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Date ____October 24, 2022

RESOLUTION SETTING DATE OF HEARING ON APPEAL BY FIRST ASSEMBLY OF GOD CHURCH (OWNER) OF DENIAL OF TYPE 2 DESIGN ALTERNATIVES FOR PROPERTY LOCATED IN THE VICINITY OF 2725 MERLE HAY ROAD

WHEREAS, on September 1, 2022, the City Plan and Zoning Commission voted 11 - 2 to APPROVE a request from First Assembly of God Church represented by Jeffrey Ostrander (Officer), for approval of a Site Plan for property located in the vicinity of 2725 Merle Hay Road (the "Property"), subject to compliance with remaining administrative review comments and to DENY a requested Type 2 Design Alternative to not require screening of rooftop mechanical equipment; and

WHEREAS, First Assembly of God Church has timely appealed to the City Council pursuant to Des Moines Municipal Code Section 135-9.3.9.B seeking to have the Site Plan, including the above-described Type 2 design alternatives thereto, approved, and has provided correspondence in support of its appeal.

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

- 1. The City Council shall consider the appeal by First Assembly of God Church at a public hearing in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 5:00 PM on November 7, 2022, at which time the City Council will hear both those who oppose and those who favor the proposal.
- 2. The City Clerk is hereby authorized and directed to publish notice of said hearing in the form hereto attached, in accordance with § 362.3 of the Iowa Code.

(SITE-2022-0000047)	
Moved by	to adopt.
Second by	

Date	October 24, 2022	

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				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED	APPROVED			

Mayor

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.

_ City Clerk

Date <u>Detalor 24,2022</u>

Agenda Item <u>38</u>

Roll Call #______



September 27, 2022

Community Development Department Attn: Jason Van Essen 602 Robert D. Ray Drive Des Moines, IA 50309

Re:

Reach Church - 2725 Merle Hay Road

SITE-2022-000047: 220927 - Type2 Design Alternative Appeal

Dear City Council Members,

Please accept this letter as our appeal for acceptance of a Type 2 Design Alternative submitted to the Planning Commission which was denied at the Planning Commission Meeting on September 1, 2022.

We requested that the Planning Commission consider a design alternative to the following staff review comment we received during the Site Plan Approval process:

- 1. Identify the locations of all existing and proposed mechanical equipment such as meters, transformers, HVAC, condensers, etc. (rooftop, building-mounted, or ground-mounted) on the site plan and provide details for how it will be screened. All mechanical equipment and utility appurtenances shall be located and screened in accordance with sections 135-7.10.5. and 135-4.5, including the following:
 - Yard Location: No mechanical equipment may be located in the front yard.
 - Small Equipment: Landscaping may be used to screen mechanical equipment less than 4' in height with shrubs or ornamental grasses spaced no more than 30" on center.
 - Large Equipment: For large private mechanical equipment which exceeds 4' in height an opaque
 wall is required and shall enclose the equipment on three sides, shall be tall enough to screen the
 use inside and shall be and shall be masonry construction to match the building's street façade
 design.
 - Rooftop Equipment: Rooftop mechanical equipment must be incorporated into the rooftop design
 or be concealed by an architectural quality metal screening on all sides equal in height to the
 height of the equipment. Screening must be provided which is consistent with the building design,
 colors, and materials. Provide a plan view of all rooftop mechanical equipment (existing and
 proposed), and provide details for how it will be screened.

Our proposed Type 2 Design Alternative is as follows:

- The church proposes to paint the existing and new rooftop mechanical unit cabinets to match the color of the building upon which they sit in lieu of providing larger, more expensive mechanical unit enclosures.
- The roof plan submitted for Site Plan approval shows 12 existing and 4 new roof mounted mechanical units.
- We provided 3D views of the building exterior at eye level from adjacent thoroughfares depicting what the rooftop mechanical units would look like if the cabinets are painted to match the building upon which they sit. Given the building's setback from adjacent property lines, the building heights, and that most rooftop mechanical units are set back a significant distance from adjacent building parapets, the visible portion of the mechanical units is minimal.
- The proposed site plan includes a robust amount of landscaping including street trees. The trees
 will serve to obscure views from adjacent thoroughfares to the building and visible portions of roof
 mounted equipment.

- The structural steel support for the rooftop mechanical unit enclosures would need to extend
 through the existing roof and attach to the existing building's roof structure below. This would
 result in multiple roof penetrations that present opportunities for roof leaks which could cause
 damage to the building interior in the future, resulting in costly repairs. The church would like to
 avoid the potential cost of this ongoing maintenance.
- The larger rooftop mechanical unit enclosures would be taller and wider than the mechanical
 units making them a more prominent exterior building facade feature, which we submit would
 draw be less attractive and draw more attention to the mechanical units. We do not believe this is
 consistent with the intent of the rooftop mechanical unit screening requirement.
- Staff and the Planning Commission have suggested that noise emanating from the rooftop
 mechanical units may be objectionable to adjacent neighbors. The church has not taken decibel
 readings at the property line to demonstrate the level of audible noise generated by the rooftop
 mechanical units. However, they have personally observed that no objectionable noise is audible
 at their property lines during various times of day. To date, the church has not received reports
 from adjacent properties that the rooftop mechanical units are visually or audibly objectionable.
- This project is facing budget challenges. We have gone through several value engineering iterations with the church during the design phase to align the project scope with the church's budget. A general contractor has provided an estimate for adding rooftop mechanical unit screening for the existing and new rooftop mechanical equipment. The approximate construction cost for this work is \$150,000. This added rooftop mechanical unit screening cost puts the cost of the project over church's approved budget. The church would like to avoid the expense associated with providing the structural steel support, metal stud infill, cladding and parapet cap flashing needed to create the large rooftop mechanical unit enclosures.

We respectfully request that the church be allowed to paint the existing and new rooftop mechanical unit cabinets in lieu of providing screening.

Thank you for your consideration of this design alternative and support of this project.

