



Date January 13, 2020

**RESOLUTION HOLDING HEARING ON REQUEST FROM CATHOLIC HEALTH INITIATIVES – IOWA CORPORATION d/b/a MERCY MEDICAL CENTER DES MOINES FOR REVIEW AND APPROVAL OF A PROPOSED 6<sup>TH</sup> AMENDMENT TO THE MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED IN THE VICINITY OF 1111 6<sup>TH</sup> AVENUE TO ALLOW REVISION TO THE CAMPUS SIGN PLAN**

**WHEREAS**, on December 16, 2019, by Roll Call No. 19-2008, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on November 21, 2019, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Catholic Health Initiatives – Iowa Corporation d/b/a Mercy Medical Center Des Moines (owner), represented by Sandra Swanson (officer), regarding property located in the vicinity of 1111 6<sup>th</sup> Avenue, to allow approval of a 6<sup>th</sup> Amendment to the Mercy Medical Center PUD Conceptual Plan, to allow revision of the campus signage plan, subject to the following revision to the plan amendment:

1. Any “Sign Type 2” freestanding identification sign that is within 25 feet of a front lot line shall not exceed 12 feet in overall height.

**WHEREAS**, on December 16, 2019, by Roll Call No. 19-2008, it was duly resolved by the City Council that the application of Catholic Health Initiatives – Iowa Corporation d/b/a Mercy Medical Center Des Moines for review and approval of the proposed 6<sup>th</sup> Amendment to the Mercy Medical Center PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on January 13, 2020, at 5:00 p.m. in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa; and

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

**WHEREAS**, in accordance with said notice, those interested in said proposed amendment to the approved Mercy Medical Center PUD Conceptual Plan, both for and against, have been given an 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 statements of interested person and arguments of counsel, any all objections to the proposed 6<sup>th</sup> Amendment to the Mercy Medical Center PUD Conceptual Plan for the Property in the vicinity of 1111 6<sup>th</sup> Avenue, and legally described as follows, are hereby overruled, and the hearing is closed:

LOTS 1 THROUGH 5 IN BLOCK "A", LOTS 1 AND 2 IN BLOCK "B", AND LOTS 1 THROUGH 3 BLOCK "D" AND STREET LOT "I" AND "K", ALL IN RIVER HILLS PLAT 1 BEING AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA EXCEPT WARRANTY DEEDS BOOK 16099, PAGE 855 AND BOOK 16099, PAGE 850 AS FILED IN THE POLK COUNTY RECORDER'S OFFICE.



60

.....  
**Date** January 13, 2020

AND

A PART OF UNIVERSITY COURT RECORDED IN QUIT CLAIM DEED BOOK 6060 PAGE 198 AND A PART OF LOTS 47 AND 92 AND A PART OF AN ALLEY BETWEEN LOTS 47 AND 92 RECORDED IN WARRANTY DEED BOOK 6088 PAGE 01, ALL IN GRAND PARK BEING AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK "A" OF RIVER HILLS PLAT 1; THENCE NORTH 0°00'39" WEST, 90.49 FEET; THENCE NORTH 0°31'15" EAST, 64.31 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 17.50 FEET, WHOSE ARC LENGTH IS 31.87 FEET AND WHOSE CORD BEARS NORTH 52°40'17" EAST, 27.64 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 455.00 FEET, WHOSE ARC LENGTH IS 78.97 FEET AND WHOSE CORD BEARS SOUTH 70°11'37" EAST, 78.87 FEET; THENCE SOUTH 65°13'11" EAST, 239.35 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 512.50 FEET, WHOSE ARC LENGTH IS 214.67 FEET AND WHOSE CORD BEARS SOUTH 77°13'06" EAST, 213.11 FEET; THENCE SOUTH 0°00'39" EAST, 4.44 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°13'25" WEST ALONG SAID NORTH LINE, 521.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.94 AC (40,780 S.F.).

AND

(BOOK 11415 PAGE 563-564)

THE NORTH 54.9 FEET OF LOT 1, BLOCK 4, EXCEPT THE EAST 11.92 FEET AT THE NORTH LINE AND THE EAST 11.662 FEET ON THE SOUTH LINE THEREOF, WALNUT HILLS ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA LOCALLY KNOWN AS 1122-6TH AVENUE, DES MOINES, IOWA.

AND

(BOOK 10674 PAGE 961-962)

LOT 19 IN THE OFFICIAL PLAT OF THE NORTHEAST FRACTIONAL QUARTER (NE FRL 1/4) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M.; (EXCEPT THE FOLLOWING PIECE WHICH HAS BEEN DEEDED FOR STREET PURPOSES; BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19, THENCE WEST 12.19 FEET, THENCE IN A NORTHERLY DIRECTION 50.01 FEET TO THE NORTH LINE OF SAID LOT, THENCE EAST 12.46 FEET TO THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT, 50.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT TO PLACE OF BEGINNING) ALL INCLUDED IN AND



.....  
**Date** ..... January 13, 2020 .....

FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND LOCALLY KNOWN AS 1130-6TH AVENUE, DES MOINES, IOWA.

AND

THE WEST 111.54 FEET OF LOT 18 OF THE OFFICIAL PLAT OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M.; EXCEPT A TRIANGULAR PORTION OF SAID LOT WHICH LIES WITHIN THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 60 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, TO A POINT ON THE WEST LINE OF SAID LOT 18, SAID POINT BEING 15 FEET NORTH OF THE SOUTHWEST CORNER HEREOF; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 18, TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; EXCEPT LEGALLY ESTABLISHED ROAD AND HIGHWAYS AND LOCALLY KNOWN AS 1134-6TH AVENUE, DES MOINES, IOWA.

AND

THE SOUTH 6 INCHES OF LOT 1 (EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES, AND LOT 2 (EXCEPT THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 11.37 FEET; THENCE IN A NORTHERLY DIRECTION 60 FEET TO A POINT ON THE NORTH LINE OF LOT 2; THENCE EAST 11.66 FEET TO THE POINT OF BEGINNING), AND THE WEST 112.63 FEET OF THE NORTH HALF OF LOT 3, ALL IN BLOCK 4 IN WALNUT HILL ADDITION TO FORT DES MOINES, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND LOCALLY KNOWN AS 1108, 1112 & 1116-6TH AVENUE, DES MOINES, IOWA.

AND

THE SOUTH 1/2 OF LOT 3, IN BLOCK 4 IN WALNUT HILL ADDITION, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, (EXCEPT THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE RUNNING WEST 11.09 FEET, THENCE RUNNING IN A NORTHERLY DIRECTION A DISTANCE OF 30 FEET, THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 11.23 FEET TO THE EAST LINE OF SAID LOT 3, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 30 FEET, TO THE POINT OF BEGINNING AND LOCALLY KNOWN AS 1106-6TH AVENUE, DES MOINES, IOWA.

AND

(BOOK 5908 PAGE 60)



**Roll Call Number**

**Agenda Item Number**

60

Date January 13, 2020

LOT 20 IN THE OFFICIAL PLAT OF THE NE 1/4 OF THE NW 1/4 SECTION 4, TOWNSHIP 78 NORTH RANGE 24, WEST OF THE 5TH P.M., (EXCEPT A PART OF THE EAST END OF SAID LOT SOLD TO THE CITY OF DES MOINES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 20, THENCE WEST ALONG THE SOUTH LINE 11.92 FEET, THENCE IN A NORTHERLY DIRECTION THROUGH SAID LOT 20 A DISTANCE OF APPROXIMATELY 50.1 FEET TO THE NORTH LINE OF SAID LOT, THENCE EAST ALONG THE NORTH LINE 12.19 FEET TO THE NORTHEAST CORNER OF SAID LOT, THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT, 50.01 FEET TO THE SOUTHEAST CORNER THEREOF, THE PLACE OF BEGINNING) ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

(BOOK 12696, PAGE 421)

LOT 4 IN BLOCK 4 OF WALNUT HILL ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA EXCEPT THAT PART CONVEYED TO THE CITY OF DES MOINES IN A DEED FILED IN BOOK 993, PAGE 330 ON NOVEMBER 5, 1926.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

- The proposed 6<sup>th</sup> Amendment to the Mercy Medical Center 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:

Judy K. Parks-Kruse  
Judy K. Parks-Kruse, Assistant City Attorney

(ZON2019-00221)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

**CERTIFICATE**

I, P. Kay Cmelik, 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





December 10, 2019

Date January 13, 2020

Agenda Item \_\_\_\_\_

Roll Call # \_\_\_\_\_

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their November 21, 2019 meeting, the following action was taken regarding a request from Catholic Health Initiatives – Iowa Corporation d/b/a Mercy Medical Center Des Moines (owner) represented by Sandra Swanson (officer) for review and approval of a proposed 6<sup>th</sup> Amendment to the Mercy Medical Center PUD Conceptual Plan on property located in the vicinity of 1111 6<sup>th</sup> Avenue, to allow revision to the campus sign plan.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles	X			
Abby Chungath	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard	X			
Carolyn Jenison				X
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace				X
Greg Wattier	X			
Emily Webb	X			

**APPROVAL** of the proposed 6<sup>th</sup> Amendment to the Mercy "PUD" Conceptual Plan, subject to the following revisions:

1. Any "Sign Type 2" freestanding identification sign that is within 25 feet of a front lot line shall not exceed 12 feet in overall height.

