



**Date** February 21, 2022

**RESOLUTION HOLDING HEARING ON REQUEST FROM TRINITY LAND HOLDINGS, LC FOR APPROVAL OF A PROPOSED 1<sup>ST</sup> AMENDMENT TO THE PAT BROKERAGE PUD CONCEPTUAL PLAN ON PROPERTY LOCATED AT 4529 DOUGLAS AVENUE**

**WHEREAS**, on February 7, 2022, by Roll Call No. 22-0176, the City Council received a communication from the City Plan and Zoning Commission advising that on January 20, 2022, the Commission voted 13-0-1 to **APPROVE** a request from Trinity Land Holdings, LC (owner), represented by Clancy Sullivan (officer), to review and approve a proposed 1st Amendment to the PAT Brokerage Planned Unit Development (PUD) Conceptual Plan on property located at 4529 Douglas Avenue (“Property”) to allow the construction of a 1-story commercial building and parking in the southern portion of the PUD along Douglas Avenue, in lieu of the 2-story commercial building and larger surface parking area currently allowed by the Plan, subject to the following revisions to the Plan:

1. The building shall be set back no further from Douglas Avenue than the existing building to the east and to the west, with the finalized setback determined with the PUD Development Plan.
2. Use of full-dimensional brick or other durable material as approved by the Planning Administrator.
3. Addition of the following notes:
  - a) Development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
  - b) Any grading on the Property is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa Department of Natural Resources (IDNR); and

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

LOT 18 IN KIMBLE ACRES, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

LOT 17 IN KIMBLE ACRES, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PART OF LOT 17 CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED IN BOOK 8836, PAGE 615 IN THE OFFICE OF THE POLK COUNTY RECORDER. SAID EXCEPTED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17, THENCE NORTH 0°(DEGREES) 11'(MINUTES) 19"(SECONDS) WEST ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 4.12 FEET; THENCE NORTH 90°00'00" EAST, 61.04 FEET; THENCE NORTH 87°42'34" EAST, 39.07 FEET; THENCE SOUTH 0°11'16" EAST ALONG THE EAST LINE OF SAID LOT 17, A DISTANCE OF 5.68 FEET; THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 100.08 FEET TO THE POINT OF BEGINNING. AS SURVEYED AND MONUMENTED IN FIELD BY MICHAEL M. KLAPP LICENSED SURVEYOR NO.4821.



**Date** February 21, 2022

**WHEREAS**, on February 7, 2022, by Roll Call No. 22-0176, it was duly resolved by the City Council that the request for approval of the 1st Amendment to the PUD Conceptual Plan be set down for hearing on February 21, 2022, at 5:00 p.m., at the City 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 1st Amendment to the PUD Conceptual Plan; and

**WHEREAS**, in accordance with said notice, those interested in said proposed 1st Amendment to the PUD Conceptual 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 1st Amendment to the PAT Brokerage Planned Unit Development (PUD) Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 1st Amendment to the PAT Brokerage Planned Unit Development (PUD) Conceptual Plan, 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 as stated above, subject to revisions to the Plan as set forth above.

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

SECOND BY \_\_\_\_\_.

FORM APPROVED:

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

(ZON2021-000049)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
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

January 26, 2022

Communication from the City Plan and Zoning Commission advising that at their January 20, 2022 meeting, the following action was taken regarding a request from Trinity Land Holdings, LC (owner), represented by Dennis Riordan (officer), for review and approval of a 1<sup>st</sup> amendment to the PAT Brokerage PUD Conceptual Plan on the property located at 4529 Douglas Avenue, to allow development of a 2.36-acre parcel along Douglas Avenue with a veterinary clinic use.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 13-0-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus			X	
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Jann Freed	X			
Todd Garner	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Greg Wattier	X			
Emily Webb	X			

**APPROVAL** of a 1<sup>st</sup> amendment to the PAT Brokerage PUD Conceptual Plan, subject to the following modifications:

1. The building shall setback no further from Douglas Avenue than the existing building to the east and to the west, with the finalized setback determined with the PUD Development Plan.
2. Use of full-dimensional brick or other durable material as approved by the Planning & Urban Design Administrator.

3. Addition of the following notes on the "PUD" Conceptual Plan:

- a) Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- b) Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR (ZONG-2021-000049)

Written Responses

3 in Favor  
0 in opposition

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of a 1<sup>st</sup> amendment to the PAT Brokerage PUD Conceptual Plan, subject to the following modifications:

- 1. The building shall setback no further from Douglas Avenue than the existing building to the east and to the west, with the finalized setback determined with the PUD Development Plan.
- 2. Use of full-dimensional brick or other durable material as approved by the Planning & Urban Design Administrator.
- 3. Addition of the following notes on the "PUD" Conceptual Plan:
  - c) Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
  - d) Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR

**STAFF REPORT TO THE PLANNING COMMISSION**

**I. GENERAL INFORMATION**

- 1. **Purpose of Request:** The existing PUD Conceptual Plan allows for the construction of a 2-story commercial building and parking in the southern portion for PUD along Douglas Avenue. The proposed amendment would allow for a 1-story building with a smaller footprint. The amount of surface parking would also be reduced.
- 2. **Size of Site:** 2.363 acres (102,917 square feet).
- 3. **Existing Zoning (site):** PAT Brokerage "PUD" Planned Unit Development District.
- 4. **Existing Land Use (site):** Office, surface parking lot, and vacant land.

## 5. Adjacent Land Use and Zoning:

**North** – “N3a”; Uses are commercial and one-household residential.

**South** – “PUD” & “NX2”; Uses are Village Green multiple-household residential and one-household residential.

**East** – “MX1”; Use is Wells Fargo Bank.

**West** – “P2”; Use is Douglas Avenue Presbyterian Church.

**6. General Neighborhood/Area Land Uses:** The area consists of a mix of one household dwellings, multiple-household dwellings, commercial, and religious assembly uses.

