



**Date** June 14, 2021 **Reconvened - June 16, 2021**

**RESOLUTION HOLDING HEARING ON REQUEST FROM MERCYONE MEDICAL CENTER DES MOINES FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN “MERCYONE RICHARD DEMMING CANCER CENTER” FOR PROPERTY AT 411 LAUREL STREET**

**WHEREAS**, on May 24, 2021, by Roll Call No. 21-0776, the City Council received a communication from the City Plan and Zoning Commission advising that on May 6, 2021, the Commission voted 12-0 to **APPROVE** a request from MercyOne Medical Center Des Moines (owner), represented by Diane Cummings (officer), to approve the PUD Final Development Plan “MercyOne Richard Demming Cancer Center” on property located at 411 Laurel Street (“Property”) to facilitate construction of a new vehicular drop-off lane and canopy on and adjacent to the west facade building entrance, in compliance with a previously approved PUD Conceptual Plan amendment, subject to compliance with all administrative review comments; and

**WHEREAS**, the Property is legally described as follows:

THE WESTERN 119.9 FEET OF THE SOUTHERN 210.12 FEET OF LOT 3, BLOCK A IN RIVER HILLS PLAT, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; and

**WHEREAS**, on May 24, 2021, by Roll Call No. 21-0776, it was duly resolved by the City Council that the request for approval of the PUD Final Development Plan be set down for hearing on June 14, 2021 at 5:00 p.m., in the Council Chambers; 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 Final Development Plan; and

**WHEREAS**, in accordance with said notice, those interested in said proposed PUD Final Development Plan, 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 PUD Final Development Plan “MercyOne Richard Demming Cancer Center” are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan “MercyOne Richard Demming Cancer Center”, as on file in the Development Services Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to the condition stated above.



**Roll Call Number**

**Agenda Item Number**

72

**Date** May 24, 2021

MOVED BY \_\_\_\_\_ TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank  
Glenna K. Frank, Assistant City Attorney

(10-2021-7.80)

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



May 18, 2021

Date 6/11/21  
 Agenda Item 72  
 Roll Call # \_\_\_\_\_

Honorable Mayor and City Council  
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their May 6, 2021 meeting, the following action was taken regarding a request from MercyOne Medical Center Des Moines (owner) represented by Dianne Cummings (officer) for review and approval of a PUD Final Development Plan "MercyOne Richard Demming Cancer Center" on property located at 411 Laurel Street, to allow a new drop-off drive and canopy added to the west front entrance area of the building.

**COMMISSION RECOMMENDATION:**

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

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

**APPROVAL** of the submitted PUD Final Development Plan subject to compliance with all administrative review comments. (10-2021-7.80)

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted PUD Final Development Plan subject to compliance with all administrative review comments.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed Development Plan would facilitate the construction of a new drop-off lane to the west of the existing building. Access to the drop-off would come from an existing north/south private drive. The improvements include the construction of a new canopy providing cover to the west façade building entrance. The proposal complies with PUD Conceptual Plan amendments that the Commission reviewed on January 21, 2021.
2. **Size of Site:** The site measures 27,609 square feet (0.63 acres). The entire PUD encompasses approximately 38 acres.
3. **Existing Zoning (site):** “PUD” Planned Unit Development District.
4. **Existing Land Use (site):** The PUD contains the Mercy Medical Center campus.
5. **Adjacent Land Use and Zoning:**
  - North** – “PUD”, Use is the Mercy Medical Center campus.
  - South** – “DX2”, Uses include Des Moines Medical Center offices, Iowa Dental Supply, and Medical Office Plaza.
  - East** – “PUD”, Use is the Mercy Medical Center campus.
  - West** – “PUD”, Use is the Mercy Medical Center campus.
6. **General Neighborhood/Area Land Uses:** The subject property is located north the north side of Laurel Street in an area that contains a mix of medical related uses including the Mercy Medical Center campus.
7. **Applicable Recognized Neighborhood(s):** The subject property is in the Cheatom Park Neighborhood and within 250 feet of the River Bend Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on April 16, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on April 26, 2021 (10 days prior to the hearing) to the Cheatom Park Neighborhood, River Bend Neighborhood, and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on April 30, 2021.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Cheatom Park Neighborhood Association mailings were sent to Susan Wells, 1157 14<sup>th</sup> Place, Des Moines, IA 50314 and the River Bend Neighborhood Association mailings were sent to Chris Chiaramonte, 409 Franklin Avenue, Des Moines, IA 50314.

