



Date December 18, 2023

RESOLUTION HOLDING HEARING ON APPEAL OF BRADLEY & BELINDA MC ANINCH (OWNER), REPRESENTED BY BRADLEY MC ANINCH (OFFICER), ON A DENIAL OF TYPE 2 DESIGN ALTERNATIVES FOR A PUBLIC HEARING SITE PLAN FOR PROPERTY LOCATED AT 4700 SOUTHEAST 14TH STREET

WHEREAS, public hearing held on November 16, 2023, the City Plan and Zoning Commission considered a request from Bradley & Belinda Mc Aninch (owner), represented by Bradley Mc Aninch (officer), for approval of the Site Plan for Type 2 Design Alternatives waiving the requirements for installation of a Priority 1 Sidewalk along East Herold Avenue set forth in Municipal Code Section 135-8.5.2 and requirements of building transparency set forth in Municipal Code Section 135-2.5-D.18 as shown in the Site Plan submitted for the property located at 4700 Southeast 14th Street; and

WHEREAS, pursuant to Section 135-8.5.2 of the Municipal Code, sidewalks are required as identified in the City’s Transportation Master Plan; and

WHEREAS, in its Site Plan, Bradley & Belinda Mc Aninch proposed for no sidewalk installation along East Herold Avenue, where sidewalk installation is required with a Priority 1 Sidewalk designation under the City’s Transportation Master Plan; and

WHEREAS, pursuant to Section 135-2.5-D.18 of the Municipal Code, requires a minimum of 60% transparency of a primary frontage ground story measured between 2 feet and 8 feet above grade on the primary façade; and

WHEREAS, in its Site Plan, Bradley & Belinda Mc Aninch proposed for waiver of the requirement of 60% transparency between 2 and 8 feet above grade on the primary façade; and

WHEREAS, the Plan and Zoning Commission voted 9-0-1 for **DENIAL** of the requested Type 2 Design Alternatives A and B and **APPROVAL** of the requested Type 2 Design Alternatives C through F, in which the Commission denied the request to waive or modify said ordinance requirements to allow for no sidewalk installation along East Herold Avenue and the requirement of 60% transparency between 2 and 8 feet above grade on the primary façade; and

WHEREAS, Bradley Mc Aninch has timely appealed to the City Council pursuant to Municipal Code Section 135-9.3.9(B), and is seeking further review of the Plan and Zoning Commission decision and denial of the above-described Type 2 design alternatives to the Site Plan including requirements for installation of a Priority 1 Sidewalk along East Herold Avenue set forth in Municipal Code Section 135-8.5.2 and requirements of building transparency set forth in Municipal Code Section 135-2.5-D.18 as shown in the Site Plan submitted for the property located at 4700 Southeast 14th Street; and



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WHEREAS, on December 4, 2023, by Roll Call No. 23-1687, it was duly resolved by the City Council that the appeal be set down for hearing on December 18, 2023 at 5:00 P.M. in the Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place of hearing on said appeal; and

WHEREAS, in accordance with said notice, those interested in said appeal and the proposed Type 2 Design Alternatives, both for and against, have been given the opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all arguments and objections to the Plan and Zoning Commission denial of the Type 2 Design Alternatives in form requested by Bradley & Belinda Mc Aninch for property located at 4700 Southeast 14th Street, as described above, are hereby received and filed.
2. The communications from the Plan and Zoning Commission and Bradley & Belinda Mc Aninch, respectively, are hereby received and filed.

TYPE 2 DESIGN ALTERNATIVE #1 – SIDEWALK INSTALLATION

Alternative A1

MOVED BY _____ to **DENY** the Type 2 Design Alternative concerning sidewalk installation in form requested by Bradley & Belinda Mc Aninch described above and to make the following findings of fact and objections regarding the Type 2 Design Alternative as proposed by Bradley & Belinda Mc Aninch:

- a. Under Municipal Code Section 135-8.5.2, sidewalks are required as identified in the City’s Transportation Master Plan.
- b. The subject property is located along Southeast 14th Street directly south of East Herold Avenue and north of East McKinley Avenue.
- c. East Herold Avenue is a priority one sidewalk gap within the City’s Transportation Plan, MoveDSM; and Bradley & Belinda Mc Aninch would be able to provide the missing sidewalk connection on East Herold Avenue to Southeast 14th Street.
- d. Such sidewalk installation would provide connectivity and walkability for residential properties west of the subject property with access to Southeast 14th Street.



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- e. Bradley & Belinda Mc Aninch’s proposal for the Type 2 Design Alternative to the requirements of Section Code Section 135-8.5.2 are for full waiver, resulting in no sidewalk installation being required along East Herold Avenue, and it is based on preference, rather than need.
- f. City Planning staff recommended denial of said Type 2 design alternative for full waiver of Section Code Section 135-8.5.2 as requested by Bradley & Belinda Mc Aninch.
- g. Bradley & Belinda Mc Aninch have not met the burden required to demonstrate that their requested design alternative met the criteria for approval or that the result of the design alternative would equal or exceed the result of compliance with the Planning and Design Ordinance.
- h. Bradley & Belinda Mc Aninch have not shown that their requested design alternative is consistent with all relevant purpose and intent statements of the Planning and Design Ordinance and with the general purpose and intent of the comprehensive plan.
- i. Bradley & Belinda Mc Aninch have not shown that their requested design alternative will not have a substantial or undue adverse effect on the public health, safety, and general welfare.
- j. The Type 2 Design Alternative as proposed by Bradley & Belinda Mc Aninch should not be approved for the reasons stated above.

