



Roll Call Number

Agenda Item Number

17

Date January 8, 2024

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM NEIGHBORHOOD DEVELOPMENT CORPORATION (OWNER), REPRESENTED BY ABBEY GILROY (OFFICER) FOR THE FOLLOWING REGARDING THE PROPERTY LOCATED AT 2211 UNIVERSITY AVENUE: VACATION OF APPROXIMATELY 40 SQUARE FEET OF AIR RIGHT-OF-WAY ON UNIVERSITY AVENUE TO ALLOW THE ENCROACHMENT OF A PROPOSED BUILDING AWNING; VACATION OF APPROXIMATELY 24 SQUARE FEET OF SURFACE RIGHT-OF-WAY ON 22ND STREET TO ALLOW THE ENCROACHMENT OF A PROPOSED BUILDING DOOR SWING; VACATION OF APPROXIMATELY 90 SQUARE FEET OF SURFACE RIGHT-OF-WAY ON THE WESTERN NORTH/SOUTH ALLEYWAY ADJOINING THE SUBJECT PROPERTY TO ALLOW THE ENCROACHMENT OF PROPOSED TRASH ENCLOSURE GATES; AND VACATION OF APPROXIMATELY 1,761 SQUARE FEET OF SUBSURFACE RIGHT-OF-WAY ON 22ND STREET, UNIVERSITY AVENUE TO ALLOW THE ENCROACHMENT OF PROPOSED BUILDING FOOTINGS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 21, 2023, its members voted 10-0 to recommend **APPROVAL** of a request from Neighborhood Development Corporation (owner), represented by Abbey Gilroy (officer) for review and approval of the following regarding property located at 2211 University Avenue: A) Vacation of approximately 40 square feet of air right-of-way on University Avenue to allow the encroachment of a proposed building awning, B) Vacation of approximately 24 square feet of surface right-of-way on 22nd Street to allow the encroachment of a proposed building door swing, C) Vacation of approximately 90 square feet of surface right-of-way on the western north/south alleyway adjoining the subject property to allow the encroachment of proposed trash enclosure gates, and D) Vacation of approximately 1,761 square feet of subsurface right-of-way on 22nd Street, University Avenue, and the adjoining western north/south alleyway to allow the encroachment of proposed building footings, subject to the reservation of any necessary easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.

MOVED by _____ to receive and file the attached communication from the Plan and Zoning Commission, and refer to the Engineering Department, Real Estate Division.

SECOND BY _____.

APPROVED AS TO FORM:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(ROWV-2023-000013)



Roll Call Number

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17

Date January 8, 2024

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
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 January 8, 2024

Agenda Item 17

Roll Call # _____

December 22, 2023

Communication from the City Plan and Zoning Commission advising that at their December 21, 2023 meeting, the following action was taken regarding a request from Neighborhood Development Corporation (owner), represented by Abbey Gilroy (officer), for review and approval of the following regarding property located at 2211 University Avenue:

- A) Vacation of approximately 40 square feet of air right-of-way on University Avenue to allow the encroachment of a proposed building awning.
- B) Vacation of approximately 24 square feet of surface right-of-way on 22nd Street to allow the encroachment of a proposed building door swing.
- C) Vacation of approximately 90 square feet of surface right-of-way on the western north/south alleyway adjoining the subject property to allow the encroachment of proposed trash enclosure gates.
- D) Vacation of approximately 1,761 square feet of subsurface right-of-way on 22nd Street, University Avenue, and the adjoining western north/south alleyway to allow the encroachment of proposed building footings.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus					X
Leah Rudolphi	X				
Abby Chungath	X				
Kayla Berkson					X
Chris Draper					X
Laura Kessel	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

APPROVAL of the requested vacations.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested vacations.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- Purpose of Request:** The applicant is proposing to construct a 3-story, mixed-use building. The proposed vacation of air rights is being requested to allow a canopy to project from the building. The proposed vacations of surface rights within the 22nd Street and north/south alley right-of-way adjoining the subject property are being requested to allow a building door to swing into the 22nd Street right-of-way and trash enclosures gates to swing into the alley. The proposed vacation of subsurface rights within the University Avenue, 22nd Street, and north/south alley right-of-way is being requested to allow the encroachment of building footings.
- Size of Site:** The requested segment of air rights is approximately 40 square feet of area. The requested segments of surface rights are approximately 24 square feet and 90 square feet. The requested segments of subsurface rights are approximately 1,761 square feet.
- Existing Zoning (site):** "MX2" Mixed-Use District.
- Existing Land Use (site):** The subject areas to be vacated consist of University Avenue, 22nd Street, and alley right-of-way. The adjoining site is an undeveloped parcel that was previously home to a Kum and Go gas station and convenience store.

5. Adjacent Land Use and Zoning:

North – “NX1”; Use is a one-household dwelling unit.

South – “RX2” and “N5”; Uses are University Avenue and one- and multiple-household dwelling units.

East – “RX2” and “NX1”; Uses are 22nd Street, a commercial strip center, and one-household dwelling units.

