



Date June 13, 2022

RESOLUTION SETTING HEARING ON REQUEST FROM DRAKE UNIVERSITY FOR REVIEW AND APPROVAL OF AMENDMENT TO THE “UNIVERSITY SQUARE” LEGACY PLANNED UNIT DEVELOPMENT FOR PROPERTY AT 1140 24TH STREET

WHEREAS, on May 19, 2022, the City of Des Moines Plan and Zoning Commission voted 11-0 with one abstention to **APPROVE** a request from Drake University (owner), represented by Michelle D. Morgan Huggins (officer), to review and approve an amendment to the “University Square” Legacy Planned Unit Development Conceptual Plan on property located at 1140 24th Street (“Property”) to amend the conceptual development plan to change the use of the building from a hotel use to a college dormitory use subject to the following conditions:

1. The applicant shall submit an amended “PUD” Conceptual Plan that illustrates this intent to the satisfaction of the City’s Planning & Urban Design Administrator.
2. Any use of the property for a college dormitory use shall be in accordance with an approved Site Plan that meets the requirements of Chapter 135 (Planning and Design Ordinance) of City Code.
3. In addition to an approved Site Plan, the applicant shall obtain any other applicable permits/approvals deemed necessary by the City’s Permit and Development Center either prior to the commencement of a college dormitory use or as part of future work proposed within the existing building/site; and

WHEREAS, the Property is legally described as follows:

THE WEST 54 FEET OF LOTS 1 AND 2, ALL OF LOTS 3 THROUGH 8; 27 THROUGH 32; THE EAST 78.25 FEET OF LOTS 33 AND 34; ALL OF LOTS 35 THROUGH 41; THE SOUTH 20 FEET OF LOT 63 AND ALL OF LOT 64, UNIVERSITY PLACE, AN OFFICIAL PLAT, AND THE WEST 11 FEET OF THE NORTH 45 FEET OF LOT 405; ALL OF LOTS 406 THROUGH 410, UNIVERSITY LAND COMPANY’S 2ND ADDITION TO UNIVERSITY PLACE, AN OFFICIAL PLAT, AND LOTS 129 THROUGH 138, 142, 144 AND 145 IN THE SUBDIVISION OF THE OFFICIAL PLAT OF LOT 2 AND 4 OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed PUD Amendment is to be considered shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at



Roll Call Number

Agenda Item Number

33

Date June 13, 2022

5:00 p.m. on June 27, 2022, at which time the City Council will hear both those who oppose and those who favor the proposal.

- 3. That the City Clerk is hereby authorized and directed to cause notice of said proposals in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

Moved by _____ to adopt. Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
 Gary D. Goudelock Jr.
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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.

MOTION CARRIED APPROVED

_____ Mayor

_____ Acting City Clerk



Date June 13, 2022
 Agenda Item 33
 Roll Call # _____

May 24, 2022

Communication from the City Plan and Zoning Commission advising that at their May 19, 2022 meeting, the following action was taken regarding a request from Drake University (owner), represented by Michelle Huggins (officer), for review and approval of an 8th amendment to the University Square PUD Conceptual Plan to change the use of the building at the property located at 1140 24th Street from a previous hotel to a college dormitory

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0-1 as follows

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi			X	
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner				X
Johnny Alcivar	X			
Justyn Lewis				X
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			

APPROVAL of the request to amend the University Square Legacy “PUD” Conceptual Plan, to change the use of the subject parcel(s) from a hotel use to a college dormitory use, subject to the following conditions:

- A) The applicant shall submit an amended “PUD” Conceptual Plan that illustrates this intent to the satisfaction of the City’s Planning & Urban Design Administrator.
- B) Any use of the property for a college dormitory use shall be in accordance with an approved Site Plan that meets the requirements of Chapter 135 (Planning and Design Ordinance) of City Code.

