



Date November 9, 2020

RESOLUTION SETTING HEARING ON REQUEST FROM BLANK PARK ZOO FOUNDATION, INC. FOR REVIEW AND APPROVAL OF A 3rd AMENDMENT TO THE BLANK PARK ZOO PUD CONCEPTUAL PLAN FOR A NEW RESTROOM AND CONCESSION BUILDING AND TO THE PUD FINAL DEVELOPMENT PLAN FOR “GOGO PLAZA” FOR A CONCESSION, RESTROOM AND PLAZA AREA FOR BLANK PARK ZOO LOCATED AT 7401 SOUTHWEST 9TH STREET

WHEREAS, on October 15, 2020, the City Plan and Zoning Commission voted 14-0 to **APPROVE** a request from Blank Park Zoo Foundation, Inc., represented by Anne Shimerdla (officer), to approve the 3rd Amendment to the Blank Park Zoo PUD Conceptual Development Plan for the Blank Park Zoo located at 7401 Southwest 9th Street (“Property”) to allow for addition of a new restroom and concession building with plaza within the Area “A”, subject to the provision of a note stating that any future modification with “Area A” that impacts less than 10,000 square feet of area shall not require an amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Plan, and

WHEREAS, on October 15, 2020, the City Plan and Zoning Commission further voted 12-0 to **APPROVE** a request from Blank Park Zoo Foundation, Inc., represented by Anne Shimerdla (officer), to approve the PUD Final Development Plan for “GoGo Plaza” to allow development of a 1,504-square foot concession and restroom building and surrounding plaza area for the Blank Park Zoo located at 7401 Southwest 9th Street, subject to compliance with all administrative review comments by the City’s Permit and Development Center and/or Site Plan Review Staff; and

WHEREAS, the Property is legally described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. AND PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., AND THE WEST 632.0 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 33, (EXCEPT THE NORTH 1420.0 FEET OF THE NORTHEAST 1/4), AND THE SOUTHEAST 1/4 OF SAID SECTION 33 (EXCEPT THE SOUTH 40 ACRES OF THE EAST 60 ACRES OF SAID SOUTHEAST 1/4), AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 33.0 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET AND THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 1204.0 FEET; THENCE EAST 599.0 FEET; THENCE SOUTH ALONG A LINE 599.0 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET TO A POINT APPROXIMATELY



Date November 9, 2020

623.00 FEET SOUTH TO THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 8041 PAGE 37; THENCE EAST ON THE NORTH PARCEL LINE OF SAID PARCEL "A" TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH ALONG THE EAST PARCEL LINE OF PARCEL "A" TO THE SOUTH LINE OF THE EAST-WEST RODGERS ROAD AS CURRENTLY ESTABLISHED; THENCE WEST TO THE EAST LINE OF THE NORTH-SOUTH CARTER STREET AS CURRENTLY ESTABLISHED; THENCE SOUTH-SOUTHEAST ALONG THE EAST LINE OF CARTER STREET TO A POINT 65 FEET NORTH OF THE SOUTH PARCEL LINE AND 300 FEET WEST OF THE EAST PARCEL LINE; THENCE SOUTHWESTERLY TO A POINT APPROXIMATELY 375 FEET WEST OF THE EAST PARCEL LINE ON THE SOUTH PARCEL LINE, TO THE CORNER POST OF THE EXISTING NORTHERN BLANK GOLF COURSE FENCE; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE EAST 40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE SOUTH 216 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE WESTERLY TO A POINT 500 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SW 9TH STREET AND THE EXISTING NORTHERN BLANK GOLF COURSE FENCE; THENCE SOUTHWESTERLY 320.0 FEET TO A POINT 290.0 FEET SOUTH OF MASON AVENUE RIGHT OF WAY LINE EXTENDED; THENCE WESTERLY 185 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 766.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE AREAS AND BUILDINGS IDENTIFIED AS: BLDG 138, BLDG 308, BLDG 309, BLDG 135, AND A 10 FOOT WIDE AREA ADJOINING EACH SIDE OF SAID BUILDINGS FOR MAINTENANCE AND INGRESS-EGRESS TO SAID BUILDINGS FROM ANY EXISTING ROADS, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. CONTAINING ± 66.75 ACRES

FORT DES MOINES PARCELS WITHIN LEASED AREA:

THE AREA EAST OF THE EASTSIDE OF BUTTNER STREET, SOUTH OF THE NORTH PROPERTY LINE OF PARCEL "A" AS DESCRIBED ABOVE; AND, NORTH OF THE NORTH SIDE OF RODGERS ROAD.

SUBJECT TO: EXISTING EASEMENTS FOR ROADS, PUBLIC UTILITIES, RAILROADS AND PIPELINE AND TO OTHER EASEMENTS OR ENCUMBRANCES OF RECORD, AND FURTHER

SUBJECT TO ENCROACHMENTS OF THE BUILDINGS SHOWN IN EXHIBIT "A" KNOWN AS BLDG 68, BLDG 70, BLDG 71, BLDG 73, BLDG 81, BLDG 83, BLDG 126, BLDG 127.

FOOTNOTE:

THE CITY OF DES MOINES, HAS LEASED A PORTION OF THE PROPERTY DESCRIBED IN THE P.U.D. PROPERTY DESCRIPTION TO BLANK PARK ZOO FOUNDATION, INC., PURSUANT

Date November 9, 2020

TO THE A.H. BLANK PARK ZOO LEASE, OPERATION, MANAGEMENT AND MAINTENANCE AGREEMENT, DATED APRIL 25, 2011. THE P.U.D. PROPERTY DESCRIPTION INCLUDES ADDITIONAL PROPERTY OWNED BY THE CITY OF DES MOINES THAT IS NOT INCLUDED IN SAID LEASE AGREEMENT

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 3rd Amendment to the PUD Conceptual Development Plan for the Blank Park Zoo and PUD Final Development Plan for "GoGo Plaza" is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on November 23, 2020, by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location.
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. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED: 
 Judy K. Parks-Kruse
 Assistant City Attorney

(ZON2020-00122)
 (10-2021-7.19)

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



November 3, 2020

Date November 9, 2020
 Agenda Item 27
 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 October 15, 2020 meeting, the following action was taken regarding a request from Blank Park Zoo Foundation, Inc. represented by Anne Shimerdla (officer) for review and approval of the PUD Final Development Plan for "GoGo Plaza" to allow development of a 1,504-square foot concession and restroom building and surrounding plaza area for the Blank Park Zoo located in the vicinity of 7401 Southwest 9th Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	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 submitted "PUD" Final Development Plan "GoGo Plaza", subject to compliance with all administrative review comments by the City's Permit & Development Center and/or Site Plan Review Staff. (10-2021-7.19)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted “PUD” Final Development Plan “GoGo Plaza”, subject to compliance with all administrative review comments by the City’s Permit & Development Center and/or Site Plan Review Staff.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the PUD Conceptual Plan and the proposed PUD Development Plan would allow construction of a 1,504-square foot concession and restroom building and a surrounding plaza area. The proposed construction and zoo enhancements would be located internally to the zoo, just north of the prairie dog colony. These improvements would not be visible from public Right-of-Way.
2. **Size of Site:** 66.75 acres.
3. **Existing Zoning (site):** “Blank Park Zoo PUD” Planned Unit Development District.
4. **Existing Land Use (site):** Blank Park Zoo and off-street parking.
5. **Adjacent Land Use and Zoning to Site of Amendment:**

North – “P2” & “NX2”, Uses include the Fort Des Moines Historical National Landmark and the Fort Des Moines Residential Correctional Facility.

South – “P1”, Use is the Blank Golf Course.

East – “P1”, Use is the Blank Golf Course.

West – “N3a” & “NX2”, Uses include Southwest 9th Street and residential uses.
6. **General Neighborhood/Area Land Uses:** The subject property (Blank Park Zoo) is located along the east side of Southwest 9th Street to the south of Army Post Road.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within 250 of any neighborhood association. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 25, 2020 and by mailing of the Final Agenda on October 8, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on September 25, 2020 (20 days prior to the public hearing) and October 5, 2020 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

During the Governor’s emergency declaration due to the COVID-19 pandemic, the applicant is responsible for reaching out to the surrounding property owner within 250 feet through a written communication soliciting questions and input and providing

responses. The applicant shall provide a report on the outcomes of this process prior to the Plan and Zoning Commission meeting, and provide a summary at the hearing.

8. **Relevant Zoning History:** On July 23, 2012, the City Council rezoned the site to “PUD” District by Ordinance No. 15,121 and adopted the Blank Park Zoo PUD Conceptual Plan.

On June 21, 2015, the City administratively approved the 1st amendment to the PUD Conceptual Plan (ZON2015-00126), which allowed caretakers quarters so that caretakers and interns could overnight on the property.

On June 22, 2016, the City administratively approved the 2nd amendment to the PUD Conceptual Plan (ZON2016-00072), which allowed expansion of the giraffe house.

The City’s current Zoning Ordinance, which took effect on December 16, 2019, requires any amendment to a PUD Conceptual Plan to be reviewed by the Plan & Zoning Commission and City Council. No additional administrative amendments are allowed.

9. **PlanDSM Creating Our Tomorrow Designation:** The subject property is located within an area designated on the PlanDSM Future Land Use Map as Public/Semi-Public. The proposed “PUD” Conceptual Plan amendment and Final development site plan would not require this designation to be amended.

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. After 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. **PUD Conceptual Plan:** The proposed amendment to the PUD Conceptual Plan is necessary for the PUD Development Plan to be found in conformance with the PUD regulations. The proposed amendment would allow construction of a 1,504-square foot concession and restroom building and a surrounding plaza area. The proposed enhancements would be located internally to the zoo and would not be visible from public Right-of-Way. Staff recommends approval of the proposed amendment to the PUD Conceptual Plan.

In order to minimize the need for future amendments to the PUD Conceptual Plan for minor improvements, such as the one currently under consideration, Staff recommends that a note be added to the PUD Conceptual Plan to state: “Any future modification within “Area A” that impacts less than 10,000 square feet of area shall not require an

amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Site Plan.”

- 2. PUD Final Development Site Plan:** The proposed PUD Final Development Plan would be in accordance with the 3rd Amendment to the PUD Conceptual Plan. Staff recommends approval of the submitted “PUD” Final Development Plan “GoGo Plaza”, subject to compliance with all administrative review comments by the City’s Permit & Development Center and/or Site Plan Review Staff.

SUMMARY OF DISCUSSION

Jann Freed asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Dory Briles made a motion for approval of the submitted “PUD” Final Development Plan “GoGo Plaza”, subject to compliance with all administrative review comments by the City’s Permit & Development Center and/or Site Plan Review Staff.

