

.....
October 9, 2006

Date

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 21, 2006, its members voted 9-0 to recommend **APPROVAL** of a request from Rose of East Des Moines, LP (developer) represented by Greg McClenahan (officer), to rezone property located at 1331 Idaho Street from the "R-2A" General Residential District to the "PUD" Planned Unit Development District subject to the following:

1. compliance with the revised concept plan and landscape plan showing a minimum of 17.5 foot rear yard setback;
2. use of hardi-plank siding where siding was indicated on the submitted elevations.

WHEREAS, the Planning Commission further found that the architecture and scale is compatible with the neighborhood with such setbacks and materials, and recommended approval of the amended concept plan for a three-story senior living apartment complex with 64 units and associated off-street parking areas.

The subject property is owned by LAB Investments and is more specifically described as follows:

Lot 190, Ashbrook, 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 rezoning and "PUD" conceptual plan is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on October 23, 2006, at which time the City Council will hear both those who oppose and those who favor the proposal.

(Continued)

★ **Roll Call Number**

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.....
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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

(ZON2006-00128)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
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.

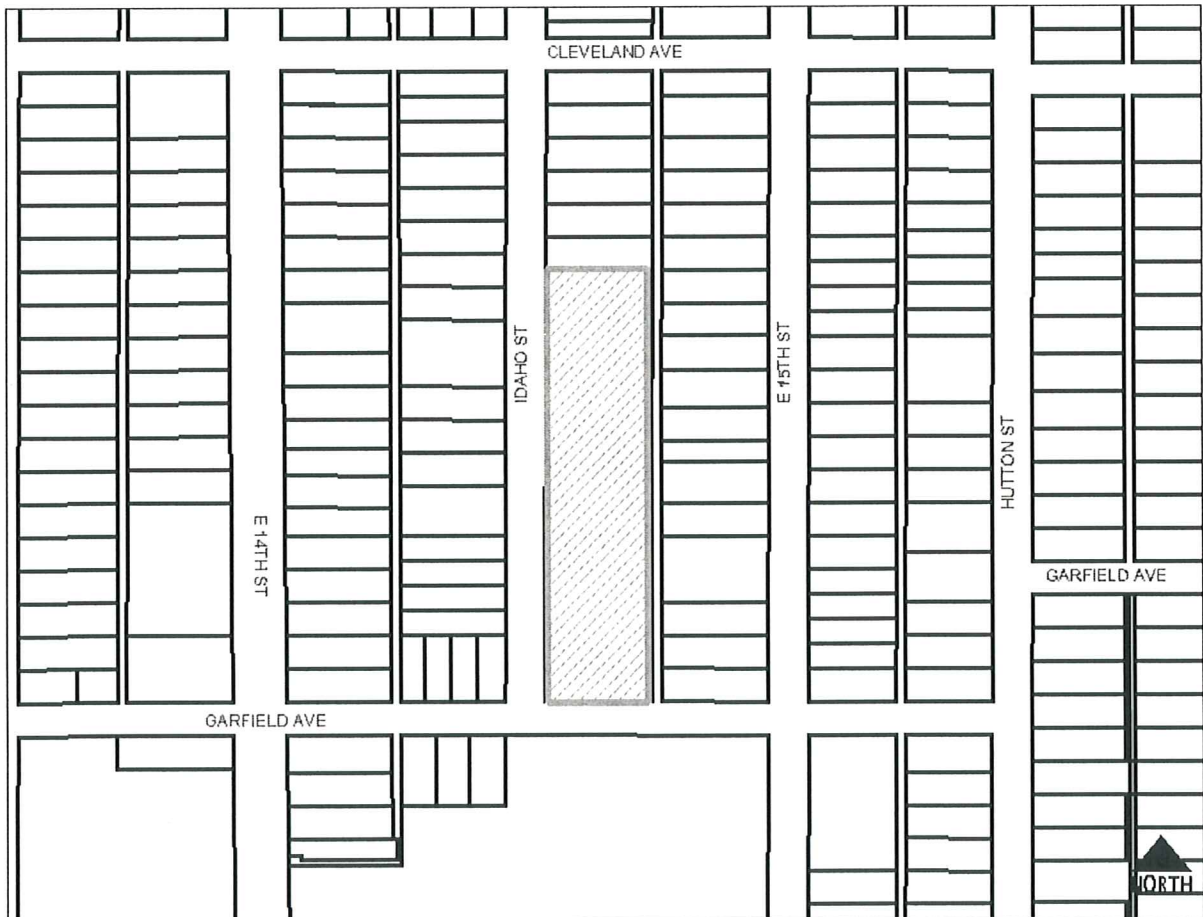
_____ City Clerk

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Request from Rose of East Des Moines, LP (developer) represented by Greg McClenahan (officer) to rezone property located at 1331 Idaho Street. The subject property is owned by LAB Investments.				File # ZON2006-00128	
Description of Action	Rezone subject property from "R-2A" General Residential District to "PUD" Planned Unit Development.				
2020 Community Character Plan	Low/Medium Density Residential				
Horizon 2025 Transportation Plan	No Planned Improvements				
Current Zoning District	"R2A" General Residential				
Proposed Zoning District	"PUD" Planned Unit Development				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area	51	2	0	<20%	
Plan and Zoning Commission Action	Approval	9-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

The Rose of East Des Moines, LP - 1331 Idaho Street

ZON2006-00128



October 9, 2006

Date _____

Agenda Item 30

Honorable Mayor and City Council
City of Des Moines, Iowa

Roll Call # _____

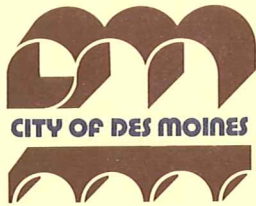
Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held September 21, 2006, 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
Brian Meyer	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 Rose of East Des Moines, LP (developer) represented by Greg McClenahan (officer) to amend the Des Moines' 2020 Community Character Plan future land use designation from Low/Medium Density Residential to High Density Residential for property located at 1331 Idaho Street. (21-2006-4.17)

By same motion and vote, members moved for **APPROVAL** of a request to rezone property located at 1331 Idaho Street from the "R-2A" General Residential District to the "PUD" Planned Unit Development District subject to the following:

1. compliance with the revised concept plan and landscape plan showing a minimum of 17.5 foot rear yard setback;
2. use of hardi-plank siding where siding was indicated on the submitted elevations.

The Commission further found that the architecture and scale is compatible with the neighborhood with such setbacks and materials, and recommended approval of the amended concept plan for a three-story senior living apartment complex with 64 units and associated off-street parking areas. (ZON2006-00128)

Written Responses

51 In Favor
 2 In Opposition

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

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Part A) Staff recommends denial of the requested amendment to the Des Moines' 2020 Community Character Plan revising the future land use designation from Low/Medium Density Residential to High Density Residential.

Part B) Staff recommends that the Commission find the requested rezoning not in conformance with the Des Moines' 2020 Community Character Plan's future land use designation of Low/Medium-Density Residential.

Part C) Staff recommends denial of the requested rezoning from "R-2A" General Residential District to "PUD" Planned Unit Development District on the basis that the proposed 64-unit, 3-story structure setback 12.6' from the east property line would be out of character with the low-density residential character of the neighborhood.

Part D) Staff recommends denial of the PUD Concept Plan.