West – “MX2” and “NX1”; Uses are an alley and multiple-household dwelling units.

6. **General Neighborhood/Area Land Uses:** The subject property is situated on the north side of University Avenue, between 22nd and 23rd Streets. The area is within the commercial and mixed-use corridor located east of Drake University.

7. **Applicable Recognized Neighborhood(s):** The subject property is in the Drake Neighborhood. The neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on December 1, 2023 and the Final Agenda on December 15, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on December 11, 2023 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property adjacent to the request right-of-way.

All agendas are mailed to the primary contact person designated to the City of Des Moines Neighborhood Services Department by the recognized neighborhood association. The Drake Neighborhood Association mailings were sent to Lori Calhoun, 2808 Cottage Grove Avenue, Des Moines, IA 50311.

8. **Relevant Zoning History:** On January 9, 2023, the City Council, by ordinance No. 16,124, rezoned the property from “RX2” Neighborhood Mixed Use District to “MX2” Mixed Use District classification. This rezoning request was before the Commission on December 1, 2022. The Commission recommended approval by a vote of 13-0.

A site plan for the new building and related site improvements is currently under review.

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

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Utilities:** While no utilities have been identified within the requested right-of-way, easements must be reserved for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.
- 2. Traffic/Access:** The requested vacation would not negatively impact access to private properties or traffic patterns.

Trash enclosure gates would swing no more than 5 feet into the alley, and only when a garage truck is present. The existing alley is approximately 16 feet wide. City Real Estate would work with the applicant to ensure that any future easements for door swings shall note that enclosure doors are to remain closed except during trash pick-up.

SUMMARY OF DISCUSSION

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

COMMISSION ACTION:

Carolyn Jenison made a motion for approval of the requested vacations.

