



Date June 8, 2020

RESOLUTION SETTING HEARING ON REQUEST FROM DRAKE UNIVERSITY (OWNER) REPRESENTED BY VENESSA MACRO (OFFICER) FOR REVIEW AND APPROVAL OF A 4TH AMENDMENT TO THE DRAKE UNIVERSITY RECREATION PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF 27TH STREET AND FOREST AVENUE TO ALLOW REPLACEMENT OF AN EXISTING ELECTRONIC SIGN WITH A NEW TWO SIDED MONUMENT STYLE SIGN

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2020, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Drake University (Owner) represented by Venessa Macro (Officer), regarding property located at the northeast corner of 27th Street and Forest Avenue, to allow a 4th Amendment to the Drake University Recreation PUD Conceptual Plan, to allow the replacement of an existing electronic sign display with a new two sided sign, subject to the following conditions:

1. The proposed sign shall be a monument style sign with a masonry base that complements the exterior of the Knapp Center;
2. The proposed sign shall be located outside of any required vision triangle; and
3. Any electronic display shall be permitted to display video since the sign is for an events center use.

WHEREAS, the property is legally described as follows:

LOTS 15 THRU 35, INCLUSIVE IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, LOTS 6 THROUGH 21, INCLUSIVE, IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOT 21 IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 31, 32, 33, 34, AND 35 IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 13, 14, 15, AND 16 IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 21, 22, 23, 24, AND 25 IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED RIGHT-OF-WAY FOR 26TH STREET LYING EAST OF AND ADJACENT TO LOTS 17, 18, 19, AND 20 IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA ; AND,

PLATTED RIGHT-OF-WAY FOR 26TH STREET LYING EAST OF AND ADJACENT TO LOTS 26, 27, 28, 29, AND 30 IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,



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PLATTED RIGHT-OF-WAY FOR 25TH STREET LYING EAST OF AND ADJACENT TO LOTS 9, 10, 11, AND 12 IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA ; AND,

PLATTED RIGHT-OF-WAY FOR 25TH STREET LYING EAST OF AND ADJACENT TO LOTS 16, 17, 18, 19, AND 20 IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PUBLIC RIGHT-OF-WAY FOR CLARK STREET LYING NORTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NW. CORNER OF LOT 35 IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA ; THENCE EAST ALONG THE NORTH LINE OF LOTS 35, 26, 25 16, AND 15 IN SAID SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, A DISTANCE OF 775.5 FEET MORE OR LESS TO A POINT THAT IS 57.5 FEET EAST OF THE NW. CORNER OF SAID LOT 15 AND TO THE END OF SAID LINE;

LOTS 13 THRU 27, INCLUSIVE, LOTS 34 THRU 57, INCLUSIVE, LOTS 61 THRU 69, INCLUSIVE, LOTS 71, 72, 73 AND THE SOUTH 10.0 FEET OF LOT 12, ALL IN HARRISON PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA ; AND,

LOT 30, EXCEPT THE SOUTH 25.0 FEET OF THE EAST 70.9 FEET, THEREO, FIN CURTIS' BLUFF PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, THE WEST 57.5 FEET OF LOT 29 IN CURTIS' BLUFF PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 13, 14, 15 AND THE SOUTH 10.0 FEET OF LOT 12 IN HARRISON PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED RIGHT-OF-WAY FOR 26TH STREET LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 16 THRU 27, INCLUSIVE, HARRISON PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 34 THRU 45, INCLUSIVE, HARRISON PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED RIGHT-OF-WAY FOR 25TH STREET LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 46 THRU 60, INCLUSIVE, HARRISON PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

LOTS 1 THRU 10, INCLUSIVE IN SMITH'S ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA ; AND, LOTS 45 THRU 55 INCLUSIVE IN UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, THE NORTH 39.00 FEET OF LOT 44



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AND THE NORTH 10.00 FEET OF LOT 56, ALL IN UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 6 THRU 10, INCLUSIVE, IN SMITH'S ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 50 THRU 55, INCLUSIVE, IN SMITH'S ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF THE NORTH 10.00 FEET OF LOT 56 IN UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PUBLIC RIGHT-OF-WAY OF 25TH STREET AND FOREST AVENUE DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 5 IN SAID SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, THENCE SOUTH TO THE NORWEST CORNER OF LOT 10 IN SMITH'S ADDITION TO IN UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 77 IN UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 77; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF SAID LOT 12 AND TO THE POINT OF BEGINNING.

