



Date August 22, 2022

**RESOLUTION HOLDING HEARING ON REQUEST FROM MERCY HOSPITAL MEDICAL CENTER FOR REVIEW AND APPROVAL OF AN 8<sup>th</sup> AMENDMENT TO THE MERCY HOSPITAL CENTER PUD CONCEPTUAL PLAN LOCATED AT 1111 6<sup>TH</sup> AVENUE**

**WHEREAS**, on August 8, 2022, by Roll Call No. 22-1253, the City Council received a communication from the City of Des Moines Plan and Zoning Commission advising that at a public hearing held on July 21, 2022, its members voted 13-0 to **APPROVE** a request from Mercy Hospital Medical Center (owner), represented by Diane Cummings (officer), to review and approve an amendment to the “Mercy Hospital Center” Planned Unit Development Conceptual Plan on property located at 1111 6<sup>th</sup> Avenue (“Property”) to amend the conceptual development plan to allow modifications to the western parking ramp, including demolition of the original West Parking Ramp parking garage and a new ramp addition to the north of the previous addition to allow vertical circulation and associated wayfinding signage, subject to the following conditions:

1. Any proposed modifications shall comply with the 6<sup>th</sup> Avenue Streetscape Plan Phase 3 design concept.
2. Any parking lot shall be landscaped in accordance with Chapter 135, Article 7 (Planning and Design Ordinance), of the City Code, as required in the “MX3” District, and shall be reviewed and approved by the City’s Planning and Urban Design Division.
3. All landscaping including mature trees along Laurel Street shall be maintained to the maximum extent possible.
4. Addition of the following notes on the “PUD” Conceptual Plan:
  - a) Development of the site shall 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.

; and

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

LOTS 1 THROUGH 5 IN BLOCK "A", LOTS 1 AND 2 IN BLOCK "B", AND LOTS 1 THROUGH 3 BLOCK "D" AND STREET LOT "I" AND "K", ALL IN RIVER HILLS PLAT 1 BEING ANOFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND



**Date** August 22, 2022

A PART OF UNIVERSITY COURT RECORDED IN QUIT CLAIM DEED BOOK 6060 PAGE 198 AND A PART OF LOTS 47 AND 92 AND A PART OF AN ALLEY BETWEEN LOTS 47 AND 92 RECORDED IN WARRANTY DEED BOOK 6088 PAGE 01, ALL IN GRAND PARK BEING AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK "A" OF RIVER HILLS PLAT 1; THENCE NORTH 0°00'39" WEST, 90.49 FEET; THENCE NORTH 0°31'15" EAST, 64.31 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 17.50 FEET, WHOSE ARC LENGTH IS 31.87 FEET AND WHOSE CORD BEARS NORTH 52°40'17" EAST, 27.64 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 455.00 FEET, WHOSE ARC LENGTH IS 78.97 FEET AND WHOSE CORD BEARS SOUTH 70°11'37" EAST, 78.87 FEET; THENCE SOUTH 65°13'11" EAST, 239.35 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 512.50 FEET, WHOSE ARC LENGTH IS 214.67 FEET AND WHOSE CORD BEARS SOUTH 77°13'06" EAST, 213.11 FEET; THENCE SOUTH 0°00'39" EAST, 4.44 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°13'25" WEST ALONG SAID NORTH LINE, 521.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.94 AC (40,780 S.F.).

AND

(BOOK 11415 PAGE 563-564)

THE NORTH 54.9 FEET OF LOT 1, BLOCK 4, EXCEPT THE EAST 11.92 FEET AT THE NORTH LINE AND THE EAST 11.662 FEET ON THE SOUTH LINE THEREOF, WALNUT HILLS ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA LOCALLY KNOWN AS 1122-6TH AVENUE, DES MOINES, IOWA.

AND

(BOOK 10674 PAGE 961-962)

LOT 19 IN THE OFFICIAL PLAT OF THE NORTHEAST FRACTIONAL QUARTER (NE FRL 1/4) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M.; (EXCEPT THE FOLLOWING PIECE WHICH HAS BEEN DEEDED FOR STREET PURPOSES; BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19, THENCE WEST 12.19 FEET, THENCE IN A NORTHERLY DIRECTION 50.01 FEET TO THE NORTH LINE OF



Date August 22, 2022

SAID LOT, THENCE EAST 12.46 FEET TO THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT, 50.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT TO PLACE OF BEGINNING) ALL INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND LOCALLY KNOWN AS 1130-6TH AVENUE, DES MOINES, IOWA.