STAFF REPORT

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to rezone the parcel at 1331 Idaho Street to "PUD" Planned Unit Development District and approve the PUD Concept Plan for The Southern Rose. The PUD proposes a 3-story structure with 64 assisted living units.

The proposed density of the PUD is 26.8 units per acre, which requires a High Density Residential designation. The rezoning to "PUD" District and adoption of the proposed Concept Plan would require an amendment of the 2020 Community Character Plan's future land use designation from Low-Density Residential to High-Density Residential. Staff believes that the High-Density Residential designation is not appropriate for this site, given its location within a predominantly single-family residential neighborhood and because the site is at least one block from any major street. The site directly adjoins a single-family residence to the north and is directly across a 14'-wide alley from 13 residential lots. In addition, the site is directly across Idaho Street from 12 single-family dwellings.

- 2. Size of Site:** The site measures 160' x 320' or 89,600 square feet (2.39 acres).
- 3. Existing Zoning (site):** "R-2A" General Residential District.
- 4. Existing Land Use (site):** The site is a large undeveloped tract of land previously used as athletic fields serving the Amos Hiatt Middle School.

- 5. Adjacent Land Use and Zoning:**

North – "R-2A" Use is single-family residential.

South – "R-2A", Use are Garfield Street and Amos Hiatt Middle School.

East – "R-2A", Uses are a north/south gravel-surfaced alley and single-family residential.

West – "R-2A", Uses are Idaho Street and single-family residential.

- 6. General Neighborhood/Area Land Uses:** The subject property is located one block north of University Avenue and one block east of East 14th Street in a predominantly single-family residential neighborhood. The subject property is across Garfield Street to the north of Amos Hiatt Middle School.

7. **Applicable Recognized Neighborhood(s):** Martin Luther King, Jr. Park.
8. **Relevant Zoning History:** N/A.
9. **2020 Community Character Land Use Plan Designation:** Low/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 would be required to comply with site plan standards for providing storm water management. The proposed PUD Concept Plan provides rain garden/detention ponds in both the northeastern and southeastern portions of the site. The applicant would be required to file a grading and soil erosion control plan at the development plan phase.
2. **Landscaping & Buffering:** Although there are no specific standards for the "PUD" District, the landscape plan should generally enhance the visual appearance of the building, parking areas, and pedestrian areas with a minimum level of landscaping in accordance with standards that would be applied under Site Plan policies to a comparable development with standard zoning classification. The Proposed Concept Plan includes a statement that all landscaping will be in accordance with minimum landscape standards as applied to the "C-2" District. The proposed Concept Plan provides adequate landscaping around the perimeter of the site and in areas around the proposed building and parking lots.
3. **Access or Parking:** The concept plan proposes a 7-stall parking lot accessed by a U-shaped driveway from Idaho Street and two 22-stall parking lots each accessed by separate driveways from Idaho Street, for a total of 51 off-street parking stalls. An assisted living facility use would typically require 0.25 stalls per unit and 1 stall per 2 staff persons on maximum shift. This would require approximately 21 stalls based on the 64-unit project with 10 employees per shift.

Staff believes that the proposed Concept Plan provides adequate pedestrian connectivity between the proposed structure and the surrounding neighborhood, as sidewalk connections are provided along each of the four access drives to Idaho Street. Multiple internal sidewalks area also provided between two patios proposed at the rear of the structure.

4. **Traffic/Street System:** Staff believes that the traffic generated by a 64-unit residential structure in this location could create a nuisance on the adjoining residential streets, as the site is located at least one block from any major street (East 14th Street and East University Avenue).

The adjoining north/south alley is currently utilized by at least three of the residential properties that are oriented toward East 15th Street. The submitted Conceptual Plan requires the traveled path of this alley to be realigned so that it is located entirely within the right-of-way, as a portion of the graveled alley passes over the fringe the of the subject property.

5. **2020 Community Character Plan:** The proposed density of the PUD is 26.8 units per acre, which requires a High Density Residential designation. The rezoning to "PUD" District and adoption of the proposed Concept Plan would require an amendment of the 2020 Community Character Plan's future land use designation from Low-Density Residential to High-Density

Residential. Staff believes that the High-Density Residential designation is not appropriate for this site, given its location within a predominantly single-family residential neighborhood and because the site is at least one block from any major street. The site directly adjoins a single-family residence to the north and is directly across a 14'-wide alley from 13 residential lots. In addition, the site is directly across Idaho Street from 12 single-family dwellings.

6. **Urban Design:** The applicant is proposing a "U" shaped three-story structure with a maximum height of 40' that would be oriented toward Idaho Street. The majority of the building would be brick, with accents and portions of the third floor being horizontal vinyl siding. The building elevations show a hipped roof with asphalt shingles and several residential-style cross gables spaced over portions of the building. The proposed windows are casement-type with faux muntin bars to give a divided appearance.

The building would be setback 35' from the west front property line adjoining Idaho Street and 158' from the south front property line adjoining Garfield Street. The building would be setback 12.6' from the east property line adjoining the north/south alley and 169' from the north property line adjoining a single-family dwelling. Staff believes that the proposed rear yard setback is inadequate as the *R-3 zoning district would require a 35' rear yard setback and the R-4 zoning district would require a 30' rear yard setback.*

The proposed Concept Plan includes a monument sign located west of the main entrance along Idaho Street. The sign would consist of two 70"-tall pillars with a 52" x 84" wood sign suspended between.

The Concept Plan includes provisions stating that all lighting will be downward facing on to the site and all rooftop mechanical equipment will be screened from view.

The submitted Concept proposes a 6'-tall ornamental iron fence surrounding the entire site with openings only at the four drive approaches along Idaho Street.

The Concept Plan indicates that all dumpsters will be internal to the proposed structure, accessed by an overhead garage door on the west facade.

7. **Design Guidelines for Multiple-Family Dwellings:** While the proposed PUD is not subject to the Design Guidelines for Multiple-Family Dwellings found in Section 82-214.05 of the City Code, staff believes that new multi-family structures proposed as part of any PUD should generally conform to the guidelines:

In acting upon any site plan application that includes a multiple family dwelling, boardinghouse or rooming house, the plan and zoning commission shall apply the design regulations in section 82-213 and the additional design guidelines set forth below. The decision to approve, approve subject to conditions or disapprove a proposed site plan shall be based upon the conformance of the site plan with such design regulations and the following guidelines.

1. **Architectural character.** New developments and alterations to existing development in or adjacent to existing developed areas shall be compatible with the existing architectural character of such areas by using a compatible design. Compatibility may be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

Staff believes that the building mass of the proposed structure is not compatible with the existing architectural character of the surrounding area, as the proposed 3-

story structure would predominantly be surrounded on three sides by 1-story, single-family dwellings. The proposed building would be 323'-long with a 225'-long segment being within 12.6' from the east property line.

2. Building height and mass. Buildings shall be either similar in size and height, or if larger, shall be articulated, setback or subdivided into massing that is proportional to the mass and scale of other structures on the same block and adjoining blocks. Articulation may be achieved through variation of rooflines, setbacks, patterns of door and window placement, and the use of characteristic entry features. To the maximum extent feasible, the height, setback and width of new buildings and alterations to existing buildings should be similar to those of existing buildings on the same block. Taller buildings or portions of buildings should be located interior to the site. Buildings at the ends of blocks should be of similar height to buildings on the adjoining blocks.