Sincerely.

Skyler Phelps, AIA Sr. Vice President

cc: File-MT



September 6, 2022

Communication from the City Plan and Zoning Commission advising that at their September 1, 2022 meeting, the following action was taken regarding a request from First Assembly of God Church (owner), represented by Jeffrey Ostrander (officer), for review and approval of a Public Hearing Site Plan "Reach Church Building and Site Improvements," and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to waive the requirement to screen rooftop mechanical equipment, per City Code Section 135-4.5.5, for multiple parcels located in the vicinity of 2725 Merle Hay Road.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-2 as follows

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus		Χ		
Dan Drendel	Χ			
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			

DENIAL of the requested Type 2 Design Alternative to waive the requirement to screen rooftop mechanical equipment, per City Code Section 135-4.5.5 and **approval** of the proposed Public Hearing Site Plan subject to compliance with remaining administrative review comments.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends denial of the requested Type 2 Design Alternative to waive the requirement to screen rooftop mechanical equipment, per City Code Section 135-4.5.5. Staff recommends approval of the proposed Public Hearing Site Plan subject to compliance with remaining administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request: The proposed Site Plan would allow for façade updates, landscaping enhancements, and a major renovation to the interior of the building. Design Alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II of the report.
- 2. Size of Site: 6.78 acres.
- 3. Existing Zoning (site): "P2" Public, Civic, and Institutional District and "N3b" Residential District.
- **4. Existing Land Use (site):** The site is composed of a large church, accessory parking areas, and accompanying landscaping features.
- 5. Adjacent Land Use and Zoning:
 - North "NX1" and "N3b"; Uses are New York Avenue, a parking lot, and a one-household dwelling unit.
 - South "NX1" and "N3b"; Uses are one-household dwelling units.
 - **East** "N3b"; Uses are one-household dwelling units.
 - West "NX1"; Uses are Merle Hay Road and one-household dwelling units.
- **6. General Neighborhood/Area Land Uses:** The subject property is located along Merle Hay Road, in a predominantly residential area. Commercial nodes are located about 500 feet from both the northern and southern extents of this site.
- 7. Applicable Recognized Neighborhood(s): The subject property is located in the Merle Hay Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on August 12, 2022, and by mailing of the Final Agenda on November 26, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on August 22, 2022 (10 days prior to the public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

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 Merle Hay Neighborhood Association mailings were sent to April Wyss, 2800 62nd Street, Des Moines, IA 50322.

- 8. Relevant Zoning History: None.
- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Low-Medium Density Residential.
- **10. Applicable Regulations:** Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:
 - Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
 - Permit present development of property commensurate with fair and orderly
 planning for future development of other properties in the various areas of the
 city with respect to the availability and capacity, present and foreseeable, of
 public facilities and services. The factors to be considered in arriving at a
 conclusion concerning proposed present development of property shall include
 the following:
 - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;
 - > Zoning restrictions at the time of the proposal;
 - > The city's comprehensive plan;
 - The city's plans for future construction and provision for public facilities and services; and
 - The facilities and services already available to the area which will be affected by the proposed site use;
 - Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
 - > Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
 - > Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
 - ➤ Consider the smart planning principles set forth in Iowa Code Chapter 18B.Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.
- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
 - > An evaluation of the character of the surrounding neighborhood, such as:
 - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
 - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
- For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;
 - The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
 - Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
 - Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare;
 - Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
 - > Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION

Per City Code Section 135-4.5.5(B), rooftop mechanical equipment, if not screened by the roof design, is required to be screened by architectural-quality metal screening material that is equal to the height of the equipment on all sides. Equipment is required to be set back from the edge of the roof so that it and the screening material are not visible from any adjoining right-of-way.

There are approximately 12 existing rooftop mechanical units, and 4 proposed. Staff understands that the existing units have never been screened. However, with major interior renovations proposed, it is appropriate to provide rooftop screening at this time. Building permits have not been applied for yet, but preliminary information has indicated that the project has a budget of approximately \$9,600,000. The applicant has provided a cost estimate of \$120,000 to screen the rooftop units, which represents 1.2% of the total cost. Outside of constructing major building additions or an entirely new building, there is likely to be no scope of work at this site that is greater than the one presented now.

Screening for rooftop mechanical equipment diminishes negative visual impacts from adjacent properties and the right-of-way, and generally preserves building design quality. The applicant has proposed to at least partially blend existing rooftop units with the color palette of the new façade materials. However, with such a large, prominent building on a major corridor that is also highly visible to adjacent residential areas, architectural-quality metal screening should be employed to limit visual impacts on surrounding properties and the surrounding rights of way and preserve the architectural integrity of the building.

Rooftop mechanical equipment screening also helps to abate negative auditory impacts that result from large appurtenances such as condensers, fans, generators, and the like that are frequently located on building roofs. Commercial-grade mechanical equipment is frequently cited as a noise pollutant in urban environments. Staff has concerns about allowing rooftop units to exist unscreened given the relatively close proximity of residential uses. Some of the existing and proposed rooftop units sit approximately 70 to 100 feet away from abutting residential properties. Environmental studies in other jurisdictions such as San Jose and Ontario, CA, have found that perceptible auditory impacts of commercial-grade rooftop mechanical equipment can occur at this distance.

For the reasons described above, staff does not support this Design Alternative request.

SUMMARY OF DISCUSSION

Nick Tarpey presented the staff report and recommendation.

Andrew Lorentzen asked why a site plan was required.

Nick Tarpey stated the cumulative permit value was over 50% of their assessed building value, which triggers the site to be brought into conformance with applicable Chapter 135 standards.

<u>Andrew Lorentzen</u> asked if the rooftop mechanical screening was the only thing not in conformance.

<u>Jason Van Essen</u> stated this in an item they are requesting wavier of. Other improvements are being made.

Johnny Alcivar asked what the percentage of total project cost is for screening.

Nick Tarpey stated 1.2%.

