



Date March 8, 2021

**RESOLUTION HOLDING HEARING ON REQUEST FROM WESLEY RETIREMENT
SERVICES FOR APPROVAL OF A PROPOSED AMENDMENT TO THE
WESLEY ACRES PUD CONCEPTUAL PLAN FOR PROPERTY AT
3520 GRAND AVENUE AND 401 37TH STREET**

WHEREAS, on February 8, 2021, by Roll Call No. 21-0196, the City Council received a communication from the City Plan and Zoning Commission advising that the Commission voted 8-4-1 to **APPROVE** a request from Wesley Retirement Services, Inc. (owner), represented by Rob Kretzinger (officer), to review and approve a proposed Amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue and 401 37th Street ("Property") to allow building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, to allow a building addition for resident swimming pool and auditorium use on the west, to allow a terrace/pond landscape feature in the north side of the site, to allow expansion of the existing parking lot within the front yard area along 37th Street, to allow renovation of the central courtyard area, to allow expansion of beer, wine, and liquor service within the Chamberlain Mansion and within all other dining service areas, to remove Children's Garden and Preschool use as a permitted use, and to revise the list of permitted accessory uses to include restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation, subject to the following conditions:

1. All stucco shown on the building elevations shall meet the standards necessary to be considered "Major Façade Material", as contained in City Code Chapter 135;
2. All brick shown on the building elevations shall be full-dimensional brick and not thin brick;
3. Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate;
4. The off-street parking lot within the western portion of the "PUD" Conceptual Plan shall not extend any closer to the front property line along 37th Street than the existing "Wesley Bolton" building and shall not include a drive approach from 37th Street;
5. All lighting used to illuminate off-street parking areas shall use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots;
6. Any new parking area shall be landscaped with the buffer being reviewed and approved by the Plan and Zoning Commission during the Development Site Plan review. This requires side and rear buffer plantings to lessen the impact of any parking on adjoining residential properties;
7. Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the stormwater basin on the southern portion of the site functions as designed;
8. Provision of a note that states any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council; and
9. Compliance with all administrative review comments of final "PUD" Conceptual Plan documents; and



Date March 8, 2021

WHEREAS, the Property is legally described as follows:

LOT 1 OFFICIAL PLAT OF LOT 5 OF PIERCE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 78, RANGE 24 WEST OF THE 5TH P.M. AND LOTS 3 AND 4 OF THE OFFICIAL PLAT OF LOTS 1 THROUGH 24 OF SECTION 7, TOWNSHIP 78, RANGE 24 WEST OF THE 5TH P.M., EXCEPT THAT PART AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° (DEGREES) 09' (MINUTES) 57" (SECONDS) EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 617.54 FEET; THENCE SOUTH 89°45'23" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 165.15 FEET; THENCE SOUTH 00°04'49" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 333.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°04'49" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 325.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°26'27" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 263.37 FEET; THENCE NORTH 00°15'28" WEST, 259.0 FEET; THENCE NORTH 45°00'00" EAST 91.12 FEET; THENCE NORTH 89°45'23" EAST, 199.64 FEET TO THE POINT OF BEGINNING; AND THAT PART OF THE SOUTH 200.0 FEET OF THE NORTH 540.0 FEET OF LOT 5 (EXCEPT THE WEST 33 FEET THEREOF) OF THE OFFICIAL PLAT LOTS 1 THROUGH 24 OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M.; AND ALL OF LOT 1 IN PORTLAND PLACE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

WHEREAS, on February 8, 2021, by Roll Call No. 21-0196, it was duly resolved by the City Council that the request for approval of the Amendment to the PUD Conceptual Plan be set down for hearing on February 22, 2021, at 5:00 p.m., 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; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed PUD Conceptual Plan Amendment; and

WHEREAS, on February 22, 2021, by Roll Call No. 21-0321, the City Council opened and continued the hearing on said proposed Amendment to the PUD Conceptual Plan to the City Council meeting on March 8, 2021 at 5:00 P.M., by electronic means; and



Roll Call Number

Agenda Item Number

59

Date March 8, 2021

WHEREAS, in accordance with said notice, those interested in said proposed PUD Conceptual Plan, Amendment both for and against, have been given 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 any and all statements of interested persons and arguments of counsel, any objections to the proposed Amendment to the Wesley Acres PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed Amendment to the Wesley Acres PUD Conceptual Plan, as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved as stated above.

MOVED BY _____ TO ADOPT

FORM APPROVED:

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

(ZON2020-00141)

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

March 3, 2021

**The Honorable Mayor
and
Members of the City Council**

**From: Michael Ludwig, AICP
Deputy Director of Development Services**

**RE: Summary of additional information submitted and Council questions regarding Wesley Acres
PUD Concept Plan Amendment**

In addition to the February 2, 2021 P&Z letter to the City Council and attachments from the January 21, 2021 P&Z hearing, the following additional documents have been submitted for the March 8, 2021 City Council packet:

- Wesley Acres presentation for March 8, 2021 City Council meeting (submitted by Wesley Life).
- Revised PUD Concept Plan for consideration that eliminates the 8 parking spaces that were proposed along 37th Street (submitted by Wesley Life).
- A colored rendering of the proposed landscaping along the west lot line (submitted by Wesley Life).
- A daytime photo of the west lot line from 37th Street (submitted by Wesley Life).
- A nighttime photo of the west lot line from 37th Street (submitted by Wesley Life).
- A computer rendering of the view of the proposed project from the neighboring property with existing and proposed landscaping. (submitted by Wesley Life).
- Minutes of the November 30, 2000 Greenwood Historic Neighborhood meeting (previously submitted by the Greenwood Historic Neighborhood Association and provided to Council).
- January 19, 2021 letter of opposition from the Greenwood Historic Neighborhood (previously submitted by the Greenwood Historic Neighborhood Association and provided to Council).

The following is a list of questions from City Council regarding Wesley Acres PUD Concept Plan Amendment and answers provided by staff:

1. What are maximum building heights allowed by zoning for adjoining properties to the west of Wesley Acres?

Properties to the west of Wesley Acres are zoned N1a and NX3.

<u>Zoning</u>	<u>Building Type</u>	<u>Maximum Height By-Right</u>	<u>Maximum Height with Type 1 D.A.</u>
N1a	House Type A	3 stories / 42'	45.5'
NX3	General	8 stories / 112'	123.2'
NX3	Civic	3 stories/ 52'	57.2'
NX3	Flat	5.5 stories / 77'	84.7'
NX3	Row	3 stories / 42'	46.2'

2. What are minimum rear yard setbacks allowed by zoning for adjoining properties to the west of Wesley Acres?

Properties to the west of Wesley Acres are zoned N1a and NX3.

<u>Zoning</u>	<u>Building Type</u>	<u>Minimum Setback</u>	<u>Minimum Setback with Type 1 D.A.</u>
N1a	House Type A	30'	21'
NX3	General	15'	10.5'
NX3	Civic	20'	14'
NX3	Flat	25'	17.5'
NX3	ROW	20'	14'

3. How much property tax does Wesley Acres pay?

Per the City's Finance Department, the 65-unit coop/condo tower at 3520 Grand Avenue has a total assessed value of \$10,120,800. Wesley Acres will pay approximately \$262,380 in total Y20/21 property taxes for that coop/condo building of which approximately \$92,592 would be distributed to the City of Des Moines. An additional \$37,100,000 of value related to additional buildings and property at 3520 Grand Avenue is a tax exempt multi-residential classification. No taxes are received on that valuation.

Wesley Acres also owns the Bolton condo building at 401 37th Street. It is assessed at \$1,170,000. Wesley Acres pays approximately \$30,332 in total Y20/21 property taxes for that condo building of which approximately \$10,703 would be distributed to the City of Des Moines.

4. Does the zoning code regulate the maximum amount of glass that can be used on a building?

Glass curtain wall system is identified as a major building material by Section 135—4 of the Code for all districts except N and NX districts. Major building materials can be used on 100% of a building façade. On building facades longer than 120', a minimum of 60% of each 90-foot length of façade measured horizontally shall be faced of a single façade material.

N1a (House Type A) requires a minimum of 12% of each story and half-story of a street facing façade to be transparent (glass). Glass block is restricted to non-street facades and is limited to 20% of any façade.

5. **The Plan and Zoning Commission recommended a condition on the PUD Conceptual Plan stating: “Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the storm water basin on the southern portion of the site functions as designed.” Can Council require a more stringent storm water condition at the hearing?**

A more stringent storm water condition on the PUD Concept Plan can be imposed by a majority of Council at the public hearing. It does not require prior written consent of the applicant/owner. If a majority of the City Council desires a more stringent storm water condition, staff might suggest replacing the P&Z recommended storm water condition with the following:

“Property owner shall be required to annually submit a storm water detention maintenance report to the City Storm Water Utility to demonstrate continued functional operation of the approved storm water management improvements. In the event that said report does not demonstrate continued functional operation, the property owner shall comply with City recommendations to repair or maintain said improvements within a timeline approved by the City’s Public Works Director or be subject to public nuisance or similar legal action by the City.”

6. **On occasion among Historic Greenwood Neighborhood Association members, the conversation shifts to (what some view) as unfulfilled Wesley commitments for neighborhood plantings, screenings or similar. Some of these commitments roll back to the 1990s or early 2000s. Please summarize Wesley unfulfilled commitments (if any). Could we (council) attach unfulfilled commitments as a condition to the Wesley approval before us?**

Minutes of the November 30, 2000 Greenwood Historic Neighborhood meeting and a January 19, 2021 letter of opposition from the Greenwood Historic Neighborhood Association are attached and included in the Council packet.

These minutes were presented by Christine Hines to the P&Z at the P&Z's public hearing on January 21, 2021. The last page-and-a-half of these minutes detail the neighborhood's concerns with Wesley that existed in 2000. (These minutes were included as pages 34-37 of the 117-page doc on the 2/22 Council agenda.)

Significant concerns raised in 2000 were lighting, noise, traffic, the daycare (which has since left), and the possibility of future development within the wooded area that Wesley owns. I believe that the only development that has occurred in this wooded area is a walking path. The minutes also cite the "loss of buffer for residential area from high-density use". Up to this point, I don't believe that Wesley has added, or even retained trees, along the west property line. This PUD amendment would strengthen the City's ability to get additional trees and buffering installed.

The neighborhood has also expressed concerns over Wesley's handling of storm water management. Again, I believe that the proposed PUD amendment and subsequent PUD Development Site Plan give the City leverage to ensure storm water impacts are addressed.

Council can ask the applicant to explain how these concerns mentioned in 2000 have been addressed at the March 8, 2021 Council hearing if desired.

7. Would the Wesley team consider swapping the two buildings: put the aquatic center at the north end and the auditorium at the south end?

Both Staff and the P&Z have asked them that question, and their response has been that the internal configuration of the existing building would be problematic for swapping the two areas. The Commission also asked them if the additions could be placed on the east side of the exiting building rather than the west, and Wesley's response was the same.

8. Why must the aquatic center have a glass tower to 38 feet? Can the architect pull the height back to something around 30 feet?

Staff is not aware that the proposed glass serves any purpose beyond aesthetics. The Council could either require the height of the glass to be reduced (like to 30 feet) or put a condition on the PUD Conceptual Plan that states something along the lines of, "the elevations of the proposed additions shall be reviewed and approved by the City Council during the PUD Development Site Plan process to ensure that the massing and design, including window coverage, shall be minimized to reduce impact on surrounding properties."

9. I'm assuming there's not a high board in the pool area, correct?

Staff doesn't know whether they intend to have a diving board or a high board, but staff would be quite surprised if they do.

10. Is the 37th Street driveway and parking still under consideration? I've had mixed messages: staff and P&Z said no, Wesley Life (last time I heard is still pursuing). I think this is a non-starter for the neighborhood.

Wesley had eliminated the driveway from 37th Street at the P&Z, but yesterday (2/24) Darren Schlapkohl with Wesley Life emailed to confirm that they now intend to also eliminate the 8 new parking spaces. See revised plans in the Council packet

Wesley Acres PUD Amendment



March 1, 2021

Memo To: Des Moines City Council

From: Rob Kretzinger, CEO WesleyLife
Darren Schlapkohl, Vice President of Development and Construction WesleyLife

RE: Wesley Acres PUD proposal

On behalf of Wesley Acres, we would like to thank you for your consideration of our updated PUD, which will allow the campus to make necessary improvements and expansion to meet the continued needs of the larger community. Throughout this process, there have been a healthy number of questions, concerns, and at times, misinformation so we wanted to provide a final response that we hope we provide clarity. In addition, we have an attached presentation that provides images and events that should also help the council in making the most informed decision on this important proposal. The following are key points we would like you to be aware of:

1. Wesley Acres was founded nearly 74 years ago and is the first of 12 Iowa locations for WesleyLife. It's significant because it was formational in our history and has always represented our starting point as a ministry serving older Iowans in various different settings. Our commitment to the city of Des Moines, and this particular location, is a high priority for our organization. As a 501c3 organization, we are governed by a volunteer, non for profit Board of Directors and with the exception of one individual all members are from the city of Des Moines, or surrounding area. Wesley Acres has served thousands of people over the decades, with the majority originating from a 1-3 mile radius of Wesley Acres. This location employs approximately 250 team members, and the vast majority live in Des Moines. Wesley Acres typically has 300+ living on campus in one of three levels of service; Independent living, assisted living, or skilled nursing. As a full continuum of care, with a strong emphasis on holistic wellness, we never ask anyone to leave if they were to run out of resources.
2. Wesley Acres has not had a significant expansion in nearly 30 years. We sit on a very landlocked site, with limited locations for expansion. This also has challenged us with parking needs. A centerpiece of the campus is the Chamberlain Mansion (sometimes referred to as the Westchester House), which is on the national historic registry. We want to restore and protect this structure and improve it as a community amenity that brings the campus together, and is used and available by the neighborhood. We also want to utilize the historic architecture (English Tudor) both inside and outside of the building. It has been our goal to complete the renovations and addition by July of 2022, which would coincide with our 75th anniversary.



March 1, 2021

Memo To: Des Moines City Council **(continued)**

3. We have engaged with Greenwood Historic Neighborhood Association neighbors on many occasions dating back to August of 2020. While this resulted in multiple delays we feel we have addressed and/or mitigated items that were brought up. The following is a summary:
 - a. Concern raised about any structures to the south of our property being developed. We have never planned to develop to the south, and have an urban trail in honor of Roberta Furbish who was a community member for years. **We have formalized our plan not to build to the south of our property and executed a *Declaration of Restricted Use* for this area.**
 - b. Concern raised around water runoff into the neighborhood. DMU was referenced. Our plans from the beginning has been to develop a water mitigation plan, and add a new retention pond on the front of Wesley Acres. In addition, we are having our existing detention area to the south expanded while committing to annual inspections as part of the above referenced *Declaration of Restricted Use*.
 - c. Concern raised around any additional parking spots that runs parallel to our Bolton apartment building. We had proposed 8 parking spots as we are in need, as we have limited space to add spaces and protect important greenspace. **We have removed our request for additional parking shown in the Bolton parking lot.**
 - d. Concern raised around the height of the proposed aquatics/wellness space. The original height of the building at it's peak was originally designed at 35 feet. The design was re-worked to 32 feet, and with elevation changes between the neighboring properties and our property (4 feet lower) this will result in **a final height of 28 feet**. In addition, there is significant number of trees that are being added with an design being collaboratively executed by the two (2) adjacent neighbors and WesleyLife with an accompanying landscape *Declaration of Covenants* between Wesley Life and the adjacent property owners. There is more detail to this in the presentation attached.
4. This project has an estimated investment of \$20 million in this location and is critical to the future success of the community. There has been a significant shift in expectations of the market in what they are both interested in and expecting in a senior living community. The improvements in culinary, outdoor spaces, wellness experiences, and related amenities will allow Wesley Acres to continue to be a campus that is both relevant, but a pride in the city of Des Moines.



Wesley Acres – PUD Amendment

GHNA concerns/claims:

1. Lack of communication with GHNA membership
2. Storm water run-off & water quality
3. Future construction in wooded area south of existing building
4. Additional parking adjacent to the Bolton
5. Landscape buffer between Wesley Acres & Macfee/Carlson properties
6. Height of the new aquatics building

WesleyLife response:

1. Recap of in-person, virtual meetings & email conversations
2. Professionally designed storm water mitigation plan.
3. Legal document memorializing intent to NOT build into woods.
4. REMOVED at the recommendation of P&Z.
5. Professional design collaboratively executed with Macfee/Carlson.
6. Revised design and reduced elevation.

WesleyLife – GHNA – Affected Neighbor(s) : Meetings and Communications

In Person Meetings:

- 8-24-20 (Meeting) Scott Carlson, Nick Larson, Rob Kretzinger (Court Ave Brewing)
- 11-24-20 (Site Walk) Nick Larson, Scott Carlson, Kevin Macfee, Rob Kretzinger, Darren Schlapkohl (Wesley Acres)
- 11-30-20 (Site Walk & Back Yard Walk) Nick Larson, Scott Carlson, Kevin Macfee, Rob Kretzinger, Darren Schlapkohl (Wesley Acres/Neighbors)
- 12-16-20 (Meeting) Nick Larson, Scott Carlson, Mark Quiner, Rob Kretzinger, Darren Schlapkohl (Chamberlain Room at NSC-Johnston)
- Jan/Feb 2021 Several phone conversations between Nick Larson, Scott Carlson or Kevin Macfee with Darren Schlapkohl (Individual)

Virtual Meetings & Electronic Communication:

- 12-10-20 (Zoom presentation by WesleyLife)
- 12-18 & 12-21-21 (Emailed Legal Agreements/Covenants for Review – GHNA, NL, SC, KM)
- 12-23-21 (2 Emails re: West Landscaping Buffer Plans – SC, KM)
- 1-4-21 (Email re: Moving Buildings)
- 1-5-21 (Email re: Reducing Aquatics Building Depth by 10' from West)
- 2-5-21 (Landscape Design Zoom Meeting – SC, KM, DS, Bishop)
- 2-24-21 (Executed Restrictive Covenant Agreement – No Build South Woods – GHNA)
- 2-27-21 (SC & KM Approval of Landscaping Buffer Agreement Language.

Storm Water Management & Water Quality

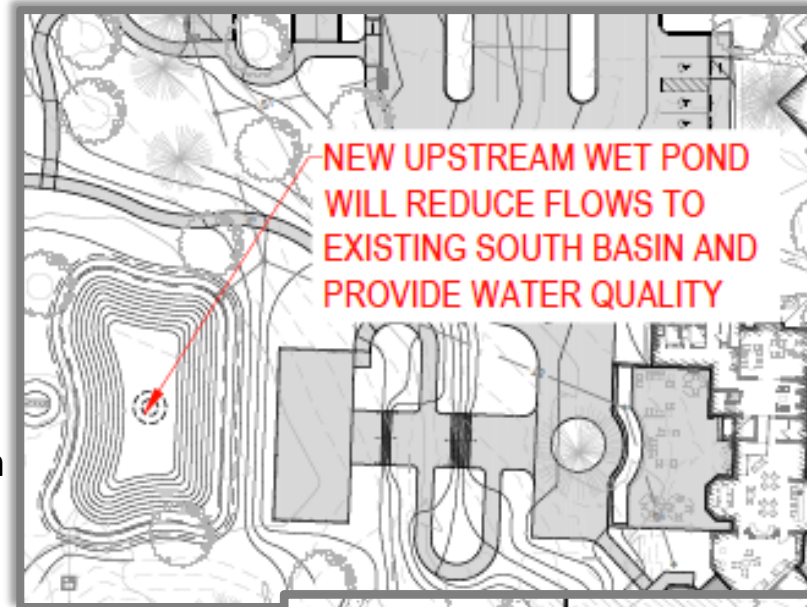
TRUTH:

WesleyLife, through the efforts of our civil design consultant Bishop Engineering, has thoughtfully designed a storm water system that will reduce the outflow of storm water to the south to 15.54 CFS vs 41.7 CFS (over 50% reduction).

ENDORSEMENT:

"Per our conversation, I support your plans for the storm water management. Thanks for working through this issue with Bishop Engineering. A reduction in the water volume that discharges into the ravine is what the neighbors have been asking for since the two homes were damaged and removed. I recognize that management of the basin is always a challenge, but necessary."

- Michael Simonson

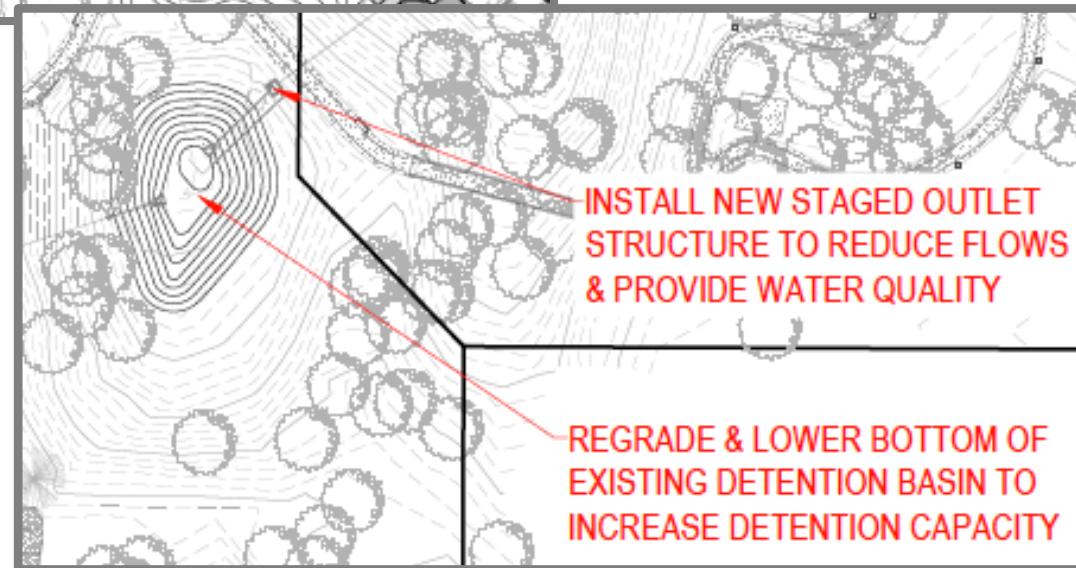


EXISTING SITE DRAINAGE:

- EXISTING TOTAL Q_{100} LEAVING SITE = 41.7 CFS
- EXISTING SOUTH BASIN CURRENTLY ONLY RESTRICTED BY CAPACITY OF 18" OUTLET PIPE UNDER PRESSURE
- NO WATER QUALITY PROVIDED ON SITE

PROPOSED SITE DRAINAGE:

- PROPOSED TOTAL Q_{100} LEAVING SITE = 15.54 CFS
- RUNOFF REDUCTION OF UP TO 63% IN Q_{100} STORM EVENT
- WATER QUALITY WILL BE PROVIDED FOR ALL AREAS DRAINING TO NEW NORTH POND & EXISTING SOUTH BASIN WHICH INCLUDES ALL PROPOSED IMPERVIOUS AREAS
- WATER QUALITY VOLUME PROVIDED FOR FIRST 1.25" OF RAINFALL & RELEASED OVER 24-HR PERIOD ($Q=0.27$ CFS)



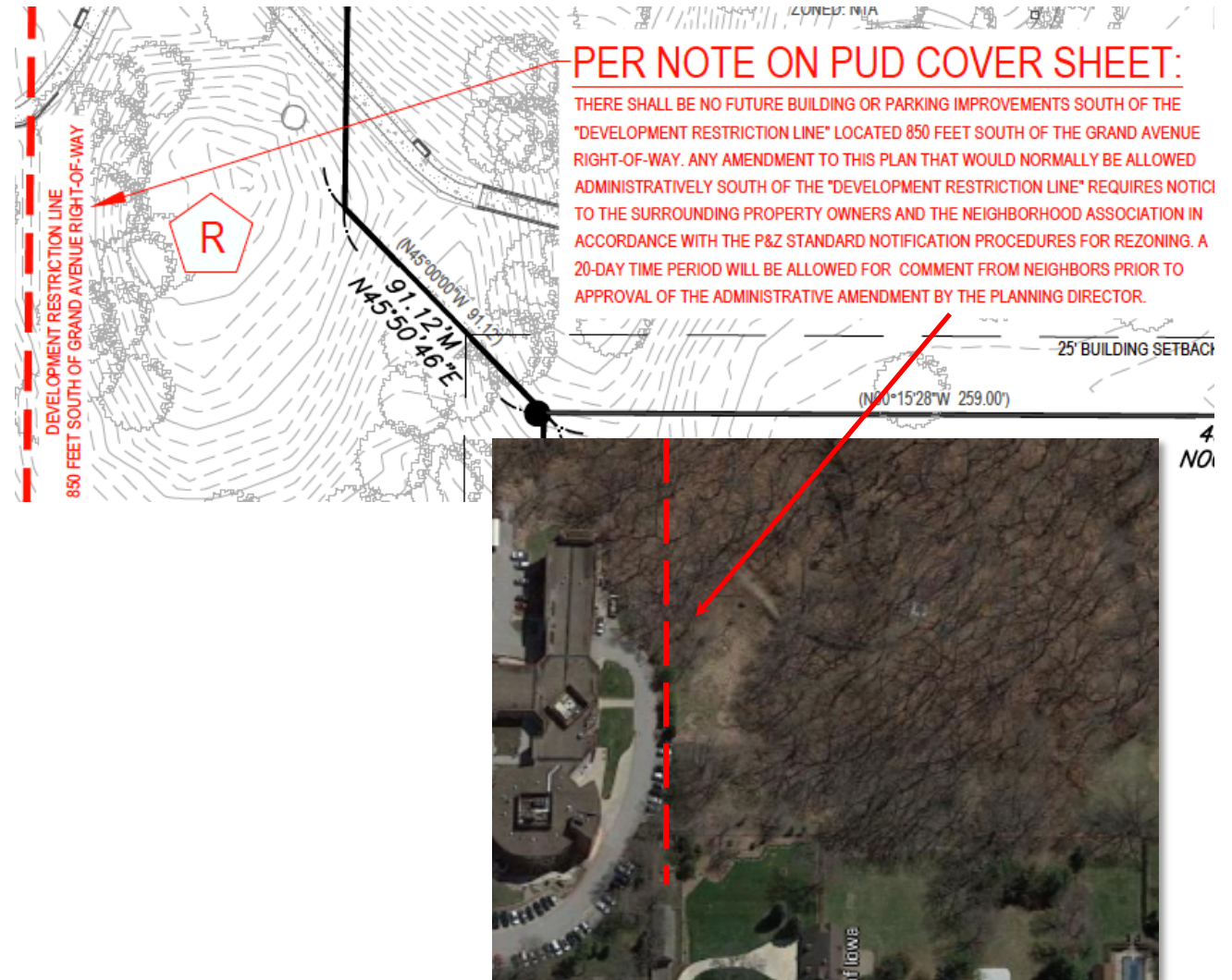
Construction in South Wooded Area

TRUTH:

WesleyLife has created and executed a **Declaration of Use Restriction** with the Greenwood Historic Neighborhood Association to further show our commitment to NOT build south of the **Development Restriction Line** south of our current buildings.