**7. Applicable Recognized Neighborhood(s):** The subject property is located within the Beaverdale Neighborhood. All neighborhood associations were notified of the January 20, 2022, public hearing by mailing of the Preliminary Agenda on December 30, 2021 and by mailing of the Final Agenda on January 14, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on December 30, 2021 (20 days prior to the public hearing) and January 10, 2021 (10 days prior to the public hearing) to the Beaverdale Neighborhood and to the primary titleholder on file with the Polk County Assessor for each property within the PUD and within 250 feet of the PUD boundary.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Beaverdale Neighborhood notices were mailed to Marcus Coenen, PO Box 30175, Des Moines, IA 50310.

The applicant will provide a summary of the neighborhood meeting at the public hearing.

**8. Relevant Zoning History:** On July 5, 1994, the City Council rezoned the eastern portion of the subject property, subject to the following conditions:

- a) Only the following uses of structures or land shall be permitted upon the Property:
  - i. Any uses permitted in the "R-2" One and Two Family Residential District.
  - ii. Beauty and barber shops.
  - iii. Studio of a professional photographer.
- b) There shall be no extension of parking from the Property into the adjoining residentially zoned areas as would otherwise be permitted by Section 2A-25 (F)(8) of the Zoning Ordinance.” [Revised to Section 134-1377(f)(8) in 2000].

On August 25, 2008 by Ordinance No. 14,794 the City Council rezoned the property to “PUD” Planned Unit Development, subject to the following conditions:

- a) No removal of trees over six inches in diameter from the subject property until an approved tree removal/ protection and mitigation plan is reviewed as part of any Development Plan for commercial development.
- b) 2. Addition of language on the Conceptual Plan that would require identification of species and tree protection measures on any Development Plan for the trees identified for protection, and identification of species and mitigation of trees to be

removed using formulas currently being considered by the City Council for all large scale developments.

- c) Elimination of "possible" language on the Conceptual Plan for cross drive access and storm sewer connections with the adjoining bank property to the east.
- d) Addition of language on the Conceptual Plan that trash enclosures be comprised of materials compatible with the primary building architecture and should be constructed of a durable material such as stone or masonry with an opaque metal gate enclosure.
- e) Addition of language on the Conceptual Plan to indicate that all signage is to conform to standards as applicable to "C-O" for the north building and as applicable to "C-I" Districts for the south building along Douglas Avenue. This should be qualified to state "except as modified by the approved Conceptual Plan elevations".
- f) Prohibition of the use of packaged goods stores for the sale of alcoholic beverages, pawn shops, upholstery shops, and financial institutions whereby a majority of loans are made based on collateral of future payroll or vehicle titles. Language should be added to the Conceptual Plan listing the prohibited uses.
- g) The signage on the 2nd floor of the buildings shall have individual lettering.
- h) Lighting levels on the subject property shall be zero-foot candles beginning at a point 40' from the north property line.
- i) The developer shall consider providing detention on south side of the northernmost building.
- j) The northernmost row of parking shall be eliminated.
- k) A pedestrian access to the northernmost building shall be provided from Douglas Avenue.
- l) The southernmost parking lot shall connect to the Wells Fargo entrance driveway.
- m) The Final Development Plan shall be reviewed by the Plan and Zoning Commission for compliance with the Conceptual Plan.
- n) The applicant shall consider use permeable pavement if possible.
- o) The consulting engineer shall provide a written certification to city staff that all improvements have been installed according to the approved Final Development Plan.
- p) The church access to Sherman Boulevard to be chained off or gated during non-church events.

On May 7, 2009, by Docket No. 10-2009-7.24 the Plan and Zoning Commission approved a "PUD" Development Plan for "PAT Brokerage" as a condition of the "PUD" Conceptual Plan, to allow development of a 4,120 square-foot, one-story office building with required parking as an initial phase of the PUD, subject to the following conditions:

- a) Conformance with all comments as part of the administrative review by the Permit and Development Administrator.
- b) Provision of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with State requirements along with authorization of a National Pollutant Discharge Elimination System (NPDES) General Permit No. 2.
- c) Acceptance of a necessary "PUD" Restoration Bond by the City Council prior to any grading activity.
- d) Provision of minimum bufferyard evergreen plantings on other locations of the property and minimum interior lot overstory trees to meet the minimum required total planting count under the Des Moines Landscape Standards.

- e) Provision of a statement indicating that any subsequent development phase shall require the necessary cross access drive connections to the commercial site to the east as required by the “PUD” Conceptual Plan.
- f) Provision of a necessary on-site hydrant that will provide adequate fire protection for the phase 1 office building development.
- g) Provision of elevations for the remaining three sides of the building and the proposed trash enclosure that are in conformance with the “PUD” conditions.

**9. PlanDSM Land Use Plan Designation:** Community Mixed Use within a Community Node.

**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. PlanDSM: Creating Our Tomorrow:** The applicant is requesting the PUD amendment for a subject property designated “Community Mixed Use” within a “Community Node”. Plan DSM describes these designations as follows:

*Community Mixed Use: Small- to medium-scale mixed use development, located on high-capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.*

*Community Node: Mid-sized centers providing a range of daily needs and specialized services within a larger neighborhood context. Consist of a mix of housing, retail, and offices serving a larger population and geographical area than a neighborhood node. May include a shopping district including a grocery and drug store. Residential development including medium and high densities may occur.*

Staff believes the proposed PUD amendment is appropriate so long as the proposed structure engages Douglas Avenue by moving the building closer to the street so that it matches the setbacks of the buildings to the east and west, or is closer to the street than these two buildings. In addition, an entrance that faces Douglas Avenue should be provided.

- 2. Grading & Storm Water Management:** A note on the submitted “PUD” Conceptual states, “the site will provide storm water management which may include with a combination of conventional detention and conservation practices which may involve infiltration trenches or other methods.” Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR.

Staff notes that an enclosed gravity pipe exists within the property of 4521 Douglas Avenue (adjoining the subject property’s eastern line) and extends east to Beaver Avenue. A rain garden and a detention basin were installed on the northern portion of the subject property at the time of building construction for the northern structure.