(ZON2019-00221)

### Written Responses

2 in Favor

0 in Opposition

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

Staff recommends approval of the proposed 6<sup>th</sup> Amendment to the Mercy "PUD" Conceptual Plan, subject to the following revisions:

1. Any "Sign Type 2" freestanding identification sign shall have a minimum 2-foot tall opaque base, constructed of brick, stone, concrete block or other durable material matching the exterior of the hospital and extends from grade to the bottom of the sign face across the entire width of the sign face.
2. Any "Sign Type 2" freestanding identification sign that is within 25 feet of a front lot line shall not exceed 12 feet in overall height.

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

#### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The proposed amendment to Mercy Medical Center's "PUD" Planned Unit Development District would allow revision of the freestanding signage plan for the entire campus. The amendment would increase the number of allowed freestanding signs on the campus from 17 signs to 23 signs. The amendment would also revise the design and dimensions of all signs, exclusive of the 4 gateway signs, so that the signs reflect the current corporate branding that is being implemented at all "MercyOne" location. The requested amendment also proposes to shift the placement of a permitted 200-square foot wall-mounted sign on the western façade of the building so that it would be located further to the south.
2. **Size of Site:** Approximately 38 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** The site contains the Mercy Medical Center campus.



## 5. Adjacent Land Use and Zoning:

**North** – “C-2” & “M-1”, Uses include Comito’s Fifield Pharmacy, Mercy Education Center, Riley Physician Office, University Nursing & Rehabilitation Center, and Burger King.

**South** – “C-O” & “C-2”, Uses include Des Moines Medical Center offices, Iowa Dental Supply, and Medical Office Plaza.

**East** – “M-1”, Use is Des Moines Metro U.S. Post Office.

**West** – “C-2”, Uses include QuikTrip, Mercy Daycare, and offices for Planned Parenthood of Greater Iowa.

**6. General Neighborhood/Area Land Uses:** The subject property is located north of Interstate 235 between residential neighborhoods to the north and west and commercial uses to the south and east.

**7. Applicable Recognized Neighborhood(s):** The subject property is located within the Cheatom Park Neighborhood and within 250 feet of the River Bend Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on November 1, 2019. Additionally, separate notifications of the hearing for this specific item were mailed on November 11, 2019 (10 days prior to the scheduled hearing) to the Cheatom Park Neighborhood, River Bend Neighborhood, and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on November 15, 2019.

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 on the date of the mailing. The Cheatom Park Neighborhood Association mailings were sent to Susan Wells, 1157 14<sup>th</sup> Place, Des Moines, IA 50314 and the River Bend Neighborhood Association mailings were sent to Jon royal, 1830 8<sup>th</sup> Street, Des Moines, IA 50314.

**8. Relevant Zoning History:** The Mercy Medical Center “PUD” Conceptual Plan was originally approved on April 5, 2004 by Ordinance 14,333.

The 1<sup>st</sup> amendment was approved administratively in June 2004 to allow construction of a building addition to the south side of the hospital for a “Cyber Knife” facility.

The 2<sup>nd</sup> amendment was approved administratively in June of 2006 to allow a new signage plan for the hospital complex.

The 3<sup>rd</sup> amendment was approved by City Council in April 2007 (Roll Call 07-688) to allow construction of a building addition to the northwest corner of the hospital for an expansion of the emergency room and a helicopter pad.

The 4<sup>th</sup> amendment was approved on September 26, 2016 (Roll Call 16-1668) to expand the PUD area by 2.3 acres and to allow for the following: demolition of the existing Mercy Apartments for development of a new parking structure and additional surface parking; demolition of the Mercy Office Plaza building for development of a



parking structure; and demolition of the existing east parking structure for development of an 11-story hospital tower with 2 levels of subsurface parking.

The 5<sup>th</sup> amendment was approved administratively in July 2019 to allow installation of a sign for the children's hospital.

**9. PlanDSM Land Use Plan Designation:** Public/Semi Public & Medium Density Residential.

**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 "PUD" 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. Signage:** The proposed "PUD" Conceptual Plan amendment proposes a new unified signage plan for the entire campus in order to reflect the current "MercyOne" signage that is being utilized at all "MeryOne" locations. The proposed signage plan allows for two (2) sign types with a total of five (5) sign sizes. The proposed amendment would increase the number of freestanding signs on the campus from 17 signs to 23 signs.

The proposed signage plan does not modify "Sign Type 1", which is a "gateway" sign that is 10 feet tall, exclusive of an additional cross element that can be approximately 24 feet tall. The signage plan continues to provide four (4) of these signs located at the major corners of the campus.

The proposed signage plan proposes a new "Sign Type 2", which is a freestanding sign that would cantilever from a single post. The plan proposes four (4) different sizes of this sign type, ranging in height from 4 feet tall to 12 feet tall.