Motion passed: 14-0

Respectfully submitted,



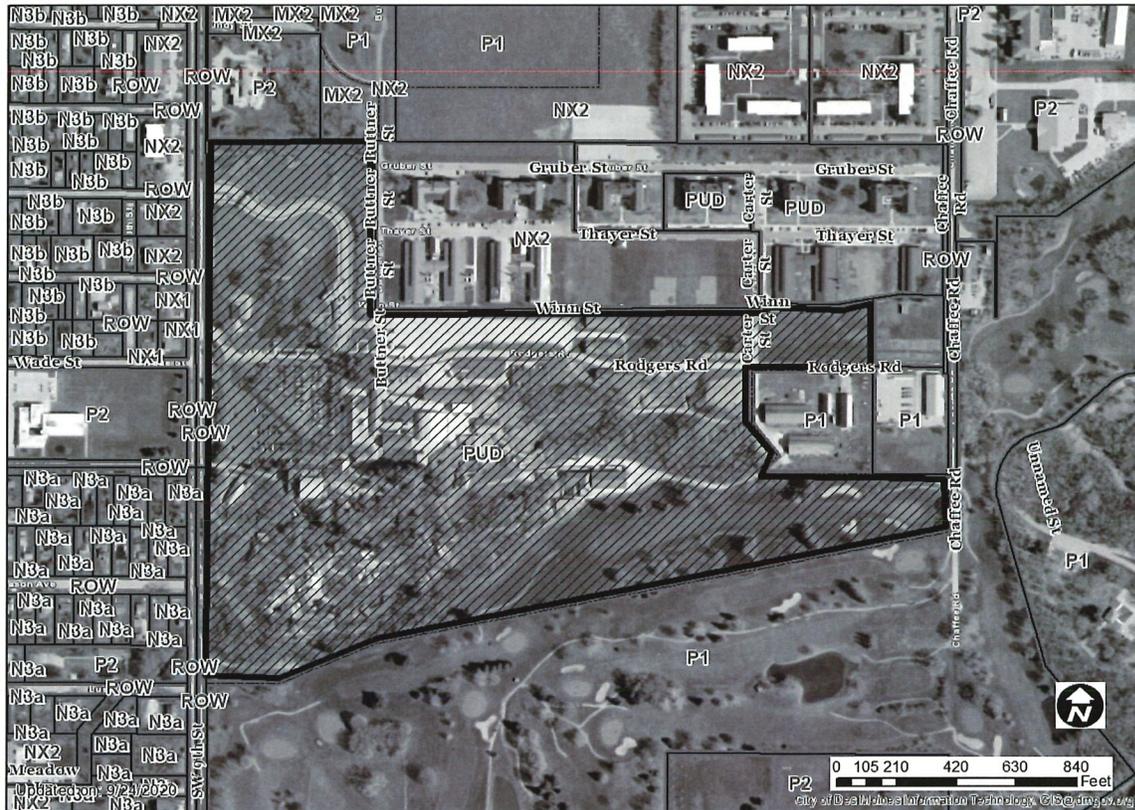
Michael Ludwig, AICP
Planning Administrator

MGL:tjh

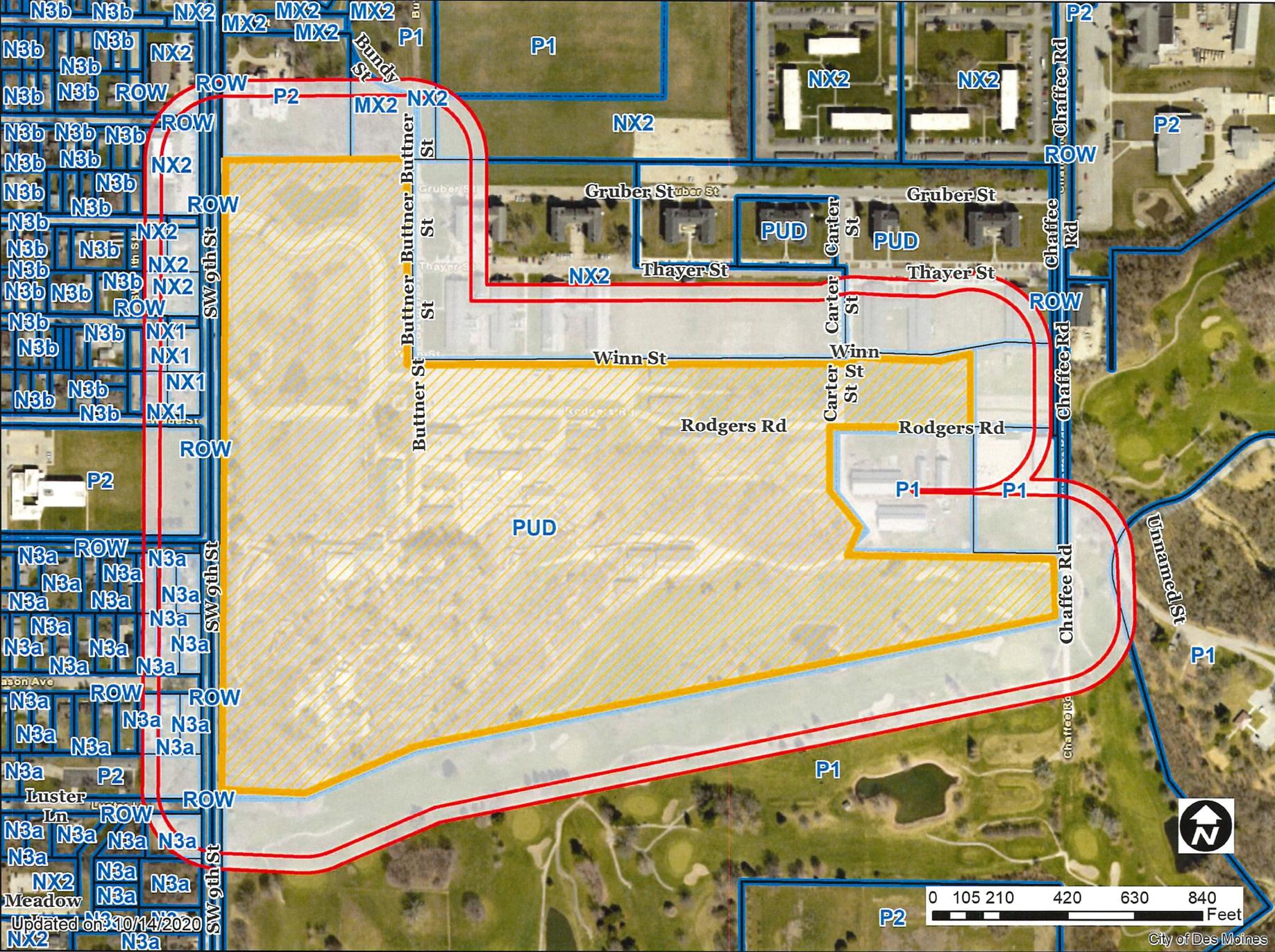
Request from Blank Park Zoo Foundation, Inc. represented by Anne Shimerdla (officer) for property Zoo located in the vicinity of 7401 Southwest 9 th Street.				File #	
				10-2021-7.19	
Description of Action	PUD Final Development Plan for "GoGo Plaza" to allow development of a 1,504-square foot concession and restroom building and surrounding plaza area.				
PlanDSM Future Land Use	Current: Public/Semi-Public. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	Blank Park Zoo Legacy "PUD" Planned Unit Development District.				
Proposed Zoning District	N/A				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Blank Park Zoo Foundation, Inc., Vicinity of 7401 Southwest 9th Street

10-2021-7.19



1 inch = 398 feet



1 inch = 398 feet

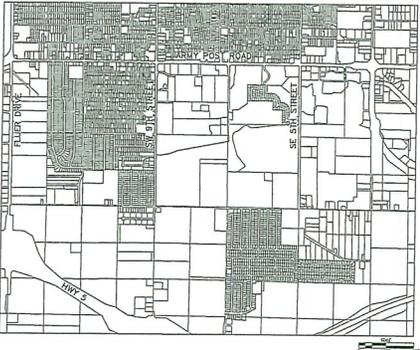
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CONCEPTUAL PLAN BLANK PARK ZOO

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES,
POLK COUNTY, STATE OF IOWA

SHEET 1 OF 3

VICINITY MAP



P.U.D. PROPERTY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 3TH PAL, AND PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 3TH PAL, AND WEST 622.0 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 33, (EXCEPT THE NORTH 142.0 FEET OF THE NORTHEAST 1/4), AND THE SOUTHWEST 1/4 OF SAID SECTION 33 (EXCEPT THE SOUTH 40 ACRES OF THE EAST 60 ACRES OF SAID SOUTHWEST 1/4), AND PARTS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 33.0 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 8TH STREET AND THE POINT OF BEGINNING, THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 8TH STREET 1224.0 FEET, THENCE EAST 294.0 FEET, THENCE SOUTH 414.0 FEET AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SOUTHWEST 8TH STREET TO SAID PARCEL 7A, THENCE SOUTH ALONG THE EAST PARCEL LINE OF PARCELS 7A TO THE SOUTH LINE OF THE EAST-WEST ROGERS ROAD AS CURRENTLY ESTABLISHED, THENCE WEST TO THE EAST LINE OF THE NORTH-SOUTH CARTER STREET AS CURRENTLY ESTABLISHED, THENCE SOUTH-SOUTHWEST ALONG THE EAST LINE OF CARTER STREET TO A POINT 4.5 FEET WEST OF THE SOUTHWEST QUARTER OF SECTION 34, THENCE SOUTH 200 FEET WEST OF THE SOUTHWEST QUARTER OF SECTION 34 TO A POINT APPROXIMATELY 375 FEET WEST OF THE EAST PARCEL LINE ON THE SOUTH PARCEL LINE TO THE CORNER POINT OF THE EXISTING NORTHERN BLANK GOLF COURSE FENCE, THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO THE SECTION 34, THENCE WESTERLY TO A POINT 500 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF 8TH STREET AND THE EXISTING NORTHERN BLANK GOLF COURSE FENCE, THENCE SOUTH 212.0 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, THENCE WESTERLY 185 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 8TH STREET, THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 8TH STREET 788.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 2.6275 ACRES.

THE AREA EAST OF THE EASTSIDE OF BUTTNER STREET, SOUTH OF THE NORTH PROPERTY LINE OF PARCEL "A" AS DESCRIBED ABOVE, AND NORTH OF THE NORTH SIDE OF ROGERS ROAD, SUBJECT TO EXISTING EASEMENTS FOR ROADS, PUBLIC UTILITIES, RAILROADS AND PIPELINE AND TO OTHER EASEMENTS OR ENCUMBRANCES OF RECORD, AND FURTHER SUBJECT TO ENCUMBRANCES OF THE BUILDING SYSTEM IN EXHIBIT "A" KNOWN AS BLDG 68, BLDG 70, BLDG 71, BLDG 72, BLDG 73, BLDG 81, BLDG 82, BLDG 126, BLDG 127.