- 3. Nature Features:** The proposed amendment to the Conceptual Plan indicates the addition of a total of sixteen (16) trees along the Douglas Avenue (south) property line, north/south entrance drive, eastern property line, and the interior of the southern portion of the site. Staff recommends provision of a note that states development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- 4. Traffic/Street System:** Traffic and Transportation staff have indicated that the proposed amendment will not necessitate any improvements to the surrounding public street.
- 5. Utilities:** A 12-inch water main is located in Douglas Avenue. A private 6-inch water main and a lateral service line from Douglas Avenue to the northern structure are located in the southeastern corner of the proposed site. Sanitary sewer is located in Douglas Avenue. A stormwater enclosed gravity pipe is located in the eastern adjoining property extending north for approximately 150 feet beginning at a point approximately 200 feet from the southern property line. The stormwater pipe then extends east to Beaver Avenue.
- 6. Urban Design:** The proposed amendment includes a brick one-story structure, additional surface parking, and a stormwater system basin. The submitted site sketch indicates planting shade trees along the Douglas Avenue sidewalk (southern property line) with a stormwater basin north of the trees and open space between the basin and the proposed structure. The proposed structure would be located to the north of the open space and the adjacent existing parking spaces would be parallel to the northern façade of the proposed structure. The proposed main entrance would be located along the western façade adjacent to new additional surface parking. The proposed site sketch indicates the use of and coordination with the existing parking and drive aisle infrastructure. The proposed structure would have service entrances on the north and the east facades. The southern façade (Douglas Avenue façade) would contain two larger storefront type windows and 4 small service windows. The proposed building would include a hipped roof and building materials and design of a compatible nature to the existing building on the northern portion of the property.

Staff notes that the proposed site sketch locates the structure farther back from the primary street frontage than encouraged by the Planning and Design Ordinance. Staff understands that the proposal was designed as such to reassure neighboring property owners concerned with stormwater issues; however, City Engineering staff has determined that relocation of the stormwater system components would not be detrimental to the site or adjacent properties.

Staff believes that the proposed building should be moved closer to the street so that it matches the setbacks of the buildings to the east and west, or is closer to the street than these two buildings. In addition, an entrance that faces Douglas Avenue should be provided.

## **SUMMARY OF DISCUSSION**

Sreyoshi Chakraborty presented staff report and recommendation.

Chris Draper asked if the detention basin already exists or will it be constructed.

Sreyoshi Chakraborty stated the detention basin to the south of the building would be constructed with this proposal. There is an existing basin to the north.

Abby Chungath asked how far the building needs to be from the proposed detention basin.

Justin Storm, Snyder and Associates, 2727 SW Snyder Blvd, presented a current PUD outline to demonstrate their reason for the placement of the building and storm water detention basin. The detention basin will be placed on the south side to provide an overflow path to Douglas Avenue, so it won't cause issues to the north during significant rain fall. They would like the setback requirements to be deviated from the staff recommendation to allow for a 10 to 15-foot setback from the north side of the basin instead of aligning with the existing buildings to the east and west. They will add an entrance feature on the south side of the building facing Douglas Avenue.

Chris Draper asked if there would be a concern of flooding by swapping the detention basin location.

Justin Storm stated right now some of that water goes north and some goes south. The original concept was designed for all water to flow north but given the lawsuit that occurred, they want to make sure the overflow path goes down Douglas Avenue.

Andrew Lorentzen asked if there were any other types of detention that would allow them to move it away from Douglas Avenue?

Justin Storm stated no matter what you construct, the overflow will need to go overland somewhere. If we were to construct the detention on the south, it would overflow to the south, if constructed on the north, it would overflow to the north.

Johnny Alcivar asked if it would be possible to elongate the detention basin if they placed the building closer to the street.

Justin Storm stated that could be feasible, they would need to make sure there's enough room with the building closer to the street. The building has to be at least 10 feet away from the basin to avoid issues.

Johnny Alcivar asked if fenced in green space is a part of this plan

Justin Storm stated they do not have plans to provide a fenced area.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

Dennis Reardon stated the placement of the detention facility has alleviated some of the neighbors concerns with water runoff. They would like the building to be placed where it's shown so they are able to tie into the existing parking lots and provide extra green space in front of the building to keep the pets away from a busy street.

Abby Chungath asked if a building entrance that faces the street is not required like the commission typically sees because the property is zoned PUD.

Jason Van Essen indicated that is correct.

Abby Chungath asked what the parking requirements are for the two buildings in the PUD.

Jason Van Essen stated the PUD sets its own parking requirements. Given the building was supposed to be 4x the size, he is confident they have adequate parking.

Abby Chungath stated she wasn't questioning if there was enough but maybe there is too much.

Jason Van Essen stated the typical parking standard for a clinic uses is 1 stall for every 400 square feet of gross floor area.

Chris Draper asked if the commission is allowed to reduce the requirement in this case.

Jason Van Essen stated the commission could make a recommendation for less parking within the proposed amendment area.

Justin Storm stated the existing parking stalls are for ADA and would need to be repaved to meet ADA requirements. The parking stall shown on the west would be new stalls. They believe they need more parking than the code minimum.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

**COMMISSION ACTION:**

Todd Garner made a motion for approval of a 1<sup>st</sup> amendment to the PAT Brokerage PUD Conceptual Plan, subject to the following modifications:

1. The building shall setback no further from Douglas Avenue than the existing building to the east and to the west, with the finalized setback determined with the PUD Development Plan.
2. Use of full-dimensional brick or other durable material as approved by the Planning & Urban Design Administrator.
3. Addition of the following notes on the "PUD" Conceptual Plan:
  - a) Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
  - b) Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR

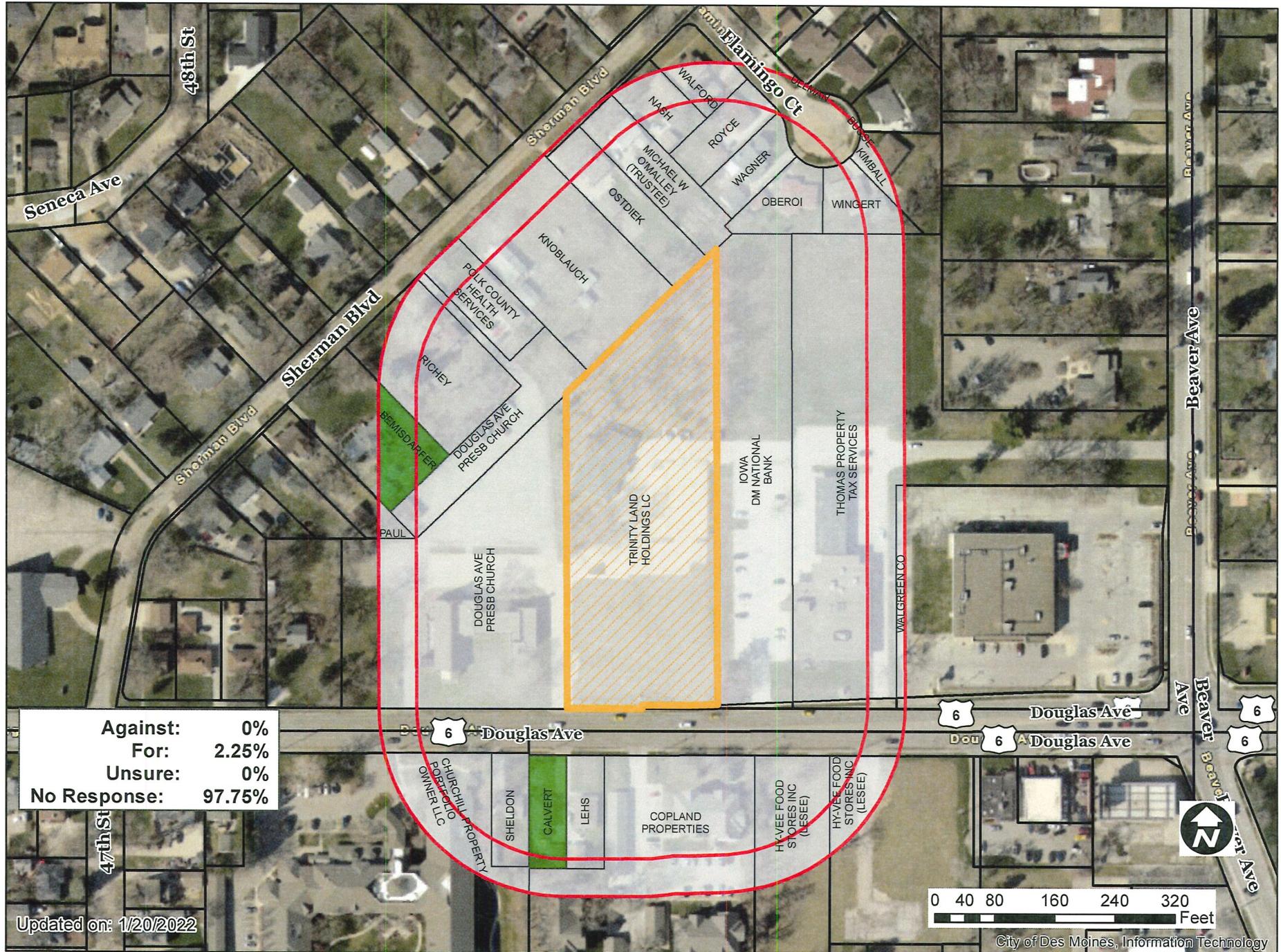
Motion passed: 13-0-1

Respectfully submitted,



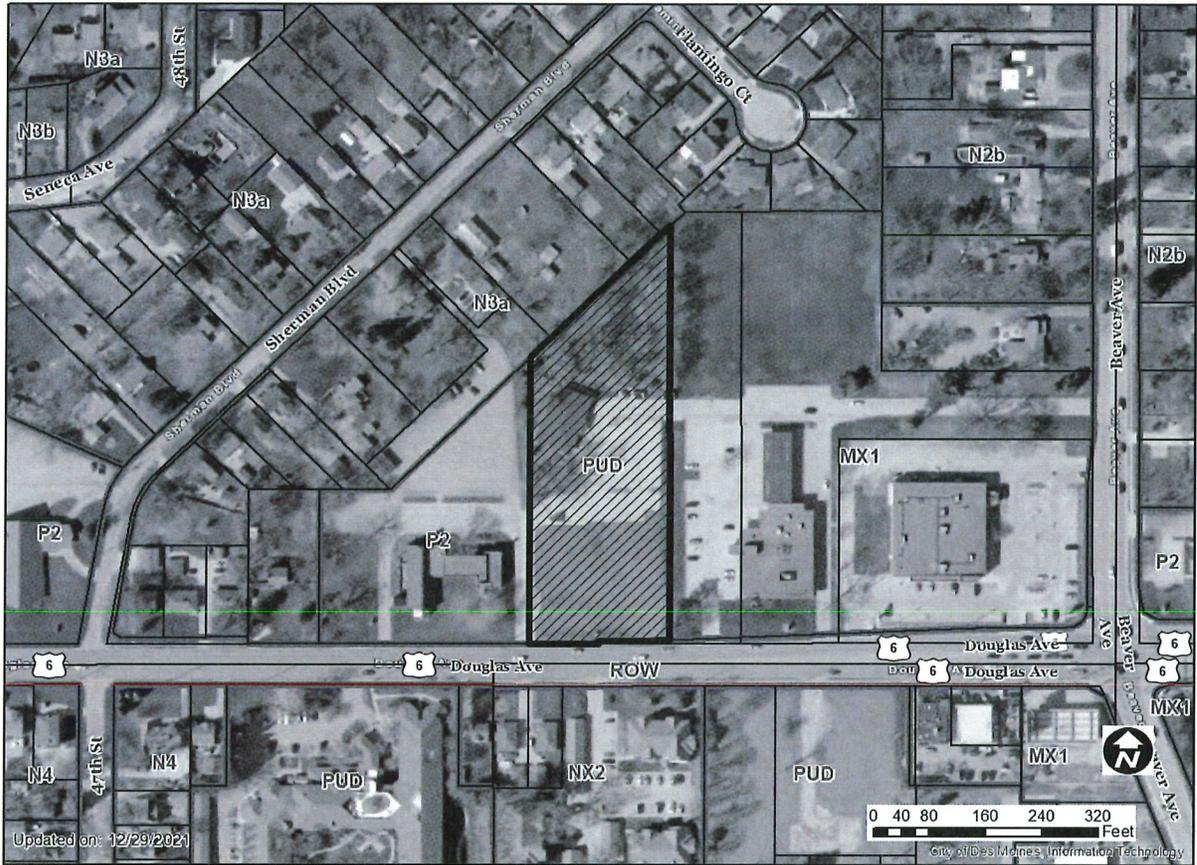
Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh



Trinity Land, Holdings LC, 4529 Douglas Avenue

ZONG-2021-000049



Updated on: 12/29/2021

1 inch = 169 feet

ZONG-2021-000049

Item:

Date: JAN 13, 2022

41

Please mark one of the following

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

Signature:

*[Handwritten Signature]*

Name:

CECIL F. CALVERT

Address:

4558 DONALD AVE

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

The PAT brokerage PUD should already cover

most of Water Runoff concerns. The veterinary

clinic is relocating less than 600ft. so no change

to traffic flow. Allows existing business to update/grow.