- C) In addition to an approved Site Plan, the applicant shall obtain any other applicable permits/approvals deemed necessary by the City's Permit and Development Center either prior to the commencement of a college dormitory use or as part of future work proposed within the existing building/site.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the request to amend the University Square Legacy "PUD" Conceptual Plan, to change the use of the subject parcel(s) from a hotel use to a college dormitory use, subject to the following conditions:

- A) The applicant shall submit an amended "PUD" Conceptual Plan that illustrates this intent to the satisfaction of the City's Planning & Urban Design Administrator.
- B) Any use of the property for a college dormitory use shall be in accordance with an approved Site Plan that meets the requirements of Chapter 135 (Planning and Design Ordinance) of City Code.
- C) In addition to an approved Site Plan, the applicant shall obtain any other applicable permits/approvals deemed necessary by the City's Permit and Development Center either prior to the commencement of a college dormitory use or as part of future work proposed within the existing building/site.

Written Responses

7 in Favor

1 in opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The requested amendment to the University Square Legacy "PUD" would allow a change of use at the site from a hotel to a college dormitory with approximately 46 units.
2. **Size of Site:** The combined area of the parcels is approximately 1.44 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** 1140 24th Street contains a two-story building previously used as a hotel, and an accompanying surface parking lot. 1139 25th Street contains a non-accessory surface parking lot.

5. Adjacent Land Use and Zoning:

North – “University Square Legacy PUD”; Uses are a parking lot and the Drake University Law School Legal Clinic.

South – “University Square Legacy PUD”; Uses are two 3-story apartment buildings.

East – “MX2”, “RX1”, “N5”; Uses are 24th Street and a mix of one-household and multiple-household dwelling units, and small commercial spaces.

West – “University Square Legacy PUD”; Uses are the Drake Diner, surface parking lots, and 25th Street.

6. **General Neighborhood/Area Land Uses:** The subject property sits between 24th and 25th Streets, just south of their intersection with University Avenue. Drake University’s main campus is situated a few hundred feet to the north, and the surrounding blocks contain a mix of one-household and multiple-household dwelling units, as well as small and medium-scale commercial uses.

7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Drake Neighborhood. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on April 29, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on April 29, 2022 (20 days prior to the hearing) and May 9, 2022 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. Additionally, a Final Agenda for the hearing was mailed to all recognized neighborhood associations on May 13, 2022.

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 Drake Neighborhood notices were mailed to Lori Calhoun, 2808 Cottage Grove Avenue, Des Moines, IA 50311.

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

8. **Relevant Zoning History:** None.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Neighborhood Mixed Use.

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and “PUD” Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. After the hearing, the Commission may vote to recommend either approval or disapproval of the amended “PUD” Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **“University Square PUD” Conceptual Plan:** If the proposed amendment to the “University Square PUD” District is approved, the applicant must submit to the City a revised version of the “PUD” Conceptual Plan on mylar material.
2. **Site Plan Requirements:** The proposed change of use at this site requires an updated PUD Development Site Plan before a college dormitory use can commence at this site. Any Site Plan application must be in accordance with Chapter 135 (Planning and Design Ordinance) of City Code and be reviewed and approved by the City’s Planning and Urban Design Division. A Site Plan has been submitted and is currently under review. Although no changes are currently proposed to the exterior of the existing building, the new Site Plan will ensure that the site complies with all City site development requirements, including, but not limited to, stormwater management, landscaping, and motor vehicle/bicycle parking.
3. **Other Applicable Permits/Approvals:** As applicable, other changes within the existing building or site may necessitate approval from the City’s Permit and Development Center either prior to the commencement of a college dormitory use or as part of future work proposed within the existing building/site. This includes, but is not limited to, building/site signage, Fire Department inspections, and building permits for changes to the building’s occupancy classification or other interior building work.