THE CITY OF DES MOINES HAS LEASED A PORTION OF THE PROPERTY DESCRIBED IN THE P.U.D. PROPERTY DESCRIPTION TO BLANK PARK ZOO FOUNDATION, INC., PURSUANT TO THE AS-LEASER BLANK PARK ZOO LEASE, OPERATION, MANAGEMENT AND MAINTENANCE AGREEMENT, DATED APRIL 25, 2011, THE P.U.D. PROPERTY DESCRIPTION INCLUDES ADDITIONAL PROPERTY OWNED BY THE CITY OF DES MOINES THAT IS NOT INCLUDED IN SAID LEASE AGREEMENT.

STATEMENT OF INTENT

IT IS OUR INTENT TO ESTABLISH ZONING REGULATIONS CONSISTENT WITH THE UNIQUE CONDITIONS AND TYPES OF USES ASSOCIATED WITH ZOO ACTIVITIES AND LAND USES. THE PLANNED UNIT DEVELOPMENT WILL PROVIDE ACCOMMODATIONS FOR CURRENT AND FUTURE ZOO USES, EXHIBITS, AND FUNCTIONS.

PARKING DATA

VEHICLES	
50% NUMBER OF PEAK VISITORS ON SITE AT ONE TIME	= 1,210
DAILY EMPLOYEES	
MAXIMUM NUMBER OF EMPLOYEES ON PEAK SHIFT	= 80 EMPLOYEES
EXISTING PARKED PARKING SPACES	= 214
EXISTING OVERHEAD PARKING SPACES	= 200
TOTAL EXISTING PARKING SPACES	= 414

PUD AREA STANDARDS

PUD AREA SPECIFIC STANDARDS

AREA "A"
AREA "A" SHALL ALLOW FOR GENERAL ZOO USES AND ACTIVITIES. ALLOWED USES AND ACTIVITIES INCLUDE, BUT MAY NOT BE LIMITED TO: ANIMAL EXHIBIT SPACES, ANIMAL HOLDING BUILDINGS, DISPLAYS, INTERPRETIVE OPPORTUNITIES, ADMINISTRATIVE, SPACES, GATHERING AREAS, EDUCATIONAL SEMINARS, CARE TAKERS' QUARTERS WITH ABILITY FOR NIGHTWORK STAY (OVERNIGHT STAY LIMITED TO STAFF AND INTERIM CARETAKERS' QUARTERS), AND OTHER RECREATIONAL USES. PORTIONS OF AREA "A" LOCATED WITHIN THE JURISDICTION OF THE IOWA STATE HISTORIC PRESERVATION OFFICE (SIPO) AND MAY REQUIRE THE REVIEW AND APPROVAL OF THE SIPO PRIOR TO IMPLEMENTING ANY PHYSICAL IMPROVEMENTS. THESE AREAS GENERALLY INCLUDE LAND EAST OF BUTTNER STREET AND NORTH OF ROGERS ROAD TO THE BOUNDARY SHOWN WITHIN THE PLANNED UNIT DEVELOPMENT. PORTIONS OF AREA "A" UNDER THE JURISDICTION OF THE SIPO SHALL NOT ALLOW ANY CHANGES FROM WHAT EXISTS TODAY WITHOUT THE REVIEW AND APPROVAL OF THE SIPO.

AREA "B"
AREA "B" SHALL ALLOW FOR GENERAL ZOO USES AND ACTIVITIES. ALLOWED USES AND ACTIVITIES INCLUDE, BUT MAY NOT BE LIMITED TO: ANIMAL EXHIBIT SPACES, ANIMAL HOLDING BUILDINGS, DISPLAYS, INTERPRETIVE OPPORTUNITIES, ADMINISTRATIVE AREAS, EDUCATIONAL SEMINARS, AND OTHER RECREATIONAL USES. PORTIONS OF AREA "B" LOCATED WITHIN THE JURISDICTION OF THE IOWA STATE HISTORIC PRESERVATION OFFICE (SIPO) AND MAY REQUIRE THE REVIEW AND APPROVAL OF THE SIPO PRIOR TO IMPLEMENTING ANY PHYSICAL IMPROVEMENTS. THESE AREAS GENERALLY INCLUDE LAND EAST OF BUTTNER STREET AND NORTH OF ROGERS ROAD TO THE BOUNDARY SHOWN WITHIN THE PLANNED UNIT DEVELOPMENT. PORTIONS OF AREA "B" UNDER THE JURISDICTION OF THE SIPO SHALL NOT ALLOW ANY CHANGES FROM WHAT EXISTS TODAY WITHOUT THE REVIEW AND APPROVAL OF THE SIPO.

AREA "C"
AREA "C" SHALL ALLOW FOR GOLF COURSE AND GENERAL ZOO USES AND ACTIVITIES. ALLOWED USES AND ACTIVITIES INCLUDE, BUT MAY NOT BE LIMITED TO: A GOLF COURSE, ANIMAL EXHIBIT SPACES, ANIMAL HOLDING BUILDINGS, DISPLAYS, INTERPRETIVE OPPORTUNITIES, ADMINISTRATIVE, SPACES, GATHERING AREAS, EDUCATIONAL SEMINARS, AND OTHER RECREATIONAL USES.

PUD BULK REGULATIONS (ALL AREAS)
STORM WATER MANAGEMENT
STORM WATER MANAGEMENT WITHIN THE PUD SHALL BE CONSIDERED ON A PROJECT BY PROJECT BASIS. WHEN PRACTICAL, STORM WATER MANAGEMENT SHALL BE IMPLEMENTED TO THE FULLEST EXTENT POSSIBLE TO SATISFY CURRENT STORM WATER MANAGEMENT REQUIREMENTS OF THE CITY OF DES MOINES, GIVEN THE PHYSICAL CONSTRAINTS OF THE EXISTING SITE. STORM WATER MANAGEMENT STRATEGIES MAY BE LIMITED AND FULL COMPLIANCE WITH THE CITY OF DES MOINES' STORM WATER MANAGEMENT REQUIREMENTS MAY NOT BE POSSIBLE. THEREFORE, STORM WATER MANAGEMENT TECHNIQUES SHALL BE DEVELOPED ON A PROJECT BY PROJECT BASIS.

SANITARY SEWER
AN EXISTING PUBLIC SANITARY SEWER IS LOCATED ALONG THE EAST SIDE OF SOUTHWEST 8TH STREET. THE EXISTING SANITARY SEWER IS BELIEVED TO BE ADAPTED TO HAVE ADEQUATE CAPACITY TO SERVE THE BLANK PARK ZOO AT ANY LOCATION ON-SITE.

ARCHITECTURAL, LANDSCAPE AND SIGNAGE STANDARDS
ARCHITECTURAL, LANDSCAPE AND SIGNAGE SHALL BE CONSIDERED ON A PROJECT BY PROJECT BASIS. GIVEN THE UNIQUE NATURE OF THE ZOO USE, UNIQUE MATERIALS ARE ALLOWED. UNIQUE MATERIALS SHALL BE THOSE OF A PERMANENT NATURE, AND THOSE CONSISTENT WITH THE INTENDED USE OF THE PROPOSED STRUCTURES. NONSTANDARD OR ENTRANCE SIGNAGE MAY BE ILLUMINATED AND REAR HEIGHTS OF UP TO 40'. ANY PROPOSED SIGNAGE VISIBLE FROM PUBLIC FRONT OF WAY SHALL BE CONSIDERED ON A PROJECT BY PROJECT BASIS.

FINDINGS
VARIOUS FINDINGS TYPES AND HEIGHTS ARE ALLOWED WITHIN THE PUD. FINDINGS MAY BE UTILIZED FOR SECURITY, CONTAINMENT, AND VISUAL IMPROVEMENT. ALLOWED FINDINGS TYPES INCLUDE, BUT ARE NOT LIMITED TO: CHAIN LINK, CHAIN LINK WITH SECURITY TOP, WOOD, WOODS METAL, WOOD, AND ELECTRIC ANNUAL CONTAINMENT. ADDITIONAL AND SPECIFIC FINDINGS TYPES MAY BE REQUIRED FOR ANIMAL CONTAINMENT BY THE LOCAL SPECIFIC FINDINGS TYPES AND HEIGHTS SHALL BE REVIEWED ON A PROJECT BY PROJECT BASIS BY THE CITY OF DES MOINES AT THE TIME OF SITE PLAN REVIEW.

PARKING
PARKING SHALL BE PROVIDED AS FOLLOWS:
1 SPACE PER EVERY 4 VISITORS ON SITE AT ONE TIME
1 SPACE PER EMPLOYEE FOR THE MAXIMUM WORKING SHIFT.
THE EXISTING OVERHEAD PARKING AREAS MAY BE UTILIZED TO SATISFY THE PARKING SPACE REQUIREMENTS.

LANDSCAPING AND SCREENING
ALL LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF DES MOINES LANDSCAPE STANDARDS AS APPLICABLE TO THE 15-C DISTRICT.
ALL OUTDOOR STORAGE AREAS SHALL BE SCREENED.
ANY TRANSFORMER, JUNCTION BOX, AIR CONDITIONER, OR OTHER SIGN ITEM OVER 3 FEET IN HEIGHT, SHALL NOT BE LOCATED WITHIN A FRONT YARD SETBACK.
ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED.
ANY TRASH CONTAINERS VISIBLE FROM A PUBLIC STREET SHALL BE SCREENED BY AN ENCLOSURE CONSTRUCTED OF MASONRY WALLS AND STEEL GATES.

OVERFLOW PARKING
TYPICAL ZOO OPERATIONS DO NOT REQUIRE THE USE OF THE OVERFLOW PARKING AREAS. THE OVERFLOW PARKING AREAS ARE GENERALLY USED DURING SPECIAL EVENTS, SUCH AS "NOCTURNAL" OR JULY 4TH CELEBRATIONS. THE OVERFLOW PARKING AREAS ARE NOT INTENDED FOR EMPLOYEE PARKING.

GRASS AS SURFACED PARKING LOTS
ANY GRASS SURFACED PARKING LOTS SHALL BE SPRAYED ANNUALLY WITH A DUST CONTROL AGENT.

BEARING HEIGHT
MAXIMUM BUILDING HEIGHT OF 50'

BUILDING SETBACKS
FRONT YARD: 30'
SIDE YARD: 50'
REAR YARD: 50'

OWNER

CITY OF DES MOINES
400 ROBERT D RAY DR
DES MOINES, IA 50320

ZONING

EXISTING: RI-20, A-1
PROPOSED: P.U.D.