Item:

ZONG-2021-000049

Date:

Please mark one of the following

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

Signature:

*[Handwritten Signature]*

Name:

KIAN BENSCHKE

Address:

3839 STEERMAN BLVD

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

~~MAKING THE NEIGHBORHOOD...~~

~~MRS. B. HARRIS...~~

RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 20 2022

Staff Use Only

# AMENDMENT TO CONCEPTUAL PLAN FOR TRINITY LAND HOLDINGS LC A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA

## SHEET 1 OF 4

**ZONING**

EXISTING/PROPOSED = PUD - COMMERCIAL

**REGULATIONS**

- A) THE REGULATIONS FOR THIS PUD SHALL COMPLY WITH THAT OF COMMERCIAL WITH EXCEPTIONS AS DENOTED BELOW:
- B) SETBACKS:  
FRONT = 25' MIN  
REAR = 10' MIN  
SIDE = 10' EACH SIDE
- C) HEIGHT: MAXIMUM 60'
- D) LOT AREA PER DWELLING: NO MINIMUM
- E) OPEN SPACE 25%
- F) PARKING SETBACKS:  
PAVEMENT FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 3' FROM ANY STREET ROW AND A MINIMUM OF 7' FROM ANY ADJACENT PROPERTIES
- G) ALL SIGNS SHALL CONFORM TO CITY OF DES MOINES REQUIREMENTS AND SHALL BE APPLIED WITH A SEPARATE SUBMITTAL
- H) NON-PERMITTED USES: PROHIBITION OF THE USE OF PACKAGED GOODS STORES FOR THE SALE OF ALCOHOLIC BEVERAGES, PAWN SHOPS, UPHOLSTERY SHOPS, AND FINANCIAL INSTITUTIONS WHEREBY A MAJORITY OF LOANS ARE MADE BASED ON COLLATERAL OF FUTURE PAYROLL OR VEHICLE TITLES.
- I) NO STRUCTURE AND/OR PARKING SHALL BE ALLOWED NORTH OF A LINE PROJECTED WEST FROM THE NORTH PARKING LIMITS OF THE ADJACENT EAST PROPERTY.
- J) THE NORTHERN BUILDING SHALL COMPLY WITH THAT OF "COMMERCIAL" ZONING AS DESCRIBED IN ZONING CHAPTER 134 SECTION 3.5
- K) THE SOUTHERN BUILDING SHALL COMPLY WITH THAT OF "COMMERCIAL" ZONING AS DESCRIBED IN ZONING CHAPTER 134 SECTION 3.5
- L) ONLY USES DESCRIBED IN THESE PUD DOCUMENTS SHALL BE ALLOWED.
- M) 4' WIDE SIDEWALKS SHALL BE PROVIDED/MAINTAINED ALONG ALL PUBLIC STREETS FRONTING THE PUD.
- N) NO REMOVAL OF TREES OVER SIX INCHES IN DIAMETER FROM THE SUBJECT PROPERTY SHALL BE PERMITTED UNLESS AN APPROVED TREE REMOVAL/PROTECTION AND MITIGATION PLAN IS REVIEWED.
- O) LIGHTING LEVELS ON THE SUBJECT PROPERTY SHALL BE ZERO FOOT CANDLES BEGINNING AT A POINT 40' FROM THE NORTH PROPERTY LINE.
- P) NO LONGER APPLICABLE.
- Q) THE FINAL DEVELOPMENT PLAN SHALL BE REVIEWED BY THE PLANNING AND ZONING COMMISSION FOR COMPLIANCE WITH THE CONCEPTUAL PLAN.

**PARKING**

OFF STREET PARKING SHALL BE PROVIDED AS REQUIRED BY ZONING ORDINANCE AT THE TIME OF DEVELOPMENT.

**DEVELOPMENT SCHEDULE**

NORTH BUILDING - EXISTING CONSTRUCTED BUILDING

SOUTHERN BUILDING - APRIL 2022 - DECEMBER 2022

**NOTES**

PRE-APPLICATION MEETING HELD 07/06/2021

DES MOINES 2020 COMMUNITY CHARACTER PLAN USES: RESIDENTIAL & COMMERCIAL

**LEGAL DESCRIPTION**

LOT 18 IN KIMBLE ACRES, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND

LOT 17 IN KIMBLE ACRES, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PART OF LOT 17 CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED IN BOOK 8836, PAGE 615 IN THE OFFICE OF THE POLK COUNTY RECORDER, SAID EXCEPTED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17, THENCE NORTH (0 DEGREES) 11 (MINUTES) 19 (SECONDS) WEST ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 4.12 FEET; THENCE NORTH 90°00'00" EAST, 81.04 FEET; THENCE NORTH 87°42'34" EAST, 39.07 FEET; THENCE SOUTH 0°11'00" EAST ALONG THE EAST LINE OF SAID LOT 17, A DISTANCE OF 5.68 FEET; THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 100.88 FEET TO THE POINT OF BEGINNING, AS SURVEYED AND MONUMENTED IN FIELD BY MICHAEL M. KLAPP LICENSED SURVEYOR ND.4821.

APPROXIMATELY 2.36 ACRES

**STORM WATER MANAGEMENT**

THE SITE WILL PROVIDE STORM WATER MANAGEMENT WHICH MAY INCLUDE WITH A COMBINATION OF CONVENTIONAL DETENTION AND CONSERVATION PRACTICES WHICH MAY INVOLVE INFILTRATION TRENCHES OR OTHER METHODS. REQUIRED EROSION CONTROL METHODS WILL BE EMPLOYED DURING CONSTRUCTION ALONG WITH PERMANENT DESIGN MEASURES FOR EROSION PREVENTION.