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 Review and Approval of PUD Final Development Plan is to be considered shall be held on June 22, 2020, at 5:00 p.m., to be held by electronic means in accordance with the Governor's and Mayor's Proclamations and to encourage and maintain social distancing to curb the spread of COVID19 in the community, with or without public access to the meeting location 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



Roll Call Number

Agenda Item Number

23

Date June 8, 2020

APPROVED AS TO FORM:

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

(ZON2020-00047)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		
_____ Mayor				

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.

_____ City Clerk



June 2, 2020

Date June 8, 2020
 Agenda Item 23
 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 May 21, 2020 meeting, the following action was taken regarding a request from Drake University (owner) represented by Venessa Macro (officer) for review and approval of a 4th Amendment to the Drake University Recreation PUD Conceptual Plan on property located at 2601 Forest Avenue, 2525 Clark Street, 1421 25th Street, and 2410 Forest Avenue, to allow replacement of an existing electronic display pylon sign at the northeast corner of 27th Street and Forest Avenue with a new 18-foot tall by 14-foot wide, two-sided pole sign, with a 4-foot by 14-foot identification portion, a 7.2-foot by 13.2-foot electronic display portion, and a 2.5-foot by 13.5-foot internally lit portion.

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			
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 4th Amendment to the Drake University Recreation "PUD" Conceptual Plan, subject to the following revisions:

1. The proposed sign shall be located outside of any required vision clearance triangle.
2. Any electronic display shall be permitted to display video since the sign is for an events center use.

(ZON2020-00047)

Written Responses

3 in Favor

0 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed 4th Amendment to the Drake University Recreation "PUD" Conceptual Plan, subject to the following revisions:

1. The proposed sign shall be a monument style sign with a masonry base that complements the exterior of the Knapp Center.
2. The proposed sign shall be located outside of any required vision clearance triangle.
3. Any electronic display shall be permitted to display video since the sign is for an events center use.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the Drake University Recreation PUD Conceptual Plan would allow replacement of an existing electronic display sign at the northeast corner of 27th Street and Forest Avenue. The proposed sign would be a pole sign with an overall height of 18 feet and an overall width of 13.5 feet. The 2-sided sign would include a 4-foot by 13.5-foot identification portion, a 7.25-foot by 13.5-foot electronic display portion, and two (2) 3-foot by 3-foot internally lit portions.
2. **Size of Site:** Overall PUD is 25.04 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** The site contains Drake University's Knapp Center (arena) and Shivers Center (athletic practice facility).

5. Adjacent Land Use and Zoning:

North – “P2”, Uses is the Drake University tennis facility.

South – “P2”, Use is the Drake University campus.

East – “N5”, Use is open space owned by Drake University.

West – “P2”, Use is Drake Stadium.

6. General Neighborhood/Area Land Uses: The subject property is located along the north side of Forest Avenue within the north portion of the Drake University’s campus.

7. Applicable Recognized Neighborhood(s): The subject property is in the Drake Neighborhood. All neighborhoods were notified of the May 21, 2020 Commission meeting by mailing of the Preliminary Agenda on May 1, 2020 and the Final Agenda on May 15, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on May 1, 2020 (20 days) and May 11, 2020 (10 days) to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning.

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 Drake Neighborhood mailings were sent to Lori Calhoun, 2808 Cottage Grove Avenue, Des Moines, IA 50311.

The appellant attended the Drake Neighborhood Association meeting on May 14, 2020 to present their proposal. Due to the COVID-19 pandemic, the applicant was unable to hold a neighborhood meeting. However, the applicant mailed a letter to the neighboring property owners to explain their proposal and to provide contact information in case they had any questions or comments. The applicant will provide a summary of any communications with neighboring property owners prior to the public hearing.