The proposed 3-story building with a maximum height of 40' is not proportional to the mass and scale of the surrounding single-family dwellings on the same block. The west facade is articulated, setback, and subdivided but the east facade is relatively flat and unbroken. The impact of this facade is intensified due to its placement 12.6' from the east property line. The R-3 zoning district would require a 35' rear yard setback and the R-4 zoning district would require a 30' rear yard setback.

3. Building orientation. To the maximum extent feasible, primary facades and entries shall face the adjacent public street. A main entrance should face a connecting walkway with a direct pedestrian connection to the public street without requiring all pedestrians to walk through parking lots or across driveways.

The proposed structure satisfies this criterion, as the main entrance is oriented toward adjoining Idaho Street.

4. Garage access/location. If the prominent character of garage access and/or location is located to the rear of the properties in the surrounding neighborhood, then new construction should be compatible with such character.

Garages are not proposed as part of the Conceptual Plan.

5. Rooftop/second story additions. A rooftop or second floor addition, including but not limited to stairs and emergency egress, should not overhand the front or side walls of the existing building.

The proposed structure satisfies this criterion, as no rooftop additions are proposed.

6. Emergency egress. All stairs and means of emergency egress extending more than 15 feet above grade and visible from the adjoining street should be completely enclosed with materials compatible in color and texture with the balance of the building.

The proposed structure satisfies this criterion, as all emergency egresses would be internal to the building.

7. Parking. Parking lots containing more than eight parking spaces should comply with the adopted landscape standards applicable to commercial development in the C-1 district.

The proposed structure satisfies this criterion, as the Conceptual Plan includes a provision that landscaping will be in accordance with the standards applicable to the

SUMMARY OF DISCUSSION

Mike Ludwig: Presented staff report and recommendation. Noted the applicant has submitted a plan revision. If they ask for relief from the Board of Adjustment to the setback requirement, they could go down to a 17 ½' rear yard setback, which would be 50% of the normal requirement and would require an exception from the Board of Adjustment; anything less than 17.5' setback would be a variance from the Board of Adjustment. They have submitted a plan that provides the 17 ½' setback along the east lot line. Noted they removed some parking in the front to put in parallel stalls to increase the setback from the front lot line. They are showing 5 ornamental trees within the rear setback and indicated there will be more foundation plantings done as well.

Tim Urban: Asked what would happen to the alley if it were developed as shown; questioned using the alley to add 16' into the 17 ½' to make a total of 33 ½' as a rear yard and modify their fence line and rear yard treatment.

Mike Ludwig: Noted they could submit that; it would be a PUD plan amendment because they did not show it as part of their current boundary. They are not proposing any access along the alley for any of their parking areas so it would just be for setback purposes. Indicated he had not done an analysis on the lots along the alley to see if people are using the alley for access to the backs of their lots or not. Typically Council conveys ½ of the alley to each adjoining property owner, so if it was vacated and if the neighbors were supportive of vacating it, each would get about 7'. Generally the Board of Adjustment will grant an exception because they only have to demonstrate a practical difficulty to approve an exception versus demonstrating a hardship to approve a variance.

Dann Flaherty: Asked if there were any other problems besides the setback requirements and density issues.

Mike Ludwig: Noted staff looked at the design guidelines for multi-family residential. Typically there would be a transition in the architecture on the building and the massing of the building when there are single-family bungalow houses across the street and behind; could they transition from 1 or 2 story to the three-story elevation. Staff asked the applicant if there were any opportunities to do that and they indicated there were not. Staff's main concern was the rear yard setback. Noted if the neighborhood representative is in support of the request and they don't mind that there will be a three-story adjoining single-story, staff would respect their opinions.

Candace McClenahan, Joint Developer with Greg McClenahan: Noted it is important to recognize that the proposal grew out of a need that was started from a study by the Iowa Finance Authority, which pointed out that over ½ of senior citizens aged 75 and over are unable to afford market rate assisted living, which spurred the State of Iowa to get aggressive about promoting and working with developers. Indicated at the open house for the one in Des Moines several individuals asked when they would build one in East Des Moines. They want to present a development where residents are not set apart from the neighborhood; also want it next to a school; have been working with the Principal and Vice Principal of Amos-Hiatt School and they are very excited. Want seniors who can serve as mentors and become involved with the school. Want students to be able to help work in the gardens with; 1 block from two major thoroughfares and if there was heavy traffic it would be great access, as it is there will not be heavy traffic. For several months, have been in conversation with neighborhood leaders who are extremely excited about the development there to allow aging area residents to remain in the neighborhood. Pledge to keep it affordable for 50 years. Has a petition signed by 20 of the neighbors in the immediate area submitted into the record. The only objection was that the field would no longer be available for the children in the neighborhood. Two major issues are density and setback. Asked the Commission to note there are 60 one-bedroom units and 64 two-bedroom units so the maximum capacity would be 70 people, less than the usage for the number of occupants for the area. Explained they began with a 12 ½ foot setback with diagonal parking; but changed it to horizontal

parking to move it 5' so they are now at 17.5 feet setback from the rear lot line. Noted the alley is used by the neighbors so they would rather not vacate the alley.

Greg McClenahan, 5212 Oak Street: Thanked staff for meeting with them on September 20, 2006 to address the setback. The request is a PUD and the setback requirements are flexible, however there is a limit to the flexibility and the staff would not be able to permit or support anything less than the bottom line of 17 ½ feet. They were able to modify the site plan to get to that. In addition to the legal separation, they have the 14' alley and they have made efforts to meld the three-story building into the single-family neighborhood. The building is approximately 220' long. Presented some photographs that showed the tree line along the alley. Homes would not see the building when there is foliage on the trees; would have very little impact to the neighbors to the east.

Tim Urban: Asked if construction activity would affect the trees.

Greg McClenahan: Indicated their construction would not affect the trees.

Dann Flaherty: Asked if the footprint were converted to a two-story footprint, how much additional space would be needed.

Greg McClenahan: Noted the footprint is 25,000 square feet; would take a quarter of the property for the footprint. Noted they would have to add another 25,000 square feet.

Dann Flaherty: Asked if the parking were reduced if they could get a two-story structure instead of a three-story structure.

Candace McClenahan: Explained that in theory it would work, but based on experience it would not be adequate.

Dann Flaherty: Indicated there were residential streets for parking.

Candace McClenahan: Have proposed rain gardens, which have taken a huge piece of the property, as well.

Brook Rosenberg: Asked the applicant to elaborate on what kind of interaction they will have with the neighborhood.

Candace McClenahan: Noted they have obtained financing and done the management for the Rose on Forest Avenue; they want to be an active part of the community; the residents' health improves and many go off anti-depressant medications. The neighborhood association now meets in their building on Forest and the music teacher at King Academy uses their building for student performances. They have a 50-seat theatre, a community room and a two-story atrium dining room where the kids can perform and there will be tutoring and mentoring. They were expecting members from the school to return to speak on this.

Tim Urban: Asked about moving all parking to the north and freeing up the south end of the property as all open space to retain as activity area that the neighborhood could also share.

Candace McClenahan: Noted when they got the footprint done they realized they had used the land all up for the parking and rain gardens. More importantly, in discussing with the neighborhood, they felt they were promoting the kids to go to the MLK, Jr. park where they want them to use the space there.