SUMMARY OF DISCUSSION

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

COMMISSION ACTION:

Abby Chungath made a motion for approval of the request to amend the University Square Legacy "PUD" Conceptual Plan, to change the use of the subject parcel(s) from a hotel use to a college dormitory use, subject to the following conditions:

- A) The applicant shall submit an amended "PUD" Conceptual Plan that illustrates this intent to the satisfaction of the City's Planning & Urban Design Administrator.
- B) Any use of the property for a college dormitory use shall be in accordance with an approved Site Plan that meets the requirements of Chapter 135 (Planning and Design Ordinance) of City Code.
- C) In addition to an approved Site Plan, the applicant shall obtain any other applicable permits/approvals deemed necessary by the City's Permit and Development Center either prior to the commencement of a college dormitory use or as part of future work proposed within the existing building/site.

Motion passed: 11-0-1

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

Drake University, Parcels in Vicinity of 1140 24th Street

ZONG-2022-000038



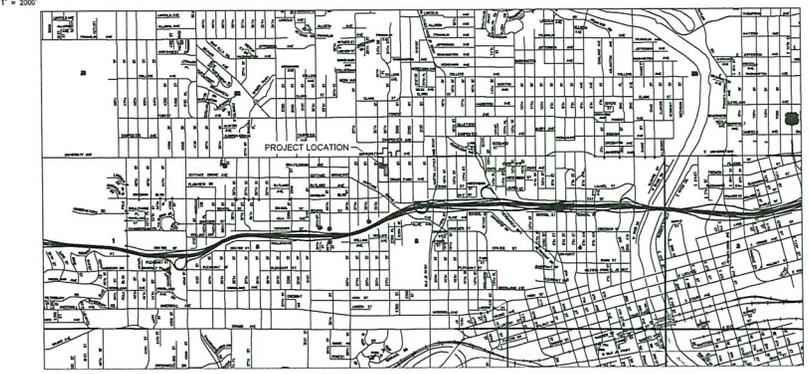
Updated on: 4/29/2022



1 inch = 131 feet

PUD AMENDMENT FOR UNIVERSITY SQUARE PLANNED UNIT DEVELOPMENT
 CAMPUS SUITES @ DOGTOWN RESIDENCE HALL
 8TH AMENDMENT

1 VICINITY MAP



2 LEGAL DESCRIPTION

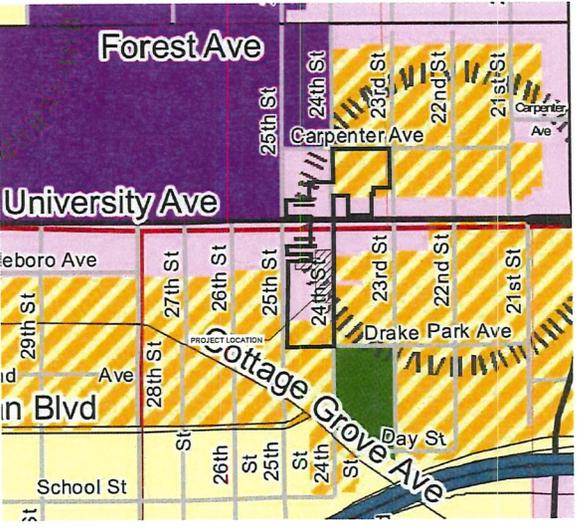
LTS 129 THRU 134 SD LTS 2 & 4 OP NW 1/4 SEC 5-7B-24, S 21.35 F LOT 135 SD LOTS 2 & 4 OP NW 1/4 SEC 5-7B-24, EX S 5F - LT 144 SD LOTS 2 & 4 OP NW 1/4 SEC 5-7B-24

PUD ACRES: 8.97 ACRES

3 ADJACENT PROPERTY ZONING



ADJACENT PROPERTY LAND USE



- LOW DENSITY RESIDENTIAL
- LOW-MEDIUM DENSITY RESIDENTIAL
- NEIGHBORHOOD MIXED USE
- PUBLIC/ SEMI-PUBLIC
- PARKS AND OPEN SPACE

PUD FINAL CONCEPT PLAN APPROVAL:

APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 334-2.2.3, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PUD CONCEPT PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.