AND

THE WEST 111.54 FEET OF LOT 18 OF THE OFFICIAL PLAT OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M.; EXCEPT A TRIANGULAR PORTION OF SAID LOT WHICH LIES WITHIN THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 60 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, TO A POINT ON THE WEST LINE OF SAID LOT 18, SAID POINT BEING 15 FEET NORTH OF THE SOUTHWEST CORNER HEREOF; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 18, TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; EXCEPT LEGALLY ESTABLISHED ROAD AND HIGHWAYS AND LOCALLY KNOWN AS 1134-6TH AVENUE, DES MOINES, IOWA.

AND

THE SOUTH 6 INCHES OF LOT 1 (EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES, AND LOT 2 (EXCEPT THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 11.37 FEET; THENCE IN A NORTHERLY DIRECTION 60 FEET TO A POINT ON THE NORTH LINE OF LOT 2; THENCE EAST 11.66 FEET TO THE POINT OF BEGINNING), AND THE WEST 112.63 FEET OF THE NORTH HALF OF LOT 3, ALL IN BLOCK 4 IN WALNUT HILL ADDITION TO FORT DES MOINES, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND LOCALLY KNOWN AS 1108, 1112 & 1116-6TH AVENUE, DES MOINES, IOWA.

AND

THE SOUTH 1/2 OF LOT 3, IN BLOCK 4 IN WALNUT HILL ADDITION, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, (EXCEPT THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE RUNNING WEST 11.09 FEET, THENCE RUNNING IN A NORTHERLY



Date August 22, 2022

DIRECTION A DISTANCE OF 30 FEET, THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 11.23 FEET TO THE EAST LINE OF SAID LOT 3, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 30 FEET, TO THE POINT OF BEGINNING AND LOCALLY KNOWN AS 1106-6TH AVENUE, DES MOINES, IOWA.

AND

(BOOK 5908 PAGE 60)

LOT 20 IN THE OFFICIAL PLAT OF THE NE 1/4 OF THE NW 1/4 SECTION 4, TOWNSHIP 78 NORTH RANGE 24, WEST OF THE 5TH P.M., (EXCEPT A PART OF THE EAST END OF SAID LOT SOLD TO THE CITY OF DES MOINES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 20, THENCE WEST ALONG THE SOUTH LINE 11.92 FEET, THENCE IN A NORTHERLY DIRECTION THROUGH SAID LOT 20 A DISTANCE OF APPROXIMATELY 50.1 FEET TO THE NORTH LINE OF SAID LOT, THENCE EAST ALONG THE NORTH LINE 12.19 FEET TO THE NORTHEAST CORNER OF SAID LOT, THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT, 50.01 FEET TO THE SOUTHEAST CORNER THEREOF, THE PLACE OF BEGINNING) ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

(BOOK 12696, PAGE 421)

LOT 4 IN BLOCK 4 OF WALNUT HILL ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA EXCEPT THAT PART CONVEYED TO THE CITY OF DES MOINES IN A DEED FILED IN BOOK 993, PAGE 330 ON NOVEMBER 5, 1926.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

; and

**WHEREAS**, due notice of said hearing was published in the Des Moines Register, as required by law, setting forth the time and place on said proposed PUD amendment; and

**WHEREAS**, in accordance with said notice, those interested in said proposed PUD amendment, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.



**Roll Call Number**

**Agenda Item Number**

41

**Date** August 22, 2022

**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 8th PUD amendment for the Mercy Hospital Center PUD Conceptual Plan are hereby received and filed, any and all objections to the proposed amendment are overruled, and the hearing is closed.
2. The proposed 8<sup>th</sup> PUD amendment for the Mercy Hospital Center PUD Conceptual Plan at 11111 6<sup>th</sup> Avenue is hereby approved subject to the conditions set forth above.

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, 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

\_\_\_\_\_ City Clerk

August 2, 2022

Communication from the City Plan and Zoning Commission advising that at their July 21, 2022 meeting, the following action was taken regarding a request from Mercy Hospital Medical Center (owner), represented by Diane Cummings (officer), for review and approval of an 8<sup>th</sup> amendment to the Mercy Hospital Center PUD Conceptual Plan located at 1111 6<sup>th</sup> Avenue, to allow modifications to the western parking ramp area.

**COMMISSION RECOMMENDATION:**

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

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
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 Mercy Medical Center “PUD” Conceptual Plan, subject to the following revisions/conditions:

1. Any proposed modifications shall comply with the 6<sup>th</sup> Avenue Streetscape Plan Phase 3 design concept.
2. Any parking lot shall be landscaped in accordance with Chapter 135, Article 7 (Planning and Design Ordinance), of the City Code, as required in the “MX3” District, and shall be reviewed and approved by the City’s Planning and Urban Design Division.
3. All landscaping including mature trees along Laurel Street shall be maintained to the maximum extent possible.