If the site were not zoned "PUD" Planned Unit Development District, it would be subject to the "FSO" Freestanding Signs Overlay District regulations, which requires that any on-premises advertising sign that is a freestanding sign to be a monument sign. The "FSO" District regulations limit any sign less than 25 feet from a front lot line to no more



than 8 feet in height and any sign more than 25 feet from a front lot line to no more than 15 feet in height.

The City Code defines a monument sign as “a sign affixed to a structure built on grade, having a solid opaque base, constructed of brick, stone, concrete block or other durable material matching the exterior of the primary building and extending from grade to the bottom of the sign face across the entire width of the sign face. The height of the sign base must be not less than the larger of 2 feet or 25 percent of the total sign height.”

In order to be consistent with the “FSO” District regulations, Staff recommends that any “Sign Type 2” freestanding identification sign should have a minimum 2-foot tall opaque base, constructed of brick, stone, concrete block or other durable material matching the exterior of the hospital and extending from grade to the bottom of the sign face across the entire width of the sign face.

Staff also recommends that any “Sign Type 2” freestanding identification sign that is within 25 feet of a front lot line shall not exceed 12 feet in overall height. This is the equivalent of the maximum Exception-level relief that could be considered (50% over allowed 8 feet of height) if the site were subject to the “FSO” District regulations.

## **SUMMARY OF DISCUSSION**

*Jacqueline Easley recused herself from the hearing as she is employed by Mercy One. Jann Freed served as chairperson for the hearing. John Hilmes also recused himself from the hearing as his law firm has previously represented Mercy One regarding other issues.*

Erik Lundy presented staff report and recommendations.

Greg Wattier asked if the proposed amendment would change quantity, location or height of signs.

Erik Lundy stated the request would generally modify the height and size of previously approved signs. He would ask that the applicant provide specifics on the request.

Pat Dunn, 301 Grand Ave. representing RDG Plan and Design stated Mercy One is in the process of rebranding and the new sign design is currently being implemented around the state. An overhead image was presented to the commission showing the current and proposed signage. They are proposing 5 locations of a 12' tall sign and 3 locations of an 8' tall sign which is a reduction in height from what's currently approved in the PUD. As for the base of these signs not meeting the requirements of being masonry, they feel it will meet the intent with purposed plant material covering the bottom portion of these signs. They ask for the commission to reconsider condition number one in the staff report.

Greg Wattier asked how many will be in planting beds, grass areas and adjacent to sidewalks.

Pat Dunn stated a vast majority will be in landscaped areas with the ability to have plant material at the base.

Greg Wattier stated the only concern he has would be durability. He has concerns about signs adjacent to paved area being damaged, whether it's a bicycle tire or shovel getting trapped underneath the sign.

Will Page Stated Mercy One has come up with a design that makes better sense in terms of wayfinding and anti-clutter. Signage is an important aspect for a business but sometimes can get out of control visually.

Sandy Swanson 1111 6<sup>th</sup> Avenue for Mercy One, stated she was heavily involved in the design process and the intent was to improve wayfinding on their campus. Also, these signs will be tied to all our facilities across the state so it will speed up the process of finding your way and add comfort when patients arrive at our facilities.

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

Greg Wattier stated he would propose a modification to condition number one stating, "or provide shrubbery on all sides of the base to provide protection for the sign". That would give them the choice and if they aren't able to do that in some locations, they'll need to provide a durable base.

Will Page asked if Greg would approve an amendment to his motion by striking condition number one entirely.

Greg Wattier stated he would like to see where the motion goes, he is concerned about the durability of the sign.

Pat Dunn stated it would be in Mercy's best interest to provide durability as well. They wouldn't want any damaged signs on their property.

Abby Chungath stated the condition would have to be adjusted for the smaller signs because shrubbery could potentially block view of the sign.

Pat Dunn stated there are identification signs and direction signs. The directional signs are more of the smaller existing post and panel signs, that currently don't have a contiguous base. If the commission doesn't strike the first condition, we will need to work with staff to differentiate the identification signs around the perimeter.

Greg Wattier made a motion for approval of the proposed 6<sup>th</sup> Amendment to the Mercy "PUD" Conceptual Plan, subject to the following revisions:

1. Any "Sign Type 2" freestanding identification sign shall have a minimum 2-foot tall opaque base, constructed of brick, stone, concrete block or other durable material matching the exterior of the hospital and extends from grade to the bottom of the sign face across the entire width of the sign face or add shrubbery to both sides of the base.
2. Any "Sign Type 2" freestanding identification sign that is within 25 feet of a front lot line shall not exceed 12 feet in overall height.