APPLICANT

BLANK PARK ZOO FOUNDATION, INC.
CONTACT: MARK MORGAN
7481 SW 8TH ST
DES MOINES, IOWA
PH: (515) 243-0156

LAND USE

EXISTING: PARK/ OPENSPACE
PUBLIC/ SEMI PUBLIC
PROPOSED: PARK/ OPENSPACE
PUBLIC/ SEMI PUBLIC

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: KEITH WEGGON
2402 SE CROSSROADS DRIVE, SUITE C
GRAND, IOWA 50111
PH: (515) 366-4400
FX: (515) 309-4410

PROJECT SITE ADDRESS

7481 SW 8TH ST
DES MOINES, IA 50315

PUD AMENDMENTS

AMENDMENT #1:	07/29/13
AMENDMENT #2:	02/19/16
AMENDMENT #3:	02/05/19
PUD SUBMITTAL TO CITY #1:	3/23/12
PUD SUBMITTAL TO CITY #2:	5/13/12
PUD APPROVAL:	7/26/12
AMENDMENT #1 SUBMITTAL #1:	2/27/13
AMENDMENT #1 SUBMITTAL #2:	7/6/13
AMENDMENT #2 SUBMITTAL #1:	3/05/15
AMENDMENT #2 APPROVAL:	3/5/15
AMENDMENT #3 SUBMITTAL #1:	2/5/19

NEIGHBORHOOD MEETING

JUNE 18, 2013 @ 8PM
BLANK PARK ZOO
7401 SW 8TH ST
DES MOINES, IA 50315

PUD ZONING AND CONCEPT PLAN

APPROVED BY CITY PLAN & ZONING COMMISSION: JUNE 19, 2012

APPROVED BY CITY COUNCIL: JULY 23, 2012
ROLL CALL NO.: 12-1189
ORDINANCE NO.: 15,121

1ST AMENDMENT ADMINISTRATIVELY APPROVED ON JUNE 21, 2015 ALLOWED FOR STAFF/INTERIM CARETAKERS QUARTERS IN VETERINARY

2ND AMENDMENT ADMINISTRATIVELY APPROVED ON JUNE 22, 2016 GIRAFFE HOUSE EXPANSION

DATE _____ PLANNING DIRECTOR _____

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBILITY AND AS AN A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

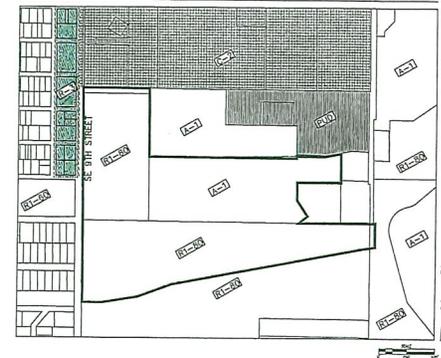
NOT FOR CONSTRUCTION

KEITH WEGGON
DATE: 7/26/12

AGES OR SHEETS COVERED BY THIS SEAL: _____
SHEETS 1-3

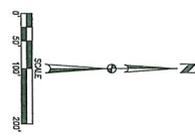
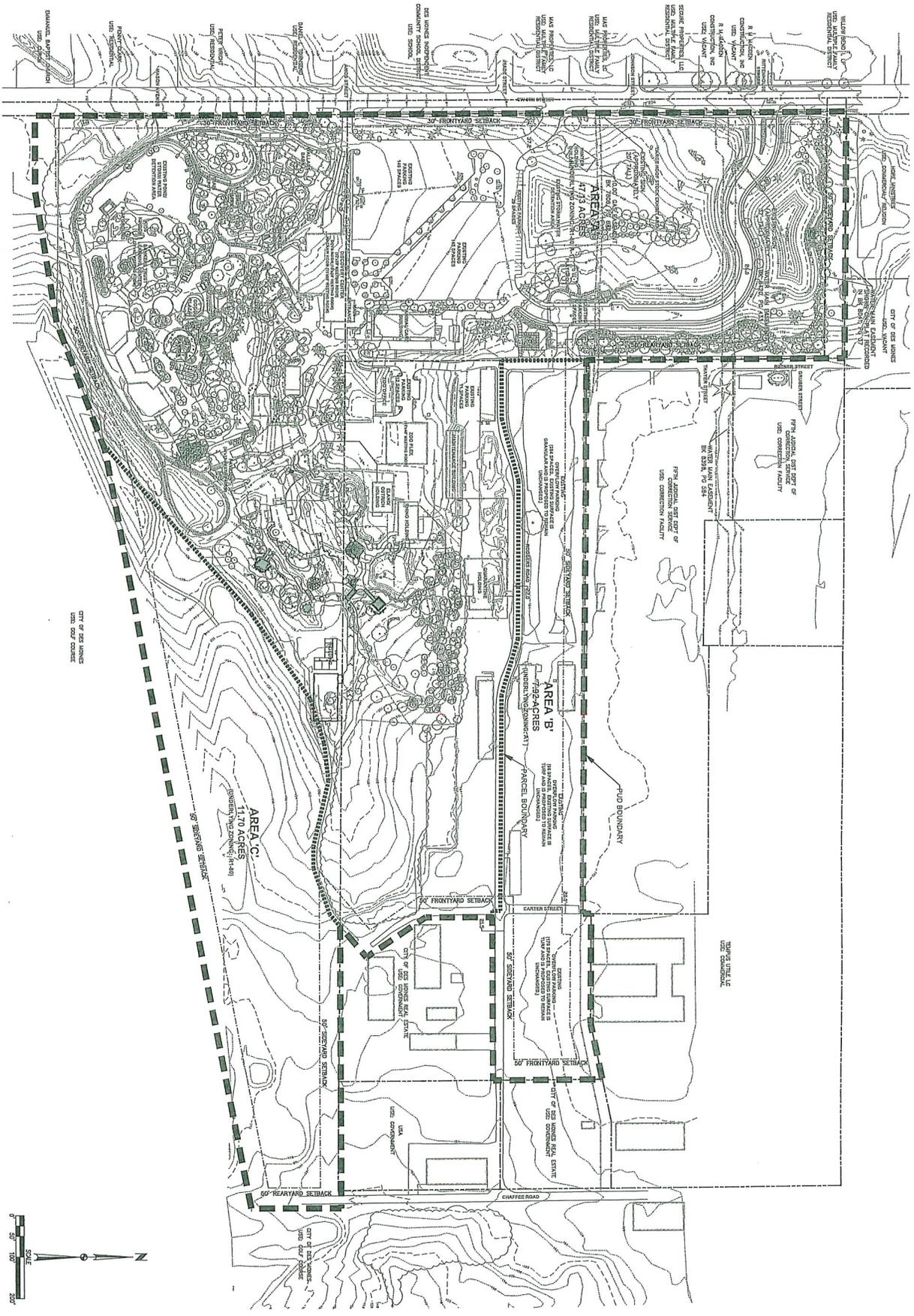


ZONING MAP



GENERAL LEGEND

PROPOSED	EXISTING
PUD BOUNDARY	SANITARY MANHOLE
PUD PARCEL BOUNDARY	WATER VALVE BOX
UNDERLYING ZONING BOUNDARY	FIRE HYDRANT
LOT LINE	WATER CURB STOP
SECTION LINE	WELL
RIGHT OF WAY	STORM SEWER MANHOLE
PERMANENT EASEMENT	STORM SEWER SINGLE INTAKE
SANITARY SEWER MAIN SIZE	STORM SEWER DOUBLE INTAKE
SANITARY SERVICE	RAISED 80' SECTION
STORM SERVICE	STORM SERVICE
WATER MAIN WITH SIZE	DECIDUOUS TREE
WATER SERVICE	CONIFEROUS TREE
	DECIDUOUS SHRUB
	CONIFEROUS SHRUB
	ELECTRIC POWER POLE
	DUTY ANCHOR
	STREET LIGHT
	POWER POLE W/ TRANSFORMER
	UTILITY POLE W/ LIGHT
	ELECTRIC BOX
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE OR VAULT
	TRAFFIC SIGN
	TELEPHONE JUNCTION BOX
	TELEPHONE MANHOLE/VAULT
	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV JUNCTION BOX
	CABLE TV MANHOLE/VAULT
	WAL BOX
	BENCHMARK
	SOIL BORING
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER 1/2" SIZE
	STORM SEWER 1/2" SIZE
	WATER MAIN 1/2" SIZE



2
3
1808.480

BLANK PARK ZOO PUD
TOPOGRAPHIC SURVEY/ EXISTING CONDITIONS
 DES MOINES, IOWA



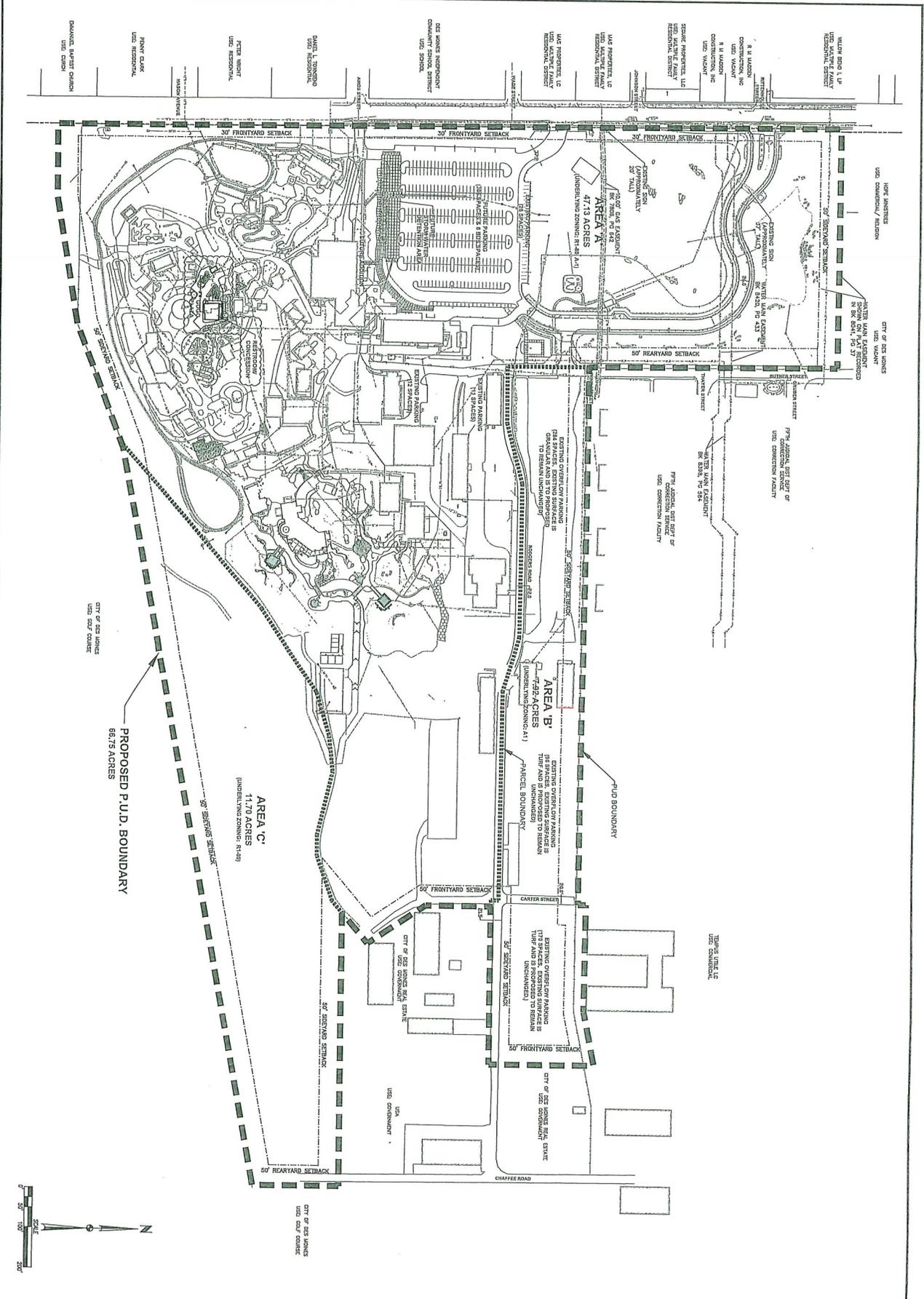
3405 SE Crossroads Drive, Suite G
 Grimes, Iowa 50114
 PH: (515) 369-4400 Fax: (515) 369-4410