Greg McClenahan: Presented some photographs of the building on Forest and noted it is a very residential look and they will be using the same building materials. The exterior of the building will be 40% maintenance-free siding and 60% brick. Explained the Iowa Finance Authority has development criteria and building criteria that they attach points to that would apply to exterior and interior building materials, the size of the apartments and the improvements in the apartments;

anything that would enhance the livability and attraction of the building to people living there and to the neighbors. Explained the Commission needs to look at what it does to the neighborhood; they have a generous landscaping plan, are introducing 75% 6' pines, 3' on the front is bermed to prevent an issue from parking glare and they will have rain gardens. Indicated the distance from the homes is 120' to Idaho and 130' to the rear doors of the homes along E. 15th Street.

CHAIRPERSON OPENED THE PUBLIC HEARING

The following individuals spoke in favor of the request:

Juanita Slaughter, 1232 Dixon Street, Chair of Martin Luther King Neighborhood Association: Presented into the record a resolution of support from the neighborhood association and a petition from the Senior meal site. Noted the seniors in the neighborhood are all in favor of a place where they can live safely in dignity. Many are alone and no longer drive and don't go to the doctor alone, don't go shopping and don't go to Church. The support of the school students interacting with the residents will make a big difference in their lives.

Odell Jenkins, 1340 E. 15th Street: Lives in the area of where the complex will be and has been there for 40 years. Also works with senior citizens and encourages them. Interaction with other people is important to the health of the senior citizens. He spends most of his time working with kids. Believes if there were something like this in the MLK neighborhood it would be beneficial and would not pose a problem with where they want to put the site. The trees are toward the end by the alley and they will not have to be removed. Asked the Commission to approve the request.

Floyd Rains, 1247 E. 17th Court: Has seen the neighborhood go downhill and believes the subject project will be an improvement and he welcomes any improvement in the neighborhood.

Angela Adam, 1213 SW Kenworthy Drive, Ankeny: Manager of The Rose of Ames and the Rose of Des Moines; affordable assisted living facility is important and she received a lot of calls requesting a similar one on the east side of Des Moines

Mike Ludwig: Noted staff would recommend continuing if there are concerns about the architecture, or make some general statements about compliance with design principles in the motion and made some suggestions. Also noted the Rose of South Des Moines had a requirement for hardi-plank siding and suggested imposing the same conditions.

Mike Simonson left the meeting at 9:22 p.m.

Marlin Perkins, 3713 SE 18th Court: In support of the project and submitted a letter. Humbly asked the Commission to approve the request.

Candace McClenahan: Noted the neighbors would not be happy with a change to the alley. Explained an R-4 would require a 30' setback. The redesign of the building would create a hardship to maintain an economically viable facility. Noted the density of the Southern Rose was 28.4 and was approved and was moved from low density to a high density and they are asking for a low/medium density to high density.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Kent Sovern: Suggested getting ahold of Karen Anderson with Grandview College to work with them as well. Moved to find the requested rezoning not in compliance with the existing Comprehensive Plan; to change the Community Character Plan to allow for high density; to approve the requested rezoning with staff recommendation for setbacks and hardi-plank siding where siding was indicated on the submitted elevations; to find that the architecture and scale is compatible with the neighborhood with setbacks and materials; and to approve the PUD concept plan.

Motion to find the requested rezoning to be not in conformance with the Comprehensive Plan passed 9-0.

Motion to change the land use to allow high density and to approve the requested rezoning and PUD concept plan passed 9-0.

Bruce Heilman: Noted the Forest Avenue project is a wonderful addition to that neighborhood.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "M. Ludwig".

Michael Ludwig, AICP
Planning Administrator

MGL:dfa

Attachment

Item 2006 00128

Date 9/16/06 30

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

(Circle One)

RECEIVED

SEP 21 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Alicia Smith (wife)

Signature Alicia Smith

Address 1317 E14th Street

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

I'm opposing, because you will be taking away a play area for kids in the neighborhood. It's bad enough they don't have very many places to go as it is.

Item 2006 00128

Date 9/14/06

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

(Circle One)

RECEIVED

SEP 26 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name RANDY GILLESPIE

Signature R. Gillespie

Address 1357 E 15th

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

NO THAT IS R-2A SHOULD STAY THAT WAY, PUT NEW HOMES IN! IMPROVED THE AREA, IT WILL BE TO MUCH TRAFFIC NEXT TO THE SCHOOL!

Item 2006 00128 Date Sept. 14, 2006 30

(am) (am not) in favor of the request.
(Circle One)

RECEIVED

SEP 18 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Juanita Slaughter
Signature Juanita Slaughter
Address 1232 Dixon St. 50316

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

There are many senior residents in our area, who will benefit from such a facility. These person are living alone or in a senior facility, but need additional help with activities of daily living
(MARTIN LUTHER KING JR. PARK WELLSBOROUGH CONTACT)

Item 2006 00128 Date 9-13-06

(am) (am not) in favor of the request.
(Circle One)

RECEIVED

SEP 18 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name STEVIE LIPOVAC
Signature Stevie Lipovac
Address 328 5th Wm, Pa.

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

There is currently no elderly housing in this LOGAN COMMUNITY that is brand new and there is a need for more than we currently have as the Des Moines residents in this area age and need housing.
SUBJECT PROPERTY

PETITION TO REZONE

30

We, the undersigned, approve the request from Rose of East Des Moines to rezone property located at 1331 Idaho Street to allow construction of a senior living complex.

name	address	telephone#
Bobbie E. Edwards	1221 E. 17th St	263-0276
Bessie Jean Moore	1731 Cleveland #57	262-0072
Josephine Smith	1301 E-15th St	262-6267
Mable Clayton	1731 Cleveland Ave #77	266-6648 266-8750
Mary Melner	1731 Cleveland Ave #4	282-1776
Carol Brooks	1731 Cleveland #6	265-3824 J.S.
Edna M. Lewis	1801 Lincoln St.	266-5493
Beverly Burkett	1700 Cleveland Ave	
Belle J. Brucioni	417-15th St	244-5568
George Brown	1701- Capital	
Ernest S. Thomas		
Walter Caswell		266-3578
Jerry Fountain	555-5th Ave	265-8788
John L. Bruce	1601 F Washington	262-5176
Noble Nichols	1731 Cleveland #68	
Wm. Johnson	504 Sampson St.	
Pearl Anderson	1731 Cleveland #65	265-0765
Zelpha M. Hall	1346 Tiffin	266-1428
Rutha Womack	751 16th apt #4	244-1439
John Warkis	1731 Cleveland #75	262-5992
Dorcas M. Williams	1371 E 15th St	262-4765
Clara E. Roberts	1731 Cleveland #79	262-3198
Katherine Napier	1731 Cleveland apt #75	282-1037
Marla Williams	1731 Cleveland apt #66	263-4003

MARTIN LUTHER KING, JR. PARK NEIGHBORHOOD ASSOCIATION
RESOLUTION OF SUPPORT

WHEREAS, The Rose of East Des Moines ("The Rose") proposed to construct a three-story, 64 unit, senior assisted living facility at 1331 Idaho Street (corner of Idaho Street and Garfield), which lies within the Martin Luther King, Jr. Park Neighborhood;

WHEREAS, The Rose has requested endorsement by the Martin Luther King, Jr. Park Neighborhood Association ("Association") of its proposal;

WHEREAS, the Association has reviewed the plans, received information and solicited input from residents in the neighborhood;

NOW, THEREFORE, upon formal motion and second, the Association hereby adopts the following Resolution of Support for the development proposed by The Rose:

BE IT RESOLVED,

1. The Association offers its unqualified endorsement for this commendable housing and service facility in the Martin Luther King, Jr. Park Neighborhood.

