

Date April 1, 2024

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM HURD INGERSOLL, LLC (OWNER), REPRESENTED BY RICHARD HURD (OFFICER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY IN THE VICINITY OF 3121 INGERSOLL AVENUE AND 3111 INGERSOLL AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 7, 2024, its members voted 13-1 in support of a motion to recommend **APPROVAL** of a request from Hurd Ingersoll, LLC (owner), represented by Richard Hurd (officer), for Property located in the vicinity of 3121 Ingersoll Avenue and 3111 Ingersoll Avenue is not in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use and Low Density Residential within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 7, 2024, its members voted 13-1 in support of a motion to recommend **APPROVAL** of a request from Hurd Ingersoll, LLC (owner), represented by Richard Hurd (officer), for Property located in the vicinity of 3121 Ingersoll Avenue and 3111 Ingersoll Avenue, to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Neighborhood Mixed Use and Low Density Residential within a Community Node to Community Mixed Use within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on March 7, 2024, its members voted 13-1 in support of a motion to recommend **APPROVAL** of a request from Hurd Ingersoll, LLC (owner), represented by Richard Hurd (officer), to rezone the northwest portion of the site from “RX1” Mixed Use District to “MX2” Mixed Use District, and rezone the northernmost parcel from “N5” Neighborhood District to “RX1” Mixed Use District, to allow development of a mixed-use (commercial and residential) building, a multiple-household building, and rowhome buildings; and

WHEREAS, the Property is legally described as follows:

ZONING RX1

LOT 4, BLOCK 1, GARVER PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF CITY OF DES MOINES, POLK COUNTY, IOWA.

ZONING MX2

THE SOUTH 174 FEET OF LOT 1, A PART OF LOTS 5 THROUGH 8, AND A PART OF LOTS 11 AND 12, ALL BEING IN BLOCK 1, GARVER PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°18'03" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 40.27 FEET; THENCE SOUTH 00°41'40" WEST, 135.41 FEET; THENCE SOUTHERLY

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Date April 1, 2024

ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 27.00 FEET, WHOSE ARC LENGTH IS 21.53 FEET AND WHOSE CHORD BEARS SOUTH 22°09'10" EAST, 20.97 FEET; THENCE SOUTH 45°00'00" EAST, 44.72 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 27.00 FEET, WHOSE ARC LENGTH IS 20.92 FEET AND WHOSE CHORD BEARS SOUTH 67°11'41" EAST, 20.40 FEET; THENCE SOUTH 89°23'22" EAST, 56.88 FEET TO THE EAST LINE OF SAID LOT 8; THENCE SOUTH 00°30'14" WEST ALONG SAID EAST LINE, 40.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 89°38'58" WEST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 158.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 01°11'09" EAST ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 9.27 FEET; THENCE NORTH 89°48'02" WEST, 75.15 FEET TO THE EAST LINE OF SAID LOT 12; THENCE SOUTH 00°28'40" WEST ALONG SAID EAST LINE, 5.60 FEET; THENCE NORTH 89°48'00" WEST, 72.80 FEET TO THE WEST LINE OF SAID LOT 12; THENCE NORTH 00°26'40" EAST ALONG THE WEST LINE OF SAID LOT 12 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 170.36 FEET TO THE SOUTHEAST CORNER OF LOT 10, HORTONDALE, AN OFFICIAL PLAT; THENCE NORTH 00°24'47" EAST ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 63.34 FEET TO THE NORTH LINE OF SAID SOUTH 174 FEET OF LOT 1; THENCE SOUTH 89°17'58" EAST ALONG SAID NORTH LINE, 151.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.15 ACRES (50,299 SQUARE FEET); and

WHEREAS, on March 18, 2024, by Roll Call No. 24-0416, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on April 1, 2024, at 5:00 p.m., at the City 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 for hearing on said proposals; and

WHEREAS, in accordance with said notice, those interested in said proposals, both for and against, have been given 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 and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the hearing is closed.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use

Date April 1, 2024

classification for the Property from Neighborhood Mixed Use and Low Density Residential within a Community Node to Community Mixed Use within a Community Node is hereby approved.

- The proposed rezoning of the Property, as legally described above, the northwest portion of the site from “RX1” Mixed Use District to “MX2” Mixed Use District, and the northernmost parcel from “N5” Neighborhood District to “RX1” Mixed Use District, to allow development of a mixed-use (commercial and residential) building, a multiple-household building, and rowhome buildings, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY _____ TO ADOPT. SECOND BY _____.

FORM APPROVED:

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

(ZONG-2023-000076) (COMP-2024-000001)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	

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.

Mayor

City Clerk

March 12, 2024

Communication from the City Plan and Zoning Commission advising that at their March 7, 2024 meeting, the following action was taken for request from Hurd Ingersoll, LLC (owner), represented by Richard Hurd (officer), for the following regarding parcels located in the vicinity of 3121 Ingersoll Avenue and 3111 Ingersoll Avenue:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Neighborhood Mixed Use and Low Density Residential within a Community Node to Community Mixed Use within a Community Node.
- C) Rezone the northwest portion of the site from “RX1” Mixed Use District to “MX2” Mixed Use District and rezone the northernmost parcel from “N5” Neighborhood District to “RX1” Mixed Use District, to allow development of a mixed-use (commercial and residential) building, a multiple-household building, and rowhome buildings.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-1-0 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 Part A) MX2”, and “RX1” Districts found not in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use and Low Density Residential within a Community Node.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Neighborhood Mixed Use and Low Density Residential within a Community Node to Community Mixed Use within a Community Node.

Part C) Request to rezone the northwest portion of the site from “RX1” Mixed Use District to “MX2” Mixed Use District and rezone the northernmost parcel from “N5” Neighborhood District to “RX1” Mixed Use District.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “MX2”, and “RX1” Districts be found not in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use and Low Density Residential within a Community Node.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Neighborhood Mixed Use and Low Density Residential within a Community Node to Community Mixed Use within a Community Node.

