

.....  
October 23, 2006

Date .....

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 5, 2006, its members voted 12-0-1 to recommend **APPROVAL** of a request from Hubbell Realty Company (developer) represented by Steve Niebuhr (officer) to rezone property in the vicinity of 31<sup>st</sup> Street and Carpenter Avenue from the "R-3" Multiple-Family Residential District to the "PUD" Planned Unit Development District, and to approve a proposed "PUD" Conceptual Plan for the development of two five-story student apartment buildings on the block bounded by Forest Avenue, Carpenter Avenue, 30<sup>th</sup> Street and 31<sup>st</sup> Street; and a three-story student apartment building on the block bounded by Carpenter Avenue, University Avenue, 31<sup>st</sup> Street and 32<sup>nd</sup> Street. This complex would provide residential housing for up to 489 university students in 149 apartment suites with up to 8,000 square feet of ground floor retail/office use fronting Carpenter Avenue between 30<sup>th</sup> Street and 31<sup>st</sup> Street subject, to the following revisions:

1. Provision of a note requiring mitigation for removal of any mature over-story trees on a tree for tree (quantity) basis, with the following tree protection language added to the plan for mature trees that are identified to remain:

None of the existing trees identified to remain which are a minimum 6 inches in trunk diameter and a minimum of 4-feet in height shall be removed or destroyed and shall be preserved to the maximum extent feasible as follows:

- A) Tree protection zones will be designated in the field and certified by the Planning and Urban Design Division of the City of Des Moines prior to commencement of excavation, grading, or construction.
- B) Barriers defining the buffer and tree protection zones shall be constructed of orange fencing a minimum of 4-feet in height, secured with metal tree posts, no closer than six feet from the trunk or ½ of the drip line of any existing tree within the buffer and tree protection zones, whichever is greater.
- C) There shall be no storage or movement of equipment, material, debris, or fill within the fenced buffer and tree protection zones.
- D) There shall be no cut or fill over a four-inch depth within the drip line of any tree in the tree protection zones, unless a qualified arborist or forester has evaluated and approved the disturbance.
- E) During the construction stage of development, the applicant shall prevent the cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil, or any other material harmful to the life of vegetation within the buffer and tree protection zones.

(Continued)

.....  
October 23, 2006

Date .....

- F) No damaging attachment, wires, signs, or permits may be fastened to any tree within the buffer and tree protection zones.
- G) The installation of utilities, irrigation lines, or underground fixtures within the buffer and tree protection zones requiring excavation deeper than 6 inches shall be accomplished by boring under the root system of existing trees at a minimum depth of 24 inches. The auger distance is established from the face of the tree (outer bark) and is scaled from the tree diameter at 4 feet height in the chart described below:

Tree diameter at 4-ft height (inches)	Auger distance from face of tree (feet)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

- H) The removal of utilities, irrigation lines, or any underground fixture within the buffer and tree protection zones requiring excavation deeper than 6-inches shall be accomplished by methods approved by the Planning and Development Administrator that protect the life of vegetation.
  - I) The destruction of any trees within the tree protection zones that meet or exceed the required diameter and height shall require the owner to plant 2 new trees at 3-inch caliper to replace any one tree destroyed.
  - J) No building construction shall be allowed in the tree protection zones.
2. Addition of a requirement that off-street parking areas shall meet the minimum landscaping standards as applicable to "C-3" Districts.
  3. Revise the alignment of the sidewalk along the north side of Carpenter Street to direct pedestrians as close as possible to the 30<sup>th</sup> Street crossing.
  4. All residential use of the property shall be limited to students, staff or guests of Drake University. C-1 Commercial uses are permitted with 24-hour operation.
  5. Revise the maximum height from 70' to 60'.
  6. Addition of a requirement that all rooftop mechanical equipment shall be screened from view on adjacent streets.
  7. Development Plan shall be subject to Plan and Zoning review and approval.

The subject property is owned by Drake University and is more specifically described as follows:

(Continued)

.....  
October 23, 2006

**Date** .....

**Tract #1**

Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19 and the abutting 14.0 foot wide North-South Alley, in Ridgewood, An Official Plat, Des Moines, Polk County, Iowa.

**Tract #2**


Lots 1, 2, 5, 8, 9, 10, 11, 13, 14, and the West half of Lots 6 and 7 and the East 90.00 Feet of Lots 17 and 18 Haskins Place, An Official Plat, 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 November 6, 2006, at which time the City Council will hear both those who oppose and those who favor the proposal.
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  
Assistant City Attorney

(ZON2006-00121)

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

**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.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

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



Request from Hubbell Realty Company (developer) represented by Steve Niebuhr (officer) to rezone property in the vicinity of 31 <sup>st</sup> Street and Carpenter Avenue and approve a Conceptual Plan. The subject property is owned by Drake University.				File #	
				ZON2006-00121	
<b>Description of Action</b>	Rezone property from "R-3" Multiple-Family Residential to "PUD" Planned Unit Development and approve a Concept Plan for the development of three five-story student apartment buildings on the block bounded by Forest Avenue, Carpenter Avenue, 30 <sup>th</sup> Street and 31 <sup>st</sup> Street; and a three-story student apartment building on the block bounded by Carpenter Avenue, University Avenue, 31 <sup>st</sup> Street and 32 <sup>nd</sup> Street. This complex would provide residential housing for up to 500 university students in 132 apartment suites with up to 10,000 square feet of ground floor retail/office use fronting Carpenter Avenue between 30 <sup>th</sup> Street and 31 <sup>st</sup> Street				
<b>2020 Community Character Plan</b>	Low/Medium Density Residential				
<b>Horizon 2025 Transportation Plan</b>	No Planned Improvements				
<b>Current Zoning District</b>	"R-3" Multiple-Family Residential				
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development				
<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>	12-0-1	<b>Required 6/7 Vote of the City Council</b>	Yes	
	<b>Denial</b>			No	X

ZON2006-00121

Hubbell Realty Company (Developer) - Vicinity of 31st Street and Carpenter Avenue





October 23, 2006

Date \_\_\_\_\_

Agenda Item 26

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 October 5, 2006, the following action was taken:

**COMMISSION RECOMMENDATION:**

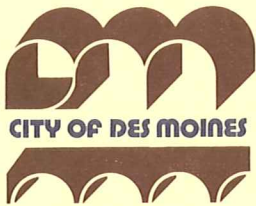
After public hearing, the members voted 12-0-1 as follows:

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	

**APPROVAL** of a request from Hubbell Realty Company (developer) represented by Steve Niebuhr (officer) to amend the Des Moines 2020 Community Character Land Use Plan future land use designation from Low/Medium Density Residential to Public/Semi-Public for property located in the vicinity of 31<sup>st</sup> Street and Carpenter Avenue. (21-2006-4.15)

By same motion and vote, members moved for **APPROVAL** of a request from Hubbell Realty Company (developer) represented by Steve Niebuhr (officer) to rezone property in the vicinity of 31<sup>st</sup> Street and Carpenter Avenue from the "R-3" Multiple-Family Residential District to the "PUD" Planned Unit Development District, and to approve a proposed "PUD" Conceptual Plan for the development of two five-story student apartment buildings on the block bounded by Forest Avenue, Carpenter Avenue, 30<sup>th</sup> Street and 31<sup>st</sup> Street; and a three-story student apartment building on the block bounded by Carpenter Avenue, University Avenue, 31<sup>st</sup> Street and 32<sup>nd</sup> Street. This complex would provide residential housing for up to 489 university students in 149 apartment suites with up to 8,000 square feet of ground floor retail/office use fronting Carpenter Avenue between 30<sup>th</sup> Street and 31<sup>st</sup> Street subject, to the following revisions: (ZON2006-00128)