PLAN & ZONING COMMISSION MEETING DATE: _____

CITY COUNCIL APPROVAL DATE: _____

DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____

LANDSCAPE ARCHITECT

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

HOLLY C. REID
 LICENSE NO. 421432

DATE: 06/30/2023

PAGES, SHEETS OR DRAWINGS COVERED BY THIS SEAL: L101

4 PROPOSED FUTURE LAND USE OF PLAN DSM MAP DESIGNATION

NEIGHBORHOOD MIXED USE

5 PROJECT DESCRIPTION

EXISTING HOTEL TO BE CHANGED FROM TYPE R-1 TO TYPE R-2 STUDENT HOUSING FOR DRAKE UNIVERSITY.

DRAKE UNIVERSITY IS PROPOSING TO CONVERT A PREVIOUS HOLIDAY INN EXPRESS THEY OWN INTO UPPER CLASSMAN STUDENT HOUSING. THE EXISTING BUILDING IS 2 STORIES WITH A TOTAL OF 29,656SF OVER THE 2 FLOORS. IN PHASE 1 APPROXIMATELY 46 OF THE EXISTING 52 ROOMS WOULD BE CONVERTED FROM HOTEL ROOMS TO SINGLE OCCUPANCY LIVING QUARTERS. THE REMAINING 7 ROOMS WOULD BE CONVERTED TO LOUNGE AND COMMON SPACES ALONG WITH 2 EN-SUITE AREA COORDINATOR SPACES. EXISTING LAUNDRY AREA WOULD BE REUSED WITH DRAKE UNIVERSITY OPERATED WASHER AND DRYERS INSTALLED IN SEAL OF EXISTING COMMERCIAL EQUIPMENT. MINIMAL REMODELING EFFORTS ARE REQUIRED FOR THIS TRANSITION.

FIRE ALARM AND SPRINKLER SYSTEMS HAVE BEEN RECENTLY TESTED AND ADDRESSED TO MEET CODE STANDARDS. NO TREE REMOVAL, GRADING OR STORMWATER WORK IS PLANNED FOR THIS WORK. AN ADDITIONAL 90 SF OF PAVEMENT WILL BE ADDED TO ACCOMMODATE CITY REQUIRED BICYCLE RACKS NEAR THE FRONT ENTRANCE. 61 PARKING SPACES ARE AVAILABLE COUNTING INTERIOR PARKING AREA AND ON-STREET PARKING. THE TOTAL SITE PLAN AREA IS 55,573 SF WHILE THE BUILDING FOOTPRINT THAT WILL NOT CHANGE IS 29,656.

6 PROPOSED TIMING AND PHASING OF DEVELOPMENT

PHASING OF IMPROVEMENTS TO BE COMPLETED:
 BIKE RACKS + CONCRETE PAD: FALL 2022
 LANDSCAPING: FALL 2022
 SIGNAGE: SUMMER 2023

A FUTURE PHASE 2 WILL CONSIDER IMPROVEMENTS TO THE LOBBY AND KITCHENETTE. AT THIS TIME NO SCHEDULE HAS BEEN SET AND THESE IMPROVEMENTS WILL BE BASED ON AVAILABLE FUNDING.

7 & 8 USES AND STANDARDS OF PUD

THESE IMPROVEMENTS WOULD BE COMPLETED FOR MOVE-IN BY JULY 31, 2022. LANDSCAPING MAY BE INSTALLED IN THE FALL OF 2022 DEPENDING ON WEATHER AND RAINFALL CONDITIONS.

A FUTURE PHASE 2 WILL CONSIDER IMPROVEMENTS TO THE LOBBY AND KITCHENETTE. AT THIS TIME NO SCHEDULE HAS BEEN SET AND THESE IMPROVEMENTS WILL BE BASED ON AVAILABLE FUNDING.

