



Date March 22, 2021

RESOLUTION HOLDING HEARING ON REQUEST FROM HILLTOP HOUSING, LLC (OWNER) TO AMEND PLANDSM FUTURE LAND USE DESIGNATION AND APPROVE A 1ST AMENDMENT TO THE “HILLTOP APARTMENTS” LEGACY PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED AT 3722 & 3726 HUBBELL AVENUE AND 3680 & 3688 KENNEDY DRIVE

WHEREAS, on March 8, 2021, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing on February 18, its members voted 14-0 to **APPROVE** a request from Hilltop Housing, LLC (owner), represented by J.B. Conlin (officer), to review and approve amendment of the PlanDSM Creating our Tomorrow comprehensive plan future land use classification from Medium Density Residential within a Community Node to High Density Residential within a Community Node, and to review and approve a 1st Amendment to the “Hilltop Apartments” Legacy PUD Conceptual Plan on the property located at 3722 and 3726 Hubbell Avenue and 3680 and 3688 Kennedy Drive (“Property”), to allow construction of two 42-unit household dwellings in place of the approved dwelling units within a 30-unit household dwelling, a 36-unit household dwelling, and several two-household dwellings. The amendment would not alter the total number of dwelling units (254) allowed within the development. Additional property owners include Hilltop Senior, LP; Hilltop I, LP; and Hilltop II, LP. The recommendation is subject to the following conditions:

1. Provision of a note to state that any “thru-wall air condition unit” shall be designed and colored to blend with the building; and
2. Sheets 2 and 3 of the PUD Conceptual Plan shall be revised to demonstrate the existing sidewalks along Hubbell Avenue, as well as the existing shelter for the transit stop; and
3. The proposed north/south sidewalk extending through the eastern portion of the site be extended southerly to the east/west sidewalk that provides a connection the public sidewalk along Hubbell Avenue; and
4. The notes on Sheet 2 pertaining to the landscape buffer shall be clarified to state that the proposed 6-foot tall fence shall be 100 % opaque; and
5. The note on Sheet 1 pertaining to landscaping shall be revised to state that the site will be landscaped in accordance with the landscaping regulations applicable in the ‘NX3’ District; and
6. The note on Sheet 1 pertaining to signage shall be revised to state that any signage shall be in accordance with signage regulations applicable in the ‘NX3’ District; and

WHEREAS, the Property is legally described as follows:

THE EAST 15 ACRES OF THE WEST 30 ACRES OF THE SOUTHEAST 1/3 OF THE SOUTHEAST ¼ OF SECTION 20; LYING NORTH OF AVENUE FREDERICK HUBBELL; IN TOWNSHIP 70 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS. CONTAINING 14.62 ACRES.

WHEREAS, on March 8, 2021, by Roll Call No. 21-0373, it was duly resolved by the City Council that the request to amend the land use designation and approve a 1st Amendment to the Legacy PUD Conceptual Plan be set down for hearing on March 22, 2021 at 5:00 P.M., by electronic means in accordance with the Governor’s



Roll Call Number

Agenda Item Number

39

Date March 22, 2021

and Mayor's Proclamations and to encourage and maintain social distancing to curb the spread of COVID 19 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 land use amendment and Legacy PUD Conceptual Plan amendment; and

WHEREAS, in accordance with said notice, those interested in said proposed land use amendment and Legacy 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 Legacy PUD Conceptual Plan "Hilltop Apartments" are hereby overruled, and the hearing is closed.
2. The proposed amendment to the PlanDSM: Creating Our Tomorrow Plan for the property locally known as 3722 and 3726 Hubbell Avenue and 3680 and 3688 Kennedy Drive to High Density Residential within a Community Node is hereby approved.
3. The proposed amendment to the Legacy PUD Conceptual Plan "Hilltop Apartments", 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, subject to the conditions stated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

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

(21-2021-4.04)
(ZON2020-00011)

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 2, 2021

Date March 27, 2021
Agenda Item 39
Roll Call # _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their February 18, 2021 meeting, the following action was taken regarding a City initiated request from Hilltop Housing, LLC (owner) represented by J.B. Conlin (officer) for the 1st Amendment to the to the "Hilltop Apartments" Legacy PUD Conceptual Plan to allow construction of two 42-unit household dwellings in place of the approved dwelling units within a 30-unit household dwelling, a 36-unt household dwelling, and several two-household dwellings. The amendment would not alter the total number of dwelling units (254) allowed within the development.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of Part A) The proposed amendment to the PUD is not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

Part B) Approval of amending the PlanDSM Creating Our Tomorrow Plan future land use classification from Medium Density Residential within a Community Node to High Density Residential within a Community Node.

Part C) Approval of the 1st Amendment to the “Hilltop Apartments” Legacy PUD Conceptual Plan, subject to the following:

1. Provision of a note to state that any “thru-wall air condition unit” shall be of a design and color that blends with the building.
2. Sheets 2 and 3 of the PUD Conceptual Plan shall be revised to demonstrate the existing sidewalks along Hubbell Avenue, as well as the existing shelter for the transit stop.
3. The proposed north/south sidewalk extending through the eastern portion of the site be extended southerly to the east/west sidewalk that provides a connection to the public sidewalk along Hubbell Avenue.
4. The notes on Sheet 2 pertaining to the landscape buffer shall be clarified to state that the proposed 6-foot tall fence shall be 100% opaque (solid).
5. The note on Sheet 1 pertaining to landscaping shall be revised to state that the site will be landscaped in accordance with the landscaping regulations applicable in the “NX3” District.
6. The note on Sheet 1 pertaining to signage shall be revised to state that any signage shall be in accordance with signage regulations applicable in the “NX3” District.
(ZON2021-00011)

Written Responses

4 in Favor

0 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the proposed amendment to the PUD is no in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of an amendment to the PlanDSM Creating Our Tomorrow Plan future land use classification from Medium Density Residential within a Community Node to High Density Residential within a Community Node.

Part C) Staff recommends approval of the 1st Amendment to the to the “Hilltop Apartments” Legacy PUD Conceptual Plan, subject to the following:

1. The elevations for the two new structures, as provided on Sheets 5 & 6, shall be revised so that stone and brick masonry cover at least 2/3 of all facades.
2. Provision of a note to state that any “thru-wall air condition unit” shall be designed and painted to blend with the building.