1. Provision of a note requiring mitigation for removal of any mature over-story trees on a tree for tree (quantity) basis, with the following tree protection language added to the plan for mature trees that are identified to remain:



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

None of the existing trees identified to remain which are a minimum 6 inches in trunk diameter and a minimum of 4-feet in height shall be removed or destroyed and shall be preserved to the maximum extent feasible as follows:

- A) Tree protection zones will be designated in the field and certified by the Planning and Urban Design Division of the City of Des Moines prior to commencement of excavation, grading, or construction.
- B) Barriers defining the buffer and tree protection zones shall be constructed of orange fencing a minimum of 4-feet in height, secured with metal tree posts, no closer than six feet from the trunk or ½ of the drip line of any existing tree within the buffer and tree protection zones, whichever is greater.
- C) There shall be no storage or movement of equipment, material, debris, or fill within the fenced buffer and tree protection zones.
- D) There shall be no cut or fill over a four-inch depth within the drip line of any tree in the tree protection zones, unless a qualified arborist or forester has evaluated and approved the disturbance.
- E) During the construction stage of development, the applicant shall prevent the cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil, or any other material harmful to the life of vegetation within the buffer and tree protection zones.
- F) No damaging attachment, wires, signs, or permits may be fastened to any tree within the buffer and tree protection zones.
- G) The installation of utilities, irrigation lines, or underground fixtures within the buffer and tree protection zones requiring excavation deeper than 6 inches shall be accomplished by boring under the root system of existing trees at a minimum depth of 24 inches. The auger distance is established from the face of the tree (outer bark) and is scaled from the tree diameter at 4 feet height in the chart described below:

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  - I) The destruction of any trees within the tree protection zones that meet or exceed the required diameter and height shall require the owner to plant 2 new trees at 3-inch caliper to replace any one tree destroyed.
  - J) No building construction shall be allowed in the tree protection zones.
2. Addition of a requirement that off-street parking areas shall meet the minimum landscaping standards as applicable to "C-3" Districts.
  3. Revise the alignment of the sidewalk along the north side of Carpenter Street to direct pedestrians as close as possible to the 30<sup>th</sup> Street crossing.
  4. All residential use of the property shall be limited to students, staff or guests of Drake University. C-1 Commercial uses are permitted with 24-hour operation.
  5. Revise the maximum height from 70' to 60'.
  6. Addition of a requirement that all rooftop mechanical equipment shall be screened from view on adjacent streets.
  7. Development Plan shall be subject to Plan and Zoning review and approval.



The subject property is owned by Drake University

26

Written Responses

2 In Favor

0 In Opposition

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

**STAFF RECOMMENDATION AND BASIS FOR APPROVAL**

Part A) Staff recommends approval of the requested amendment of the future land use designation from Low/Medium Density Residential to Public/Semi-Public.

Part B) Staff recommends that the proposed rezoning and conceptual plan be found in conformance with the recommended future land use designation and the Des Moines' 2020 Community Character Plan.

Part C) Staff recommends approval of the requested rezoning from "R-3" Multiple-Family Residential District to "PUD" Planned Unit Development.

Part D) Staff recommends approval of the proposed conceptual plan subject to the following revisions:

1. Provision of a note requiring mitigation for removal of any mature over story trees on a tree for tree (quantity) basis, with the following tree protection language added to the plan for mature trees that are identified to remain:

None of the existing trees identified to remain which are a minimum 6 inches in trunk diameter and a minimum of 4-feet in height shall be removed or destroyed and shall be preserved to the maximum extent feasible as follows:

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- I) The destruction of any trees within the tree protection zones that meet or exceed the required diameter and height shall require the owner to plant 2 new trees at 3-inch caliper to replace any one tree destroyed.
- J) No building construction shall be allowed in the tree protection zones.

2. Addition of a requirement that off-street parking areas shall meet the minimum landscaping standards as applicable to "C-3" Districts.
3. Revise the alignment of the sidewalk along the north side of Carpenter Street to direct pedestrians as close as possible to the 30<sup>th</sup> Street crossing.
4. Notes clarifying permitted uses as follows: all residential use of the property shall be for students enrolled at Drake University or persons employed at least half-time with Drake University; all commercial uses shall be uses that directly support the residents of the student housing but may be open to members of the public with 24 hours a day operation; and no commercial use shall involve the sale of tobacco products or alcoholic beverages such as liquor, wine, and/or beer
5. Revise the maximum height from 70' to 60'.
6. Addition of a requirement that all rooftop mechanical equipment shall be screened from view on adjacent streets.

**STAFF REPORT**

**I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant, in partnership with Drake University, is seeking to redevelop portions of two blocks with apartment style student housing. The 149 new units will also replace some units lost in modernizing and reconfiguring the existing dormitories on the Drake Campus to provide better living space.
2. **Size of Site:** 2.29 acres.
3. **Existing Zoning (site):** "R-3" Multiple Family Residential District.
4. **Existing Land Use (site):** The north block portion currently has 11 single-family dwellings, a four-plex conversion, and a duplex conversion. The south block portion has six (6) single-family dwellings and a 47-unit dormitory (Ross Hall) along with approximately 50 surface off-street parking spaces. The proposed PUD will involve moving or demolition of all structures except Ross Hall. It is unknown at this time how many of the existing dwellings will be able to be feasibly relocated. The applicant has allowed a specific window of time for interested parties to move the structures.
5. **Adjacent Land Use and Zoning (north block):**

*North* – "C-1", Uses are McDonald's drive-thru restaurant, Commercial building with Paul Revere Pizza, Peggy's Tap, and Dick Pharmacy.

*South* – "R-3", Uses are off-street parking for Drake University and open space.



**East** – “R-3”, Use is Drake University campus student dormitories (Crawford, Stalnaker, Carpenter, and Herriott Halls)

**West** – “R-3”, Uses are off-street parking for Drake University, four-plex conversion, single-family dwelling, and vacant land.

**6. Adjacent Land Use and Zoning (south block):**

**North** – “R-3”, Uses are four-plex conversion, a single-family dwelling and off-street parking for Drake University.

**South** – “R-3”, “C-1”, & “C-0”, Kum & Go convenience store and Lutheran Social Services of Iowa.

**East** – “R-3” & “C-1”, Uses are Norman apartment building, off-street parking for Drake University and a vacant retail building.

**West** – “R-3”, Uses are Trinity Lutheran Church, a duplex conversion, and single-family dwelling, and Drake University student health center.

**7. General Neighborhood/Area Land Uses:** The subject property is located at the western fringe of the Drake University campus west of 30<sup>th</sup> Street between the commercial corridors of Forest Avenue and University Avenue

**8. Applicable Recognized Neighborhood(s):** Drake Neighborhood Association.

**9. Relevant Zoning History:** N/A

**10. 2020 Community Character Land Use Plan Designation:** Low /Medium Density Residential.

**11. Applicable Regulations:** 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. Section 134-695 of the Zoning Ordinance provides for the review and approval by the Commission and City Council of a Conceptual Plan as part of rezoning to Planned Unit Development. The Commission may make recommendations to the City Council on revisions to be made to the Conceptual Plan in addition to the existing regulations as 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. Natural Site Features:** There are 30 mature deciduous trees consisting of approximately 879 caliper inches that are proposed to be removed by the development concept. They are comprised primarily of Oak, Elm, Maple, Linden, and Ash species.

In reviewing the plan, staff believes there is some potential to save a few of the large Oaks in the western parking lot on the north block. Staff also believes that a tree for tree replacement of new plantings to mature tree removed should be required within the overall site and that notes should be added to the plan to ensure protection of trees to be saved during the demolition, site preparation and construction.