The "Declaration of Use Restriction" has been executed by Rob Kretzinger, CEO of WesleyLife and issued to Mr. Nick Larson, President of the GHNA, on 2-24-21 via email.

A minor amendment to this agreement will add the date of the approved Site Plan.



Building Depth on West Side

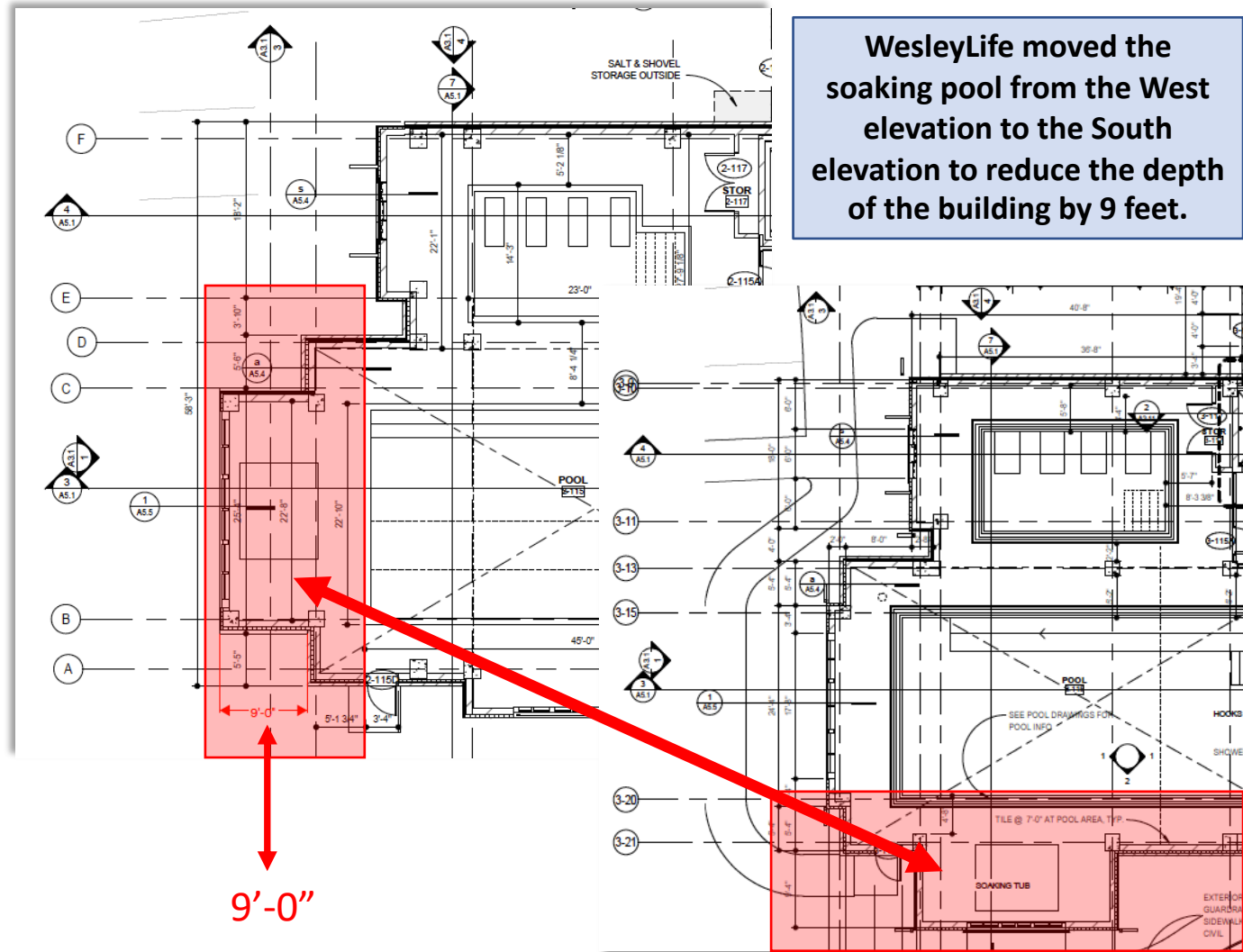
TRUTH:

WesleyLife was asked to evaluate swapping the 2 new buildings (Community Room/Auditorium with the Aquatics Building) in order to pull back the building depth from the west.

Due to some design and operational restrictions encountered during this review a “swap” was not feasible.

However, WesleyLife was able to work with their design team to **reduce the depth of the aquatics building by 9 feet.**

This reduction in depth of the building also created a green space between the building and paving that would serve as an additional landscape buffer that allowed for the planting of four (4) additional trees directly in front of the building.



WesleyLife moved the soaking pool from the West elevation to the South elevation to reduce the depth of the building by 9 feet.

ORIGINAL:

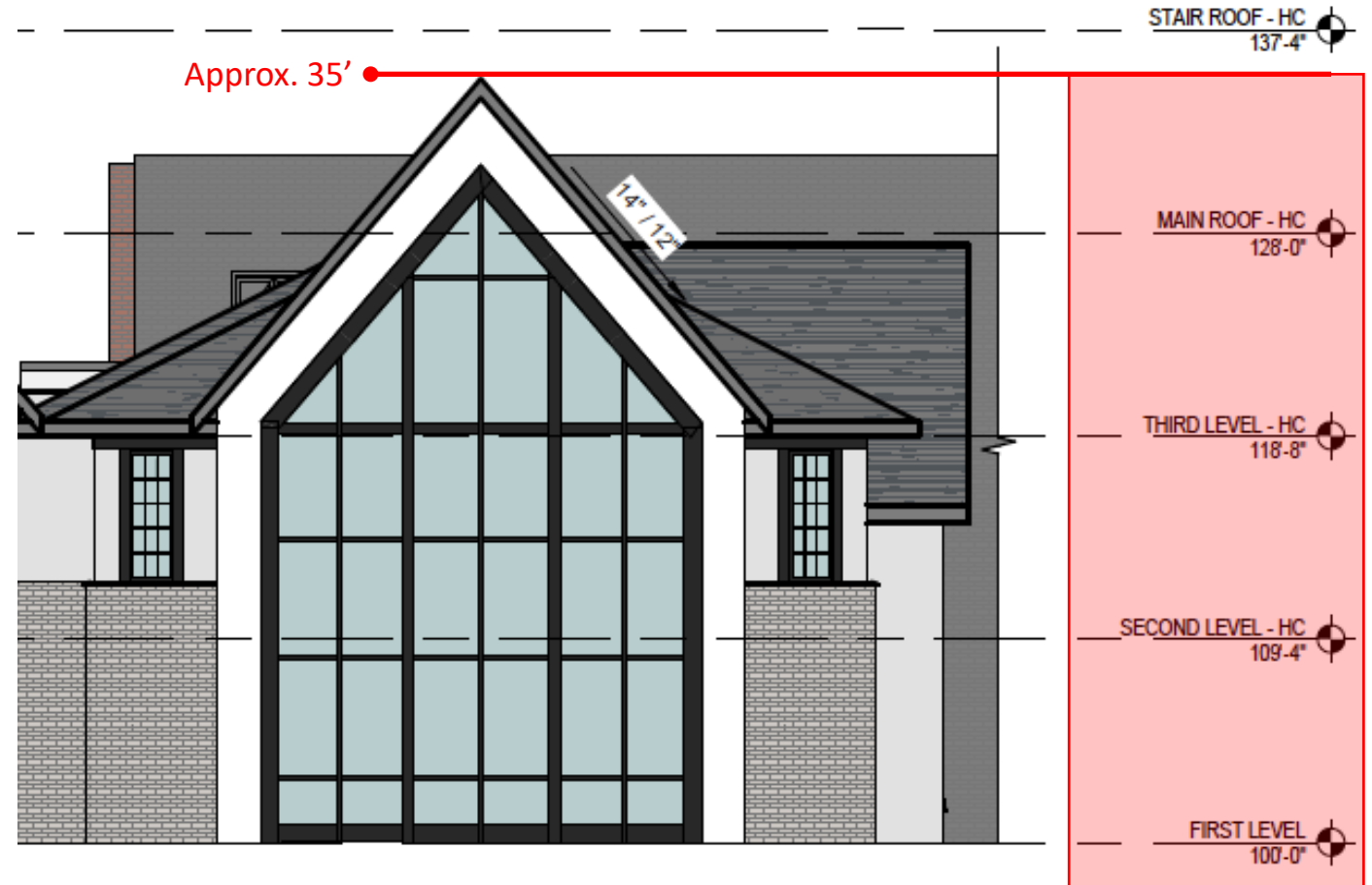
Elevation of the Aquatics Building

TRUTH:

Since the initial conceptual elevations from WesleyLife's design team were sent to Scott Carlson & Nick Larson on 11-24-20, the building has always been approx. 35-feet tall.

FALSE:

We have heard several reports from people in the neighborhood and involved through P&Z or City Council that the building is 40-feet tall. That height has never been a consideration at any time.



**** Attachment from Email to Scott Carlson & Nick Larson on 11-24-20 at 5:26PM**

CURRENT:

Elevation of the Aquatics Building

After a significant amount of redesign to the aquatics building, our design team has been able to:

- **Reduce the height to 32-feet (32'-0").**
- This is the greatest reduction possible to provide **adequate screening for roof-top equipment directly behind this building that will meet the requirements of P&Z.**
- This height is **equal to or less than the heights of the homes adjacent to Wesley Acres** (Carlson & Macfee).
- With the change in elevation on our site (-4 feet) **our building would only appear to be 28 feet from the adjacent properties.**



Now 32'-0"



Professional Landscape Design

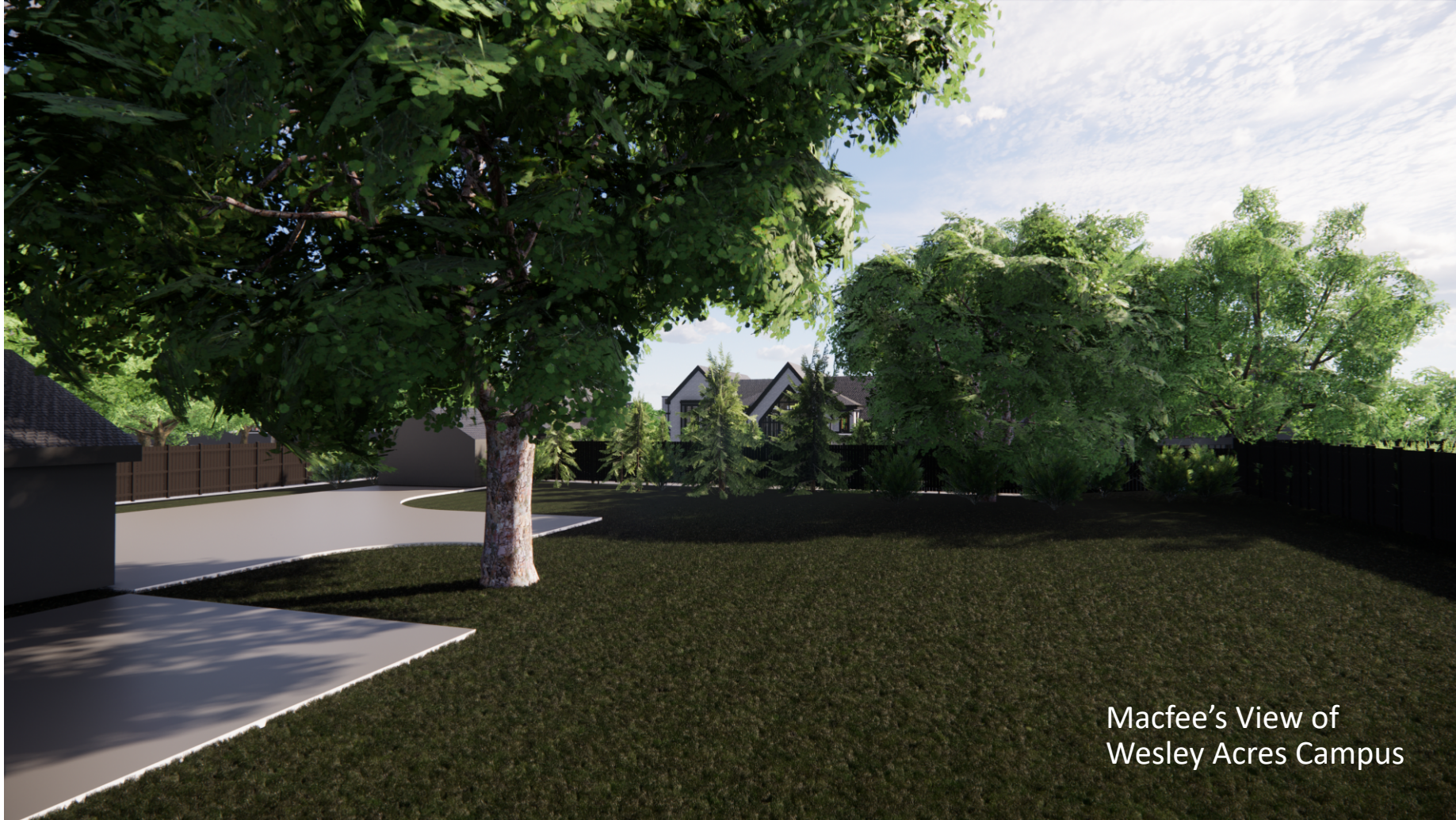
WesleyLife has been working collaboratively with the adjacent property owners (Kevin Macfee & Scott Carlson) to design a landscaping buffer that will serve as a natural screening between our current buildings and new buildings and their properties.

WesleyLife hired Bishop Engineering to work with all involved parties to create the best possible solution related to landscaping this area.

We have finalized a *Declaration of Covenant* by which WesleyLife is required to notify the adjacent property owners of our intent to remove or replace any planting taller than 10' in height in case it is damaged or diseased.



Renderings/Elevations (Macfee Property)



Macfee's View of
Wesley Acres Campus

Renderings/Elevations (Macfee Property)



Macfee's View of
Wesley Acres Campus
at night

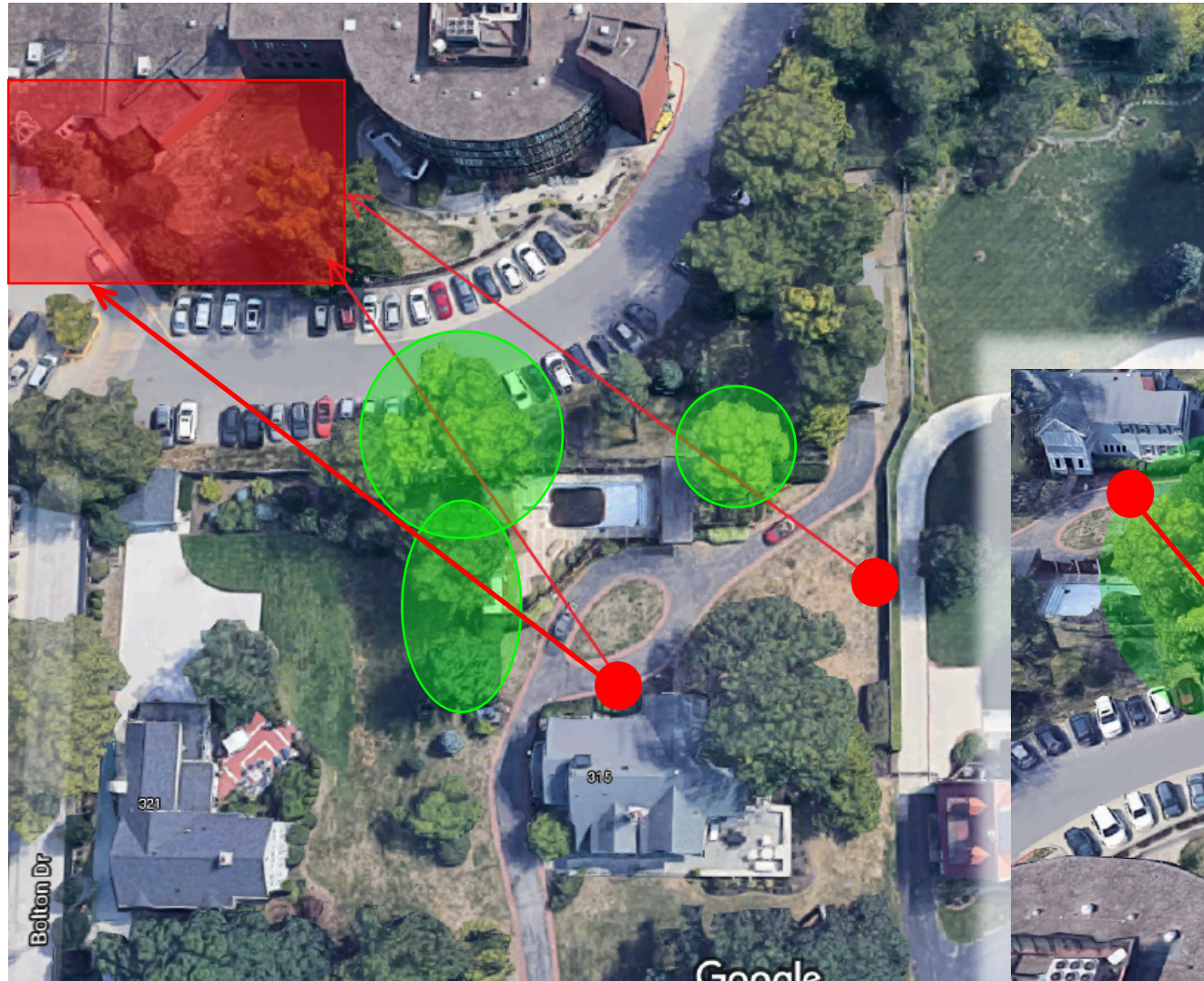
Renderings/Elevations (Macfee Property)



Building roof-line
acts as screening
for new rooftop
equipment per
P&Z requirements.

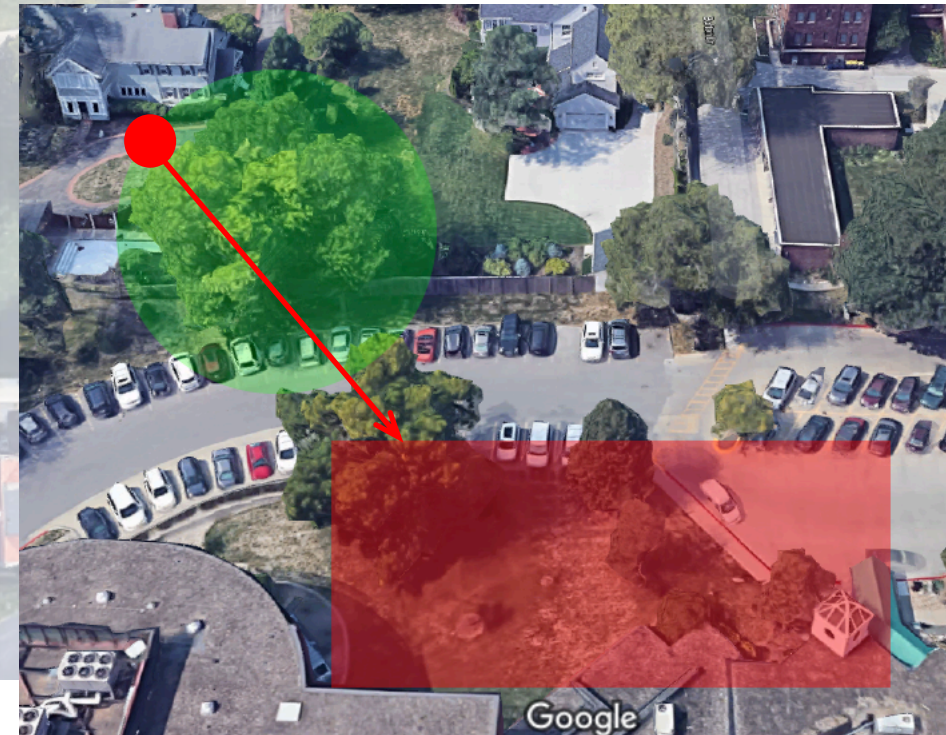
Birdseye View of
Macfee Property and
Wesley Acres Campus

Carlson Property Perspective

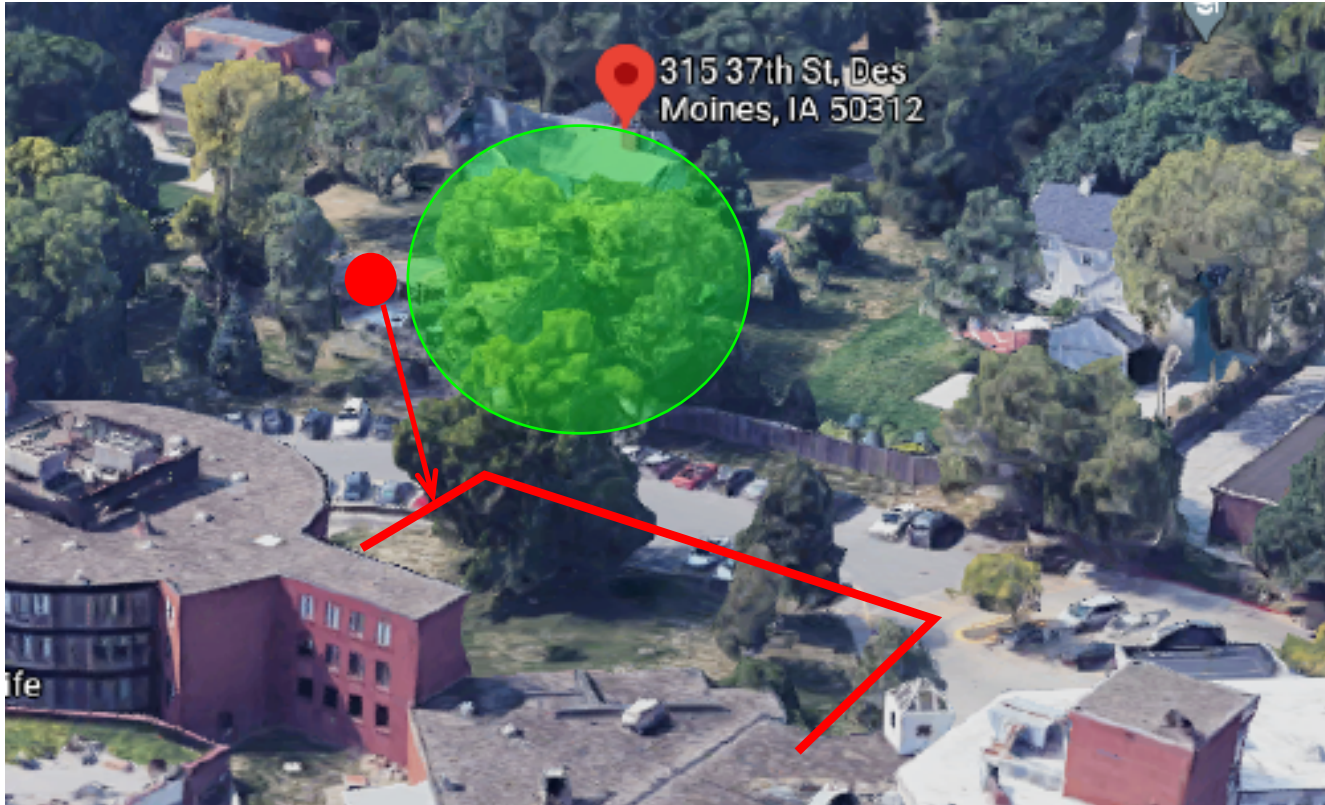


Carlson Property:

We were unable to provide any renderings of the new buildings From the Carlson property since nearly all views from the home are obstructed by existing trees.



Carlson Property Perspective (CONT.)



Carlson Property:

As you position yourself at one of the southern most parts of this property you can see very small portion of the project area.

This location is nearly on the property line behind the privacy fence between the 2 properties.

Since the inception of this project, one of WesleyLife's goals was to address what we anticipated to be the major concerns of the neighbors in the best way that we could through thoughtful design considerations.

Our first priority as we started the design of the site was to insure that we were designing a storm water system that would mitigate and/or reduce the discharge of water to the south while also adding elements to improve the water quality. Our design team at Bishop Engineering was able to accomplish this while also creating on-site amenities for our campus as a part of this system.

When we engaged our architects on this project it was clear that we needed to design these enhancements to be more integrated into the aesthetic look of the neighborhood. We designed everything around the character of the Chamberlain Mansion and its Tudor design style. This makes the campus look and feel much more integrated into the neighborhood by adding these architectural characteristics throughout.

As the design has evolved, over the past several weeks, additional considerations were brought to our attention by our immediate neighbors and the neighborhood association. We feel that we have worked diligently and transparently on every item so that our efforts would be collaborative in nature with those that are most impacted by this project.

With nearly 300 residents that currently call Wesley Acres home now and for the residents that will do the same in the future we feel that our investment in this campus will allow our residents to live a life of continued growth, experience, engagement, and meaning, regardless of their physical, social or economic circumstances.