3. Sheets 2 and 3 of the PUD Conceptual Plan shall be revised to demonstrate the existing sidewalks along Hubbell Avenue, as well as the existing shelter for the transit stop.
4. The proposed north/south sidewalk extending through the eastern portion of the site be extended southerly to the east/west sidewalk that provides a connection to the public sidewalk along Hubbell Avenue.
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6. The note on Sheet 1 pertaining to landscaping shall be revised to state that the site will be landscaped in accordance with the landscaping regulations applicable in the "NX3" District.
7. The note on Sheet 1 pertaining to signage shall be revised to state that any signage shall be in accordance with signage regulations applicable in the "NX3" District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the "Hilltop Apartments PUD" Conceptual Plan would allow construction of two 42-unit household dwellings in place of the approved dwelling units within multiple two-household dwellings, a 30-unit household dwelling, and a 36-unit household dwelling. The total number of dwelling units allowed by the resulting PUD Conceptual Plan would remain constant at 254 dwelling units.

Any future construction must be in accordance with a "PUD" Development Site Plan that would 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:** 14.62 acres.
3. **Existing Zoning (site):** "Hilltop Apartments PUD" Planned Unit Development District.
4. **Existing Land Use (site):** The site currently contains four (4) multi-household structures containing a total of 170 dwelling units and a clubhouse building.

5. Adjacent Land Use and Zoning to Site of Amendment:

North – “N2b” & “F”, Uses include a single-family dwelling and floodplain along Four Mile Creek.

South – “MX3”, Uses include Hubbell Avenue, Kennedy Avenue, a gas station/convenience store (QuikTrip), and a photo copy business (Copy Center).

East - “MX3” & “N2a-2”, Uses include a car wash, six (6) two-household dwellings (12 dwelling units), and three (3) single-household dwellings.

West – “PUD” & “RX1”, Use is multiple-family residential with 240 dwelling units within 10 buildings.

6. **General Neighborhood/Area Land Uses:** The subject property is located along the northwest side of Hubbell Avenue at its intersection with East Douglas Avenue. The surrounding area includes a mix of multiple-household residential, commercial, and institutional uses.

7. **Applicable Recognized Neighborhood(s):** The subject property is within 250 feet of the Sheridan Gardens Neighborhood. This neighborhood was notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhoods on January 29, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on January 29, 2021 (20 days prior to the hearing) and February 8, 2021 (10 days prior to the hearing) to the Sheridan Gardens Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on February 12, 2021.

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Sheridan Gardens Neighborhood Association mailings were sent to Kurt Lee, 3507 E 39th Court, Des Moines, IA 50317.

The applicant mailing the required neighborhood outreach letter to surrounding property owners on January 21, 2021. The applicant will be available to provide a summary of the meeting at the public hearing.

8. **Relevant Zoning History:** On November 19, 2012, the City Council rezoned the subject property to “PUD” District (Ordinance 15,142) and approved the original “PUD” Conceptual Plan.

9. **PlanDSM Creating Our Tomorrow Designation:** The subject property is currently designated as Community Mixed Use and Medium Density Residential within a Community Node centered at the intersection of Hubbell Avenue and East 38th Street. The 254 dwelling units on the 14.62-acre site represents a net density of 17.37 units per acre. Therefore, the land use designation for the northern portion of the site should be revised from Medium Density Residential to High Density Residential, which accommodates densities over 17 units per acre.

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 amendment to the PUD Conceptual Plan would allow construction of two (2) new multiple-household structures. One of the structures would be oriented north-to-south within the eastern portion of the property and the other would be oriented east-to-west within the northern portion of the property. The elevations demonstrate that the buildings would generally match the architectural character of the four (4) existing multiple-household dwellings on the site. However, the elevations demonstrate that the east façade of the easternmost building and the north façade of the northernmost building would only have a masonry wainscot. Given the visibility of these buildings from the residential uses to the east, Staff recommends that stone and brick masonry be provided on at least 2/3 of all facades instead of the wainscot so that the materials are consistent on all facades.

The elevations demonstrate that there would be "thru-wall air conditioning units". Staff recommends that a note be added to state that these shall be designed and painted to blend with the buildings.

2. Traffic/Street System: The PUD Conceptual Plan states that a traffic study was approved by the City in 2013 when the initial phase of the development was constructed.

The intersection of Hubbell Avenue and East Douglas Avenue has recently been realigned, which has allowed the main vehicular entrance for the development to be served by a stoplight along Hubbell Avenue. The PUD Conceptual Plan also provides a drive approach from Kennedy Drive (former segment of East Douglas Avenue) and an internal driveway connection at the north provided by an easement from the adjoining property.

The PUD Conceptual Plan demonstrates a total of 457 off-street parking spaces would be provided for the 254 dwelling, resulting in 1.80 parking spaces per dwelling unit.

There is existing sidewalk along all public streets, as a note on Sheet 1 of the PUD Conceptual Plan states that sidewalk shall be provided along all public streets fronting the PUD. Staff recommends that Sheets 2 and 3 of the PUD Conceptual Plan be revised to demonstrate these sidewalks, as well as the existing shelter at the transit stop along Hubbell Avenue. The PUD Conceptual Plan also demonstrates a network of

sidewalks throughout the development. Staff recommends that the proposed north/south sidewalk through the eastern portion of the site be extended southerly to the east/west sidewalk that provide a pedestrian connection from the public sidewalk along Hubbell Avenue.

3. **Landscaping:** The proposed "PUD" Conceptual Plan demonstrates significant landscaping and plantings throughout the site. It also provides a 30-foot wide landscape buffer along the east property line and a 20-foot wide landscape buffer along the north property line. Both buffers would contain a 6-foot tall fence, as well as 4 overstory trees and a mix of at least 8 additional evergreen, ornamental, or overstory trees, per 100 lineal feet. Staff recommends that the note be clarified to state that the fence within the buffers would be 100% opaque (solid).
The proposed "PUD" Conceptual Plan states that the site will be landscaped in accordance with the landscaping regulations applicable in the "R-3" District. Staff recommends that this note be revised to state that the site will be landscaped in accordance with the landscaping regulations applicable in the "NX3" District.
4. **Signage:** The proposed "PUD" Conceptual Plan states that signage will be allowed in accordance with the signage regulations applicable in the "R-3" District. Staff recommends that this note be revised to state that signage will be allowed in accordance with the signage regulations applicable in the "NX3" District.

SUMMARY OF DISCUSSION

Bert Drost presented staff report and recommendation.

Will Page asked with the 2 proposed buildings constructed, how many units would still be available.

Bert Drost stated this would max out the 254 units.

JB Conlin 3721 SW 61st Street, stated the back building has been changed to senior living units. Both buildings will have applications to IFA so these were designed to be built together or separately depending on what is approved by IFA. They would rather follow the requirements by IFA, which is 50% of brick on the building. The back of these buildings will hardly be seen and with brick being expensive makes it seem like a luxury that would cause rent prices to rise. Regarding condition #2, they will use a powder coated metal screen for the air conditioners that will match the color used on the buildings.