2. The Association urges the Des Moines Planning and Zoning Commission to approve the PUD Concept Plan and Rezoning Application presented by The Rose.

This Resolution was approved by unanimous vote at the Martin Luther King, Jr. Park Neighborhood Association meeting held on September 19, 2006.

MARTIN LUTHER KING, JR. PARK
NEIGHBORHOOD ASSOCIATION

Dated: Sept 20, 2006

By: Juanita Slaughter
Juanita Slaughter
Its: President



Philadelphia Seventh-day

Adventist Church

P.O. Box 258

1639 Garfield Des Moines, Ia. 50301

Telephone (515) 262-7467

September 19, 2006

City of Des Moines
Plan & Zoning Commission
400 Robert D. Ray Drive
Des Moines, IA 50309

**RE: Re-zoning Application and Planned Unit Development (PUD) Concept Plan for the
Rose of East Des Moines at 1331 Idaho Street**

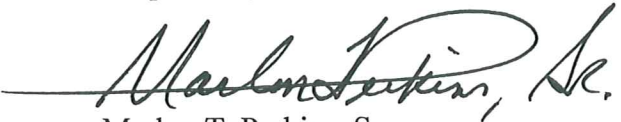
Dear Members of the Plan & Zoning Commission:

I am writing to you to affirm my support of the Re-zoning Application and Planned Unit Development (PUD) Concept Plan for the Rose of East Des Moines at 1331 Idaho Street. It was with deep regret that I heard of your intention not to support this re-zoning application.

As pastor of Philadelphia Seventh-day Adventist Church, an east side congregation located within five blocks of the proposed Rose of East Des Moines PUD, I have seen first-hand the plethora of needs of east side residents, not the least of which is quality, affordable housing for the elderly. On August 23, 2006, I attended a town hall meeting at Hiatt Middle School hosted by the Rose of East Des Moines developers. I came away impressed *and* encouraged by their presentation. This PUD is exceptional in its concept and design of providing first-rate assisted living at an affordable price. Its location on the east side would provide an invaluable option of affordable housing for a growing number of elderly residents. Its location next to Hiatt Middle School could create indispensable collaborative learning opportunities between the facility's residents and the students and staff at Hiatt. Further, it is a strategic aim of the City of Des Moines to provide safe neighborhoods for city residents. This aim is part of a broader objective of creating a true sense of communal living for residents. I believe that the establishment of the Rose of East Des Moines would mark a great step toward achieving this objective.

In closing, I want to note the great work of the Plan and Zoning Committee in seeking to ensure that development in our city transpires in an efficient and effective manner. I humbly implore you to re-consider your position and accept the Re-zoning Application and Planned Unit Development (PUD) Concept Plan for the Rose of East Des Moines at 1331 Idaho Street.

Respectfully submitted,

A handwritten signature in cursive script that reads "Marlon T. Perkins, Sr." The signature is written in black ink and is positioned above the printed name.

Marlon T. Perkins, Sr.
Pastor

PETITION IN FAVOR OF THE REZONING REQUIRED FOR THE DEVELOPMENT OF
THE ROSE OF EAST DES MOINES PLANNED UNIT DEVELOPMENT (PUD)
AT 1331 IDAHO STREET

We, the undersigned, have reviewed the Concept Plan for The Rose of East Des Moines and are in favor of the required re-zoning for the vacant lot at 1331 Idaho Street (the former Hiatt Middle School Athletic Field) and the subsequent development of The Rose of East Des Moines as presented in their Planned Unit Development (PUD) Concept Plan on that site, and we ask the Plan & Zoning Commission to approve the required Rezoning Application and PUD Concept Plan.

DATE	FULL NAME (please print)	STREET ADDRESS	PHONE NUMBER	EMAIL ADDRESS
9-19-06	Odele Jenkins	1340 E 15th St.	515 266-3595	
9-19-06	Sandra Watson	1328 E 15th St	262-1099	
9-19-06	AA Melo Soto	1354 E 15 St.	867-4480	
9-19-06	Brenda Dodds	1359 - Idaho St.	202-4141	
9-19-06	Kevin Freeman	1359 - Idaho St.	202-4141	
9-19-06	Wilbert A. Caswell	1348 - Idaho St.	265-6889	
9-19-06	Frances Morrison	1340 Idaho	265-1304	
9-19-06	Emma Rivers	1324 Idaho	265-0430	
9-19-06	Adelle	1247 E. 17. Ct	266-3529	
9-19-06	CURT J WAGNER	1317 HUTTON ST	265 6120	
9-19-06	Maria Kennedy	1424 Garfield Ave	401-9094	
9-20-06	Colin Kennedy	1310 Idaho St	554-1104	