Alternative A2

MOVED BY _____ to **APPROVE** the Type 2 Design Alternative concerning sidewalk installation in form requested by Bradley & Belinda Mc Aninch described above and to make the following findings of fact in support of approval of the proposed Type 2 Design Alternative:

- a. Under Municipal Code Section 135-8.5.2, sidewalks are required as identified in the City’s Transportation Master Plan.
- b. The subject property is located along Southeast 14th Street directly south of East Herold Avenue and north of East McKinley Avenue.
- c. There is no sidewalk connection on East Herold Avenue to Southeast 14th Street through the subject property and the adjoining properties further west from the adjoining property.
- d. Any sidewalk installation would have no existing connection to the west since the neighboring property currently lacks a sidewalk.
- e. There are existing utilities within the subject property near the required sidewalk installation area, and any associated maneuvering or additional steps during installation of the sidewalk with utilities near such installation carry additional financial and administrative burdens for Bradley & Belinda Mc Aninch.
- f. Bradley & Belinda Mc Aninch’s proposal for the Type 2 Design Alternative to the requirements of Section Code Section 135-8.5.2 are for full waiver, resulting in no sidewalk installation being required along East Herold Avenue, and it is based on the lack of necessity for the sidewalk at this location with no existing connection and the additional burden such installation would create.
- g. Bradley & Belinda Mc Aninch have met the burden required to demonstrate that the requested design alternative meet the criteria for approval and that the result of the design alternative would equal or exceed the result of strict compliance with Sections 135-8.5.2 of the Planning and Design Ordinance.



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- h. Bradley & Belinda Mc Aninch have shown that the requested design alternative is consistent with all relevant purpose and intent statements of the Planning and Design Ordinance and with the general purpose and intent of the comprehensive plan.
- i. Bradley & Belinda Mc Aninch have shown that the requested design alternative will not have a substantial or undue adverse effect on the public health, safety, and general welfare.
- j. Said Type 2 Design Alternative, in form requested by Bradley & Belinda Mc Aninch, should be, and hereby, approved for the above-stated reasons and incorporated into the approved Site Plan for the Property.

Second by _____.

TYPE 2 DESIGN ALTERNATIVE #2 – PRIMARY FAÇADE TRANSPARENCY

Alternative B1

MOVED BY _____ to **DENY** the Type 2 Design Alternative concerning primary façade transparency in form requested by Bradley & Belinda Mc Aninch described above and to make the following findings of fact and objections regarding the Type 2 Design Alternative as proposed by Bradley & Belinda Mc Aninch:

- a. Under Municipal Code Section 135-2.5-D.18, requires a minimum of 60% transparency of a primary frontage ground story measured between 2 feet and 8 feet above grade on the primary façade.
- b. The subject property is located along Southeast 14th Street with the primary façade facing that primary street, which is an established, commercial corridor.
- c. The required Storefront building type is a low-to-midrise building type used along commercial corridors to promote interaction with the public, and activate public interaction by providing transparency on the primary street facing façade.
- d. Bradley & Belinda Mc Aninch’s Site Plan includes no transparency proposed within the required 2 feet and 8 feet along the primary façade and the proposed design would not meet the intended commercial character for the corridor.
- e. Bradley & Belinda Mc Aninch’s proposal for the Type 2 Design Alternative to the requirements of Section Code Section 135-2.5-D.18 are for full waiver, resulting in primary frontage ground story measured between 2 feet and 8 feet above grade with transparency less than 60% on the primary façade, and it is based on preference, rather than need.
- f. City Planning staff recommended denial of said Type 2 design alternative for full waiver of Section Code Section 135-2.5-D.18 as requested by Bradley & Belinda Mc Aninch.
- g. Bradley & Belinda Mc Aninch have not met the burden required to demonstrate that their requested design alternative met the criteria for approval or that the result of the design alternative would equal or exceed the result of compliance with the Planning and Design Ordinance.



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- h. Bradley & Belinda Mc Aninch have not shown that their requested design alternative is consistent with all relevant purpose and intent statements of the Planning and Design Ordinance and with the general purpose and intent of the comprehensive plan.
- i. Bradley & Belinda Mc Aninch have not shown that their requested design alternative will not have a substantial or undue adverse effect on the public health, safety, and general welfare.
- j. The Type 2 Design Alternative as proposed by Bradley & Belinda Mc Aninch should not be approved for the reasons stated above.

Alternative B2

MOVED BY _____ to **APPROVE** the proposed Type 2 Design Alternative concerning primary façade transparency in form requested by Bradley & Belinda Mc Aninch and described above, and to make the following findings of fact in support of approval of the proposed Type 2 Design Alternative:

- a. Under Municipal Code Section 135-2.5-D.18, requires a minimum of 60% transparency of a primary frontage ground story measured between 2 feet and 8 feet above grade on the primary façade.
- b. The subject property is located along Southeast 14th Street with the primary façade facing that primary street.
- c. The required Storefront building type is a low-to-midrise building type used along commercial corridors to promote interaction with the public, and activate public interaction by providing transparency on the primary street facing façade.
- d. Bradley & Belinda Mc Aninch's provides the no transparency proposed between 2 feet and 8 feet along the primary façade was to address security and safety concerns, but the Site Plan does include additional transparency at higher levels to address such transparency concerns.
- e. Bradley & Belinda Mc Aninch's proposal for the Type 2 Design Alternative to the requirements of Section Code Section 135-2.5-D.18 are for full waiver, resulting in primary frontage ground story measured between 2 feet and 8 feet above grade with transparency less than 60% on the primary façade, and it is based on security and safety needs.
- f. Bradley & Belinda Mc Aninch have met the burden required to demonstrate that the requested design alternative met the criteria for approval and that the result of the design alternative would equal or exceed the result of strict compliance with Sections 135-2.5-D.18 of the Planning and Design Ordinance.
- g. Bradley & Belinda Mc Aninch have shown that the requested design alternative is consistent with all relevant purpose and intent statements of the Planning and Design Ordinance and with the general purpose and intent of the comprehensive plan.
- h. Bradley & Belinda Mc Aninch have shown that the requested design alternative will not have a substantial or undue adverse effect on the public health, safety, and general welfare.
- i. Said Type 2 Design Alternative, in form requested by Bradley & Belinda Mc Aninch, should be, and hereby, approved for the above-stated reasons and incorporated into the approved Site Plan for the Property.



Roll Call Number

Agenda Item Number

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Second by _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(SITE-2023-000047)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
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

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Delp, Michael R.

From: Chris Pose <cpose@lolaw.com>
Sent: Friday, November 17, 2023 7:38 AM
To: Delp, Michael R.
Cc: 77-01004441001000; David Bentz; Mark Thiessen
Subject: [EXTERNAL]Brad's Site Plan

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.

Michael,

Please take the steps necessary to put the decision of the P&Z last night on appeal to the city council.

And kindly notify us of when the appeal will come to the council.

Thank you.

Chris Pose by iPhone
Attorney client privileged if to clients. Please excuse typos, if you find any.

November 28, 2023

Communication from the City Plan and Zoning Commission advising that at their November 16, 2023 meeting, the following action was taken regarding a request from Bradley & Belinda Mc Aninch (owner), represented by Bradley Mc Aninch (officer), for review and approval of a Public Hearing Site Plan “Brad’s Collision,” for property located at 4700 Southeast 14th Street, and for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B):

- A) Waiver of Priority 1 Sidewalk installation along East Herold Avenue, as required per City Code Section 135-8.5.2.
- B) Waiver of 60% transparency between 2 and 8 feet above grade on the primary façade, as required per City Code Section 135-2.5-D.18.
- C) Waiver of the 15% blank wall limitations for transparency for each story, as required per City Code Section 135-2.5.C.19.
- D) Waiver of the requirement for minimum of one (1) primary entrance per 45 lineal feet of façade on a primary street façade, as required per City Code Section 135-2.5-D.20.
- E) Waiver to allow a pitched roof in lieu of a parapet or flat roof, as required by City Code Section 135-2.5-D.25 (Denied Type 1 Design Alternative).
- F) Waiver to allow 24-gauge metal panels as a primary façade material, as required per City Code Section 135-4.2.1 (Denied Type 1 Design Alternative).

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-0-1 as follows.

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Abstain</u>	<u>Absent</u>
Francis Boggus	X				
Leah Rudolphi					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
Katie Gillette	X				
Rick Trower	X				

DENIAL of the requested Type 2 Design Alternatives A and B and **approval** of the Type 2 Design Alternatives C through F and the Public Hearing Site Plan, subject to compliance with all administrative review comments.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends denial of the requested Type 2 Design Alternatives, but approval of the Public Hearing Site Plan, subject to compliance with all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to construct a new 5,228-square foot building for a vehicle repair use. Staff analysis can be found in Section II of this report.
- 2. Size of Site:** 0.925 acres (approximately 40,300 square feet).
- 3. Existing Zoning (site):** "CX" Commercial Mixed-Use District.
- 4. Existing Land Use (site):** A fire occurred on January 10, 2023, burning down the previous vehicle repair business. The site is not occupied but contains a vacant secondary building, and pavement.
- 5. Adjacent Land Use and Zoning:**

North – “MX2-V”; Uses are a retail and donation center (Salvation Army).

South – ‘P1, F’; Uses are open land for floodway (State of Iowa).

East – “MX2-V”; Uses are a commercial auto auction.

West – “CX”; Uses are vacant land.

- 6. General Neighborhood/Area Land Uses:** The subject property is located along Southeast 14th Street directly south of East Herold Avenue and north of East McKinley Avenue. The surrounding area includes a mix of commercial uses.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the South-Central DSM Neighborhood. The neighborhood associations were notified of the November 16, 2023, public hearing by emailing of the Preliminary Agenda on, October 27, 2023, and the Final Agenda on November 9, 2023. Additionally, separate notifications of the November 16, 2023, public hearing for this specific item were mailed on November 6, 2023 (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 Services Department. The South-Central DSM Neighborhood notices were sent to Lisa Stocker-Ross at 5817 Southeast 7th Court in Des Moines, Iowa.