**2. Drainage/Grading:** Any development plan will be subject to meeting the minimum requirements for storm water management under the site plan policies. In addition, language has been included on the conceptual plan that states conventional detention will be used in



combination with conservation practices such as permeable pavements, infiltration trenches and other method. Required soil erosion control methods will be employed during construction along with permanent design measures for erosion prevention.

- 3. **Utilities:** All necessary utilities are immediately available for the proposed projects. Any relocation of existing utilities will be the responsibility of the developer.
- 4. **Landscaping & Buffering:** The proposed development is urban in nature and is similar to the pattern that might be found in the downtown or in neighborhood pedestrian commercial districts. The proposed minimum open space is 5% of the total site area. The applicant is proposing approximately 30 over story or street trees to mitigate the mature trees to be removed. In addition approximately 20 ornamental trees are proposed along with several shrubs distributed throughout both blocks. Staff believes that this is sufficient based upon the proposed open space. Staff recommends that the off-street parking lots should follow the landscaping requirements applicable to the "C-3" Districts.
- 5. **Traffic/Street System:** No alterations are proposed to the surrounding street network other than the addition of 19 angled spaces on the north side of Carpenter Street and 15 angled spaces on the west side of 31<sup>st</sup> Street. Traffic and Transportation staff found this configuration acceptable.

Traffic staff did recommend that the alignment of the sidewalk along the north side of Carpenter Street should be adjusted to direct pedestrians as close as possible to the 30<sup>th</sup> Street crossing and the alignment of the sidewalk connection on the east side.

- 6. **Access or Parking:** Attached is a parking analysis for the proposed housing project prepared by Anderson-Bogart consultants. The study concludes that the provided 124 parking spaces along with surrounding parking lots and on-street parking will exceed the parking demand which is estimated at approximately 100 spaces.

Traffic and Transportation Engineering staff have reviewed the study and the Conceptual Plan and have determined that the proposed parking is acceptable to including the on-street angled parking configurations proposed for 31<sup>st</sup> Street on the south block and Carpenter Street on the north block. The later is intended to serve the first floor retail/commercial proposed in the southern part of that block.

- 7. **2020 Community Character Plan:** The future land use designation of Low/Medium Density Residential for the subject property was anticipated based on the existing single-family and multiple-family conversion housing stock within the subject properties. The applicant proposes to amend this designation to Public/Semi-Public based on a proposed project in direct support of Drake University.

To be within the requested Public/Semi-Public designation, staff recommends that some clarifications regarding the permitted land use be added to the conceptual plan. First, all residential use of the property shall be for students enrolled at or persons employed at least half-time with Drake University. Second, all commercial uses shall be uses that directly support the residents of the student housing but may be open to members of the public with 24 hours a day operation. Finally, no commercial use shall involve the sale of tobacco products or alcoholic beverages such as` liquor, wine, and/or beer. Staff believes that these limitations will keep the use of the land within the Public/Semi-Public designation.

- 8. **Urban Design:** The conceptual architectural elevations of the proposed student apartment buildings show a contemporary flat roof design with widows and other vertical elements that give it compatible scale to other dormitory facilities in the nearby area. The exterior materials primarily consist of masonry block and brick on the first floor with contrasting accent materials of hardi-board and colored metal panels on the upper floors. The buildings on the north block



will appear to have as many as five stories on the 30<sup>th</sup> Street side based on terrain. The building on the southern block will have four stories to be more compatible with the other apartment buildings and dormitory on that block.

The proximity of these buildings to public streets ranges from 10' to 25', with the minimum established at 10'. With the proposed building heights these setbacks will give the development a more urban and pedestrian oriented environment. This type of setback is consistent other development approvals surrounding the Drake campus. This development pattern is sought to achieve a more cohesive rather than sprawling campus environment. Staff believes a more compact and pedestrian oriented urban design pattern is appropriate given the proximity of the Drake campus.

Staff does not believe that the maximum height limitation of 70' is necessary based on the conceptual elevations of the buildings. A 60' height maximum should be sufficient. Notes should be provided requiring the screening of all rooftop mechanical equipment from view on adjacent streets.

**SUMMARY OF DISCUSSION**

*Marc Wallace abstained from discussion due to a conflict of interest.*

Jason Van Essen: Presented staff report and recommendation. Explained Drake University has allowed for the opportunity for someone to move the single-family homes within the area that Drake has acquired, four of which are currently planned for moving.

Brian Millard: Asked if antennas or cell towers would be allowed on top of the building.

Jason Van Essen: Noted since it is a PUD if it is not noted on the plan the applicant would have to return to the Commission to place anything on the roof.

Mike Ludwig: Noted the standard requirement in the zoning ordinance is that antennas and can extend 15' above the roofline of the building. There would have to be an amendment to the PUD to place anything on the roof without such a note.

Brook Rosenberg: Asked for clarification to the staff recommendations regarding use for resident students or employees of Drake University and all commercial use being directly-supportive of resident student housing but possibly being open to members of the public with 24 hour operation.

Jason Van Essen: Explained the application is essentially for a dormitory/residence hall. As such, staff believed the commercial uses should be limited.

Brook Rosenberg: Asked who makes the decision of what supports the student.

Mike Ludwig: Noted the applicant could explain the intent of the building in reference to residency. Due to the scale of the building and the setbacks, the project is clearly tied to Drake University. If the wording is not appropriate, the Commission could add or revise conditions.

Tim Urban: Asked Roger Brown if a PUD could be approved that puts occupancy classifications of people such as students at Drake University or part-time employees of the University.

Roger Brown: Explained the parking standards of a dormitory operated by or for a University is much less than the same parking requirements that would be applicable to that number of rooms if operated independent of the University as an apartment building. As long as it is being operated by and for the University it has the use of pooling their resources to satisfy the parking that is provided. Indicated if the property is sold and becomes an independent building, they would be forced to return to seek a rezoning, if it is to become an apartment building as more parking may then be required.



Larry Hulse: Noted it could work well as a PUD even though the street is there. The PUD offers the ability to make amendments if the use changes.

Mike Ludwig: Noted staff considered a limitation to C-1 uses but the C-1 zoning district does not allow 24-hour operations.

Casey Port, Hubbell Realty: Noted the roof elevation is just under 60' and they would still ask to add a note to the plan allowing antennas etc. no more than 15' above the roofline, but they will not have a lot of rooftop mechanical equipment; all units have prepackaged mechanical units. Regarding the commercial space, the intent is that retail uses would support the students and the students would like those businesses to be allowed to operate later in the evening. Uses being considered are coffee shops, duplicating and copying and postal services with 24-hour operation. Noted the Drake University Board met and approved a situation that a tax-exempt foundation would own the structure.

Fran Koontz: Encouraged them to have a taxable entity.

Brook Rosenberg: Asked if the applicant was comfortable with the restriction in the staff recommendations relative to the housing being only for direct support to students for housing.

Casey Port: Noted they agree. Explained the south site would be targeted toward graduate students enrolled in the law and pharmacy programs and the north two buildings would be targeted towards upper classmen and graduate students. It is not the intent to fill the building with faculty, but they have asked that the option remain available.

Tim Urban: Uncomfortable with the idea of uses that have a relationship to the students but they aren't explicit. Asked if there was any problem allowing uses permissible under C-1 with the exception that they are allowed to be open for 24-hours. Asked about moving four of the houses and asked how much time Drake and Hubbell were prepared to give people to move the houses off the site.

Casey Port: Noted they met with a group of prospective movers and there are five houses that have been requested for moving and they have accepted all of those offers. They have given all of them until November 15<sup>th</sup> to get the houses moved and he's spoken with them all and they are all prepared to move the houses within that timeframe.