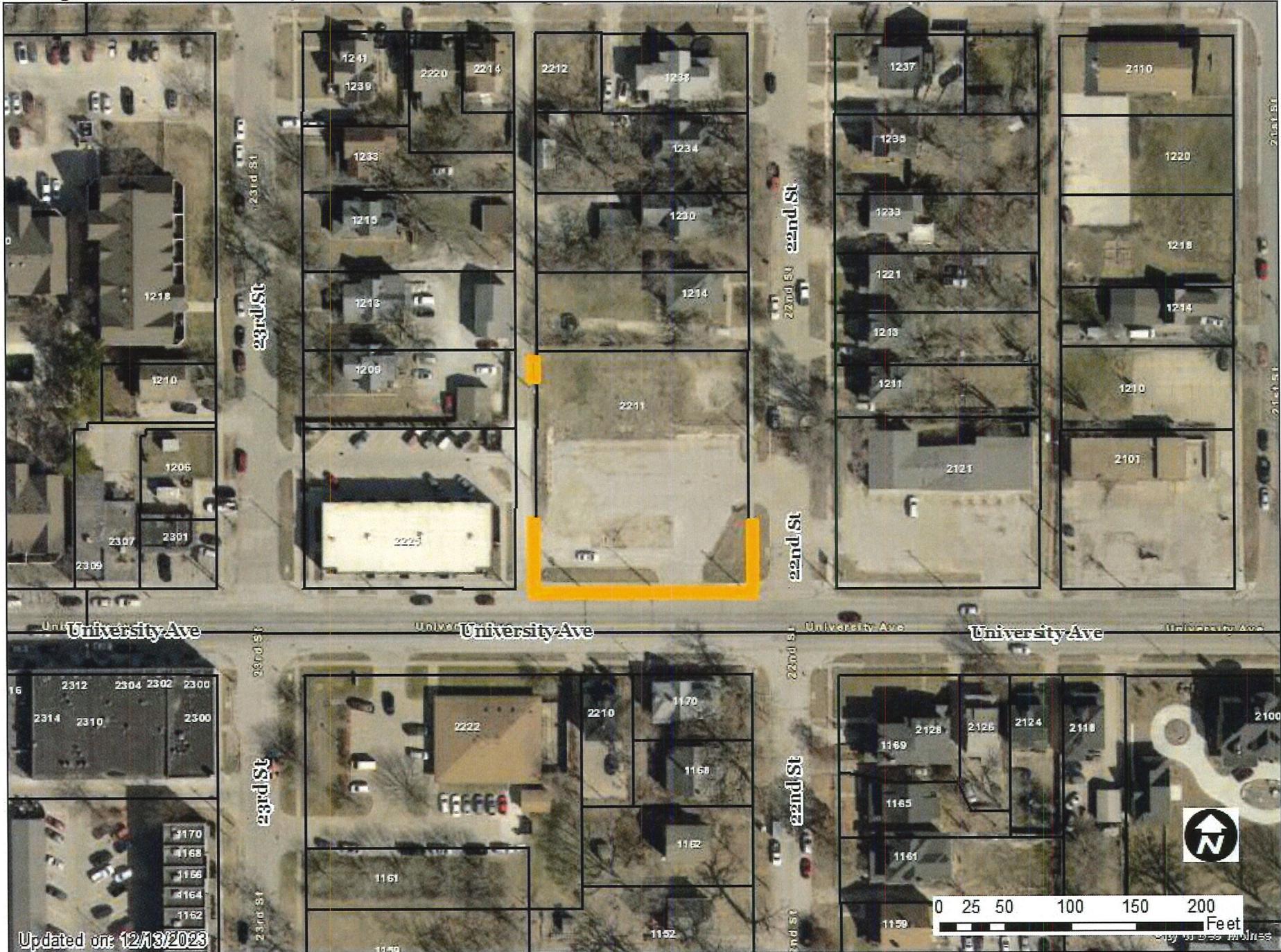
THE VOTE: 10-0

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh



SITE PLAN UNIVERSITY AVENUE STATION

2211 UNIVERSITY AVE., DES MOINES, IA 50211

SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER
2	DEMOLITION PLAN
3	CONFLICT PLAN
4	DIMENSION PLAN
5	GRADING PLAN
6	GRADING DETAIL
7	UTILITY PLAN
8	LANDSCAPE PLAN
9	DETAILS

PROPERTY OWNER:
NEIGHBORHOOD DEVELOPMENT CORPORATION
2201 UNIVERSITY AVE, SUITE 2222
DES MOINES, IOWA 50311
ATTN: ASSET MANAGER
PHONE: 515-244-8600

PROJECT ARCHITECT:
NEHMAN HORNIG ARCHITECTS
111 EAST GRAND AVE, SUITE 109
DES MOINES, IOWA 50309
PHONE: 515-394-1800
CHEUNG CHAN

TOTAL LAND AREA
24,034 SQ. FT. / 0.55 ACRES

AREAS

BUILDING	4,100 SF	31%
PARKING	18,731 SF	47%
OPEN SPACE	6,204 SF	22%
TOTAL	24,034 SF	

IMPERVIOUS AREA

EXISTING = 19,578 SF (74%)
PROPOSED = 29,525 SF (100%)

DISTURBED AREA

24,034 SF

SETBACKS

PRIMARY FRONTAGE BUILD-TO-ZONE (SOUTH PROPERTY LINE): 0'-0"
NON-PRIMARY FRONTAGE BUILD-TO-ZONE (EAST PROPERTY LINE): 0'-10"
MINIMUM INTERIOR SIDE YARD SETBACK (WEST PROPERTY LINE): 0'
MINIMUM REAR YARD SETBACK (NORTH PROPERTY LINE): 5' OR 6' AT ALLEY

GENERAL NOTE

- ALL SIGNAGE, GRADINGS, UTILITIES AND LANDSCAPING SHALL CONFORM TO LATEST VERSION OF SUDAS.

NOTES

- SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON DATE OF SITE PLAN APPROVAL.
- ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
- TRANSFORMERS, JUNCTION BOXES, AIR CONDITIONERS OVER 3 FEET IN HEIGHT, OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN REQUIRED SETBACK AREAS.
- ANY AMENDMENTS OR CHANGES TO PROJECT SITE NOT MEETING APPROVED SITE PLAN, TO BE APPROVED BY PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
- LIGHTING MUST BE LOW GLARE, CUT-OFF TYPE FIXTURES TO REDUCE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
- BEFORE CONSTRUCTION BEGINS, COORDINATE WORK NECESSARY TO REMOVE AND REPLACE PARKING METERS AND TRAFFIC SIGNAL CONTACT CITY TRAFFIC AND TRANSPORTATION AT 515-283-4478.
- ANY GROUND-MOUNTED OR MALL-MOUNTED UTILITIES AND METERS SHALL BE SCREENED AND NOT VISIBLE FROM PUBLIC STREET.
- ANY MALL-MOUNTED UTILITIES SHALL BE SCREENED ON ALL SIDES AND FINISHED TO MATCH BUILDING.
- ALL UTILITIES SHALL BE UNDERGROUND PER SECTION 185-4.2 OF CP PLANNING AND DESIGN ORDINANCE (I.A.G. NOTED ON SITE PLAN).
- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES RIGHT-OF-WAY PERMIT.
- ANY PROPOSED WORK INVOLVING PUBLIC SIDEWALK, DRIVEWAY APPROACHES, OR PUBLIC STREET CURB RESTORATION REQUIRES SIDEWALK/DRIVE APPROACH PERMIT PRIOR TO COMPLETION OF WORK.
- MODIFICATIONS TO PUBLIC INFRASTRUCTURE (E.G. RAISED MEDIAN, TURN LANES, TRAFFIC SIGNALIZATION, ETC.) NEEDED DUE TO PROPOSED DEVELOPMENT ARE TO BE PAID FOR BY DEVELOPER.
- EXISTING TRAFFIC SIGNALS ADJACENT TO SITE INDICATED MUST BE SHOWN IN ACCEPTABLE LOCATION ON PLAN. DO NOT REMOVE SIGNALS, CONTACT CITY TRAFFIC AND TRANSPORTATION (283-4478) BEFORE CONSTRUCTION BEGINS AND COORDINATE WORK NECESSARY.
- PROPERTY OWNER IS RESPONSIBLE FOR COORDINATING ANY STREET LIGHTING REMOVAL/REPLACEMENT NECESSARY WITH MID-AMERICAN ENERGY. BLACK STREETLIGHT POLES WITH LED FIXTURES ARE REQUIRED IN DOWNTOWN AND DEFINED STREETCARTS AREAS. PROPERTY OWNER IS RESPONSIBLE FOR COST OF IMPROVED POLES AND FIXTURES. ANY RELOCATION OF STREET LIGHTING WILL REQUIRE PLAN FOR NEW LAYOUT AND EVALUATION OF LIGHTING LEVELS.
- SCREENING OF MECHANICAL EQUIPMENT AND APPURTENANCES PER SECTION 185-4.2 OF CP PLANNING AND DESIGN ORDINANCE IS REQUIRED. ALL ROOFTOP MECHANICAL UNITS MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL QUALITY MATERIALS EQUAL TO HEIGHT OF EQUIPMENT.
- MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN COLORS AND MATERIALS.
- ALL WORK IN THE CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH SUDAS AND THE CITY OF DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL.
- ALL WORK IN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
- A SIDEWALK/DRIVE APPROACH PERMIT IS REQUIRED.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
- ALL PLANTING BEDS SHALL INCLUDE NON-LEVI-VOLATILE MATERIALS SUCH AS MULCH, AND NOT INCLUDING ROCK.
- PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO UPC. DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
- ALL OVERHEAD UTILITY LINES TO BE UNDERGROUND.