DATE	DESCRIPTION
02/05/2010	AMENDMENT #3, SUBMITTAL #1
06/03/2010	AMENDMENT #2, APPROVAL
05/10/2010	AMENDMENT #2, SUBMITTAL #1
07/06/2010	AMENDMENT #1, SUBMITTAL #2
09/22/2010	AMENDMENT #1, SUBMITTAL #1
07/26/2010	PUD APPROVAL

TECH:

ENGINEER:

PLS. SEE SHEETS 1809.480 AND 1809.481 FOR THE COMPLETE SET OF PLANS.
 DATE: 07/26/11
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT NO.: 1809.480



3
3
1809.480

**BLANK PARK ZOO PUD
 MASTER PLAN**



3405 SE Crossroads Drive, Suite G
 Grimes, Iowa 50111
 PH: (515) 369-4400 FAX: (515) 369-4410

SUBMITTALS & REVISIONS	DATE
AMENDMENT #1, SUBMITTAL #1	02/25/20
AMENDMENT #2, APPROVAL	05/05/10
AMENDMENT #2, SUBMITTAL #1	06/10/10
AMENDMENT #1, SUBMITTAL #2	07/06/10
AMENDMENT #1, SUBMITTAL #1	05/26/10
PUD APPROVAL	07/26/11

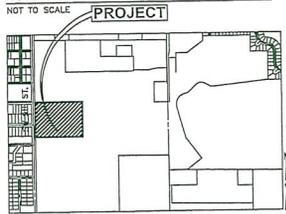
DES MOINES, IOWA CIVIL DESIGN ADVANTAGE ENGINEER: TECH:

SITE PLAN FOR:

BLANK PARK ZOO GoGo PLAZA

7401 SW 9TH STREET
DES MOINES, IOWA

VICINITY MAP



OWNER/APPLICANT

BLANK PARK ZOO
CONTACT: MARK WIKOWICH
7401 SW 9TH STREET
DES MOINES, IOWA 50315
PH. (515) 374-2538

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: NICOLE NEAL
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 389-4400
FX. (515) 389-4440

ARCHITECT

SMIMSON & ASSOCIATES ARCHITECTS, LLC
CONTACT: STEPHANIE POOLE
1717 INDEPEND AVE # 117
DES MOINES, IOWA 50309
PH. (515) 440-9528
FX. (515) 440-0964

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE: OCTOBER 2019
ANTICIPATED FINISH DATE: MARCH 2020

SUBMITTAL DATES

SITE PLAN SUBMITTAL #1: 09/05/2019
SITE PLAN SUBMITTAL #2: 02/05/2020

SITE PLAN

APPROVED APPROVED WITH CONDITION
See Exhibit "A" attached here to
IN ACCORDANCE WITH SECTION 82-207 (-), 2000 Des Moines
MUNICIPAL CODES AS AMENDED.
NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING
FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN.

DATE _____ PLANNING DIRECTOR _____

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., AND PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., AND THE WEST 832.0 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 33, (EXCEPT THE NORTH 1420.0 FEET OF THE NORTHEAST 1/4), AND THE SOUTHEAST 1/4 OF SAID SECTION 33 (EXCEPT THE SOUTH 40 ACRES OF THE EAST 60 ACRES OF SAID SOUTHEAST 1/4), AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 33.0 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET AND THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 1204.0 FEET; THENCE EAST 599.0 FEET; THENCE SOUTH ALONG A LINE 393.0 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET TO A POINT APPROXIMATELY 823.00 FEET SOUTH TO THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 8041 PAGE 37; THENCE EAST ON THE NORTH PARCEL LINE OF SAID PARCEL "A" TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH ALONG THE EAST PARCEL LINE OF PARCEL "A" TO THE SOUTH LINE OF THE EAST-WEST RODGERS ROAD AS CURRENTLY ESTABLISHED; THENCE WEST TO THE EAST LINE OF THE NORTH-SOUTH CARTER STREET AS CURRENTLY ESTABLISHED; THENCE SOUTH-SOUTHWEST ALONG THE EAST LINE OF CARTER STREET TO A POINT 69 FEET NORTH OF THE SOUTH PARCEL LINE AND 300 FEET WEST OF THE EAST PARCEL LINE; THENCE SOUTHWESTERLY TO A POINT APPROXIMATELY 375 FEET WEST OF THE EAST PARCEL LINE ON THE SOUTH PARCEL LINE; TO THE CORNER POST OF THE EXISTING NORTHERN BLANK GOLF COURSE FENCE; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE EAST 40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34 THENCE SOUTH 218 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE WESTERLY TO A POINT 500 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SW 9TH STREET AND THE EXISTING NORTHERN BLANK GOLF COURSE FENCE; THENCE SOUTHWESTERLY 500.0 FEET TO A POINT 290.0 FEET SOUTH OF MASON AVENUE RIGHT OF WAY LINE EXTENDED; THENCE WESTERLY 185 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 765.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE AREAS AND BUILDINGS IDENTIFIED AS: BLDG 138, BLDG 308, BLDG 309, BLDG 135, AND A 10 FOOT WIDE AREA ADJOINING EACH SIDE OF SAID BUILDINGS FOR MAINTENANCE AND INGRESS-EGRESS TO SAID BUILDINGS FROM ANY EXISTING ROADS, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING ± 68.79 ACRES.

FORT DES MOINES PARCELS WITHIN LEASED AREA:

THE AREA EAST OF THE EASTSIDE OF BUTTNER STREET, SOUTH OF THE NORTH PROPERTY LINE OF PARCEL "A" AS DESCRIBED ABOVE; AND, NORTH OF THE NORTH SIDE OF RODGERS ROAD.

SUBJECT TO: EXISTING EASEMENTS FOR ROADS, PUBLIC UTILITIES, RAILROADS AND PIPELINE AND TO OTHER EASEMENTS OR ENCUMBRANCES OF RECORD, AND FURTHER SUBJECT TO ENCROACHMENTS OF THE BUILDINGS SHOWN IN EXHIBIT "A" KNOWN AS BLDG 58, BLDG 70, BLDG 71, BLDG 73, BLDG 81, BLDG 83, BLDG 125, BLDG 127.

EDDING: THE CITY OF DES MOINES HAS LEASED A PORTION OF THE PROPERTY DESCRIBED IN THE P.L.D., PROPERTY DESCRIPTION TO BLANK PARK ZOO FOUNDATION, INC., PURSUANT TO THE A-11 BLANK PARK ZOO LEASE, OPERATION, MANAGEMENT AND MAINTENANCE AGREEMENT, DATED APRIL 25, 2011. THE P.L.D. PROPERTY DESCRIPTION INCLUDES ADDITIONAL PROPERTY OWNED BY THE CITY OF DES MOINES THAT IS NOT INCLUDED IN SAID LEASE AGREEMENT.

ZONING

PLANNED UNIT DEVELOPMENT: BLANK PARK ZOO

EXISTING/ PROPOSED USE

EXISTING: ZOO
PROPOSED: ZOO

DEVELOPMENT SUMMARY

ZOO AREA: 66.75 ACRES (2,907,690 SF)

IMPERVIOUS AREA

EXISTING: 824,124 SF (28.3%)
PROPOSED: 824,935 SF (28.4%)

BUILDING HEIGHT: 15'-6"

DATE OF SURVEY

SEPTEMBER 13, 2019

BENCHMARKS

1. BRASS DISC IN NW CORNER OF CONCRETE TRANSFORMER PAD
NORTH END OF ADMINISTRATION BUILDING.
ELEVATION=151.76

INDEX OF SHEETS

NO.	DESCRIPTION
CO.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	REFERENCE PLAN
C3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C5.1	UTILITY PLAN
L1.1	TREE MITIGATION PLAN
L1.2	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
LOT LINE	SANITARY MANHOLE
PERMANENT EASEMENT	WATER VALVE BOX
TYPE SW-501 STORM INTAKE	FIRE HYDRANT
TYPE SW-301 SANITARY MANHOLE	WATER CURB STOP
STORM/SANITARY CLEANOUT	STORM SEWER MANHOLE
WATER VALVE	STORM SEWER SINGLE INTAKE
FIRE HYDRANT ASSEMBLY	STORM SEWER DOUBLE INTAKE
SIGN	FLARED END SECTION
DETECTABLE WARNING PANEL	ELECTRIC POWER POLE
SANITARY SEWER WITH SIZE	GUY ANCHOR
SANITARY SERVICE	STREET LIGHT
STORM SEWER	POWER POLE W/ TRANSFORMER
STORM SERVICE	UTILITY POLE W/ LIGHT
WATERMAIN WITH SIZE	ELECTRIC BOX
WATER SERVICE	ELECTRIC TRANSFORMER
SAWCUT (FULL DEPTH)	ELECTRIC MANHOLE OR VAULT
SILT FENCE	TRAFFIC SIGN
	TELEPHONE JUNCTION BOX
	TELEPHONE MANHOLE/VAULT
	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV JUNCTION BOX
	CABLE TV MANHOLE/VAULT
	BENCHMARK
	SOIL BORING
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



1-800-292-8989
www.iowaonecall.com

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

PH: (515) 389-4400 Fax: (515) 389-4410

PROJECT NO. 1809.480

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE SURAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