**SANITARY SEWER**

EXISTING PUBLIC SANITARY SEWER IS AVAILABLE IN DOUGLAS AVENUE. THIS WILL BE EXTENDED INTO THE SITE TO SERVE THE BUILDINGS AT TIME OF DEVELOPMENT.



VICINITY MAP

SCALE: 1" = 200'

**GENERAL DEVELOPMENT CONCEPT**  
THE DEVELOPMENT INVOLVES 2 ADJACENT TRACTS OF LAND TO BE DEVELOPED INTO TWO BUILDINGS.

THE SOUTH BUILDING WHICH FRONTS DOUGLAS AVENUE WILL BE ONE STORY FOR ANIMAL VETERINARY SERVICE

THE NORTH BUILDING IS A ONE STORY OFFICE BUILDING FOR MEDICAL, CONTRACTOR SERVICE.

**PUD CONCEPT PLAN HISTORY**

ORIGINAL PUD CONCEPT PLAN APPROVED BY PLANNING AND ZONING COMMISSION ON 7-17-2008. ROLL CALL 08-1430 AND APPROVED BY CITY COUNCIL ON 8-25-2008, ORD. #14,794.

**Sheet Index**

Sheet #	Sheet Title
1 OF 4	TITLE SHEET
2 OF 4	PLAN MAP
3 OF 4	BUILDING PLAN
4 OF 4	SIGNAGE PLAN

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsibility. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Timothy L. West, ASLA Date

License Number 412

Pages or sheets covered by this set: \_\_\_\_\_

License Expires June 30, 2021

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.

Justin F. Strom, P.E. Date

License Number P24140

My License Renewal Date is December 31, 2022

Pages or sheets covered by this set: \_\_\_\_\_

**ARCHITECTURAL STANDARDS**

THE FOLLOWING ARCHITECTURAL STANDARDS SHALL APPLY TO THE DEVELOPMENT OF THIS PUD.

- EXTERIOR WALL FINISHES SHALL BE A MAJORITY BRICK, INTEGRALLY COLORED CONCRETE ROCK FACE MASONRY, CAST-STONE AND LIMESTONE, EPS, CEMENT BOARD SIDING, OR PRE-FINISHED METAL, MAY BE USED IN AMOUNTS CONSIDERED TO BE MINOR ARCHITECTURAL ACCENTS.
- EXTERIOR FOUNDATIONS: NO EXPOSED CONCRETE BUILDING FOUNDATIONS, MASONRY OR STONE MUST BE TAKEN DOWN TO GRADE.
- EXTERIOR WINDOWS SHALL BE PRE-FINISHED CLAD WOOD WINDOWS, ALUMINUM WINDOWS AND/OR ALUMINUM STOREFRONTS.
- PARKING: ALL PARKING SHALL BE HARD SURFACED CONSTRUCTION.
- TRASH ENCLOSURE SHALL BE COMPRISED OF MATERIALS COMPATIBLE WITH PRIMARY BUILDING ARCHITECTURE AND SHALL BE CONSTRUCTED OF DURABLE MATERIAL SUCH AS STONE OR MASONRY WITH AN OPAQUE METAL GATE ENCLOSURE.
- ALL SIGNAGE SHALL CONFORM TO STANDARDS AS APPLICABLE TO "COMMERCIAL" FOR THE NORTH AND SOUTH BUILDING, EXCEPT AS MODIFIED BY THE APPROVED CONCEPTUAL PLAN ELEVATIONS.

MARKS	REVISION	DATE	BY	Engineer: JFS	Checked By: DPH	Scale: 1"=200'	Project No: 121.0849.01
Technician: TLS	Date: 11-17-21	11-17-21		11-17-21		11-17-21	Sheet 1 OF 4
<b>DES MOINES, IA</b>							
<b>TITLE SHEET</b>							
<b>TRINITY LAND HOLDINGS LC CONCEPTUAL PLAN</b>							
<b>SNYDER &amp; ASSOCIATES, INC. I</b>							
7177 S.W. 9TH AVE. SUITE 200 AMHERST, IOWA 50003 515-966-2020   trinity@snnyder-assoc.com							
<b>SNYDER &amp; ASSOCIATES</b>							
Project No: 121.0849.01							
Sheet 1 OF 4							