Part C) Staff recommends approval of the request to rezone the northwest portion of the site from “RX1” Mixed Use District to “MX2” Mixed Use District and rezone the northernmost parcel from “N5” Neighborhood District to “RX1” Mixed Use District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing a mixed-use project, which requires rezoning of parts of the subject property into two (2) zoning districts to allow certain permitted uses. The overall area of the site is approximately 2.77 acres. Around 1.15 acres is proposed to be rezoned to “MX2” to allow a 4-story multiple household building. A 9,367-square-foot area at the north of the site is proposed to be rezoned to “RX1” District to allow row homes.

The residential portion of the project is for residents over 62 years of age and a mixed-use building. The multi-family co-operative is expected to include a total of 58 dwelling units and comprised of 2 different building types – a 4-story apartment building with 2 levels of underground parking and a 6-unit rowhome building. A 3-story mixed-use building is proposed along the Ingersoll Avenue frontage. Additional surface parking is proposed to the rear of the mixed-use building and along the drive aisle off 31st Street.

Any future construction or redevelopment of the subject properties must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. **Size of Site:** Total project area - 2.7 acres, Area to be rezoned – 1.36 acres.
3. **Existing Zoning (site):** “MX2” Mixed Use District, “RX1” Mixed Use District, “N5” Neighborhood District.
4. **Existing Land Use (site):** The site is currently an undeveloped vacant lot.
5. **Adjacent Land Use and Zoning:**
 - North* – “N5”; Uses are one-family dwelling units.
 - South* – ‘MX2”; Uses are multiple commercial and retail uses.
 - East* – “N5”; Uses are one-family and two-family dwelling units.
 - West* – “N5”; Uses are one-family dwelling units.
6. **General Neighborhood/Area Land Uses:** The subject property is located along the Ingersoll mixed-use corridor and located within a designated Community Node that includes a mix of commercial, office, and residential uses. This property serves as a transition from the highly active, multimodal, and commercially focused Ingersoll corridor to a predominantly low density residential neighborhood to the north.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the North of Grand Neighborhood Association and within 250 feet of the Woodland Heights Neighborhood Association. All neighborhood associations were notified of the March 7, 2024, public hearing by emailing of the Preliminary Agenda on February 16, 2024, and the Final Agenda on March 1, 2024. Additionally, separate notifications of the hearing for this specific item were mailed on February 16, 2024 (20 days prior to the public hearing) and February 26, 2024 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing. The North of Grand Neighborhood mailings were sent to Jim Stavneak, 637 41st Street, Des Moines, IA 50312. The Woodland Heights Neighborhood mailings were sent to Cameron Gale, 120 2520 Woodland Avenue, Des Moines, IA 50312.

The applicant will provide a summary of the neighborhood meeting at the public hearing.
8. **Relevant Zoning History:** None.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation (site):** Community Mixed Use, Neighborhood Mixed Use and Low Density Residential within a Community Node.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the

criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM: Creating Our Tomorrow:** The applicant is requesting that the future land use designation of the northern portion of the property be amended from Neighborhood Mixed Use and Low Density Residential within a Community Node to Community Mixed Use within a Community Node. The southern portion of the overall project site is already designated as Community Mixed Use within a Community Node. Plan DSM describes these designations as follows:

Neighborhood Mixed Use: Small scale mixed use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service oriented development. Low-medium density residential may be included in mixed use development.

Low Density Residential: Areas developed with primarily single family and two family residential units with up to 6 dwelling units per net acre.

Community Node: Mid-sized centers providing a range of daily needs and specialized services within a larger neighborhood context. Consist of a mix of housing, retail and offices serving a larger population and geographical area than a neighborhood node. May include a shopping district including a grocery and drug store. Residential development including medium and high densities may occur.

Community Mixed Use: Small- to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

The subject portion of the site is currently zoned “RX1” Mixed Use District and “N5” Neighborhood District. The Zoning Ordinance describes the “RX1” district as, “intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low-scale neighborhoods.” The Zoning Ordinance describes the “N5” district as, “intended to preserve the scale and character of neighborhoods developed with a mix of bungalow and two-story houses, predominantly in the Victorian, Revival, and Arts and Crafts styles pursuant to House D building type in section 135-2.16 of this code.”

The applicant is proposing a multi-family co-operative with residential and mixed-use components which require the site to be zoned “MX2” and “RX1” Districts. The portion of the site with existing and proposed “MX2” District permits the mixed-use and multiple

household apartment buildings respectively. The existing and proposed “RX1” District permits the 6 unit row home building along 31st Street. The Zoning Ordinance describes these districts as follows:

MX2 - “intended for mixed-use, regional-scale nodes and corridors within the city, where residents and visitors may access multiple uses by walking.”

RX1 - “intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low-scale neighborhoods.”

Staff believes the proposed amendment to the comprehensive plan is appropriate, as the subject property is located along the Ingersoll commercial and mixed-use corridor. The land use designations support the proposed mix of uses to develop a walkable, higher density development that provides the opportunity for residents to live, work, and play in a mixed use neighborhood with access to multiple amenities within walking distance.

The proposed development includes a mixed-use building fronting Ingersoll Avenue, an apartment building with a shared amenity space in the front and row homes fronting 31st Street. The proposed rezoning is appropriate given the character of the neighborhood and the densities envisioned along this corridor.

- 2. Grading & Storm Water Management:** Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR.
- 3. Urban Design:** For areas of the subject property zoned “MX2” District, any mixed-use or multiple-household residential buildings would need to be constructed in accordance with the design regulations of the Storefront building type. Staff notes that a building height of less than 3 stories is not allowed.

For areas of the subject property zoned “RX1” District, any row home buildings would need to be constructed in accordance with the design regulations of the Row Building type. A minimum overall height of 2 stories and a minimum 20-foot depth of occupied space on all full floors on the front façade is required for a Row Building type. The rezoning concept does not comply with this requirement and would require a Type 2 Design Alternative. Staff believes that the project should comply with this standard given the urban character of the Ingersoll Avenue Corridor.