PROJECT MANAGER:

SHANE DEVICK
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, RD
DES MOINES, IOWA 50322
515-276-4884
DEVICK@CEC.IAG.COM

ZONING

EXISTING: HQ2 NEIGHBORHOOD MIX DISTRICT

BUILDING TYPE

LOG STOREFRONT

BUILDING SUMMARY

EXISTING: CONVENIENCE STORE

PROPOSED: RESIDENTIAL BUILDING HEIGHT = 3-STORY

USE / TYPE

RESIDENTIAL 12 UNITS EACH (24 TOTAL)

LEGAL DESCRIPTION

LOTS 363, LOT 364 AND 365 IN UNIVERSITY LAND COMPANY'S SECOND ADDITION TO UNIVERSITY PLACE, NOW INCLUDING IN AND FORMING A PART OF THE CITY OF DES MOINES, IA.

GENERAL LEGEND

PROPOSED	EXISTING
FLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTRILINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
LOG STOREFRONT	GUY ANCHOR
STORM SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SEWER WITH SIZE	GAS METER
WATER SERVICE	TELEPHONE RISER
PROPOSED CONTOUR	SIGN
SILT FENCE	UNDERGROUND TELEVISION
ADDRESS	UNDERGROUND ELECTRIC
RIPRAP	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT
	MINIMUM OPENING ELEVATION
	HOLE

PARKING CALCULATIONS

REQUIRED: RESIDENTIAL USES | SPACE PER UNIT
54 SPACES
PROVIDED: 48 SPACES PROVIDED

BIKE PARKING REQUIREMENTS

REQUIRED: 1 PER 4,000 SF LIVING SPACE
29,224 SF / 4,000 SF = 7.3
8 SPACES REQUIRED
PROVIDED: 6 SPACES PROVIDED



CERTIFICATIONS

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN 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. SHANE J. DEVICK, IOWA LIC. NO. 16507 DATE MY LICENSE RENEWAL DATE IS DECEMBER 30, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-9
	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DISCLOSED BELOW HAS BEEN PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. BY MICHAEL D. MORGAN, IOWA REG. NO. 363 MY LICENSE RENEWAL DATE IS JUNE 30, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 7



VICINITY MAP
NO SCALE



SITE PLAN APPROVAL:

APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

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

DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____

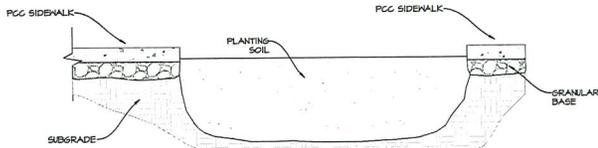
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - mail@cec.iag.com



