



Roll Call Number

13-1842

Agenda Item Number

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Date November 18, 2013

WHEREAS, on November 4, 2013, by Roll Call No. 13-1721, the City Council duly resolved that a public hearing to be held on November 18, 2013, at 5:00 p.m., in the Council Chambers at City Hall, 400 Robert D. Ray Drive in Des Moines, to consider a proposal from Beaverdale Partners, LLC (owner) represented by Jeffrey Ewing (officer) , to amend the approved Rice Development Partners PUD Planned Unit Development District Conceptual Plan for property located in the vicinity of 3001 Beaver Avenue, to revise the name to Beaverdale Cooperative Housing PUD and to allow development of a three-story 54-unit multiple-family dwelling for senior living; and

WHEREAS, due notice of the hearing was published in the Des Moines Register on November 7, 2013, as provided by law, setting forth the time and place for hearing on the proposed amendment to the approved PUD Conceptual Plan; and

WHEREAS, at a public hearing on October 17, 2013, the Plan and Zoning Commission recommended by a vote of 7-5 that the proposed amendment to the approved PUD Conceptual Plan be approved, subject to the following conditions and subject to the conceptual plan being first amended as set forth in the attached letter from the Planning Administrator:

1. A note shall be added to the PUD Conceptual Plan to state that installation of all public utilities and sewers to serve the subject property shall meet City design standards and be installed at the developer's expense.
2. The PUD Conceptual Plan needs to contain additional details regarding the stormwater main connecting to the existing sewer within 40th Place right-of-way, including its size (15-inch diameter), that it will be constructed to City standards at the developers expense and dedicated to the City for future City maintenance.
3. The PUD Conceptual Plan shall indicate the 30-foot-wide easement for sanitary sewer that crosses the southwestern corner of the site and include a note to state that no structures or signs shall be placed within the easement.
4. The PUD Conceptual Plan shall include additional information, including cross sectional drawings that identify the depth and side slopes of the proposed basin and capacity calculations for the basin.
5. The PUD Conceptual Plan shall include a 6-foot tall solid wood fence along the north and east property lines. However, the portion of the fence within 30 feet of Adams Avenue property line shall only be 3 feet tall.



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6. The PUD Conceptual Plan shall demonstrate whether pedestrian access to Wallace Lane will be provided. If it is provided, the PUD Conceptual Plan shall demonstrate a sidewalk that connects to other proposed sidewalks within the development.
7. The PUD Conceptual Plan shall demonstrate that the existing fencing along the pedestrian access to Wallace Lane shall be replaced with black vinyl-coated chain-link fencing.
8. The PUD Conceptual Plan shall demonstrate that the buffer yard plantings (two overstory trees and six evergreen trees per 100 lineal feet) will be provided within a 20-foot wide buffer along the entire north and east property lines. This will cause the northern driveway to be shifted approximately 10 feet to the south.
9. The PUD Conceptual Plan shall clarify whether any existing trees are proposed to be removed and provide adequate justification for their removal. Any approved removals shall be subject to the City's mitigation ordinance.
10. The PUD Conceptual Plan shall reflect an overall unified landscaping design, including foundation plantings, plantings surrounding the off-street parking area, and plantings within the planter bed within the off-street parking area as well as street tree plantings.
11. The PUD Conceptual Plan shall be revised to reflect a street tree every 30 lineal feet along both the Beaver Avenue and Adams Avenue frontage.
12. The note on the PUD Conceptual Plan regarding the Beaver Avenue Streetscape shall be revised to state that any future PUD Development Plan shall include design elements of the Beaver Avenue Streetscape along the Beaver Avenue frontage, including but not limited to a minimum 6-foot wide sidewalk, a 6-foot wide planting strip, black streetlight pole(s), black LED street light fixtures, and appropriate tree species.
13. A note shall be added to the PUD Conceptual Plan to state that a minimum 5-foot wide sidewalk and 5-foot wide planting strip will be provided along the Adams Avenue frontage from Beaver Avenue to the west edge of the proposed driveway access along Adams Avenue.
14. The developer shall provide a street lighting design for the Beaver Avenue frontage that complies with the City's street lighting standards.



