

.....  
Date..... March 26, 2007

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 15, 2007, its members voted 9-0 to recommend **APPROVAL** of a request from Mercy Hospital Medical Center (owner) represented by Chris Williams (officer) for approval of the Third Amendment to the Mercy Medical Center PUD Conceptual Plan to expand the Emergency wing with a 20,000 square foot two-story addition to include an additional ambulance garage and two (2) new elevated helipads for air ambulance traffic.

The subject property is specifically described as follows:

Lots 1 though 5 in Block A; Lots 1 and 2 in Block B; and Street Lots I and K, all in RIVER HILLS PLAT 1, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

and

A part of University Court as described in the Quit Claim Deed recorded in Book 6060, at Page 198; and, a part of Lots 47 and 92 as described in the Warranty Deed recorded in Book 6088, at Page 01, all in the GRAND PARK an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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

1. That the meeting of the City Council at which the proposed amendment to the approved "PUD" Concept Plan for the Mercy Hospital Medical Center is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on April 9, 2007, at which time the City Council will hear both those who oppose and those who favor the proposal.

( continued )

Date..... Mach 26, 2007

2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

*Roger K Brown*

Roger K. Brown  
Assistant City Attorney

(ZON2005-00063)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

.....  
Mayor

**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.

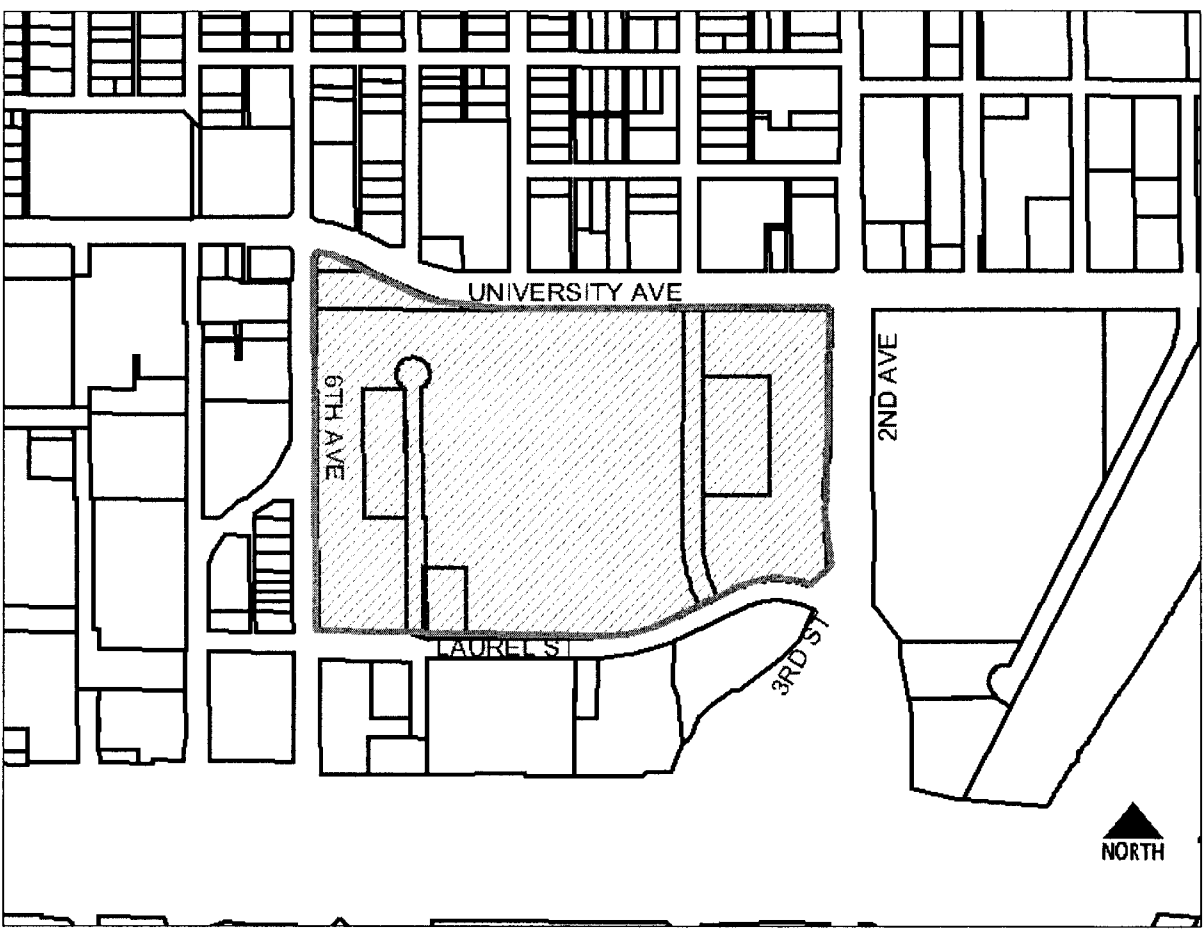
\_\_\_\_\_  
City Clerk

22

Request from Mercy Hospital Medical Center (owner) represented by Chris Williams (officer) for review and approval of the Third Amendment to the Mercy Medical Center PUD Conceptual Plan.			File #	
			ZON2007-00021	
<b>Description of Action</b>	Review and approval of the subject PUD Conceptual Plan to expand the Emergency wing with a 20,000 square foot two-story addition to include an additional ambulance garage and two (2) new elevated helipads for air ambulance traffic.			
<b>2020 Community Character Plan</b>	Public/Semi-Public.			
<b>Horizon 2025 Transportation Plan</b>	No Planned Improvements.			
<b>Current Zoning District</b>	"PUD" Planned Unit Development District.			
<b>Proposed Zoning District</b>	N/A.			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area	2	0	0	<20%
<b>Plan and Zoning Commission Action</b>	<b>Approval</b>	9-0	<b>Required 6/7 Vote of the City Council</b>	Yes
	<b>Denial</b>			No

Mercy Medical Center - 1111 6th Avenue