WESLEY ACRES PUD PUD CONCEPT PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 EXIST. CONDITIONS
- C2.1 DEVELOPMENT PLAN
- C3.1 TREE MITIGATION PLAN
- A1-A2.1 BUILDING ELEVATIONS

PROPERTY DESCRIPTION:

WESLEY ACRES 3520 GRAND AVE
LOT 1 OFFICIAL PLAT OF LOT 5 OF PIERCE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 78, RANGE 24 WEST OF THE 5TH P.M. AND LOTS 3 AND 4 OF THE OFFICIAL PLAT OF LOTS 1 THROUGH 24 OF SECTION 7, TOWNSHIP 78, RANGE 24 WEST OF THE 5TH P.M., EXCEPT THAT PART AS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° (DEGREES) 09' (MINUTES) 57" (SECONDS) EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 617.54 FEET; THENCE SOUTH 89°45'23" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 165.15 FEET; THENCE SOUTH 00°04'49" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 333.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°04'49" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 325.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°26'27" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 363.37 FEET; THENCE NORTH 00°15'28" WEST, 259.0 FEET; THENCE NORTH 45°00'00" EAST 91.12 FEET; THENCE NORTH 89°45'23" EAST, 199.64 FEET TO THE POINT OF BEGINNING; AND THAT PART OF THE SOUTH 200.0 FEET OF THE NORTH 540.0 FEET OF LOT 5 (EXCEPT THE WEST 33 FEET THEREOF) OF THE OFFICIAL PLAT LOTS 1 THROUGH 24 OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M.; AND ALL OF LOT 1 IN PORTLAND PLACE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

ADDRESS:

3520 GRAND AVE
DES MOINES, IOWA

LAND OWNER / APPLICANT:

WESLEY RETIREMENT SERVICES INC
CONTACT: ED THOMAS
3520 GRAND AVE
DES MOINES, IA 50312
PH: (515)271-6505

CONTACT (PREPARED BY):

BISHOP ENGINEERING
CONTACT: DAVID BENTZ
3501 104TH STREET
URBANDALE, IA 50322
PH: (515)276-0467

POPE ARCHITECTS
CONTACT: DON ROLF
1295 BANDANA BLVD N, STE 200
ST. PAUL, MN 55108-2735
PH: (651)642-9200

SIZE OF SITE:

PUD AREA = 12.01 ACRES
(430' OF FRONTAGE ON GRAND AVE & 224' OF FRONTAGE ON 37TH ST)

EXISTING ZONING:

PUD - PLANNED UNIT DEVELOPMENT

ADJACENT ZONING & LAND USE:

NORTH - NX3 - HIGH DENSITY RESIDENTIAL
SOUTH - N1A - LARGE LOT SINGLE-FAMILY RESIDENTIAL
EAST - P1 & P2 - DES MOINES UNIVERSITY OSTEOPATHIC SCHOOL
WEST - N1A, NX3 & P2 - ARGE LOT SINGLE-FAMILY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, PEO EXECUTIVE OFFICE, AND GREENWOOD ELEMENTARY SCHOOL

PLAN DSM LAND USE:

HIGH DENSITY RESIDENTIAL

EXISTING PERMITTED LAND USE:

PRIMARY LAND USE:
HIGH-DENSITY RESIDENTIAL RETIREMENT LIVING CAMPUS
(COMPRISED OF 114 UNITS, 102 ASSISTED LIVING UNITS, 80 HEALTHCARE CENTER BEDS AND A 45 ADULT DAY SERVICE PROGRAM)

ACCESSORY LAND USES:
ONLY ALLOWED AS LONG AS PRIMARY USE CONTINUES
ALL ACCESSORY USES ARE AVAILABLE TO RESIDENTS & NON-RESIDENTS (NON-RESIDENT MEMBERSHIP REQUIRED FOR FITNESS AREAS, MAXIMUM 300 MEMBERSHIPS)
1. RESTAURANT - LIMITED TO ALL DINING AREAS ON CAMPUS (INCLUDING THE BISTRO, THE OAKS, CHAMBERLAIN HOUSE, COMMUNITY ROOM & OUTDOOR PATIO AREAS)
2. SMALL ASSEMBLY/EVENT CENTER - LIMITED TO CHAMBERLAIN HOUSE, COMMUNITY ROOM, GREENWOOD ROOM & ORIGINS CLASSROOM
3. RESIDENTIAL SUPPORT SERVICE - SMALL RETAIL OR SERVICE USE, MUST BE ON GROUND FLOOR & LIMITED TO 25%OF GROUND FLOOR AREA
4. STUDIO OR INSTRUCTIONAL SERVICE - LIMITED TO WELLNESS AREA (UPPER POOL FLOOR)
5. ADULT DAYCARE - LIMITED TO ADULT DAYCARE FACILITY (APPROX. 45 ADULTS, 7 STAFF)
6. INDOOR SPORTS/RECREATION - POOL & WELLNESS AREA (UPPER POOL FLOOR)

ANY SMALL ASSEMBLY/EVENT CENTER SELLING OR SERVING ALCOHOLIC LIQUOR, WINE, AND/OR BEER SHALL COMPLY WITH THE FOLLOWING:
• ANY SALE OR SERVICE OF ALCOHOLIC LIQUOR, WINE, AND/OR BEER SHALL OPERATE IN ACCORDANCE WITH THE APPROPRIATE LICENSES AND/OR PERMITS OBTAINED THROUGH THE OFFICE OF THE CITY CLERK AS APPROVED BY THE CITY COUNCIL.
• THE BUSINESS SHALL COMPLY WITH ARTICLE IV OF CHAPTER 42 OF THE CITY CODE PERTAINING TO NOISE CONTROL. THE BUSINESS SHALL HAVE NO OUTSIDE SPEAKERS OR AMPLIFIED SOUND EXCEPT WHEN USED IN COMPLIANCE WITH A TYPE E SOUND PERMIT.
• THE BUSINESS SHALL CONSPICUOUSLY POST 24-HOUR CONTACT INFORMATION FOR A MANAGER OR OWNER OF THE BUSINESS NEAR THE MAIN PUBLIC ENTRANCE.
• THE BUSINESS SHALL INSTITUTE A STRICT NO LOITERING POLICY, CONSPICUOUSLY POST ONE OR MORE "NO LOITERING" SIGNS, AND COOPERATE WITH POLICE IN ADDRESSING LOITERING ON THE PREMISES.
• LITTER AND TRASH RECEPTACLES SHALL BE LOCATED AT CONVENIENT LOCATIONS INSIDE AND OUTSIDE THE PREMISES, AND OPERATORS OF THE BUSINESS SHALL REMOVE ALL TRASH AND DEBRIS FROM THE PREMISES AND ADJOINING PUBLIC AREAS ON A DAILY BASIS.
• IF THE CITY'S ZONING ENFORCEMENT OFFICER DETERMINES AT ANY TIME THAT THE OPERATION OF THE BUSINESS BECOMES A NUISANCE OR EXHIBITS A PATTERN OF VIOLATING THE CONDITIONS SET FORTH IN THE PUD CONCEPTUAL PLAN, THE ZONING ENFORCEMENT OFFICER MAY APPLY TO THE PLAN & ZONING COMMISSION TO RECONSIDER THE ALLOWANCE OF "SMALL ASSEMBLY/EVENT CENTER" AS A PERMITTED ACCESSORY USE.

REQUESTED ACTION / AMENDMENT NARRATIVE:

REVIEW AND APPROVAL OF AN AMENDMENT TO THE WESLEY ACRES PUD CONCEPTUAL PLAN.

THE WESLEY ACRES VISION IS TO CREATE WELCOMING AND WELL-BEING INSPIRED PLACES THROUGH INDOOR AND OUTDOOR COMMON SPACES THAT ENCOURAGE SOCIAL CONNECTION AND INVITE THE NEIGHBORHOOD IN. WE WILL ACHIEVE OUR VISION BY CONSTRUCTING; APPROXIMATELY 1,500 SQUARE-FOOT ONE STORY ADDITION ON THE NORTH SIDE ADJACENT TO THE CHAMBERLAIN MANSION, APPROXIMATELY 16,500 SQUARE-FOOT ONE/TWO STORY ADDITIONS ON THE WEST SIDE, INTERNAL UPGRADES TO THE MAIN LEVEL OF THE CHAMBERLAIN MANSION, APPROXIMATELY 22,000 SQUARE-FOOT RENOVATION OF THE EXISTING RESIDENT AMENITY SPACES WITHIN THE COMMON AREAS OF THE CAMPUS.

REVIEW AND APPROVAL TO INCLUDE SERVING LIQUOR IN THE CHAMBERLAIN SOCIAL GATHERING AREA.

THE MODIFICATION OF THE CURRENT PLANNED UNIT DEVELOPMENT ENTAILS THE FOLLOWING CHANGES:
1. NEW BUILDING ADDITION FOR NORTH ENTRY ALONG WITH REVISED ADJACENT PARKING LOT/SIDEWALKS
2. NEW BUILDING ADDITION FOR WEST ENTRY ALONG WITH REVISED ADJACENT PARKING LOT/SIDEWALKS
3. NEW BUILDING ADDITION FOR RESIDENT POOL AND AUDITORIUM USE ON WEST SIDE OF EXISTING BUILDING
4. NEW TERRACE/POND FEATURE ON NORTH SIDE OF SITE
5. RENOVATION OF CENTRAL COURTYARD AREA
6. WESLEY ACRES WILL SERVE WINE, BEER, AND LIQUOR IN THE CHAMBERLAIN MANSION AND THE OTHER DINING VENUES ON CAMPUS AT 3520 GRAND AVE. WESLEY ACRES HAS AND WILL MAINTAIN A CURRENT LIQUOR LICENSE, ALL PERSONNEL SERVING LIQUOR WILL BE TRAINED AND ALL LIQUOR WILL BE SECURED WHEN NOT IN USE
7. THE CHILDREN'S GARDEN AND PRESCHOOL IDENTIFIED IN THE PREVIOUS PUD SUBMITTAL IS NO LONGER IN SERVICE ON THE WESLEY ACRES CAMPUS
8. UPDATE THE LIST OF PERMITTED AND ACCESSORY USES, AS NOTED IN THE "PERMITTED LAND USE".

SCHEDULE:

THE PROPOSED CONSTRUCTION WOULD START EARLY 2021 AND BE COMPLETED BY JUNE 2022.

NOTES:

- THERE SHALL BE NO FUTURE BUILDING OR PARKING IMPROVEMENTS SOUTH OF THE "DEVELOPMENT RESTRICTION LINE" LOCATED 850 FEET SOUTH OF THE GRAND AVENUE RIGHT-OF-WAY. ANY AMENDMENT TO THIS PLAN THAT WOULD NORMALLY BE ALLOWED ADMINISTRATIVELY SOUTH OF THE "DEVELOPMENT RESTRICTION LINE" REQUIRES NOTICE TO THE SURROUNDING PROPERTY OWNERS AND THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE PAZ STANDARD NOTIFICATION PROCEDURES FOR REZONING. A 20-DAY TIME PERIOD WILL BE ALLOWED FOR COMMENT FROM NEIGHBORS PRIOR TO APPROVAL OF THE ADMINISTRATIVE AMENDMENT BY THE PLANNING DIRECTOR.
- EXTERIOR LIGHTING IS TO BE SHIELDED AND DIRECTED DOWNWARD SO AS NOT TO PRODUCE GLARE ON ADJACENT PROPERTIES.
- EXISTING SIGNAGE SHALL REMAIN PER PREVIOUS APPROVED PUD CONCEPT, ZON2012-00020, EXCEPT WHERE NEW CONSTRUCTION CALLS FOR SIGNS TO BE REMOVED.
- EXISTING LIQUOR LICENSE AGREEMENT SHALL REMAIN IN PLACE PER PREVIOUS APPROVED PUD CONCEPT, ZON2012-00020.
- DESIGN / RENOVATION OF CENTRAL COURTYARD AREA HAS NOT YET BEEN DETERMINED AND WILL BE ADDRESSED WITH THE SITE PLAN SUBMITTAL. RENOVATIONS WILL MEET ALL PUD REQUIREMENTS.

SITE CONTROL:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY OF DES MOINES DATUM

POINT #9006
NORTHING = 576876.58
EASTING = 1599578.66
ELEVATION = 179.43
DESCRIPTION: SET CUT "X"

POINT #9012
NORTHING = 576274.17
EASTING = 15995407.28
ELEVATION = 165.90
DESCRIPTION: SET 34" IRON PIPE W/ RPC

FIELD WORK COMPLETED ON: 08/17/2020

UTILITY MAPS PROVIDED BY:

- ELECTRIC (MIDAMERICAN / 515-252-6632)
- STORM AND SANITARY (CITY OF DES MOINES / 515-237-1359)
- FIBER OPTIC (CENTURY LINK / 303-453-9927)
- CABLE (ADB / 636-584-9702)
- GAS (MIDAMERICAN / 515-252-6632)
- WATER (DES MOINES WATER WORKS / 515-283-8729)
- FIBER OPTIC (AT&T / 816-275-4014)
- FIBER OPTIC (AUREON / 515-830-0445)
- FIBER OPTIC (VERIZON / 972-729-7000)

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

ARCHITECTURAL GUIDELINES:

THE PROPOSED ADDITIONS MAY INCLUDE A COMBINATION OF PREFINISHED METAL FLASHING, SYNTHETIC STUCCO, FACEBRICK AND ALUMINUM STOREFRONT. THE ADDITION WILL BE CONSTRUCTED TO BLEND WITH THE CURRENT SURROUNDING BUILDING MATERIALS.

STORM WATER MANAGEMENT:

THE SITE WILL UTILIZE THE EXISTING SOUTH DETENTION BASIN AND THE NEW NORTH POND TO ENSURE THE PROPOSED STORM WATER RUNOFF WILL NOT EXCEED THE EXISTING RUNOFF RATE. THIS MAY INCLUDE A COMBINATION OF CONVENTIONAL DETENTION AND CONSERVATION PRACTICES WHICH MAY INVOLVE PERMEABLE PAVEMENTS, INFILTRATION TRENCHES OR OTHER METHODS. REQUIRED EROSION CONTROL METHODS WILL BE EMPLOYED DURING CONSTRUCTION ALONG WITH PERMANENT DESIGN MEASURES FOR EROSION PREVENTION.

TREE MITIGATION & PROTECTION REQUIREMENTS:

ONE REPLACEMENT TREE WILL BE PROVIDED FOR EACH 2,000 SF OF EXISTING CANOPIED AREA REMOVED, OR

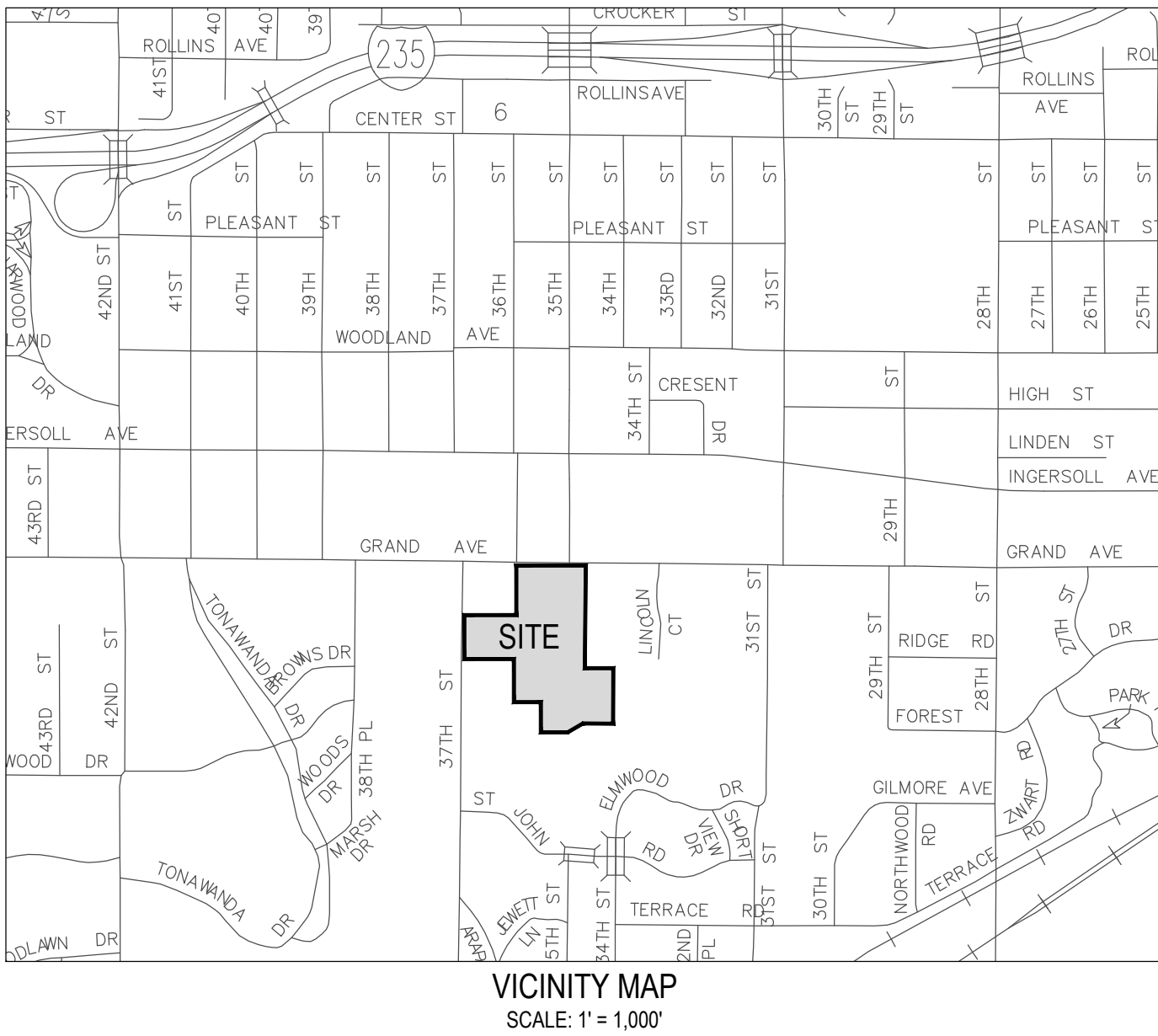
REPLACEMENT TREES SHALL BE PROVIDED FOR EACH MATURE TREE TO BE REMOVED BASED UPON THE DIAMETER AT BREAST HEIGHT (DBH) OF THE REMOVED TREE IN THE FOLLOWING RATIOS:

DBH OF REMOVED TREE	RATIO OF REPLACEMENT TREES TO REMOVED TREES
AT LEAST 12 AND LESS THAN 18	1:1
AT LEAST 18 AND LESS THAN 24	2:1

FOR EACH INCREMENT OF 6 INCHES OF DBH ABOVE 24 INCHES, ONE ADDITIONAL REPLACEMENT TREE SHALL BE PROVIDED

LANDSCAPE NOTES:

- STREET TREES AS OUTLINED IN CHAPTER 135-7 (LANDSCAPE AND STREETSCAPE - STREETSCAPE REQUIREMENTS) WERE PREVIOUSLY INSTALLED BY CITY OF DES MOINES. NO ADDITIONAL STREET TREES WILL BE INCLUDED WITH THIS PUD.
- FRONTAGE BUFFER AS OUTLINED IN CHAPTER 135-7 (LANDSCAPE AND STREETSCAPE - FRONTAGE BUFFER) IS SPECIFICALLY EXCLUDED FROM THIS PUD.
- EXISTING PARKING AREAS TO REMAIN WILL FOLLOW PREVIOUSLY APPROVED PLANS RELATING TO PARKING LOT ISLANDS. PROPOSED AND FUTURE PARKING AREAS WILL MEET CURRENT CITY OF DES MOINES ORDINANCE FOR PARKING LOT ISLANDS.



LEGEND:

— SAN —	SANITARY SEWER	⚡	POWER POLE
— ST —	STORM SEWER	⚡	TRANSFORMER POLE
— W —	WATER LINE	☆	LIGHT POLE
— G —	GAS LINE	⚡	ELECTRIC JUNCTION BOX
— U/E —	UNDERGROUND ELECTRIC	⚡	ELECTRIC PANEL
— O/E —	OVERHEAD ELECTRIC	⚡	TRANSFORMER
— TELE —	TELEPHONE LINE	⚡	GROUND LIGHT
— F/O —	FIBER OPTIC	⚡	GUY WIRE
— CATV —	CABLE TV	⚡	ELECTRIC HANDHOLE
①	STORM MANHOLE	⚡	GAS METER
②	CURB INTAKE	⚡	GAS VALVE
③	SURFACE INTAKE	⚡	AIR CONDITIONING UNIT
④	FLARED END SECTION	⚡	TELEPHONE RISER
⑤	SANITARY MANHOLE	⚡	TELEPHONE VAULT
⑥	CLEANOUT	⚡	TELEPHONE MANHOLE
⑦	FIRE HYDRANT	⚡	TRAFFIC SIGNAL MANHOLE
⑧	SPRINKLER	⚡	FIBER OPTIC MANHOLE
⑨	IRRIGATION CONTROL VALVE	⚡	FIBER OPTIC RISER
⑩	WATER MANHOLE	⚡	FIBER OPTIC FAULT
⑪	WELL	⚡	CABLE TV RISER
⑫	WATER VALVE	⚡	SIGN
⑬	WATER SHUT OFF	⚡	BOLLARD
⑭	YARD HYDRANT	⚡	DENOTES NUMBER OF PARKING STALLS
⑮	ELECTRIC MANHOLE	⚡	PROPERTY CORNER - FOUND AS NOTED
⑯	ELECTRIC METER	⚡	PROPERTY CORNER- PLACED AS NOTED
⑰	ELECTRIC RISER	⚡	SECTION CORNER - FOUND AS NOTED
⑱	ELECTRIC VAULT	⚡	

PUD CONCEPTUAL PLAN:

ORIGINAL PUD ZONING APPROVED JUNE 2, 1986 BY ROLL CALL NO. 2586 ORD. NO 10,811

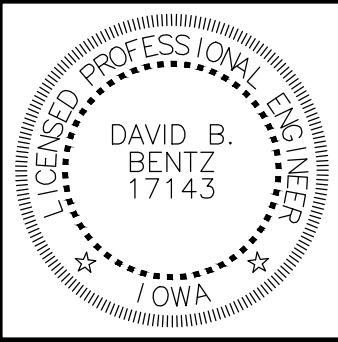
PUD ZONING EXPANSION APPROVED ON MARCH 19, 1990 BY ROLL CALL NO. 90-1122 ORD. NO. 11,444

AMENDMENT APPROVED BY THE PLAN & ZONING COMMISSON ON MARCH 15, 2012

AMENDMENT APPROVED BY CITY COUNCIL ON APRIL 9, 2012 BY ROLL CALL NO. 12-0459

DATE

PLANNING DIRECTOR



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: DAVID B. BENTZ, PE. 17143 DATE:

LICENSE RENEWAL DATE: DEC. 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:

Bishop Engineering

"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825

Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying Established 1959

WESLEY ACRES PUD

PUD CONCEPT PLAN

COVER SHEET

REFERENCE NUMBER:

DRAWN BY:

EWM

CHECKED BY:

DBB

REVISION DATE:

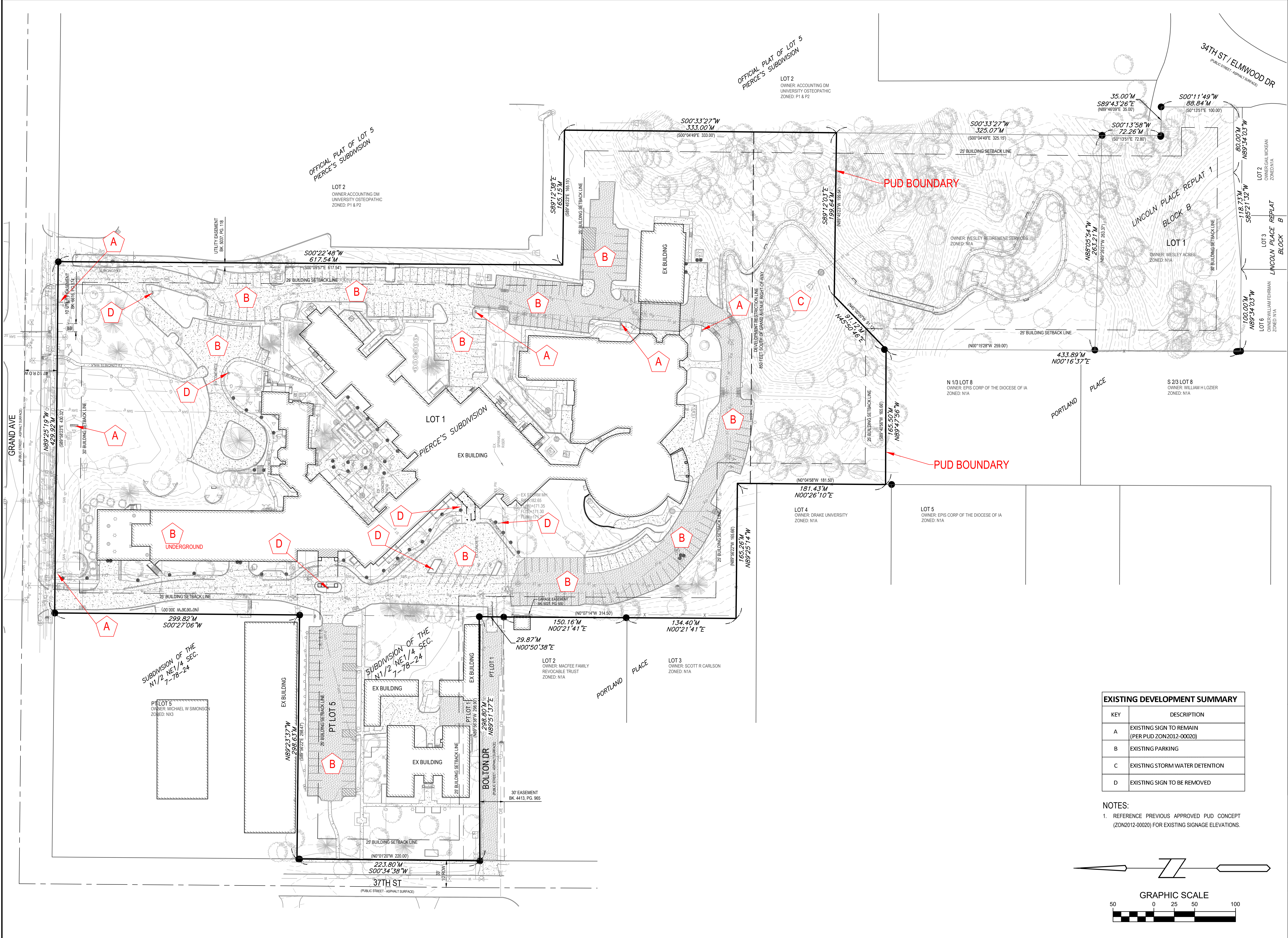
2020-10-26 CITY SUBMITTAL
2020-12-23 CITY SUBMITTAL
2021-02-24 CITY SUBMITTAL

PROJECT NUMBER:

190388

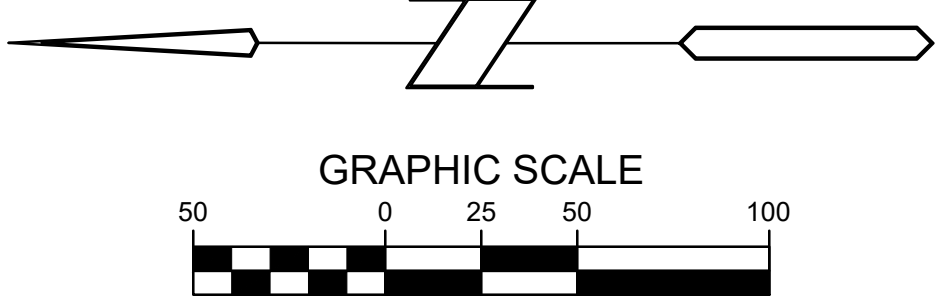
SHEET NUMBER:

C0.1



EXISTING DEVELOPMENT SUMMARY	
KEY	DESCRIPTION
A	EXISTING SIGN TO REMAIN (PER PUD ZON2012-00020)
B	EXISTING PARKING
C	EXISTING STORM WATER DETENTION
D	EXISTING SIGN TO BE REMOVED

NOTES:
1. REFERENCE PREVIOUS APPROVED PUD CONCEPT
(ZON2012-00020) FOR EXISTING SIGNAGE ELEVATIONS.