- 8. Relevant Zoning History:** On May 8, 2023, the City Council adopted Ordinance 16,244 to rezone the property from “MX2-V” Mixed-Use District to a “CX” Commercial Mixed-Use District. The rezoning allowed the appellant to reestablish the auto repair business.
- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Community Mixed-Use.
- 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:

- 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

1. **Sidewalk:** East Herold Avenue is a priority one sidewalk gap within the city's transportation plan, MoveDSM. Sidewalk currently exists west of the applicant's property along several residential properties. Staff expects a site plan to be submitted for the property directly west of the Brad's Collision site at 1212 East McKinley Avenue. The property owners at 1212 East McKinley Avenue have been instructed that sidewalk installation along East Herold Avenue would be required. The applicant owns both properties adjacent to 1212 East McKinley and would be able to provide the missing sidewalk connection to Southeast 14th Street. A portion of the sidewalk may need to be located on private property to avoid the existing utility poles. A public access easement would be needed in this case. Staff believes this sidewalk installation is integral to providing connectivity and walkability for the western residential properties to access Southeast 14th Street. Staff does not support the waiver of priority one sidewalk installation.
2. **Building Design and Form:** The Storefront building type is a low-to-midrise building type used along commercial corridors to promote interaction with the public realm, and to activate public interaction by providing transparency and entrances on the primary street facing façade. The proposed project is allowed to rebuild within the same footprint as the previous building without conforming to the required setbacks due to the destruction of the previous building. Other than the footprint, the proposed building must conform with the required transparency, building design requirements, and the general form of the Storefront building type.

The proposed building design resembles a typical structure found in an industrial context. A Storefront building would typically include a parapet roof, a mix of major façade materials, a street facing primary entrance, and significant transparency between 2 and 8 feet on a street facing façade. The exterior of the applicant's proposed building would include 24-gauge metal siding and 26-gauge pitched metal roofing with split face concrete blocks around the base of the building on all sides. There is no transparency proposed within the required 2 and 8 feet along the primary

façade. The proposed design would not meet the intended commercial character for the corridor.

Staff met with the applicant on October 10, 2023, to discuss the proposed building and possible changes that could bring the design closer to the commercial character intended for the corridor. Staff provided Scotty's Body Shop on 504 Southeast 6th Street as an example of a building that balances design features between an industrial and commercial building. Scotty's Body Shop includes windows on the office and shop portions of the building within 2 and 8 feet. The building does include metal paneling and a low-sloped style roof. Staff offered to support a reduction in transparency and elimination of entrances on the front of the proposed building with design changes to the roof form and addition of greater transparency between 2 and 8 feet. Staff is not supportive of requested waivers as designed but are open to further discussions to bring the building closer to conformance.

SUMMARY OF DISCUSSION

Michael Delp presented the staff report and recommendation.

Will Page asked if the sidewalk is included on the proposed site plan.

Michael Delp stated there is sidewalk along the eastern side of the building but not along the north. The north side is along East Herold Avenue, which is designated as a priority 1 sidewalk route.

Chris Draper asked if the requirements would change if the primary entrance was on the north.

Michael Delp stated SE 14th Street is a mapped primary street and must be treated as a primary street per code requirements.

Jason Van Essen noted that with the overhead door and lack of transparency, a lot of the same issues would still apply.

Johnny Alcivar asked for more information about the display area shown on the site plan.

Michael Delp stated this is outdoor display space for car sales. Vehicles for repair will be stored on the rear of the building and will have a limit to vehicles they can have on site.

Johnny Alcivar asked if there is a limit for cars on display.

Michael Delp stated they established the display use when they rezoned the property from MX2-V to CX a few months ago.

Abby Chungath asked if there were any waivers granted administratively.

Michael Delp stated overhead utility lines and some landscaping relief was granted administratively.

Todd Garner asked for the intent for transparency on the primary façade.

Jason Van Essen stated the intent is to connect the private realm, inside of the building, with the public realm along the corridor. This is a desired trait for commercial development. Noted the discussion from the previous meeting about visual friction created by architectural detail and transparency and its impact on the quality of a corridor and on traffic calming.

Chris Pose, 505 5th Avenue Suite 1005 stated the reason for lack of transparency along the primary façade is due to the robbery and arson that occurred last January. They are providing windows at a higher level to meet the intent of city code but also trying to prevent future theft. This effort would be continued along the north side of the building and would also allow the owner to use the indoor space for bodywork. The owner is trying to provide a more attractive building than the previous one, which has triggered the waivers before the Commission.

Katie Gillette asked why they are requesting waiver of the sidewalk.

Chris Pose stated it would be difficult with the existing utilities and the lack of connection.

Jason Van Essen acknowledged that the location of utility poles impacts where the sidewalk would need to be constructed. The solution is to construct the sidewalk so that it is partially on private property. A public access easement would be required for the portion of the walk that extends onto private property. This is a technique that is commonly used.

CHAIRPERSON OPENED THE PUBLIC HEARING

No one requested to speak.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Katie Gillette asked if the Commission has granted waiver of a priority one sidewalk before.

Jason Van Essen stated he doesn't believe the Commission has waived any since the current waiver review criteria was established, based on the different priority levels.

Will Page stated he believes a priority one sidewalk should be respected and can be constructed here.

Abby Chungath stated she wouldn't be in favor of waiving the sidewalk requirement but would be open to the other requests. Although the design is a lot better than what was there previously, she would have liked to see a stronger entrance on the front.

Rick Trower questioned the appropriateness of the proposed design for the corridor. Indicated the proposed roof is the least expensive option for a roof. Indicated he had reservations about the project not complying with the transparency requirements and thought the applicant should work with staff on a solution.

COMMISSION ACTION:

Francis Boggus made a motion for denial of the requested Type 2 Design Alternatives A and B and approval of the Type 2 Design Alternatives C through F and the Public Hearing Site Plan, subject to compliance with all administrative review comments.