Abby Chungath asked what type of material would be used and where it would be located.

<u>Nick Tarpey</u> stated the design requirements within Article 4 of Chapter 135 calls for architectural metal screening. This would be permanently affixed to the top of the roof and provide screening on all sides.

<u>Jason Van Essen</u> stated parapet walls also qualify. The code requires an architectural quality solution.

Abby Chungath asked for clarification that the metal screening would be required only in places where it is needed to screen the equipment and not necessarily around the entire building.

Nick Tarpey stated correct.

<u>Jason Van Essen</u> stated staff is willing to look at existing building elements that provide screening. Also, it might not be necessary to provide screening on all four sides of each unit.

<u>Chris Draper</u> asked if they are receiving any incentive funding from the city for this project.

Nick Tarpey stated no.

<u>Jeff Ostrander</u>, Executive Pastor, 2725 Merle Hay Road stated their idea is to paint each unit, so they blend in with the building and alleviate any negative visual impact. Given the amount of traffic on Merle Hay Road, he has never heard or received complaints about the rooftop units. Spending money on screening will only detract from improvements that will better serve the community.

<u>Andrew Lorentzen</u> asked if he was caught off guard with the request to screen rooftop mechanical equipment.

<u>Jeff Ostrander</u> stated yes. He has concerns with potential leaks if they were to penetrate the rubber membrane of a flat roof.

<u>Andrew Lorentzen</u> asked if there is any other repair or replacement of the roof taking place in their project.

<u>Jeff Ostrander</u> stated there are a few roofs that have aged out and need repair.

<u>Chris Draper</u> asked if he believes the roof still has a potential to leak if they are spending \$120,000 on repairs.

Jeff Ostrander stated he is concerned with penetration to the roofs that won't be replaced.

Abby Chungath asked if additional units are being installed.

<u>Jeff Ostrander</u> stated yes, there are currently 12 and they are adding 4.

Johnny Alcivar asked if the \$120,000 would be 1.2% of the total project.

<u>Jeff Ostrander</u> stated if \$120,000 is the correct amount, yes. They would rather spend that money to improve the interior of the building.

CHAIRPERSON OPEN THE PUBLIC HEARING

Skyler Phelps, Mantel Teeter Architects, 5013 N. Washington Street, Gladstone, MO stated they will be re-roofing a couple low sloped roofs which will be detailed correctly to ensure they are watertight. Given the height of the building and the existing parapet walls, you see different amounts of rooftop mechanicals. From Merle Hay Road, most of the mechanical units are screed naturally and that is why they propose to paint the units to match the existing wall color. Providing a screen structure around the units will add large architectural features which they prefer not to do, with the secondary concern of penetration and associated cost. In respect to the church's budget, they did not anticipate the required upgrades to the exterior but are happy to do so as it beatifies their campus. As new trees mature, he believes that will provide a level of screening to the rooftop mechanicals in question.

Andrew Lorentzen asked if they considered screening some of the rooftop mechanicals.

<u>Skyler Phelps</u> stated they did have those discussions with city staff, and it could be revisited to address some of the units that are of major concern.

Johnny Alcivar asked if a pre-application meeting took place with city staff.

Skyler Phelps stated yes.

<u>David Bentz</u>, Bishop Engineering, 3501 104th Street, Urbandale, IA stated there's a lot of added cost the church wasn't anticipating with the addition of 2 grease interceptor, a water line across Merle Hay Road to increase fire capacity and the amount of utilities that exist in Merle Hay Road.

<u>Carol Maher</u>, 701 Polk Boulevard stated this site is over parked and curious if there were any Type 1 Design Alternatives for parking lot islands as it seems deficient based on the amount of concrete there is. She would encourage them to look into solar panels and hopes trees are considered along the rear setback.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

<u>Chris Draper</u> made a motion for **denial** of the requested Type 2 Design Alternative to waive the requirement to screen rooftop mechanical equipment, per City Code Section 135-4.5.5 and **approval** of the proposed Public Hearing Site Plan subject to compliance with remaining administrative review comments.

Motion passed: 11-2

Respectfully submitted,

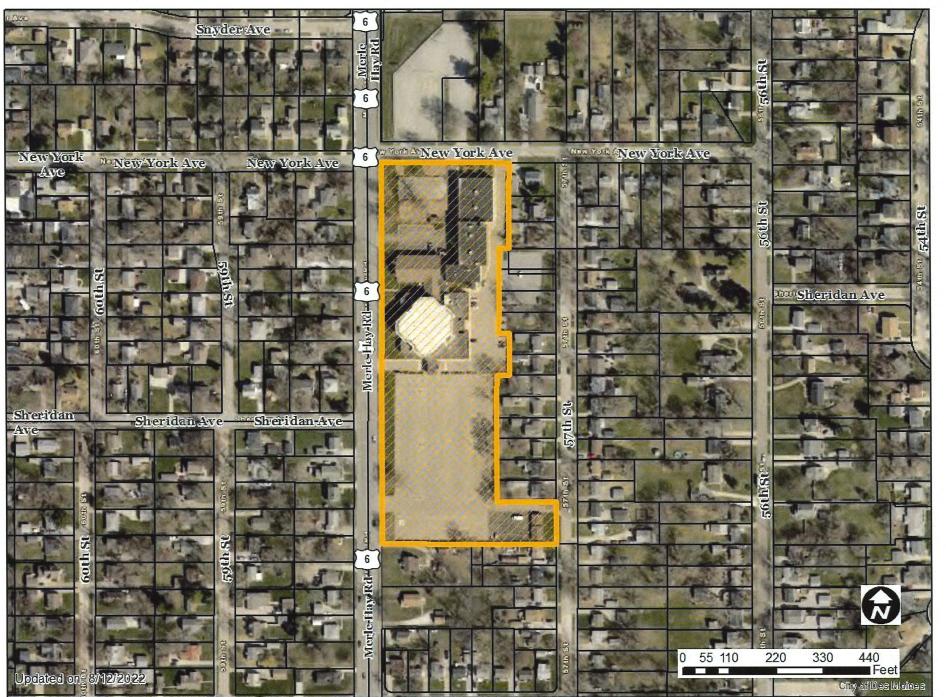
Jason Van Essen, AICP

Planning & Urban Design Administrator

JMV:tjh







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OPEN SPACE REQUIREMENTS:

PROPOSED IMPERVIOUS: 211,333 SF (71,7%)

SIDEMALK: 1,257 SULFT (2,46%) IMPERVIOUS SURFACE:

SEONINED BICACLE PARKING STALLS: 6 SEOURD PARKING STALLS: 163,33 SOTAL SEATS: 990 PRRKING SPACE PER 200 SEATS BICYCLE PARKING SPACE PER 200 SEATS TOTAL SEATS- 910 PARKING REQUIREMENTS:

> STANDARD STALLS: 370 SATED STALLS: 28 PARKING COUNT:

OF DES MOINES AT 515-283-4207

(10INTERUZMOTIOTITEM ORS PAGE ZONE: P2 (PUBLIC, CIVIC AND :ONING:

BULK REGULATIONS: HEIGHTS
SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING

EMBLY - PLACE OF WORSHIP) BUILDING USE/TYPE & HEIGHT:

CONTACT:

SPHELPS@MANTELTETER,COM 5013 N WASHINGTON ST GLADSTONE, MO 64118 SKYLER PHELPS STREATLEED MANTEL TETER RCHITECT:

OWNER / PREPARED FOR:

DES MOINES, IA 50310 ADDRESS:

PROPERTY DESCRIPTION: LOTS STATE IN ILLEGE ANY PLACE, LOTS OF A EXCEPT THE EAST SKET IN COLOMAL ACRES, AN OFFICH, PLAT, INCHING THE OFFICH AND A PART OF THE CITY OF PROPERTY OF THE CITY OF THE CITY OF THE CITY OF PROPERTY OF THE CITY OF T

KEACH CHURCH

SILE PLAN

GENERAL NOTES:

OME CATEL

UTILITY MAPS PROVIDED BY:

14. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

- NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE RENOVED.
- 13. ALL HYDRANI S WILL IMMEDINTELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF DES MOINES WILL MOTESTALE CONTRACTOR TO SERVICE STATES AND MOTESTALE CONTRACTOR OF THE CITY OF DES MOINES WILL MOINES TRACER WIRE SHALL BE ADDED TO ALL WATER NAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- 12. PROPOSED WATERIAM SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIL BE DONE BY THE CITY OF DES 11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WALEHAMIN CONSTRUCTION.
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 WATERARINS SHALL BE C-900, SIZE OF VARTERIAIN AS SHOWN ON PLANS.
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- SANITARY SEVER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE
- 7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
 - CONNECTORS, ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD,
- 6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WARPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II A CITIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPRIRED, REPOUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO
- RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNIER REQUIREMENTS. ANY NECESSARY ADJUSTIMENTS SHALL BE CONSIDERED INCIDENTAL TO
- . THE CONTRACTOR SHALL COORDINATE THE ADJUSTANENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE
- DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BURT TOPO SURVEYS LINTIL ISSUES HAVE SEMER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-216-0487) TO PERFORM SAID AS-BULT SURVEY. IF 3" THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH ASSOCIAT
 - THE CONTRACTOR SHALL PROVIDE AS BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIVATE AND SHOULD BE USED FOR REFERENCE ONLY.

UTILITY NOTES:

SHALL GOVERN, CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

- HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A.CITY CODES THE A.D.A.CITY CODES " VIT MYTKS' BYBKING FOLZ' HYNDICYD BYBKING' BYWDS' ELC' SHYTT CONDETA MILH HIT Y'D'N' BYD CLLA CODES' HYNDICYD BYBKING SIGNYGE IS BEONIBED LOB YTT
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL
 - 3. SEE DETAILS FOR ALL PAVENENT THICKNESS. DEE ON SOB BASE PRIOR TO ANY PAVENENT BEING PLACED.
- SHALL BE SEEDED IN ACCORDANCE WITH CITY OF DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS. SUDGINGE REPREATION AND AUGUSTERS WILL BE CONSTRUCTED FOLLOWING RECOUNCIDATIONS IN THE SOLLS REPORT, APPROVED SOLLS ENQUIEER MUST SIGN
- 1. THE PAVING/GRADING CONTRACTOR SHALL BACKFILT THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE ALL AREAS

PAVING NOTES:

- FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT, 16, DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL RECURBINENTS, PROVIDE WASTE AREAS OR DISPOSAL STRES
- 1s. THE CONTRACTOR IS RESPONSIBLE FOR THE PROUPT READON OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACHT PROPERTY OR RIGHT OF WAY.

 UNTL SUCH THAT REMANIENT RECENTATION HAS BEEN ESTABLISHED.
- 14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE
- 13, GRADING AND EROSION CONTROL SHALL BE DOUG IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA. DEPARTIMENT OF MATURAL RECOUNCES REQUIREMENTS. KERKESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERVITS FROM THE IOWN DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF DESKINDINES.
 - 12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS
- 10, SOIL WHORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WALL HOT BE MEASURED OR PAID FOR SEPARATELY.

 THE CONTINUENCIONS SHALL PROTECT ALL STRUCTURES NOT SHOWNER, SON THE PLANS.
 - LABORATORY TESTS. AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS,
- PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.