8. Zoning History: On April 22, 1991, the City Council adopted Ordinance No. 11,654 to rezone 25 acres of the Drake University campus for future athletic facility development including the Knapp Center.

The 2nd amendment was granted by City Council on November 18, 2013 (Roll Call 13-1843) and allowed for construction of a basketball practice facility (Shivers Center) along the east side of the Knapp Center.

The 3rd amendment was granted administratively on December 22, 2017 (Docket ZON2017-00217) to allow beer and wine sales throughout the Knapp Center and Shivers Center.

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

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 amendment to the PUD Conceptual Plan would allow for replacement of the existing freestanding sign with a pole sign. The proposed sign would be a pole sign with an overall height of 18 feet and an overall width of 14 feet. The 2-sided sign would include a 4-foot by 14-foot identification portion, a 7.2-foot by 13.2-foot electronic display portion, and a 2.5-foot by 13.5-foot internally lit portion.

In order to preserve the character of the corridor and promote the long-term durability of the sign, Staff recommends that the sign shall be a monument style sign with a masonry base that complements the exterior of the Knapp Center. It appears that the sign would be located outside of the required vision clearance triangle at the intersection of Forest Avenue and 27th Street. However, Staff also recommends that a note be added to the PUD Conceptual Plan to state that any sign shall be located outside of any required vision clearance triangle.

2. **Electronic Display:** In accordance with City Code Section 134-5.7.3, an events center use, such as the Knapp Center, can have an electronic display sign that plays video, rather than static images, if the Board of Adjustment grants a Type 2 Zoning Exception for such. Since the property is zoned "PUD" Planned Unit Development District, it is not eligible to apply to the Board of Adjustment. However, Staff recommends that the Commission review this against the following criteria established in code:

In order to grant a Type 2 Zoning Exception, the Board of Adjustment must find that the request satisfies the following criteria:

1. *The requested exception is reasonably necessary due to practical difficulties related to the subject property;*
2. *The practical difficulties related to the subject property cannot be overcome by any feasible alternative means other than an exception;*
3. *The requested exception will not have a significant adverse impact on the essential character of the surrounding area;*
4. *The requested exception by its design, construction and operation will adequately safeguard the health, safety and welfare of the occupants of adjoining and*

surrounding property, will not impair an adequate supply of light and air to adjacent property, will not unduly increase congestion in the public streets, will not increase public danger of fire and safety; and will not diminish or impair established property values in the surrounding area; and

5. *The requested exception relates entirely to a use classified by applicable district regulations as either a principal permitted use, a permitted accessory use, or a permitted sign, or to off-street parking or loading areas accessory to such a permitted use.*

Staff believes that the request satisfies these criteria. The impact of an electronic sign with video would be minimal in this location. The site is within a portion of the Drake University campus that contains recreation and entertainment uses. Furthermore, it would not be visible from any residential uses.

SUMMARY OF DISCUSSION

Bert Drost presented staff report and recommendation.

Greg Wattier asked if they will be removing B-cycle spaces?

Bert Drost stated he wasn't sure and would defer that question to the applicant.

Greg Wattier asked if the proposed sign is in or out of the vision triangle?

Bert Drost stated it would be out of the vision triangle.

Greg Jones clarified if staff would rather see a full brick or masonry base, rather than the 2 brick columns that are proposed?

Bert Drost stated that is correct.

Holly Reid, 4125 Westown Parkway #100 Representing Shive-Hattery stated the metal design feature between the 2 brick columns is another feature that ties into the Knapp Center. She asked for Michelle Huggins to speak regarding the B-cycle spaces.

Michelle Huggins stated the B-cycle spaces will be relocated after they have tracked the usage and found it to be more beneficial in another location.

CHAIRPERSON OPENED THE PUBLIC HEARING

CHAIRPERSON CLOSED THE PUBLIC HEARING

Holly Reid stated they also adjusted the location of the sign to increase visibility.

Greg Jones stated he agrees with the sign that is being proposed.

Will Page stated he doesn't want the base to be completely opaque for safety concerns.