THE VOTE: 9-0-1

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

Bradley and Belinda Mc Aninch, 4700 Southeast 14th Street

SITE-2023-000101



Updated on: 10/30/2023

1 inch = 93 feet





Brad's Collision Center - New Facility

CONTACT LIST

PROJECT OWNER

BRAD'S COLLISION CENTER
 1400 ARMY POST ROAD
 DES MOINES, IA 50315
 PHONE: (515) 287-7743
 CONTACT: BRAD McANINCH - OWNER

PROJECT LOCATION:

BRAD'S COLLISION CENTER
 4700 SE 14TH STREET
 DES MOINES, IA 50320

CIVIL ENGINEER:

BISHOP ENGINEERING
 3501 104TH STREET
 URBANDALE, IA 50323
 WINTERSSET, IA 50273
 PH: 515-276-0467
 CONTACT: DAVID BENTZ

ARCHITECT:

ANGELO ARCHITECTURAL ASSOCIATES, LLC
 12314 RIDGEVIEW DRIVE
 URBANDALE, IA 50323
 OFFICE PHONE: (515) 250-6950
 CONTACT: MARK A. THIESSEN, A.I.A.
 Email: mthiessen1@mchsi.com

ELECTRICAL ENGINEER:

DURANTEM MEP CONSULTING
 782 P.O BOX
 WAUKEE, IA 50263
 PH: 515-707-8392
 EM: caseya@durantem.com
 CONTACT: CASEY ADAMS

ARCHITECTURAL - ANGELO ARCHITECTURAL ASSOCIATES, LLC

- G1.1 COVER SHEET
- A 1.1 PROPOSED BUILDING FLOOR PLAN
- A 6.1 EXTERIOR PROPOSED BUILDING ELEVATIONS
- A 5.2 EXTERIOR PROPOSED BUILDING ELEVATIONS
- A 5.3 EXTERIOR EXISTING ELEVATIONS

ELECTRICAL ENGINEERING - DURANTEM MEP CONSULTANTING

E 1.0

WALL PACK LIGHT FIXTURE #2 CUT SHEET

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct personal supervision and that I am duly registered architect under the laws of the state of Iowa.

Signature: *Mark A. Thiessen*

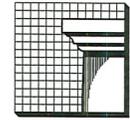
Name: MARK A. THIESSEN, A.I.A.
 Date Issued: September 12, 2023 License Expires: JUNE 30, 2025

Pages or sheets covered by this seal: G1.1, A1.1, A5.1, A5.2 & A5.3

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: *Casey L. Adams*

Name: Casey L. Adams
 Date Issued: SEPTEMBER 04, 2023 Reg No. 93275
 License Renewed Date: December 31, 2024
 Pages or sheets covered by this seal: E1A, 107A, 1, 107B



ANGELO ARCHITECTURAL ASSOCIATES, LLC

12314 RIDGEVIEW DRIVE
 URBANDALE, IA
 P: (515) 250-6950
 E: mthiessen1@mchsi.com
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 ANGELO ARCHITECTURAL ASSOCIATES, LLC

OWNER:

Brad McAninch
 1400 Army Post Road
 Des Moines, IA 50320
 Ph: 515-287-7743

PROJECT:

Brad's Collision Center - New Facility
 4700 SE 14th St.
 Des Moines, IA 50320

SITE PLAN - 1ST
 RE-SUBMITTAL
 9-12-2023

DRAWING:

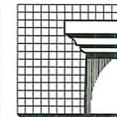
COVER SHEET

ARCHITECT'S PROJECT NUMBER:
 JOB NO. 2305

SUBMITTAL DRAWING DATES:
 SEPTEMBER 12, 2023

G1.1

ANGELO ARCHITECTURAL ASSOCIATES, LLC | ALL RIGHTS RESERVED | 12314 RIDGEVIEW DRIVE, URBANDALE, IA 50323 | WWW.ANGELOARCHITECTURALASSOCIATES.COM | PLOT DATE: 9/12/23 | PLOT NAME: URBANDALE COLLISION CENTER - NEW FACILITY - 12314 RIDGEVIEW DRIVE



ANGELO ARCHITECTURAL ASSOCIATES, LLC

12314 RIDGEVIEW DRIVE
URBANDALE, IA
P: (515) 250-6950
E: mthiessenat1@mchsi.com
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OWNER:

Brad McAninch
1400 Army Post Road
Des Moines, IA 50320
Ph: 515-287-7743

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**Brad's Collision
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4700 SE 14th St.
Des Moines, IA 50320

**SITE PLAN - 1ST
RE-SUBMITTAL**
9-12-2023

DRAWING:

**EXTERIOR
ELEVATIONS**

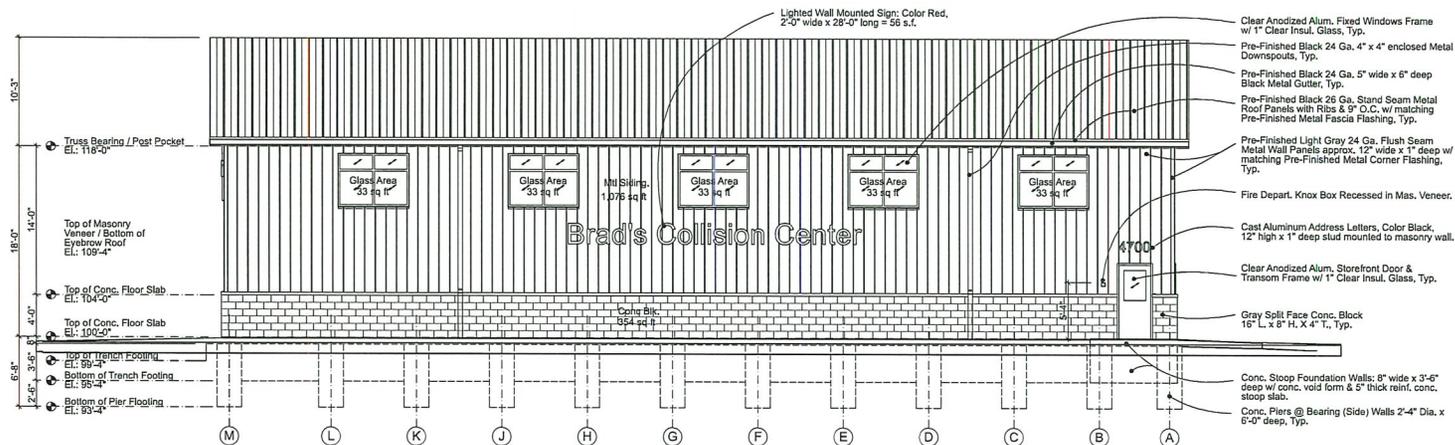
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A5.1



Exterior Signage Location:

Wall Sign: 1.25 s.f. per linear building length (80'-0" Bldg. length) = 112 s.f. maximum
Proposed (1) Wall Sign on South Facade 7'-6" x 6'-0" = 45 s.f.

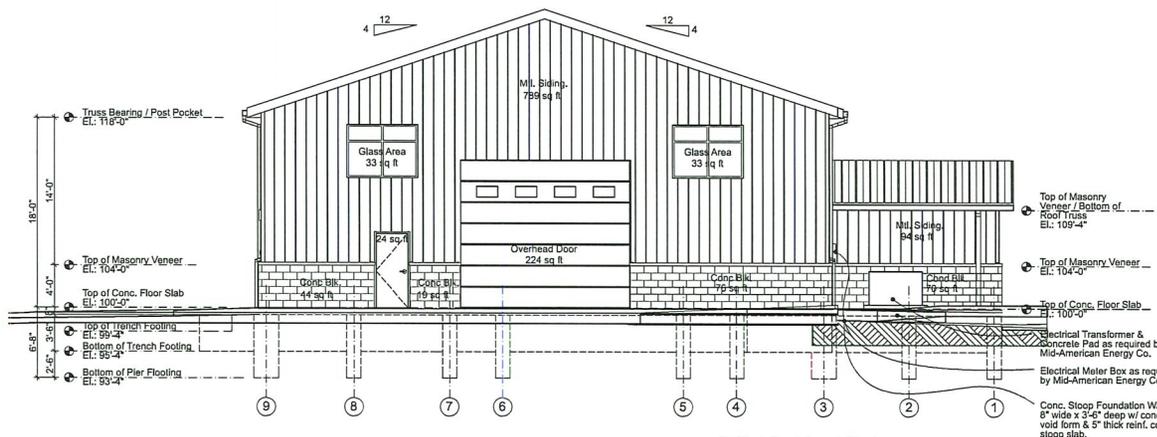
Monument Sign: (1) street sign per frontage or 200 s.f. maximum, which every is less.
The property along SE 14th Street is 153 feet in length, thus the maximum area of the monument sign = 153 s.f. Maximum Height is 6'-0"
Proposed (1) two sided monument sign 7' wide 6' high = 42 s.f. per side or a total of 84 s.f. Maximum height above grade is 8'-0"

Wall Sign Area cannot exceed to allowable Wall Sign Area, which is 112 s.f.
Proposed East Wall Sign is 2' high x 28' long = 56 s.f. + South Wall Sign Area of 45 s.f. + 56 s.f. = 101 s.f. of combined South & East & South Wall Signs.

1 East (SE 14th Street) Primary Elevation

SCALE: 3/16" = 1'-0"

Total East Facade Area = 1,620 s.f.
Masonry Base Area = 354 s.f. = 22%
East Elevation Glazing Area = 180 s.f. = 12%
Total Metal Siding = 1,086 = 66%



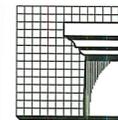
2 North (Herald Ave) Elevation

SCALE: 3/16" = 1'-0"

Total South Facade Area = 1,400 s.f.
Masonry Base Area = 203 s.f. = 10%
Total Metal Siding Area = 883 s.f. = 62%
Total Glazing Area = 65 s.f. = 5%
H.M. Door & Frame = 24 s.f. = 2%
Overhead Door = 224 s.f. = 16%

Refer to other Exterior Elevation Notes indicated
"Typ." as this notes apply to all material on the exterior elevations.