Tim Urban: Asked about others who might be interested but would find it impossible to get everything in order to get houses moved by November 15<sup>th</sup>.

Casey Port: Noted they began meeting with neighborhood associations and groups mid-June and all groups were asked to let them know if they were interested; there were only three that expressed interest.

Bruce Heilman: Asked about the resident restrictions; suggested dormitory at Drake would be ideal to match housing for athletes who come in such as the NCAA and suggested making requirements would tie Drake's hands and not allow that flexibility. Asked what the applicant thought about that.

Casey Port: Noted 12 month leases are typical in the apartment rental industry so there would be subleasing language to deal with, but they did not expect any problems.

Dann Flaherty: Asked legal counsel if the C-1 uses with the allowance for 24-hour operation would take care of the problems.

Roger Brown: A hotel is not a permitted use in the C-1. It is to be operated similarly to a dormitory because of the parking requirements, however dormitories are often used for that sort of thing.



Tim Urban: Asked about tree retention in the staff recommendations; asked which trees are identified to retain. Suggested some minor modifications of the orientation of the buildings or placement of the parking lots may allow preservation of some of the large over-story trees.

Casey Port: They concur with staff. They would like to save as many trees as possible, but does not see the building changing significantly from the plan shown. Explained there are several trees predominantly near the perimeter of the site, which are expected to remain; happy to work with staff to define those, protect them and preserve them.

Tim Urban: Asked what the oversight would be.

Dann Flaherty: Indicated the Commission could ask for the request to return, otherwise it would be at the discretion of staff.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

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

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Tim Urban: Moved staff with clarification on item 4 to strike the language that stipulates the uses that directly support residents of student housing and replace it with language that allows all C-1 commercial uses with the addition of allowing them to be open 24-hours a day.

Dann Flaherty: Offered a friendly amendment to bring the request back for site plan approval.

Bruce Heilman: Offered another friendly amendment to loosen the residency requirement to students, staff and guests of Drake University.

Tim Urban: Accepted both friendly amendments.

Motion passed 12-0-1 (Marc Wallace abstained).

Tim Urban: Asked the applicant what their capacity was to provide any leeway for those individuals that might come forward with interest in moving a house.

Casey Port: Agreed it would be difficult for additional individuals interested in moving a house, to get it accomplished prior to the November 15<sup>th</sup> date. Explained they have had difficulty getting people interested in moving the houses, several have expressed interest but found it not financially feasible. Indicated they are on an aggressive schedule to have the units done for classes in August of 2008. Noted they have a contract for demolishing the structures.

Bruce Heilman: Asked if they have opened the structures up to salvage as well.

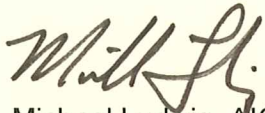
Casey Port: Indicated they have and there will be a weekend toward the end of October when they will open the houses up for the neighborhood association and neighbors to salvage what they want out of the houses that will be demolished.

Fran Koontz: Asked that developers get the news out widely across the area to the public that there are houses to be moved and suggested if they had gotten public notice out in June there may have been more people interested. Also suggested Mid-America could be a good neighbor and lower the costs involved for house moving.

Casey Port: Explained there were a lot of news reports announcing that there would be houses to move. The individuals who called with interest found moving them financially not feasible or

declined coming forward. Noted many of the homes are blighted and would not tolerate being moved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Ludwig". The signature is stylized and cursive.

Michael Ludwig, AICP  
Planning Administrator

MGL:dfa

Attachment



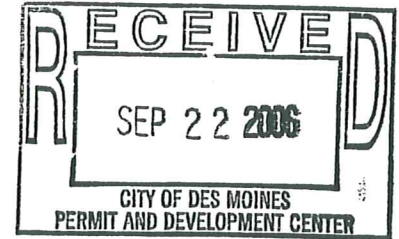
# MEMORANDUM

Date: September 20, 2006

To: Doug Saltsgaver, P.E.  
Engineering Resource Group

From: Jeff Morrow, P.E.  
Anderson-Bogert Engineers, Inc.

Subject: Drake University Housing and Parking Expansion  
31<sup>st</sup> Street and Carpenter Road  
Des Moines, Iowa



This memorandum summarizes analyses and commentary concerning the parking expansion proposed by Drake University in conjunction with a student housing project along the west side of 30<sup>th</sup> Street in the vicinity of Carpenter Road.

## PROJECT OVERVIEW

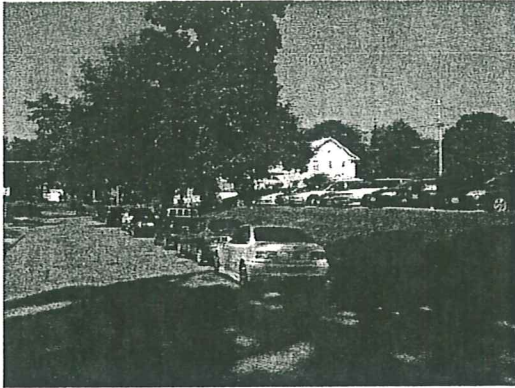
This project includes creating 149 new student dwelling units west of 30<sup>th</sup> Street on the north and south sides of Carpenter Road. Two building complexes are proposed on properties currently owned by Drake University. The northern complex is planned to include 117 dwelling units (approximately 377 beds) while the southern building will include 32 dwelling units (approximately 112 beds). It is also proposed that up to 10,000 square feet of commercial area be included in the buildings. Typical expected commercial uses may include coffee shop, copy store, tanning place, dry cleaners, or other student service oriented use.

Figure 1 is an aerial map showing the existing conditions and the proposed residential buildings. As can be seen in Figure 1, the proposed buildings will replace existing single family style houses currently being used as student housing. This project will not displace any existing on-street or surface lot parking.

In discussing this project with University Staff, some of the goals for the project include:

- Replace existing, aged dorm buildings with modern living facilities that would include private and semi-private suites, up to date computer and communications services, and various amenities to allow the University to keep up with other competitive learning institutions.

- Attract existing commuter students to live on-campus rather than driving to campus, thereby reducing existing levels of vehicle travel.
- Increase the amount of parking to the area west of 30<sup>th</sup> Street.



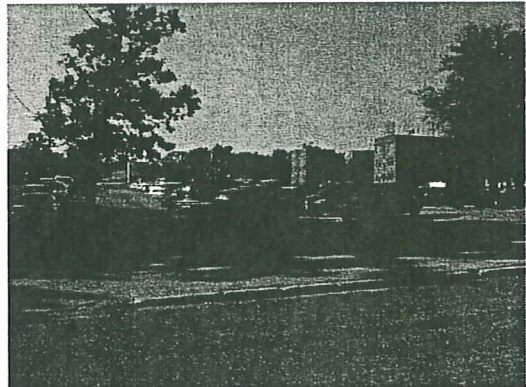
### EXISTING PARKING SUPPLY

Referring back to Figure 1, it can be seen that there are nearly 265 surface parking spaces in off-street lots. There are also roughly 30 on-street parking spaces along 31<sup>st</sup> Street and on Carpenter Road, west of 31<sup>st</sup> Street. No parking is allowed on Carpenter Road east of 31<sup>st</sup> Street or on the west side of 31<sup>st</sup> Street.

Based on field observations and discussions with University staff, the existing parking is primarily used by commuter students that drive to campus for classes but live somewhere off campus. During the day, existing parking occupancy was observed at nearly 100% full. Each evening, the parking occupancy drops significantly as the commuter students leave campus.

In talking with University Security staff, parking complaints are not common (around 2 or 3 per year). Most of the parking complaints are associated with major events such as the Drake Relays.