COMMISSION ACTION:

Greg Wattier made a motion for approval of the proposed 4th Amendment to the Drake University Recreation "PUD" Conceptual Plan, subject to the following revisions:

1. The proposed sign shall be located outside of any required vision clearance triangle.
2. Any electronic display shall be permitted to display video since the sign is for an events center use.

Motion passed: 12-0

Respectfully submitted,

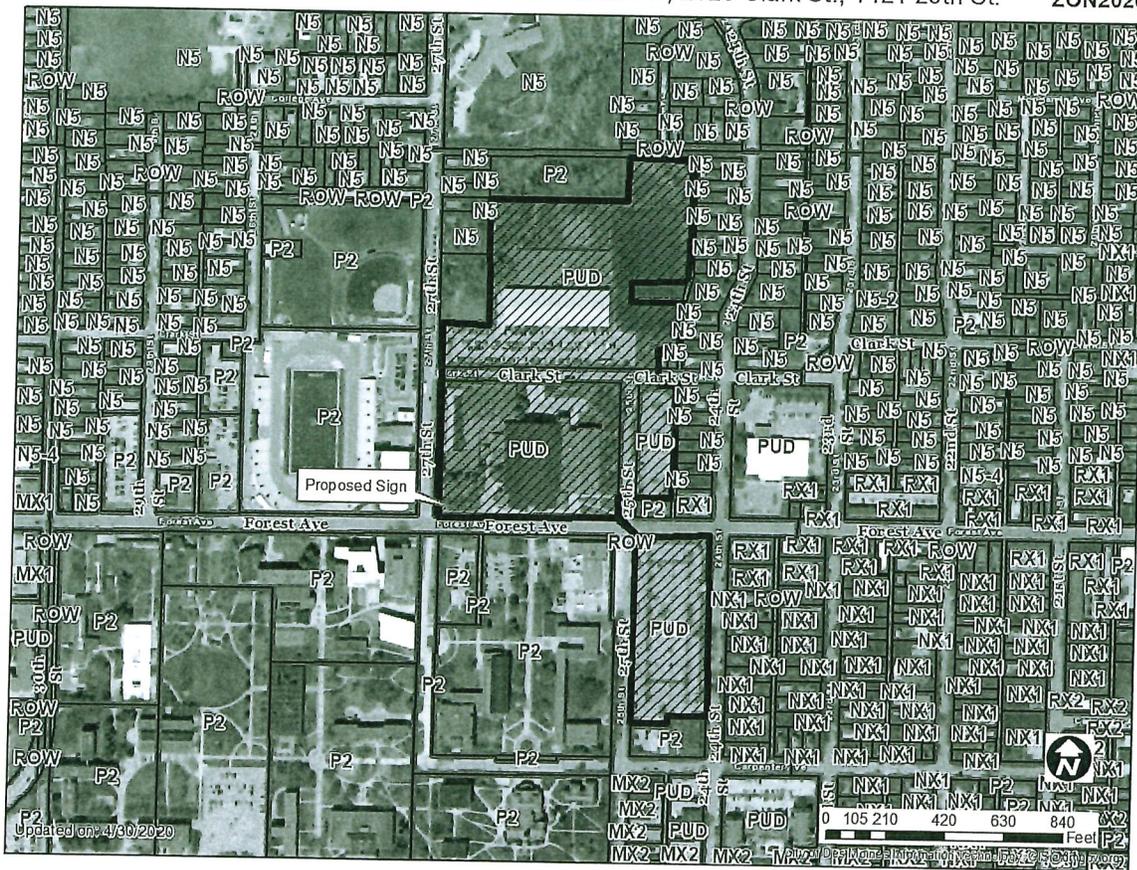
A handwritten signature in blue ink, appearing to read "Michael Ludwig".