OR

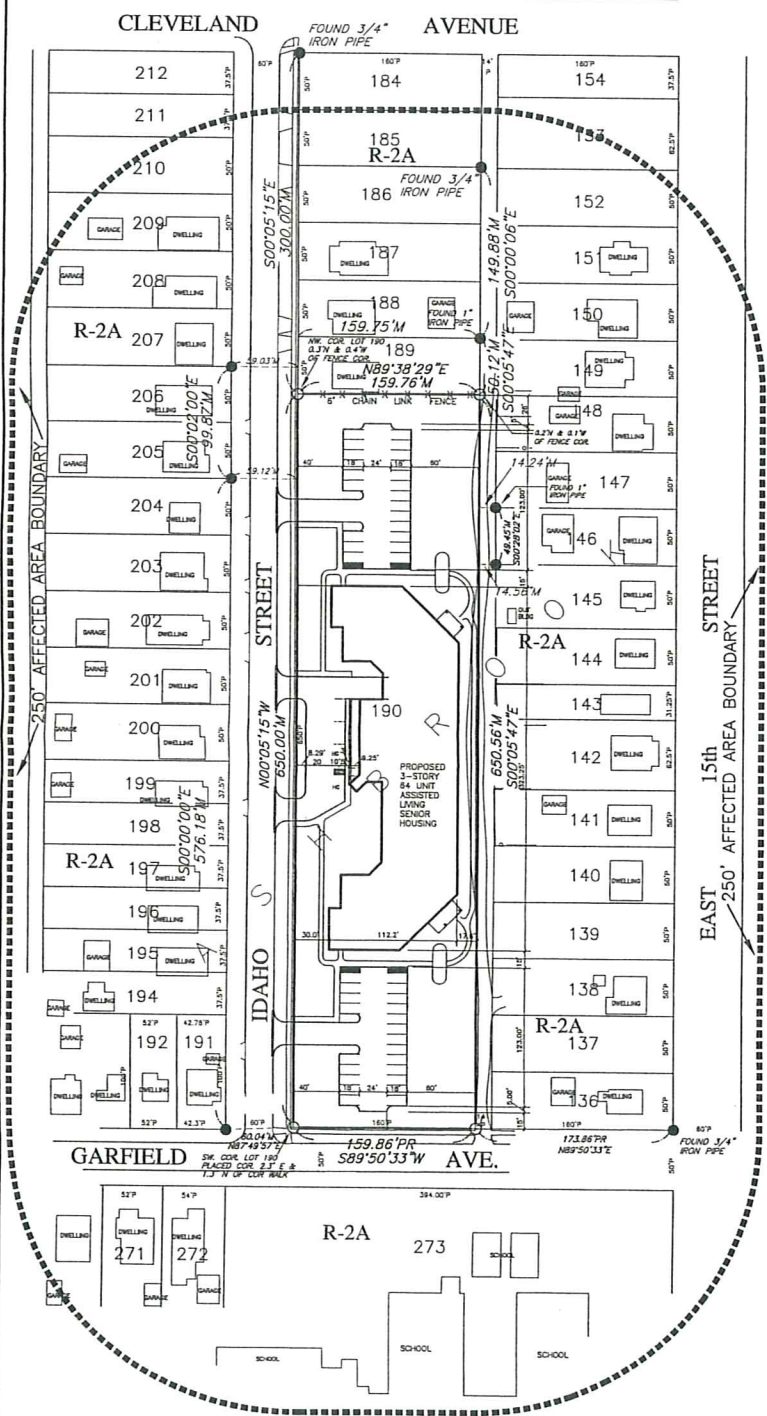
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DATE	FULL NAME (please print)	STREET ADDRESS	PHONE NUMBER	EMAIL ADDRESS
	<i>John Edwards</i>	<i>1332 Idaho St</i>		
	<i>Isaac K. Quinn</i>	<i>1421 Garfield</i>	<i>274-5959</i> <i>Do not call</i>	
<i>9-20-06</i>	<i>D. Sean Becker</i>	<i>1356 Idaho St.</i>	<i>515-770-6761</i>	
<i>9-19-06</i>	<i>Joshua Holling</i>	<i>1361 Idaho St.</i>	<i>515-801-3152</i>	
<i>9-20-06</i>	<i>Emily Huling</i>	<i>Same</i>	<i>same</i>	
<i>9/20/06</i>	<i>Darlene Burkett</i>	<i>1369 Idaho</i>	<i>(575) 265-1908</i>	
<i>9/20/06</i>	<i>Judie Porter</i>	<i>1358 Idaho St.</i>	<i>266-6410</i>	
<i>9/20/06</i>	<i>Kevin Gibler</i>	<i>1416 Georgia St. 1512 York</i>	<i>266-2953</i>	<i>689-1057</i>
<i>9/21/06</i>	<i>Donna Whitman</i>	<i>1320 15th</i>	<i>515</i>	<i>402-1614</i>
<i>9/20/06</i>	<i>Excuse me</i>	<i>1370-E-15TH ST</i>		
<i>9/19</i>	<i>Rat Carson</i>	<i>1363 Idaho</i>	<i>263-3443</i>	
	<i>W</i>	<i>1312 Idaho</i>		

ROSE OF EAST DES MOINES

CONCEPTUAL PLAN FOR ROSE OF EAST DES MOINES, A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA, SHEET 1 OF 4



PREPARED FOR:
EVERGREEN REAL ESTATE DEVELOPMENT CORP.
C/O GREG MCCLLENAHAN, ESQ.
4200 COUNTY ROAD 42 WEST
SAVAGE, MN 55378



PROPRIETOR:
LAB INVESTMENT COMPANY, INC.
328 5TH STREET
WEST DES MOINES, IOWA 50265



PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)

PROJECT NARRATIVE
The proposed Rose of East Des Moines is a 3-story, 64-unit affordable assisted living residence designed to meet the needs of low-to-moderate income seniors in a residential setting.

PROPOSED DEVELOPMENT SCHEDULE
Proposed construction to commence: August 2007

PERMITTED LAND USE
The primary permitted use shall be for affordable housing for low-to-moderate income seniors and disabled adults, with on-site 24-hour assisted healthcare services, congregate dining, and socialization programming for residents.

BULK STANDARDS
Lot area: The proposed PUD shall be 104,000 s.f. (2.39 A)
Lot Dimensions: 550 linear feet wide and 189 linear feet deep
Front Yard Setback: 35 feet minimum for building; 7 feet for front parking; 35 feet for side parking.
Side Yard Setback: 15 feet for parking and 183 feet for building; 183 feet for building; South side yard: 15 feet for parking and 158 feet for building; Rear Yard Setback: 60 feet for parking and 12 feet for building.
Building Height: 40 feet maximum
Building Area: Floor 1 = 25,893 s.f. (18 units)
Floor 2 = 24,782 s.f. (24 units)
Floor 3 = 23,275 s.f. (24 units)
TOTAL = 73,929 s.f. (64 units)
Unit Mix: 60 = 1 BR units @ 890-828 s.f.
4 = 2 BR units @ 849 s.f.
Total Residential 46,802 s.f. (63%)
Shored Resident 27,310 s.f. (37%)
Public Admin. & Maintenance Space

OFF-STREET PARKING STANDARDS
Required parking for 64-unit assisted living: 16, plus 8 employees on max. shift
Actual parking spaces provided: 51, incl. 8 handicapped
Proposed parking consists of two side lots (22 spaces each) and one front lot (7 spaces).
Proposed parking setbacks for the front lot shall be 7 feet, and shall comply with the acceptable standards for 60-degree angled parking. Proposed parking setbacks for the side lots shall be 35 feet in the front (west), 26 feet on the north, 60 feet on the east, and 15 feet on the south.
All side lot parking spaces shall be 18 feet deep, 9 feet wide, with a 24-ft maneuvering space.
All parking areas shall comply with the State of Iowa Handicap requirements.

ARCHITECTURAL STANDARDS
All architectural standards shall be in accordance with current industry standards and be constructed under the most current code regulation standards.
Building materials shall include wood frame, brick and vinyl siding. Roofing systems shall consist of waterproofed flat roof systems or asphalt shingled pitched roof systems.
All color palettes shall consist of primarily "neutral" and "earth toned" runways with all primary and secondary colors limited to accent areas and signage.

LANDSCAPE STANDARDS
The proposed PUD shall comply, at minimum, with all Open Space, Parking Perimeter, Interior Parking, and Buffered Plantings for a C-2 zoned property, as detailed in the City of Des Moines Landscape Policies Handbook.

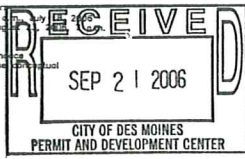
FENCING AND SCREENING
A proposed six-foot low-maintenance decorative fence would enclose the entire PUD, with openings only at the four driveway and existing sidewalk entrances and exits.
A 75% opaque screen of 8' evergreens would be located inside, and within 10 feet of, this fence in the following areas:
1) From the NE corner west toward Idaho Street to a point even with the west side of the north parking lot.
2) From the NE corner south to the north patio.
3) From the SE corner north to the south patio.
A 3-ft berm with plantings would extend the entire length of the west side, except where the sign is located in the center median, parallel to the front parking lot.
No screening is required on the south side, across from the school parking lots.

ENVIRONMENTAL CONSERVATION
The proposed PUD shall be constructed and permitted under all sediment and erosion control requirements per the National Pollutant Discharge Elimination System and be monitored by a licensed professional as required by the State of Iowa.
Conservation methods pertaining to all storm water management shall be considered and low impact solutions, i.e., rain gardens, shall be evaluated and utilized as alternative systems.