WESLEY ACRES PUD

PUD CONCEPT PLAN

EXISTING CONDITIONS

REFERENCE NUMBER:

190388

DRAWN BY:

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CHECKED BY:

DBB

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2020-10-26 CITY SUBMITTAL
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SHEET NUMBER:

C1.1

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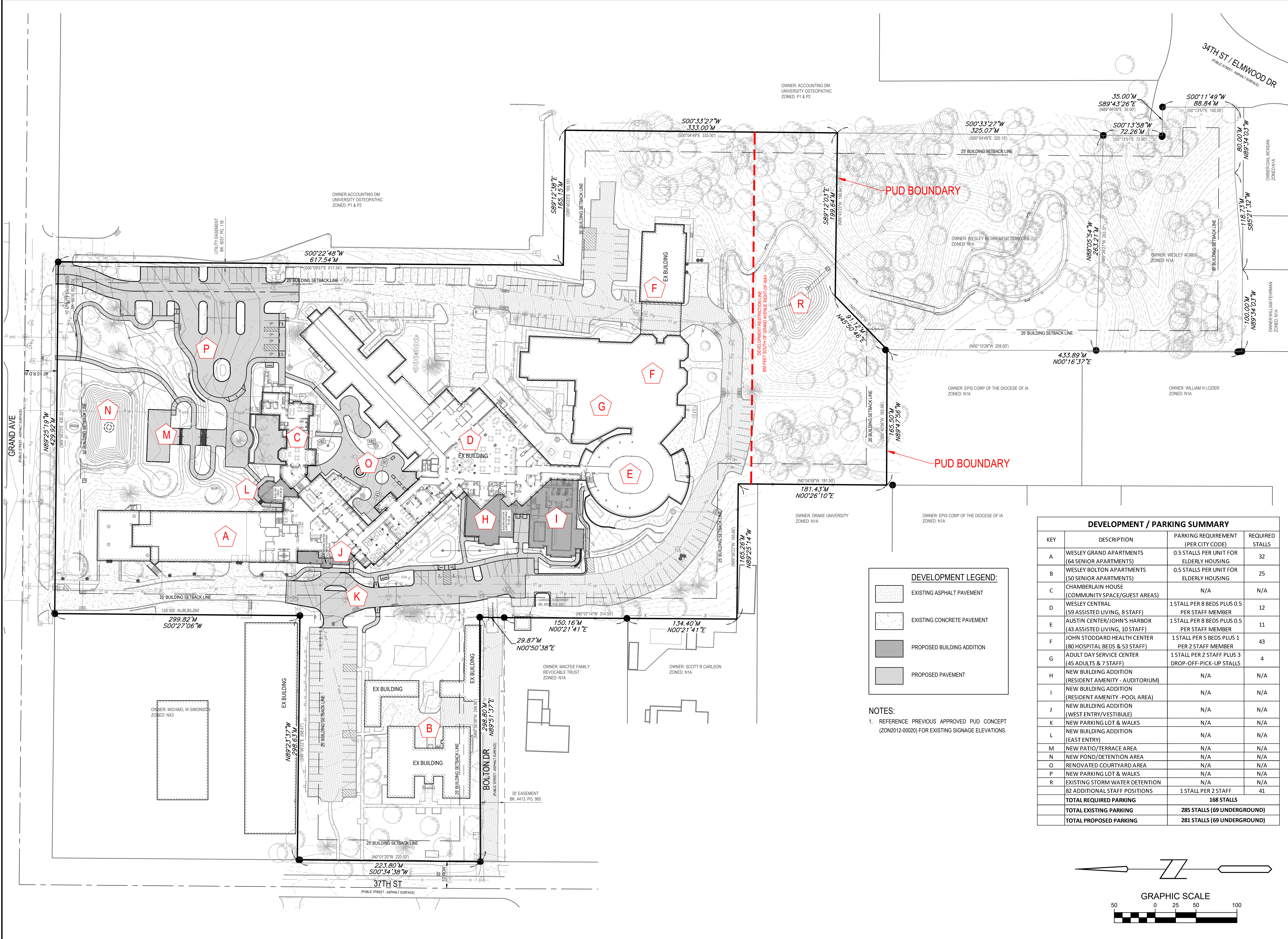
3501 104th Street

Des Moines, Iowa 50322-3825

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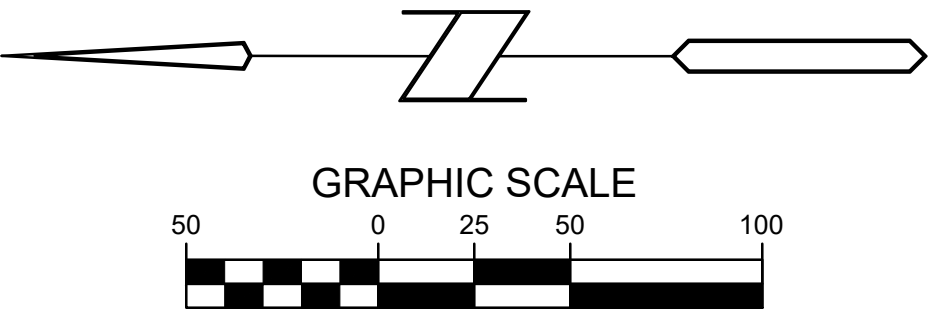
DEVELOPMENT LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED BUILDING ADDITION
- PROPOSED PAVEMENT

NOTES:

1. REFERENCE PREVIOUS APPROVED PUD CONCEPT (ZON2012.00020) FOR EXISTING SIGNAGE ELEVATIONS.

DEVELOPMENT / PARKING SUMMARY			
KEY	DESCRIPTION	PARKING REQUIREMENT (PER CITY CODE)	REQUIRED STALLS
A	WESLEY GRAND APARTMENTS (64 SENIOR APARTMENTS)	0.5 STALLS PER UNIT FOR ELDERLY HOUSING	32
B	WESLEY BOLTON APARTMENTS (50 SENIOR APARTMENTS)	0.5 STALLS PER UNIT FOR ELDERLY HOUSING	25
C	CHAMBERLAIN HOUSE (COMMUNITY SPACE/GUEST AREAS)	N/A	N/A
D	WESLEY CENTRAL (59 ASSISTED LIVING, 8 STAFF)	1 STALL PER 8 BEDS PLUS 0.5 PER STAFF MEMBER	12
E	AUSTIN CENTER/JOHN'S HARBOR (43 ASSISTED LIVING, 10 STAFF)	1 STALL PER 8 BEDS PLUS 0.5 PER STAFF MEMBER	11
F	JOHN STODDARD HEALTH CENTER (80 HOSPITAL BEDS & 53 STAFF)	1 STALL PER 5 BEDS PLUS 1 PER 2 STAFF MEMBER	43
G	ADULT DAY SERVICE CENTER (45 ADULTS & 7 STAFF)	1 STALL PER 2 STAFF PLUS 3 DROP-OFF-PICK-UP STALLS	4
H	NEW BUILDING ADDITION (RESIDENT AMENITY - AUDITORIUM)	N/A	N/A
I	NEW BUILDING ADDITION (RESIDENT AMENITY - POOL AREA)	N/A	N/A
J	NEW BUILDING ADDITION (WEST ENTRY/VESTIBULE)	N/A	N/A
K	NEW PARKING LOT & WALKS	N/A	N/A
L	NEW BUILDING ADDITION (EAST ENTRY)	N/A	N/A
M	NEW PATIO/TERRACE AREA	N/A	N/A
N	NEW POND/DETENTION AREA	N/A	N/A
O	RENOVATED COURTYARD AREA	N/A	N/A
P	NEW PARKING LOT & WALKS	N/A	N/A
R	EXISTING STORM WATER DETENTION	N/A	N/A
	82 ADDITIONAL STAFF POSITIONS	1 STALL PER 2 STAFF	41
	TOTAL REQUIRED PARKING	168 STALLS	
	TOTAL EXISTING PARKING	285 STALLS (69 UNDERGROUND)	
	TOTAL PROPOSED PARKING	281 STALLS (69 UNDERGROUND)	



WESLEY ACRES PUD

PUD CONCEPT PLAN

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DDB

REVISION DATE:
2020-10-26 CITY SUBMITTAL
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SHEET NUMBER:
C2.1

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DEVELOPMENT PLAN



TREE MITIGATION TABLE			
DBH OF REMOVED TREE (INCHES)	REPLACEMENT RATIO	# REMOVED TREES	# REPLACEMENT TREES
LESS THAN 12"	NONE	18	0
AT LEAST 12" & LESS THAN 18"	1:1	10	10
AT LEAST 18" & LESS THAN 24"	2:1	2	4
AT LEAST 24" & LESS THAN 30"	3:1	1	3
AT LEAST 30" & LESS THAN 36"	4:1	0	0
AT LEAST 36" & LESS THAN 42"	5:1	2	10
TOTAL REPLACEMENT TREES REQUIRED =			27

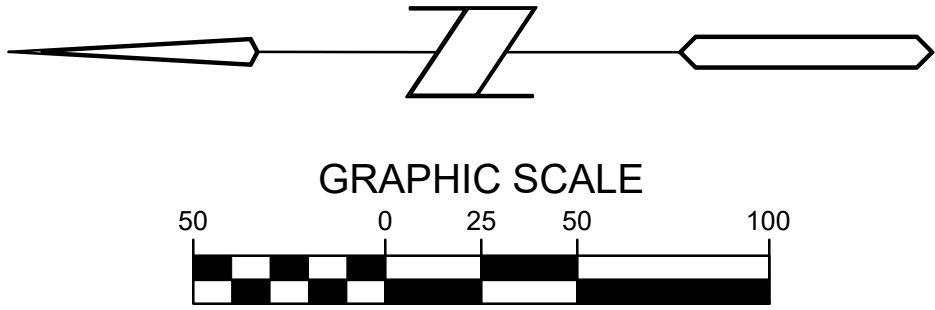
TREE LEGEND:

EXISTING CANOPY TREES

EXISTING EVERGREEN

REMOVE EXISTING TREE

CALCULATIONS SHOWN ARE BASED ON CONCEPT PLANS FOR SITE DEVELOPMENT. ANY DEVIATIONS FROM THE REMOVALS SHOWN ABOVE WILL BE NOTED AT SITE PLAN SUBMITTAL. ANY ADDITIONAL REMOVALS WILL FOLLOW CITY OF DES MOINES TREE MITIGATION GUIDELINES AS SHOWN ABOVE.



WESLEY ACRES PUD

PUD CONCEPT PLAN

REFERENCE NUMBER:

DRAWN BY:
EWM

CHECKED BY:
DDB

REVISION DATE:
2020-10-26 CITY SUBMITTAL
2020-12-23 CITY SUBMITTAL
2021-02-24 CITY SUBMITTAL

PROJECT NUMBER:
190388

SHEET NUMBER:
C3.1

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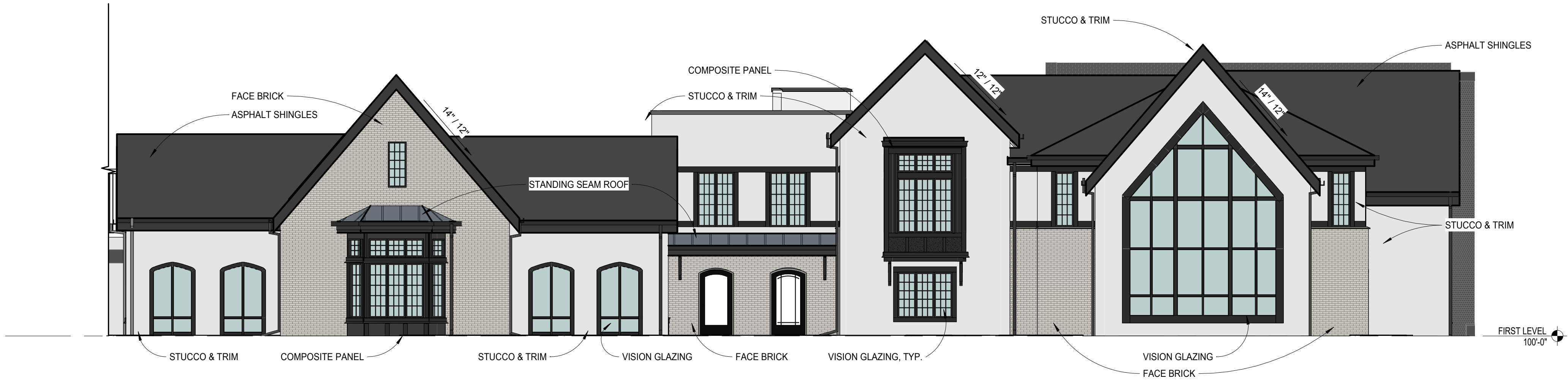
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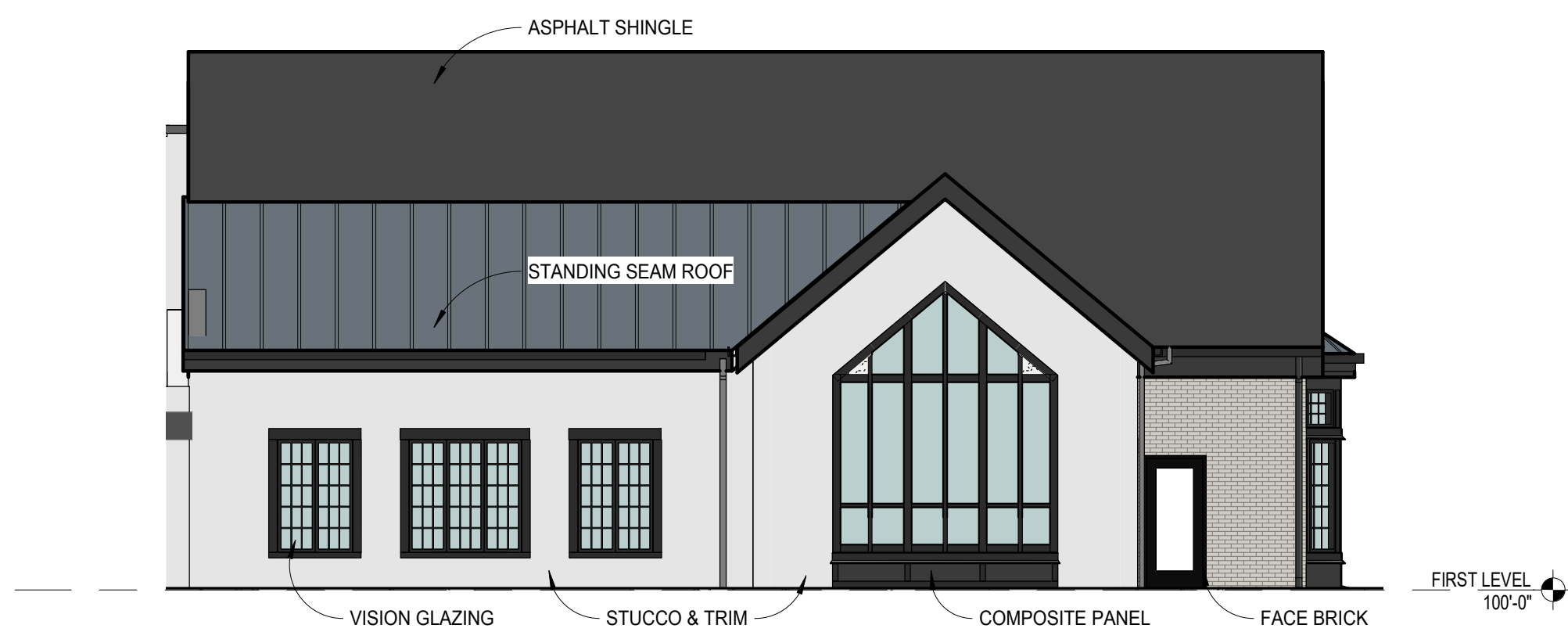
Established 1959

TREE MITIGATION PLAN

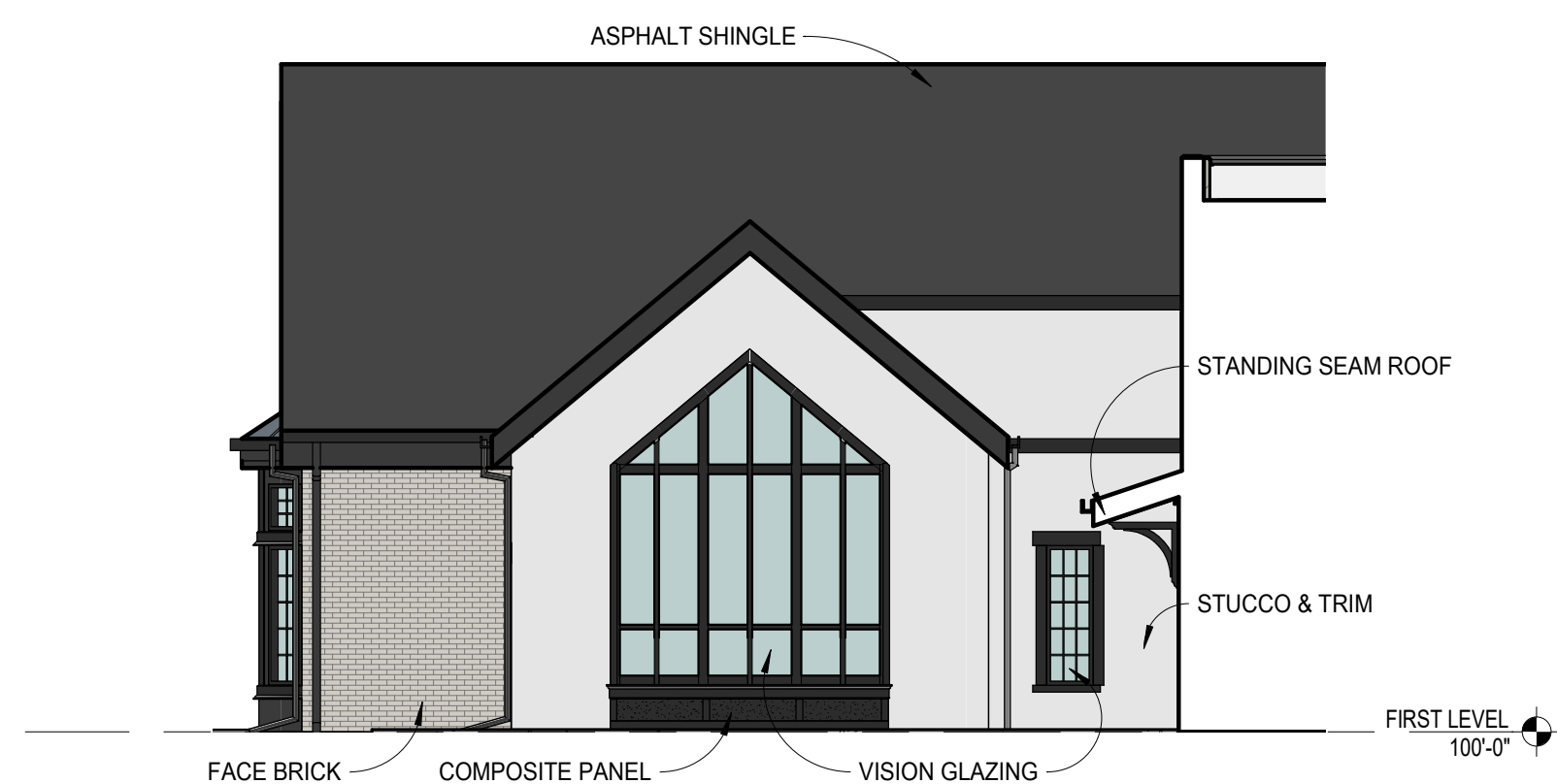
AUDITORIUM & WELLNESS EXTERIOR MATERIAL BREAKDOWN	
MATERIAL	PERCENTAGE
FACE BRICK	34%
STUCCO & TRIM	38%
COMPOSITE PANEL	3%
VISION GLAZING	25%
STANDING SEAM ROOF	5%
ASPHALT SHINGLES	95%



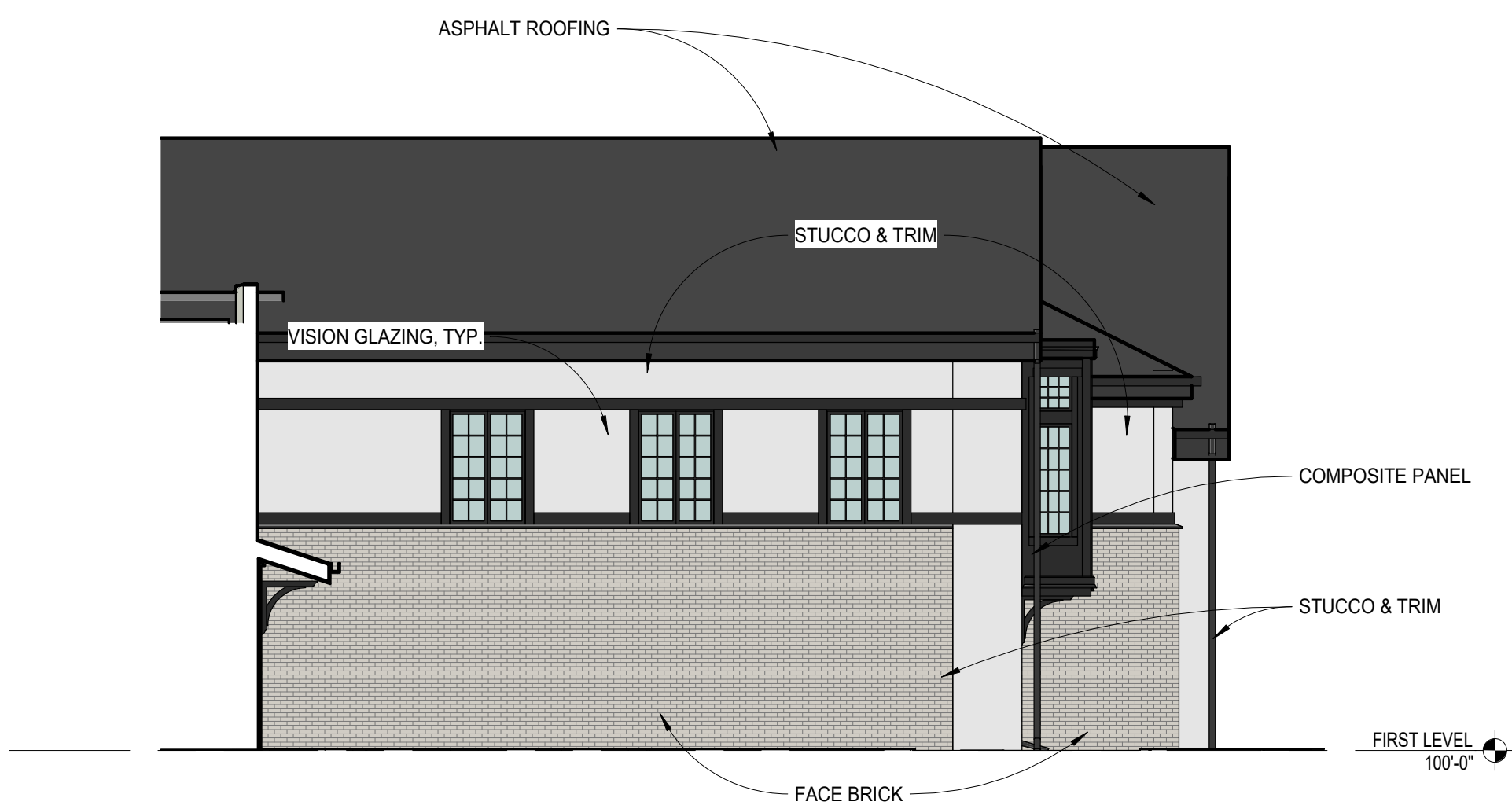
1
A1 WEST ELEVATION - AUDITORIUM & WELLNESS
1/8" = 1'-0"



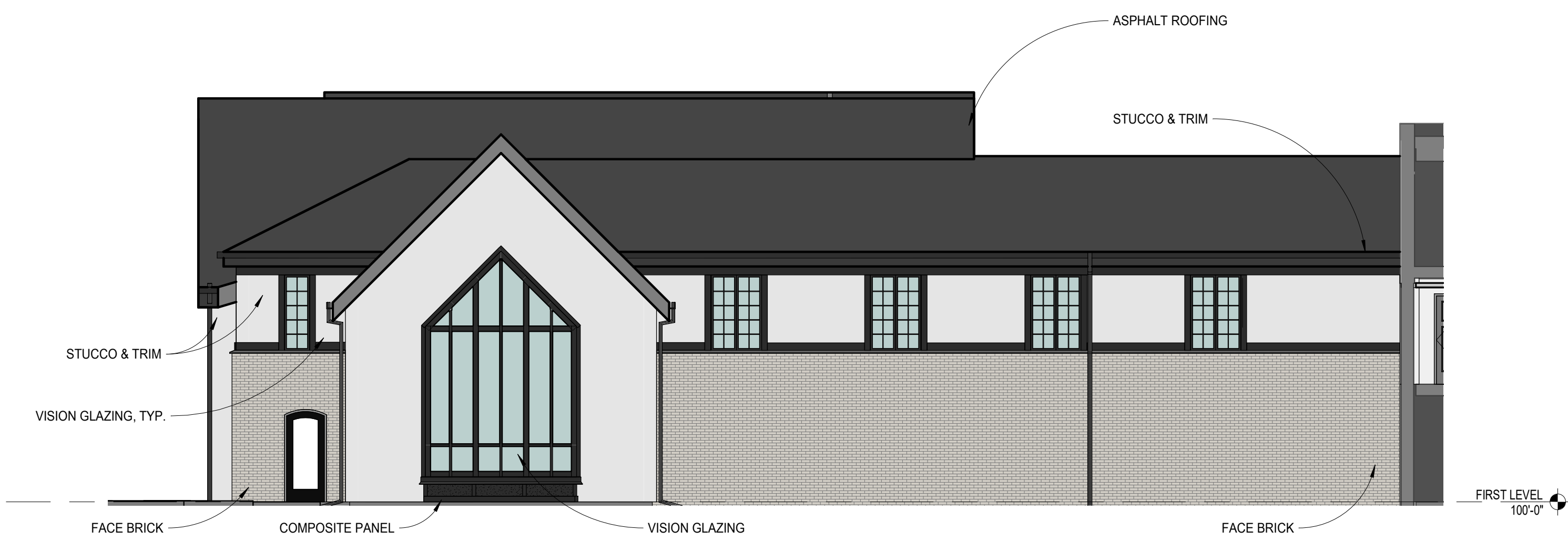
3
A1 NORTH ELEVATION - AUDITORIUM & WELLNESS
1/8" = 1'-0"