ZON2007-00021



March 26, 2007

Date \_\_\_\_\_

Honorable Mayor and City Council  
City of Des Moines, Iowa

Agenda Item 22

Roll Call # \_\_\_\_\_

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held March 15, 2007, the following action was taken:

**COMMISSION RECOMMENDATION:**

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

Commission Action:	Yes	Nays	Pass	Absent
David Cupp				X
Shirley Daniels	X			
Dann Flaherty				X
Bruce Heilman	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz				X
Kaye Lozier				X
Jim Martin	X			
Brian Millard	X			
Brook Rosenberg				X
Mike Simonson	X			
Kent Sovern	X			
Tim Urban	X			
Marc Wallace				X



CITY PLAN AND ZONING COMMISSION  
 ARMORY BUILDING  
 602 ROBERT D. RAY DRIVE  
 DES MOINES, IOWA 50309-1881  
 (515) 283-4182

ALL-AMERICA CITY  
 1949, 1976, 1981  
 2003

**APPROVAL** of a request from Mercy Hospital Medical Center (owner) represented by Chris Williams (officer) for review and approval of the Third amendment to the Mercy Medical Center PUD Conceptual Plan to expand the Emergency wing with a 20,000 square foot two-story addition to include an additional ambulance garage and two (2) new elevated helipads for air ambulance traffic subject to the following revisions: (ZON2007-00021)

1. Inclusion of a note indicating the maximum height of the proposed addition.
2. Provision of a note stating the landscaping will be in accordance with the landscape standards as applicable to the "C-2" District with foundation plantings around the perimeter of the addition including shrubs and planting beds.
3. Inclusion of a note identifying the proposed building materials for the cantilevered helipad structure.
4. Inclusion of a note stating that all rooftop mechanical equipment shall be architecturally integrated into the design of the building and not in view.

Written Responses

2 In Favor

0 In Opposition

*This item would not require a 6/7 vote at City Council.*

## STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Staff recommends approval of the requested amendment to the Mercy Medical Center PUD Concept Plan subject to the following revisions:

1. Inclusion of a note indicating the maximum height of the proposed addition.
2. Provision of a note stating the landscaping will be in accordance with the landscape standards as applicable to the "C-2" District with foundation plantings around the perimeter of the addition including shrubs and planting beds.
3. Inclusion of a note identifying the proposed building materials for the cantilevered helipad structure.
4. Inclusion of a note stating that all rooftop mechanical equipment shall be architecturally integrated into the design of the building and not in view.