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

The 1<sup>st</sup> amendment was approved administratively in June 2004 to allow construction of a building addition to the south side of the hospital for a “Cyber Knife” facility. The 2<sup>nd</sup> amendment was approved administratively in June of 2006 to allow a new signage plan for the hospital complex.

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

The 4<sup>th</sup> amendment was approved on September 26, 2016 (Roll Call 16-1668) to expand the PUD area by 2.3 acres and to allow for the demolition of the existing Mercy Apartments for development of a new parking structure and additional surface parking; demolition of the Mercy Office Plaza building for development of a parking structure; and demolition of the existing east parking structure for development of an 11-story hospital tower with 2 levels of subsurface parking.

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

The 6<sup>th</sup> amendment was approved on January 13, 2020 (Roll Call 20-0113) to allow revision to the campus signage plan.

The 7<sup>th</sup> amendment was approved on February 22, 2021 (Roll Call 21-0320) to allow construction of a canopy on the building known as 411 Laurel Street and revision to the campus sign.

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

- 10. Applicable Regulations:** Considering the criteria set forth in Chapter 18B of the Iowa Code, and based on the provisions of Chapter 134 Section 134-2.2.9.C, all PUD Final Development Plans must be reviewed and approved by the City Council after review and recommendation by the Plan and Zoning Commission.

## **II. ADDITIONAL APPLICABLE INFORMATION**

- 1. Building Modifications:** The proposed PUD Final Development Plan allows the construction of a new entrance canopy along the west façade of the building known as 411 Laurel Street. The canopy would generally measure 98 feet by 22 feet, and would replace an existing canopy. The proposed amendment would also allow the existing

drop-off lane to be lengthened, which would necessitate construction of a short retaining wall.

- 2. Access and Traffic:** The proposed modification will enhance the function of the existing drop-off activity that occurs to the west of the building.

## **SUMMARY OF DISCUSSION**

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

## **COMMISSION ACTION:**

Jann Freed made a motion for approval of the submitted PUD Final Development Plan subject to compliance with all administrative review comments.