Photo Date: 10/2/23 File Name: I:\urban\brads\brads\ANGELLO_Proposed2023\Brads Collision Center\New Facility_48123_Architectural Elevation



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**SITE PLAN - 1ST
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9-12-2023

DRAWING:

**EXISTING BUILDING
EXTERIOR
ELEVATIONS**

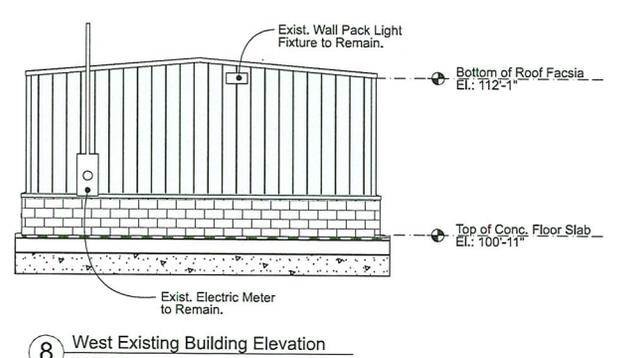
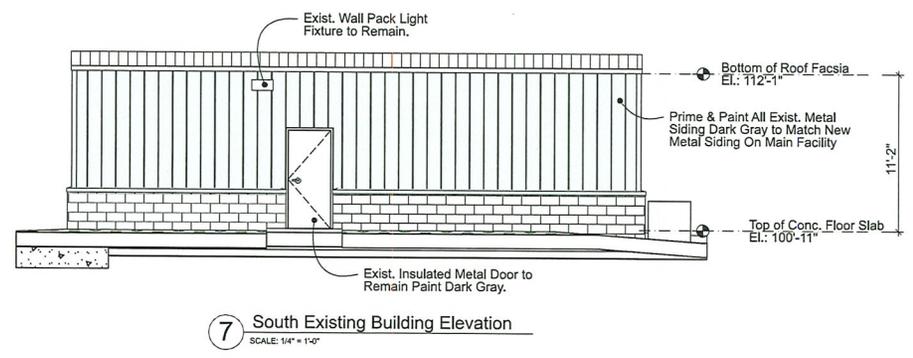
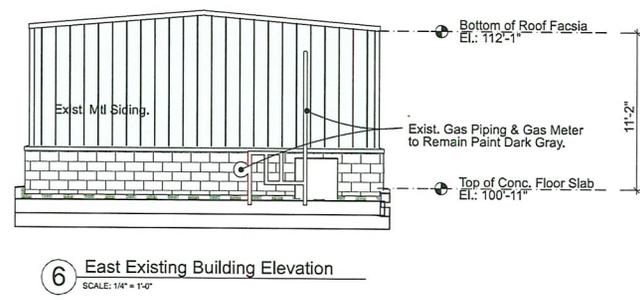
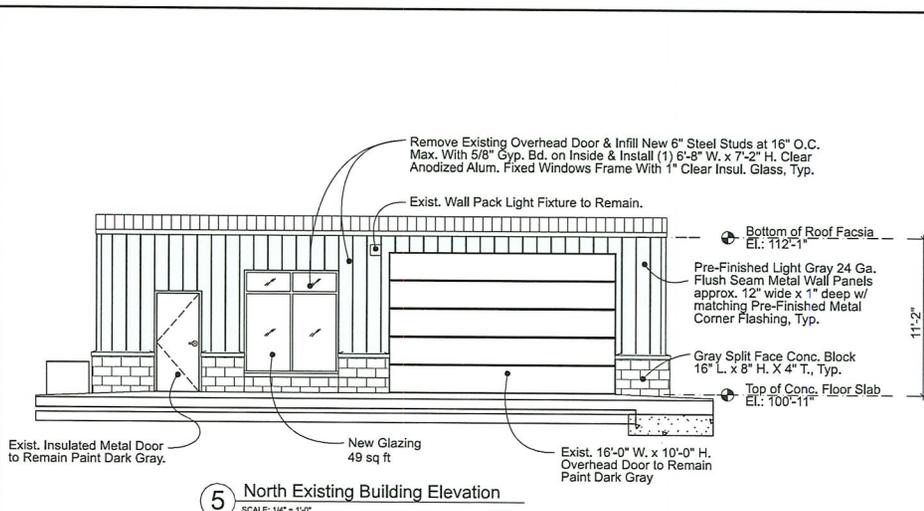
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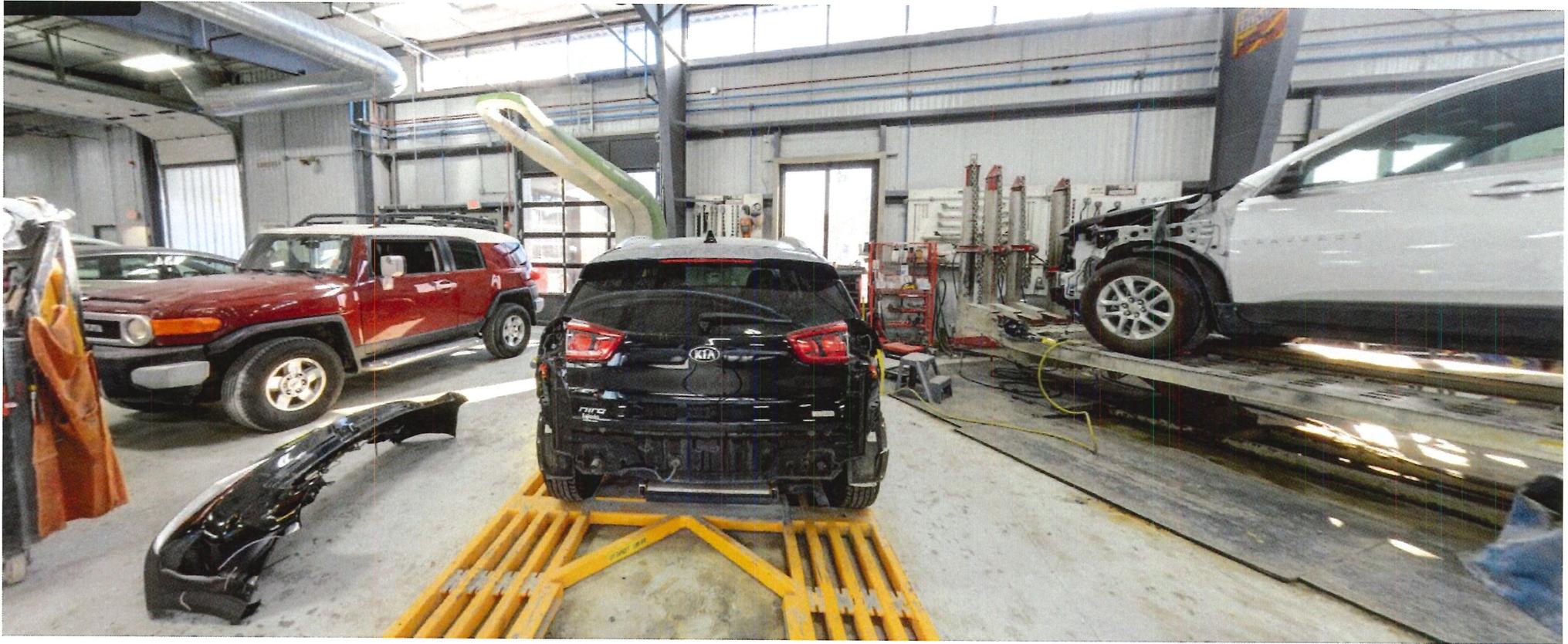
A5.3