Michael Ludwig, AICP
Planning Administrator

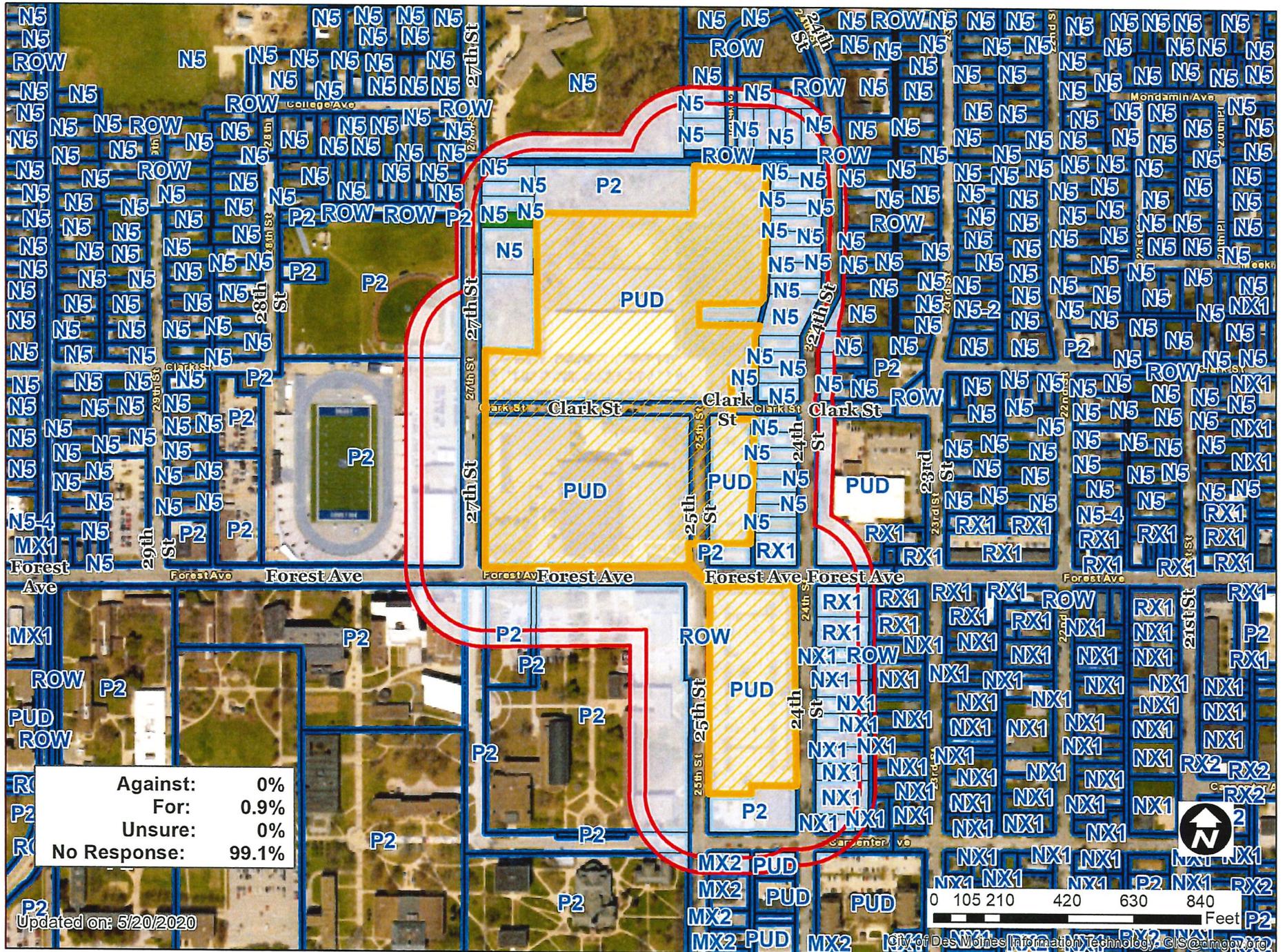
MGL:tjh

Drake University (owner) represented by Venessa Macro (officer) for on property located at 2601 Forest Avenue, 2525 Clark Street, 1421 25th Street, and 2410 Forest Avenue.		File # ZON2020-00047		
Description of Action	Review and approval of a 4th Amendment to the Drake University Recreation PUD Conceptual Plan, to allow replacement of an existing electronic display pylon sign at the northeast corner of 27th Street and Forest Avenue with a new 18-foot tall by 14-foot wide, two-sided pole sign, with a 4-foot by 14-foot identification portion, a 7.2-foot by 13.2-foot electronic display portion, and a 2.5-foot by 13.5-foot internally lit portion.			
PlanDSM Future Land Use	Current: Public/Semi-Public. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	Drake University Recreation Legacy "PUD" Planned Unit Development.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	3	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Drake University Recreation PUD, 2410 & 2601 Forest Av., 2525 Clark St., 1421 25th St. ZON2020-00047