 LAGORATORY TESTS SHALL BE PERFORMED BY THE OWNER HILLESS OTHERMISE NOTED, THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN
- F. THE COMMINCION SHAFT SHIPMLED LIVE BENGMENCE FOR SHEARCHWINNICE OF MORE MEDICAL SHAFT BE BHOWNEDS BIT THE COMMINCION OF MORE SHAFT SHAF
- VYBAING 2017 CONDITIONS OR INTURIES CYDSED BY UNDERGROUND UTTILES INCLUDING UTTILES THAT ARE NOT SHOWN ON PLAN.
- 6, BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM
- CONTRACTOR, SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL BEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL BEVICES 4. ALL RESERVE AND SOUR INCORPORATE AND THE REPRODUCT OF THE STATE OF
- . THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES, ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
 - . IN EVENT OF A DISCREPANCY BETWEEN THE COUNTRY STANDARD AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERILL.

 DES MONIES MUST BE NOTHERD BY ALL CONTRACTORS 48 HOURS PRIOR TO CONARDING WORK.
- IT MORK SHATT BE DONE IN VECORDANCE WITH SUDVES STANDARD SPECIFICATIONS AND ALL CITY/COULTY SUPPLIES AFFECTIVE THE CITY OF

UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PANNG ETC. MOST UTILITY CONFLICTS HAVE BEEEN CALLED OUT FOR CONTRACTOR CONVENIENCE. UTILITY CONFLICT NOTES:

ALE DISTURBED BY CONSTRUCTION ACTIVITY NOT SHOWN ON PLANS SHALL BE SEEDED.

AREA DISTURBED BY CONSTRUCTION ACTIVITY NOT SHOWN ON PLANS SHALL BE SEEDED.

THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE
OF THE CERTIFICATE OF OCCUPANCY.

OF LIGHT POLLUTION ON SURROUNDING PROPERTIES, POLE HEIGHTS SHALL NOT EXCEED 20 FEET.

CONSIZERLI, MULH THE BUILDING DESIGN, COLORS, AND MATERIALS.

SHALL BE SCREEMED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS

AND MATERIALS.

ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH SCREENING AND TO THE HEIGHT OF THE EQUIPMENT.

This site shall be maintained in complance with all city code applicable on the date of site plan approval.

PHOVIDED AS SANT OF THE SET OF PARS FOR EXISTING SITE CONDITIONS AND BOUNDARY

PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF

ETLAND STUDIES OR WETLAND MITIGATION, IT IS

THE DWINER'S RESPONSIBILITY TO DETERMINE IF ANY WELLANDS ARE LUCATED ON THE

THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND

2. CONTRACTOR IS RESPONSIBLE FOR ALL UTLITY CONFLICTS THAT ARE EITHER CALLED OUT ON

NEW LIGHTING/ ELECTRICAL LINES SHALL BE UNDERGROUND.

CITY OF DES MOINES NOTES:

SURVEY NOTES:

WETLAND NOTES:

INVALHOBIEED COLLING OB DISCROSRIE OE CONSTRUCTION REE VEE EMONBILED BL COLUMING INVALHORED BL COLUMING DEFINEE PROFILED BL COLUMINE ENVERSE AND LIE INVALED AND REPRESENCE OF THE PROFILED BLOOK OF T

ЗЕСДОИ СОВИЕВ - БОЛИВ УЗ ИОДЕВ TE MILH ZECLION 732-9' 3079 DES MOINES MONICIPAL CODE, AS AME ■ NONEKLI CONNEK - FORND V2 NOLED * THE WATCH CONDITIONS – SEE EXHIBIT CONTRACTOR D O DENOTES NUMBER OF PARKING STALLS HAVONAL MAN ALIK BOLLARD

CYBEE IN KIZEK THER OPTIC VAULT SWPPP 1.70 ☐ FIBER OPTIC RISER ☑ FIBER OPTIC NANHOLE DETAILS 1.90 O TRAFFIC SIGNAL IMANHOLE LANDSCAPE PLAN C5.1 O TELEPHONE MANHOLE TJUAV SNOHRBJET [23] **NAJ9 YTIJITU** C4.1 TELEPHONE RISER TEL AIR CONDITIONING UNIT **GRADING PLAN** C3.1-C3.2 ₩ GY2 AYTAE NAJ9 TUOYAJ C2.1-C2.2 CAS INETER ELECTRIC HANDHOLE DEMO PLAN 1.10 O CIN MIKE SITE SURVEY 2:00 Ф своим ысит A TRANSFORMER COVER SHEET r.00 ELECTRIC PANEL SHEET INDEX: TI FEECUNIC TONIC LION BOX

VOCES OR SHEETS COVERED BY THIS SEAL.

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36D SUBMITIAL - 8-3-22

24-5-5 - JATIMBUS 121 2ND SUBMITTAL - 7-19-22

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PROPERTY CORNER- PLACED AS NOTED

■ ELECTRIC MANHOLE TWARGYH GRAY R → WATER SHUT OFF TIEM @

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MORINE DE MORINE

MORINE SJOHNAMMROT2 @ VTAL CABLE TV - LETE-HONE FINE — OVE — OVERHEAD ELECTRIC — UNE WOENGOUND ELECTRIC —ST — STORM SEWER —SAN— SANITARY SEWER

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TJUAY DIRTO SAULT

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PRELIMINARY.

LANDSCAPE REQUIREMENTS TOTAL EXISTING TREE CANOPY (1,000 PER TREE X 18) TOTAL PROPOSED TREE CANOPY (1,000 PER TREE X 43) TOTAL TREE CANOPY FRONTAGE REQUIREMENTS (MERLE HAY ROAD) TOTAL LEHIGTH OF PARKING ADJACENT TO MERLE HAY ROAD REQUIRED OVERSTORY TREES (1/ 40 LP) TOTAL EXISTING TREES PROVIDED (TO REMAIN)

- CONTACT THE MUNICIPAL CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 515-283-4950, ALL WIRE, TWINE, AND BURLAP
- SHALL RE REMOVED FROM THE ROOTBALL OF STREET TREES
 PRIOR TO PLANTING.
 NO STAKING OF STREET TREES IS
- ALLOWED.

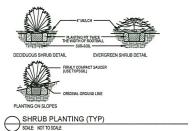
LANDSCAPE NOTES:

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
 SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIARTS, UNLESS NOTED OTHERWISE.