DATE: 2024-12-14
DATE OF SURVEY: 2024-08-15
DATE OF PLAN: 2024-12-14
PROJECT BY: FRANKY BT

UNIVERSITY AVENUE STATION
DES MOINES, IOWA

COVER



PLANTING NOTES

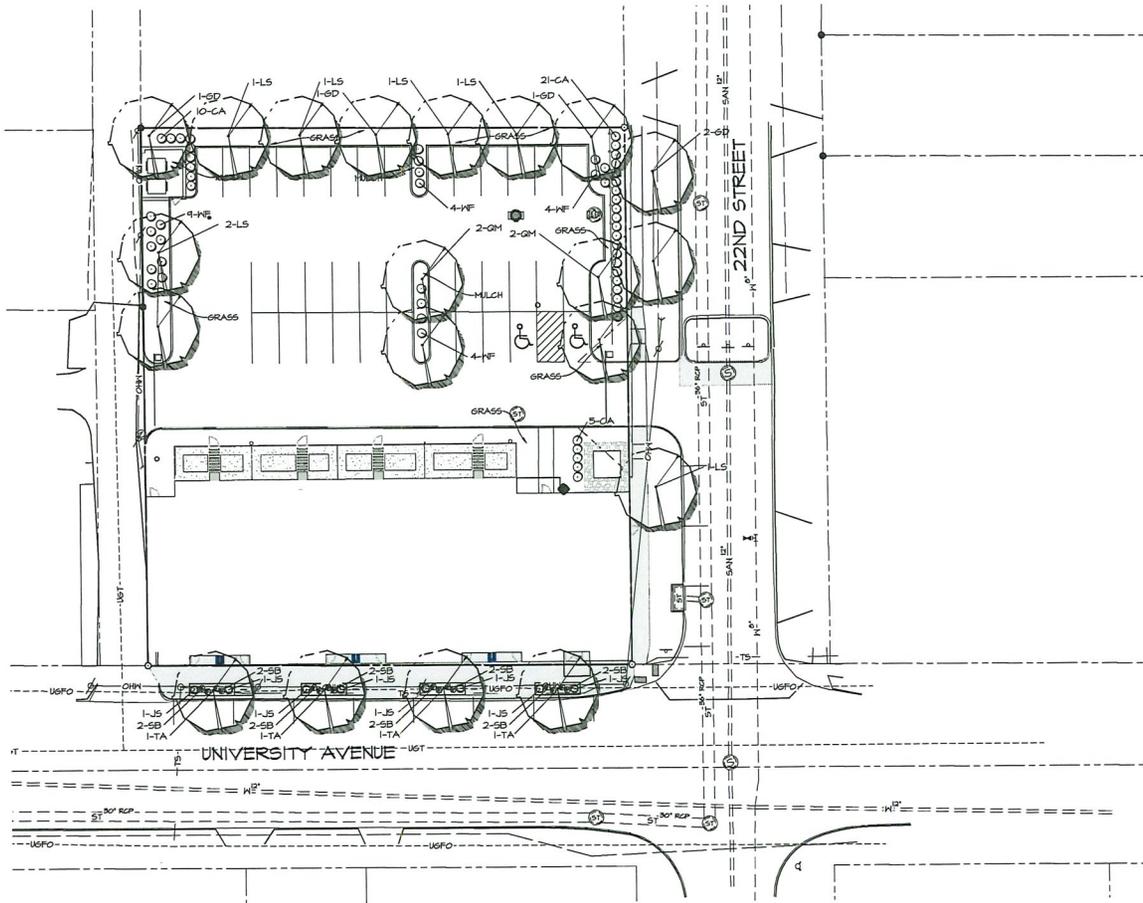
1. ALL SITE WORK, SOILING AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) WITH CITY OF DES MOINES ADDENDUM FOR AND LANDSCAPE STANDARDS.
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z603-2004).
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
4. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
6. ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDED BARK MULCH.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
8. ONE WEEK PRIOR TO INSTALLATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
11. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE RIGHT OF WAY (515-283-4100).
12. NO STAKING OF TREES ALLOWED.
13. REMOVE ALL WIRE, TWINE AND OVERLAP FROM THE ROOTBALLS OF STREET TREES.
14. TOPSOIL SHALL BE A LEAM SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRICULTURIST OR SOIL SCIENTIST AND APPROVED BY CEC. REBARBED TOPSOIL SHALL NOT BE A MIXTURE OF CONTRACTING TESTIFIED SUBSOILS, AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF GUNDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
15. ALL DISTURBED AREAS SHALL BE SEEDED OR SOILED.
16. PROTECT ALL TREES TO REMAIN WITH SIGNATURE. NO EXISTING TREES TO BE REMOVED.

SITE TREES

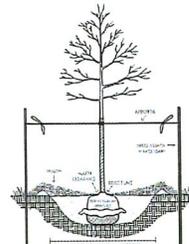
2100 GAZE X 106 = 4395 SF
 SHADE TREES = 1000 SF
 4395 SF / 1000 = 4.4 TREES REQUIRED
 10 SHADE TREES PROPOSED

LANDSCAPING SCHEDULE

KEY	QUAN	BOTANICAL/COMMON NAME	SIZE/ CONDITION
GD	2	<i>Cornus florida</i> Flowering dogwood	2' Cal.
LS	5	<i>Ligustrum styraciflua</i> Sweetgum	2' Cal.
GM	4	<i>Quercus muhlenbergii</i> Chinquapin Oak	2' Cal.
TA	4	<i>Tilia americana</i> American Linden	2' Cal.
HF	17	<i>Nelapsia Florida 'holika'</i> Folksa Hedgehog	Cont.
CA	42	<i>Calamagrostis canadensis</i> 'Karl Foerster' Foerster's Reed grass	Cont.
JS	8	<i>Juniperus sibirica 'torceda'</i> Arctic Juniper	Cont.
SB	16	<i>Spiraea betulifolia 'tor'</i> Tor Japanese Spirea	Cont.