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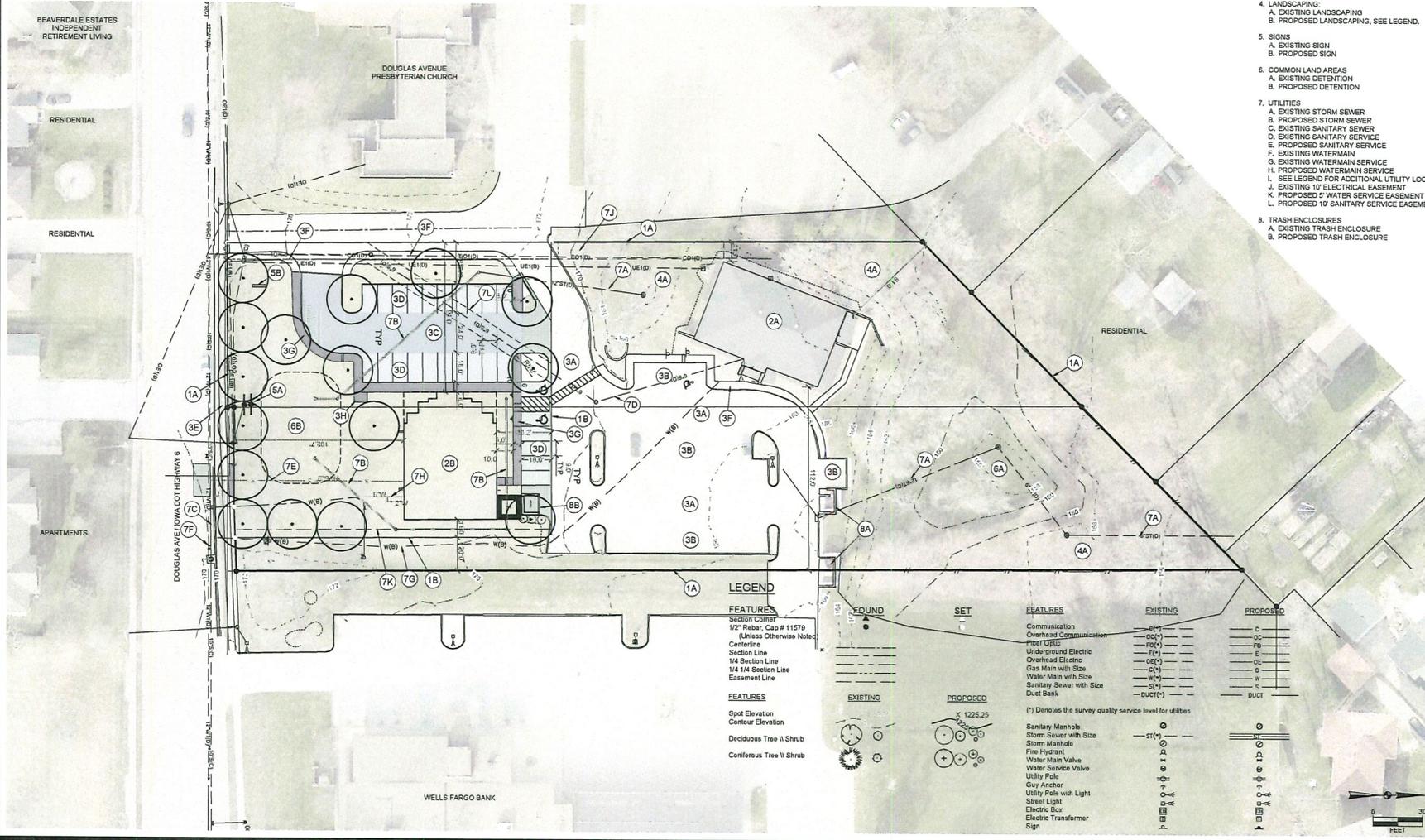
**SITE AREA**

2.35 ACRES  
 PROPOSED SOUTH SUBDIVISION  
 = 0.80 ACRES  
 REMAINING NORTH LOT  
 = 1.56 ACRES

# AMENDMENT TO CONCEPTUAL PLAN FOR TRINITY LAND HOLDINGS LC A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 2 OF 4

**PLAN MAP NOTES**

1. BOUNDARY
  - A. EXISTING PUB BOUNDARY
  - B. PROPOSED LOT SUBDIVISION
2. BUILDINGS
  - A. EXISTING, 1 - STORY CHIROPRACTIC OFFIC, 4,129 S.F.
  - B. PROPOSED, 1 - STORY VET HOSPITAL, 4,050 S.F.
3. PARKING AND SIDEWALK
  - A. EXISTING PARKING ISLES
  - B. EXISTING PARKING SPACES
  - C. PROPOSED PARKING ISLES
  - D. PROPOSED PARKING SPACES
  - E. EXISTING PUBLIC SIDEWALK
  - F. EXISTING PRIVATE SIDEWALK
  - G. PROPOSED PRIVATE SIDEWALK
  - H. PROPOSED BICYCLE PARKING
4. LANDSCAPING
  - A. EXISTING LANDSCAPING
  - B. PROPOSED LANDSCAPING, SEE LEGEND.
5. SIGNS
  - A. EXISTING SIGN
  - B. PROPOSED SIGN
6. COMMON LAND AREAS
  - A. EXISTING DETENTION
  - B. PROPOSED DETENTION
7. UTILITIES
  - A. EXISTING STORM SEWER
  - B. PROPOSED STORM SEWER
  - C. EXISTING SANITARY SEWER
  - D. EXISTING SANITARY SERVICE
  - E. PROPOSED SANITARY SERVICE
  - F. EXISTING WATERMAIN
  - G. EXISTING WATERMAIN SERVICE
  - H. PROPOSED WATERMAIN SERVICE
  - I. SEE LEGEND FOR ADDITIONAL UTILITY LOCATIONS
  - J. EXISTING 1/2" ELECTRICAL EASEMENT
  - K. PROPOSED 2" WATER SERVICE EASEMENT
  - L. PROPOSED 10" SANITARY SERVICE EASEMENT
8. TRASH ENCLOSURES
  - A. EXISTING TRASH ENCLOSURE
  - B. PROPOSED TRASH ENCLOSURE



**LEGEND**

- FEATURES**
- Section Corner
  - 1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)
  - Centerline
  - Section Line
  - 1/4 Section Line
  - 1/4 1/4 Section Line
  - Easement Line
- FEATURES**
- Spot Elevation
  - Contour Elevation
  - Deciduous Tree 1/2 Shrub
  - Coniferous Tree 1/2 Shrub

EXISTING	PROPOSED	EXISTING	PROPOSED
Communication	Communication	ST(1)	C
Overhead Communication	Overhead Communication	ST(2)	FD
Fiber Optic	Fiber Optic	ST(3)	F
Underground Electric	Underground Electric	ST(4)	F
Overhead Electric	Overhead Electric	ST(5)	F
Gas Main with Size	Gas Main with Size	ST(6)	C
Water Main with Size	Water Main with Size	ST(7)	C
Sanitary Sewer with Size	Sanitary Sewer with Size	ST(8)	S
Duct Bank	Duct Bank	DUCT(*)	DUCT

(\*) Denotes the survey quality service level for utilities

EXISTING	PROPOSED	EXISTING	PROPOSED
Sanitary Manhole	Sanitary Manhole	ST(9)	ST(9)
Storm Sewer with Size	Storm Sewer with Size	ST(10)	ST(10)
Storm Manhole	Storm Manhole	ST(11)	ST(11)
Fire Hydrant	Fire Hydrant	ST(12)	ST(12)
Water Main Valve	Water Main Valve	ST(13)	ST(13)
Water Service Valve	Water Service Valve	ST(14)	ST(14)
Utility Pole	Utility Pole	ST(15)	ST(15)
Guy Anchor	Guy Anchor	ST(16)	ST(16)
Utility Pole with Light	Utility Pole with Light	ST(17)	ST(17)
Street Light	Street Light	ST(18)	ST(18)
Electric Box	Electric Box	ST(19)	ST(19)
Electric Transformer	Electric Transformer	ST(20)	ST(20)
Sign	Sign	ST(21)	ST(21)