- 4. Access and Transportation:** The submitted conceptual plan indicates access to the site from Ingersoll Avenue and 31st Street. While an access from the primary street is undesirable, staff believes that the topography of the site, and an existing sewer line across majority of the site makes it unfeasible to have a single drive access off 31st Street.

A traffic study was not required with the rezoning application, as the proposal does not meet the threshold that necessitates a study. The precise placement and configuration of driveways and other transportation related site improvements should be provided as

per requirements within Chapter 135 and should support the larger goals of Plan DSM Comprehensive Plan and the Vision Zero Action Plan.

The subject property is in a highly walkable neighborhood and along a vibrant mixed use corridor. It is adjacent to a DART transit route and a bus stop. An existing bike lane and a future cycle track run along Ingersoll Avenue.

- 5. Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of the City Code). Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented the staff report and recommendation.

Johnny Alcivar inquired if the site plan would eventually be presented to the Plan and Zoning Commission.

Sreyoshi Chakraborty explained that everything right now is conceptual, and it will depend on what is actually submitted. The current concept would require some design alternatives with Commission review.

Abby Chungath asked if a waiver would be needed for curb cuts.

Sreyoshi Chakraborty explained that there was not a definitive answer on that but typically we want access points to be on a non-primary road when available.

Jason Van Essen agreed and stated that they only front one side street and they have an access point on it currently. There are some concerns and challenges with having more than one access on 31st Street. Noted the concern expressed by neighbors about 31st Street. There is an opportunity for the developer to explore shared access with the property to the west.

Abby Chungath pointed out that most of the neighbor concerns were around traffic and safety on 31st Street.

Jason Van Essen agreed and stated that there are two concerns, both regarding access, with one point being 31st Street and one being Ingersoll Ave. He noted that historically this has been divided into two properties and each had their own access to Ingersoll Avenue.

Sreyoshi Chakraborty stated if they wanted two access points on Ingersoll Avenue that it would require a design alternative.

Chris Draper asked if the accident report claim on 31st Street, that had been shared in the neighborhood concerns, had been verified and if so, would this trigger a mandatory lighted crosswalk.

Sreyoshi Chakraborty stated that a traffic study was not required as it did not meet the City's thresholds for requiring a study.

Chris Draper asked why the proposed zoning boundary was in the shape of a trapezoid and not a square and wondered if this might cause issues later.

Jason Van Essen explained that the zoning lines as currently drawn fits the current concept. A change now to avoid potential issues later would only delay the process now as we would have to continue the Commission hearing and send new notices.

CHAIRPERSON OPENED THE PUBLIC HEARING

Ben Landhauser presented for Lifestyles Communities, 4938 Lincoln Dr, Edina, MN. He presented the project as 58 units split between multi-family and row house options with a coop ownership model. They are proposing a modern facility with amenities and great concern for walkability and safety.

Will Page noted that he was impressed with their concern for traffic safety and asked if they would agree in advance to do a traffic study of the area.

Ben Landhauser stated they would maybe open to it.

Jason Van Essen stated that traffic studies are done by the developer in advance, but this does not meet the City's standard for requiring a study. A study would mostly focus on items necessary to serve the development and the immediately adjoining street segments, it would not address issues with the entire sounding area.

Will Page asked if there is something more that can be done to address the concerns of traffic and security.

Jason Van Essen stated that if there are problems with traffic in an area then citizens can voice their concerns with the Traffic and Transportation Division.

Will Page asked if the developer would be willing to talk to Traffic and Transportation regarding the neighborhood concerns of traffic.

Ben Landhauser stated he would be willing to discuss.

Jason Van Essen noted that they had done a good job documenting concerns from the neighbors and this will be shared with Traffic and Transportation.

Todd Garner asked if they would be requesting financial assistance through the city.

Ben Landhauser stated they are not requesting any financial assistance.

Todd Garner stated this area around 31st Street and Ingersoll is a busy traffic area and he sees where this could cause issues.

Lauren Kollauf of 664 33rd Street and representing the Corridors of Ingersoll and Grand. She stated her support for the development of these vacant lots and views it as a positive to the area.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Carolyn Jenison made the motion for approval of the follow:

Part A) "MX2", and "RX1" Districts found not in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use and Low Density Residential within a Community Node.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Neighborhood Mixed Use and Low Density Residential within a Community Node to Community Mixed Use within a Community Node.

Part C) Request to rezone the northwest portion of the site from "RX1" Mixed Use District to "MX2" Mixed Use District, and rezone the northernmost parcel from "N5" Neighborhood District to "RX1" Mixed Use District.

THE VOTE 13-1-0 (Will Page voted in opposition)