Campus wide, the University has issued 2,800 parking permits, and has a total supply of 2,400 spaces. Not all permit parkers come to the University on the same day or at the same times. In the absence of significant numbers of parking complaints, it appears the existing parking supply is generally adequate for day-to-day University operations.



### PROJECT PARKING DEMAND

As part of the analyses for parking demand, the following assumptions were made:



- Demand estimates are based on all 149 dwelling units being constructed. There were no intermediate demand estimates based on partial construction or phased construction of the buildings.
- Based on discussions with University staff, it was assumed residence hall occupancy is 100%.

City of Des Moines zoning ordinance specifies a parking ratio of 1 space per 5 students plus 1 space per every two Full Time Employees (FTE). Drake University does not keep data or statistics on the number of parking permits by dorm building, so there is no readily available information to calibrate the parking rate to the local conditions. However, the Urban Land Institute suggests ranges of peak parking demand from 0.1 to 0.5 spaces per student, and the Institute of Transportation Engineers suggests similar ranges with an average around 0.25 spaces per resident student. Based on this research, it appears 1 space per every 5 students (0.2 spaces per student) is reasonably within the recommended ranges.

The 10,000 square feet of commercial space is expected to be used primarily by the residents, and as such would not generate significant parking demand over and above that generated by the residence facility itself. It is expected most of the business for those commercial spaces will be pedestrian/walk-in traffic.

Considering the above rates, we anticipate the following required parking:

**Table 1  
Estimated Parking Requirement**

<u>Location</u>	<u>Units</u>	<u>Students</u>	<u>Rate</u>	<u>Spaces</u>
N. Buildings	117	377	0.2	75
S. Building	<u>32</u>	<u>112</u>	0.2	<u>23</u>
Subtotal	149	489		98
Staff Parking	2 FTE*		0.5	<u>1</u>
<b>GRAND TOTAL</b>				<b>99</b>

\*FTE – Full Time Employees

To comply with current Americans with Disabilities Act (ADA) requirements, 1 space per 25 total spaces should be an accessible parking space. Therefore, of the above total 99 spaces, a maximum of 95 should be standard dimension spaces, and a minimum of four should be handicap accessible spaces. Discussions with Drake University staff confirm the standard ADA accessible space rates appear to be adequate for typical campus needs.

## **CONCLUSIONS**

Currently, Drake University is operating at 100% dorm room occupancy. With expected phase out/remodel of existing buildings, the proposed new buildings are, for the most part, intended to replace current room inventory with modern, more desirable living space. As such, the new residence buildings are not expected to generate new traffic to the Drake campus.

Any additional room inventory over and above existing inventory will be used to attract students that are currently living off-campus to move on-campus and eliminate daily vehicle trips to the University. After the new facilities are in place there may actually be a decline in vehicle trips to the University.

This project will add 100 new parking spaces to the project area without displacing existing on-street or surface parking lot parking spaces.

Figure 1 shows a boundary line of parking influence by the proposed residence buildings. As can be seen in the figure, the influence area includes 263 spaces of existing surface parking. At the project completion, there will be 363 spaces available for parking and use around the new residence buildings.

Drake University Staff also discussed additional future parking expansion of the existing surface parking lot on the south side of Carpenter Avenue. That expansion would be separate from this project, but would further expand the parking inventory at such time as future demand warrants expanding the lot.

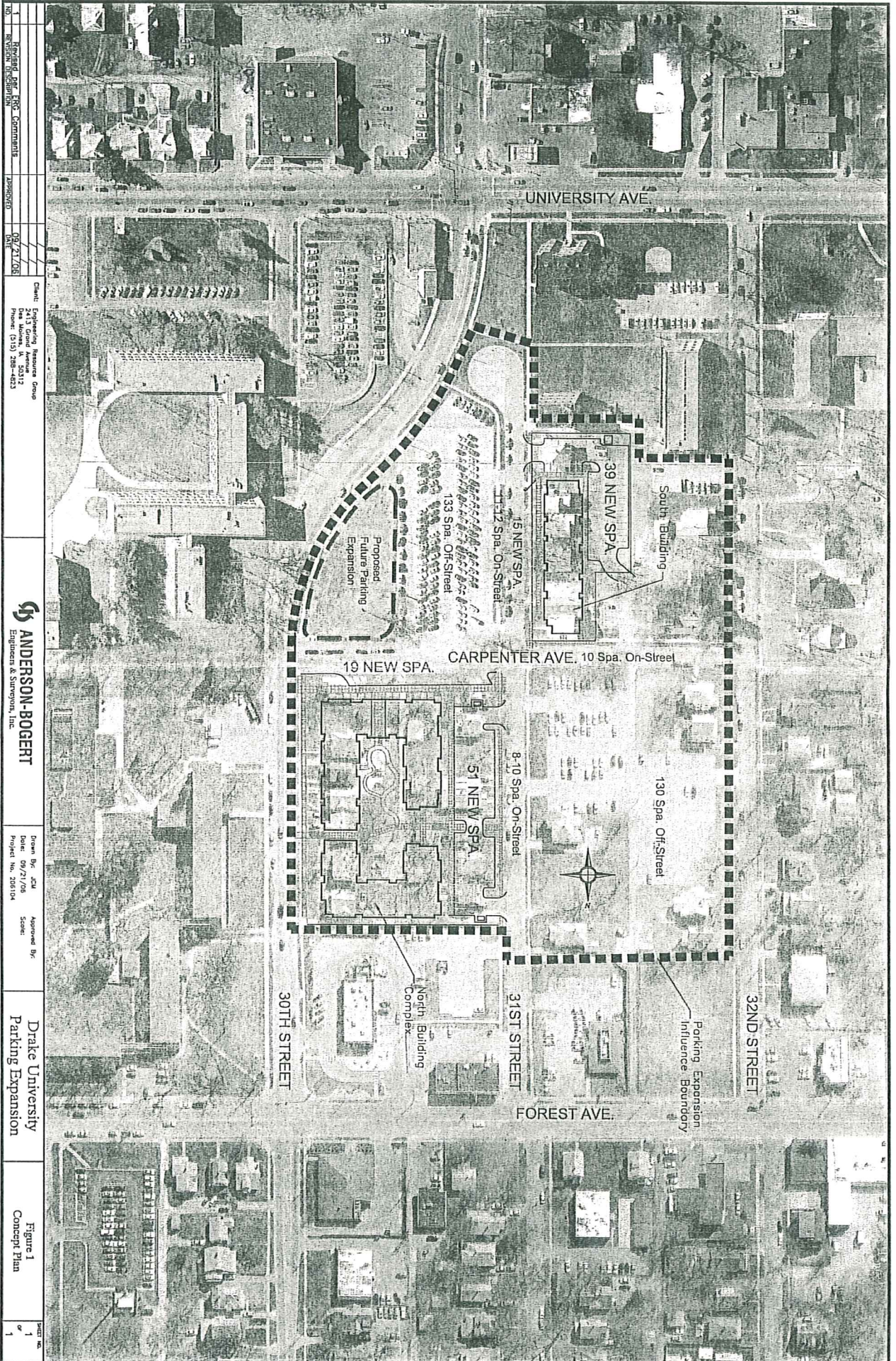
Drake University is in the process of working with the City of Des Moines to improve traffic flow, parking, and pedestrian safety through numerous joint projects on University Avenue and around the Drake campus. The University sees this project as another opportunity to reduce vehicular traffic on the surrounding street network and thereby reduce congestion.

Finally, it is anticipated that during the overnight hours, when commuter students have left, there will be excess parking available for the ancillary commercial uses included in the proposed development. This excess parking can also provide temporary overflow as needed on weekends and evenings.