4. Addition of the following notes on the "PUD" Conceptual Plan:
  - a) Development of the site shall 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.

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

Staff recommends approval of the request to amend the Mercy Medical Center "PUD" Conceptual Plan, subject to the following revisions/conditions:

1. Any proposed modifications shall comply with the 6<sup>th</sup> Avenue Streetscape Plan Phase 3 design concept.
2. Any parking lot shall be landscaped in accordance with Chapter 135, Article 7 (Planning and Design Ordinance), of the City Code, as required in the "MX3" District, and shall be reviewed and approved by the City's Planning and Urban Design Division.
3. All landscaping including mature trees along Laurel Street shall be maintained to the maximum extent possible.
4. Addition of the following notes on the "PUD" Conceptual Plan:
  - a) Development of the site shall 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.

#### Written Responses

0 in Favor

0 in opposition

#### **STAFF REPORT TO THE PLANNING COMMISSION**

##### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The proposed change is the 8<sup>th</sup> amendment to the PUD Conceptual Plan that would allow a few modifications to the western parking ramp area. This includes demolition of the original West Parking Ramp parking garage and a new ramp addition to the north of the previous addition to allow vertical circulation and associated wayfinding signage. A new surface parking lot is proposed in place of the original West Parking Ramp which is proposed to be demolished.
2. **Size of Site:** The proposed amendment covers approximately 3.08 acres (134,250 square feet) of total 38 acres of the PUD.

3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** The site contains the Mercy Hospital Medical Center campus.

5. **Adjacent Land Use and Zoning:**

**North** – "MX2", "PUD", "RX2"; Uses include Comito's Fifield Pharmacy, Mercy Education Center, Riley Physician Office, University Nursing & Rehabilitation Center, and Burger King.

**South** – "PUD", "DX2"; Uses are Mercy Medical Center offices, and Iowa Ortho Medical Clinic.

**East** – "P2"; Use is Des Moines Metro U.S. Post Office.

**West** – "RX2"; Use is Mercy Medical Center parking lot.

6. **General Neighborhood/Area Land Uses:** The subject property is located north of Interstate 235 between residential neighborhoods to the north and west and commercial uses to the south and east. The area in the vicinity of the subject property consists of a mix of offices, medical clinics, and retail uses.

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 July 1, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on July 1, 2022 (20 days prior to the hearing) and on July 11, 2022 (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 July 15, 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 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 Jon Royal, 1830 8<sup>th</sup> Street, Des Moines, IA 50314.

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

8. **Relevant Zoning History:** The original PUD zoning was approved along with adoption of the Mercy Medical Center PUD Conceptual Plan on April 5, 2004, by Ordinance No. 14,333.

There were seven subsequent amendments to the PUD as follows:

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. This amendment also rezoned and incorporated property located in the area between University Avenue and Laurel Street and between 2<sup>nd</sup> and 6<sup>th</sup> Avenues into the PUD.

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 City Council, on February 22, 2021 (Roll Call No. 21-0320), approved the 7<sup>th</sup> amendment to the PUD to allow construction of a canopy on the building known as 411 Laurel Street and revision to the campus signage plan.

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

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. **“Mercy Medical Center PUD”:** If the proposed amendment to the “Mercy Medical Center PUD” District is approved by the City Council, the applicant must submit to the Planning & Urban Design Administrator a revised version of the “PUD” Conceptual Plan that reflects any conditions of approval.
2. **Building Modifications:** The requested “PUD” Conceptual Plan amendment proposes a series of intermediate improvements towards construction as indicated in the 4<sup>th</sup> PUD amendment. These improvements include the demolition of the original ‘West Parking Ramp’ that includes 407 parking stalls and construction of an addition to the remaining ‘West Parking Ramp’ on the north side to provide vertical circulation and parking stalls. The West Ramp would now have 512 parking stalls. Additionally, a new surface parking lot is being proposed in the location of the original ‘West Parking Ramp’ which is to be demolished. The proposed surface parking lot provides 95 parking spaces. There would be a net reduction of 269 parking spaces due to the proposed modifications. Updated signs would accompany the new parking areas. The service drive off 6<sup>th</sup> Avenue, that also includes a pedestrian walkway to the main hospital building would be eliminated and will be replaced by an entry to the parking ramp.
3. **Signage:** The requested “PUD” Conceptual Plan amendment proposes two sets of new monument signs for the new parking areas. The first set of signs are proposed at the new entry/exit drive to the parking ramp from 6<sup>th</sup> Avenue and measure about 8 feet tall and 40 square feet in signage area. The second set of signs are on the northeastern entrance to the surface parking lot and measure around 6 feet tall and 40 square feet in signage area. Staff believes that the proposed size and placement of the signs are appropriate given the scale of the existing hospital complex and are necessary for wayfinding purposes.
4. **Site Plan Requirements:** The proposed modification to this site requires an updated PUD Development site plan. 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 will ensure that the site complies with all City site development requirements, including, but not limited to, stormwater management, landscaping, and bicycle parking.
5. **Pedestrian Circulation:** The proposed change to the ‘West Parking Ramp’ eliminates one of the pedestrian walkways to the main hospital building. The elimination of this walkway does not significantly impact pedestrian circulation as most pedestrians approaching the Hospital from 6<sup>th</sup> Avenue will utilize one of the two walkways including that along Laurel Street and the entry drive to the north of the site. These two walkways are adjacent to DART transit stops and provide direct connectivity for pedestrians approaching the hospital using transit. There is a third pedestrian connection from 6<sup>th</sup> Avenue that runs inside and along the south edge of the West Parking Ramp and connects to the skywalk to the main entrance of the hospital building. Secure bicycle parking provisions at each entrance from the walkways will be required in accordance with Chapter 135 of the City Code.
6. **Traffic/Street System:** Traffic and Transportation staff have indicated that the proposed amendment will not necessitate any improvements to the surrounding public