9 ENVIRONMENTALLY SIGNIFICANT FEATURES

MUCH OF THE WORK TO BE CONDUCTED IS INTERIOR. NO GRADING OR PAVEMENT REPLACEMENT IS ANTICIPATED. NO ENVIRONMENTALLY SIGNIFICANT FEATURES CURRENTLY EXIST. NEW TREES, SHRUBS AND ORNAMENTAL GRASSES WILL BE ADDED TO SCREEN AND ENHANCE THE PARKING LOT AND TRASH ENCLOSURE.

SHIVEHATTERY
 ARCHITECTURE-ENGINEERING

4125 Webster Place, Suite 100 | West Des Moines, Iowa 50306
 515.223.0104 | www.shivehattery.com
 Brett J. Shive | Melissa J. Hennessey | Wisconsin

UNIVERSITY SQUARE
 PLANNED UNIT
 DEVELOPMENT
 8TH AMENDMENT

1140 24TH STREET, DES MOINES, IA 50311

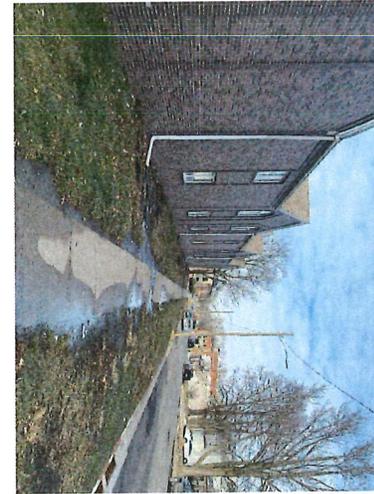
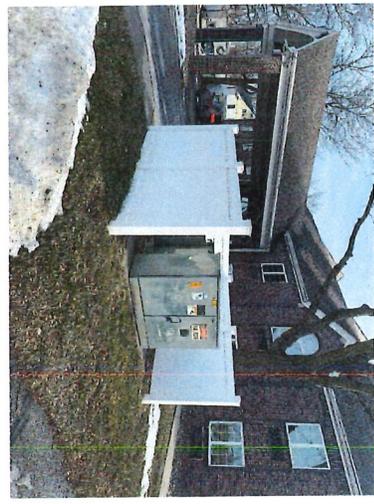
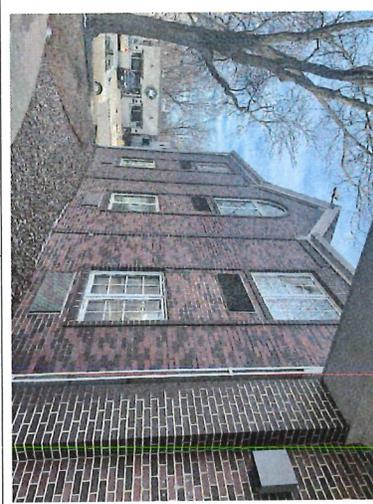
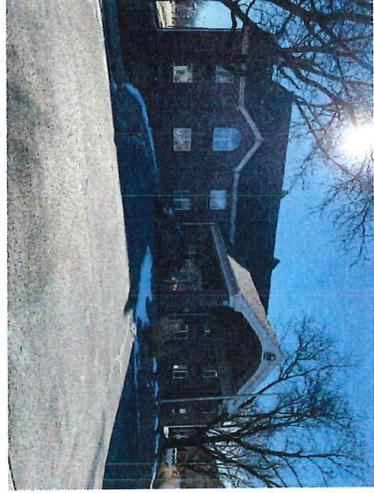
PRELIMINARY
 - NOT FOR
 CONSTRUCTION