## STAFF REPORT

### I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the Mercy Medical Center PUD would allow construction of a 2-story addition measuring 145' x 70'. The two existing helipads would be relocated from the ground to the addition's roof. The 20,000-square foot addition is anticipated to contain the trauma and chest pain center, ambulance garage, an atrium, and second level shell space. The submitted rendering indicates the addition would include architectural elements similar to those on the recently constructed East Tower addition.
2. **Size of Site:** Approximately 34 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** The current site includes the main Mercy Hospital with outpatient and inpatient services and the Mercy Park Apartments.
5. **Adjacent Land Use and Zoning:**
  - North** - "C-2" & "NPC", Uses include Quik Trip, Comito's Fifield Pharmacy, Mercy Education Center, Iowa Fertilizer & Chemical Offices, Riley Physician Office, University Nursing & Rehabilitation Center, Keck Better Brakes, and Burger King.
  - South** - "C-O" & "C-2", Uses include Des Moines Medical Center offices, Iowa Dental Supply, and Medical Office Plaza.
  - East** - "M-1", Use is Des Moines Metro U.S. Post Office.
  - West** - "C-2", Uses include Mercy Daycare and offices for Planned Parenthood of Greater Iowa.
6. **General Neighborhood/Area Land Uses:** The subject property is located just north of Interstate 235 between residential neighborhoods to the north and west and commercial uses to the south and east.
7. **Applicable Recognized Neighborhood:** Cheatom Park Neighborhood.
8. **Relevant Zoning History:** The Mercy Medical Center PUD Conceptual Plan was approved on April 5, 2004 by Ordinance 14,333.

9. **2020 Community Character Land Use Plan Designation:** Public/Semi-Public and Medium-Density Residential.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries 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 recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

## **II. ADDITIONAL APPLICABLE INFORMATION**

1. **Drainage/Grading:** The applicant will be required to submit a grading and erosion control plan for review and approval of a grading permit for the portion of the site being graded. The proposed addition will be required to comply with storm water management policies as part of the review of the final PUD development plan.
2. **Landscaping & Buffering:** A landscape plan must be included as part of the PUD Concept Plan. A note should be added to state that landscaping will be provided in accordance with the landscape standards as applicable to the "C-2" District, with foundation plantings around the perimeter of the addition including shrubs and planting beds.
3. **Access or Parking:** The building addition will not alter the locations of the existing private drives. The east/west private drive passing north of the proposed addition will be graded to provide access to the ambulance garage door.
4. **2020 Community Character Plan:** The proposed amendment to the Concept Plan is in conformance with the 2020 Community Character Plan's future land use designation of Public/Semi-Public, which allows for uses such as government facilities, schools, and hospitals.
5. **Urban Design:** The submitted rendering indicates the addition would include architectural elements similar to those on the recently constructed East Tower addition. This includes an atrium with an arched roofline above the entrance. The building materials will include precast concrete and/or masonry veneer, insulated storefront with curtain-wall glazed windows and metal fascia panels at the roof and soffit. The rendering should also identify the building materials for the proposed cantilevered helipad structure and a provision stating that all rooftop mechanical equipment will be architecturally integrated into the design of the building.

The proposed amendment shifts the two existing helipads to the east, which is away from the west property line. The helipads would be on the roof of the addition, with one being on a cantilevered extension above the driveway on the west side of the addition. The existing helipads are on the ground, with one located on each side of the north/south private drive (vacated 5<sup>th</sup> Avenue).

## **SUMMARY OF DISCUSSION**

Erik Lundy: Presented the staff report and recommendation. Noted a concern raised by a nearby property owner regarding the flight paths of the helicopters. Stated this is an operational matter and staff is not proposing any modifications in response to this concern, as long as, the applicant understands the issue and can work to resolve it.

Tim Urban: Asked what power the City has to establish restrictions on the means for ingress/egress for helicopter traffic to the site.

Erik Lundy: Thought it was a regulatory function of the Aviation Administration.

Larry Hulse: Explained staff had no expertise on flight patterns but encouraged the hospital to work with the property owners that are experiencing some problems as a good neighbor.

Tim Urban: Asked who has jurisdictional authority over it and suggested the concern be forwarded to the correct agency and not just lost in the minutes.

Kent Sovern: Suggested asking the applicant.