CHAIRPERSON OPENED THE PUBLIC HEARING

Johnny Alcivar asked to clarify 50% of brick and masonry is what's required by IFA?

JB Conlin stated that is correct but they don't require a specific place for the brick and masonry.

Greg Wattier asked if the staff recommendation is to match the existing buildings or to be different.

Bert Drost stated it would be to match the architecture of the existing buildings on all 4 facades.

Greg Jones stated he likes the façade that has more brick but understands the applicants point of view around the 50% IFA requirement. Maybe they could move some around to the back so it doesn't come out to be 2/3 and could lose a little bit on the front side.

Jason Van Essen stated staff was looking for consistency in the materials used between the existing buildings and the proposed buildings. Staff was not aware of how much the grade would be cut into with the project, which will obscure views of the back side of the buildings from the adjoining property. With seeing the graphic from the applicant showing the need for a retaining wall, staff is comfortable with what is proposed.

Rocky Sposato stated he would support striking condition #1 from the staff recommendation and rewording condition #2.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Greg Jones made a motion for the following:

Part A) The proposed amendment to the PUD is not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

Part B) Approval of amending the PlanDSM Creating Our Tomorrow Plan future land use classification from Medium Density Residential within a Community Node to High Density Residential within a Community Node.

Part C) Approval of the 1st Amendment to the "Hilltop Apartments" Legacy PUD Conceptual Plan, subject to the following:

1. Provision of a note to state that any "thru-wall air condition unit" shall be of a design and color that blends with the building.
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6. The note on Sheet 1 pertaining to signage shall be revised to state that any signage shall be in accordance with signage regulations applicable in the "NX3" District.

Motion passed: 14-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen", with a long horizontal flourish extending to the right.

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

ZON2021-00011

Item:

Date:

2/10/21

29

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature:

Rennie Lina, Pres.

Name:

bit-n-go Stores, Inc.

Address:

*3765 Hubball Ave.
D.H.*

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

FEB 17 2021

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

ZON2021-00011

Item:

Date:

2-11-21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature:

Keyls

Name:

Kevin Yoncum 2Key LLC

Address:

3764 Hubball Av Am

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

FEB 17 2021

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

Item: ZON2021-00011 Date: 2/9/21

Please mark one of the following

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

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
FEB 11 2021

Signature: [Handwritten Signature]
 Name: JB Conlin, Conlin Properties
 Address: See Below.

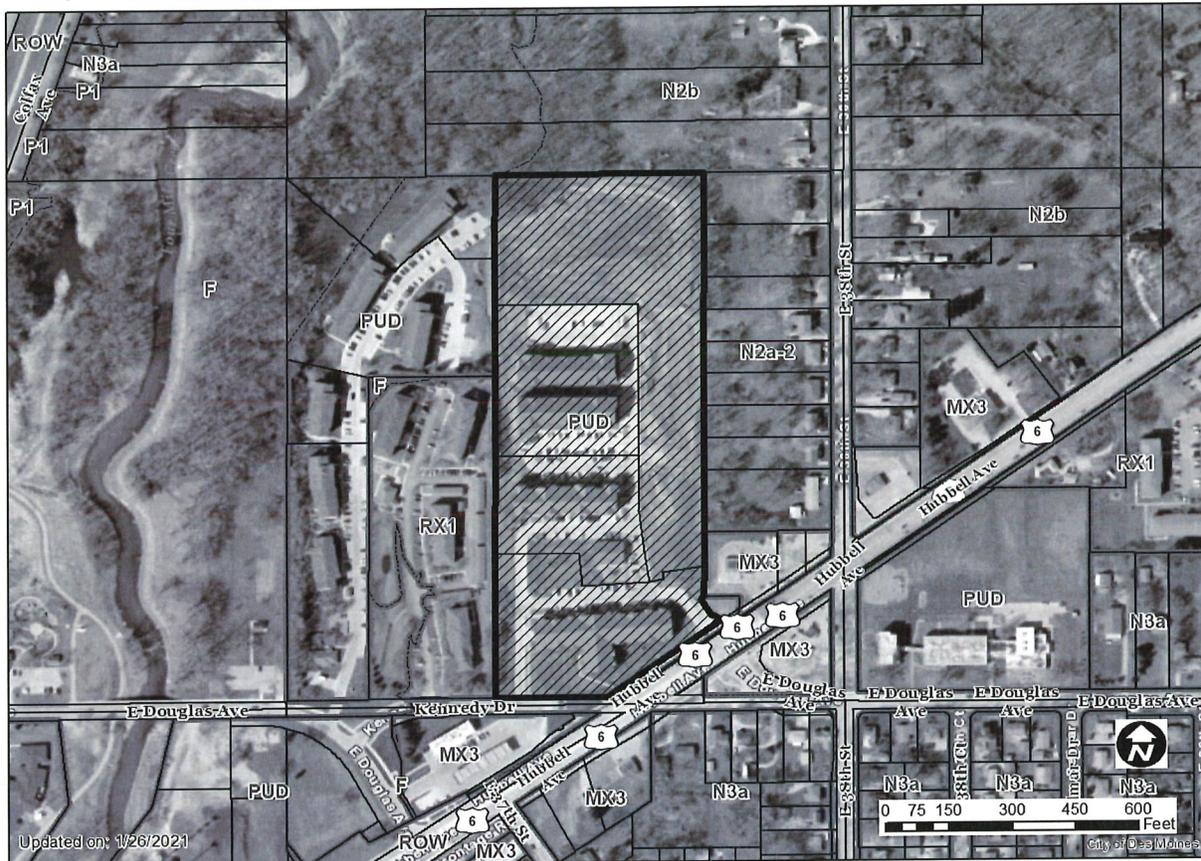
Reason for opposing or approving this request may be listed below:

3540 E Douglas, 3560 E Douglas Bldgs A-F
3720, 3722, 3724, 3726, 3728-3768 Hubbell.
See Attached Email w/ all parcel
numbers

Request from Hilltop Housing, LLC (owner) represented by J.B. Conlin (officer) for property located at 3722 Hubbell Avenue, 3726 Hubbell Avenue, 3680 Kennedy Drive, and 3688 Kennedy Drive. Additional property owners include Hilltop Senior, LP; Hilltop I, LP; and Hilltop II, LP.			File #	
			21-2021-4.04	
Description of Action	Amendment to the PlanDSM Creating Our Tomorrow Plan future land use classification from Medium Density Residential within a Community Node to High Density Residential within a Community Node.			
PlanDSM Future Land Use	Current: Community Mixed Use and Medium Density Residential within a Neighborhood Node. Proposed: Community Mixed Use and High Density Residential within a Neighborhood Node.			
Mobilizing Tomorrow Transportation Plan	2020-2024 Hubbell Avenue reconstruction/expansion from E 33 rd St to E 38 th Street (LRTP #12)			
Current Zoning District	Hilltop Legacy "PUD" Planned Unit Development.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)				
Within Subject Property				
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes
	Denial			No