DATE _____

MY LICENSE RENEWAL DATE IS JUNE 30, 2020

PAGES OR SHEETS COVERED BY THIS SEAL

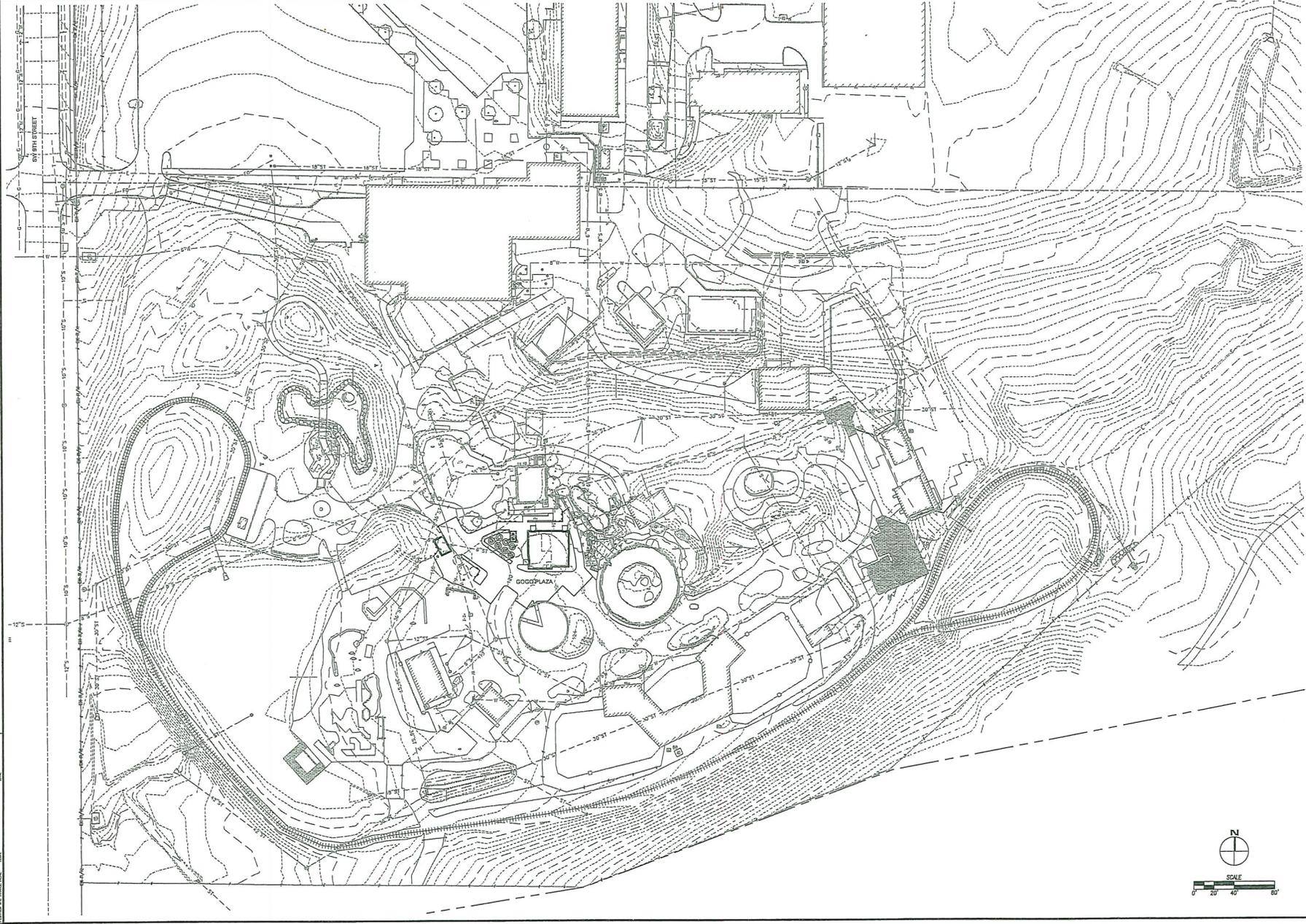
ALL SHEETS

REPRELIMINARY

P.L.D. A-111809.480 (BLANK PARK ZOO LEASE, OPERATION, MANAGEMENT AND MAINTENANCE AGREEMENT) 7/20/19 1:14 PM

BLANK PARK ZOO GoGo PLAZA - 1809.480

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR CONSTRUCTION.



REVISIONS	DATE

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 365-4400 FAX: (515) 369-4410



DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE ENGINEERS

BLANK PARK ZOO GoGo PLAZA

REFERENCE PLAN

C2.1
 1809.480

SEE ALL SHEETS FOR PROPOSED CONSTRUCTION. APPROVED 03/15/14
 DATE: 03/15/14
 DRAWN BY: J. H. H. H.

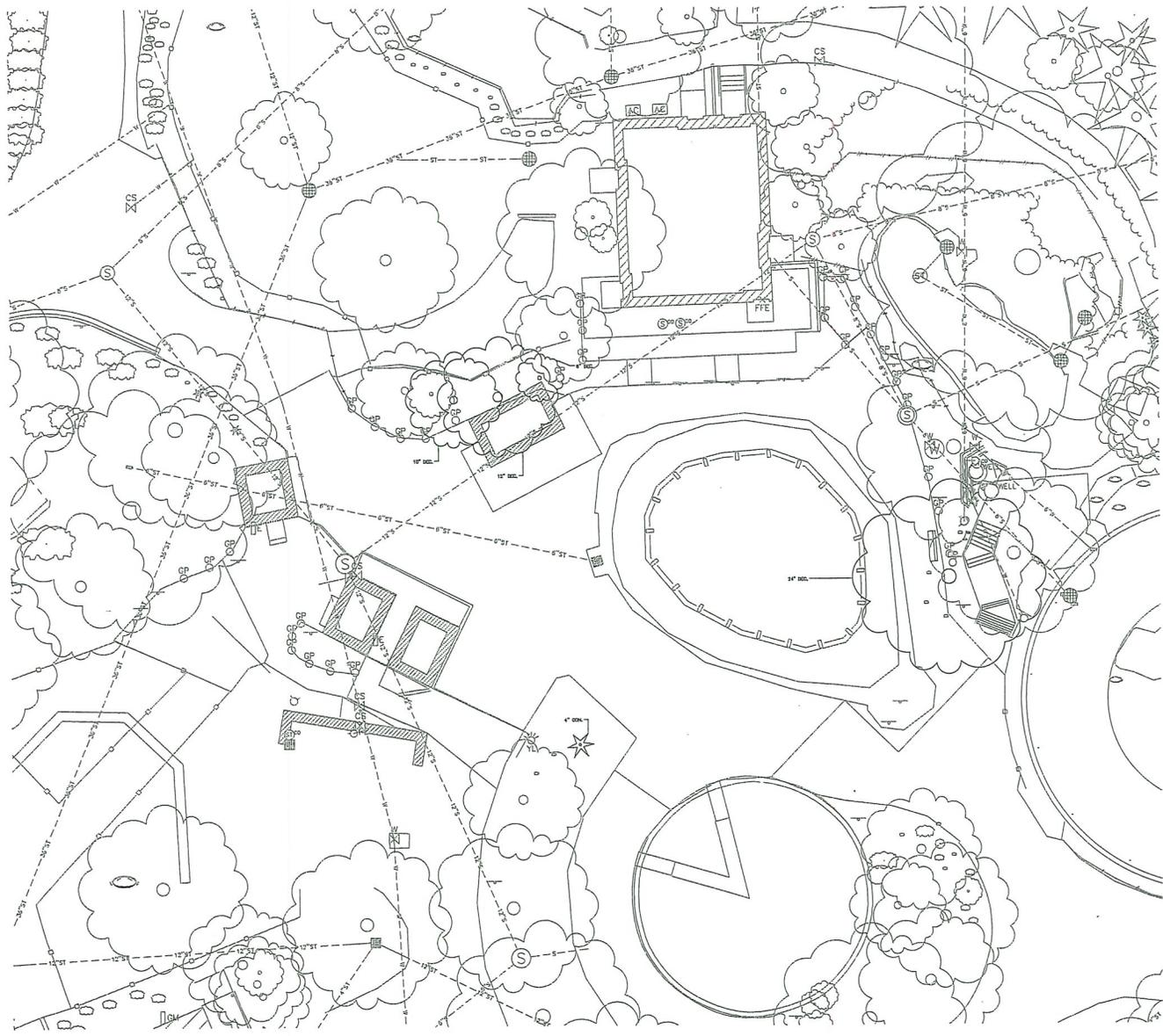


GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND REHauled AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FROM CHASE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IF PAVED SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL COVER HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS BOUND ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL ADOPT NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF MUD.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FLOOR GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACES OF NEW AND EXISTING GRADES OR PAVING.
12. REFER TO ARCHITECTURAL DRAWING DETAILS FOR CONCRETE STEP AND HANDRAIL CONSTRUCTION.
13. SIDEWALKS:
 - MANTAIN 2% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/4" TO 1/2" WIDE, 1/4" DEPTH. LONGITUDINAL 1/4" TRANSVERSE 1/4".
 - REFER TO STORM WATER FACILITIES MAINTENANCE PLAN FOR DETENTION INFILTRATION BASIN CONSTRUCTION INFORMATION.
14. ALL EXISTING STRUCTURES NEED TO BE ADJUSTED TO MATCH NEW SIDEWALK GRADES.

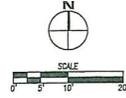
DATE	
REVISIONS	
SUBMITTAL #	
REVISIONS	
3405 S.E. CROSSROADS DRIVE, SUITE G DES MOINES, IOWA 50317 PHONE: (515) 989-4400 FAX: (515) 989-4410	TECH: ENGINEER:
EA	CIVIL DESIGN ADVANTAGE
BLANK PARK ZOO GoGo PLAZA	GRADING PLAN
C4.1	
1809.480	

DATE: 10/27/2011
 TIME: 10:27 AM
 PROJECT: BLANK PARK ZOO
 SHEET: TREE MITIGATION PLAN



TREE MITIGATION SUMMARY

CLASSIFICATION	REPLACEMENT RATIO	QTY. REMOVED	QTY. REQUIRED
12"-18" CALIPER	1:1	1	1
18"-24" CALIPER	2:1	1	2
24"-30" CALIPER	3:1	0	0
30"-36" CALIPER	4:1	0	0
CANOPY AREA	1 PER 2,000 SF	380 SF	1
TOTAL			4