REQUIRED SHRUBS @ 35" O.C. (2 ROWS)
TOTAL PROPOSED SHUBS (2 ROWS @ 35" O.C.)

- 3. STAKE SOD ON ALL SLOPES 3: 1 OR GREATER.
- 4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI 280.1).
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER
 AIDLONG OWNERS REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND RENIEWED BY
 CWAIRER OR OWNERS REPRESENTATIVE, PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALINE AND
 THRIVING CONDITION.
- 8, CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND
- 9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT, IDENTIFICATION TAGS (MICLUDING SIZING INFORMATION) MUST BE LEFT ON UNITE. AFTER ACCEPTANCE BY OWNERS OF OR OWNERS REPRESENTATIVE.
- 10, CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNILESS NOTED.
- BEDS TO A DEPTH OF A BLOCKE, UNLESS BIOTED.

 11. STANDIA AND DUMNO OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. CREERLY, TREES IN LAGG. COPEN BASES SURJECT O SIGNIFICANT WIND SHALL BESTANCES, STAKE AND WARP THESE RAMEDINES AT THE REATHER, CONTINCTOR SHALL BLOST AND STAKE AND WARP THESE RAMEDINES AT THESE PRACTING. CONTRACTOR SHALL BLOST AND WARES IN OLDER THAN OLD THE ART BET BLOST ALT STAKES HANDLY FERRIOR. BLOOK ALL STAKES AND CLIV WARES IN OLDER THAN OLD THE ART BET BLOST ALL THOM.
- 12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES,
- 13, NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- 14. SPADE CUT EDGE AROUND ALL NEW TREE/SHRUB PLANTING BEDS.
- 15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- 16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
- 17. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED. 18. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 515-283-4950.
- 19. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.

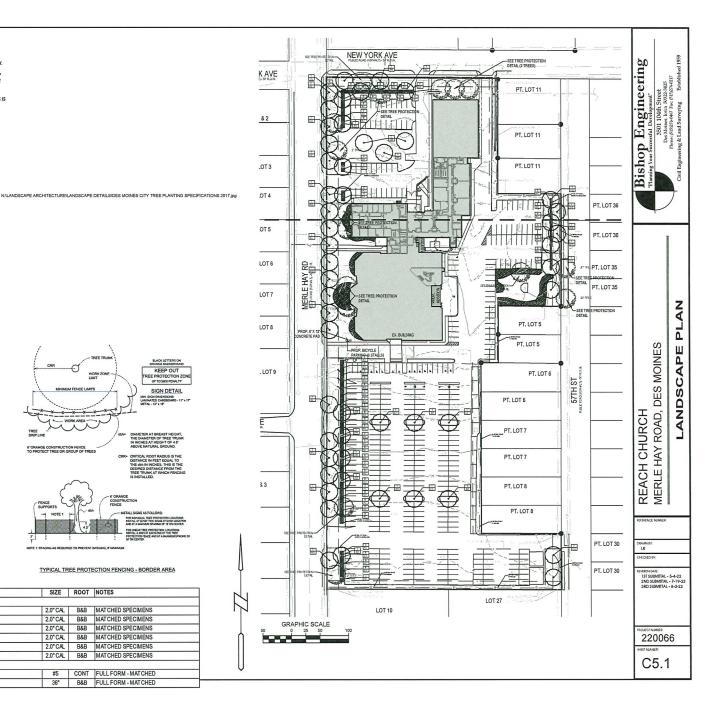


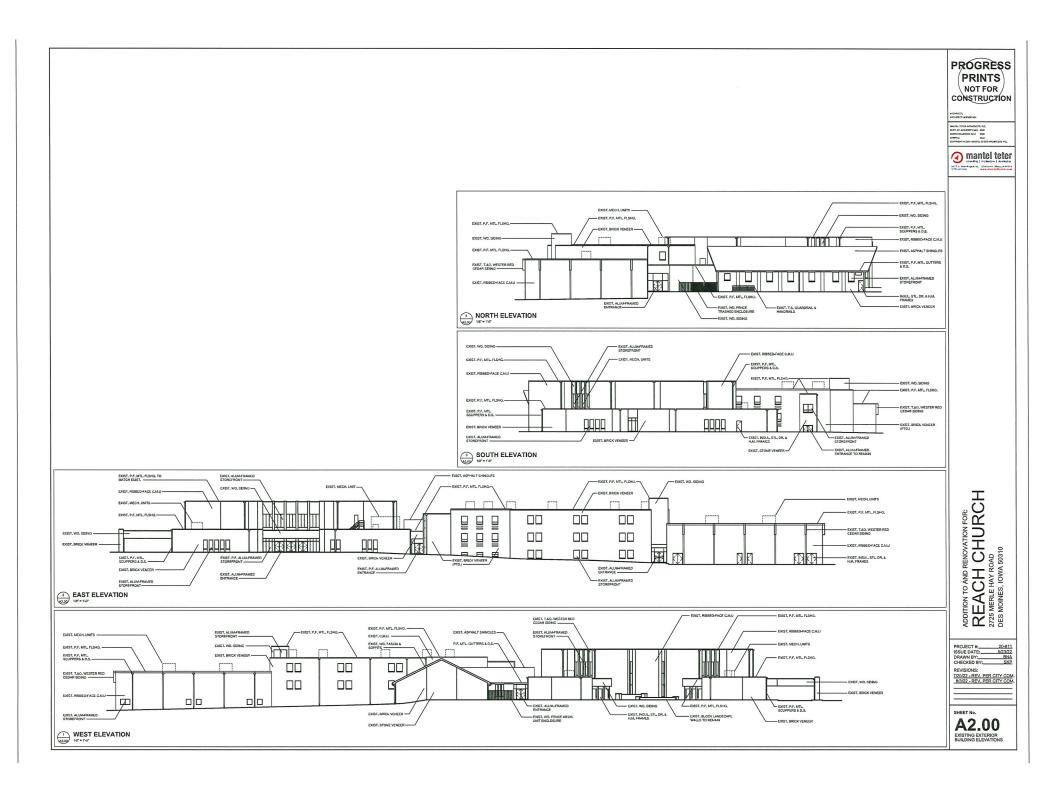
KEEP OUT SIGN DETAIL MOTE 1 FOR REPAYABLE TREE PROTECTION LOCATIONS: NETALL AT LEAST TWO SIGNS AT EACH LOCATION AND AT A MAXIMUM SPACING OF 15" ON CENTER FOR LINEAR TREE PROTECTION LOCATIONS.