2
A1 SOUTH ELEVATION - EXTERIOR COURTYARD
1/8" = 1'-0"



5
A1 NORTH ELEVATION - EXTERIOR COURTYARD
1/8" = 1'-0"



4
A1 SOUTH ELEVATION - AUDITORIUM & WELLNESS
1/8" = 1'-0"



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WESLEYLIFE
WESLEY ACRES
ADDITIONS AND
RENOVATION
DES MOINES, IA

EXTERIOR ELEVATIONS

Issues and Revisions:

Commission No.	82748-20092
Drawn by	CRT
Checked by	CS, DR

SHEET
A1



1
A2

AUDITORIUM & WELLNESS NW PERSPECTIVE

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 **WesleyLife**

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DES MOINES, IA

EXTERIOR PERSPECTIVES

Issues and Revisions:

Commission No:	82748-20092
Drawn by:	CRT
Checked by:	CS, DR

SHEET

A2



1
A2.A

MAIN ENTRANCE BY CHAMBERLAIN



2
A2.A

WEST ENTRANCE

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 **WesleyLife**

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DES MOINES, IA

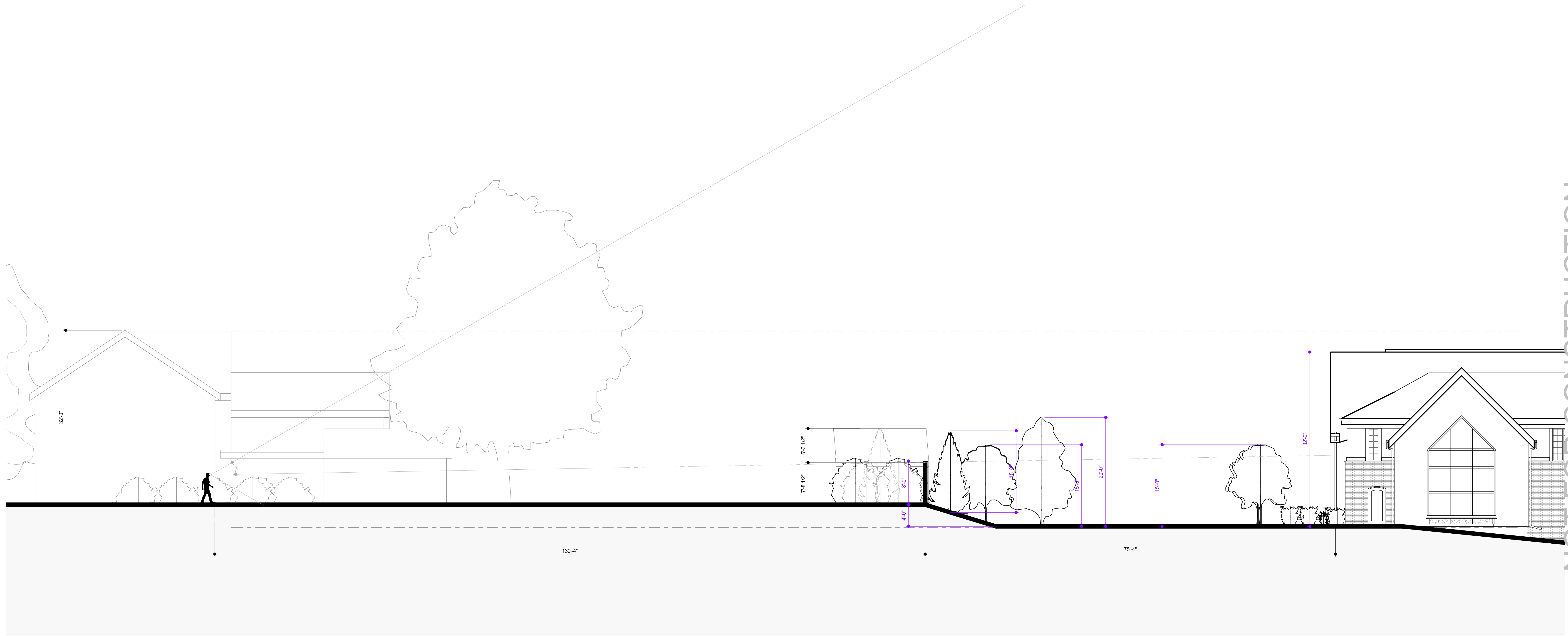
EXTERIOR
PERSPECTIVES

Issues and Revisions:

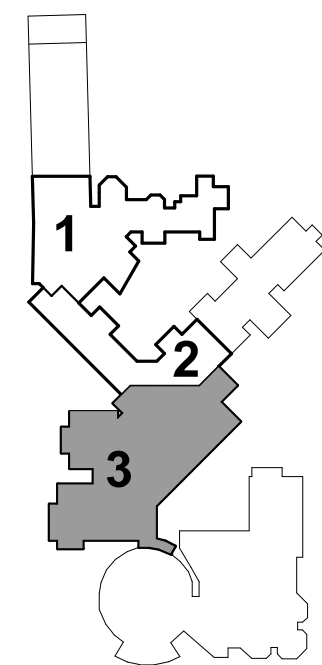
Commission No: 82748-20092
Drawn by: CRT
Checked by: CS, DR

SHEET

A2.A



1
A1.xx Site Section - Neighbor / New Construction Relationship
1/8" = 1'-0"



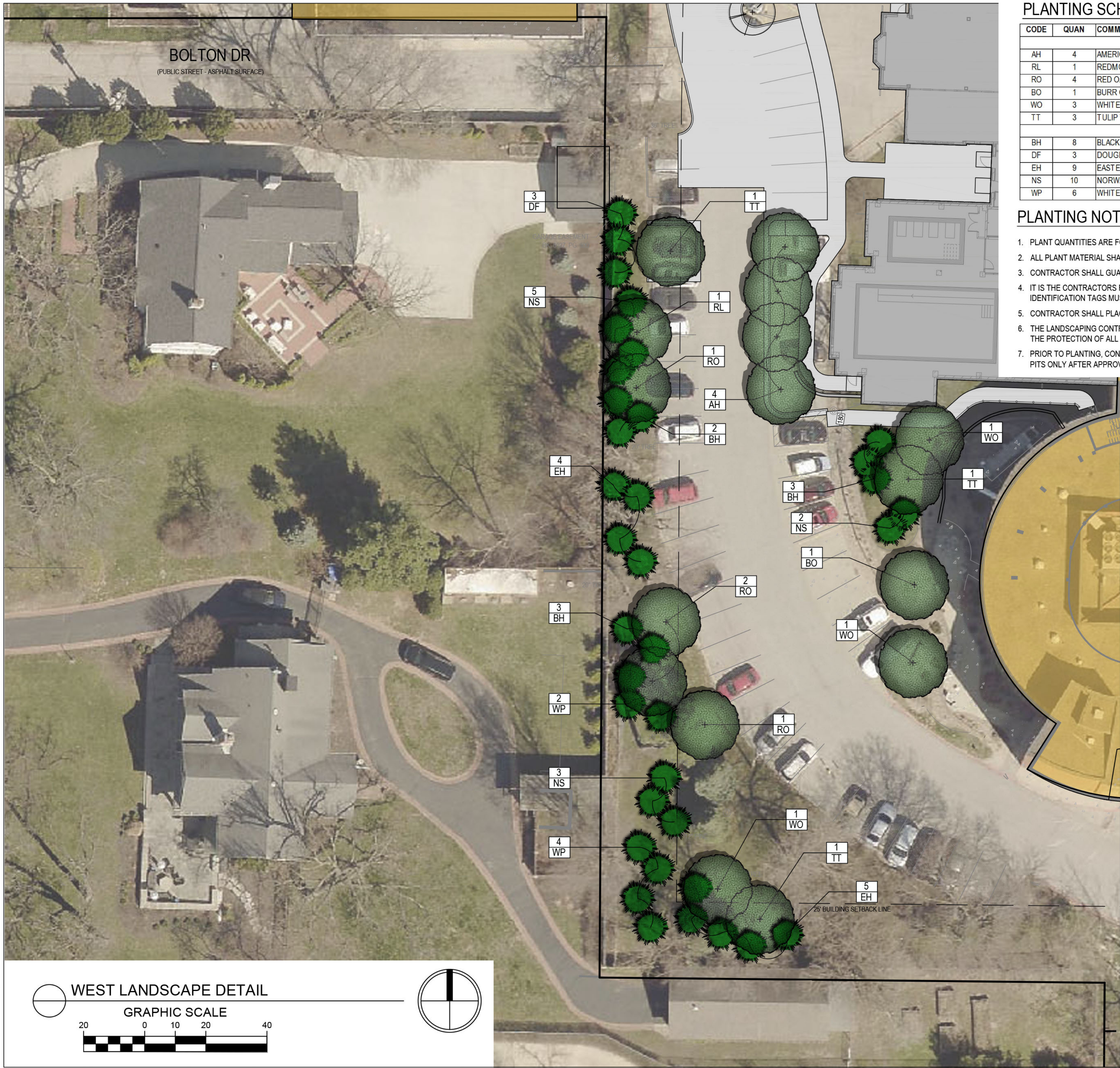
Key Plan

SITE SECTION @
WELLNESS

Issues and Revisions

Commission No:	82748-20092
Drawn by:	Author
Checked by:	Checker

2/19/2021 5:05:00 AM M:\LAND PROJECTS 2019\190388 WESLEY LIFE\DWG\SP-C05 LANDSCAPE.DWG



PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
OVERSTORY TREES						
AH	4	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	1.5" CAL	B&B	MATCHED SPECIMENS
RL	1	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" - 4" CAL	B&B	MATCHED SPECIMENS
RO	4	RED OAK	QUERCUS RUBRA	2.5" - 4" CAL	B&B	MATCHED SPECIMENS
BO	1	BURR OAK	QUERCUS MACROCARPA	2.5" - 4" CAL	B&B	MATCHED SPECIMENS
WO	3	WHITE OAK	QUERCUS ALBA	2.5" - 4" CAL	B&B	MATCHED SPECIMENS
TT	3	TULIP TREE	LIRIODENDRON TULIPIFERA	2.5" - 4" CAL	B&B	MATCHED SPECIMENS
EVERGREEN TREES						
BH	8	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6" - 10"	B&B	FULL FORM TO GROUND
DF	3	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	6" - 10"	B&B	FULL FORM TO GROUND
EH	9	EASTERN HEMLOCK	TSUGA CANADENSIS	6" - 10"	B&B	FULL FORM TO GROUND
NS	10	NORWAY SPRUCE	PICEA ABIES	6" - 10"	B&B	FULL FORM TO GROUND
WP	6	WHITE PINE	PINUS STROBUS	6" - 10"	B&B	FULL FORM TO GROUND

PLANTING NOTES:

1. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES TO A DEPTH OF 4 INCHES.
6. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. PRIOR TO PLANTING, CONTRACTOR SHALL LOCATE ALL PROPOSED TREES LOCATIONS ON SITE FOR REVIEW AND APPROVAL BY THE OWNER. BEGIN DIGGING PLANTING PITS ONLY AFTER APPROVAL IS GIVEN FOR FINAL LOCATIONS.



AMERICAN HORNBEAM
MATURE SIZE 30' TALL X 30' WIDE
GROWTH RATE AVERAGE ±12" PER YEAR
FALL COLOR ORANGERED



BUR OAK
MATURE SIZE 60' TALL X 70' WIDE
GROWTH RATE AVERAGE ±8" PER YEAR
FALL COLOR BROWN/ORANGE



BLACK HILL SPRUCE
MATURE SIZE 40' TALL X 15' WIDE
GROWTH RATE AVERAGE ±3" PER YEAR
FALL COLOR EVERGREEN



REDMOND LINDEN
MATURE SIZE 60' TALL X 40' WIDE
GROWTH RATE AVERAGE ±18" PER YEAR
FALL COLOR YELLOW



WHITE OAK
MATURE SIZE 50' TALL X 50' WIDE
GROWTH RATE AVERAGE ±12" PER YEAR
FALL COLOR BROWN/ORANGE



EASTERN HEMLOCK
MATURE SIZE 50' TALL X 25' WIDE
GROWTH RATE AVERAGE ±18" PER YEAR
FALL COLOR EVERGREEN



RED OAK
MATURE SIZE 60' TALL X 60' WIDE
GROWTH RATE AVERAGE ±18" PER YEAR
FALL COLOR RED



TULIP TREE
MATURE SIZE 60' TALL X 60' WIDE
GROWTH RATE AVERAGE ±24" PER YEAR
FALL COLOR YELLOW

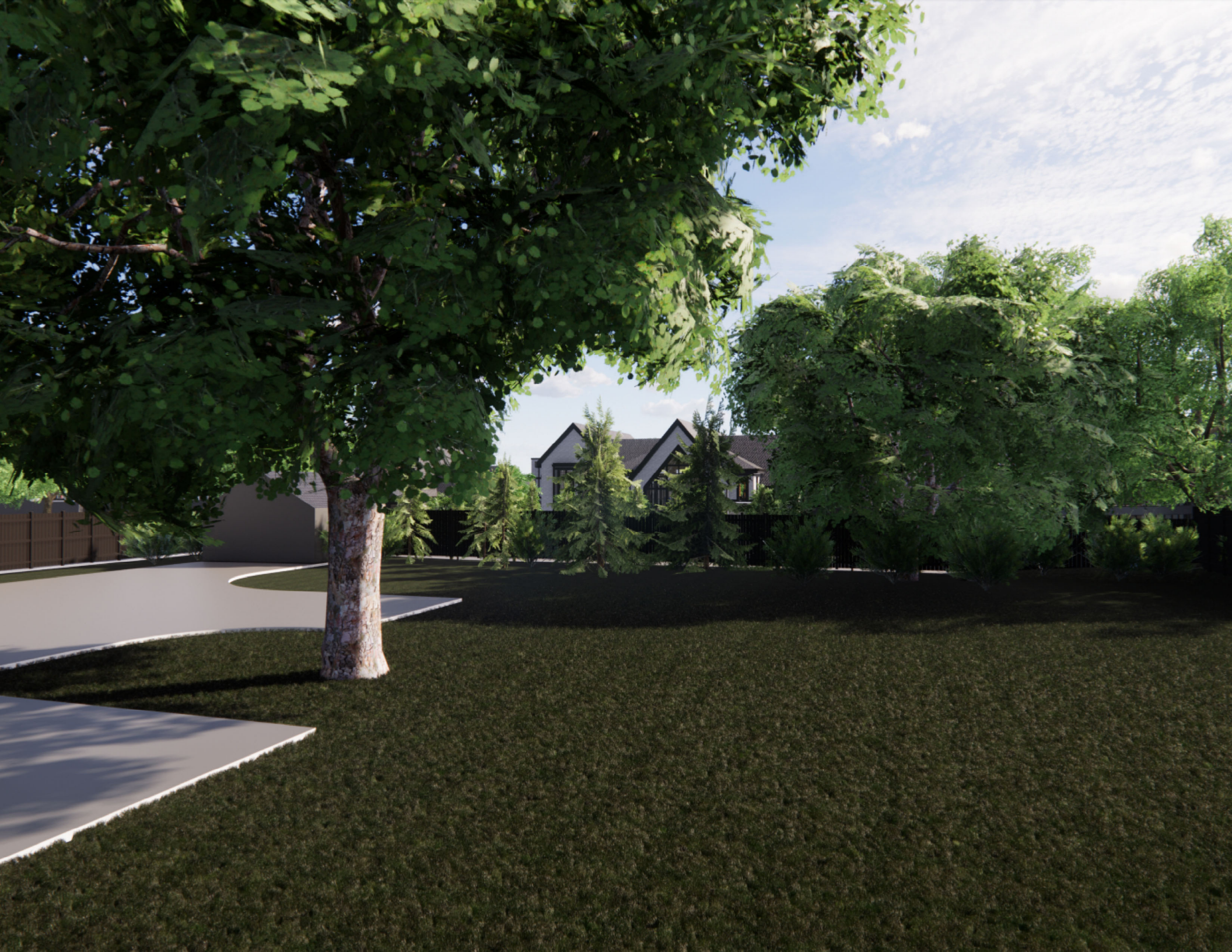


NORWAY SPRUCE
MATURE SIZE 50' TALL X 25' WIDE
GROWTH RATE AVERAGE ±18" PER YEAR
FALL COLOR EVERGREEN



WHITE PINE
MATURE SIZE 60' TALL X 30' WIDE
GROWTH RATE AVERAGE ±24" PER YEAR
FALL COLOR EVERGREEN









Meeting Minutes-- November 30, 2000
Greenwood Historic Neighborhood Association

The fourth quarter meeting of the Greenwood Historic Neighborhood Association was called to order by Bill Van Orsdel and Kristi Lozier at 7:20 pm at the Lodge at Wicker Park, Lincoln Place Drive.

Chris Hensley, Des Moines City Councilwoman, provided opening remarks regarding the exceptionally large turnout by the neighborhood and the impressive organization that Greenwood has initiated. She said, "I am pleased that your neighborhoods have figured out the system that is available (i.e. neighborhood associations) and are learning how to use that system as a vehicle to have a voice in what is going on in their immediate community. She continued by encouraging us to become a "Designated Neighborhood" which would qualify us for city funding to assist in completing a master plan. The master plan would include priorities such as infrastructure needs—curbs, burying utilities, street repair and replacement—and any issues that impact our neighborhood. Chris described Greenwood Neighborhood as a 'stable neighborhood'. The only other so identified 'stable neighborhood' is Beaverdale, who has already been granted "Designated Neighborhood" status 10 years ago. The application for this designation is due in January.

Another designation is "SHMID". Sherman Hill is involved with this designation. "SHMID" was described as an additional tax on core level services for the purpose of historic restorations, lighting security and general beautification, which includes burying utilities.

Tim Urban, member of the Water Works Board, discussed master plans for Water Works and Moffitt Park. Their final study will not be completed for another 30-60 days. Plans include:

1. Upgrade and interconnect trails
2. Connection with Grays Lake
3. Recommended that Water Works upgrade their "Front Yard" appearance and add paved roads, shelters, restrooms
4. Asking community to give ideas
5. Working on idea to dam Raccoon River south of Sec Taylor to create water amenity close in. Lots of issues tied to this—people want it to remain "passive" meaning no motorized boats and more "natural" for wild life

Tim suggested that we should have committees meet to suggest ideas for the north end of Water Works and present to their Board for consideration.

Bill Stowe, City of Des Moines Public Works Director complimented Chris Hensley for the respect and working relationship she has with the community and City staff and mentioned that we were fortunate to have her represent our district. Bill pointed out that his department is involved with streets, trees, sewers, storm sewers, curbs, trash, yard and leaf bags.

Skip Moore, Urban Arborist with the City, is responsible for the maintenance of all trees on public property. Skip and Bill extended their desire to help us in any way they can. Bill Van Orsdel provided us with his positive experiences in dealing with the Public Works Department. He encouraged all of us to be observant and if we see something that needs attended to, pick up the phone and call Public Works. They have always been responsive to Bills phone calls. Bill also reminded us that taking this kind of attitude is a responsible attitude toward our neighborhood and important to making it the “best” neighborhood.

Jan Berg Kruse informed us that she was working with Urban Trees as our sponsor in completing the application and implementing the planting and maintenance plan for the “Million more by 2004” Grant provided by the Iowa Department of Natural Resources. We are requesting oaks for the public areas on the streets and oaks and conifers for Cowles Place Bird Sanctuary at the intersection of Arapahoe and 37th Street. Charlie Lozier mentioned that we should also look into the organization “Trees are Forever” to help us with reforestation.

Jason Van Essen, Planner Neighborhood Development Division with the City of Des Moines, encouraged Greenwood Historic Neighborhood to proceed with completing the application for the “Designated Neighborhood” and that he would assist us in the competition.

Steve Davis, President of Linden Heights Neighborhood Association, identified the priorities their organization had identified:

1. Neighborhood history
2. Welcome baskets provided to realtors when showing a neighborhood home to encourage lookers
3. Neighborhood directory
4. “Dig, Dump & Dine” clean up day
5. Photographs of houses on name tags for social events
6. Negotiated with City to provide trees and skids of annuals for spring plantings
7. Groups bids for trees from local nursery to reduce costs
8. Group bid for leaf removal
9. Zoning issues
10. Impact of 235 renovation

They encouraged us to develop our priorities and master plan so that we may identify how the two organizations might work together.

Charlie Lozier, Co-chair of Greenwood Site Base Team for facility renovation, stated that “there is nothing as defining as Greenwood School to attract new neighbors and impact our property values.” He went on to make the following points:

1. Greenwood School is exceptionally diverse drawing from the area around Woodland Cemetery, Terrace Hill, south of 235 and south of Grand.
2. It is a K-5 3-section school of approximately 430 students
3. With the diversity- an expanded English As A Second Language Program (ESL)

4. The facility has suffered deferred maintenance in expectations of the planned renovations

Charlie pointed out that our budget falls three million dollars short of the planned conceptual plan designed to meet the educational template approved by the School Board. He continued on to say that “others consider our neighborhood as a “graying community” and failing to provide an environment that is welcoming or fulfilling to young families. If we can’t build a school that is considered a 21st Century School then we will not draw new families”.

Steve Davis identified that “Superintendent Witherspoon is moving away from the approved template and the result will be a checkerboard affect of improved and unimproved schools. We don’t want value-engineered buildings.” Davis asked for Greenwoods support in contacting School Board members to EXPRESS OUR CONCERNS and INSIST ON QUALITY SCHOOLS. Davis continued that we need a comprehensive plan for all Westside Schools. A petition was passed for signatures to support the suggestion that the School Board assist us in renovating our school to meet the template approved by the School Board.

It was asked if we could raise funds? Steve and Charlie cautioned that they could possibly reduce the funds they are willing to give us.

Ellen Hunter, read a letter from James Mann, of the Chicago office of the National Trust for Historic Properties. The letter identifies that he and Martha Frish of the National Trust have identified Greenwood, Callanan Middle School and Roosevelt High School as a potential for a national model—a cooperation between the school district and the Trust. Jim Mann will be working with Ellen in sending letters to our neighbors asking for monetary assistance in saving and renovating these buildings.

It was asked if this relationship would provide funding and if it would restrict what can and cannot be done with the buildings? Jan Berg Kruse added that in her communications with the Trust it had been explained that “the value of the relationship was too provide clout—a sort of “Good housekeeping Seal of Approval” that encourages other organizations to adopt their needs as their cause. The State level provides grants but the total volume of those grants is less that \$100,000. Although there are some restrictions from the State and National Trust, it is the City level of recognition that is most restrictive on what you can and cannot do to the property.

→ Rod Kruse reminded us that Chris Hensley, Bill Van Orsdel and Charlie Lozier have all encouraged us to get involved by taking our neighborhood to a higher level. Rod asked for everyone’s support in asking Wesley Acres to be a “good neighbor” by limiting their growth to their current size. Rod informed us that Wesley Acres wants to amend their PUD to include a childcare facility. This request is critical to the neighborhood because of the concern that Wesley owns a large amount of property that extends into the established neighborhood and in time could potentially create an access onto Elmwood Drive. Wesley Acres has said that they have no intentions of developing into this wooded, residentially zoned area but that would not limit their rights. Rod identified that in the early 1990’s much work was done by the adjacent neighbors to develop a covenant to limit Wesley Acres infiltration into the R-1 neighborhood. It is the opinion of those neighbors that Wesley Acres has not kept their part of the bargain and have not

completed some specific landscaping and buffering plantings that are specifically identified on the PUD. Recently, Wesley Acres cut a walking path through the wooded lot and in part had to remove some significant trees that has reduced the existing buffer. The neighbors fear is that continued growth of Wesley Acres into the woods reduces the existing buffer and ultimately reduces the quality environment for the adjacent residential neighborhood. Other by-products of Wesley Acres continued growth are as follows:

1. Increased lighting without shielded light sources
2. Increased noise
3. Increased vehicular traffic
4. Loss of buffer for residential area from high-density use
5. Failure to protect some of the last urban forestry
6. Uncontrolled high-density development in a stable neighborhood could diminish or destroy property values

The neighborhood is asked to sign a petition that requests that Wesley Acres:

1. Complete specified landscaping required by 1992 PUD
2. Limit development to that currently existing or in progress
3. Maintain the undeveloped woodlands, undeveloped by any improvements
4. Should not use the residentially zoned property (the wooded area to the south) for access to their complex

Susan Moritz of Wesley Acres, who is a member of the Greenwood Historic Neighborhood Association asked to respond. She stated that the Children's Garden had lost their lease and was looking to relocate when they came to Wesley Acres. Kristi Lozier responded that she had spoken with the owner of the property where Children's Garden is a tenant and he told her that Children's Garden had not lost their lease and were welcome to stay as long as they choose.

The petition was passed for signatures of the neighbors.

Meeting was adjourned at 9:00 pm.

Respectfully Submitted,
Jan Berg Kruse

Greenwood Historic Neighborhood Association
Nicholas Larson - President
127 34th Street
Des Moines, Iowa 50312

January 19, 2021

City of Des Moines Plan and Zoning Commissioners
C/O Bert Drost, Erik Lundy
1551 E. Martin Luther King, Jr. Parkway
Des Moines, Iowa 50319

Re: January 21, 2021, Meeting Item 8. Request from Wesley Retirement Services, Inc. (owner), represented by Rob Kretzinger, (officer) for review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue and 401 37th Street.