## **RECOMMENDATIONS**

We recommend the project proceed forward, generally as shown in Figure 1, providing 124 new off-street parking spaces, including the ADA required accessible parking spaces.





1	Revised per ERS Comments	APPROVED	Client: Fisher's Planning Group 2413 Grand Avenue Dix Hills, NY 13612 Phone: (315) 258-4833	Drawn By: JCM Date: 09/21/06 Project No: 206104	Approved By:	Drake University Parking Expansion	Figure 1 Concept Plan	Scale: 1" = 1'
1	REVISION DESCRIPTION	APPROVED	09/21/06 JCM					

**ANDERSON-BOGERT**  
Engineers & Surveyors, Inc.



**PRELIMINARY CONCEPTUAL PLAN FOR DRAKE-HUBBELL HOUSING**  
 A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA  
 SHEET 1 OF 4

**ZONING**  
 EXISTING - R-3  
 PROPOSED - PUD

**REGULATIONS**

- 1) DEVELOPMENT SHALL BE FOR THE PUD SHALL COMPLY WITH THAT OF R-3 AND C-1 WITH EXCEPTIONS AS DETAIL BELOW
- 2) FRONT YARD SETBACK SHALL BE 10' MIN.
- 3) SIDE YARD SETBACK SHALL BE 10' MIN.
- 4) LOT AREA PER DWELLING: NO MINIMUM
- 5) OPEN SPACE SHALL BE 10% OF THE TOTAL AREA
- 6) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 7) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 8) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 9) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 10) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 11) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 12) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 13) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 14) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 15) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 16) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 17) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 18) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 19) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK
- 20) SIDEWALK FOR PARKING STALLS SHALL BE SETBACK A MINIMUM OF 5' FROM ANY SIDEWALK

**DEVELOPMENT SCHEDULE**

OCTOBER 2006 - APRIL 2006

**NOTES**

- 1) PRE-APPLICATION MEETING HELD 04/04/06
- 2) DES MOINES 2000 COMMUNITY CHARACTER PLAN USES HIGH DENSITY RESIDENTIAL
- 3) DENSITY: 70 UNITS/AC
- 4) MORE SIDEWALKS SHALL BE PROVIDED ALONG ALL PUBLIC STREETS FRONTING THE PUD.

**LEGAL DESCRIPTION**

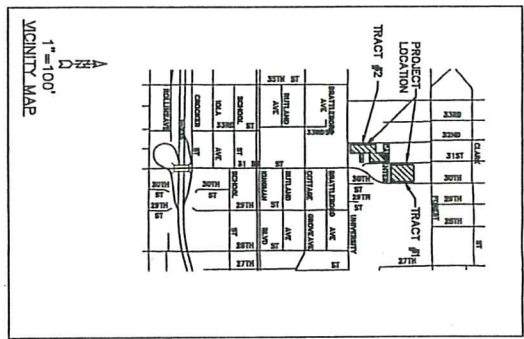
TRACT #1 LOT 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19 AND THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 18 WEST, POLK COUNTY, IOWA.  
 SAID TRACT OF LAND CONTAINS 227 ACRES MORE OR LESS.  
 TRACT #2 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND THE WEST HALF OF LOTS 15 AND 16 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 18 WEST, POLK COUNTY, IOWA.  
 SAID TRACT OF LAND CONTAINS 229 ACRES MORE OR LESS.

**ARCHITECTURAL STANDARDS**

1. EXTERIOR WALL FINISHES SHALL BE BRICK, INTERMEDIATE COLORED STONE, OR PRE-FINISHED DETAIL STONE. EXTERIOR ROOFING SHALL BE ASBESTOS-FREE SHINGLES OR METAL.
2. EXTERIOR FOUNDATIONS: NO EXPOSED CONCRETE BUILDING FOUNDATIONS, MASONRY OR STONE MUST BE TAKEN DOWN TO GRADE.
3. EXTERIOR WINDOWS SHALL BE PRE-FINISHED CLAD WOOD WINDOWS, ALUMINUM WINDOWS AND/OR ALUMINUM STOREFRONTS.
4. PARKING: ALL PARKING SHALL BE HARD SURFACED CONSTRUCTION.

**PARKING**

REQUIRED: 1/3 STUDENTS - 488/3 - 163  
 PROVIDED: 124



**PERMITTED LAND USES**  
 ONLY USES DESCRIBED IN THESE PUD DOCUMENTS SHALL BE ALLOWED. CURRENT USE IS SINGLE FAMILY RESIDENTIAL.

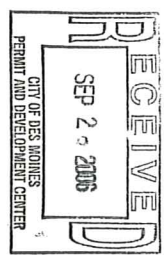
**STORM WATER MANAGEMENT**

THE SITE WILL PROVIDE STORM WATER MANAGEMENT THROUGH THE USE OF CONVENTIONAL DETENTION AND CONSERVATION PRACTICES WHICH MAY INCLUDE PERMEABLE PAVEMENT, BIOMIMETIC DETENTION, AND OTHER TECHNIQUES. EROSION CONTROL MEASURES WILL BE EMPLOYED DURING CONSTRUCTION ALONG WITH PERMANENT DESIGN MEASURES FOR EROSION PREVENTION.

**SANITARY SEWER**

SEWER SERVICE SHALL BE AVAILABLE IN 30'W & 21ST STREETS THIS WILL BE EXTENDED INTO THE SITE TO SERVE THE UNITS.

**GENERAL DEVELOPMENT CONCEPT**  
 THE DEVELOPMENT WILL BE A 3-STORY RESIDENTIAL BUILDING FOR OCCUPATION BY DRAKE UNIVERSITY STUDENTS ONLY.  
 TRACT #1 WILL CONTAIN 2-3 STORY BUILDINGS. ONE OF THE 3 STORY BUILDINGS WILL BE A 3 STORY BUILDING TO SUPPORT THE COURTS OF THE COMPLEX. OFF STREET PARKING WILL BE PROVIDED FOR THE RESIDENTS TO COMPLY WITH THE CITY CODE.  
 TRACT #2 WILL BE COMPOSED OF A SINGLE 4 STORY BUILDING. OFF STREET PARKING WILL BE PROVIDED.



APPROVED BY PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ WITH THE FOLLOWING CONDITIONS:  
 APPROVED BY CITY COUNCIL ON \_\_\_\_\_

DESIGN SEAL: DAVIS, J. SMITH, 2878 IOWA, REGISTERED ARCHITECT

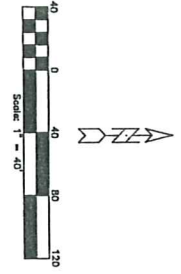
ENGINEER SEAL: ERG, 1117 17TH AVE SW, DES MOINES, IA 50312, (515) 281-4823

CPI

**ERG**  
 Engineering Resource Group, Inc.  
 Engineers and Surveyors  
 1117 17TH AVE SW  
 DES MOINES, IOWA 50312  
 (515) 281-4823



NOTE:  
THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS NOT GUARANTEED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN BEFORE CONSTRUCTION. ANY UTILITIES NOT SHOWN ON THIS PLAN SHALL BE THE USER'S RESPONSIBILITY TO LOCATE AND MARK BEFORE CONSTRUCTION.