COMMUNITY NOTIFICATION
Community notification meetings have been scheduled for:
Pre-application Site Plan w/ CDD and City Staff: 11:15 a.m. on August 14, 2006
Public Notification Meeting at the Hunt Middle School, August 15, 2006, 7 p.m.
Neighborhood Assn. Meeting, August 16, 2006, 7 p.m.
Logan Community Center, September 19, 2006, 7 p.m.
Both one-hour public meetings will be conducted by Greg McClenahan and Gregory McClenahan, who will present the conceptual plans (site plan and elevations).

- LEGEND:**
- INDICATES PROPERTY CORNER FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
 - INDICATES PROPERTY CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID #12371
 - M INDICATES MEASURED DISTANCE
 - P PLATTED DISTANCE
 - PR PRORATED DISTANCE

PROPERTY DESCRIPTION:
LOT 190, ASHBROOK, AN OFFICIAL PLAT OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 2.39 ACRES MORE OR LESS.



DEVELOPMENT STATEMENT:
ALL REQUIRED STORM WATER MANAGEMENT THROUGH A VARIETY OF ACCEPTABLE METHODS INCLUDING CONSERVATION PRACTICES AND ON SITE DETENTION, ALL NECESSARY SURFACE WATER DRAINAGE EROSION CONTROL AND ALL SANITARY SEWER NECESSARY CAN ALL BE ACHIEVED UNDER THE PROPOSED CONCEPT TO PROPERLY SERVE THE PROPOSED DEVELOPMENT.

EXISTING ZONING: DES MOINES 2020 COMMUNITY CHARACTER PLAN
EXISTING LAND USE DESIGNATION: R-2A
LOW TO MEDIUM DENSITY RESIDENTIAL

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0487 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

DATE: 08/22/06
SCALE: 1"=50'
FOR: EVERGREEN REAL ESTATE DEVELOPMENT

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: DECEMBER 31, 2007
BY: JOEL R. ROWEY
DATE: 08/22/06
SCALE: 1"=50'
FOR: EVERGREEN REAL ESTATE DEVELOPMENT



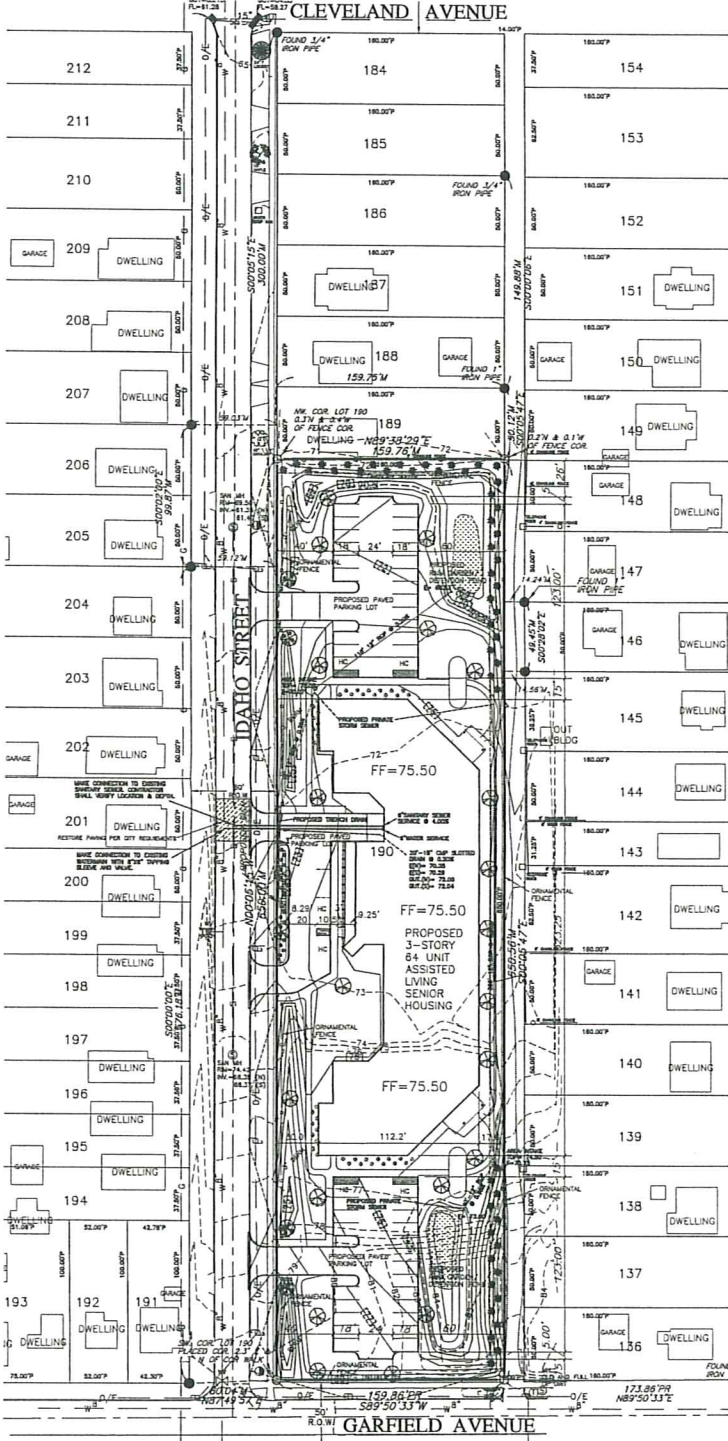
NO.	REVISIONS	DATE	BY
1			
2			
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ROSE OF EAST DES MOINES
PLANNED UNIT DEVELOPMENT
CONCEPTUAL PLAN

DATE BY: JRR
PROJECT NUMBER: '06-0394
SHEET 1 OF 4

ROSE OF EAST DES MOINES

CONCEPTUAL PLAN FOR ROSE OF EAST DES MOINES, A PLANNED UNIT DEVELOPMENT
IN THE CITY OF DES MOINES, POLK COUNTY, IOWA, SHEET 2 OF 4