Ron Muecke, Vice President, Facilities & Support Services, Mercy Medical Center: Indicated Chris William is no longer with Mercy Medical Center. Noted he met with Planned Parenthood regarding the impact of the helicopters on their windows. Noted the helipad will be elevated, which will help alleviate the problem. Stated the FFA is the controlling agency and that they have approved the approach. Indicated he would tour the Planned Parenthood facility, discuss their concerns and work with maintenance to determine what the cause of the problem. Noted Mercy has not received this type of complaint before.

Mike Simonson: Would support the project and noted his only concern with the Mercy campus is the sea of parking and lack of trees. He expressed interest in knowing what Mercy plans to do to introduce landscaping in future projects.

Ron Muecke: Noted he is dealing with parking concerns. Explained as they develop the property between I-235 and University they will work with City staff regarding landscaping regulations and will adhere to any standards or policies. They may be able to do something on campus at the intersection where the current helipad is. They would like to have a beautiful campus and various people have made comments regarding landscaping.

**CHAIRPERSON OPENED THE PUBLIC HEARING**

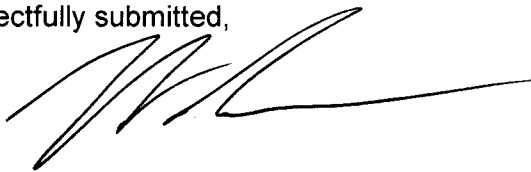
*There was no one in the audience to speak on this item.*

**CHAIRPERSON CLOSED THE PUBLIC HEARING**

Bruce Heilman: Moved staff recommendation.

Motion passed 9-0 (Dave Cupp was not present).

Respectfully submitted,



Jason Van Essen, AICP  
Senior City Planner

JMV:dfa

Attachments



March 5, 2007

Mr. Erik Lundy  
Community Development Department  
City of Des Moines, IA  
400 Robert D. Ray Drive  
Des Moines, IA 50309

**RECEIVED**  
MAR 07 2007  
COMMUNITY DEVELOPMENT  
DEPARTMENT

Dear Mr. Lundy:

The purpose of this letter is to respond to your invitation for comments and inform you of a concern Planned Parenthood of Greater Iowa has with the proposed expansion of the Mercy Hospital emergency wing. Our administrative headquarters is located directly across Sixth Avenue from the emergency entrance. While we are generally supportive of the project and do not intend to interfere with their plans, there is one issue that we would like to see addressed during the course of this project.

As you know, Mercy Hospital often brings patients into the area by helicopter. We understand that this is an essential service, but on a few occasions the flight path of these helicopters has brought them very close to nearby buildings, causing the walls and windows shake and disrupting operations. In one instance in our building, a window was broken after a helicopter passed by.

Since part of the purpose of this project is to create two new helipads for air ambulance traffic, we wanted to bring this to the attention of the developers. It would be extremely helpful if those helipads could be located in such a way as to minimize or eliminate the need for helicopters to fly near any adjacent buildings.

We appreciate your time and consideration of our concerns. We will likely attend the public hearing to address this issue directly, but we wanted to provide notice well in advance so that Mercy Hospital could take its own action ahead of time to avoid disruptions to its supportive neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle J. Carlson'.

Kyle J. Carlson  
Staff Attorney  
Planned Parenthood of Greater Iowa  
1171 7<sup>th</sup> St.  
Des Moines IA 50314



Item ZON 2007-00021

Date 3-9-07

I (am)  (am not) in favor of the request.

(Circle One)

**RECEIVED**

MAR 19 2007

**COMMUNITY DEVELOPMENT  
DEPARTMENT**

Print Name Elene Borchert Manager

Signature Elene Borchert

Address 1131 3<sup>rd</sup> Des Moines, Iowa 50319

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item ZON 2007-00021

Date March 7, 2007

I (am)  (am not) in favor of the request.

(Circle One)

**RECEIVED**

MAR 12 2007

**COMMUNITY DEVELOPMENT  
DEPARTMENT**

Print Name Walden Point Limited Partnership

Signature Robert P. Burns, Manager

Address Burns & Burns, L.C., General Partner

319 E. Washington St. Suite 111  
Iowa City, IA 52240

Reason for opposing or approving this request may be listed below:

We support this project in the interest of  
high quality health care.  
\_\_\_\_\_  
\_\_\_\_\_

Item ZON 2007-00021 Date 3/9/07

I (am) (am not) in favor of the request.