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15. A note shall be added to state that existing wood utility distribution poles along Beaver Avenue shall be replaced with black poles that match the Beavertown streetscape at the developer's expense and any overhead service crossings over Beaver Avenue shall be undergrounded at the developer's expense.
16. A public access easement shall be provided for sidewalks along Beaver Avenue and Adams Avenue that extend onto the subject property.
17. The building elevations for the structure shall be revised in accordance with the following:
 - a) A predominant building entrance feature oriented toward Beaver Avenue shall be provided on the west facade and shall be designed to the satisfaction of the Community Development Director. The PUD Conceptual Plan shall demonstrate a sidewalk that connects this entrance to the public sidewalk along Beaver Avenue.
 - b) All building materials shall be clearly labeled on the PUD Conceptual Plan.
 - c) At least two-thirds of the surface area of building façades facing Beaver Avenue or Adams Avenue, as well as the two shorter end facades, shall be sided with brick or stone. At least one-third of the building façades facing the internal parking lot shall be sided with brick or stone.
 - d) A note shall be added to state that any horizontal overlap siding and trim shall consist of cement board material.
 - e) Gables on the structure shall include exposed rafters, decorative beams or braces, and/or shake-style cement board siding.
 - f) A note shall be added to state that all windows on the structure shall be double-hung with a multi-light over single pane "craftsman" style.
 - g) A note shall be added to state that all exterior entry doors on the structure shall have multi-light "craftsman" style windows.
 - h) A note shall be added to state that all windows and exterior entry doors on the structure shall have trim surrounds of at least 4 inches in width.



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- i) A note shall be added to state that the roof will have architectural-type asphalt shingles with a minimum 30-year warranty.
 - j) A note shall be added to state that any decks that are not fully recessed into the structure shall be constructed with steel frames and steel support posts.
 - k) A note shall be added to state that any HVAC equipment shall vent through the roof and rooftop vents shall be complimentary in color to the roofing material. Any rooftop mechanical equipment shall be mounted on the private parking lot side of the building and architecturally screened from view.
 - l) A note shall be added to state that all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed on building facades that face the private parking lot.
18. The note on the PUD Conceptual Plan regarding monuments signs must be clarified to state that any freestanding signage will be monument-style with bases constructed of brick or stone materials that match the masonry materials used on the primary structure.
19. The PUD Conceptual Plan shall demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with brick or stone materials that match the masonry materials used on the primary structure and steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note should be added to state that all refuse collection containers must be located within the building.
20. A note shall be added to the PUD Conceptual Plan to state that all site lighting shall be directed downward and shielded from adjoining properties. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in the parking lot shall not exceed 20 feet in height. Private light poles, pole mounted light fixtures and building mounted light fixtures are to be similar in style to a black KIM archetype light fixture.

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



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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, statements of interested persons and arguments of counsel, the objections to the proposed amendments to the approved PUD Conceptual Plan for the property in the vicinity of 3001 Beaver Avenue, and more specifically described below, are hereby overruled and the hearing is closed.

The West 5 acres of Lot 5 of the Official Plat of the South 1/2 of the Northwest 1/4 of Section 29, Township 79 North, Range 24 West of the 5th P.M.; and, Lot C, Ashby Manor, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

2. The proposed amended PUD Conceptual Plan is hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the conditions identified above.

3. The amended PUD Conceptual Plan for the Property described above, which is on file in the Community Development Department, is hereby APPROVED, subject to the plan being first amended to satisfy the conditions recommended by the Plan and Zoning Commission as set forth in the attached letter from the Planning Administrator, and subject to approval of such amendments by the Community Development Director.

MOVED by Giess to adopt and to approve the proposed amendment to the PUD Conceptual Plan subject to the conditions 1 through 20 listed above, which conditions shall be interpreted in the context of the letter from Ewing Development presented at the hearing, which is hereby received and filed.

FORM APPROVED:

Michael F. Kelley
Michael F. Kelley, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				✓
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE		✓		
TOTAL	4	1		1
MOTION CARRIED			APPROVED	

CERTIFICATE

I, DIANE RAUH, 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.

T. M. Franklin Mayor

Diane Rauh City Clerk