Hilltop Housing, LLC, 3722 and 3726 Hubbell & 3680 and 3688 Kennedy Drive

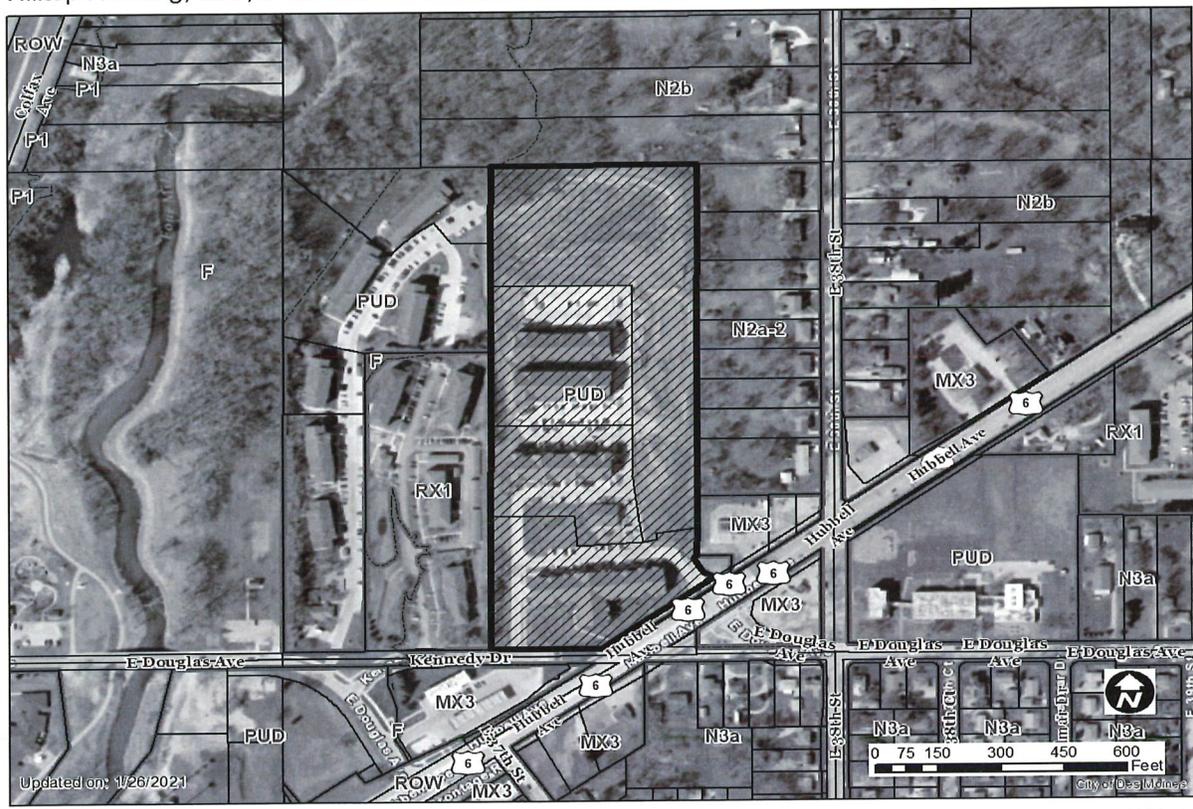
21-2021-4.04



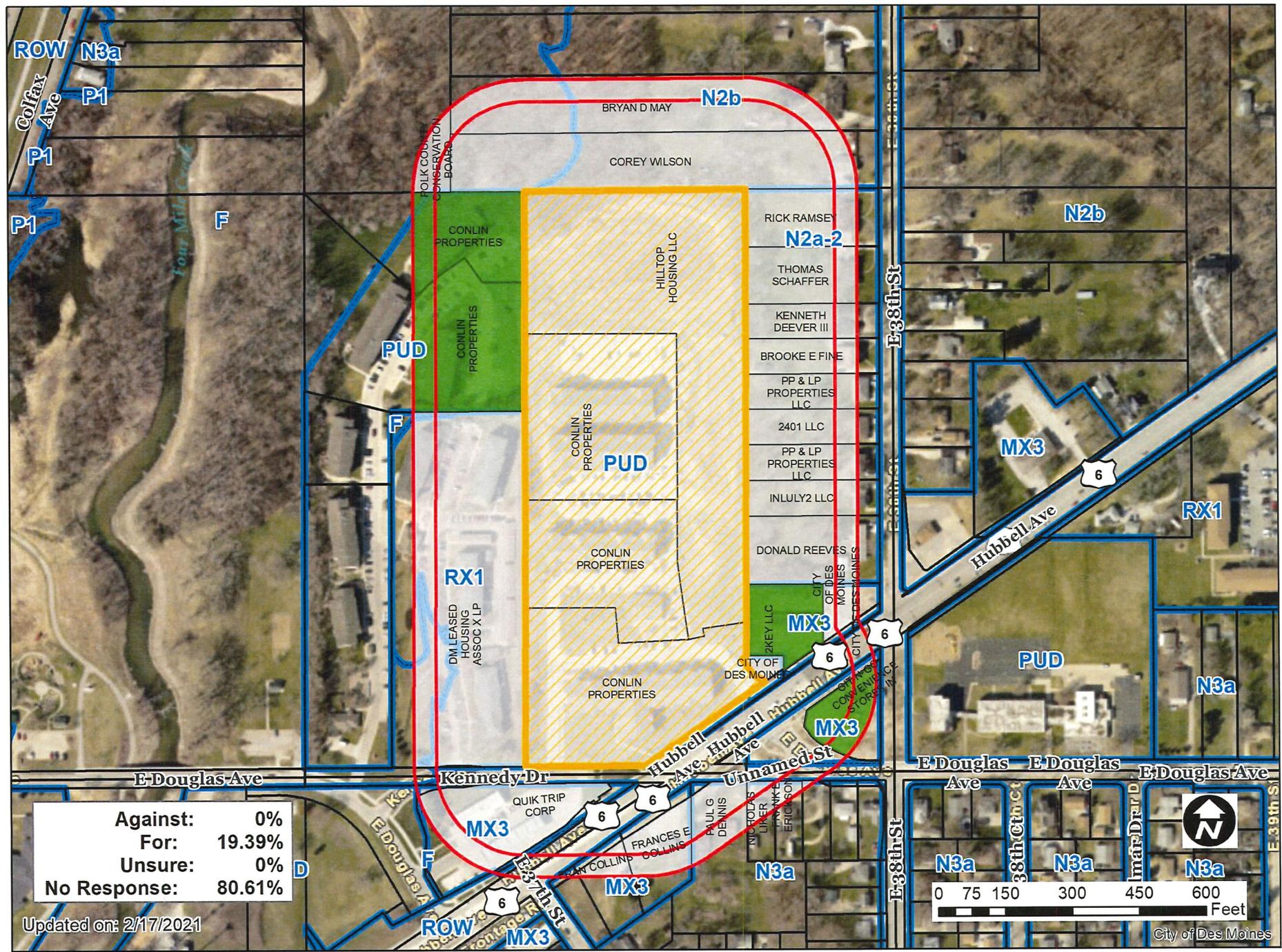
1 inch = 283 feet

Request from Hilltop Housing, LLC (owner) represented by J.B. Conlin (officer) for property located at 3722 Hubbell Avenue, 3726 Hubbell Avenue, 3680 Kennedy Drive, and 3688 Kennedy Drive. Additional property owners include Hilltop Senior, LP; Hilltop I, LP; and Hilltop II, LP.		File # ZON2021-00011		
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PlanDSM Future Land Use	Current: Community Mixed Use and Medium Density Residential within a Neighborhood Node. Proposed: Community Mixed Use and High Density Residential within a Neighborhood Node.			
Mobilizing Tomorrow Transportation Plan	2020-2024 Hubbell Avenue reconstruction/expansion from E 33 rd St to E 38 th Street (LRTP #12)			
Current Zoning District	Hilltop Legacy "PUD" Planned Unit Development.			