(Circle One) **RECEIVED**

MAR 12 2007

Print Name Krista Noah

COMMUNITY DEVELOPMENT DEPARTMENT

Signature [Signature]

Address 1171 7th St DM, IA 50314

Reason for opposing or approving this request may be listed below:

Comments submitted March 6th by  
Planned Parenthood of Greater Iowa attorney,  
Kyle Carlson.

Item ZON 2007-00021 Date 3/7/07

I (am) (am not) in favor of the request.

(Circle One) **RECEIVED**

MAR 12 2007

Print Name George Milligan

COMMUNITY DEVELOPMENT DEPARTMENT

Signature [Signature]

Address 500 LOCUST

DM, IA. 50309

Reason for opposing or approving this request may be listed below:

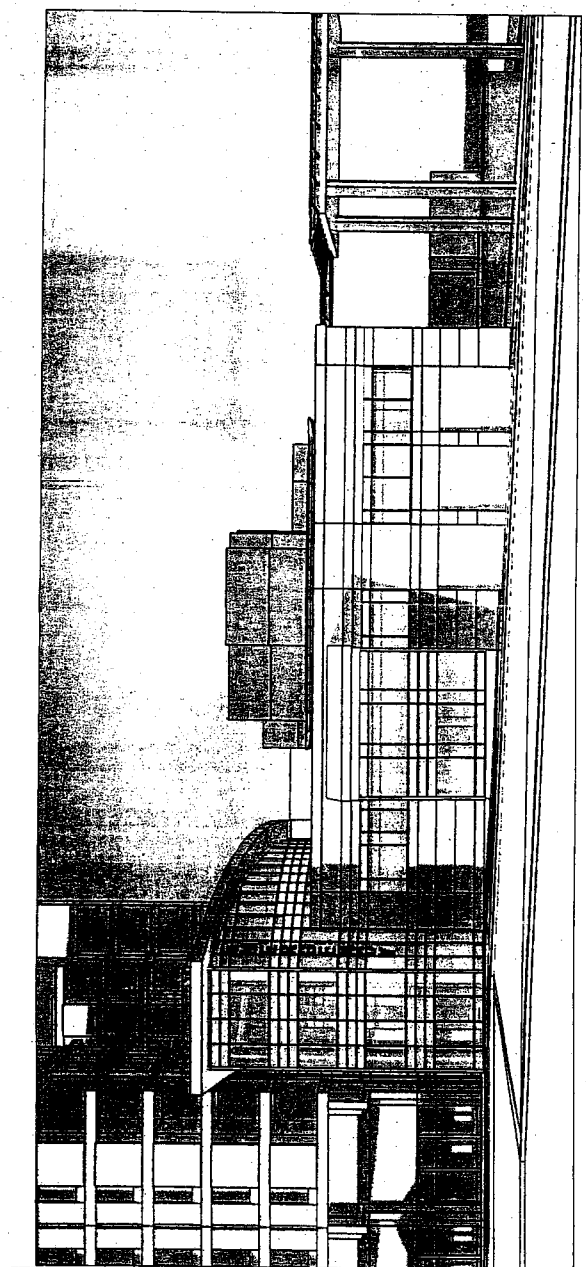
PART OF PUD

Sheet	of 5
Project No.	1060782
Date	02/14/07
Drawn by	SAK
Checked by	SAK
Date	2-14-07
Scale	

CONCEPTUAL BUILDING DESIGN  
 2777 S.W. SNYDER BLVD.  
 AUBURN, IOWA 50223  
 515-694-0200  
 SNYDER & ASSOCIATES  
 DES MOINES, IOWA

1060782  
 Sheet 4 of 5

MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN



PUD CONCEPTUAL RENDERING FROM UNIVERSITY AVENUE

Conceptual Building Notes

The proposed construction inside the PUD development area will include approximately 20,000 square feet of emergency department addition. The addition is proposed to contain trauma and chest pain center, ambulance arrival area, and a 17,000 square foot remodel of the emergency department.

The proposed building is a two story addition along University Avenue. The building is not being designed for vertical expansion.

Building Materials Include:  
 Precast concrete walls and/or masonry stone veneer.  
 Insulated masonry and curtainwall glazing system.  
 Metal frame panels at roof and soffits.

The approximate building dimension is 145 feet by 70 feet.

First Level:	10,400 sf
Second Level:	6,620 sf
Third Level:	3,980 sf
Total SF:	21,000 sf