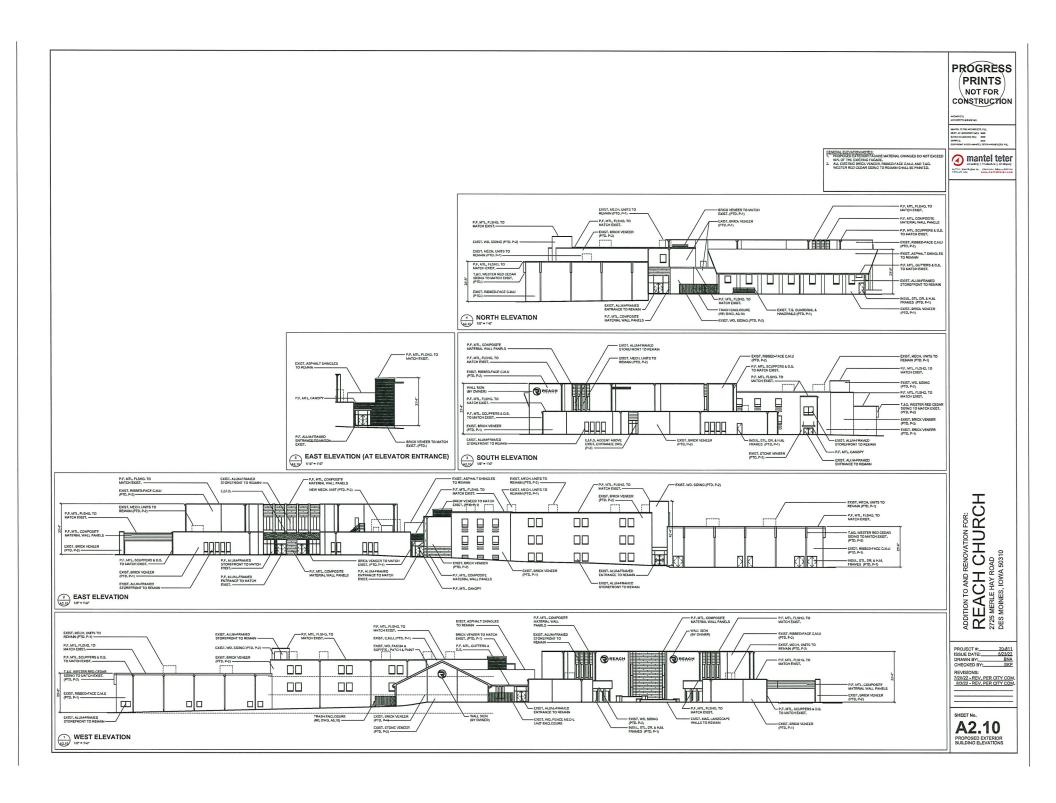
TYPICAL TREE PROTECTION FENCING - BORDER AREA

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
	OVERSTORY TREES					
AH	10	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	2.0" CAL	B&B	MATCHED SPECIMENS
GB	6	GINKGO	GINKGO BILOBA	2.0" CAL	B&B	MATCHED SPECIMENS
KC	8	KENTUCKYCOFFEETREE	GYMNOLADUS DIOICUS	2.0" CAL	B&B	MATCHED SPECIMENS
SG	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2.0" CAL	B&B	MATCHED SPECIMENS
RO	9	RED OAK	QUERCUS RUBRA	2.0" CAL	B&B	MATCHED SPECIMENS
AL	10	AMERICAN LINDEN	TILIA AMERICANA REDMOND'	2.0" CAL	B&B	MATCHED SPECIMENS
	SHRUBS					
AC	197	ALPINE CURRANT	RIBES ALPINUM	#5	CONT	FULL FORM - MATCHED
DY	184	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	36"	B&B	FULL FORM - MATCHED



















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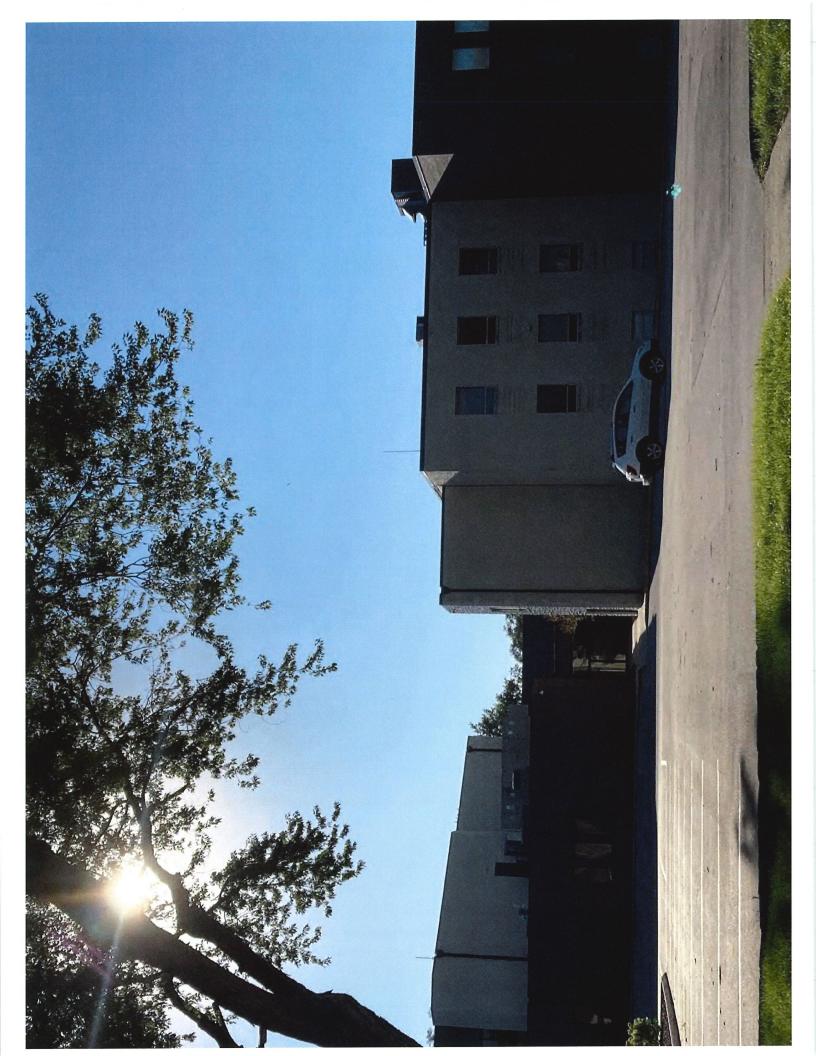
2725 MERLE HAY ROAD