Proposed Zoning District	N/A			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	4	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	
	Denial		Yes	No
				X

Hilltop Housing, LLC, 3722 and 3726 Hubbell Avenue & 3680 and 3688 Kennedy Drive ZON2021-00011



1 inch = 283 feet



Against:	0%
For:	19.39%
Unsure:	0%
No Response:	80.61%

Updated on: 2/17/2021

1 inch = 284 feet

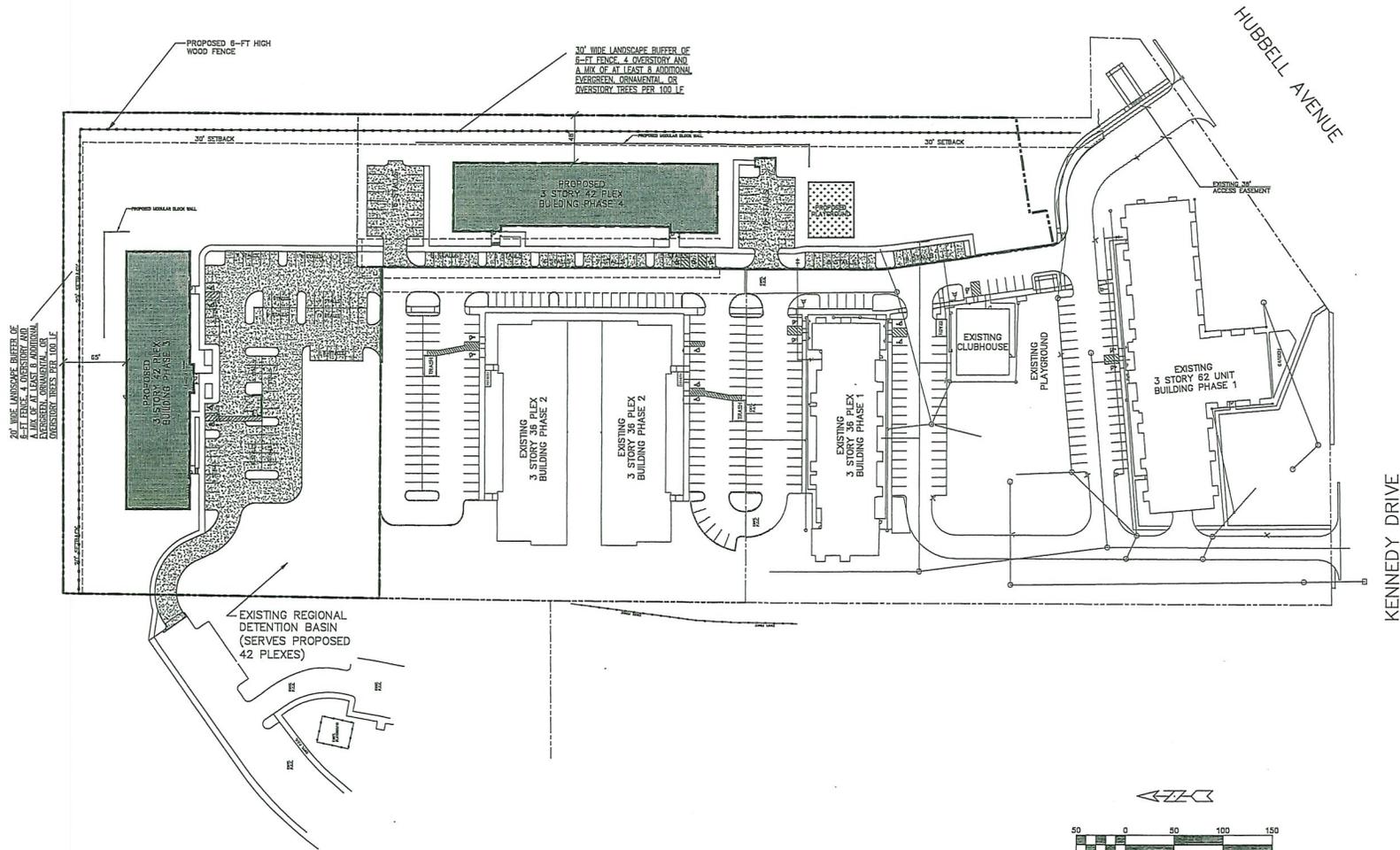


City of Des Moines

NOTE:
 THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS AND SHOWN FROM EXISTING PLANS PROVIDED. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

CONCEPTUAL PLAN FOR HILLTOP APARTMENTS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
 SHEET 2 OF 10 AMENDMENT #1



4/2021 Proj#1-0000000000-AMENDMENT#1-000-CP-2-1.dwg, 1/19/2021 2:27:54 PM, DGI

HILLTOP APARTMENTS CONCEPTUAL PLAN

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE	NO. SHEETS	DATE	FILE NO.
						1"=50'	2	07/19/2021	21-005
						31-005-CP-2-1.dwg	2		
							2		

