER AND THE NORTH OF GRAND NEIGHBORHOOD ASSOCIATION.

\*THE STOCKDALE HOUSE RECEIVED LANDMARK STATUS ON 03.14.2017

ARCHITECTS SCHIPPER KASTNER

STOCKDALE HOUSE - GARAGE

ASK STUDIO COPYRIGHT 2016 ASK STUDIO

4000 INGERSOLL - PUD AMENDMENT NEWBURY LIVING 526 40TH 51., 4050 INGERSOLL DES MOINES, IOWA 08.09.2017 HOUSE ELEVATIONS COMPILED

3716 Ingersoll Ave., Ste, A, Des Moines, IA 50312 office: 515,277,6707