- STEP 1 - PEEL BACK EARTH MULCH AND REMOVE SUFFICIENT SOIL TO EXPOSE ROOT FLARE.
- STEP 2 - HASSLE FROM ROOT FLARE TO BOTTOM OF FOOT BALL.
- STEP 3 - DIG HOLE TO DEPTH WHERE TOPMOST ROOTS ARE EXPOSED 12 INCHES AND THE ROOT FLARE IS 1/2" TO 1" ABOVE GROUND LEVEL. USE A MIN. 2" DITCH WIDER THAN THE DIAMETER OF THE FOOT BALL WITH SLANTING SIDES TO ALLOW FOR PROPER ROOT GROWTH.
- STEP 4 - REMOVE LOWER THIRD OF WIRE CAGE.
- STEP 5 - SET TREE IN HOLE. SUPPORT WITH SOFT SOIL. ENSURE THAT IT'S STRAIGHT. THEN REMOVE ENTIRE WIRE CAGE AND TOP TWO THIRDS OF MULCH.
- STEP 6 - BACKFILL WITH TWO THIRDS OF LOOSE NATIVE SOIL. UNLESS IT'S ALL CLAY AND USE WATER TO SETTLE. DO NOT TAMP OR TREAD ON SOIL.
- STEP 7 - BACKFILL BALANCE AND WATER AGAIN. EXCESS SOIL MAY BE USED TO CREATE A BARRIAGE OUTSIDE OF FOOT BALL.
- STEP 8 - ADD 2-4 INCHES OF BIODIVERSITY LEAVING 1- TO 2-INCH CLEARANCE BETWEEN THE MULCH AND THE TRUNK.
- STEP 9 - WATER A FEW TIMES.
- STEP 10 - IF NECESSARY, PLACE TWO COPING STEEL PLATES OUTSIDE THE FOOT BALL WITH ANGLE IRON SECURING TREE. IT'S PREFERRED TO LOWER HALF OF TRUNK TO ALLOW MOVEMENT.



SCALE: 1" = 40' (11x17)
 SCALE: 1" = 20' (22x34)



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 - Des Moines, Iowa 50322
 515.276.4884
 mail@cecinc.com



DATE:	2024-12-14
DATE OF SURVEY:	2024-08-22
DRAWN BY:	PKA
CHECKED BY:	PKA

UNIVERSITY AVENUE STATION
 DES MOINES, IOWA
 LANDSCAPE PLAN

SHEET
 OF 4
 E-0660

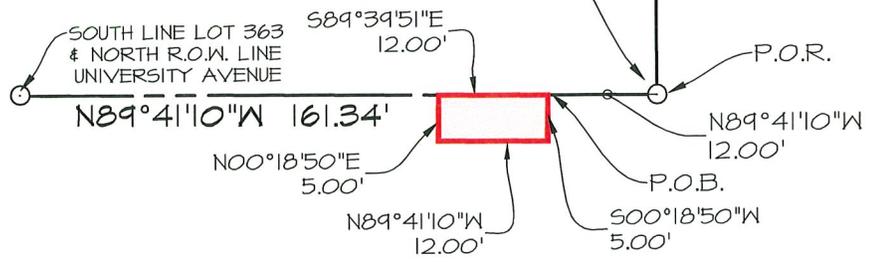
EXHIBIT
AIR RIGHTS
EASEMENT
2211 UNIVERSITY AVENUE
DES MOINES, IOWA

500°11'14"E 179.88'

LOT 363
UNIVERSITY LAND COMPANY'S
SECOND ADDITION TO UNIVERSITY
PLACE
(BK C, PG 48)

22ND STREET
(PUBLIC)

SE CORNER, LOT 363 UNIVERSITY
LAND COMPANY'S SECOND ADDITION
TO UNIVERSITY PLACE



UNIVERSITY AVENUE
(PUBLIC)

C:\E-FILES\F-8000\F8880 - C3.D. Des Moines Construction Documents\Exhibits\F8880.AIR RIGHTS.EASE.dwg - 12/11/2023 8:55:08 AM adecapath 1:1



Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SCALE: 1" = 20'