**Motion Failed 2-8-2 (Greg Wattier and Lisa Howard voted in favor. Will Page, Rocky Sposato, Greg Jones, Emily Webb, Abigail Chungath, David Courard-Hauri, Jann**



**Freed and Dory Briles opposed. John “Jack” Hilmes and Jacqueline Easley abstained)**

**COMMISSION ACTION:**

Will page made a motion for approval of the proposed 6<sup>th</sup> Amendment to the Mercy “PUD” Conceptual Plan, subject to the following revisions:

1. Any “Sign Type 2” freestanding identification sign that is within 25 feet of a front lot line shall not exceed 12 feet in overall height.

Motion Carried: 8-2-2 (Will Page, Rocky Sposato, Greg Jones, Emily Webb, Abigail Chungath, David Courard-Hauri, Jann Freed and Dory Briles voted in favor. Greg Wattier and Lisa Howard opposed. Jacqueline Easley and John “Jack” Hilmes abstained)

Respectfully submitted,



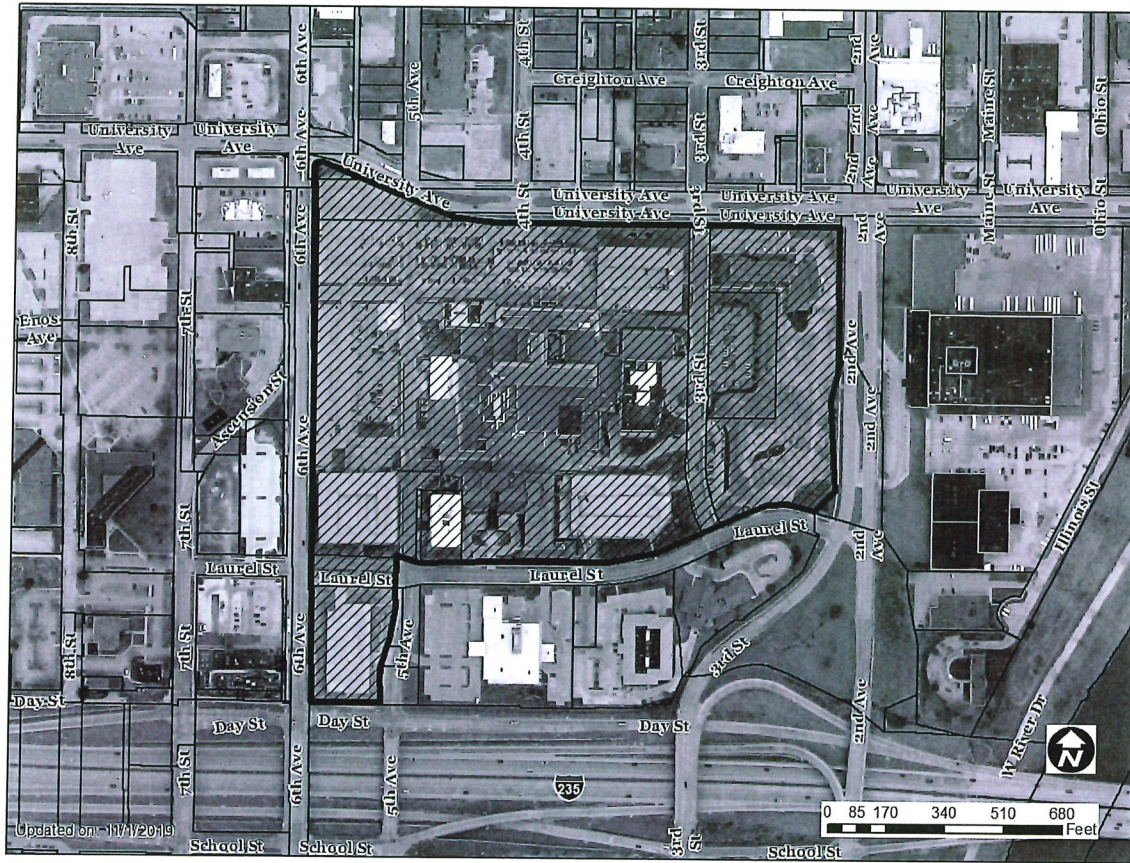
Michael Ludwig, AICP  
Planning Administrator

MGL:tjh

Catholic Health Initiatives – Iowa Corporation d/b/a Mercy Medical Center Des Moines (owner) represented by Sandra Swanson (officer) for property located in the vicinity of 1111 6th Avenue.				File # ZON2019-00221	
Description of Action	Review and approval of a proposed 6th Amendment to the Mercy Medical Center PUD Conceptual Plan, to allow revision to the campus sign plan.				
PlanDSM Future Land Use	Current: Public/Semi-Public and Medium Density Residential. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
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	
Outside Area (200 feet)	2	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Catholic Health Initiatives - Iowa Corporation, Vicinity of 1111 6th Avenue

ZON2019-00221



1 inch = 328 feet



Item ZON2019-00221

Date 11-12-2019

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

NOV 15 2019

Print Name

R.J. CONLEY HOTELS LLC

Signature

HOLIDAY INN MERCY  
CAMPUS  
Gene Calab.