2725 MERLE HAY ROAD

SHEET No.

A2.11

EXTERIOR PERSPECTIVES











NICK TARPEY | CITY OF DES MOINES

Assistant Planner | Development Services

NOTarpey@dmgov.org

Desk: (515) 283-4585 | Mobile: (515) 238-1085 DSM.city | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

From: Wahlert, Candace < CWahlert@Broadlawns.org>

Sent: Monday, August 29, 2022 7:43 AM

To: Tarpey, Nicholas O. < NOTarpey@dmgov.org>

Subject: Reach Church /First Assembly

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nick,

I received a letter regarding the public hearing on September 1st regarding Reach Church and Site Improvements. Can you please update me on what this involves and what their plans are. As they are actually directly behind me so basically in my back yard. I would like to know what type of improvements they are planning mainly I am just concerned with anything outside if it would affect me. We have never had any trouble when it was First Assembly they were always very courteous and easy to get along with. However we have had some issues with reach Church and noise.

Please just give me the basics on the plans.

Thank you,

Candy Wahlert

MIM Team Lead





🌭 (515) 282-5678

Ӯ 1801 Hickman Road, Des Moines, IA 50314

www.broadlawns.org

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To: Tarpey, Nicholas O. <<u>NOTarpey@dmgov.org</u>> Subject: RE: Reach Church /First Assembly

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Nick,

Thank you for explaining this to me. It sounds like all good improvements the only concern I have is again the noise. Which has been a problem since they become Reach Church they like to hold a lot of events outside and have a lot of screaming and music going. I am concerned with the mechanical noise so I hope the city will make them screen it. Unfortunately the timing of the Public hearing I will be out of town and not able to attend.

How will I know if they allow the mechanical equipment to not be screened?

Thank you again for all your time.

Candy Wahlert

From: Tarpey, Nicholas O. [mailto:NOTarpey@dmgov.org]

Sent: Monday, August 29, 2022 8:28 AM

To: Wahlert, Candace < CWahlert@Broadlawns.org>

Subject: RE: Reach Church /First Assembly

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Hi Candace,

Thanks for reaching out.

Reach Church is planning on doing a pretty extensive interior renovation (no building addition or new buildings proposed). Provisions in Des Moines city code require property owners to make site improvements (i.e., landscaping, etc.) when proposed improvements reach 50% of their building's assessed value. That is the case here – hence the site plan. See attached.

The exterior alterations they are proposing include some switch-outs of existing façade materials and some painting.

The reason this is going to the Plan and Zoning Commission is because they are requesting a waiver of screening their rooftop mechanical equipment. Equipment is required to be screened on all sides per 135-4.5.5 of City Code. As staff, we believe that with their interior scope of work, it makes sense for them to screen their mechanical equipment at this time, for aesthetic as well as noise-reduction reasons. I have attached the staff report that explains this rationale.

Feel free to call me if you have additional questions.

From: Wahlert, Candace < CWahlert@Broadlawns.org>

Sent: Monday, August 29, 2022 10:03 AM

To: Tarpey, Nicholas O.

Subject: RE: Reach Church /First Assembly

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Honestly there is a noise now but I have lived there so long I truly think I am just used to it. I would just hope that the noise would not get worse.

Thank you again for your time.

Candy

From: Tarpey, Nicholas O. [mailto:NOTarpey@dmgov.org]

Sent: Monday, August 29, 2022 8:47 AM

To: Wahlert, Candace < CWahlert@Broadlawns.org>

Subject: RE: Reach Church /First Assembly

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You can watch the public hearing (although this is not interactive) on the City's Youtube channel Thursday night if you are able.

You can also call or email me on Friday to find out what happened. If their request gets denied (i.e., the Commission goes with the staff recommendation to require screening), they may also appeal their decision to City Council (not saying that will happen, but it is an option for them if they think it is worth it to pursue). So Thursday may not be the total wrap-up of things with this one.

The meeting minutes/summary should be posted to the city website within about a week of the meeting as well.

While we are on the topic, besides the event noise, have you experienced noise from the existing rooftop mechanical equipment that is on top of the building?

NICK TARPEY | CITY OF DES MOINES

Assistant Planner | Development Services

NOTarpey@dmgov.org

Desk: (515) 283-4585 | Mobile: (515) 238-1085 DSM.city | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

From: Wahlert, Candace < CWahlert@Broadlawns.org>

Sent: Monday, August 29, 2022 8:43 AM

First Assembly of God Church, 2725 Merle Hay Road

SITE-2022-000047