Motion passed: 12-0

Respectfully submitted,



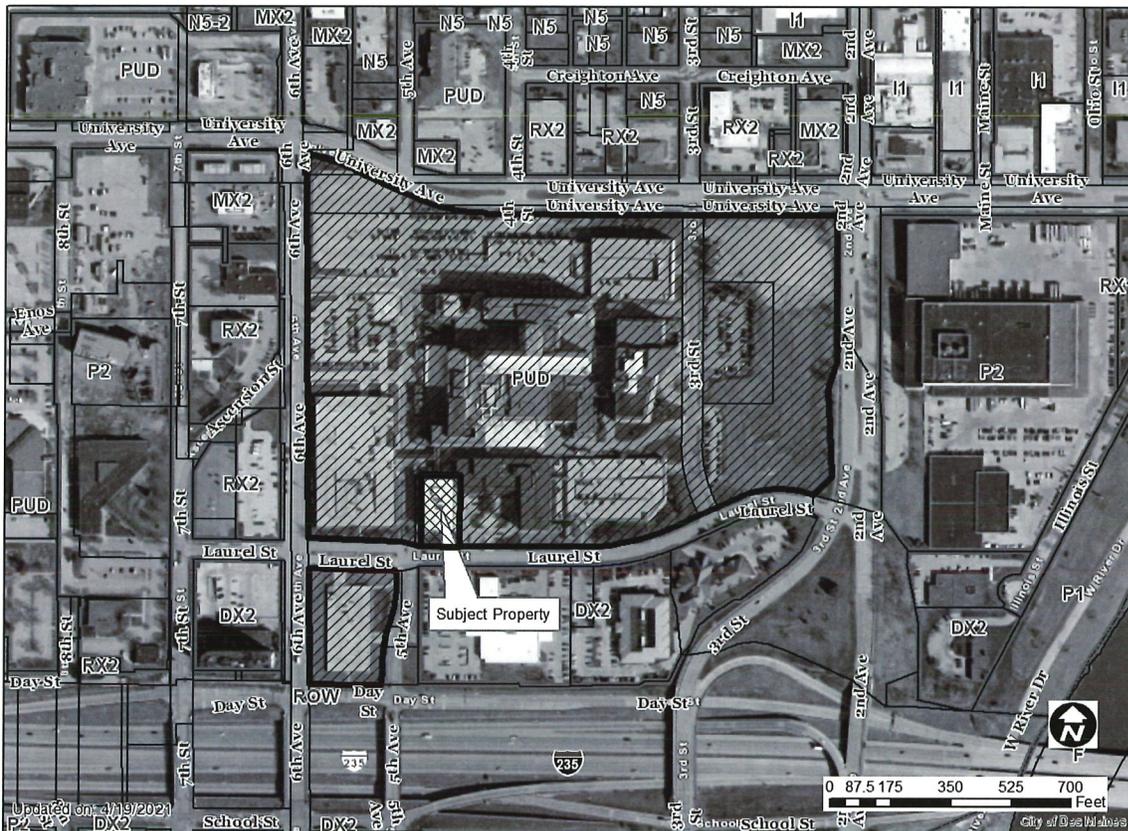
Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh

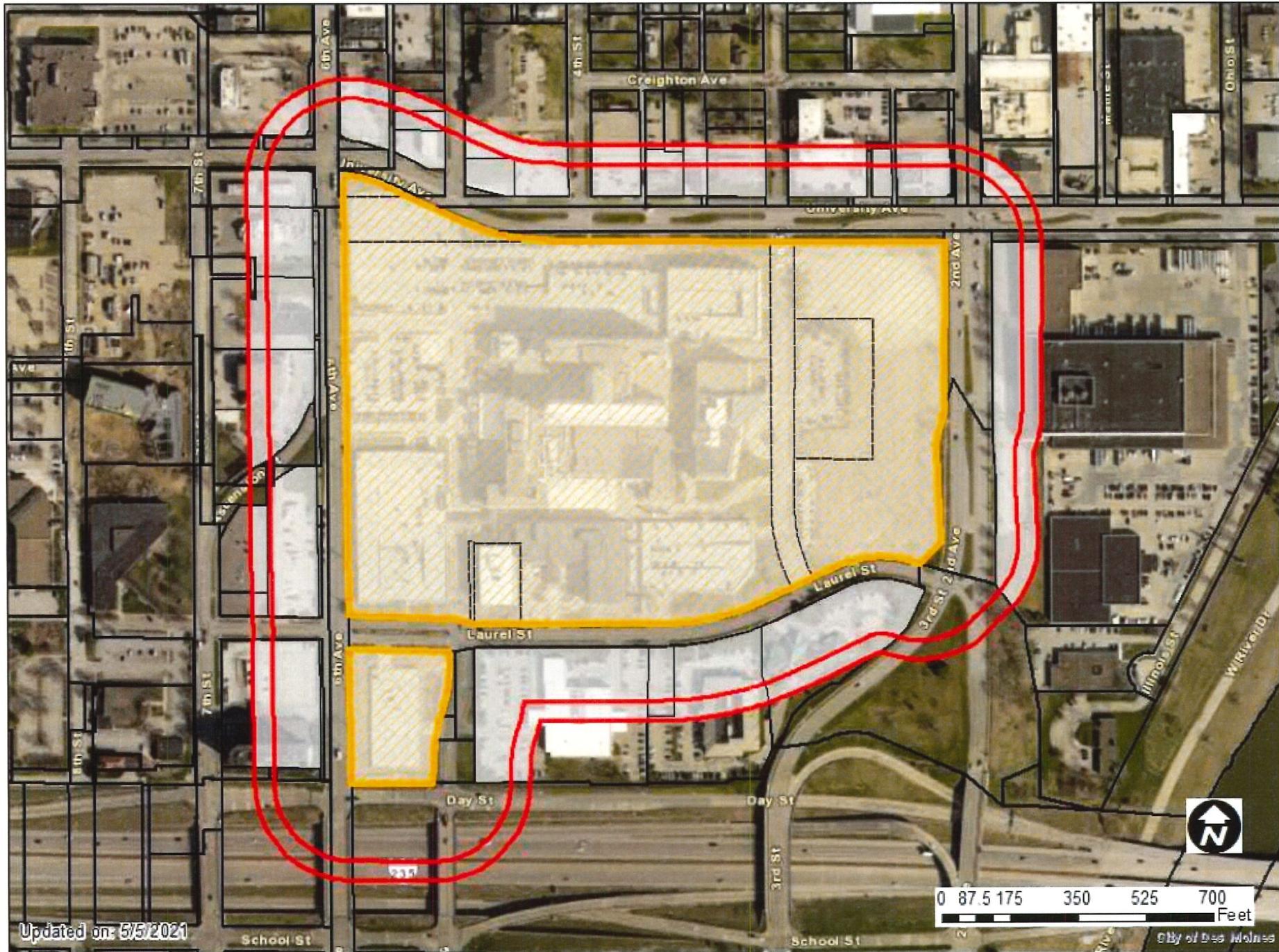
Request from MercyOne Medical Center Des Moines (owner) represented by Dianne Cummings (officer) for property located at 411 Laurel Street				File #	
				10-2021-7.80	
Description of Action	Review and approval of a PUD Final Development Plan "MercyOne Richard Demming Cancer Center" to allow a new drop-off drive and canopy added to the west front entrance area of the building.				
PlanDSM Future Land Use	Current: Public/Semi-Public. Proposed: N/A				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	Mercy Hospital Center Legacy "PUD" Planned Unit Development.				
Proposed Zoning District	N/A				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