AREA  
2.27 ACRES

BUILDINGS A & B  
UNITS 117  
BDS: 377

ZONING  
CURRENT ZONING R-3  
PROPOSED PUD

RETAIL SPACE  
APPROX. 8,000 SF

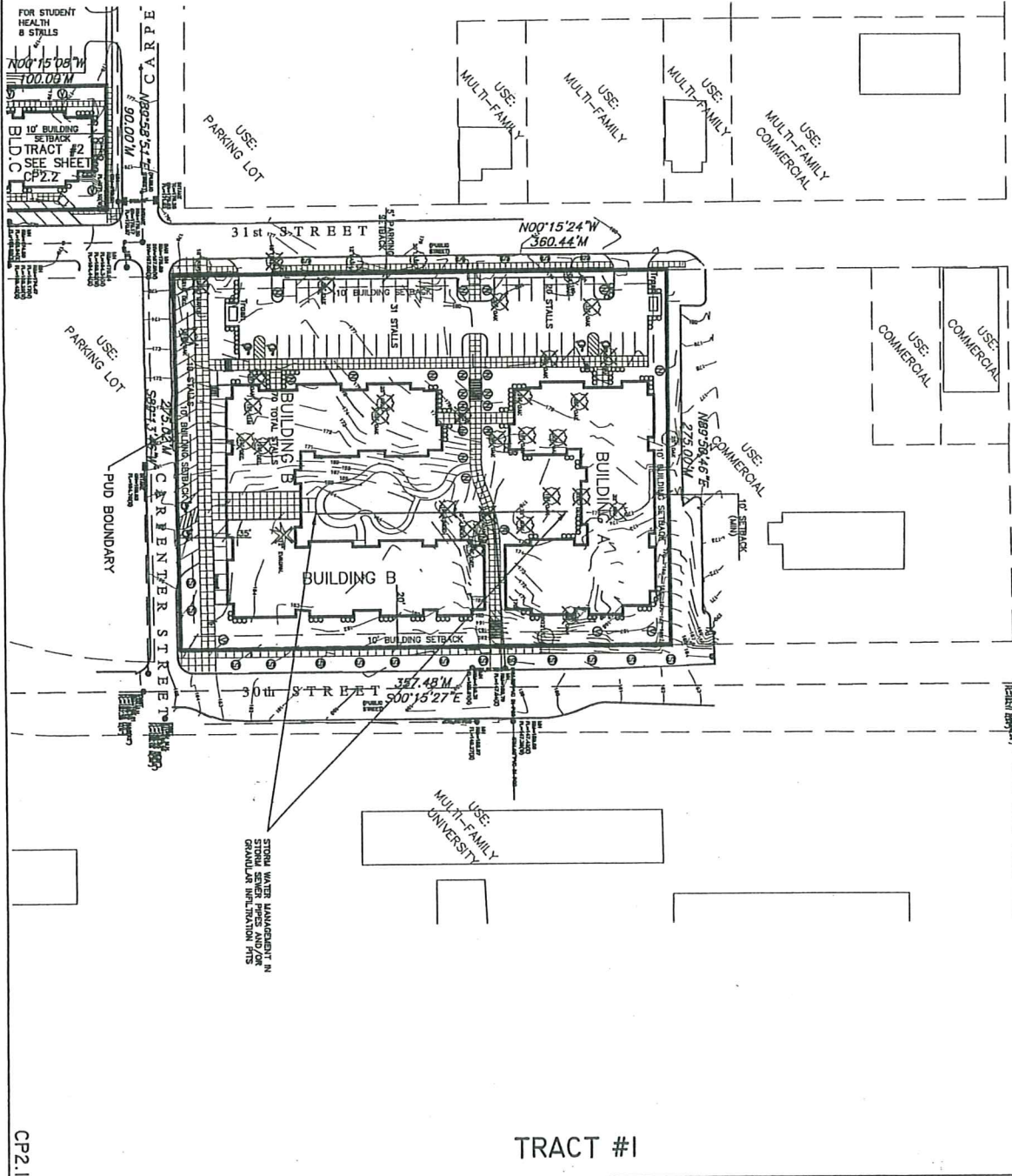
LEGEND

	EXISTING TREE DECIDUOUS
	EXISTING TREE CONIFEROUS
	EXISTING TREE LINE
	EXISTING CONTOUR
	EXISTING ELECTRIC EASEMENT
	EXISTING WATER POLE/CURB POLE
	EXISTING MONUMENT (AS NOTED)

PROPOSED LANDSCAPE LEGEND

①	SHEET TREE
②	ONE STORY TREE
③	ORNAIMENTAL TREE
④	SHRB

PRELIMINARY CONCEPTUAL PLAN FOR DRAKE-HUBBELL HOUSING  
A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA  
SHEET 2.1 OF 4



TRACT #1

CP2.1

**ERG**  
Engineering Resource Group, Inc.  
Engineers and Surveyors  
8415 GRAND AVENUE  
DES MOINES, IOWA 50318  
(515) 288-4823

DRAKE-HUBBELL HOUSING - CONCEPTUAL PLAN

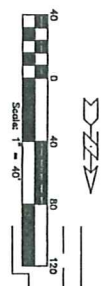
NO.	REVISION	DATE	BY	FOR

LOCATION:	SCALE: 1" = 40'	DESIGNED BY: DJS	DRAWN BY: PJV
	DWG: 6077CP.DWG	CHECKED BY: DJS	DATE: 08/28/06
	FIELD BOOK:	SHEET 2.1 OF 4	FILE NO.: 6077

26

NOTE:  
THE LOCATION OF ALL UTILITIES SHOWN ON THE PLAN IS FOR INFORMATION ONLY. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THE PLAN AND TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PLAN BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PRELIMINARY CONCEPTUAL PLAN FOR DRAKE-HUBBELL HOUSING  
A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA  
SHEET 2.2 OF 4



**LEGEND**

- EXISTING TREE DECIDUOUS
- EXISTING TREE CONIFEROUS
- EXISTING TREE LINE
- EXISTING CONTOUR
- EXISTING ELECTRIC EASMENT
- EXISTING POWER POLE/LIGHT POLE AND GUY WIRE
- EXISTING MONUMENT (AS NOTED)