MARK	REVISION	DATE	BY

Checked By: DPH  
 Engineer: JFS  
 Technician: TJS  
 Date: 11-17-21  
 Scale: 1" = 20'  
 Date: 11-17-21  
 Project No: 121.0849.01  
 Sheet 2 OF 4

**TRINITY LAND HOLDINGS LC CONCEPTUAL PLAN**  
**PLAN MAP**  
**DES MOINES, IA**  
**SNYDER & ASSOCIATES, INC. I**  
 2727 S.W. SNYDER BLVD  
 DES MOINES, IA 50319  
 515-966-2020 | WWW.SNYDER-ASSOCIATES.COM

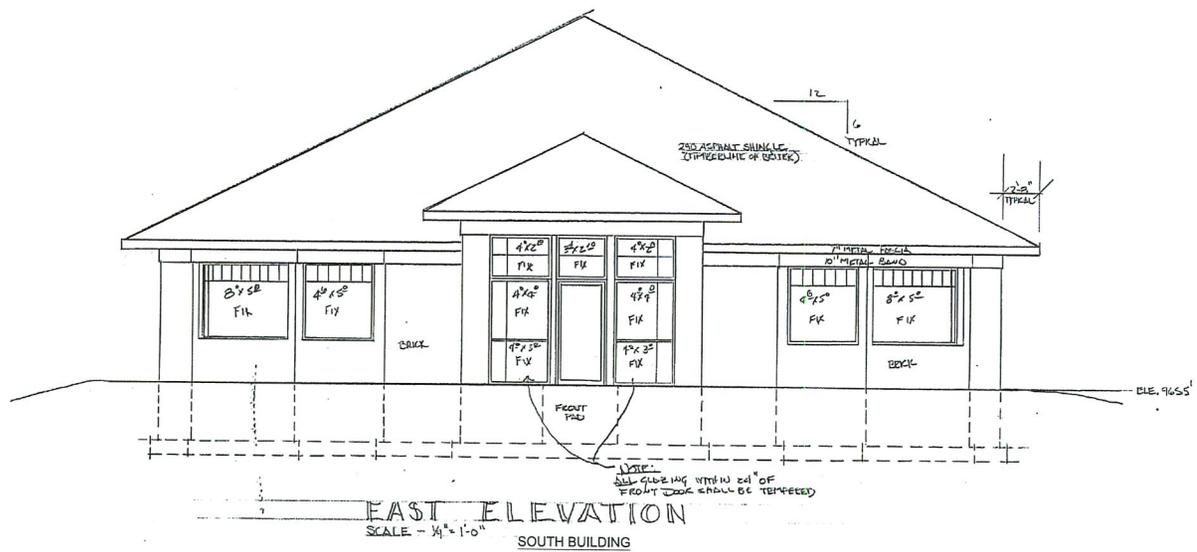
  
**SNYDER & ASSOCIATES**  
 Project No: 121.0849.01  
 Sheet 2 OF 4

17

AMENDMENT TO CONCEPTUAL PLAN  
 FOR TRINITY LAND HOLDINGS LC  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA  
 SHEET 3 OF 4



② 1 STORY BUILDING ELEVATION  
 SCALE: 1/8" = 1'-0"  
 EXISTING NORTH BUILDING



EAST ELEVATION  
 SCALE - 1/4" = 1'-0"  
 SOUTH BUILDING

MARK	REVISION	DATE	BY

Checked By: DPA  
 Engineer: JFS  
 Technician: TJS  
 Date: 11-17-21  
 Scale: 1" = 16'-0"  
 Project No: 121.0849.01  
 Project Name: Trinity Land Holdings LC

DES MOINES, IA

TRINITY LAND HOLDINGS LC CONCEPTUAL PLAN  
 BUILDING PLAN

**SNYDER & ASSOCIATES, INC.**

2077 NW 61st Street, Suite 200  
 Des Moines, IA 50312  
 515-281-2020 | www.snyder-associates.com

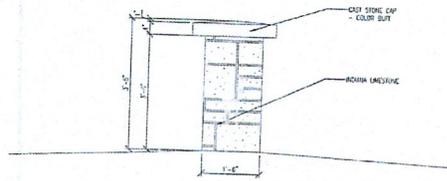


**SNYDER & ASSOCIATES**

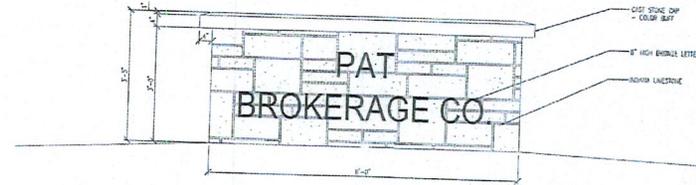
Project No: 121.0849.01  
 Sheet 3 OF 4

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AMENDMENT TO CONCEPTUAL PLAN  
 FOR TRINITY LAND HOLDINGS LC  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA  
 SHEET 4 OF 4



① 1 STORY BUILDING MONUMENT SIGN SIDE ELEVATION  
 SCALE: 3/4"=1'-0"



② 1 STORY BUILDING MONUMENT SIGN FRONT ELEVATION  
 SCALE: 3/4"=1'-0"

MARK	REVISION	DATE	BY

Engineer: JFS      Checked By: DPH      Scale: 1"=1'-4"  
 Technician: TLS      Date: 11-17-21      1-8-8: 179H-R24N-518  
 Project No: 121.0849.01      Sheet 4 OF 4

**DES MOINES, IA**

**TRINITY LAND HOLDINGS LC CONCEPTUAL PLAN**  
**SIGNAGE PLAN**

**SNYDER & ASSOCIATES, INC. |**

2072 N.W. 61st Street, Suite 600  
 Ankeny, Iowa 50009  
 515-964-0292 | www.snyder-associates.com

**SNYDER & ASSOCIATES**

Project No: 121.0849.01  
 Sheet 4 OF 4