GHNA has had ongoing contact with Wesley Acres regarding their PUD Conceptual Plan through face to face meetings, phone calls, and emails. I want to thank them for taking the time to meet with neighbors and delay their project so that we could have a better understanding of what the true impact of this development will be on our neighborhood.

I believe that we have found more common ground than expected and are willing to enter into a written agreement with Wesley Acres concerning use restrictions related to no further development south of its property and proper maintenance of its detention ponds.

Where we have reached an impasse with Wesley Acres is concerning the development on its property's west side adjacent to homes on the 37th St. GHNA's primary mission is to uphold and protect the safety, value, and historical integrity of our Greenwood Historic Neighborhood for current residents and future generations to come. We believe that the current architectural design encroaching on our neighbors on 37th St which includes an extension of parking to the west towards 37th St. and the addition of a forty-foot-tall pool complex attached to an addition behind these homes threatens these core values.

As mentioned above, Wesley has communicated with us and we appreciate their transparency. We hear their concern for the expansion of their business. Recognizing this, we believe that by choosing to establish their business in this area that they realized the restrictions that would present themselves over time. As a neighborhood we recognize the asset of Wesley Acres to our community, and also consider ourselves an asset to them. Our stance, which is to preserve the integrity of our neighborhood, is not done out of a desire to say, "no" to every proposed project. On the contrary, we are taking these steps to ensure the preservation of this area for all of us that are privileged to work and live in this historic area. Our hope is that Wesley Acres would consider moving the proposed addition to the other side of their campus.

Making this decision to improve the bottom-line of a tax-exempt-commercial entity is not a justification to diminish the residential aspect of our neighborhood and potentially decrease the property values of the adjacent residential properties. The hardships presented to many of our

residents this year in the face of the pandemic have been great though certainly not unique. The decrease of property value for our residents is a real threat to their most valuable asset.

It is for these reasons that we ask the request before you be denied.

Thanks and take care,

Nicholas R Larson

President

Greenwood Historic Neighborhood Association

February 2, 2021

Date March 8, 2021
Agenda Item 59
Roll Call # 21-0321

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their January 21, 2021 meeting, the following action was taken regarding a request from Wesley Retirement Services, Inc. (owner) represented by Rob Kretzinger, (officer) for review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue and 401 37th Street, to allow building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, to allow a building addition for resident swimming pool and auditorium use on the west, to allow a terrace/pond landscape feature in the north side of the site, to allow expansion of the existing parking lot within the front yard area along 37th Street, to allow renovation of the central courtyard area, to allow expansion of beer, wine and liquor service within the Chamberlain Mansion and within all other dining service areas, to remove Children's Garden and Preschool use as a permitted use, and to revise list of permitted accessory uses to include restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 8-4-1 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 proposed amendment to the Wesley Acres “PUD” Conceptual Plan subject to the following:

1. All stucco shown on the building elevations shall meet the standards necessary to be considered as a “Major Façade Material, as contained in City Code Chapter 135.
2. All brick shown on the building elevations shall be full-dimensional brick and not thin brick.
3. Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate.
4. The off-street parking lot within the western portion of the “PUD” Conceptual Plan shall not extend any closer to the front property line along 37th Street than the existing “Wesley Bolton” building and shall not include a drive approach from 37th Street.
5. All lighting used to illuminate off-street parking areas shall use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots.
6. Any new parking area shall be landscaped with the buffer being reviewed and approved by the Plan and Zoning Commission during the Development Site Plan Review. This requires side and rear buffer plantings to lessen impact of any parking on adjoining residential properties.
7. Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the stormwater basin on the southern portion of the site functions as designed.

8. Provision of a note that states any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council.
9. Compliance with all administrative review comments of final "PUD" Conceptual Plan documents.

(ZON2020-00141)

Written Responses

19 in Favor

13 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed amendment to the Wesley Acres "PUD" Conceptual Plan subject to the following:

1. All stucco shown on the building elevations shall meet the standards necessary to be considered as a "Major Façade Material, as contained in City Code Chapter 135.
2. All brick shown on the building elevations shall be full-dimensional brick and not thin brick.
3. Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate.
4. The off-street parking lot within the western portion of the "PUD" Conceptual Plan shall not extend any closer to the front property line along 37th Street than the existing "Wesley Bolton" building and shall not include a drive approach from 37th Street.
5. All lighting used to illuminate off-street parking areas shall use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots.
6. Any new parking area shall be landscaped in accordance with the requirements applicable in the "NX3" District. This requires side and rear buffer plantings to lessen impact of any parking on adjoining residential properties.
7. Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the stormwater basin on the southern portion of the site functions as designed.
8. Provision of a note that states any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council.
9. Compliance with all administrative review comments of final "PUD" Conceptual Plan documents.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the “PUD” Conceptual Plan would allow the following:
 - a. Construction of a building addition for a new entry on the north side of the building, which would revise the configuration of parking and sidewalks in that area.
 - b. Construction of a building addition for a new entry on the west side of the building, which would revise the configuration of parking and sidewalks in that area.
 - c. Construction of a building addition on the west side of the building for resident swimming pool and auditorium use.
 - d. Construction of a terrace and pond landscape feature within the northern portion of the site.
 - e. Expansion of the existing parking lot within the front yard area along 37th Street.
 - f. Renovation of the central courtyard area.
 - g. Expansion of beer, wine and liquor service within the Chamberlain Mansion and within all other dining service areas.
 - h. Removal of the Children’s Garden and Preschool use previously a permitted use within the campus.
 - i. Revise list of permitted accessory uses to include restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation

Any future construction would be in accordance with a future “PUD” Development Site Plan that must be reviewed and recommended by the Plan and Zoning Commission and approved by the City Council. Such a Site Plan has not been submitted for review at this time.

2. **Size of Site:** Approximately 12 acres.
3. **Existing Zoning (site):** “Wesley Acres PUD” Planned Unit Development District.
4. **Existing Land Use (site):** High-density residential retirement living campus, to include a healthcare facility and adult and children daycare centers.
5. **Adjacent Land Use and Zoning to Site of Amendment:**
 - North** - “NX3; Use is high density residential.
 - South** - “N2a”; Uses included undeveloped land owned by the applicant and large lot single-family residential.
 - East** - “P1” & “P2”; Use is Des Moines University.
 - West** - “NX3”; Uses are high-density residential and Sisterhood of the PEO.
6. **General Neighborhood/Area Land Uses:** The surrounding neighborhood uses primarily consist of high density residential and institutional uses along Grand Avenue with large lot estate single-household residential to the south and a timbered landscape in between.

- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the Greenwood Historic Neighborhood. The neighborhood association was notified of the December 3, 2020 public hearing by mailing of the Preliminary Agenda on November 13, 2020 and by the Final Agenda on November 25, 2020. They were notified of the December 17, 2020 public hearing by mailing of the Final Agenda on December 11, 2020. They were notified of the January 21, 2021 public hearing by mailing of the Preliminary Agenda on January 7, 2021 and by the Final Agenda on January 15, 2021.

Additionally, separate notifications of the hearing for this specific item were mailed on November 23, 2020 (10 days prior to the December 3, 2020 public hearing) and on January 11, 2021 (10 days prior to the January 21, 2021 public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Greenwood Historic Neighborhood Association notices were mailed to Nicholas Larson, 127 34th Street, Des Moines, IA 50312.

The applicant conducted a virtual meeting with neighboring property owners and the Greenwood Historic Neighborhood. The applicant will provide a summary of any communications with neighboring property owners prior to the public hearing.

- 8. Relevant Zoning History:** On June 2, 1986, the City Council approved the original “PUD” Conceptual Plan. On March 19, 1990, the City Council approved an amendment to expand the area of the “PUD”. On April 9, 2012, the City Council approved another amendment to the “PUD” Conceptual Plan to allow beer and wine sales for on-site consumption as part of the food service for residents as a permitted use, made revision to the allowed signage program to accommodate new branding, and defined the permitted exterior design for a 5,470-square foot adult daycare building addition.
- 9. PlanDSM Creating Our Tomorrow Designation:** High Density Residential.
- 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. 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. **Urban Design:** The proposed “PUD” Conceptual Plan demonstrates that the proposed building additions would be constructed to blend with the current surrounding building materials. It indicates that the additions would be sided with “a combination of prefinished metal flashing, synthetic stucco, facebrick, and aluminum storefront.”

Staff recommends that all stucco shown on the building elevations shall meet the standards necessary in order to be considered as a “Major Façade Material”, as regulated in City Code Chapter 135 and that all brick shown on the building elevations shall be full-dimensional brick and not thin brick.

Staff also recommends provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate.

2. **Off-Street Parking:** The proposed “PUD” Conceptual Plan demonstrates that off-street parking lots would be slightly reconfigured to accommodate the proposed building additions and that the existing parking lot within the west portion of the site would be extended towards 37th Street. Staff believes that parking configurations shown are appropriate. However, Staff recommends that the off-street parking lot within the western portion of the “PUD” Conceptual Plan should not extend any closer to the front property line along 37th Street than the existing building and shall not include a drive approach to 37th Street. Staff believes that these requirements are needed to preserve the residential character along 37th Street.

Staff also recommends provision of a note stating that all lighting used to illuminate off-street parking areas must use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots.

3. **Landscaping:** The proposed “PUD” Conceptual Plan demonstrates significant landscaping and plantings throughout the site. It also contains notes that state “Frontage buffer as outline in Chapter 135-7 is specifically excluded from the PUD” and “Existing parking areas to remain will follow previously approved plans relating to parking lot islands, but proposed and future areas will be current requirements for parking lot islands”.

Staff recommends provision of a note that states any new parking area shall be landscaped in accordance with the requirements applicable in the “NX3” District. This would require side and rear buffer plantings to lessen impact on adjoining residential properties.

4. **Open Space:** The applicant owns approximately 3 acres of undeveloped land located immediately to the south of the “PUD” Planned Unit Development District. While this land is located outside of the “PUD” District, they have agreed to not develop this land in accordance with the following statement on the “PUD” Conceptual Plan: *“There shall be no future building or parking improvements out the of the “Development Restriction Line”, located 850 feet to the south of the Grand Avenue Right-of-Way. Any amendment to this plan that would normally be allowed administratively south of the “Development Restriction Line” requires notice to the surrounding property owners and*

the neighborhood association in accordance with the P&Z's stand notification procedures for rezoning."

5. **Drainage/Grading:** The proposed "PUD" Conceptual Plan states that the site will utilize the existing south detention basin and a new north pond to ensure that the proposed storm water runoff will not exceed the existing runoff rate. This may include a combination of conventional detention and conservation practices which may involve permeable pavements, infiltration trenches, or other methods.

Engineering staff has reviewed the "PUD" Conceptual Plan for drainage impacts. The additional improvements will require compliance with storm water management standards with any future "PUD" Development Site Plan. This includes any necessary amendment to detention improvements for water quality purposes and for flood control.

Staff recommends a note be added to the PUD Conceptual Plan that any future PUD Final Development Site Plan (required prior to any construction) shall include a statement by a licensed engineer certifying that the stormwater basin on the southern portion of the site functions as designed.

6. **Accessory Uses:** The amendment proposes a list of accessory uses that would be permitted only so long as the primary use (retirement community) of the property continues. This includes restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation. It also states that the accessory uses would be available to residents and non-residents. It also states that memberships would be required for the fitness areas, with a maximum 300 memberships.
7. **Alcohol Sales:** The amendment proposes to expand the areas in the building where alcoholic liquor, wine, and beer would be served. Staff believes that the request is appropriate since the proposed amendment also eliminates the childcare use that was previously operating on the site. However, a note should be provided to state that any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council.

The PUD Conceptual Plan states that any small assembly/event center selling or serving alcoholic liquor, wine, and/or beer shall comply with the following:

- Any sale or service of alcoholic liquor, wine, and/or beer shall operate in accordance with the appropriate licenses and/or permits obtained through the Office of the City Clerk as approved by the City Council.
- The business shall comply with Article IV of Chapter 42 of the City Code pertaining to noise control. The business shall have no outside speakers or amplified sound except when used in compliance with a type E sound permit.
- The business shall conspicuously post 24-hour contact information for a manager or owner of the business near the main public entrance.
- The business shall institute a strict no loitering policy, conspicuously post one or more "No Loitering" signs, and cooperate with police in addressing loitering on the premises.

- Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of the business shall remove all trash and debris from the premises and adjoining public areas on a daily basis.
- If the City's Zoning Enforcement Officer determines at any time that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the PUD Conceptual Plan, the Zoning Enforcement Officer may apply to the Plan & Zoning Commission to reconsider the allowance of "small assembly/event center" as a permitted accessory use.

SUMMARY OF DISCUSSION

Bert Drost presented the staff report and recommendation.

Abby Chungath asked if the requirement for the stormwater certification would be during the next phase of this project.

Bert Drost stated yes.

Abby Chungath asked if there is currently any indication that the basin isn't operating as it should?

Bert Drost stated there was speculation from the neighbors that it wasn't functioning as it should but they have met Adam Prilipp, City Engineer and he was comfortable with slight modifications for it to be functioning as designed.

Darren Schlapkohl, Vice President of Development 12817 Cardinal Lane, Urbandale, IA stated Wesley Acres is the birth place of the mission that started 74 years ago in the Chamberlin Home that is located on this property. They currently serve over 1,000 seniors on an annual basis and just over 300 full time residents. The project tonight is to enhance the wellness program, culinary experiences and complete restoration of the Chamberlin House. They hope this is the right plan to position Wesley Acres to serve their residents for the next 20 years. Their number one objective was to address stormwater and Bishop Engineering has designed a system that will discharge less than half of the water than is currently discharged by adding new water feature on the front part of the property. They will also be expanding the detention area that is in the wooded area on the property. They are currently more than 45% greenspace and making a significant investment in landscaping throughout the grounds, as well buffering from surrounding properties. They are requesting the 8 parking spots to relieve pressure from the Bolton building and accommodate their auxiliary uses for the neighborhood.

They feel strongly about taking every question and concern into consideration and have met multiple times with the Greenwood Historic Neighborhood Association.

CHAIRPERSON OPENED THE PUBLIC HEARING

Carol Maher 701 Polk Blvd stated there is a lot of concrete around the property and asked if they would consider finding a place for bike racks.

Nick Larson 127 34th Street read submitted letter verbatim.

Kevin MacFee 321 37th Street stated in 2018 they jumped on this property because of the stature and beauty of the neighborhood. He is not opposed to all development but when it starts to affect property values, he feels the need to speak up. Item #6 in the staff recommendation talks about buffering for the parking but nothing buffering them from this big addition. Mr. MacFee continued to show visuals from his backyard. They would be in support of something smaller and ideally in different location.

Kathy Fehrman, 4000 Ingersoll Avenue stated she hopes an agreement can be made to meet the needs of Wesley Acres and the needs of adjoining neighbors. The stormwater basins have not been maintained and at times the restriction plate is not in place. The flow of water generated from this site has caused the loss of homes for two families in the neighborhood. She requests an attached condition that requires an independent inspection of all detention areas on their property be submitted to the City on an annual basis.

Rochelle Quiner, 119 34th Street read submitted letter verbatim.

Mark Quiner, 119 34th Street read submitted letter verbatim.

Craig Ibsen, 207 37th Street stated he shares the concern of Mr. MacFee and believes with a little effort, those concerns could be addressed. He would urge the Commission to find a resolution that will accommodate the needs of the retirement community and the residents along the West side of 37th Street.

Christine Hines, 3401 John Lynde Road read a submitted portion of the minutes from the November 30, 2000 Greenwood Historic Neighborhood Association board meeting, along with a letter she wrote.

Lon Steger, 13 Southwest 34th Street stated this property is already over-developed and very dense. He believes it doesn't make sense to move West towards 37th Street, when they have adequate room for more parking behind the Wesley Bolton building. If the 8 parking spots are allowed, you can bet there will be access and egress off 37th Street in the future.

Erik Bergeland, 3314 John Lynde Road stated it's interesting that not only the folks from Wesley Acres, but City staff cite a commercial reason to support this intrusion on the neighborhood. What request for an expansion to a commercial building would not provide a commercial benefit? That cannot be a reason to approve a plan because no one expands a commercial property, unless there is business reason to do so. It appears, the location is based on not only to have these extra amenities but the commercial convenience of it.

Scott Carlson, 315 37th Street read submitted letter in opposition.

Darren Schlapkohl stated the aquatics building is approximately 35 feet tall, which wouldn't reach the top of the existing building. What has been left out is the commitment made to Scott Carlson and Kevin MacFee to collaboratively landscape the buffers between them and Wesley Acres with a sizeable investment made by Wesley Acres. He has heard people relate to us as a tax-exempt organization but they pay \$275,000 in property taxes annually for this campus and they aren't asking for reductions. They did look at switching the buildings but there isn't a good way to put it on the East side. They have selected

glass that has a 2% reflectivity rate and the lighting cannot extend above the pool so therefore level will be below the fence in Mr. MacFee's backyard. He believes they have hit every item that has come up in discussion via in person, email, phone or virtual meetings.

Greg Jones asked if the applicant disagrees with condition #4 and #6.

Darren Schlapkohl stated they still have the 8 spaces identified in condition #4. Condition #6 they don't disagree with and have designed with that intent.

Bert Drost stated staff was recommending only the new parking areas meet NX-3 requirements.

Greg Wattier asked for the setback from building "I" to Mr. MacFee's property line.

Darren Schlapkohl stated according to GIS, 81-feet.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Jann Freed wanted to thank the neighborhood for the research and expressing themselves so well.

Francis Boggus stated at this time he would not be in support of staff recommendation.

Greg Wattier stated he would be in support of staff recommendation because he believes the work being done is positive for the value of their property and some ways the value of adjacent properties. He doesn't feel a 35-foot tall building, setback over 75-feet is a huge encumbrance to adjoining neighbors.

Greg Jones stated he would be in support of Greg Wattier comments and support staff recommendation.

Dory Briles stated she would support staff recommendation.

Johnny Alcivar stated he would support staff recommendation but would ask for more detail regarding the buffering of adjoining neighbors.

Bert Drost stated condition #6 could be reworded as "the buffer shall be reviewed and approved by the Plan and Zoning Commission during the Development Site Plan Review".

Greg Wattier stated he would support that.

COMMISSION ACTION:

Dory Briles made a motion for approval of the proposed amendment to the Wesley Acres "PUD" Conceptual Plan subject to the following:

1. All stucco shown on the building elevations shall meet the standards necessary to be considered as a "Major Façade Material, as contained in City Code Chapter 135.

2. All brick shown on the building elevations shall be full-dimensional brick and not thin brick.
3. Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate.
4. The off-street parking lot within the western portion of the "PUD" Conceptual Plan shall not extend any closer to the front property line along 37th Street than the existing "Wesley Bolton" building and shall not include a drive approach from 37th Street.
5. All lighting used to illuminate off-street parking areas shall use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots.
6. Any new parking area shall be landscaped with the buffer being reviewed and approved by the Plan and Zoning Commission during the Development Site Plan Review. This requires side and rear buffer plantings to lessen impact of any parking on adjoining residential properties.
7. Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the stormwater basin on the southern portion of the site functions as designed.
8. Provision of a note that states any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council.
9. Compliance with all administrative review comments of final "PUD" Conceptual Plan documents.

Motion passed: 8-4-1

Respectfully submitted,



Michael Ludwig, AICP
Deputy Director of Development Services

MGL:tjh

59

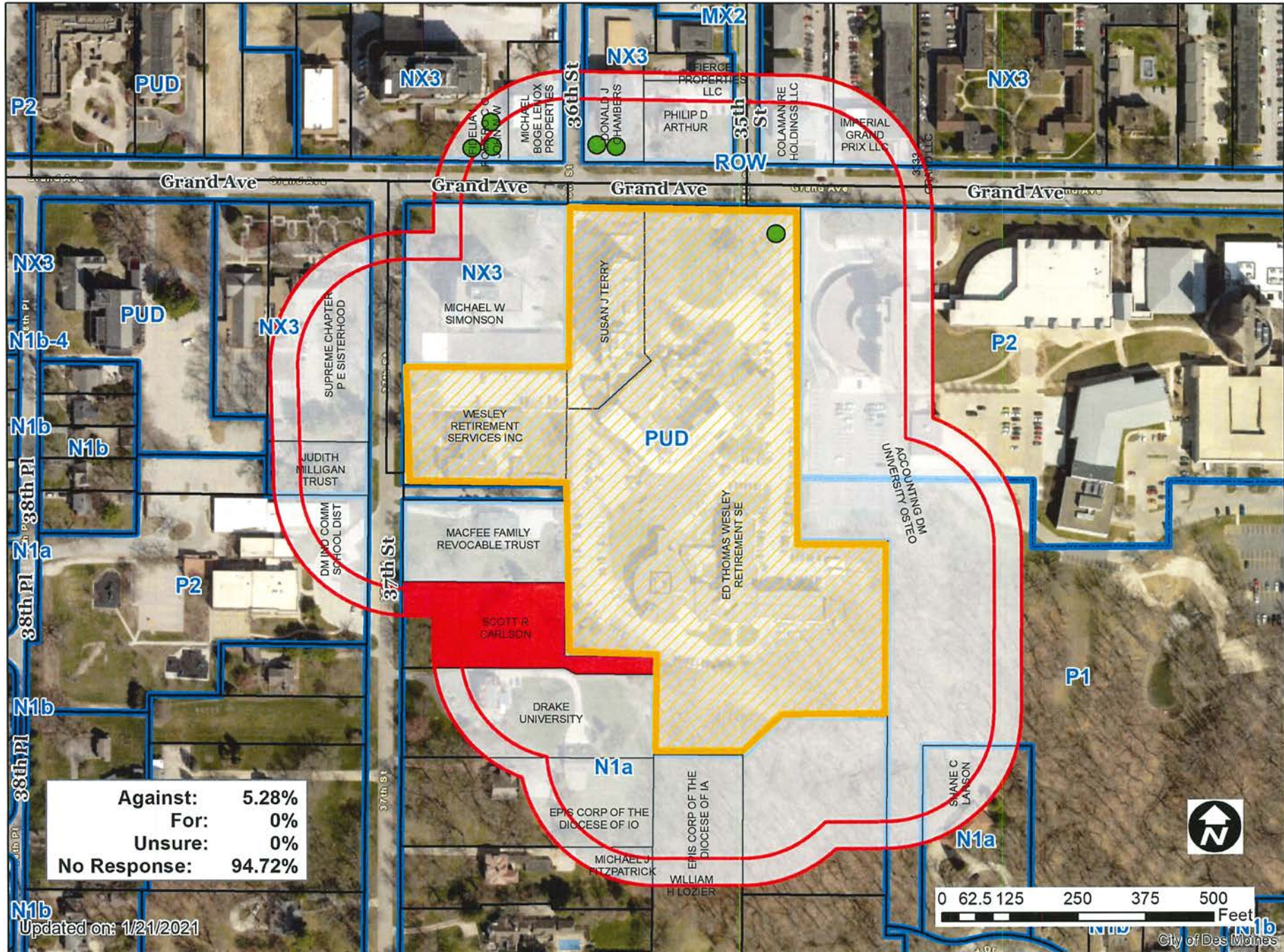
Wesley Retirement Services, Inc. (owner) represented by Rob Kretzinger (officer) for property located at 3520 Grand Avenue and 401 37 th Street.		File # ZON2020-00141	
Description of Action	Review and approval of an amendment to the Wesley Acres PUD Conceptual Plan to allow building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, to allow a building addition for resident swimming pool and auditorium use on the west, to allow a terrace/pond landscape feature in the north side of the site, to allow expansion of the existing parking lot within the front yard area along 37 th Street, to allow renovation of the central courtyard area, to allow expansion of beer, wine and liquor service within the Chamberlain Mansion and within all other dining service areas, to remove Children's Garden and Preschool use as a permitted use, and to revise list of permitted accessory uses to include restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation.		
PlanDSM Future Land Use	Current: High Density Residential. Proposed: N/A.		
Mobilizing Tomorrow Transportation Plan	No planned improvements.		
Current Zoning District	Wesley Acres Legacy "PUD".		
Proposed Zoning District	N/A.		
Consent Card Responses	In Favor	Not In Favor	Undetermined
Outside Area (200 feet)	19	13	
Within Subject Property			
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council
	Denial		Yes
			No
			X

Wesley Retirement Services, Inc., 3520 Grand Avenue and 401 37th Street

ZON2020-00141



1 inch = 235 feet



20-0371
659

Item: ZON2020-00141

Date: 59

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: [Signature]

Name: STANLEY MILLER

Address: 3660 GRAND #620

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 09 2020

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

IMPROVEMENT THAT WAS
NEEDED, EXCEPT FOR LISTING
CARS RUN OUT NEAR THE
SCHOOL!!!

Item: ZON2020-00141

Date: 11/28/20

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: [Signature]

Name: Barbara Colass

Address: 31603 (Grand #100)

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 09 2020

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

Item: ZON2020-00141

Date: 12-3-20 59

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Shane Larson

Name: Shane Larson

Address: 3317 Elmwood DR

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 10 2020

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

Good neighbors.

Item: ZON2020-00141

Date: _____

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Robert Bagman

Name: Robert Bagman

Address: 505-36th St #301

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item: ZON2020-00141 Date: 11-26-2020 189

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: David A. Discher

Name: DAVID A. DISCHER

Address: 3663 GRAND AVE., #603

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Wesley Community is a great neighbor to us.
They maintain their property and reach out to
us in the area. The proposed improvement
make them more of an asset.

Item: ZON2020-00141 Date: Nov. 27, 2020

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Barbara Gregg

Name: Barbara Gregg

Address: 505 36th St. #204

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Parking lot will be unattractive on Grand
and 36th. At a minimum, large trees
should be preserved and parking
designed around them.

Item: ZON2020-00141

Date: 11/24/20 59

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Mary Gottschalk Kent Zimmern

Name: MARY GOTTSCHALK, KENT ZIMMERN

Address: 3663 GRAND, UNIT 602

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item: ZON2020-00141

Date: 11/27/20

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Susan J. Terry

Name: SUSAN J. TERRY

Address: 3520 Grand #253

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item: ZON2020-00141 Date: 11-27-20 **89**

Please mark one of the following:

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: [Signature]

Name: GERRY MULLANE

Address: 3660 GRAND #410

Staff Use Only

RECEIVED

COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item: ZON2020-00141 Date: _____

Please mark one of the following:

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: [Signature]

Name: Robert Hippold

Address: 1930 NW 126th St Clive, IA

Staff Use Only

RECEIVED

COMMUNITY DEVELOPMENT

DEC 04 2020

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

Looks to me like its needed.