SHEET

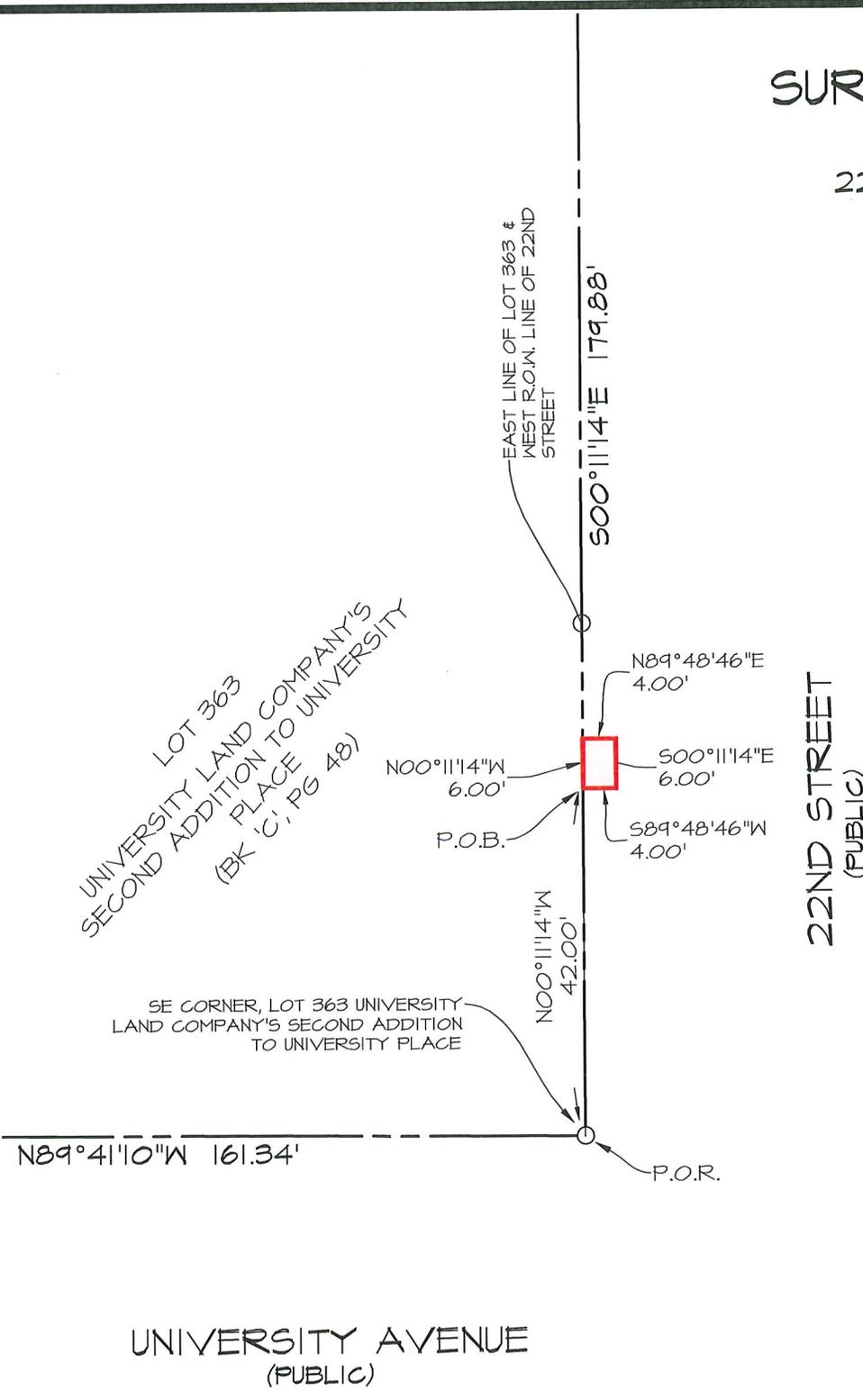
1

OF 1

E8880

DATE:	12-06-2023
DESIGNED BY:	###
DRAWN BY:	###

EXHIBIT
**SURFACE RIGHTS
 EASEMENT**
 2211 UNIVERSITY AVENUE
 DES MOINES, IOWA



C:\E-FILES\8000\F8880_1\CAD\Drawings\Construction Documents\Exhibit\F8880 SURFACE RIGHTS EASE.dwg 12/14/2023 9:07:31 AM _pfdocnetto_1-1

UNIVERSITY AVENUE
 (PUBLIC)



Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322
 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SCALE: 1" = 20'

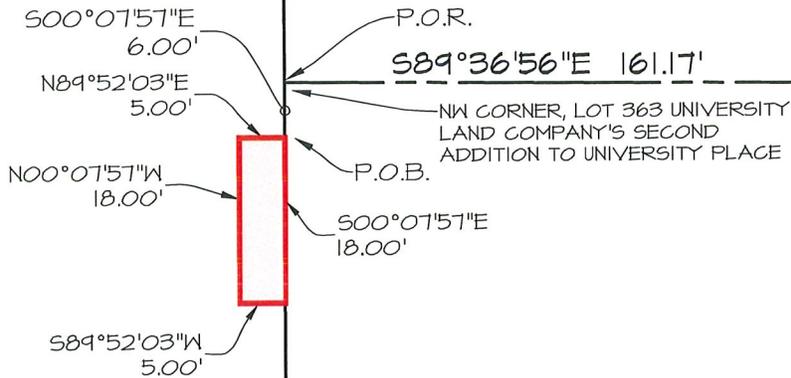


DATE:	12-06-2023
DESIGNED BY:	###
DRAWN BY:	###

SHEET
 |
 OF 1
 E8880

EXHIBIT
**SURFACE RIGHTS
 EASEMENT**

2211 UNIVERSITY AVENUE
 DES MOINES, IOWA



LOT 363
 UNIVERSITY LAND COMPANY'S
 SECOND ADDITION TO UNIVERSITY
 PLACE (BK 'C', PG 48)