street network. Coordination will be required regarding the relocation of the driveway off 6<sup>th</sup> Avenue. All improvements will comply with the proposed design recommendations of the 6<sup>th</sup> Avenue Streetscape Plan.

## **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.

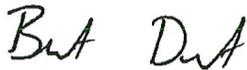
## **COMMISSION ACTION:**

Francis Boggus made a for approval of the request to amend the Mercy Medical Center "PUD" Conceptual Plan, subject to the following revision/conditions:

1. Any proposed modifications shall comply with the 6<sup>th</sup> Avenue Streetscape Plan Phase 3 design concept.
2. Any parking lot shall be landscaped in accordance with Chapter 135, Article 7 (Planning and Design Ordinance), of the City Code, as required in the "MX3" District, and shall be reviewed and approved by the City's Planning and Urban Design Division.
3. All landscaping including mature trees along Laurel Street shall be maintained to the maximum extent possible.
4. Addition of the following notes on the "PUD" Conceptual Plan:
  - a) Development of the site shall 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.

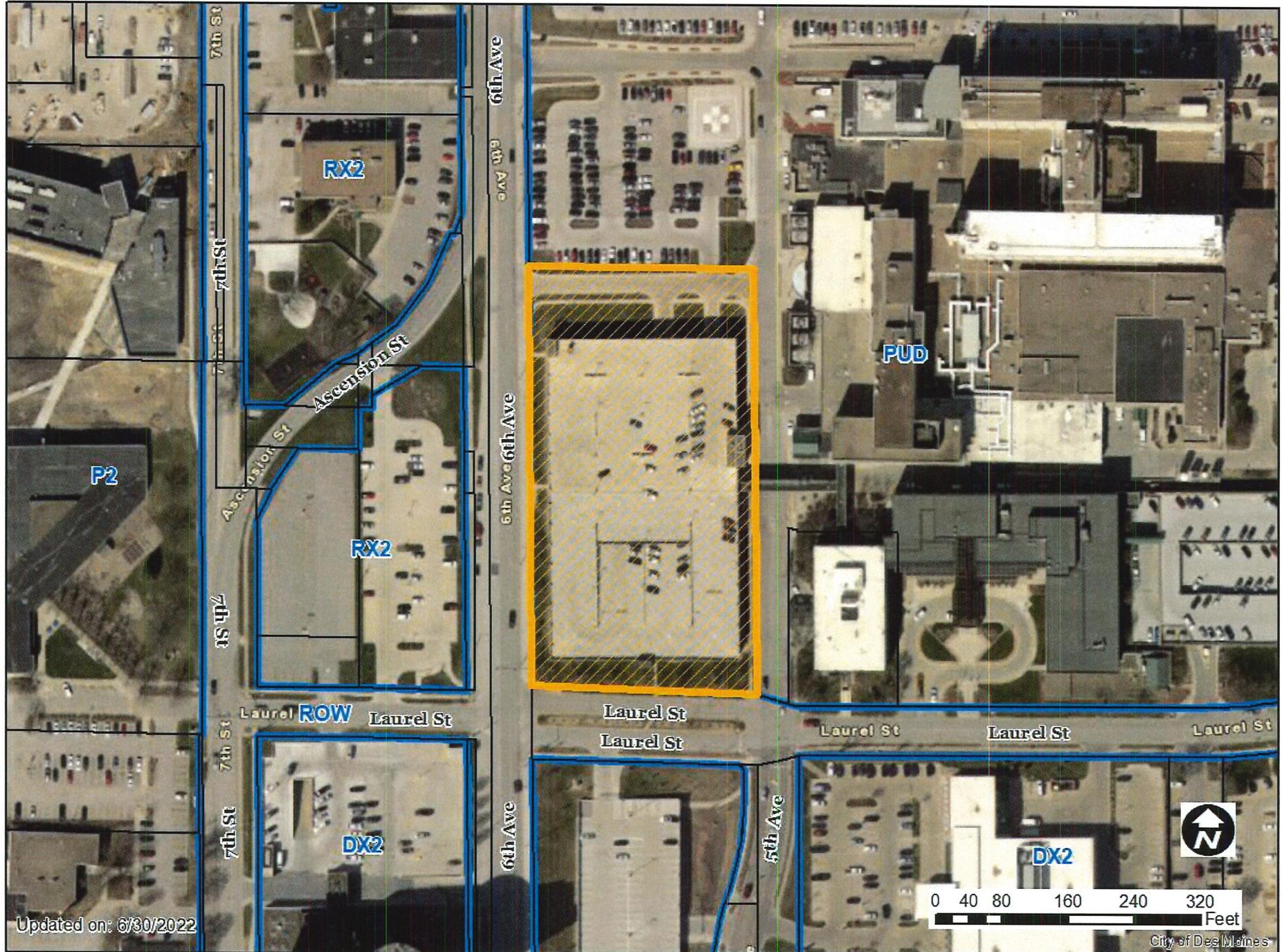
Motion passed: 13-0

Respectfully submitted,



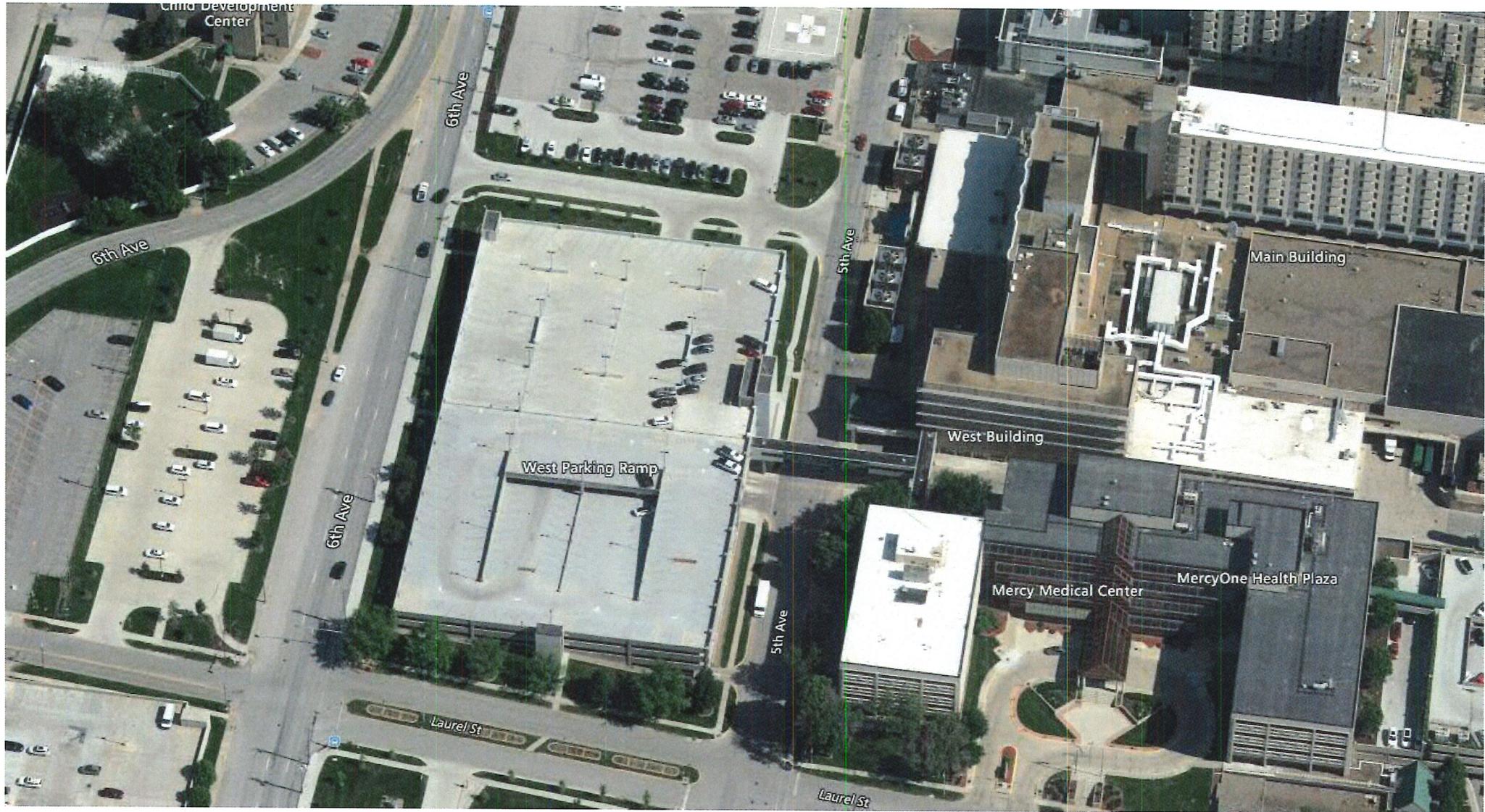
Bert Drost, AICP  
Deputy Planning & Urban Design Administrator