Respectfully submitted,

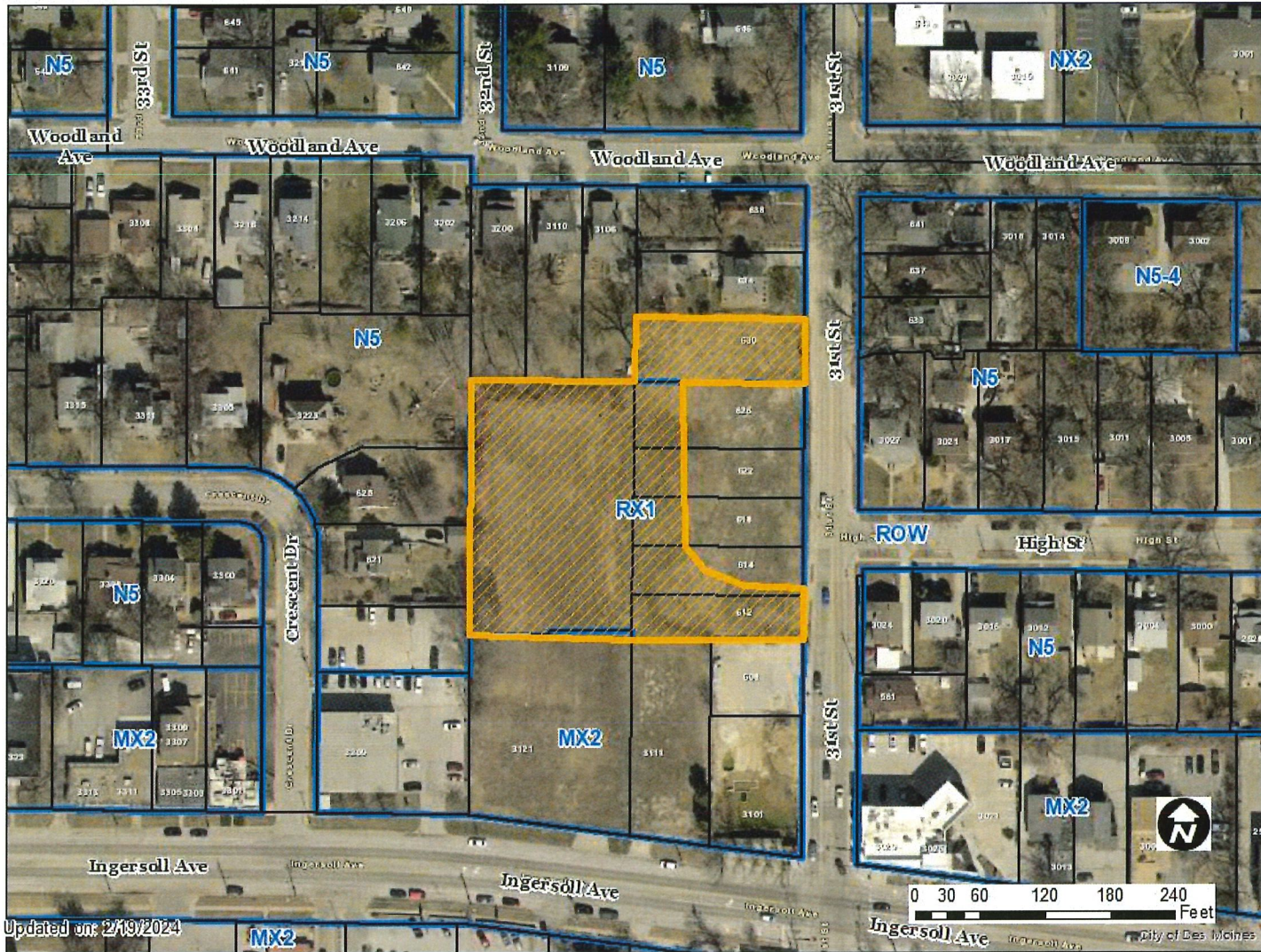


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

Hurd Ingersoll, LLC, Vicinity of 3121 Ingersoll Avenue and 3111 Ingersoll Avenue

ZONG-2023-000076



1 inch = 116 feet

















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NEIGHBORHOOD OPEN HOUSE SIGN - IN SHEET

DATE: FEBRUARY 27, 2024 | CARIBOU COFFE - COMMUNITY ROOM | 5:30 PM - 7:00 PM

	NAME	ADDRESS	CONTACT INFO
1	MIKE TRAMONTINA	DES MOINES	MIKETRAM@LE OUTLOOK.COM
2	Steve Ziegenfuss	3206 Woodkenel Des Moines	SteveZ67@outlook.com
3	Melisa Klimaszewski	2925 High St Des Moines	mKlim22@ gmail.com
4	Carol Maher	DSM	_____
5	Amanda Drish	646 31st 50312	amandadrish@ gmail.com
6	Nick Adoff	646 31st	nictadoff@hotmail.com
7	MARK SERRIUS	4105 WOODLAND	MARKSAULY2@Comcast.com
8	Cameron Gale	2520 Woodland	cameron.gale@gmail.com
9	Richard Heard	200 Fuller Rd	richard.heard@heard healy.com
10	Darren Keenan	804 29th St	Keenan.Darren@Yahoo.com



ARTESSA
LIVING

NEIGHBORHOOD OPEN HOUSE

SIGN - IN SHEET

DATE: FEBRUARY 27, 2024 | CARIBOU COFFEE - COMMUNITY ROOM | 5:30 PM - 7:00 PM

	NAME	ADDRESS	CONTACT INFO
1	Kyle Rice	814 29th St	Kmrice@gmail.com 515-289-3773
2	Deb Lawrence	3209 Ingerson	deb@delmunnage.com
3	Paul Pettinacci	2100 Olive Ave	p1pettinger@gmail.com
4	Eric Gierman	2832 High St	ericgeric@aol.com
5	Charles Stoppel	2832 High St	rodstoppel@gmail.com
6	Alex Davis	644 26th St	davisalec@gmail.com
7			
8			
9			
10			



NEIGHBORHOOD COMMENT THOUGHTS

March 4, 2024

RE: Neighborhood Open House Comment Response

FROM: Ben Landhauser | Executive Vice President, Lifestyle Communities
ben@thislifestyle.com | 952-228-7944

Ms. Chakroborty,

As you are aware, a neighborhood open house for our project off the intersection of Ingersoll Ave and 31st Street was held on Tuesday, February 27, 2024 from 5:30 PM to 7:00 PM. Overall, roughly 20 people attended the Open House, with 16 signing in.

Much of the Open House discussions I had with attendees focused on clarifying what exactly we were proposing, how it related positively or negatively to attendees perceptions and/or passion for existing conditions of the neighborhood or City planning efforts to date and where we, as the developer, were willing to continue a dialogue with the neighborhood about aspects that would allow our project to best align with the neighborhood's desired outcomes.

The following reflect the primary topics brought up, what concerns or questions raised about those topics, and a response from Lifestyle Communities as to how we feel we can address or respectfully react to the concerns:

TRAFFIC:

Concerns: Generally, the attendees noted a number of existing traffic conditions that they did not want to see further exacerbated and would prefer to see addressed as our proposal moves forward. Specifically, comments relative to recent accidents at and around the Woodland/31st Street Intersection were noted as being beyond acceptable to the neighborhood. Questions and suggestions about a stop sign or light being placed at the Woodland/31 Street intersection were brought up a number of times.