ALLEY
 (PUBLIC)

WEST LINE LOT 363

C:\E-FILES\F-8000\F8880\CAD-Drawings\Construction-Drawings\Exhibits\F8880 SURFACE RIGHTS TRASH EASE.dwg - 12/11/2023 9:04:21 AM - edw@ceclac.com



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SCALE: 1" = 20'



NORTH



SHEET

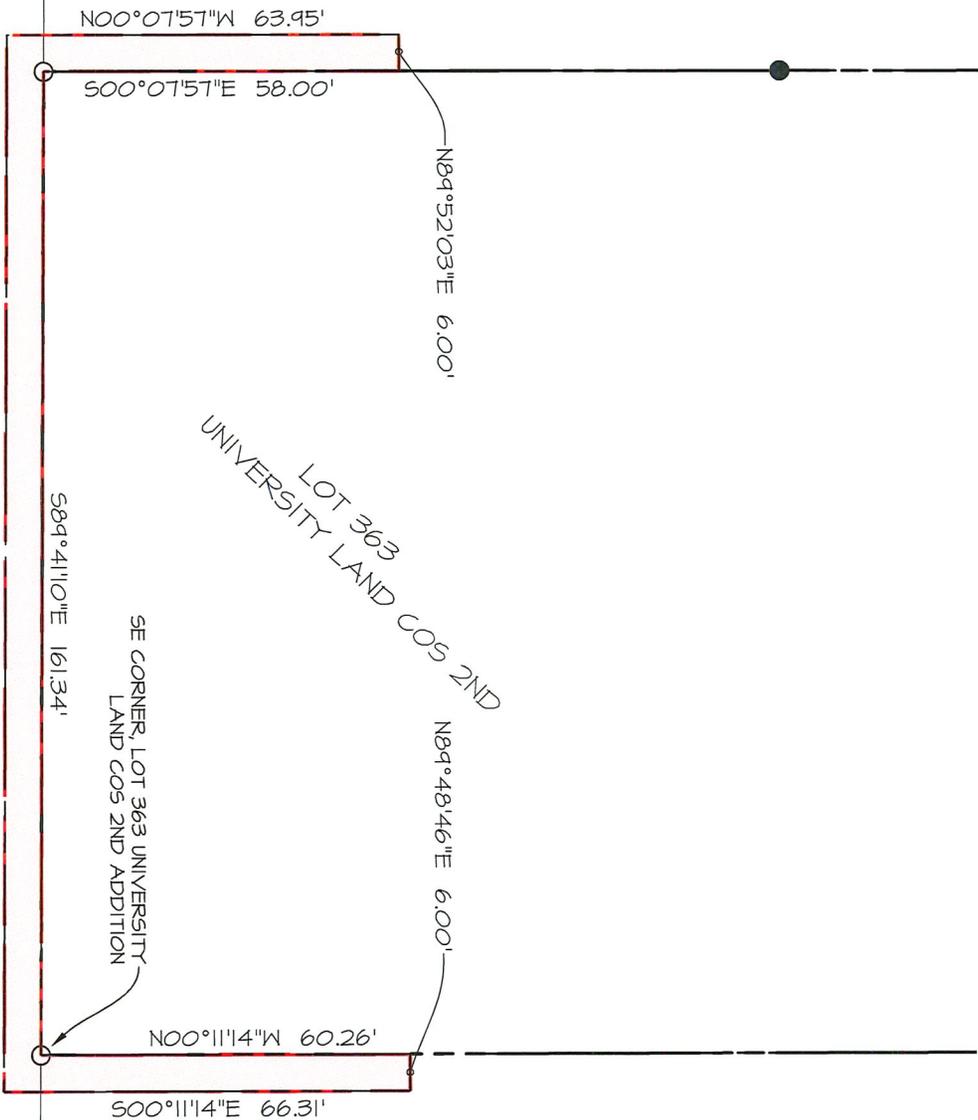
|

OF 1

E8880

DATE: 12-06-2023
 DESIGNED BY: ###
 DRAWN BY: ###

EXHIBIT
SUBSURFACE RIGHTS
EASEMENT
DES MOINES, IOWA



UNIVERSITY AVENUE

22ND STREET



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@ceclac.com

SCALE: 1"=30'
0' 10' 20' 30' 60'



DATE: August 28, 2023
DESIGNED BY: ###
DRAWN BY: ###

SHEET

|

OF 1
E8880

Item: ROWV-2023-000013

Date: 12/21/2023

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only

Titleholder Signature: Manjeet Aulakh

Name/Business: Best Food Mart #2 LLC

Impacted Address: 2121 University Ave

Comments: Too close to the street and unnecessary nuisance to the public. MX3 Zoning will conflict with other properties nearby.