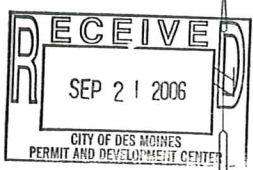
- ### General Notes
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE CITY OF DES MOINES CODES, REGULATIONS, STANDARDS, POLICIES, AND SPECIAL PROVISIONS, AND THE CITY OF DES MOINES PLUMBING CODE. WATER SERVICES SHALL BE DONE IN ACCORDANCE WITH THE DES MOINES WATER WORKS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. UTILITIES ARE SHOWN IN ACCORDANCE WITH INFORMATION PROVIDED TO BISHOP ENGINEERING COMPANY. UTILITIES MAY EXIST WHICH ARE NOT SHOWN. CONTRACTOR AND OWNER SHALL BE PREPARED TO MAKE ADJUSTMENTS FOR ANY UNFORESEEN UTILITY CONFLICTS. ADDITIONAL WORK RESULTING FROM CONFLICTING UTILITIES SHALL BE NEGOTIATED BETWEEN THE OWNER AND THE CONTRACTOR IN ADVANCE OF THE WORK. ADJUST ANY AND ALL EXISTING AND PROPOSED UTILITIES TO GRADE, INCLUDING BUT NOT LIMITED TO, HYDRANTS, VALVES, MANHOLES, HANDHOLES, AND UTILITY BOXES. RELOCATE EXISTING UTILITIES AS REQUIRED TO MAKE WAY FOR PROPOSED IMPROVEMENTS. ALL UTILITY ADJUSTMENTS AND RELOCATIONS SHALL BE INCLUDED IN THE BID. DISCONNECT AND REMOVE ALL ABANDONED OR UNUSED UTILITIES, REPAIRING THE UTILITY MAIN IN THE PROCESS, ALL IN ACCORDANCE WITH THE CITY OF DES MOINES AND/OR UTILITY COMPANY.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY AND ALL APPROPRIATE SAFETY REGULATIONS.
 4. CONTRACTOR SHALL CONTACT THE CITY OF DES MOINES PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL GIVE THE CITY 48 HOURS ADVANCE NOTICE.
 5. CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS FROM THE CITY, COUNTY, OR STATE PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A PLUMBING PERMIT FROM THE CITY OF DES MOINES FOR SANITARY SEWER AND STORM SEWERS. CONTRACTOR SHALL PROVIDE ALL SUBMITTALS TO AND OBTAIN THE PERMIT FROM THE DES MOINES WATER WORKS AND THE DES MOINES FIRE DEPARTMENT FOR THE WATER SERVICE.
 6. THE PAVING CONTRACTOR SHALL BACK FILL THE PAVING SLAB AND FINE GRADE THE LAWN AREAS AS SOON AFTER THE PAVING AS POSSIBLE. LAWN AREAS SHALL BE SEEDED IN ACCORDANCE WITH THE CITY OF DES MOINES STANDARD SPECIFICATIONS.
 7. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
 8. CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT-OF-WAY OR ABUTTING PROPERTIES AS THE RESULT OF THIS CONSTRUCTION PROJECT. PERFORM CLEAN UP IMMEDIATELY.
 9. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETE. MULCH IS REQUIRED ON ALL SLOPES EXCEEDING 4 TO 1.
 10. THE OWNER MUST OBTAIN ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IDWA DEPARTMENT OF NATURAL RESOURCES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL MEASURES AND PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED ONTO THE ADJACENT PROPERTY OR RIGHT-OF-WAY UNTIL VEGETATION HAS BEEN ESTABLISHED. ONCE VEGETATION IS ESTABLISHED, THEN THE OWNER OR OWNER'S AGENT SHALL BE RESPONSIBLE FOR EROSION CONTROL.
 12. ALL WORK IN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DES MOINES. REMOVE AND REPLACE STREET PAVEMENT AS REQUIRED. ALL NECESSARY CONSTRUCTION SIGNS AND BARRICADES DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS AND BARRICADES SHALL BE CONFORMED WITH THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STREETS AND HIGHWAYS' AND IN ACCORDANCE WITH THE CITY OF DES MOINES REQUIREMENTS.
 13. PCC PAVING SHALL HAVE 6" INTEGRAL CURB. HMA PAVING SHALL HAVE 30" PCC CURB AND GUTTER SECTION WITH 6" CURB. ALL PAVING SHALL BE PLACED ON A 12" THICK NATURAL SOIL PREPARED SUBGRADE. IN TWO 5' LIFTS AND PROVE MOISTURE AND DENSITY CONTROL IN ACCORDANCE WITH URBAN STANDARDS.
 14. DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 15. ALL UNUSED SERVICE LINES AND UTILITIES SHALL BE ABANDONED IN ACCORDANCE WITH THE CITY OF DES MOINES AND UTILITY COMPANY REQUIREMENTS.
 16. ALL UNUSED CURB CUTS SHALL BE REMOVED AND THE CURB SHALL BE RESTORED TO FULL HEIGHT IN ACCORDANCE WITH THE CITY OF DES MOINES REQUIREMENTS.
 17. THE TRASH BIN FOR THIS SITE WILL BE HOUSED INSIDE THE BUILDING MECHANICAL EQUIPMENT.

1. All mechanical equipment, at ground level and above ground, will be screened from view.
2. Roof top mechanical equipment will be position in the center of the roof.
3. No mechanical equipment over 3 feet in height will be allowed in any required setback.
4. Refer to Mechanical Plans for water service riser detail.
5. Refer to Site Electrical Plan for new electric service and site lighting layout.
6. Exterior lighting shall have low glare cut off type light fixtures.

- ### PLANTING NOTES:
1. All seeding, sodding & landscape plantings shall be installed in accordance with the Urban Standard Specifications, unless specified otherwise.
 2. All plant material shall conform to the "American Standard for Nursery Stock" (ANSI Z60.1 - 1996).
 3. Contractor shall guarantee all plant material for a period of one year from the date of substantial completion.
 4. Contractor shall place shredded bark mulch around all trees, shrubs and ground cover beds to a depth of 3 inches.
 5. The landscaping contractor shall have all utilities located before starting any site work or planting. The contractor shall be responsible for the protection of all existing all existing utilities.
 6. No landscape material shall be substituted without the authorization of the Landscape Architect.
 7. All edging shall be Black Diamond Edging or an approved equal.
 8. The required landscaping, both existing and proposed, must be maintained and/or replaced for the life of the Certificate of Occupancy. Such replacement shall be in accordance with the current standards.
 9. All landscaping materials in the City ROW must be approved by the Municipal Arborist.

UTILITY LEGEND:

⊙	SANITARY SEWER MANHOLE
⊖	STORM SEWER MANHOLE
— S —	SANITARY SEWER
— SS —	STORM SEWER
— G —	GAS LINE
— W —	WATER LINE
— U/E —	UNDERGROUND ELECTRIC
— O/E —	OVERHEAD ELECTRIC
— T —	TELEPHONE LINE
—	TELEPHONE RISER
⊕	TELEPHONE MANHOLE
⊙	GROUND LIGHT
⊙	LIGHT POLE
⊙	POWER POLE
⊙	TRANSFORMER POLE
⊙	ELECTRIC TRANSFORMER
⊙	ELECTRIC METER
⊙	CLEAN-OUT
⊙	INTAKE
⊙	SURFACE INTAKE
⊙	TRAFFIC SIGNAL MANHOLE
⊙	FIRE HYDRANT
⊙	VALVE
⊙	GAS METER
⊙	⊙ DENOTES NUMBER OF PARKING SPACES



BENCHMARK:
13.5" ON BASE FLANGE CROWN HYDRANT LOCATED GARFIELD AVENUE AND E 14TH STREET
ELEVATION= 87.015

- ### LANDSCAPE LEGEND:
- ⊙ OVERSTORY TREE
 - ⊙ 6' EVERGREEN TREE
 - ⊙ DECIDUOUS BUSH
 - ⊙ EVERGREEN BUSH
 - ⊙ RAIN GARDEN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SCHOOL
 - FENCE
 - PROPOSED ORNAMENTAL FENCE

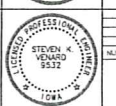
UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED THROUGH FIELD SURVEY. THE USER OF THESE PLANS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF DES MOINES AND/OR UTILITY COMPANY TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. REGISTRATION NO. 338. DATE: AUGUST 23, 2006. FOR: EVERGREEN REAL ESTATE DEVELOPMENT. SIGNED: Philip Jones



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: DECEMBER 31, 2007. BY: STEVEN K. VONAR, PE 9532. DATE: AUGUST 22, 2006. SCALE: 1" = 40'. SIGNED: Steven K. Vonar



ONE CALL logo
Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3625
Phone: 515-281-0407 Fax: 515-281-8117
Civil Engineering & Land Surveying Established 1959

NO.	REVISIONS	DATE	BY
1			
2			
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10			

ROSE OF EAST DES MOINES
PLANNED UNIT DEVELOPMENT
CONCEPTUAL PLAN