BAD:tjh



Updated on: 6/30/2022

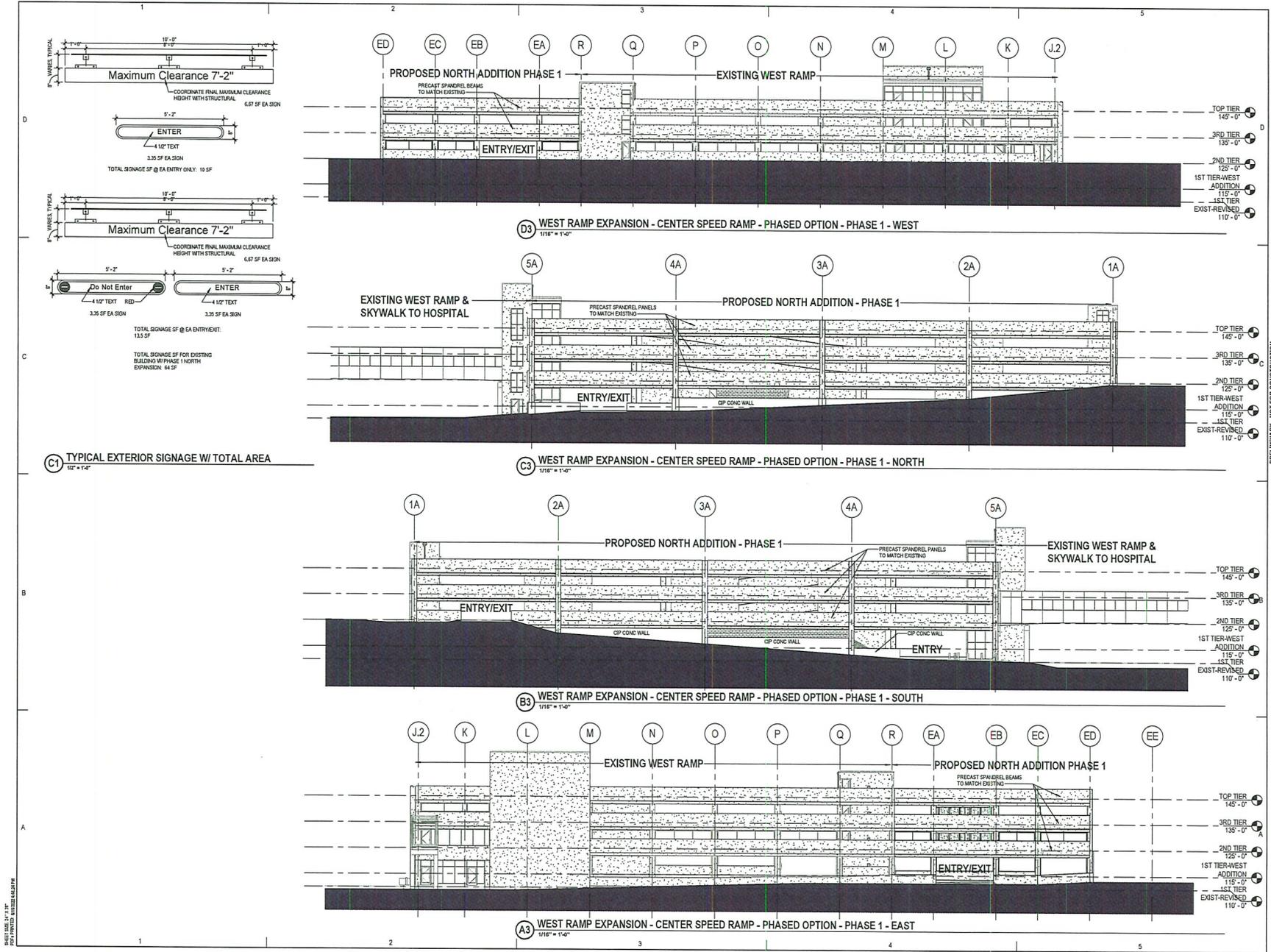
1 inch = 153 feet











MERCY ONE CENTRAL CAMPUS - WEST RAMP - 2022 IMPROVEMENTS

PRELIMINARY - NOT FOR CONSTRUCTION

PUD AMENDMENT #8

**RDG**  
PLANNING & DESIGN

**ARCHITECT**  
LAW ARCHITECT  
1107 8th Ave  
Des Moines, IA 50314  
Phone: 515.281.2222  
Fax: 515.281.2222

**MECHANICAL & STRUCTURAL**  
MECHANICAL & STRUCTURAL  