Address

1050 6TH AVENUE  
DES MOINES, IA 50314

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

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

Item ZON2019-00221

Date 11-14-2019

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

NOV 19 2019

Print Name

GIAN C. SUD

Signature

Gian C. Sud, GP

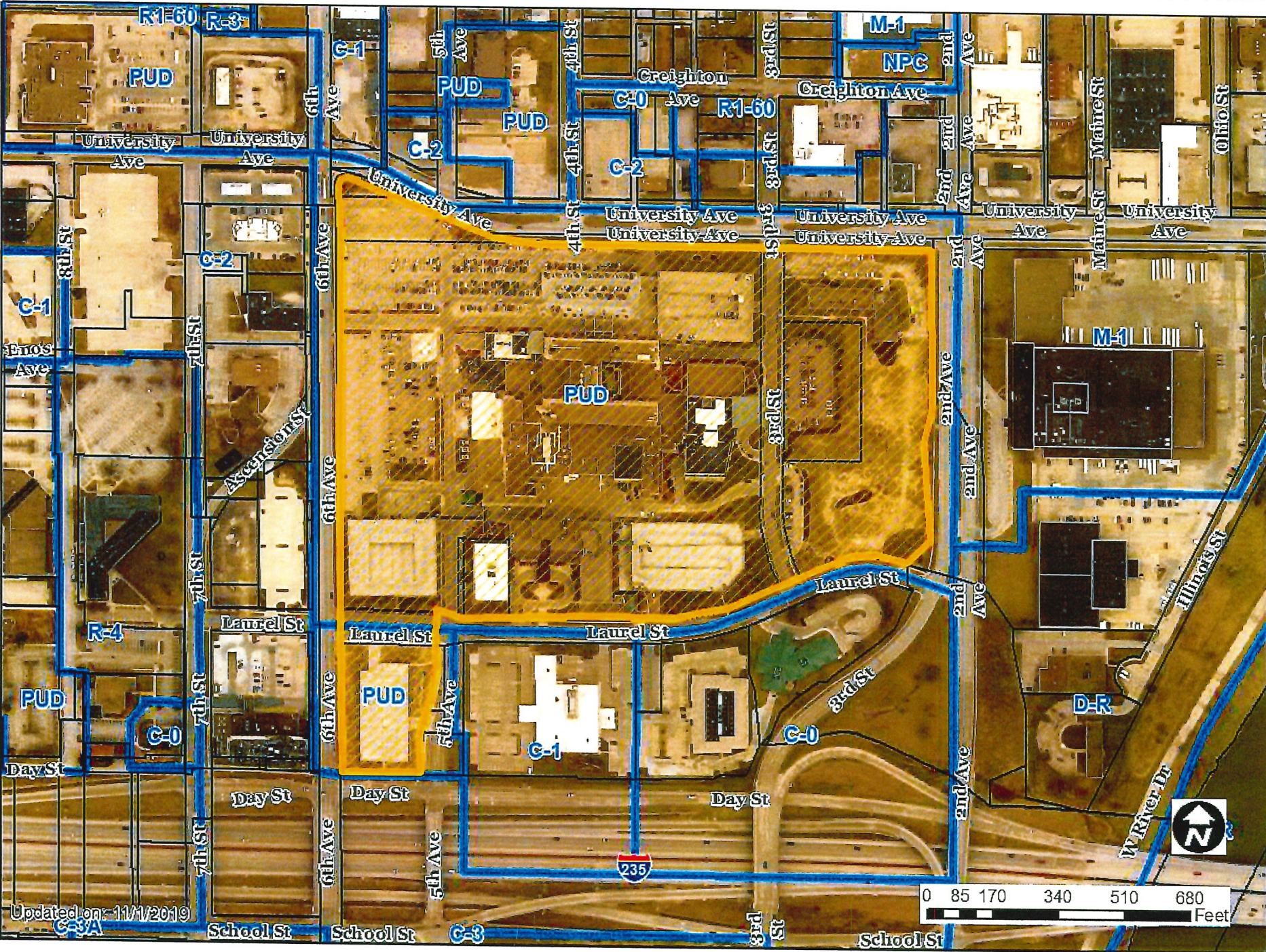
Address

203 Landmark, Suite C  
Normal, IL 61760

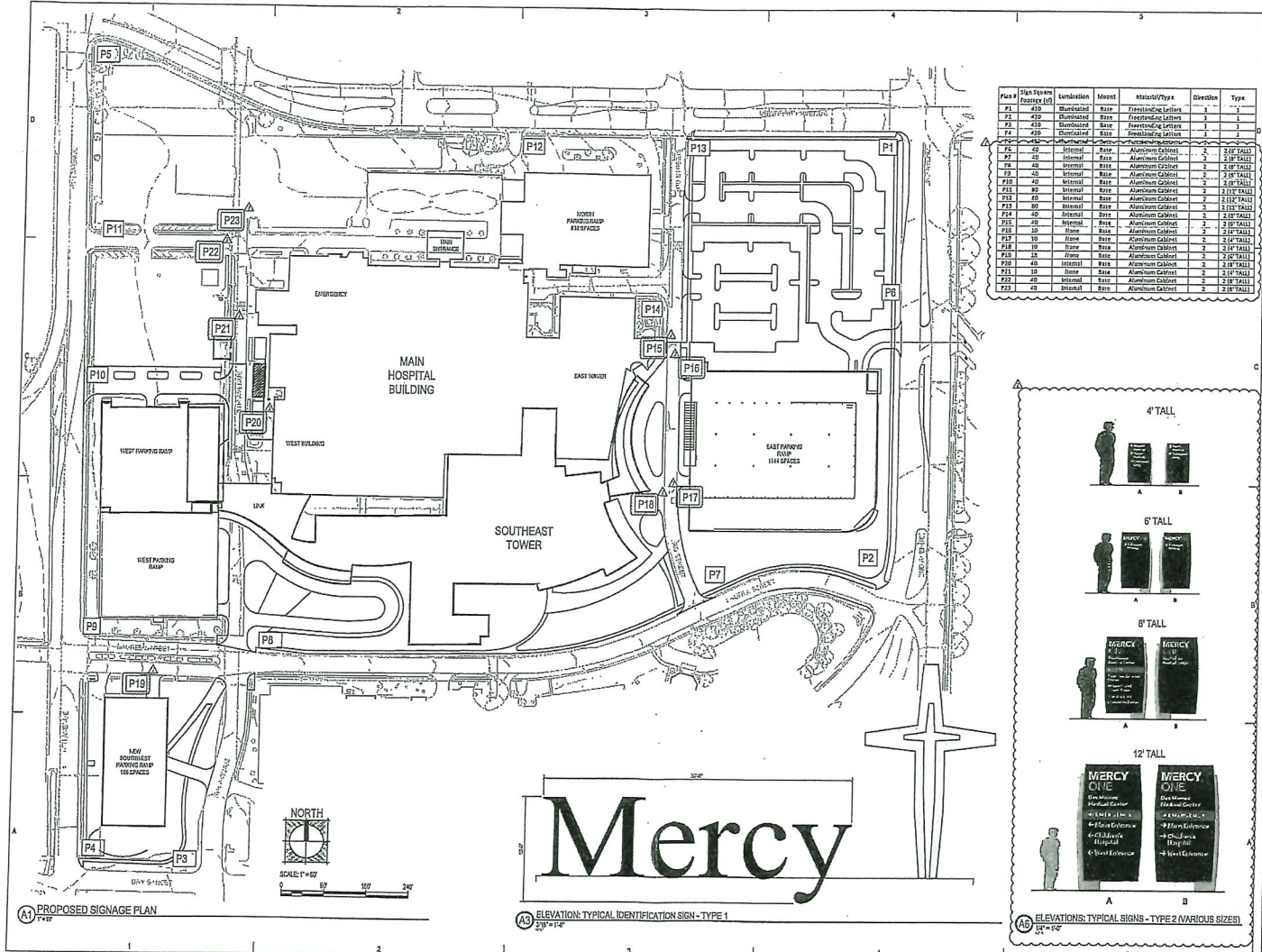
Reason for opposing or approving this request may be listed below:

To be a player in the growth  
of Des Moines.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