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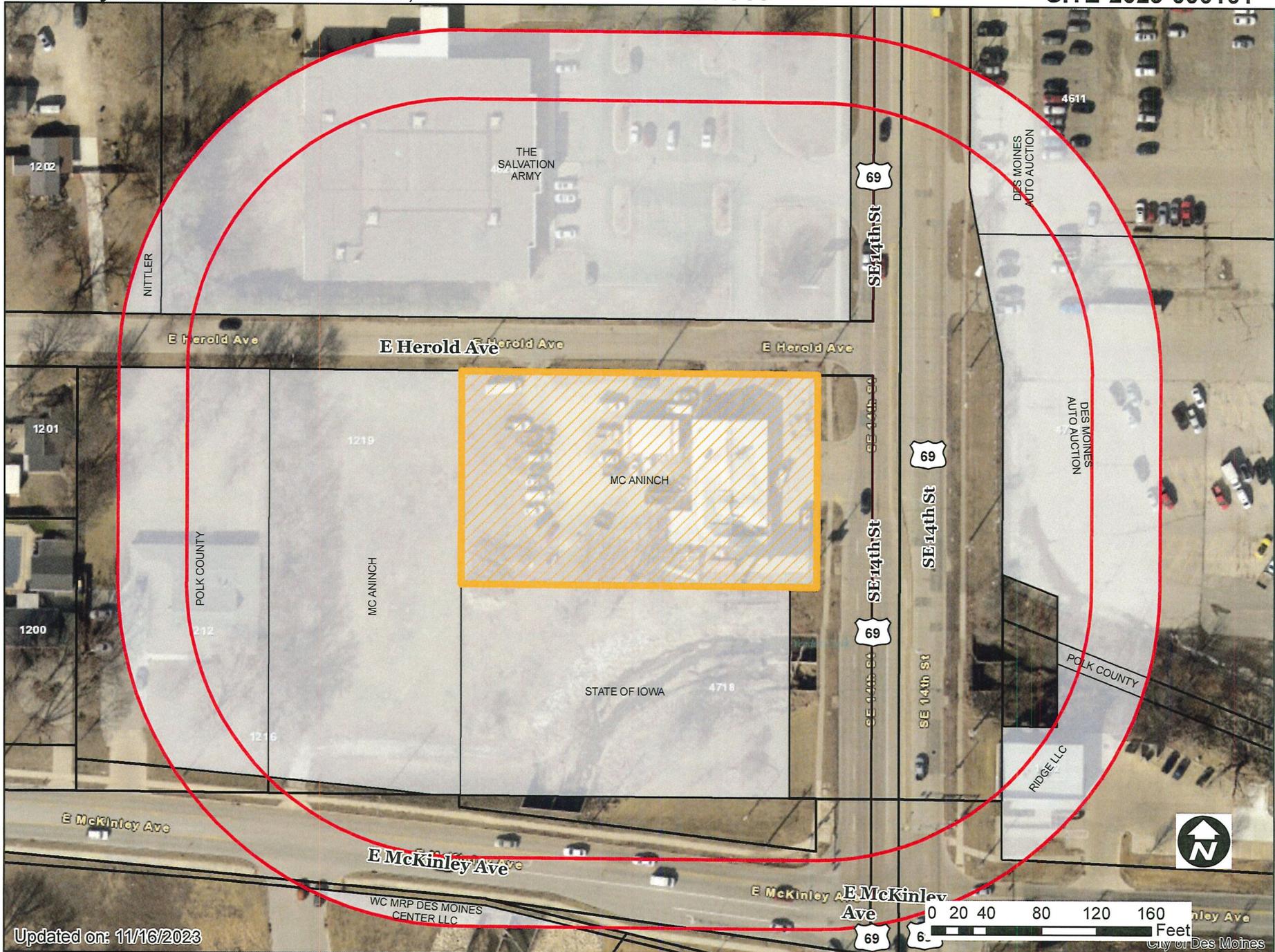






Bradley and Belinda Mc Aninch, 4700 Southeast 14th Street

SITE-2023-000101



Updated on: 11/16/2023

1 inch = 93 feet