DRAWN BY: _____
 CHECKED BY: _____
 DATE: 06/29/2023
 PROJECT NO: 421432
 FIELD BOOK: _____
 CLIENT NO: _____

Drake
 UNIVERSITY

SHEET 1

1 BUILDING ELEVATIONS
 NOTE: PROJECT WORK WILL NOT CHANGE EXTERIOR ELEVATIONS



SHEET 3



DRAWN: BMV
 APPROVED: HCR
 ISSUED FOR: P&B AMENDMENT
 DATE: 04/19/2022
 PROJECT NO: 414379
 FIELD BOOK: —
 CLIENT NO: —

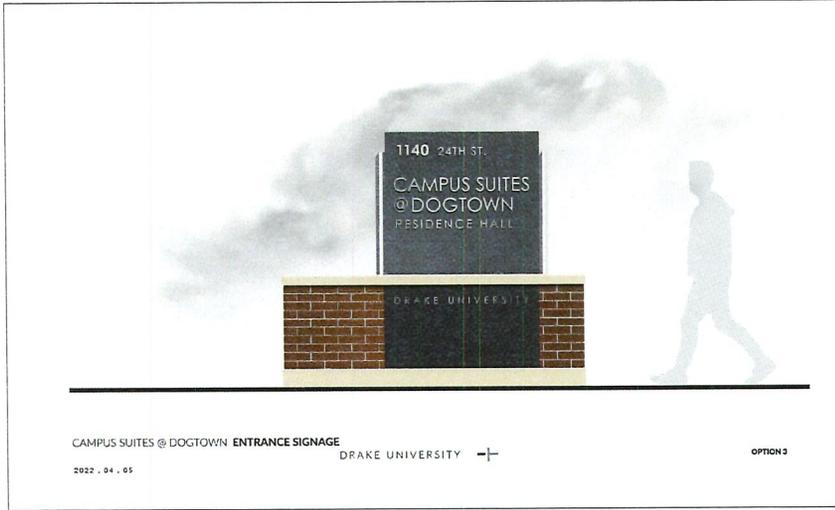
**PRELIMINARY
 - NOT FOR
 CONSTRUCTION**

**UNIVERSITY SQUARE
 PLANNED UNIT
 DEVELOPMENT**
 8TH AMENDMENT
 1140 24TH STREET, DES MOINES, IA 50311



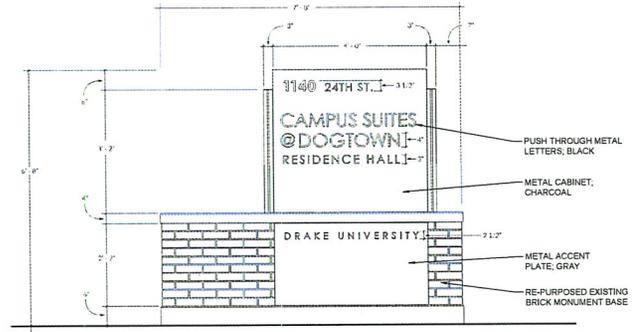
4125 Westman Pkwy, Suite 100 | West Des Moines, Iowa 50266
 515.223.8104 | www.shivehattery.com
 Iowa | Illinois | Indiana | Nebraska | Wisconsin

1 NON-RESIDENTIAL PROPOSED SIGNAGE PLAN



CAMPUS SUITES @ DOGTOWN ENTRANCE SIGNAGE
2022 . 04 . 05
DRAKE UNIVERSITY

OPTION 3



CAMPUS SUITES @ DOGTOWN ENTRANCE SIGNAGE
2022 . 04 . 05
DRAKE UNIVERSITY

OPTION 3

2 ZONING REQUIREMENTS FOR RX DISTRICT

- 1 MONUMENT SIGN PER STREET FRONTAGE
- 15 SF MAXIMUM SIGN AREA
- 8' MAXIMUM HEIGHT IF SETBACK LESS THAN 25 FEET FROM PROPERTY LINE
- MAY BE INTERNALLY ILLUMINATED
- SIGN BASE MUST BE AT LEAST AS WIDE AS THE SIGN FACE.
- SIGN BASE MUST HAVE A HEIGHT OF AT LEAST 2 FEET
- SIGN BASE MUST HAVE SIMILAR MATERIAL COMPLEMENTING THE EXTERIOR OF THE PRIMARY BUILDING ON THAT LOT.