1 inch = 399 feet



23

ZON2020-00047

Item: _____ Date: 5-18-20

I **(am)** (am not) in favor of the request:

(Circle One)

RECEIVED

COMMUNITY DEVELOPMENT

MAY 20 2020

Print Name: Robert Gieber

Signature: [Handwritten Signature]

Address: 2315 Carpenter Ave

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

I see no reason for the neighborhood to
oppose the proposal - it's on the Drake
Campus and will help Drake's public image

ZON2020-00047

n:

Date: 5-13-20 23

(m) (am not) in favor of the request:

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
MAY 18 2020

Print Name: Jerry B. Olsen

Signature: Jerry B. Olsen

Address: 1545 27 DSM IA 52211

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

ZON2020-00047

n:

Date: 5/10/20

(m) (am not) in favor of the request:

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
MAY 18 2020

Print Name: Seth + Danielle Roeker

Signature: Danielle Roeker

Address: 1602 27th St, DSM

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

New sign will be nice

1 VICINITY MAP

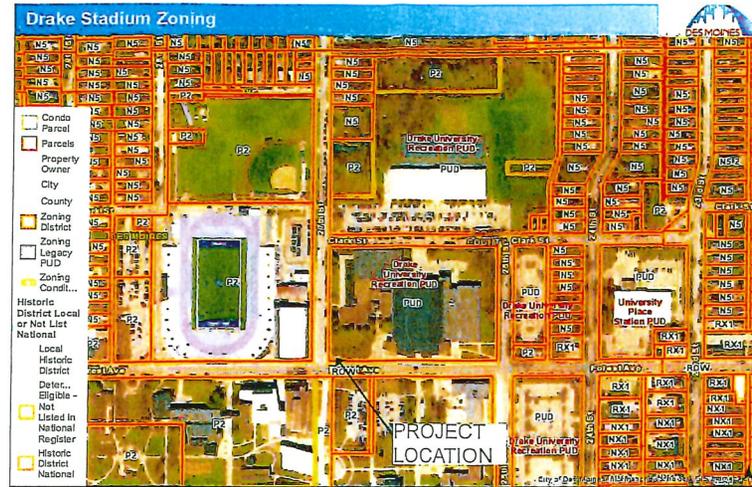
1' = 2,000'



2 LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR ZONING 201102
 Lots 18 thru 25, inclusive in Smith's Fourth Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Lots 6 through 21, inclusive, in Smith's Second Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions of every lot and parcel adjacent to the East line of Lot 21 in Smith's Second Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 31, 32, 33, 34, and 35 in Smith's Fourth Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 13, 14, 15, and 16 in Smith's Second Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 1, 2, 21, 24, and 25 in Smith's Fourth Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 17, 18, 19, and 20 in Smith's Second Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 26, 27, 28, 29, and 30 in Smith's Fourth Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 in Smith's Fourth Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying North of and adjacent to the following described line, beginning at the NW Corner of Lot 35 in Smith's Fourth Addition to University Place, Des Moines, Polk County, Iowa; thence East along the North line of Lots 25, 26, 28, 16, and 15 in said Smith's Fourth Addition to University Place, a distance of 775.5 feet more or less to a point that is 57.5 feet East of the NW Corner of said Lot 15 and to the end of said line;
 Lots 13 thru 27, inclusive; Lots 34 thru 37, inclusive; Lots 61 thru 69, inclusive; Lots 71, 73 and the South 10.0 feet of Lot 12, all in Harrison Park Addition to University Place, Des Moines, Polk County, Iowa; AND,
 The West 1/2 of Lot 29 in Ours' Third Park Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 13, 14, 15 and the South 10.0 feet of Lot 12 in Harrison Park Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 24 thru 45, inclusive in Harrison Park Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 46 thru 62, inclusive, in Harrison Park Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Lots 1 thru 10, inclusive in Smith's Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Lots 45 thru 55, inclusive in University Place, Des Moines, Polk County, Iowa; AND,
 The North 32.0 feet of Lot 44 and the North 33.0 feet of Lot 55, all in University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 6 thru 10, inclusive in Smith's Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of Lots 50 thru 56, inclusive in Smith's Addition to University Place, Des Moines, Polk County, Iowa; AND,
 Portions lying East of and adjacent to the East line of the North 10.0 feet of Lot 56 in University Place, Des Moines, Polk County, Iowa; AND,
 Public Right-of-Way of 25th Street and Forest Avenue described as: Beginning at the Southwest Corner of Lot 12 in Smith's Second Addition to University Place, Des Moines, Polk County, Iowa, thence East to the Southwest Corner of Lot 1 in said Smith's Second Addition to University Place, thence South to the Harvey Corner of Lot 10 in Smith's Addition to University Place, Des Moines, Polk County, Iowa; thence South to the Southwest Corner of said Lot 10; thence West to the Southwest Corner of Lot 77 in University Place, Des Moines, Polk County, Iowa; thence North to the Northeast Corner of said Lot 77; thence North to the Southwest Corner of said Lot 12 and to the Point of Beginning.