1107 8th Ave  
Des Moines, IA 50314  
Phone: 515.281.2222  
Fax: 515.281.2222

1107 8th Ave  
Des Moines, IA 50314

Mercy One Des Moines

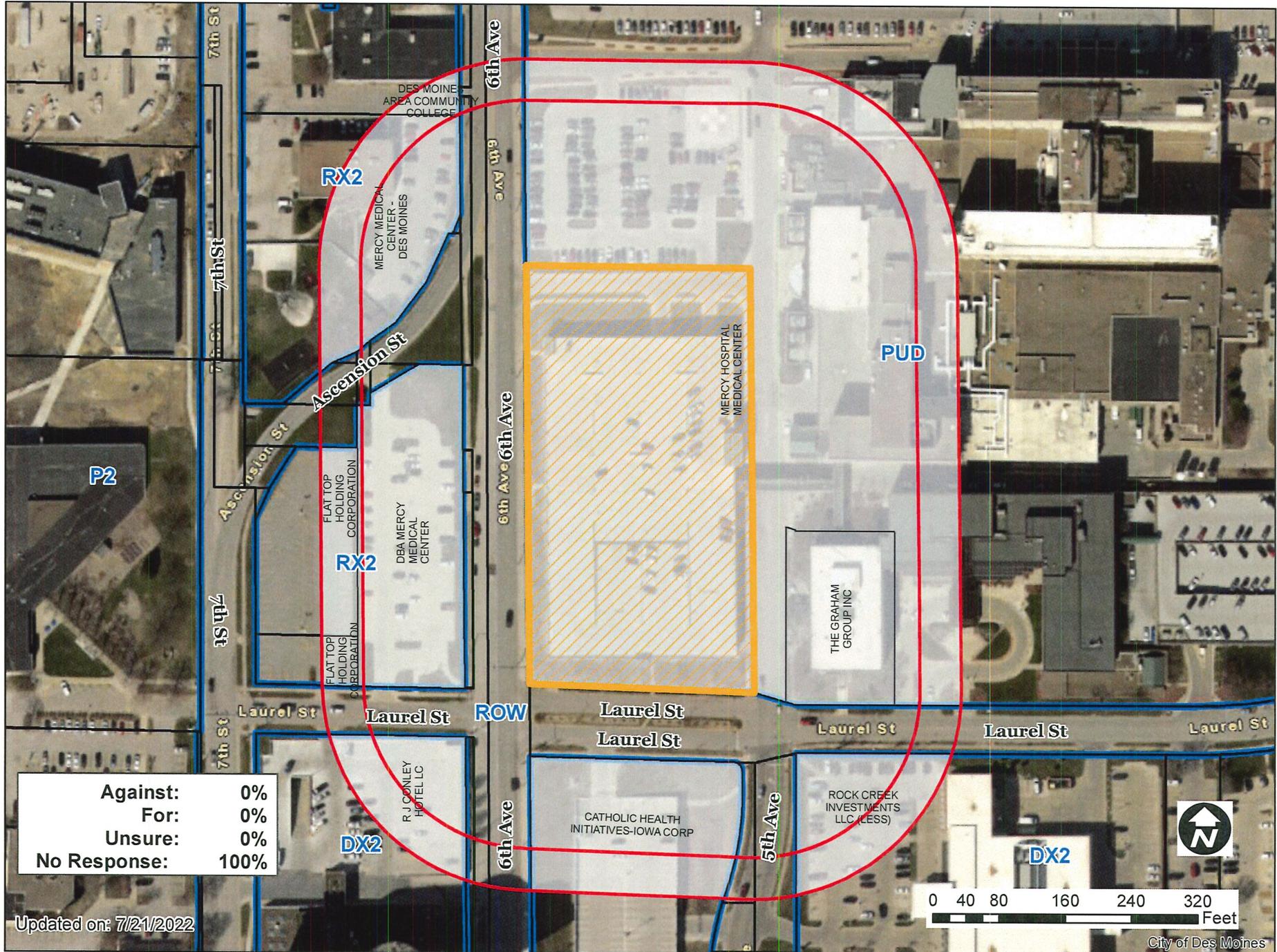
LEGACY PUD  
EXTERIOR  
ELEVATIONS

01.02

SEE SHEET 01.01 FOR  
DIMENSIONS AND MATERIALS

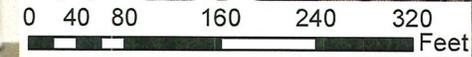
# Mercy Hospital Medical Center, 1111 6th Avenue