3 EXISTING BRICK MONUMENT BASE



SHIVEHATTERY
ARCHITECTURE+ENGINEERING
1157 W. Webster Street, Suite 1001 West Des Moines, Iowa 50306
515.223.8104 | www.shivehattery.com
Iowa | Illinois | Indiana | Nebraska | Wisconsin

SEAL

UNIVERSITY SQUARE
PLANNED UNIT
DEVELOPMENT
8TH AMENDMENT
1140 24TH STREET, DES MOINES, IA 50311

PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN: BFW
APPROVED: HGI
DESIGNED FOR: PDR/ARCHITECT
DATE: 02/14/2023
FIELD BOOK: --
CLIENT NO: --



SHEET 4

P:\Projects\2022\1140 24th St\1140 24th St - Campus Suites @ Dogtown - 021423.dwg
 PLOT DATE: 02/14/2023 10:41 AM

May 16, 2022

CITY OF DES MOINES
602 ROBERT D RAY DRIVE, DES MOINES, IOWA
50309

To: Sreyoshi Chakraborty, Nicholas Tarpey, Jillian Sommer

On behalf of the Drake Neighborhood Association, I am writing to state our unanimous support for the review and approval of the 8th amendment to the University Square PUD Conceptual Plan to change the use of the building at the property located at 1140 24th Street from a previous hotel to a college dormitory. (ZONG-2022-000038)

Drake University presented plans for the conversion of a previous hotel to a dormitory to the Drake Neighborhood Association at the January 12 and February 9th meetings. The Board appreciated the overview of the initial options being considered for the property and the final direction the University decided to pursue. The Board had very positive feedback on the plans and expressed no concerns regarding the conversion to a dormitory.

The Drake Neighborhood Association is very appreciative of the continued partnership with Drake University. We are excited to have the new dormitory integrated into the neighborhood and part of the Dogtown business district.

SINCERELY,



LORI CALHOUN
PRESIDENT, DRAKE NEIGHBORHOOD ASSOCIATION

33

Item: ZONG-2022-000038

Date:

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

MAY 17 2022

Signature:

Name:

Address:

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

Converting to a college dormitory will allow for
a higher end to be used as the property sitting vacant and
under utilized is not good for the neighbors here.
Its a college neigh hood too - Embrace it.

Item: ZONG-2022-000038

Date:

5-11-22

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

MAY 18 2022

Signature:

Name:

Address:

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

GOOD USE OF THE PROPERTY.

Item: ZONG-2022-000038

Date: 5-12-22

33

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

MAY 17 2022

Signature: Lucy Mace

Name: Lucy Mace

Address: 1123-26th
Des Moines, IA 50311

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

Item: ZONG-2022-000038

May 19 2022

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

MAY 19 2022

Signature: David Strom

Name: DAVID STROM

Address:  **David C. Strom**
2807 NW 39th Ln.
Ankeny, IA 50023-0043

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

Item: ZONG-2022-000038

Date: 5/16/2022

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: Lori Cahoon

Address: 2808 Cottage Grove Ave
Des Moines, Iowa 50322

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
MAY 19 2022

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

Drake reviewed with the neighborhood Association
and we feel the dormitory located near Doxtown
will help tie the neighborhood with the University
and help vitalize Doxtown.