REVISIONS	DATE	BY	CHKD

3405 S.E. CROSSROADS DRIVE, SUITE G
 PHONE: (515) 389-4400 FAX: (515) 369-4410
 PROJECT NO. 1100000000
 SUBMITTAL #



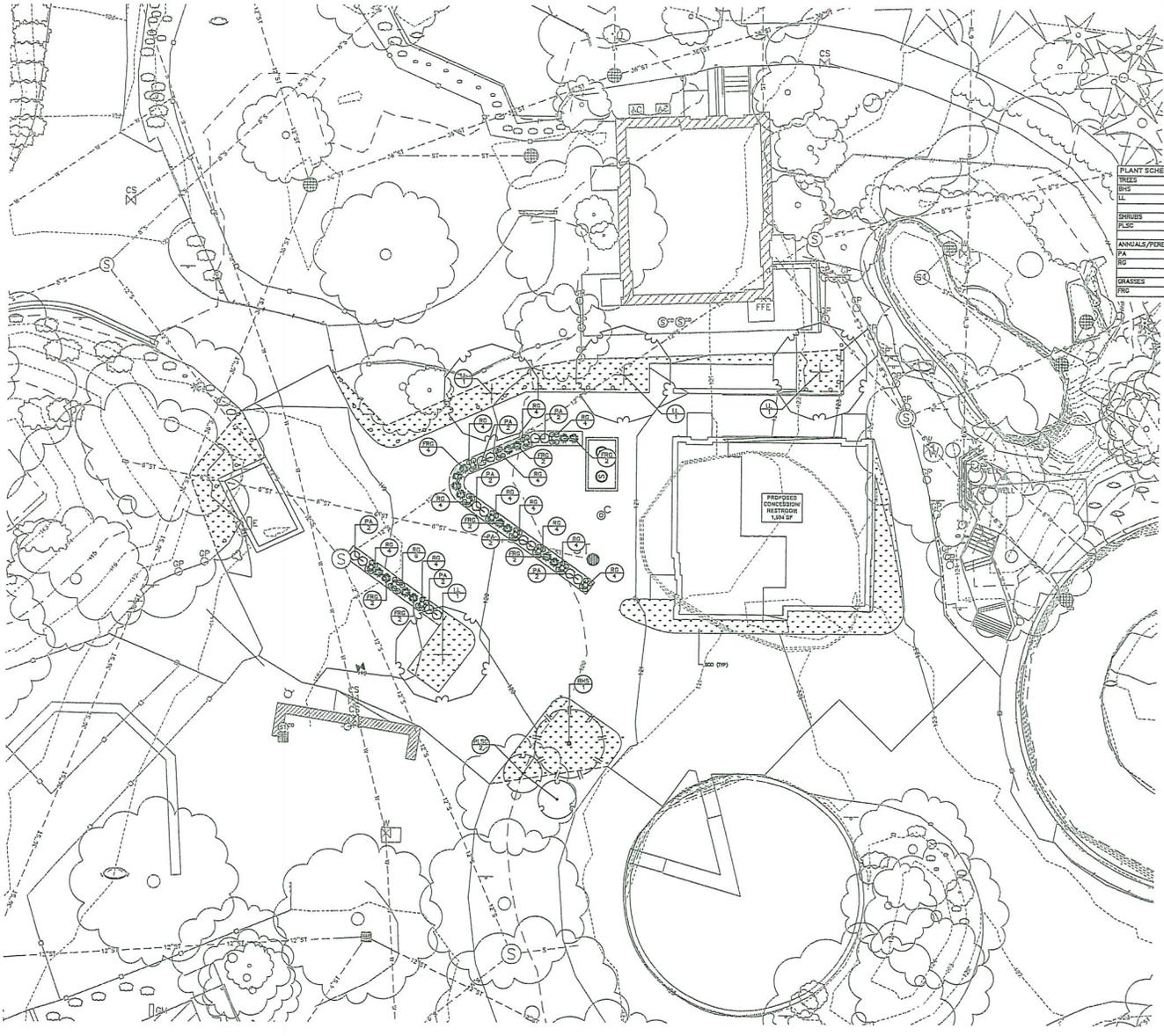
DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER

BLANK PARK ZOO GoGo PLAZA
 TREE MITIGATION PLAN

L1.1
 1809.480

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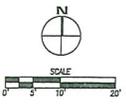
21



- LANDSCAPE NOTES**
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
 2. THE MOST RECENT EDITION OF THE SOILS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
 3. TYPE, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND 2001.
 4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
 5. SEED (TYPE 1) OR 500 ALL DISTURBED AREAS AS DIRECTED BY OWNER.
 6. MULCH TO TOP OF CURB (MINUS 1 1/2" FOR SLOPE, IF FIELD).
 7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
 8. SHREDED KAWWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM OF 3".
 9. ALL EDGINGS SHALL BE SHARP CUT EDGE.
 10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
 11. ALL DEBRIS SPILLED IN THE PUBLIC RIGHT-OF-WAY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
 12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	1 GAL
BPS	1	Black Hills Spruce	<i>Picea glauca densata</i>	SHRUB	6" HEIGHT
LA	14	Greenleaf Linden	<i>Tilia cordata 'Greenleaf'</i>	SHRUB	12"
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	1 GAL
PLSC	2	Purple Leaf Sand Cherry	<i>Prunus x subhirtella</i>	3 GAL	
ANNUALS/PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	1 GAL
PA	14	Russet Sage	<i>Perovskia atrorubra</i>	1 GAL	
SP	54	Black-eyed Susan	<i>Rudbeckia hirta 'Goldsturm'</i>	1 GAL	
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	1 GAL
FRP	16	Pasture Reed Grass	<i>Calamagrostis x canadensis 'Avalanche'</i>	1 GAL	



ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

DATE	REVISIONS	SUBMITTAL #

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



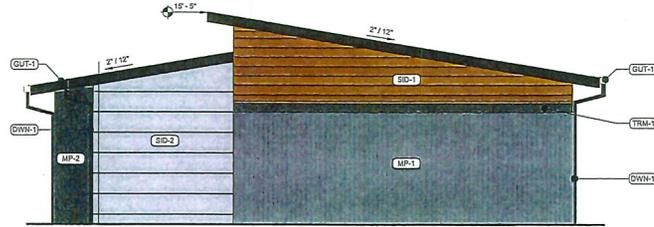
BLANK PARK ZOO GoGo PLAZA
LANDSCAPE PLAN

L1.2
1809.480

TECH:

DES MOINES, IOWA | CIVIL DESIGN ADVANTAGE ENGINEERS

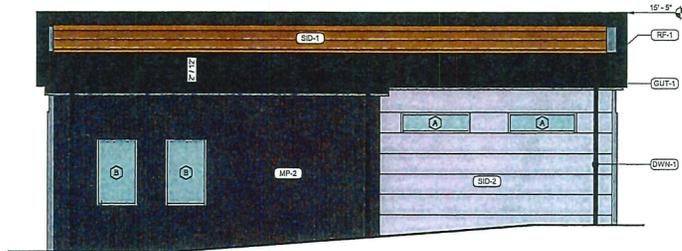
EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
DWN-1	PRE-FINISHED METAL DOWNSPOUT, COLOR: EXTRA DARK BRONZE
FAS-1	PRE-FINISHED METAL FASCIA, COLOR: EXTRA DARK BRONZE
GUT-1	PRE-FINISHED METAL GUTTER, COLOR: EXTRA DARK BRONZE
MP-1	METAL PANEL SYSTEM (INSTALLED VERTICALLY), SLATE GRAY
MP-2	METAL PANEL SYSTEM (INSTALLED VERTICALLY), DARK BRONZE
RF-1	PRE-FINISHED METAL FASCIA, COLOR: EXTRA DARK BRONZE
SF-1	T.S. ALUMINUM STOREFRONT FRAMING, DARK BRONZE
SD-1	NICHHA FIBER CEMENT PANEL, VINTAGEWOOD, CEDAR
SD-2	NICHHA FIBER CEMENT PANEL, INDUSTRIAL BLOCK, CONCRETE
TRM-1	PRE-FINISHED BREAK METAL OVER TREATED 2X4 TRIM BOARD, COLOR: DARK BRONZE
VIS-1	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING (SEE COMCHECK)



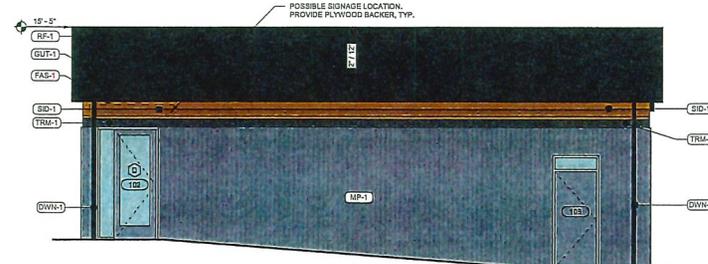
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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BLANK PARK ZOO - GOGO PLAZA

DES MOINES, IA

02/04/20

simonson

simonson & associates architects llc
1777 ingersoll avenue suite 117 des moines ia 50309
503 315 440 3626 www.simonsonassoc.com

24x36" SHEET (FULL SIZE)
SCALE IS AS NOTED.
12x18" SHEET (HALF SIZE)
SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 18371



Date November 9, 2020
 Agenda Item 27
 Roll Call # _____

November 3, 2020

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their October 15, 2020 meeting, the following action was taken regarding a request from Blank Park Zoo Foundation, Inc. represented by Anne Shimerdla (officer) for review and approval of the 3rd Amendment to the Blank Park Zoo PUD Conceptual Plan to allow for addition of a new restroom and concession building with plaza within the Area "A" for the Blank Park Zoo located in the vicinity of 7401 Southwest 9th Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	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 proposed 3rd Amendment to the Blank Park Zoo PUD Conceptual Plan, subject to provision of a note stating that any future modification within "Area A" that impacts less than 10,000 square feet of area shall not require an amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Site Plan. (ZON2020-00122)

Written Responses

4 in Favor

1 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval the that the proposed 3rd Amendment to the Blank Park Zoo PUD Conceptual Plan, subject to provision of a note stating that any future modification within "Area A" that impacts less than 10,000 square feet of area shall not require an amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Site Plan.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The proposed amendment to the PUD Conceptual Plan and the proposed PUD Development Plan would allow construction of a 1,504-square foot concession and restroom building and a surrounding plaza area. The proposed construction and zoo enhancements would be located internally to the zoo, just north of the prairie dog colony. These improvements would not be visible from public Right-of-Way.
- 2. Size of Site:** 66.75 acres.
- 3. Existing Zoning (site):** "Blank Park Zoo PUD" Planned Unit Development District.
- 4. Existing Land Use (site):** Blank Park Zoo and off-street parking.
- 5. Adjacent Land Use and Zoning to Site of Amendment:**
 - North** – "P2" & "NX2", Uses include the Fort Des Moines Historical National Landmark and the Fort Des Moines Residential Correctional Facility.
 - South** – "P1", Use is the Blank Golf Course.
 - East** – "P1", Use is the Blank Golf Course.
 - West** – "N3a" & "NX2", Uses include Southwest 9th Street and residential uses.
- 6. General Neighborhood/Area Land Uses:** The subject property (Blank Park Zoo) is located along the east side of Southwest 9th Street to the south of Army Post Road.
- 7. Applicable Recognized Neighborhood(s):** The subject property is not located within 250 of any neighborhood association. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 25, 2020 and by mailing of the Final Agenda on October 8, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on September 25, 2020 (20 days prior to

the public hearing) and October 5, 2020 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

During the Governor's emergency declaration due to the COVID-19 pandemic, the applicant is responsible for reaching out to the surrounding property owner within 250 feet through a written communication soliciting questions and input and providing responses. The applicant shall provide a report on the outcomes of this process prior to the Plan and Zoning Commission meeting, and provide a summary at the hearing.

8. **Relevant Zoning History:** On July 23, 2012, the City Council rezoned the site to "PUD" District by Ordinance No. 15,121 and adopted the Blank Park Zoo PUD Conceptual Plan.

On June 21, 2015, the City administratively approved the 1st amendment to the PUD Conceptual Plan (ZON2015-00126), which allowed caretakers quarters so that caretakers and interns could overnight on the property.

On June 22, 2016, the City administratively approved the 2nd amendment to the PUD Conceptual Plan (ZON2016-00072), which allowed expansion of the giraffe house.

The City's current Zoning Ordinance, which took effect on December 16, 2019, requires any amendment to a PUD Conceptual Plan to be reviewed by the Plan & Zoning Commission and City Council. No additional administrative amendments are allowed.