ERG
 The Engineering Resource Group, Inc.
 2415 GRAND AVENUE
 DES MOINES, IOWA 50316
 (515) 281-4023

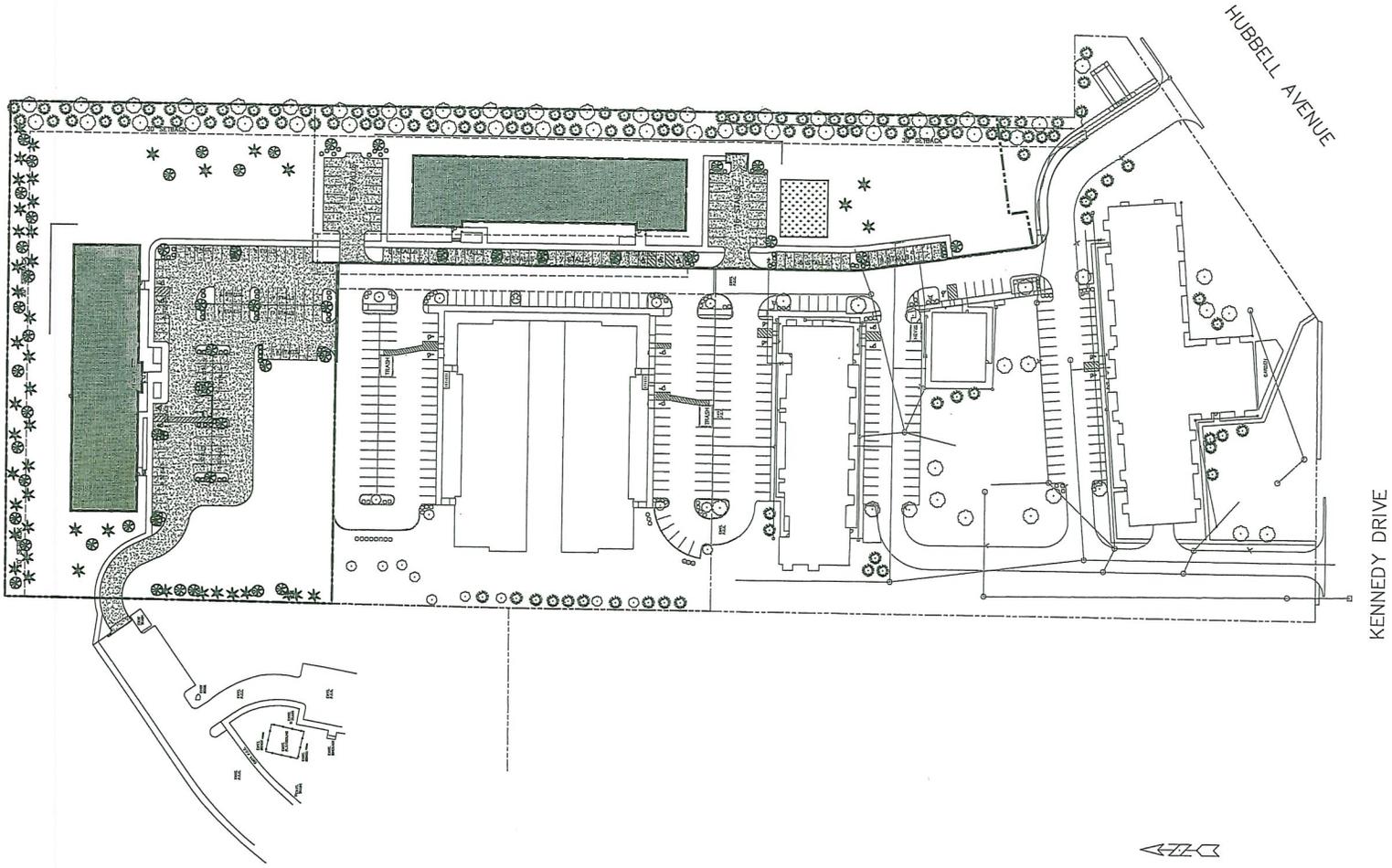
CP2.1

21-005

NOTE:
 THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

CONCEPTUAL PLAN FOR HILLTOP APARTMENTS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
 SHEET 3 OF 10 AMENDMENT #1



CONCEPTUAL LANDSCAPE PLAN

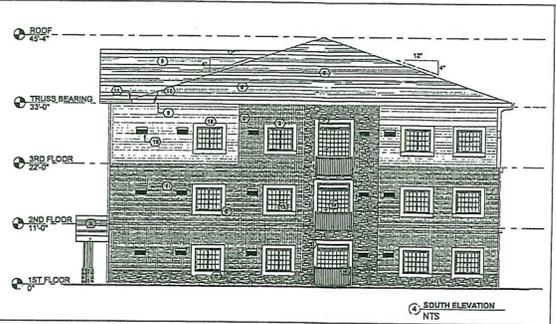
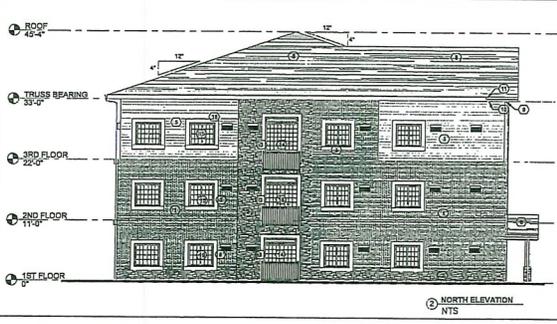
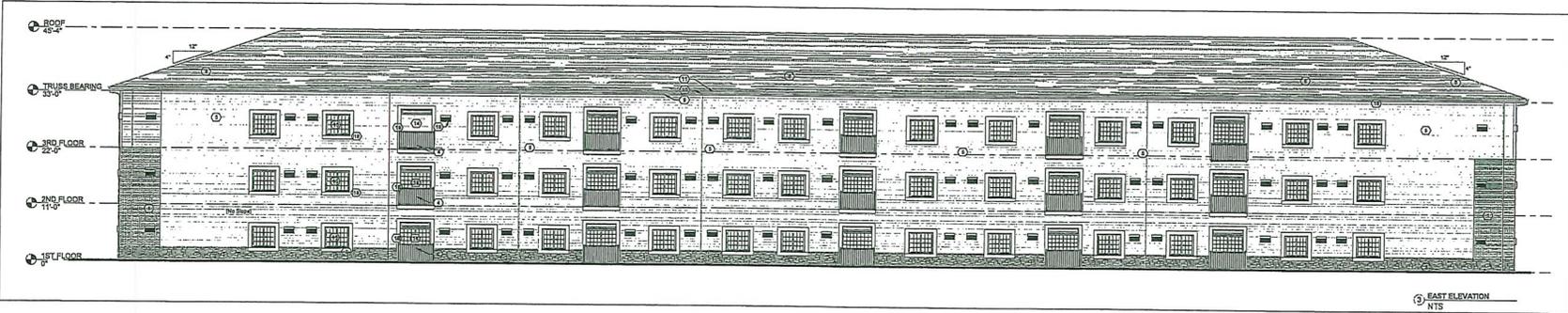
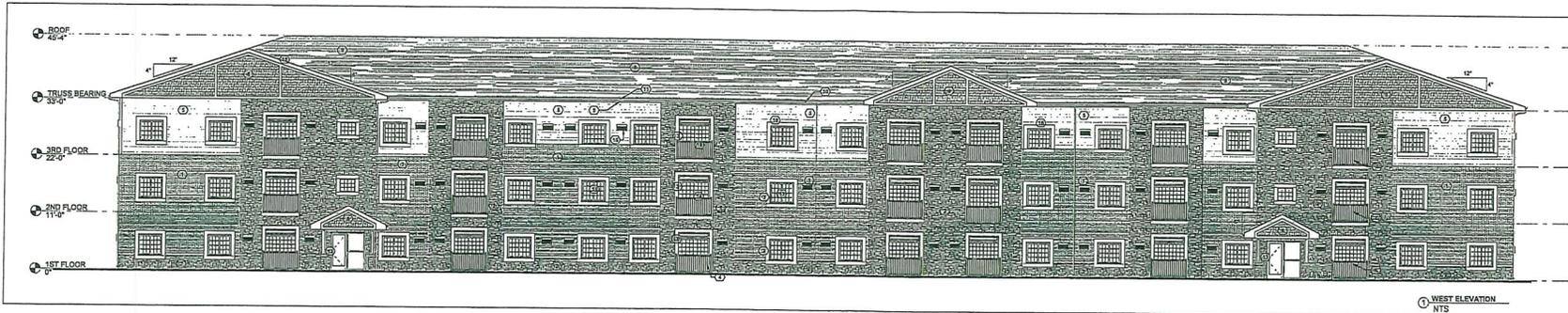
CP2.2

CONCEPTUAL LANDSCAPE PLAN HILLTOP APARTMENTS - CONCEPTUAL PLAN		SCALE: 1"=50' DWG: 21-005-CP-2-2.dwg FIELD BOOK:	DESIGNED BY: DAS CHECKED BY: DAS SHEET 3 OF 10	DRAWN BY: RSH DATE: 07/09/2021 FILE NO.: 21-005	
NO.	REVISION	DATE	BY	FOR	LOCATION

ERG
 Engineering & Surveying Group, Inc.
 2413 GRAND AVENUE
 DES MOINES, IOWA 50316
 (515) 281-4823

J:\2021\Project 405\DESIGN\AMENDMENT\CP-2-2.dwg, 1/18/2021 2:38:23 PM, RSH

CONCEPTUAL PLAN FOR HILLTOP APARTMENTS
 A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
 SHEET 5 OF 10 AMENDMENT #1



- ELEVATION KEY NOTES**
1. 4" DEPTH BRICK VENEER OVER AIR SPACE
 2. 4" DEPTH STONE VENEER OVER AIR SPACE
 3. 4" DEPTH CAST STONE SURROUNDS OVER AIR SPACE
 4. PRE-FINISHED METAL DECORATIVE RAILINGS
 5. PRE-FINISHED FIBER CEMENT LAP SIDING
 6. PRE-FINISHED FIBER CEMENT SHINGLE SIDING
 7. PRE-FINISHED 2x8 FIBER CEMENT TRIM BOARD
 8. ARCHITECTURAL ASPHALT SHINGLE