Thoughts: While, we do not believe that we'll be part of an absolute solution to the Woodland issue, we do feel that the development of our rowhome building and streetscaping will help and serve as some visual traffic calming given the proximity of those buildings to the street. We also remain open to working with City staff through the more detailed reviews of our project, should there be reasonable accommodations adjacent to our site that would improve traffic along 31st Street. A few attendees did note that our project's additional traffic in and out of the site could benefit current traffic concerns simply due to the more heightened awareness of drivers along 31st Street to the points of access. We also believe this will help current conditions.

INGERSOLL ENTRANCE:

Concerns: Several attendees noted concern and dislike of the proposed access to the parking lot serving our mixed-use building from Ingersoll. Specific references to the City's existing

and planned improvements that have reduced the number of curb cuts to make Ingersoll more walkable and bikeable.

Thoughts: We understand the desire to not have an additional curb cut at the proposed location. Due to the amount of topography on our site, we've not been able to effectively grade in an access that works with the rest of our site conditions and meet needs of fire access to the project. However, the owner of the adjacent building to the west (3209 Ingersoll Ave) did attend the meeting and noted a willingness to look at alternative access from Crescent through her property. We would request that this option not be a condition of approval as we do not know right now if this is feasible or completely attainable with the adjacent owner. We do remain committed to vetting this option with the adjacent owner, provided they remain open to discussion.

ARCHITECTURE:

Concerns: A few attendees wanted to better understand how our proposed architecture did or could reflect the historic attributes of the surrounding neighborhood. Several of the available renderings at the open house did not show a depth of texture or tones that were easily distinguishable.

Thoughts: Since the meeting our design team has reviewed our plans and have provided some additional perspective renderings showing a better context for the materials and details envisioned by our project. Additional detail has been made to the cornice line of our building and we're open to the color/tones of our project evolving through the detailed design phase of our project; though we do believe that palate currently complements the existing neighborhood. I've also included a snapshot of existing homes and apartment buildings from the neighborhood that have design elements that have helped to inform our residential design. The mixed-use building is intended to be more modern, reflective of recent new development and exterior façade improvements along Ingersoll Avenue.

LANDSCAPING & SCREENING:

Concerns: Several attendees expressed a desire for our project to provide as much green space and transitional screening/buffering as possible from adjacent single-family properties.

Thoughts: As I noted to the attendees, we have not yet completed a detailed landscape plan as part of our rezoning request, but our typical approach to landscaping on our developments is toward a programmed landscape environment for our owners. Grass lawns are intentionally placed where most practical to accommodate yard games, picnics, or bordering any gardening plots to allow for appropriate natural sunlight. The remainder of the property is intended to be planted to reduce overall mowing maintenance needs and to generally beautify the site. As part of the updates made to our renderings, I did have our design team add landscaping to our sites that is most reflective of the direction our landscape plan will head in order to convey our commitment to enhanced vegetation on the site.



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LIGHTING:

Concerns:

A few attendees and one neighbor who reached out directly expressed concern with the amount of light that would be placed on the properties.

Thoughts:

As a developer for owner-occupied housing, we're ultra sensitive to not overkilling lighting levels as none of our owners want light spilling into their homes as much as the neighbors don't want lighting levels increasing. What this looks like in reality is that we do all full cutoff fixtures (downcast lighting) for site pole lights, wall sconces, etc. Any site lighting for parking/driving areas are kept to no taller than 16 feet in lieu of 28 feet like many commercial businesses often do. Where we can get away with wall or pole lighting options by doing bollard lighting - we do. We'll run photometrics plans at the time we complete our more detailed building and site plans to demonstrate no direct light spillage off our property to any of the adjacent properties.

DES MONIES ARCHITECTURAL REFERENCES - NORTH OF GRAND NEIGHBORHOOD





NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: FEBRUARY 27, 2024 | CARIBOU COFFE – COMMUNITY ROOM | 5:30 PM – 7:00 PM

NAME	ADDRESS	CONTACT INFO
MARK SWEETFEEDS	4105 WOODLAND	1-515-7076151 cell

COMMENTS:

THE SCALE OF THE STRUCTURES ~~IS~~ ^{IS} JAM UP AGAINST A

RESIDENTIAL / TRANQUAL / PEDESTRIAN FRIENDLY / HISTORIC / SINGLE FAMILY NEIGHBORHOOD -
ON THE NORTH -

SO - ^① BUFFERING THE EXPERIENCE OF LIVING ON WOODLAND FROM THE LOOKING
(AND HIGH)

CHARACTER OF THE STRUCTURES ^② FROM THE ESCALATION OF DANGEROUS TRAFFIC CULTURE ON

31ST IS CRITICAL TO ^{BE} RESOLVED. FORCING GREATER #S OF CARS ^{SPEEDING} EAST

ONTO HIGH ^W WEST ONTO WOODLAND IS A NEIGHBORHOOD KILLER -



ARTESSA

LIVING

NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: FEBRUARY 27, 2024 | CARIBOU COFFEE -- COMMUNITY ROOM | 5:30 PM -- 7:00 PM

NAME	ADDRESS	CONTACT INFO
Melisa Klimaszencki	2925 High st st	mklim22@gmail.com

COMMENTS:

As much green space as possible please (balanced with parking needs),
Traffic light at Woodland + 3rd, or at the very least a flashing light crosswalks would be helpful,
Please work with neighborhood associations to be sure the exterior aesthetic is consistent with the historical look and feel of the neighborhood.



ARTESSA

LIVING

NEIGHBORHOOD OPEN HOUSE

COMMENT SHEET

DATE: FEBRUARY 27, 2024 | CARIBOU COFFEE - COMMUNITY ROOM | 5:30 PM - 7:00 PM

NAME	ADDRESS	CONTACT INFO
Alex Davis	644 26th St	davis.alex@gmail.com

COMMENTS:

We are working to make Ingersoll a better/safer community for walk/bike, the amount of parking in this project does not support this goal but most importantly the drive way entrance on Ingersoll creates more conflict points with cars and pedestrians. Our goal is to remove driveway entrances on Ingersoll not add to them.