MercyOne Medical Center Des Moines, 411 Laurel Street

10-2021-7.80



1 inch = 328 feet

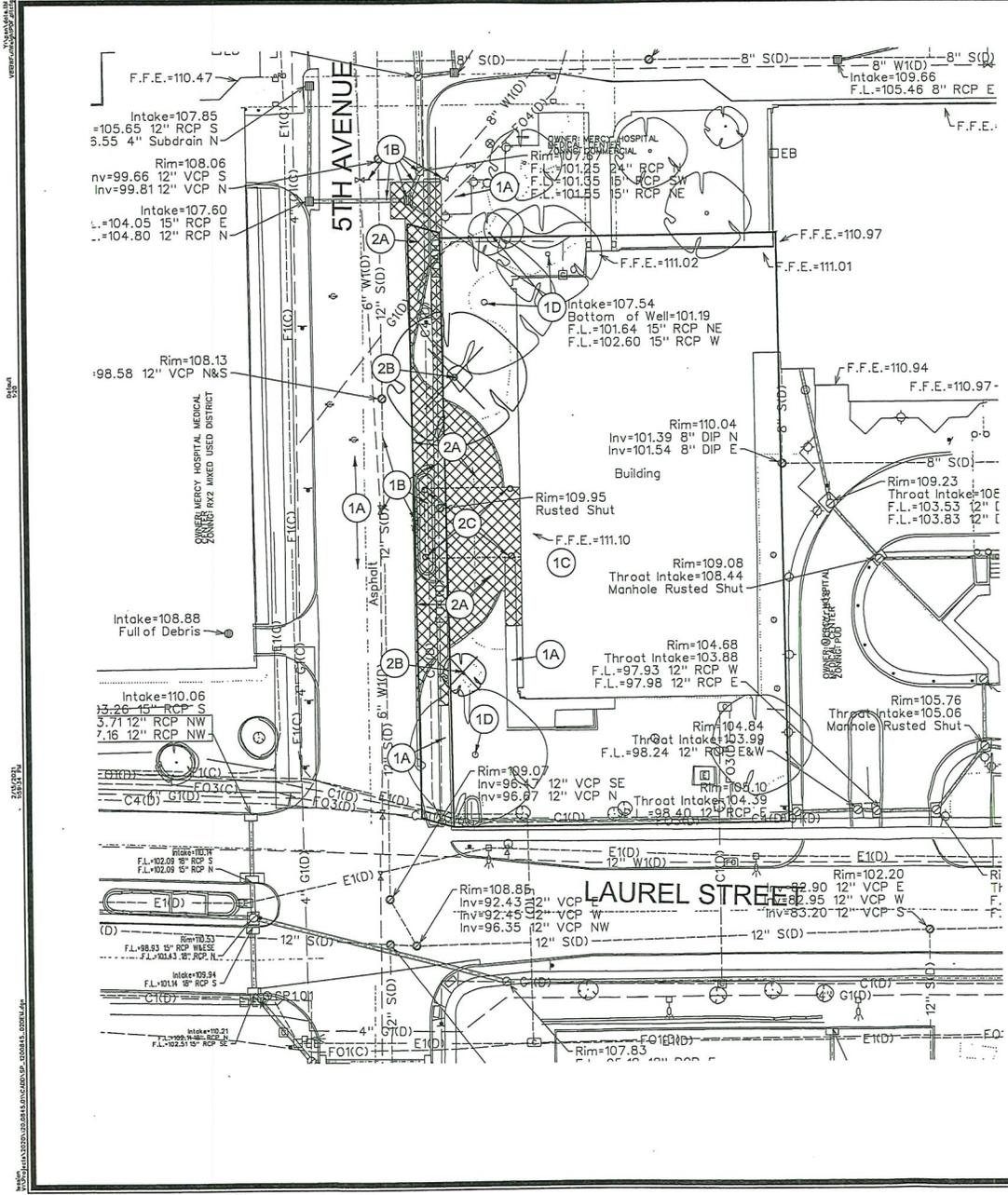


Updated on: 5/5/2021



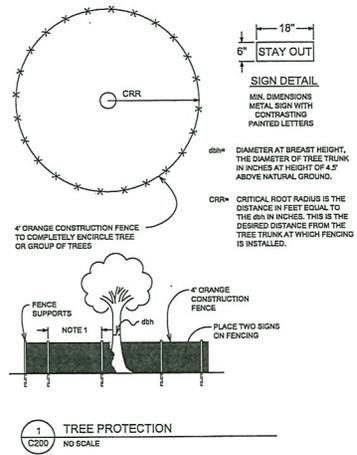
1 inch = 328 feet





**DEMOLITION PLAN CONSTRUCTION NOTES**

- PROTECT ALL SITE FEATURES NOT SCHEDULED FOR DEMOLITION OR MODIFICATION. ANY DAMAGE TO ITEMS NOT SHOWN FOR REMOVAL SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
  - PAVEMENTS TO REMAIN.
  - PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY APPURTENANCE TO FINISH GRADES IS CONSIDERED INCIDENTAL TO THE PROJECT.
  - EXISTING BUILDING AND FOUNDATIONS.
  - EXISTING TREE.
- DEMOLITION, REMOVE THE FOLLOWING:
  - EXISTING PAVEMENT.
  - EXISTING TREES.
  - EXISTING DROPOFF CANOPY.



<b>MERCYONE RICHARD DEMING CANCER CENTER</b> DEMOLITION PLAN	<b>SNYDER &amp; ASSOCIATES, INC.</b> DES MOINES, IOWA
Project No: 1200845 Sheet 2 of 4	