50325

Item: ZON2020-00141

Date: 11-30-2020

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Bonnie Kendell

Name: _____

Address: 3660 Grand Unit 330

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

Item: ZON2020-00141

Date: 11.28.20

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Tim Robinson

Name: Tim Robinson

Address: 505 36th St, Unit 303

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

Item: ZON2020-00141

Date: 11/27/2020

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: [Signature]Name: JEFFREY D. STAHL, M.D.Address: 3663 GRAND AVE PHAB

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

A parking lot right to the edge of 37th St will significantly detract from the beauty of the prettiest street in DSM. How can Wesley be so thoughtless.

Item: ZON2020-00141

Date: 11/27/2020

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: [Signature]Name: MIKE SIMONSONAddress: 3660 GRAND #210

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

I support with two modifications
see attached letter

Item: ZON2020-00141 Date: 11/30/2020

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: John P. Deveny

Name: JOHN P. DEVENY

Address: 3660 GRAND AVE - UNIT 1040

Staff Use Only

RECEIVED

COMMUNITY DEVELOPMENT

DEC 04 2020

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

The only portion of the request I oppose is the expansion of the parking lot which is north of the Belton and adjacent to the 3660 property on the south. The reason is that it would extend the parking lot nearly to the sidewalk on 37th St. requiring the removal of trees and change the aesthetics of 37th Street. It only adds 10 parking spaces.

Item: ZON2020-00141 Date: 12/01/2020

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Nicholas R. Larson

Name: Nicholas R. Larson

Address: 127 34th St.

Staff Use Only

RECEIVED

COMMUNITY DEVELOPMENT

DEC 04 2020

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

As Greenwood Historic Neighborhood Association Presd I would like more time to review with neighborhood & Wesley Acres SAGE.

Item: ZON2020-00141

Date: 11-30-20

Please mark one of the following

- ☐ I am in favor of the request
☒ I am not in favor of the request

Signature: Linda Holmes

Name: LINDA HOLMES

Address: 3660 Grand Unit 510

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

Wildlife at Risk!
Fees will be lost to Encroachment 37th! Integrity
of Neighborhood threatened. Public School kids
walk along this street. Danger for already
busy street, with distracted drivers!

Item: ZON2020-00141

Date: 11/29/2020

Please mark one of the following

- ☐ I am in favor of the request
☒ I am not in favor of the request

Signature: Eytan Young

Name: EYTAN YOUNG

Address: 3660 Grand Ave Unit 1030

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

-opposed to western expansion of parking
surface toward 37th street
Would support modification of request
Will send letter with details

Item: ZON2020-00141

Date: 1/14/21

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Susan J. Terry

Name: Susan J. Terry

Address: 3520 Grand, #253

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 19 2021

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

Item: ZON2020-00141

Date: 1-14-21

Please mark one of the following

☒ I am in favor of the request

☒ I am not in favor of the request

Signature: Geraldine P. Mulcane

Name: GERALDINE P. MULCANE

Address: 3660 GRAND-DM, FA

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 19 2021

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

Wesley Cross is a great neighbor -
Whatever they do, it's good.

Item: ZON2020-00141 Date: 1/14/2021

Please mark one of the following

☒ I am in favor of the request CONDITIONAL

☐ I am not in favor of the request

Signature: [Signature]

Name: MIKE SIMONSON

Address: 2460 GRAND #210

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
JAN 19 2021

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

1. SUPPORT THE PROJECT SUBJECT TO:
1. NO PARKING EXTENSION OFF 37TH ST
2. ANNUAL LITOM WATER MANAGEMENT
INSPECTION & COPY TO CITY.

Item: ZON2020-00141 Date: 1-14-2021

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Bonnie Kendell

Name: Bonnie Kendell

Address: 3660 Grand Ave Unit 330
Des Moines IA 50312-4353

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
JAN 19 2021

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

Item: ZON2020-00141

Date: 1/13/21

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Mark Peiffer

Name: Des Moines University / Mark Peiffer

Address: 3200 Grand Ave, DM 50312

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 19 2021

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

Item: ZON2020-00141

Date: Jan 14 2021

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Judith Milligan

Name: 400 37th St

Address: 400 37th St

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 19 2021

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

The only part is questioning
parking with access to 37th St.
The school pick-up & delivery is
very heavy & another access is too much.

Item:

ZON2020-00141

Date:

12/24/2019

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Mary Gottschalk

Name:

MARY GOTTSCHALK, KENT ZIMMERMAN

Address:

3663 GRAND, UNIT 602

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item:

ZON2020-00141

Date:

Nov. 27, 2020

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Barbara Gregg

Name:

Barbara Gregg

Address:

505 36th St. #204

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Parking lot will be unattractive on Grand and 36th. At a minimum, large trees should be preserved and parking designed around them.

Item: ZON2020-00141

Date: 11/29

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Robert Bagman

Name: Robert Bagman

Address: 505-36th St #301

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item: ZON2020-00141

Date: 11-26-2020

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: David A. Discher

Name: DAVID A. DISCHER

Address: 3663 GRAND AVE., #603

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Wesley Community is a great neighbor to us.
They maintain their property and reach out to
us in the area. The proposed improvement
make them more of an asset.

Item: ZON2020-00141

Please mark one of the following

- ☐ I am in favor of the request
☒ I am not in favor of the request

Signature: _____

Name: Nicholas R Larson

Address: 127 34th St. DSM, IA 50316

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
JAN 25 2021

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

This request is in direct conflict with
Greenwood Neighborhood Association core values.
GNHA exists to uphold & protect safety, value, &
historical integrity of our neighborhood.

Item: ZON2020-00141

Date: 1-18-21

Please mark one of the following

- ☐ I am in favor of the request
☒ I am not in favor of the request

Signature: _____

Name: SANDRA MOELLER

Address: 3660 Grand Ave #230

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
JAN 25 2021

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

Item: ZON2020-00141 Date: 1/18/2021 59

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: [Signature]

Name: Kevin Macfee

Address: 321 37th St, Des Moines
50312

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
JAN 25 2021

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

Negative impact to property values
quality of life

Item: ZON2020-00141 Date: 1/20/2021

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: [Signature]

Name: CLARK HALVERSON

Address: 3312 ELMWOOD DRIVE
NSMIA 50312

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
JAN 25 2021

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

POOL STRUCTURE IS TOO INVASIVE TO 37th
ST. PROPERTIES.

89

Item: ZON2020-00141 Date: 1-20-21

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Patty Thyberg

Name: PATRICIA THYBERG

Address: 3660 GRAND AVE UNIT 710

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 25 2021

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

There is already major congestion on
37th from Greenwood Elementary. To many
children to take chances on traffic
incidents. "NOT NEEDED"

59

Drost, Bert A.

From: Margaret Stuart <margaretrstuart@gmail.com>
Sent: Wednesday, January 20, 2021 6:43 PM
To: Planning
Cc: Rob Kretzinger; Mandelbaum, Josh T.; Voss, Carl B.; Boesen, Connie S.; Cownie, Frank
Subject: Wesley Life

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Dear Planning and Zoning Commission:

I write in support of Wesley Life's plans for construction of a recreation facility for the senior residents of our neighborhood.

While I am very sympathetic to the concerns of contiguous landowners regarding their property values and views – literal and figurative -- I disagree strongly with the Greenwood Historic Neighborhood Association's (GHNA) goal to "band together" anytime our neighborhood "has the potential of losing even the most minor amount" of "safety, value, and historical integrity." (1/19/21 email). To my knowledge (I did attend the GHNA Board meeting last night) "safety" is not at issue here. The issues are the views from, and related property values of, the homes on 37th Street whose back yards abut Wesley (two properties, I believe). I do not dismiss those concerns (note though that the GHNA as a whole had no similar concern during the DMU debate for the *dozens* of property and business owners on Grand Avenue and Ingersoll). But no homeowner has the right into perpetuity to a particular view, and the property owners' concerns should be weighed against the value of Wesley's project to the residents of the *entire* community -- residents who have benefited for years from Wesley's services.

I was told by GHNA's Board last night that if neighbors support Wesley's project, they should show up to GHNA's meetings, show up before the Planning and Zoning Commission, and express themselves. I agree wholeheartedly with that. However, the vast majority of my neighbors are not members of the GHNA. Most likely have no idea this is going on. That's not an excuse, I know. But even for those who *are* members of the GHNA, *nowhere* on the agenda for last night's meeting was it mentioned that the Board would vote on a letter opposing Wesley's proposed project. And the letter that was voted on, although fully drafted, was not disseminated to members before the meeting. During the Zoom meeting, Mr. Larson was asked to share the letter on screen, by a Board member I believe. He declined to do so, but did read it. While I objected to the letter, because I am not on the GHNA's *Board*, I did not have a vote to be recorded.

My point is simply that I hope you will consider the value of Wesley's project to the *wellbeing* of this community as a whole, and that you understand that while the GHNA

89

Drost, Bert A.

From: Rob Kretzinger <RKretzinger@wesleylife.org>
Sent: Thursday, January 21, 2021 11:29 AM
To: Margaret Stuart
Cc: Planning; Mandelbaum, Josh T.; Voss, Carl B.; Boesen, Connie S.; Cownie, Frank; Darren Schlapkohl
Subject: Re: Wesley Life

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Thank you Margaret for your letter of support for the Wesley Acres campus.

I'd like to also weigh in and provide a few additional points of clarification and explanation as it relates to both this evenings meeting, but also the overall future direction of Wesley Acres.

I will not be attending this evenings meeting, and it's not because I am any less passionate or committed to what is being proposed. Rather, this is the 3rd extension of this meeting that came about as a request from a few of the GHNA members (Scott Carlson and Nick Larson). I managed to rearrange the previous two, but the third one I was unable to. As you can imagine in our industry, we have been battling the Covid-19 crisis....in 11 locations in Iowa and the thousands of seniors we serve that live in the larger community (large percentage DSM/Polk County). After a year of not having a break I had a pre-scheduled time away that I was unable to change...and I need the break. I have stayed very close to comments coming in this week about our proposal. Many are very supportive, but I believe may be getting silenced by a vocal few.

Having said that, I want to make it clear that we have tirelessly worked with these representatives of the GNHA to listen to their concerns, and made adjustments and changes. However, the only way they would support this is if we didn't progress with our plans. Wesley Acres has been in the neighborhood for 74 years and literally served thousands of DSM area citizens, and many from that neighborhood. With this sector expanding greatly due to demographics and economy there has been many new senior living communities developed in the suburbia surrounding the city of DSM. We have developed two of those; Edgewater and Brio of Johnston. But there have been many others. Wesley Acres is in need of these expansions to stay relevant in the marketplace and continue its long running service to that area. The issues that have been brought up we have addressed, yet we can't change everything. Our Board of Directors has been clear with us that if we cannot take care of our community they way we need to we will be forced into some tough decisions. We believe Wesley Acres has been an important part of the DSM community, and that this investment would be viewed as significant and important.

Darren Schlapkohl, our Vice President of Development and Construction will be presenting this evening and is very close to this entire development. He has the documentation of all of the efforts to work through this with these representatives of the neighborhood. He also can explain how the location of the addition is our only best option.

Thank you

Rob Kretzinger, President/CEO
WesleyLife

Sent from my iPad

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while the GHNA speaks loudly, its membership is limited; there are many residents of the actual Greenwood Historic Neighborhood, and beyond, who support Wesley Life, appreciate the critical services it provides to their family members and other vulnerable members of this community, and would welcome improvements.

Thank you for your consideration,
Margaret Stuart

515-778-0096
17 32nd Place
Des Moines, IA 50312



WesleyLife
Rick Kretzinger
CEO

Address: 5508 NW 88th Street
Johnston, IA, 50131
Office: 515-271-6708
Cell: 1-515-707-3796
Email: RKretzinger@wesleylife.org



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\$9

1. The GHNA is a very small organization representing a minority of property owners south of Wesley Life and DMU. Its vocal element is made up primarily of contiguous landowners. **Overwhelmingly, property owners south of these entities support their presence.** They regret deeply the future loss of DMU, its students and the business they bring to our neighborhood. They furthermore recognize the importance of Wesley to their community, and would like to see improvements in facilities and services -- *services many use for their loved ones and hope to utilize themselves one day.*

2. GHNA's past tactics raise red flags. I have attached a letter I sent to GHNA members regarding those tactics. GHNA is adept at running out the clock, and not beyond misrepresentation. On July 9, 2019, the GHNA Board approved a 5-page letter to Mayor Cownie and DM City Council members asking for "[c]ontinued support prohibiting further expansion by DMU and Wesley acres into the Greenwood Historic Neighborhood." It cited an HDR study commissioned for the purpose of evaluating the required detention capacity related specifically to DMU. The study did not even mention Wesley in its conclusions. GHNA nonetheless stated in its letter: "The study clearly shows that our watershed is being compromised by the stormwater runoff from both Wesley Acres and DMU." That's blatantly false. I brought this to GHNA's attention in my letter, attached below, and to my knowledge they never corrected the allegation for Council members. Of course, that allegation was not only false, it was a red herring. The GHNA's interests are in views and property prices.

We are sickened by the loss of DMU, as are so many of our neighbors. I hate that this is heading in the same direction. I hope you will give serious, and favorable, consideration to Wesley's proposals, and that you appreciate the great service it provides to senior citizens in our community.

Sincerely, Margaret Stuart

From: MaryClaire Uselding <mcuselding@yahoo.com>

Date: Monday, January 18, 2021

Subject: Rally the Greenwood Troops for virtual meeting Tuesday at 7 PM!

To: Paulina Erdman <paulina.erdman@yahoo.com>, Pete Bowers <pfbowers@netins.net>, Doug Lewis <douglewis2000@gmail.com>, Chris Dahlberg <cdahlberg@dsmhomes.com>, Cynthia O'Brien <cobriendesign@aol.com>, Daniel Jay Spellman <dspell13@aol.com>, Julie Moore <jmoore@dsmhomes.com>, Cary <cary@iowarealty.com>, Nancy Strickler <njpstrickler@gmail.com>, Mike Erdman <michael_k_erdman@yahoo.com>, David Primeau <dprimeau@lifeworksdm.com>, J Fanning <jfanning25@gmail.com>, Mary Van Heukelom <mary.jane0726@gmail.com>, Judy Brija-Towery <msjudyt@aol.com>, Dave Stuart <investigateiowa@aol.com>, Rosslyn Boyd <rosslynboyd@gmail.com>, Tom Craig <tomcraig3119@gmail.com>, Susan Fisher <susanjkfisher@gmail.com>, Mary Torgoman <mptorgoman@gmail.com>
Cc: Nick Larson <nicklarson1908@gmail.com>

Hello, Neighbors!

This is Mary-Claire Uselding. You may remember me from the struggle with Des Moines University (DMU) a couple of years ago. At that time, those of us who live in the 31st Street/Elmwood Drive area, who were most directly affected by DMU's proposed expansion, enjoyed the strong support of many of our Greenwood neighbors who live blocks and blocks away. And, as you may recall, we won that one before the Planning and Zoning Commission, not least because *we all showed up in strength!*

Now its our turn to return the favor and step up to support our neighbors on 37th Street. **Wesley Acres Retirement Community is proposing an expansion** of their footprint that would directly impact several property owners on 37th, seriously

July 29, 2019

Dear Fellow Greenwood Historic Neighborhood Association Members:

I would like to share my thoughts regarding the Greenwood Historic Neighborhood Association (GHNA) Board's most recent actions impacting Wesley Acres and Des Moines University (DMU). The following opinions are mine only.

DMU is moving ahead with its new campus in West Des Moines and although I believe its departure is an unfortunate loss to this community, I am excited for the opportunity it presents DMU to grow into a world-class medical facility. GHNA too has the opportunity to emerge from the experiences of the past year stronger and more effective than ever.

On July 9, GHNA's Board approved a five-page letter to Mayor Cownie and Des Moines City Council members asking, among other things, for "[c]ontinued support prohibiting further expansion by DMU *and Wesley Acres* into the Greenwood Historic Neighborhood." (July 9 Letter, p. 3, emphasis added). I am concerned that the process by which the Board adopted this position did not include an opportunity for members to learn about Wesley's plans and to offer the Board their input. While any plans Wesley may have to expand will certainly require assessment for their potential adverse impact on adjacent landowners, the Board is obligated as well to consider their impact, both adverse and beneficial, on GHNA's membership as a whole. The addition of an independent living setting, for example, may have appeal to members more broadly. The Board won't know though until members are given a meaningful opportunity to weigh in. Toward that end, I respectfully offer these suggestions to the Board.

(1) State with specificity what the purposes of your meetings are. If the Board is considering actively campaigning the City Council for a prohibition on a business' expansion, it ought to so state in its meeting notice. It did not in this instance (and declined to answer my specific inquiry regarding what it would be requesting in the letter it intended to approve in a five-minute meeting).

(2) Be transparent regarding your interactions with third parties. I struggled in a series of exchanges with the Board (copied to public officials in the end) to get a copy of the July 9 letter and of the study it referenced before they were eventually e-mailed to members on July 17 and 19. When you send letters to public officials, deans and industry leaders seeking action in the Association's name, please copy the membership. Information should be shared contemporaneously with the persons on whose behalf you speak and in whose name it's sent. That goes for studies too. While a study may, as here, be paid for privately, when it's sent under the Association's name, members have a need to see it. And when it's sent to a public official, it's in the public domain (thank you to officials who offered me copies). The names

In closing, I am late to this conversation and apologize if I have inadvertently mischaracterized any aspect of the Board's history or operations. I've tried not to. I want to make clear as well that while I am at odds with the Board in this instance, I am grateful to Mr. Larson and all Board members for the hard work they do year-round for the Greenwood neighborhood. Thank you all for your consideration.

Sincerely,
Margaret Stuart
MargaretRStuart@gmail.com
(515) 778-0096



It is my sincere belief that not making the changes being proposed will lead this premier institution to cease being a credit to our Grand Avenue address. And, I believe that we all know what that result will be. Please do not allow this to happen.

I hope it is possible to resolve the differences that the Greenwood Neighborhood Association has with the plan so that we can move forward together.

Thank you.

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environment.

Glenn & Ann-Marie Baughman

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 9:21 AM
To: Drost, Bert A.
Subject: FW: Master Plan

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From: Ben Campney <ben.campney@gmail.com>
Sent: Thursday, January 21, 2021 9:09:23 AM
To: ramundson@wesleylife.org <ramundson@wesleylife.org>
Subject: Master Plan

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- Helpdesk

As one of the youngest residents at Wesley Acres the prospects of the Master Plan are very exciting. I look forward to enhanced dining opportunities. We have top notch chefs who deserve facilities that will allow them to showcase their talents.

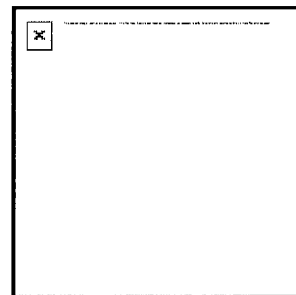
While the community room has served us well, it will be nice to have meeting space not blocked by pillars like some old ballpark. It will be great to have inviting space that can be used as the polling location for the community again.

Get the shovels out, let's have a groundbreaking.
Ben Campney - Bolton



Darren Buskohl
Executive Director
for Wesley Acres

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6504
Cell: 515-306-5927
Email: DBuskohl@wesleylife.org



59

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 9:21 AM
To: Drost, Bert A.
Subject: FW: Master Plan "Testimonial"

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From: Beth Campney <bcampney93@gmail.com>
Sent: Thursday, January 21, 2021 9:08:00 AM
To: ramundson@wesleylife.org <ramundson@wesleylife.org>
Subject: Master Plan "Testimonial"

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- Helpdesk

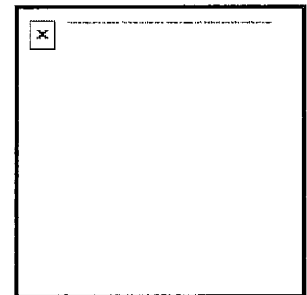
I am so excited about the improvements and upgrades that are coming to Wesley Acres. I'm especially looking forward to the new, and more centrally located, wellness/fitness facility! Change can sometimes be difficult but in this instance, it's a much needed change.

Beth Campney, Bolton resident



Darren Schlapkohl
Executive Director
for Wesley Acres

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6504
Cell: 515-306-5927
Email: DBuskohl@wesleylife.org



WesleyLife

Darren Schlapkohl
Vice President of
Development &
Construction

Address: 5508 NW 88th Street
Johnston, Iowa, 50131
Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



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89

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 10:36 AM
To: Drost, Bert A.
Subject: Fwd: Resident Statements

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WesleyLife
Damon Buskohl
Vice President of
Development &
Construction

Address: 5508 NW 88th Street
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Office: 515-252-5398
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From: Damon Buskohl <DBuskohl@wesleylife.org>
Sent: Thursday, January 21, 2021 10:32 AM
To: Darren Schlapkohl
Subject: FW: Resident Statements

Here's 6 and 7. These 2 asked to be interviewed because they don't like computers☺

Subject

Remodel & Expansion

Date

Carol B 705

Notes

Wesley Acres is on the move! Wesley will remain in the beautiful Grand neighborhood with expansion and updating to better serve the community of older adults. This community is served by a most knowledgeable and caring staff.

There is much excitement about the pool expansion, newly designed common areas, incorporation of the courtyard and continued dining areas. The food at Wesley is healthy and delicious! I say "you can get anything you want at Wesley's restaurants."

As a newer resident to Wesley, I have found a home and place of caring and comfort to live out my days. →

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Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 11:11 AM
To: Drost, Bert A.
Subject: FW: Acres support letter 9

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WesleyLife

Damon Buskohl

Vice President of
Development &
Construction

Address: 5508 NW 88th Street
Johnston, Iowa, 50131
Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



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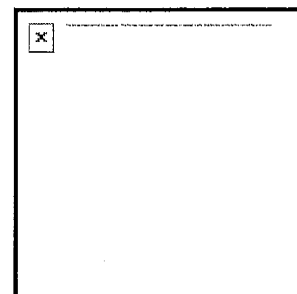
From: Damon Buskohl <DBuskohl@wesleylife.org>
Date: Thursday, January 21, 2021 at 11:02 AM
To: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Subject: Acres support letter 9

This makes 9.



Damon Buskohl
Executive Director
for Wesley Acres

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6504
Cell: 515-306-5927
Email: DBuskohl@wesleylife.org



From: Lindsay Waechter <lwaechter@wesleylife.org>
Sent: Thursday, January 21, 2021 10:57 AM
To: Damon Buskohl <DBuskohl@wesleylife.org>
Cc: Ryan Amundson <RAMundson@wesleylife.org>
Subject: Muriel Pemble

49

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 11:11 AM
To: Drost, Bert A.
Subject: FW: Jeanette Davis Statement

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WesleyLife

Darren Schlapkohl

Vice President of
Development &
Construction

Address: 5508 NW 88th Street
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Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



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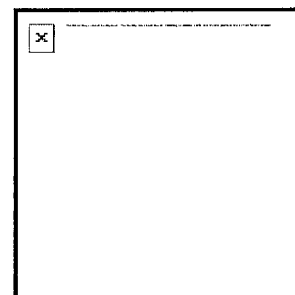
From: Damon Buskohl <DBuskohl@wesleylife.org>
Date: Thursday, January 21, 2021 at 11:09 AM
To: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Subject: FW: Jeanette Davis Statement

Here is support letter #10!!



Damon Buskohl
Executive Director
for Wesley Acres

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6504
Cell: 515-306-5927
Email: DBuskohl@wesleylife.org



From: Lindsay Waechter <lwaechter@wesleylife.org>
Sent: Thursday, January 21, 2021 11:07 AM
To: Damon Buskohl <DBuskohl@wesleylife.org>
Cc: Ryan Amundson <RAmundson@wesleylife.org>
Subject: Jeanette Davis Statement

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 8:19 AM
To: Drost, Bert A.
Subject: FW: Wesley Acres
Attachments: Simonson Letter[4].pdf; WESLEY PUD - DRAINAGE EXHIBIT[3].PDF; WESLEY PUD - WITH AERIAL - 121020[3].pdf

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Bert

I think you missed the email below from Mike Simonson that was produced after he and I walked through his 2 issues from his letter. If you could include this as well I would appreciate it.

From: Michael Simonson <msimonson@simonsonassoc.com>
Date: Monday, December 14, 2020 at 1:42 PM
To: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Cc: "Bert Drost, AICP (badrost@dmgov.org)" <badrost@dmgov.org>
Subject: Wesley Acres

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- Helpdesk

Darren, thank you for the response to my letter. Wesley offers services much needed in the community, and you've been a good neighbor.

Per our conversation, I support your plans for the storm water management. Thanks for working through this issue with Bishop Engineering. A reduction in the water volume that discharges into the ravine is what the neighbors have been asking for since the two homes were damaged and removed. I recognize that management of the basin is always a challenge, but necessary.

Regarding the parking encroaching onto 37th Street, I will allow the neighborhood association to weigh in on their desires. I appreciate you pulling the parking back to preserve the two mature trees.

Again, thanks for reaching out. I've copied Bert Drost with the city on this email, to be shared with staff.

Michael Simonson

simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines ia 50309
515.440.5626 dir 515.440.5627
www.simonsonassoc.com

simonson

simonson & associates architects llc

1717 ingersoll avenue suite 117

des moines ia 50309

phn 515 440 5626

www.simonsonassoc.com

29 November 2020

Wesley Acres PUD Amendment
ZON2020-00141

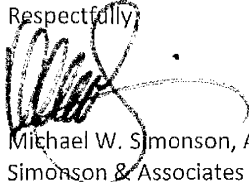
Dear Commissioners:

I have lived next door to Wesley for eight years, and generally support their plan. I am pleased that they are not building to the north of the Chamberlain Mansion, and are generally leaving the area north as green space. I support their plan under two conditions:

1. Parking not encroach any further on 37th Street. As the parking lot exists, there is a small berm between 37th Street and their existing parking lot, with two handsome trees between the berm and the street. In the early 1960's, 3660 Grand expanded their parking garage toward 37th Street, of which most of this garage extension is buried into the hill. The exposed wall along 37th Street is about three feet tall. I don't see that that garage extension would have been approved today. I don't support pushing cars out onto a residential Street where the homes are on estate lots with generous setbacks. There is ample room, relatively flat, to add parking east of the Bolton's garages should they desire parking in this area, not visible from public right of way.
2. Wesley hasn't maintained their storm water basin. You will recall that DMU also hadn't maintained their basin for nearly ten years, allowing it to silt in. The storm water from Wesley and DMU discharges to the south, via a ravine, and the city already has purchased two homes south of Ground that were compromised because of the massive flow of water from these two properties during heavy rains. Those homes are now green space, not paying any taxes, not to mention the losses suffered by those home owners when their homes were damaged beyond repair. DMU rebuilt their basin some months before they sought their PUD amendment, which was denied. Wesley has a much larger basin to take almost all of the water on their site, but the water is not detained. The restrictor plate in their basin was removed years ago, so that the water merely passes through the basin without being detained. Granted, basins require cleaning of plant materials after rain falls, so to remove the restrictor plate mitigates the need to perform maintenance by their staff. The intake could be modified to make the maintenance much easier. I would ask that Wesley be required to re-install the restriction per the original drawings, and annually to pay a licensed civil engineer to inspect their storm water system and certify that it is functioning properly. This certification should be submitted to the city annually. This issue was brought to their attention after they paved a walkway through the timber, and lighted it, without a permit, drawing the ire of the neighborhood association. They subsequently placed the lights on a timer, but the storm water basin remains non-functioning to my knowledge.