Apologies for the handwriting
Alex



ARTESSA

LIVING

NEIGHBORHOOD OPEN HOUSE

COMMENT SHEET

DATE: FEBRUARY 27, 2024 | CARIBOU COFFEE - COMMUNITY ROOM | 5:30 PM - 7:00 PM

NAME	ADDRESS	CONTACT INFO
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Amanda Drieh	10416 31st St	amandalish@gmail.com
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COMMENTS:

1. 31st/Woodland is a HUGE traffic issue

Concerns

↳ we made many reports to DWPD

2. Curb appeal of renderings do not match the neighborhood.

3. This area is not safe for pedestrians.

4. Adding some sort of neighborhood safety measures will help with the perspective of adding congestion.

5. Flushing crosswalk @ 31st + Woodland

North of Grand Board Member

Please network with us + WHD for more meetings.



ARTESSA
LIVING

NEIGHBORHOOD OPEN HOUSE COMMENT SHEET

DATE: FEBRUARY 27, 2024 | CARIBOU COFFE - COMMUNITY ROOM | 5:30 PM - 7:00 PM

NAME	ADDRESS	CONTACT INFO
Eric Gierman Charles Droppel	2832 High St	573-353-2268

COMMENTS:

We are very concerned about the corner of 29th & High St. There has already been 3 accidents since Jan 1, 2024. What will an additional 250 new cars coming and going ~~going~~ ^{to} affect traffic?

No parking signs that use to be posted on 29th St, they were removed by the renters 4 years ago and the City has not replaced them since. Please do a traffic study.

NEIGHBORHOOD OPEN HOUSE COMMENT SHEET



DATE: FEBRUARY 27, 2024 | CARIBOU COFFEE - COMMUNITY ROOM | 5:30 PM - 7:00 PM

CONTACT INFO	ADDRESS	NAME
kath@gsmaail.com	814 29th St	Kyle Rice

COMMENTS:

I'm concerned about 1) traffic increasing with access only from 31st 2) that it will look like every other blocky cheap building in west DSM or south of W. MLK ave. Please, please, please give it some architectural interest!

I appreciate I'm supportive.

NEIGHBORHOOD OPEN HOUSE COMMENT SHEET



DATE: FEBRUARY 27, 2024 | CARIBOU COFFEE - COMMUNITY ROOM | 5:30 PM - 7:00 PM

CONTACT INFO	ADDRESS	NAME
515 537 5210 nickadoH@hotmail.com	646 31st St	Nick Adoff

COMMENTS:

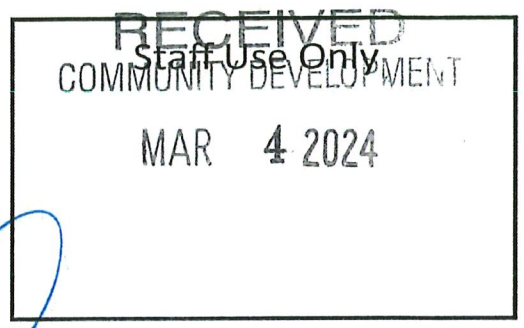
I am most concerned about promoting walkability through the project. Part of this being sidewalks but also reducing speed on 31st street. Part of bird homes have managed to maintain their aesthetic, I do hope this project can do its best to accommodate

Item: ZONG-2023-000076

Date: _____

Please mark one of the following:

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



Titleholder Signature: *Rick Hill*

Name/Business: Hurd Real Estate Services, Inc

Impacted Address: 3125 Fugersoll

Comments: Excellent addition of residential + services for the neighborhood.

ZONG-2023-000076

Item: ZONG-2023-000076 Date: 3/3/24

Please mark one of the following:

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

Staff Use Only

Titleholder Signature: 

Name/Business: Steven J. Ziegenfuss

Impacted Address: 3206 Woodland Ave.

Comments: The currently planned facade needs work to fit the character of the neighborhood and the traffic is definitely a concern as 31st St. is already overly used at peak hours 8am and 5pm. And rain run-off is a concern.

From: [Carol Maher](#)
To: [Chakraborty, Sreyoshi](#)
Subject: New housing project on Ingersoll
Date: Wednesday, March 6, 2024 11:34:17 AM

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.

Hi Sreyoshi:

Thanks for giving me the chance to write about my observations re: the new age-restricted housing project being built on the a long-vacant parcel on Ingersoll, west of 31st Street.

I attended the community Open House on February 27 at Caribou Coffee that was hosted by the applicant (Ben Landhauser from Lifestyle brands).

My personal observation was that many of those in attendance, were concerned about the following:

- traffic flow on 31st street (existing issue from what I can tell)
- desire for more green space vs. all the surface parking
- a couple of neighbors that appear to in leadership of local neighborhood orgs (Woodland Heights, North of Grand) had indicated that they have been reaching out to CM Mandelbaum and others for a longtime re: the traffic situation on 31st Street. This seems to be out of scope for this project, but assume you know of these issues.

A potential big win for project:

- the owner of the parcel that abuts this project on the west side was in attendance (the office building that had recently performed some facade improvements — with the arched doorway), mentioned to Ben that she would be interested in working with him on closing that curb cut on the Ingersoll side and routing that traffic to an existing curb cut she has behind her building to the north. This would require users of the two-story office building to turn north on Crescent and enter the parking lot from an existing curb cut there. Ben took her info and was going to reach out to her. **THIS WOULD BE A VERY BIG WIN FOR THIS RE-ZONING REQUEST.** As you know, curb cuts are the hill I die on, and there are so many on Ingersoll that have adverse impacts on bikes and pedestrians, we should try to close as many of them as we can. Saying that there is one now, so they get to keep it, shouldn't be the go-to answer, especially for rezoning requests when the city has the leverage to make changes.

Ben was very open to this idea, as it would allow how to reconfigure the parking lot and perhaps add more green space and make it a better layout altogether. If I was able to attend the meeting on Thursday, I would definitely use part of my public comment time to ask about these discussions and press the applicant to figure out a way to close this curb cut down.

But the biggest discussion of the night was regarding design.