 9. PRE-FINISHED METAL VENTED SOFFIT
 10. PRE-FINISHED METAL FASCIA TRIM
 11. PRE-FINISHED METAL GUTTERS & DOWNSPOUTS
 12. PRE-FINISHED MECHANICAL LOUVERS & COVERS (NOT SHOWN)
 13. ALUMINUM STOREFRONT ENTRY SYSTEM WITH INSULATED GLASS
 14. SLIDING VINYL PATIO DOOR WITH INSULATED GLASS
 15. SLIDING VINYL WINDOW UNIT WITH INSULATED GLASS
 16. THRU-WALL AIR CONDITIONING UNITS
 17. NOT USED
 18. PRE-FINISHED 2x8 FIBER CEMENT TRIM BOARD

PROPOSED MULTI-FAMILY BUILDING (PHASE 3)

HILLTOP APARTMENTS - CONCEPTUAL PLAN

ERG
 Engineering Resource Group, Inc.
 2413 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 281-4650

SCALE:	AS NOTED	DESIGNED BY:	DJS	DRAWN BY:	RY
DATE:	21-008-CP-2102-1.dwg	CHECKED BY:	OF	DATE:	07/27/2021
FIELD BOOK:	SHEET 5 OF 10			FILE NO.:	21-008

NO.	DATE	BY	FOR	REVISION	LOCATION

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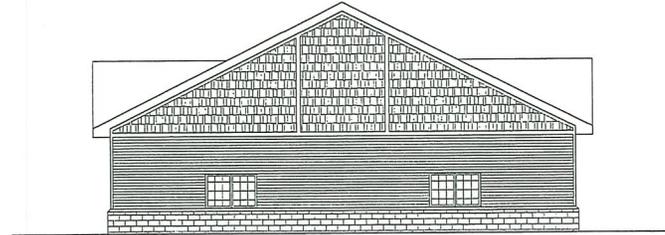
21-005

CONCEPTUAL PLAN FOR HILLTOP APARTMENTS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
SHEET 8 OF 10 AMENDMENT #1



① FRONT ELEVATION
NTS



① REAR ELEVATION
NTS



① SIDE ELEVATION
NTS



① SIDE ELEVATION
NTS

EXISTING CLUBHOUSE

HILLTOP APARTMENTS - CONCEPTUAL PLAN

ERG
Engineering & Surveying, Inc.
2413 GRAND AVENUE
DES MOINES, IOWA 50316
(515) 263-4823

DRAWN BY: P.J.
DATE: 07/19/2021
FILE NO.: 21-005

DESIGNED BY: D.J.S.
CHECKED BY:
SHEET 8 OF 10

SCALE: 1" = 30'
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FIELD BOOK:

LOCATION:

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DATE BY FOR

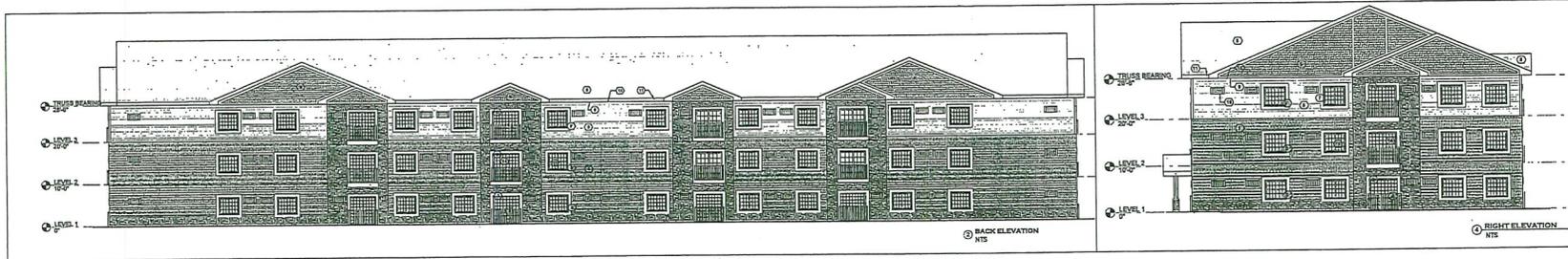
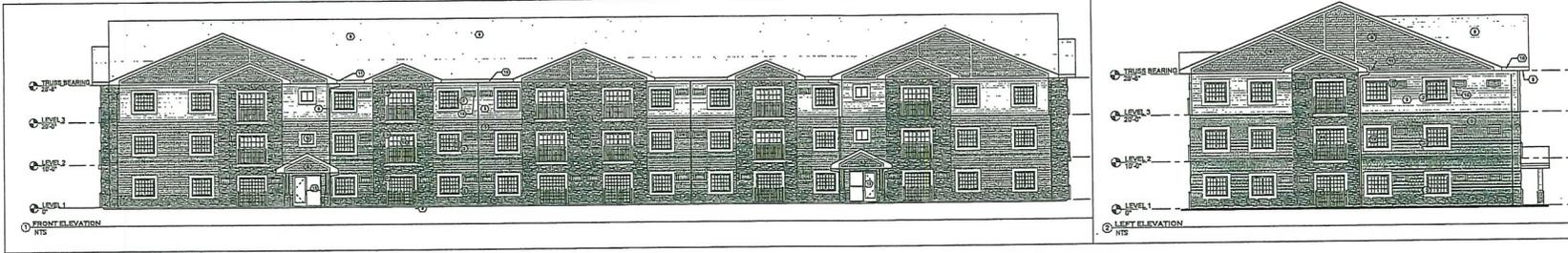
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CONCEPTUAL PLAN FOR HILLTOP APARTMENTS
 A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
 SHEET 10 OF 10 AMENDMENT #1



ELEVATION KEY NOTES

1. 4" DEPTH BRICK VENEER OVER AIR SPACE
2. 4" DEPTH STONE VENEER OVER AIR SPACE
3. 4" DEPTH CAST STONE SURROUNDS OVER AIR SPACE
4. PREFINISHED METAL DECORATIVE RAILINGS
5. PREFINISHED FIBER CEMENT LAP SIDING
6. PREFINISHED FIBER CEMENT SHINGLE SIDING
7. PREFINISHED FIBER CEMENT TRIM BOARD
8. ARCHITECTURAL ASPHALT SHINGLE
9. PREFINISHED METAL VENTED SOFFIT
10. PREFINISHED METAL FASCIA TRIM
11. PREFINISHED METAL GUTTERS & DOWNSPOUTS
12. PREFINISHED MECHANICAL LOUVERS & COVERS (NOT SHOWN)
13. ALUMINUM STOREFRONT ENTRY SYSTEM WITH INSULATED GLASS
14. SLIDING VINYL PATIO DOOR WITH INSULATED GLASS
15. SLIDING VINYL WINDOW UNIT WITH INSULATED GLASS
16. THRU-WALL AIR CONDITIONING UNITS

IFA EXTERIOR ELEVATION NOTES

- 2018 IFA EXTERIOR CRITERIA & BUILDING CHARACTERISTICS per section B.2 & B.3 CONSTRUCTION CHARACTERISTICS**
- A. Minimum of sixty percent (60%) of the gross exterior (excluding window and door areas), shall be 4" routed brick & 4" natural stone. The remaining 40% shall be constructed of 100% fiber cement board siding or pre-finished aluminum metal. The buildings soffits and fascias shall be pre-finished aluminum. Soffits shall be vented.
- 2018 5% MINIMUM DEVELOPMENT CONSTRUCTION CHARACTERISTICS per Appendix 1 Section 6. MINIMUM DEVELOPMENT CHARACTERISTICS**
1. Exterior construction shall have air filtration barrier backing every required on all new sliding installations.
 2. Roof shingles shall be a minimum of 30-year shingles with a synthetic felt with characteristics superior to two layers of 20 pound felt.
 3. Exterior entry doors to common areas shall be thermo-pane glass full lite doors with metal thermal break type frame.
 4. All caulk and sealants shall comply with Regulation 6, Rule 51 of the Bay Area Air Quality Management District.

GEN. EXT. ELEV. NOTES

1. Refer to additional notes and requirements on all other documents and other discipline documents.
2. All horizontal transitions between different materials shall be finished continuous from top behind/under upper material and extend over to exterior face of lower material.
3. Any returns or blind elevations not shown shall be similar in material and makeup to adjacent conditions or other similar conditions.
4. Caulk & seal all transition-control-expansion at all exterior materials.
5. Insulate and seal to ensure adequate air infiltration barrier around all exterior penetrations to prevent water and radon gas tracking.
6. Sealant and backer rod at window perimeter. Verify system weeps are cleared, free of sealant and debris.
7. Provide positive drainage of surface water away from building without ponding of water adjacent to building or on pavements.

EXISTING MULTI-FAMILY (PHASE 2)

HILLTOP APARTMENTS - CONCEPTUAL PLAN

SCALE:	AS NOTED	DESIGNED BY:	DJS	DRAWN BY:	PJV
DWG. NO.:	21-005-CP-BLDG-6.4.F	CHECKED BY:		DATE:	07/19/2021
FIELD BOOKS:		SHEET:	10	OF	10
NO.		DATE	BY	FOR	
REVISION					
NO.					

FIRG
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CP-3.6

21-005

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