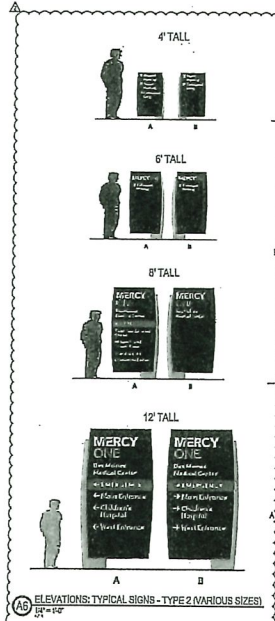








Plan #	Sign Square Footage (sq ft)	Installation	Mount	Material/Type	Direction	Type
P1	450	Fluorescent	Sign	Fluorescent Letters	---	---
P2	210	Fluorescent	Sign	Fluorescent Letters	---	---
P3	150	Fluorescent	Sign	Fluorescent Letters	---	---
P4	220	Fluorescent	Sign	Fluorescent Letters	---	---
P5	120	Internal	Sign	Aluminum Cabinet	---	---
P6	20	Internal	Sign	Aluminum Cabinet	---	---
P7	20	Internal	Sign	Aluminum Cabinet	---	---
P8	20	Internal	Sign	Aluminum Cabinet	---	---
P9	20	Internal	Sign	Aluminum Cabinet	---	---
P10	20	Internal	Sign	Aluminum Cabinet	---	---
P11	20	Internal	Sign	Aluminum Cabinet	---	---
P12	20	Internal	Sign	Aluminum Cabinet	---	---
P13	20	Internal	Sign	Aluminum Cabinet	---	---
P14	20	Internal	Sign	Aluminum Cabinet	---	---
P15	20	Internal	Sign	Aluminum Cabinet	---	---
P16	20	Internal	Sign	Aluminum Cabinet	---	---
P17	20	Internal	Sign	Aluminum Cabinet	---	---
P18	20	Internal	Sign	Aluminum Cabinet	---	---
P19	20	Internal	Sign	Aluminum Cabinet	---	---
P20	20	Internal	Sign	Aluminum Cabinet	---	---
P21	20	Internal	Sign	Aluminum Cabinet	---	---
P22	20	Internal	Sign	Aluminum Cabinet	---	---
P23	20	Internal	Sign	Aluminum Cabinet	---	---



A1 PROPOSED SIGNAGE PLAN  
1/8" = 1'-0"

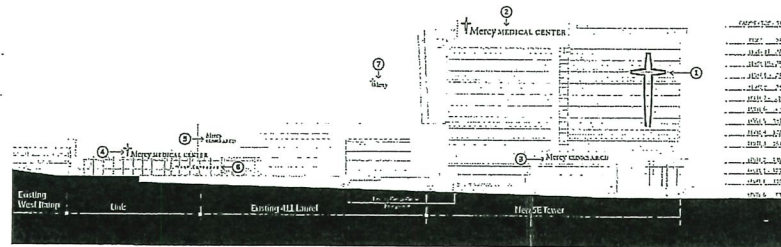
A2 ELEVATION: TYPICAL IDENTIFICATION SIGN - TYPE 1  
3/8" = 1'-0"

A3 ELEVATIONS: TYPICAL SIGNS - TYPE 2 (VARIOUS SIZES)  
1/8" = 1'-0"

  
 PLANNING DESIGN  
  
  
 B | W | B | R  
  
  
 SAYRE & ASSOCIATES  
 ENGINEERS ARCHITECTS

MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN

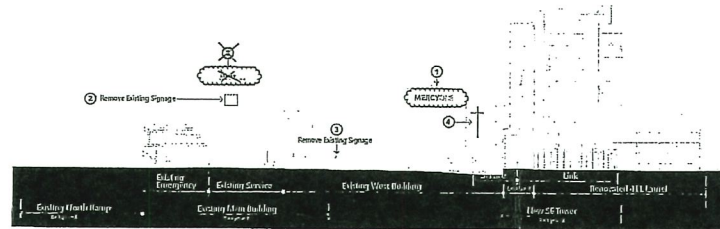
SITE  
SIGNAGE  
PLAN  
  
 4.01



South Elevation Building Signage

Building Signage List

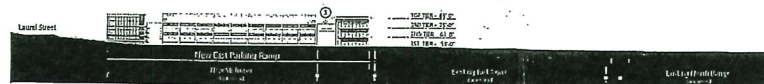
Sign	Content	Size SF
1	Mercy Cross	1,500
2	Mercy Medical Center + Cross	1,400
3	Mercy Clinics	700
4	Mercy Medical Center + Cross	450
5	Mercy Clinics	200
6	West Entrance	100
7	Mercy + Cross (Existing)	200
<b>TOTAL</b>		<b>4,550</b>



West Elevation Building Signage  
At 10th Avenue

Building Signage List

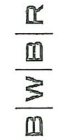
Sign	Content	Size SF
1	Mercy Medical Center + Cross	200
2	Mercy Medical Center + Cross (Remove)	-100
3	Mercy + Cross (Existing to be Removed)	-30
4	Cross (Existing)	70
<b>TOTAL</b>		<b>140</b>



East Elevation Building Signage

Building Signage List

Sign	Content	Size SF
1	East Ramp - Patients & Visitors	150
<b>TOTAL</b>		<b>150</b>



MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN

NO.	REV.	DATE	BY

RDG  
DESIGN  
ARCHITECTURE  
PLANNING & DESIGN

BUILDING SIGNAGE  
SOUTH, WEST, EAST  
ELEVATIONS