While I realize this is a rezoning request and doesn't address site plan or design, the biggest complaint from neighbors was the design of the property. Many felt it didn't

knit well into the historic neighborhood and felt it looked like it could be plopped down into Anytown, USA — Ankeny, West Des Moines, Schaumburg, IL (the last one is my example).

From my POV, the design doesn't try hard enough to take advantage of of this highly visible parcel on a commercial corridor where the city has spent millions on infrastructure improvements to encourage walking, biking, vibrancy. I think it's certainly an interesting use for the parcel — especially the co-op model — and I'm all for bringing more residents and their economic impact to the corridor to support the businesses there. But my gosh, the design is just unattractive and seems to turn its back on Ingersoll with most units facing the interior surface parking lot. I bring these concerns forward because I'm doubtful that the site plan will get a public hearing and this is frankly the only opportunity to say anything. I raised these concerns with Ben. Another concern is that all co-op share holders will also include a parking space. This is the wrong way to go to encourage use of transit, walking, bikes. Parking should be decoupled from the rent/shareholder so that it costs more to have a space and not adversely impact those who don't own a car. Please refer to ADAPT DSM for data on this topic. Again, we should take every opportunity to require all new built environment to move us in the right direction re: our climate goals.

On that front, there are several good practices this applicant brings:

- will not be requesting TIF dollars or tax abatement
- will provide EV chargers, plus make sure the rest of the underground parking garage will be EV-ready for expansion of chargers when necessary (they are getting more and more requests for chargers in their other projects)
- the building will be built with a solar-ready roof with conduit and a roof being able to handle the extra weight (residents and programs will drive the decision on whether to equip with panels; hopefully Iowa will provide details on their incentive programs soon)
- depending upon whether they go with a 30-year amortization mortgage (55+ residents), or 40-year AM (62+ residents), will determine whether or not they will be an all electric building. The 40-year AM marketplace doesn't currently allow for non-natural gas heat sources, but the longer amortization schedule gives a lower monthly payment for co-op shareholders/residents.
- I found Ben to be very open to listening to residents and their concerns, including mine. He stressed that they want to be a good neighbor. This is their first foray into Iowa. The other "urban" location they have is in St. Paul, MN, where I am headed tomorrow. I hope to go by that property between Big Ten tourney games (Go Hawks!)

Thank you for giving me the opportunity to to share my opinions, and I hope that many from the community will attend the meeting tomorrow night.

Carol Maher
Ward 3; ZIP 50312

From: [Van Essen, Jason M.](#)
To: [Chakraborty, Sreyoshi](#)
Subject: FW: [EXTERNAL]Hurd development
Date: Thursday, March 7, 2024 5:04:46 PM

JASON VAN ESSEN, AICP | CITY OF DES MOINES

Planning & Urban Design Administrator | Development Services
515-283-4147
dsm.city | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

The City of Des Moines has launched a new online platform to make the Zoning and Planning and Design Ordinances (Chapter 134 and Chapter 135) more accessible. Users will also find direct access to multiple GIS maps, a signage calculator, and a tool that generates Regulations by District reports. The new platform is available online at <https://online.encodeplus.com/regs/desmoines-ia/index.aspx>.

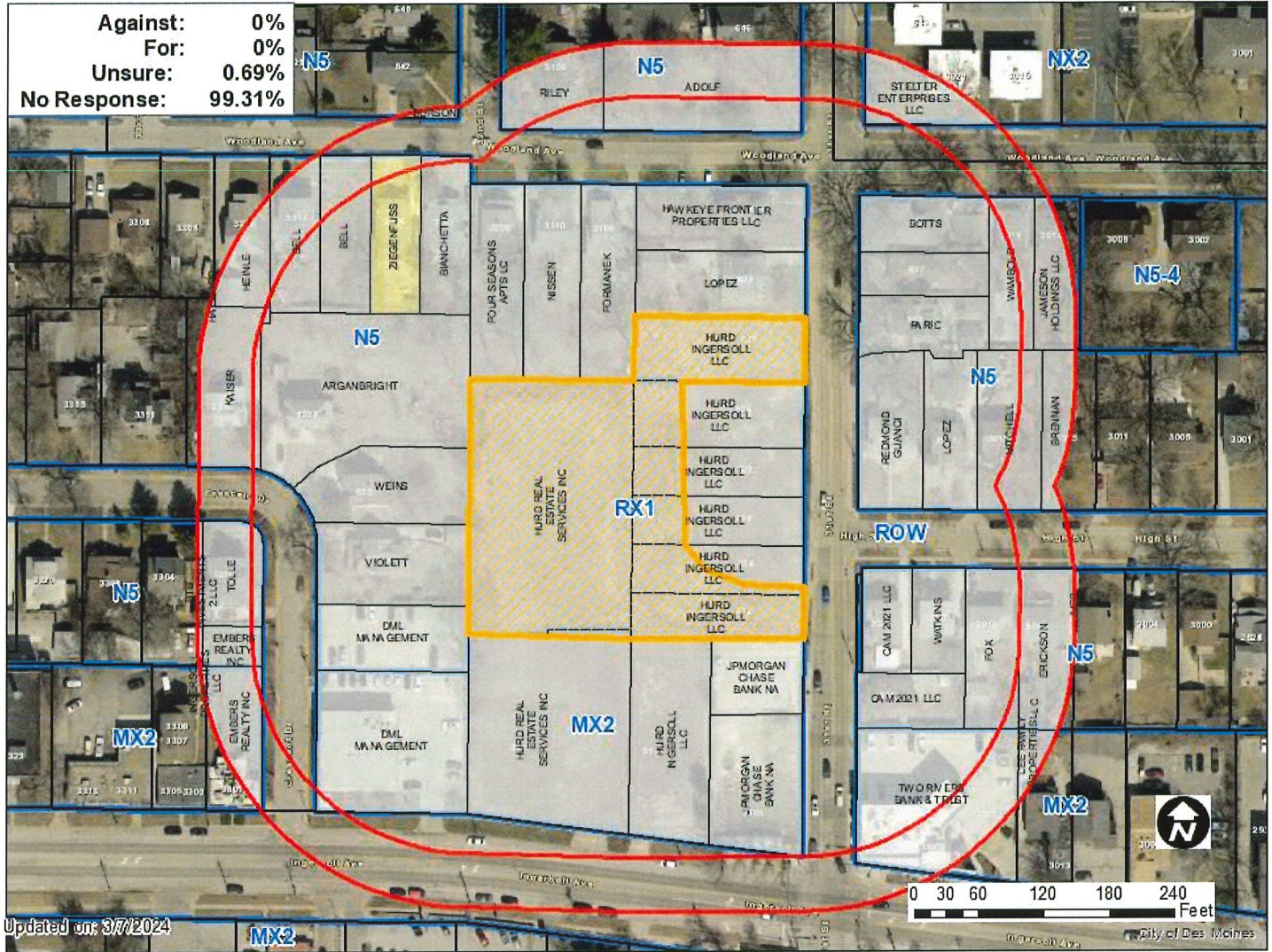
From: lyla yost <lylayost@gmail.com>
Sent: Thursday, March 7, 2024 4:56 PM
To: Van Essen, Jason M. <JMVanessen@dmgov.org>
Subject: [EXTERNAL]Hurd development