9. **PlanDSM Creating Our Tomorrow Designation:** The subject property is located within an area designated on the PlanDSM Future Land Use Map as Public/Semi-Public. The proposed "PUD" Conceptual Plan amendment and Final development site plan would not require this designation to be amended.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. After 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. **PUD Conceptual Plan:** The proposed amendment to the PUD Conceptual Plan is necessary for the PUD Development Plan to be found in conformance with the PUD regulations. The proposed amendment would allow construction of a 1,504-square foot concession and restroom building and a surrounding plaza area. The proposed enhancements would be located internally to the zoo and would not be

visible from public Right-of-Way. Staff recommends approval of the proposed amendment to the PUD Conceptual Plan.

In order to minimize the need for future amendments to the PUD Conceptual Plan for minor improvements, such as the one currently under consideration, Staff recommends that a note be added to the PUD Conceptual Plan to state: "Any future modification within "Area A" that impacts less than 10,000 square feet of area shall not require an amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Site Plan."

- 2. PUD Final Development Site Plan:** The proposed PUD Final Development Plan would be in accordance with the 3rd Amendment to the PUD Conceptual Plan. Staff recommends approval of the submitted "PUD" Final Development Plan "GoGo Plaza", subject to compliance with all administrative review comments by the City's Permit & Development Center and/or Site Plan Review Staff.

SUMMARY OF DISCUSSION

Jann Freed asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Dory Briles made a motion for approval of the proposed 3rd Amendment to the Blank Park Zoo PUD Conceptual Plan, subject to provision of a note stating that any future modification within "Area A" that impacts less than 10,000 square feet of area shall not require an amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Site Plan

Motion passed: 14-0

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

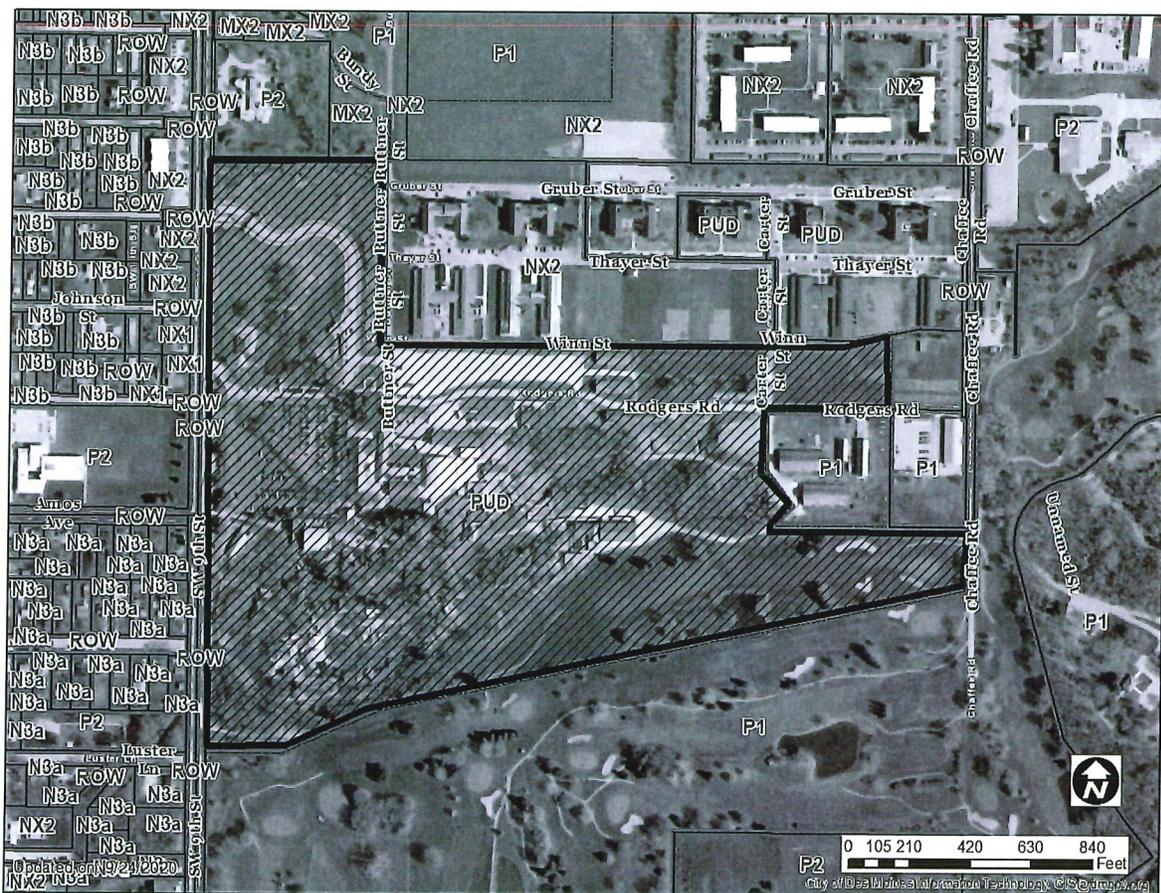
MGL:tjh

21

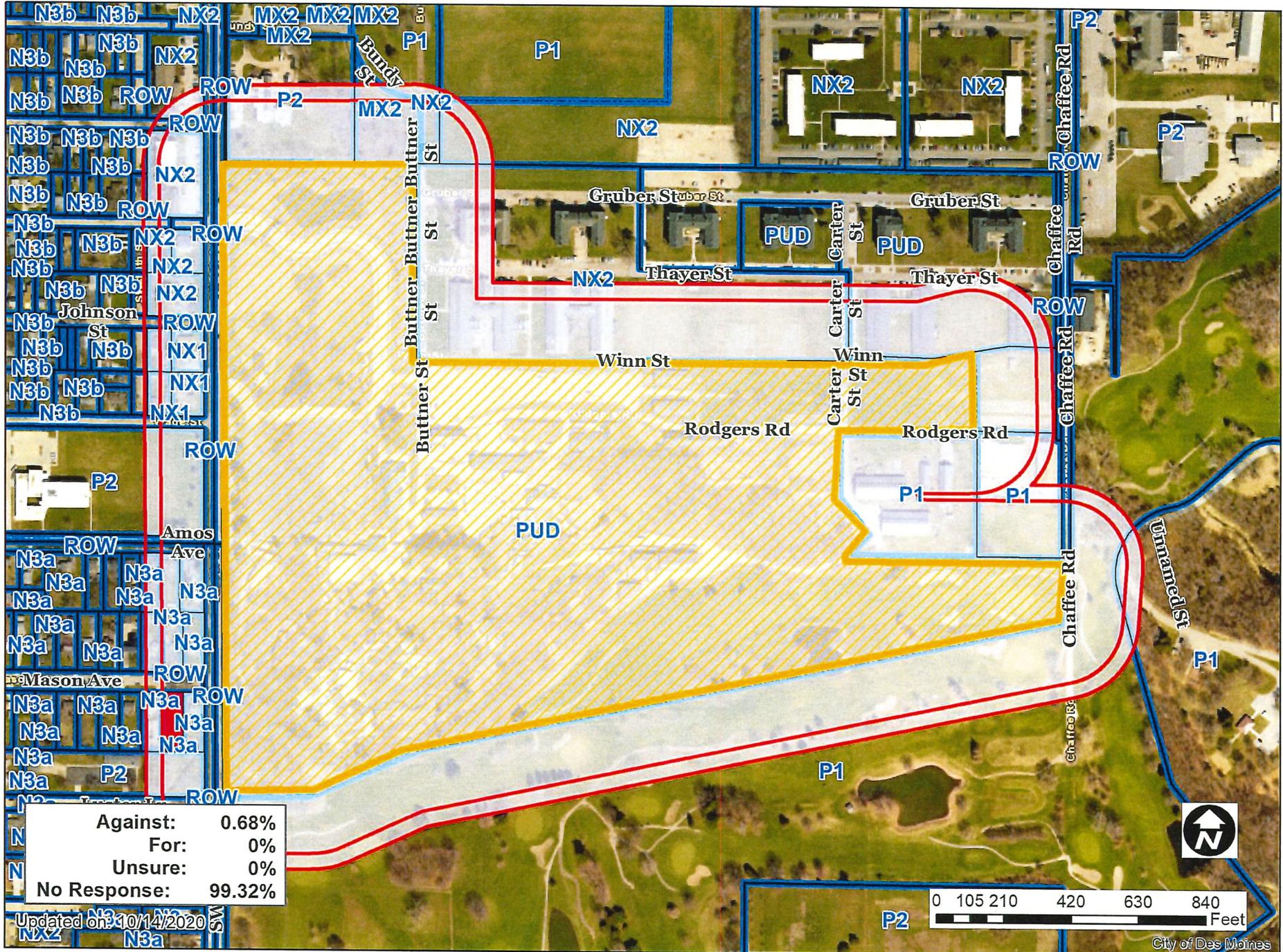
Request from Blank Park Zoo Foundation, Inc. represented by Anne Shimerdla (officer) for property Zoo located in the vicinity of 7401 Southwest 9th Street.				File # ZON2020-00122
Description of Action	3 rd Amendment to the Blank Park Zoo PUD Conceptual Plan to allow for addition of a new restroom and concession building with plaza within the Area "A".			
PlanDSM Future Land Use	Current: Public/Semi-Public. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	Blank Park Zoo Legacy "PUD" Planned Unit Development District.			
Proposed Zoning District	N/A			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	4	1		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No X

Blank Park Zoo Foundation, Vicinity of 7401 Southwest 9th Street

ZON2020-00122



1 inch = 397 feet



27

ZON2020-00122

Item: _____ Date: 10-7-2020

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

(Circle One)

Print Name: LINDA Houghton

27

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Linda Houghton

OCT 13 2020

Address: 7706 SW 9th Street

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

ZON2020-00122

Item: Concessions @ Blank Park Zoo Date: 10/8/20

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

(Circle One)

Print Name: Rebecca Cook

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Rebecca J Cook

OCT 13 2020

Address: 340 E. Burnham Ave, DSM

50315

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

The zoo has been in need of improvements
to its concession facilities for quite
some time. This will bring more people
to the zoo.

ZON2020-00122

Item: _____ Date: 10/7/20

I (am) (am not) in favor of the request: 27
(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

OCT 13 2020

Print Name: Dennis Flora
Git-N-Go Stores, Inc.

Signature: [Handwritten Signature]

Address: 2716 Indiana Ave. W.M.,
Iowa

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

ZON2020-00122

Item: _____ Date: 10/9/20

I (am) (am not) in favor of the request:
(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

OCT 13 2020

Print Name: Kurt & Krissy Katzmann

Signature: [Handwritten Signature]

Address: 307 E. Burnham Ave

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

ZON2020-00122

Item: _____ Date: 10-7-20

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

(Circle One)

Print Name: Mark Welborn

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Mark Welborn

OCT 13 2020

Address: 920 Mason ave

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

Because next they will want to take
our homes for the 200!