Item: ZONG-2022-000038

Date: May 11, 2022

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: Mark Wente

Address: 1151 - 25th ST. DSM. IA

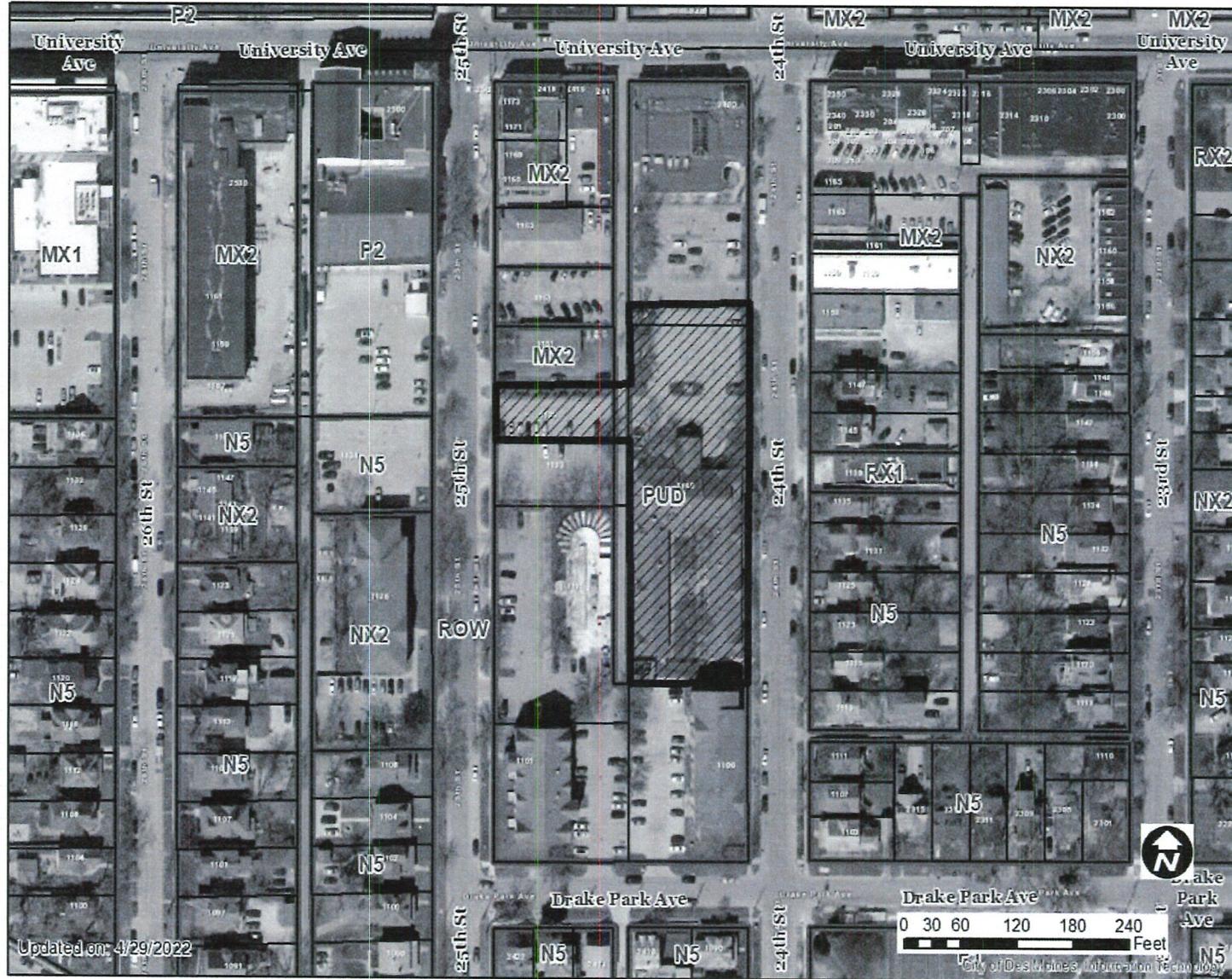
Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
MAY 18 2022

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

There is not even close ^{enough} number of parking
spaces for students & ~~the~~ guests. ~~if~~ They
will end up parking on my property.

Drake University, Parcels in Vicinity of 1140 24th Street

ZONG-2022-000038



1 inch = 131 feet