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.

There are 34 single family homes that face 31st street...all within a historic district and all mostly built in the very early (1910-15) time period in the "Craftsman style". Please protect this N5 area and limit the creeping commercialism that can ruin a neighborhood.

31st street is already a very busy, collector street with accidents at cross streets at Woodland and High...mostly one can not cross 31st at either Woodland or High because of the congestion. This development could make the traffic even worse. 31st is both a DART and school bus route and I do not think that Callanan Middle school was contacted for their input on this possible development. There have been students hit by cars at the cross walk that is 200' from 31st and Center.

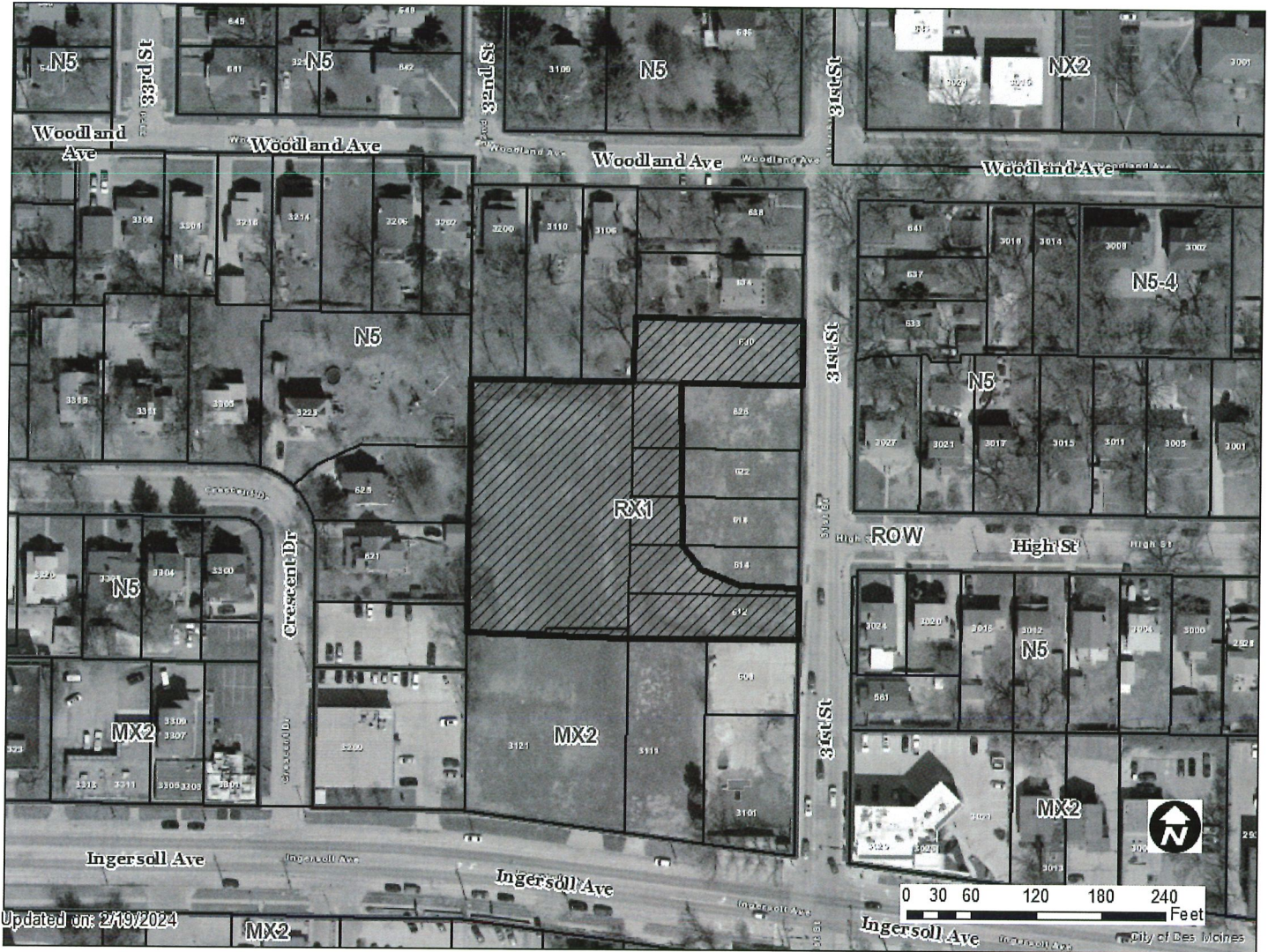
Hurd Ingersoll, LLC, Vicinity of 3121 Ingersoll Avenue and 3111 Ingersoll Avenue ZONG-2023-000076



1 inch = 116 feet

Hurd Ingersoll, LLC, Vicinity of 3121 Ingersoll Avenue and 3111 Ingersoll Avenue

ZONG-2023-000076



1 inch = 116 feet