ZONG-2022-000061



Against:	0%
For:	0%
Unsure:	0%
No Response:	100%

Updated on: 7/21/2022

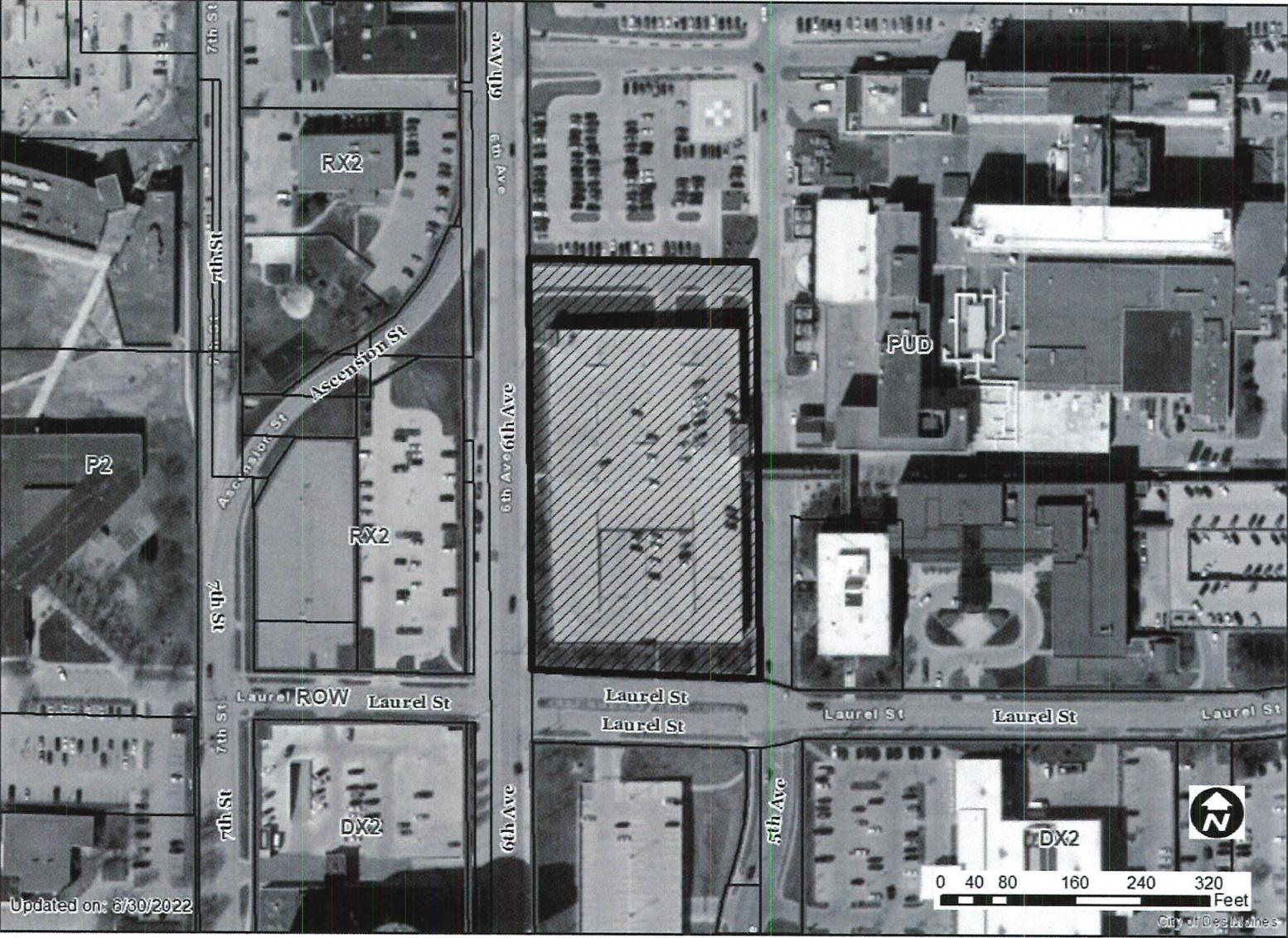


City of Des Moines

1 inch = 153 feet

Mercy Hospital Medical Center, 1111 6th Avenue

ZONG-2022-000061



Updated on: 6/30/2022

1 inch = 153 feet