Otherwise, they are a good neighbor, and provide a valuable service.

Respectfully,



Michael W. Simonson, AIA
Simonson & Associates Architects LLC

residents this year in the face of the pandemic have been great though certainly not unique. The decrease of property value for our residents is a real threat to their most valuable asset.

It is for these reasons that we ask the request before you be denied.

Thanks and take care,

Nicholas R Larson

President

Greenwood Historic Neighborhood Association

59

Drost, Bert A.

From: Mike Fitzpatrick <fitzpatrickmike@icloud.com>
Sent: Wednesday, December 2, 2020 3:51 PM
To: Planning
Cc: Cynthia O'Brien; Mike Fitzpatrick
Subject: ZON2020-00141

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We live at 219 37th Street and are opposed to zoning request ZON2020-00141.

Our concerns are:

- 1) Maintaining the integrity of the neighborhood.
- 2) An interest in the master plan, as this issue appears to be a smaller part of a larger plan.
- 3) There are survey flags in the woods behind our house and it is our understanding that there was a 100 year agreement not to build in the woods. We would like a better understanding of what Wesley is planning to build behind our houses.

I apologize for the brevity of this communication, but it is due at 4 pm on 12/2 and I am submitting at 3:50 pm on 12/2.

Thank you,

Mike Fitzpatrick
Cynthia O'Brien

219 37th Street
Des Moines, IA
50312

- Within a year of living on 37th Street, Wesley's General Manager approached us about adding 10 parking spaces directly behind our home on the east side of the drive to help alleviate their parking shortage. He said it was dire to get them added and was hoping for our support and asked if there was anything Wesley could do in return for said support. Recognizing their true need and realizing they were going to remove mature trees to make room for the parking, we asked that they replace the trees in an effort to rebuild a buffer between our properties. This was never done. We also asked that noise not become an issue, and were told the spaces would be used for residents that rarely moved their cars. We asked that employees park away from our property since they come and go 24 hours a day, and lastly to move the garbage bins that were emptied daily at 4:00 a.m. This was agreed upon, and we shook hands as neighbors do.
- Fast forward a couple of years . . . and we arrive home to the remaining mature trees that butted up to our property on the west side being clear cut and fully exposing a view of Wesley's large three story building (photos attached). We quickly ran over and asked the gentleman to please stop. (He had already cut down 10 trees, with the plan to cut down more.) When asked why he was cutting down the trees, the man (who identified himself as the greens/landscape keeper) replied that he was hoping to grow grass in their place. After some discussion with a new GM, he apologized saying he was not aware that the gardener was going to take that many trees down and said they would plant replacement trees and make up for the error. Four trees were planted and two thrive to this day. We also asked him to plant the previously promised trees that were never planted when Wesley needed the 10 parking spots and that request fell on deaf ears. Hence, there are almost no trees between our home and Wesley at this time (13 trees are gone, with only two having been replaced).
- Shortly thereafter, the trash pickup returned to 4:00 a.m. and almost all of the parking behind our home was switched to employee parking. The employees chirp their car alarms, greet one another at shift change, take breaks and at times sit in their cars and listen to music loudly. Once again, we spoke with another new GM at Wesley. She was fairly dismissive and requested proof of any agreement. We regretfully replied that it was a handshake agreement and asked if she could at least help with the garbage truck's 4:00 a.m. arrival. We were told unless there was an ordinance, there was nothing she could do. We reapproached her and explained that our bedrooms face Wesley and our family is woken when the garbage truck backs into place with its beeping safety alarm, and if this was in her backyard she would want it to stop. Again, she said it was out of her hands. Fortunately for us, we found there was a city ordinance that commercial garbage pick up was to begin after 8:00 a.m. in residential neighborhoods. So, we called the garbage collection company directly and they moved their pickup time.

Now back to Wesley's current request to build two large structures reaching 40 feet high and extending almost 100 feet closer to our home than their current campus. We have asked that Wesley reconsider their concept and flip the two proposed structures so the 40 foot peak would not be behind our home, but be repositioned so it faces their parking structure to the north. We also suggested that the glass be removed and skylights be added to let in natural light and prevent light pollution in the neighborhood. We were told these suggestions were not an option and they have done all they are willing to do on this

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21-0321

In closing, while we appreciate the desire of Wesley Acres to expand and we want our neighborhood to continue to have Wesley Acres as an amenity, we cannot support this plan due to the significant negative impact to our home and the neighborhood.

Thank you for your time and consideration.

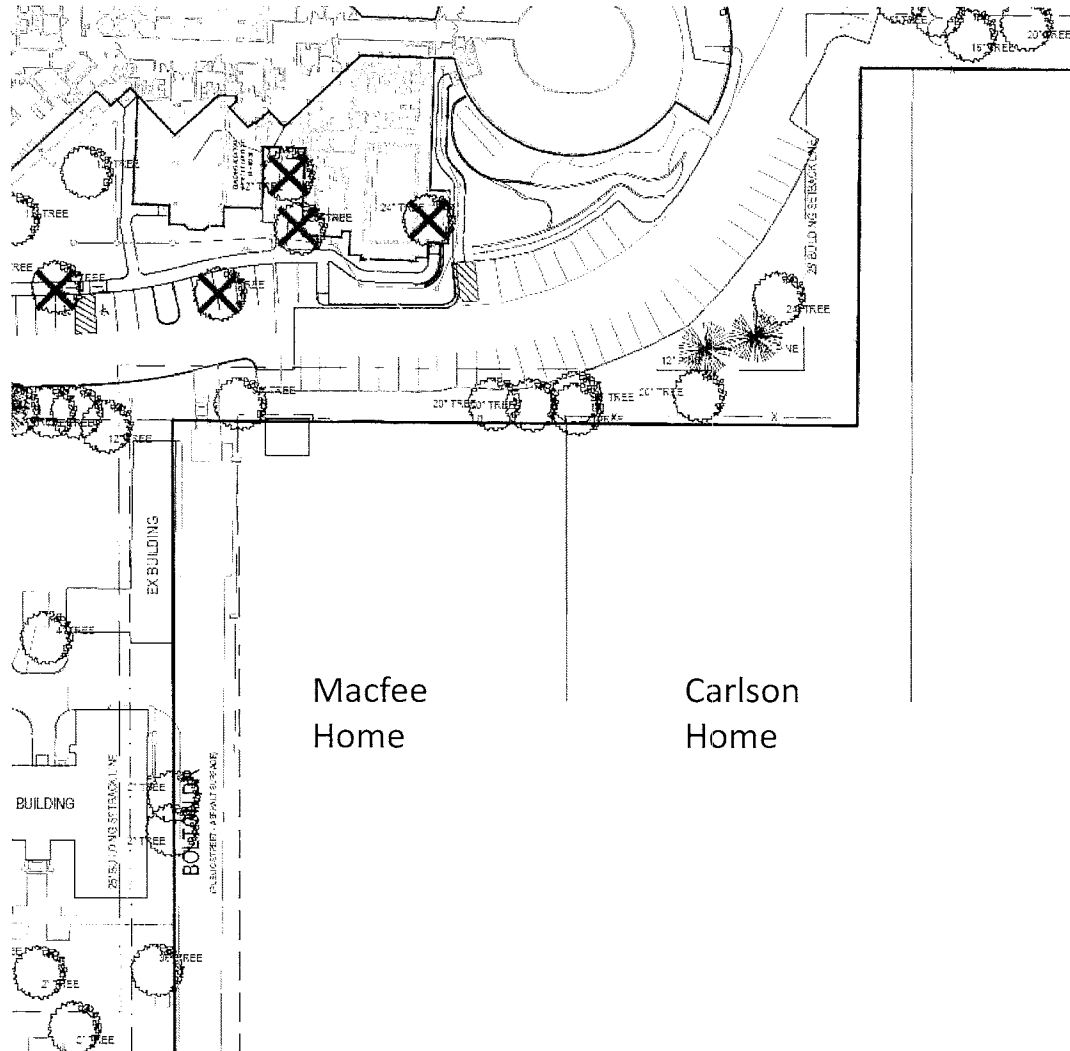
Respectfully submitted,
Kevin and Jennifer Macfee,
Trustees of the Macfee Family Revocable Trust
321 37th Street
Des Moines, IA 50312
917-428-0179

Timeline

- Prior to 12/18/20 - various meetings between homeowners, neighborhood association and Wesley Acres representatives.
- 12/18/20 - Wesley Acres provided draft agreement agreement for maintenance of landscaping (However, with no specifics on what landscaping buffer would be provided)
- 12/23/20 - Wesley Acres provides draft landscaping plan
- 1/4/21 - Macfee requested again reconsideration to building layout and assessment of impact to our property via 3D visual
- 1/4/21 - Wesley Acres mentions minor changes to plan via e-mail and declines to provide additional 3D visual or modifications
- 1/5/21 - Wesley provides 2D rendering of minor changes being made.
- 1/6/21 - Carlson requests (again) 3D rendering
- 1/8/21 - Larson reiterates concerns on behalf of the Neighborhood
- 1/11/21 - Wesley Acres responds, but declines to make changes to layout to address concerns
- 1/13/21 - Wesley Acres calls Macfee and agrees to look into 3D rendering (no response as of date of this letter).

Attachments:

Visual Aid for discussion on 1/21/21.



View from Second
Floor Master
Bedroom:
Facing South

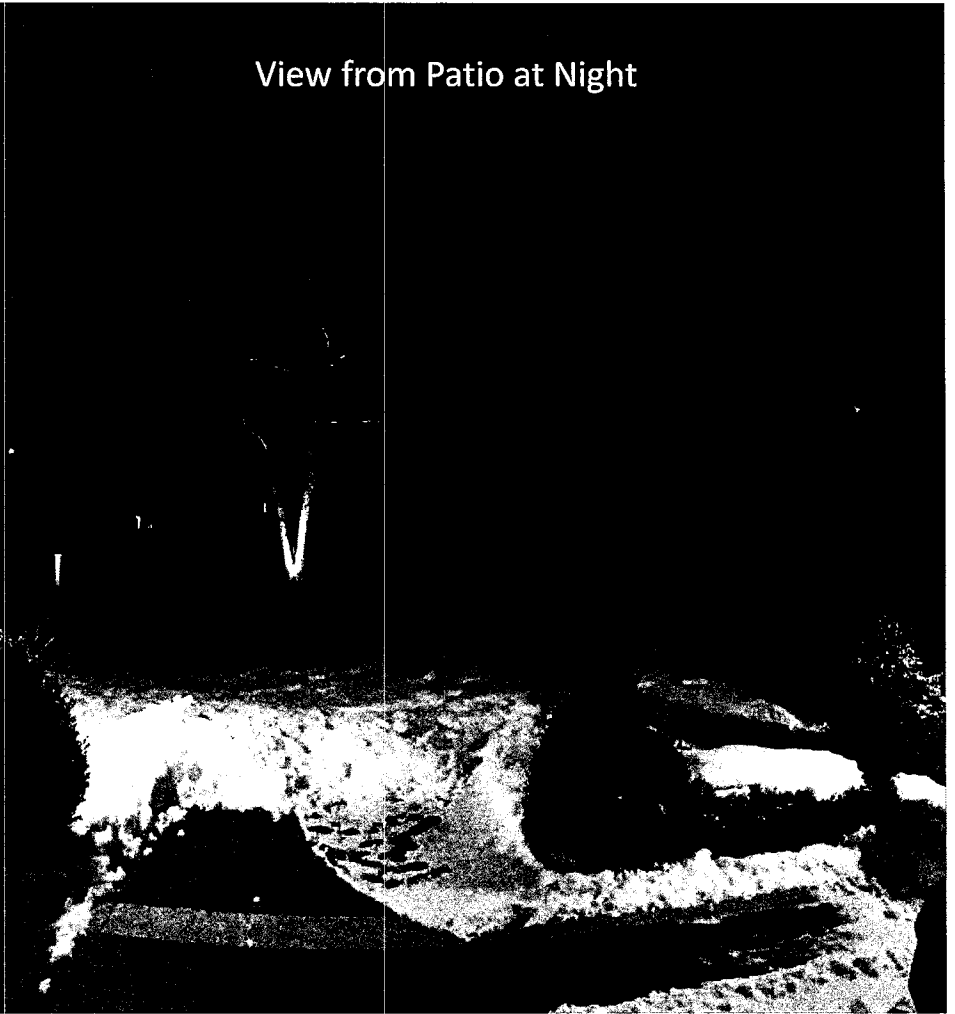
Estimated impacted area



View from Patio:
Facing South

Estimated impacted area





What if it was your home?

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Drost, Bert A.

From: Christine Hines <christine7h7@yahoo.com>
Sent: Wednesday, January 20, 2021 1:02 PM
To: Planning
Subject: Wesley Acres PUD amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the Des Moines Plan and Zoning Commission,

As residents of the Greenwood Historic Neighborhood, we are opposed to the current version of Wesley Acres' proposed amendment to their PUD. Included in the amenities Wesley Acres plans to add is a large indoor pool complex to be built near the western boundary of their campus, directly behind residential properties on 37th Street.

Thirty-seventh Street is the iconic and historic entrance to our neighborhood. The construction of a 40' tall pool complex enclosed in reflective glass will change the view from 37th Street to the east. Whereas now the residential character of 37th Street is largely intact, the proposed pool complex will be visible from 37th Street between and above the northern-most houses on the east side of the street, visually infringing on our residential neighborhood. Trees will be removed to make room for this structure, further reducing the greenspace and visual barrier between Wesley Acres and our neighborhood.

Encroachments on the integrity of our neighborhood have previously and will again cause a decline in property values, and we fear this decline will creep further to the south. Our neighborhood is not large, and any infringement will change its character.

Wesley Acres benefits from being near a beautiful and safe residential neighborhood. Many of their residents owned homes in this and nearby neighborhoods. Those who are able enjoy walking down 37th Street. We believe many of their residents value this neighborhood.

We appreciate the willingness expressed by Wesley Acres to consider an agreement not to expand into the wooded area to the south of their campus. We believe that none of the trees should be removed from this land. It is covered with large, mature oaks – a treasure in the city. We understand that the city is trying to increase the tree canopy, and we agree that it is an important effort.

We thank you for your consideration.

Sincerely,

Christine and Terry Hines

3401 John Lynde Rd

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Drost, Bert A.

From: Craig Ibsen <craig@nextlevelvc.com>
Sent: Wednesday, January 20, 2021 3:40 PM
To: Planning
Subject: Meeting this Thursday January 21

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I live at 207 37th Street and I would like to speak tomorrow in opposition to Item #12 on your agenda which I understand is the Wesley Retirement services amendment.

I also received a card from you that I don't have time to return but again I want to register NOT IN FAVOR on that card which states Item ZON2020 00141

I would appreciate your acknowledging my email.

My cell phone is (515) 554-5494

Thank you,
Craig and Annick Ibsen property owners at
207 37th Street
Des Moines, IA 50312



Greenwood Historic Neighborhood Association
 Rochelle Quiner - Vice- President
 119 34th Street
 Des Moines, Iowa 50312

January 21, 2021
 City of Des Moines Plan and Zoning Commissioners
 C/O Bert Drost, Erik Lundy
 1551 E. Martin Luther King, Jr. Parkway
 Des Moines, Iowa 50319

Re: January 21, 2021, Meeting Item 12. Request from Wesley Retirement Services, Inc. (owner), represented by Rob Kretzinger, (officer) for review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue and 401 37th Street.

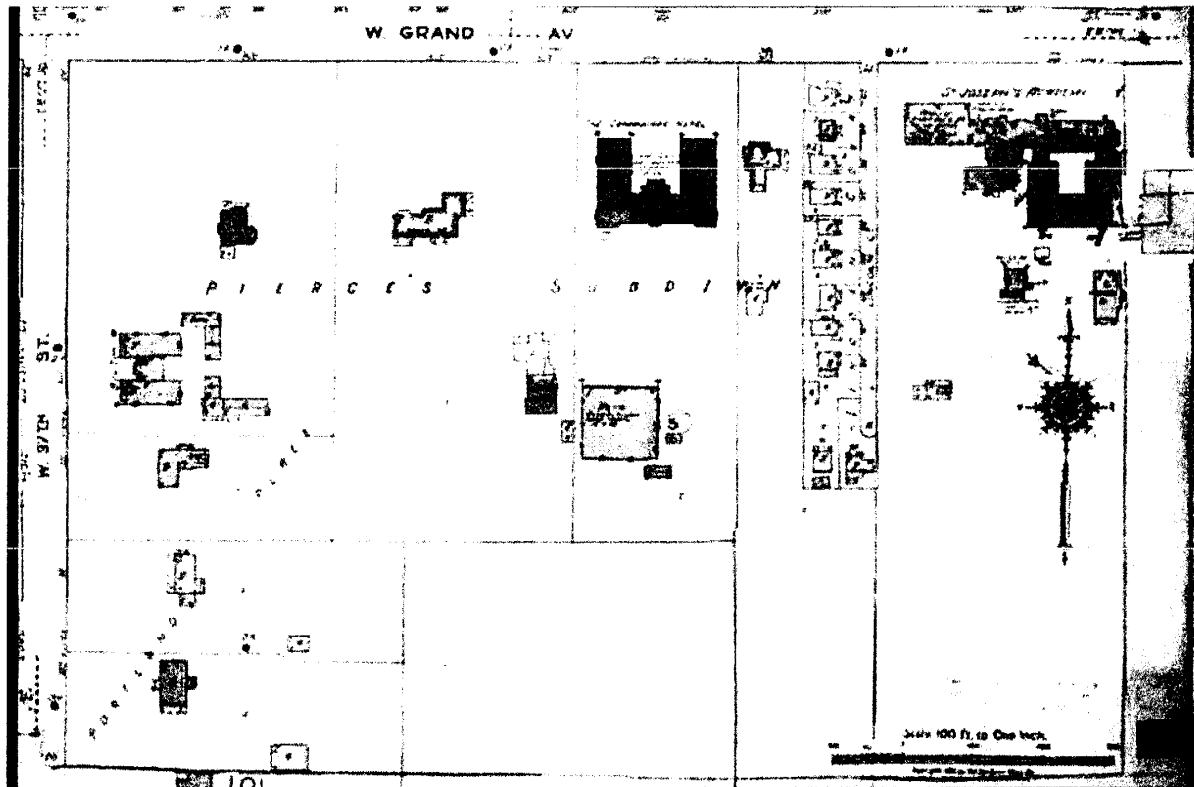
Greenwood Historic Neighborhood Association (GHNA) was formed over twenty year ago. Its formation was a direct response to the City of Des Moines' request to have neighborhood groups form to protect their interests. Long before this, according to the Des Moines Development Forum in an article titled, "A Historic Street Transformed," Grand Avenue west of downtown was called the grand dame of Des Moines with spacious mansions and tree-filled yards. Residents then most likely could not have imagined that most of the properties along Grand Avenue would turn into funeral parlors and what some call insurance row (Des Moines Development Forum, 2005).

The properties that now comprise GHNA are similar in character to the homes on Grand and were built in the early part of the twentieth century. There is a home on 37th street that used to be inhabited by Vice President Henry A. Wallace that hosted three U.S. Presidents. Famous feminist author and activist Louise Noun grew up in one of the first houses on 37th Street. She was born in 1908 and at that time the house sat in the midst of the family's small farm, but was later portioned off into other lots. . Bill Bryson's book The Thunderbolt Kid, which details being raised in our neighborhood in the 1950's and 1960's paints a picture of kids playing until the street lights came on, enjoying the woods, and taking in the stately amenities that Des Moines had to offer like theatres and the Younkers Tea Room. The area was then and continues to be a sought after place to live. The charm of the neighborhood is that there is a mixture of grand homes of all different sizes set in a wooded area with beautiful wildlife.

As far as my research permits me to understand, this neighborhood has been on the defensive from corporate development starting in the 1970's when St. Joseph's Academy was bought by

Lincoln Place Court was a block-long street that was in existence from roughly 1915 until 2002. If it had been a numbered street, it would be approximately 34th running South from Grand Avenue. The 11 or so houses had numbers in the 300s and 400s. A 1909 map of the City of Des Moines (the "Hubebinger" atlas) shows the land area around Lincoln Court as "Pierce's Sub Div (Fagen Estate)." Ezra Fagen (most likely the namesake of Fagen Estates) was a "pioneer resident" of the area according to his obituary. He dealt in real estate in Des Moines in the early 1900s and he died in 1913 just before Lincoln Court was built. The advertisement below from the October 31, 1915 Des Moines Register seems to indicate that Lincoln Court was developed by W.A. Spurrier Jr & Co. PL. (Continued, please scroll down.)

In 1972, Des Moines University bought the surrounding land which also held St. Joseph's Academy (the all girls Catholic School which would later merge with Dowling). Please see the fire insurance map of the area dated 1950 for a good look at Lincoln Place Court. The 11 or so houses had numbers in the 300s and 400s (houses are colored yellow in this map).



As Des Moines University grew they most likely decided there were too many structural issues in trying to save St Joseph's Academy and they planned a Student Education Center for that space. The university started buying the houses on Lincoln Court in around 2002. This same year the City of Des Moines resurfaced Lincoln Place Court. Groundbreaking for the Student Education Center was in June of 2003 and their open house was in April of 2005. The last time houses were listed on Lincoln Court in the Des Moines City Directory was 2003.

In summary, Lincoln Place Court was established in 1915. They became neighbors with Des Moines University in 1972. In 1983, according to legal documents residents of Fagen Estate brought forth a lawsuit against Des Moines' zoning board due to what they felt was unlawful accommodation for Des Moines University's growth. Des Moines University, the zoning board, and neighbors reached an agreement in 1985. In 2000, Des Moines University was granted a zoning change from R-1 80 Single Family Residential to R-4 Multiple Family District to build Ryan Hall. Along with the zoning change DMU agreed to the limitation of further parking. In

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Mark Quiner
119 34th Street
Des Moines, Iowa 50312

Jan 21, 2021
City of Des Moines Planning and Zoning Commissioners
C/O Bert Drost, Erik Lundy
1551 E. Martin Luther King Jr. Parkway
Des Moines, Iowa 50319

My name is Mark Quiner and I live at 119 34th Street, Des Moines Iowa, 50312.

I am speaking in opposition to Wesley Acre's proposed PUD amendment. If I could summarize the nature of my opposition it is simply that we have another situation where a large organization wants to encroach on our neighborhood. Very specifically the addition on the western side of Wesley's campus will further encroach on 37th street residents, diminishing the character, and the value, of the homes on that street.

In December I attended a meeting at Wesley's Acre's headquarters with CEO Rob Kretzinger to discuss potential ways the neighborhood could work with Wesley. Wesley has been vocal about how they have been transparent and cooperative with the neighborhood in their expansion plans. Just because they have been transparent, does not mean that their plans are in the interest of the GHNA members. When we went to this meeting and voiced some concerns about the plans, Mr. Kretzinger went into a forceful monologue about how he has been cooperative, that Wesley Acres is an amenity to the neighborhood, and that they will close their campus if they are blocked from expanding. Wesley is seeking to hold our community hostage with threats of closure to get what they want, even if it devastates private individual's most value assets: their homes. This conversation tonight is about economic loss.

Wesley's expansion plans will be a double gut-punch following a year where many people in our community have experienced significant hardships from COVID-19. Wesley only cares about residents of our neighborhood in-so-much as it impacts their bottom line. Beyond that, they are happy to bully their way into getting what they want. I am asking the city of Des Moines to take a hard look at what is being asked, and to put the economic needs of private residents over the economic needs of a tax-exempt business.

Mark Quiner
281-989-0260

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November 23, 2020

Dear Wesley Acres Neighbors,

I am writing to let you know that WesleyLife will be going before the Des Moines Plan and Zoning Commission on Thursday, December 3, to seek approval for components of planned enhancements to our campus.

Typically, we would host a meeting to make you aware of the proposed improvements, but because people are being asked not to gather due to COVID-19, we are informing you via letter.

At the December 3 meeting, the Commission will consider our request to approve an amendment to our Planned Unit Development Conceptual Plan. This amendment will deal primarily with enhancements to our well-being programming, upgrades to our culinary experiences, restoration of the Chamberlain Mansion, and landscaping expansions.

The high-level details of our proposed master plan for Wesley Acres are included in the attached documents.

We are happy to address questions or concerns. Please feel free to reach out via email at WesleyAcres2020PUD@wesleylife.org , or leave a voicemail at (515) 252-5398 that includes any questions or comments you have about the project. We will respond by November 30, and will provide copies of those responses to the City of Des Moines for its records.

Thank you, and I wish you and your loved ones a safe and healthy Thanksgiving.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob".

Rob Kretzinger
CEO, WesleyLife

As a result of being an open and inviting community resource, it has placed pressure on our parking situation. Having said that, we will carefully look at your area of concern as we further develop these plans over the next few months. Thank you for your feedback.

On 11/29/20, 3:43 PM, "Jeffrey Stahl M.D." <wdmgi@yahoo.com> wrote:

CAUTION: This email is not from within WesleyLife.

Only click links or open attachments you know are safe. Please send as an attachment all spam/phishing and unusual emails to helpdesk@wesleylife.org for review.

- Helpdesk

I have sent my "not in favor" card to the Plan and Zoning Commission. I do not see how this will be an enhancement to the lovely 37th Street, where we lived until moving to 3663 Grand some years ago. From the site plan, it looks like cars will be right up to the sidewalk. Since no details about any landscaping to hide it were given, and there really doesn't seem to be room for any, I assume a parking lot will be in full view. On its face, this is really unacceptable in a residential neighborhood, something I would think you would be more sensitive to by now. You need to learn to be less aggressive neighbors.

J.D. Stahl, M.D.