3 ZONING OF ADJACENT PROPERTY



4 DES MOINES 2020 COMMUNITY CHARACTER PLAN

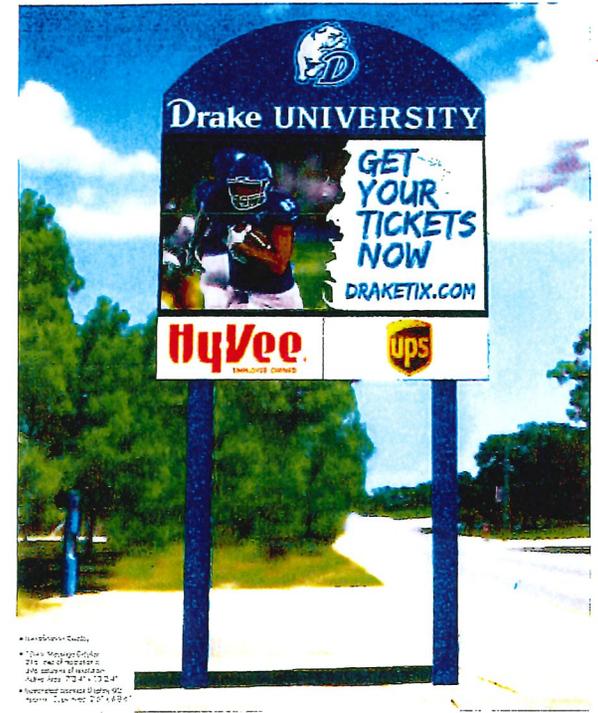
The Des Moines 2020 Community Character Plan designates this property as Public/Semi Public, similar to its current and proposed use under this amendment to the PUD

5 PROJECT DESCRIPTION

The proposed project is to replace the existing digital monument sign at the corner of Forest Ave and 27th Street just west of the Knapp Center entrance. The sign has become in need of repair due to fading, rust, display and poor conditions of the metal base. The sign also conflicts with viewsheds around the bike station and with a new sign would have the opportunity to better match the character of the district. The existing sign is shown below. The proposed sign would consider 2 pole or monument style bases with open viewsheds between and upgrade to a more energy efficient digital display.



6 TIMING PLAN/PROPOSED CONCEPT



- 2 Sided Display
- 216 lines of resolution x 396 columns of resolution
- Active Display Area shall be 7' 2.4" x 13' 2.4"
- Illuminated Sponsor Display area shall be 2' 6" x 6' 8"
- 10 mm Message Display
- Sign Dimensions not to exceed:
18" Depth x 14" wide x 18" High
- Installation to occur by August 31, 2020

Drake UNIVERSITY - KNAPP CENTER MONUMENT SIGN REPLACEMENT
Drake UNIVERSITY RECREATION PUD AMENDMENT

Submitted April 22, 2020