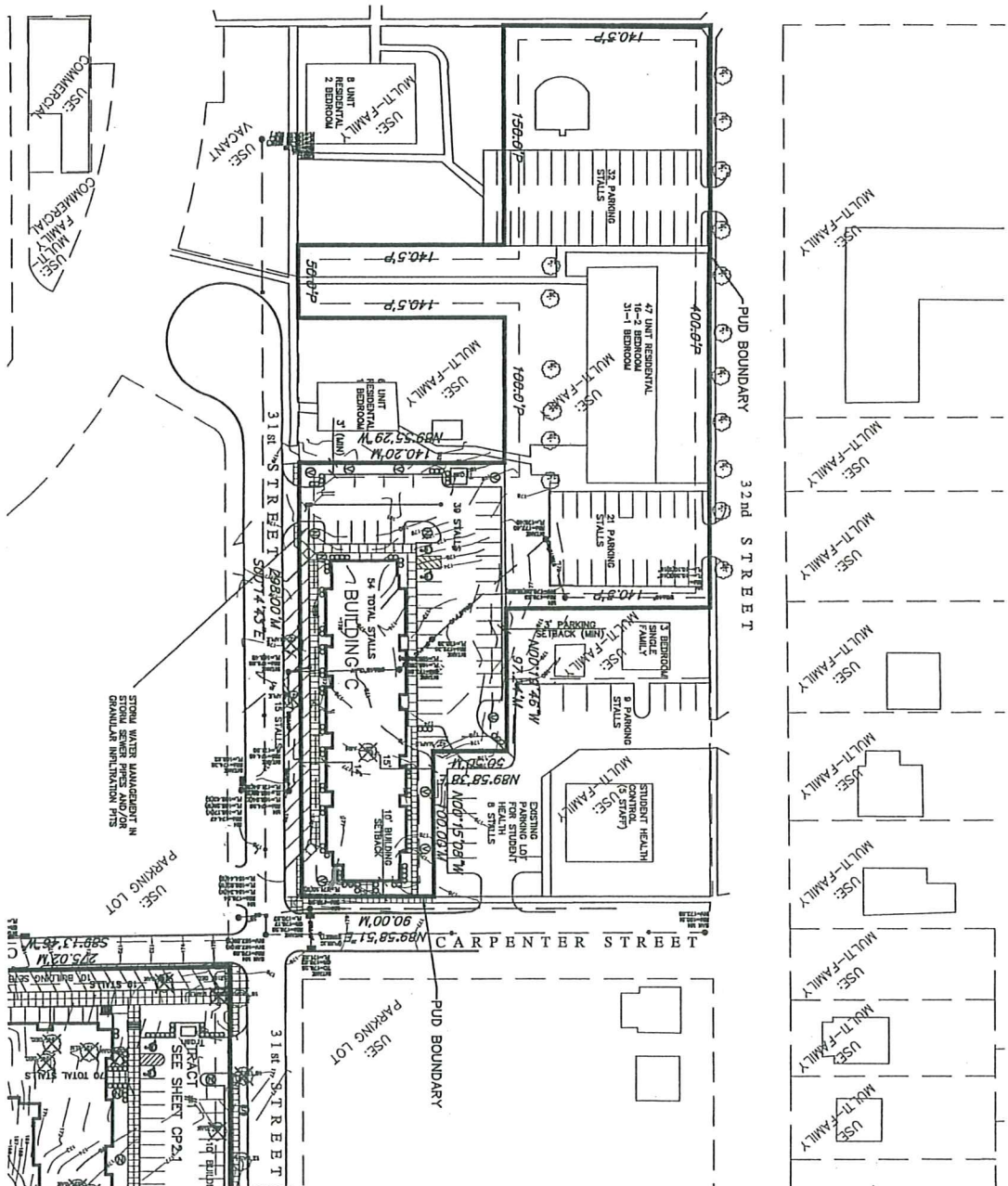
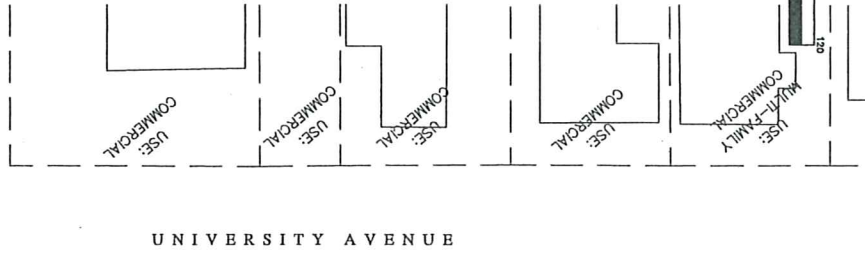
**PROPOSED LANDSCAPE LEGEND**

ID	DESCRIPTION
①	SHEET TREE
②	DOG SHAW TREE
③	GROUNDLINE TREE
④	SHRUB

**ZONING**  
PLANNED UNIT ZONING R-3  
PROPOSED PUD

**BUILDING C**  
UNITS: 22  
BEDS: 112

**AREA**  
2.28 ACRES



TRACT #2

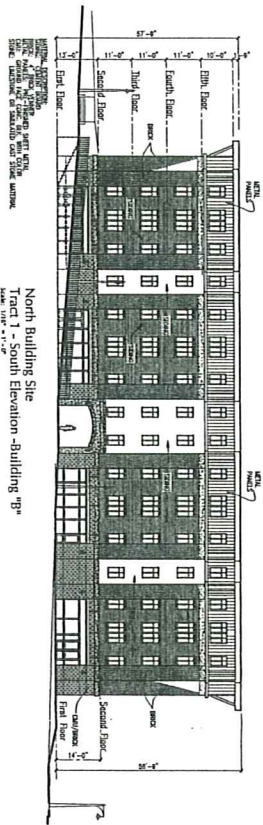
CP2.2

<p><b>ERG</b> Engineering Resource Group, Inc. Engineers and Surveyors 8418 GRAND AVENUE DES MOINES, IOWA 50322 (515) 280-4824</p>					<p><b>DRAKE-HUBBELL HOUSING - CONCEPTUAL PLAN</b></p>				
NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE: 1" = 40'	DESIGNED BY: DJS	DRAWN BY: PJV	
						DWG: 6077CP.DWG	CHECKED BY: DJS	DATE: 09/28/06	
						FIELD BOOK	SHEET 2.2 OF 4	FILE NO.: 6077	

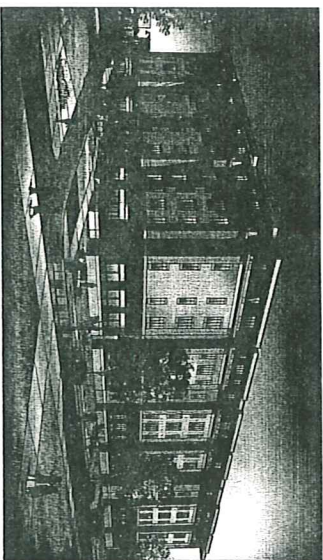
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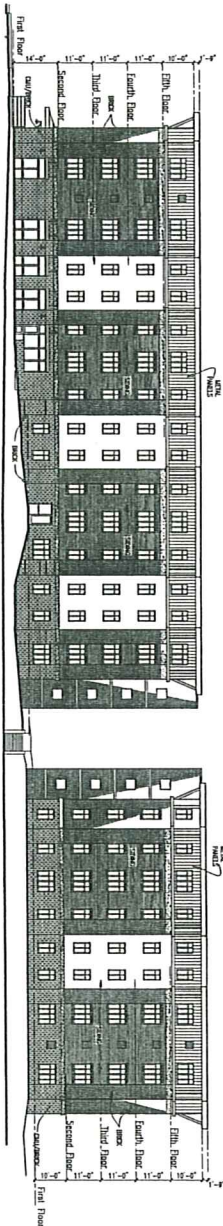
PRELIMINARY CONCEPTUAL PLAN FOR DRAKE-HUBBELL HOUSING  
 A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA  
 SHEET CP3 of 4



North Building Site  
 Tract 1 - South Elevation - Building "g"  
 Scale: 1/8" = 1'-0"

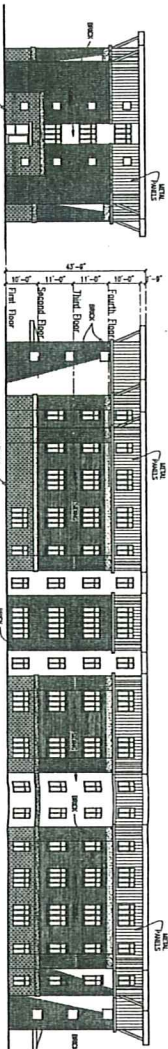


North Building Site  
 Tract 1 - Southeast Corner Elevation - Building "g"  
 Scale: 1/8" = 1'-0"



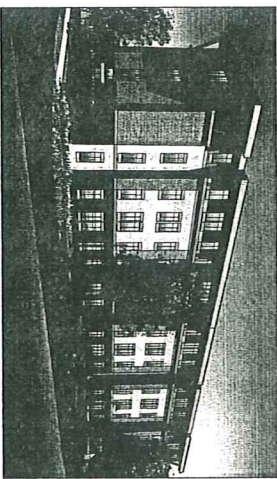
North Building Site  
 Tract 1 - East Elevation - Building "g" (West Similar)  
 Scale: 1/8" = 1'-0"

North Building Site  
 Tract 1 - East Elevation - Building "A" (West Similar)  
 Scale: 1/8" = 1'-0"



South Building Site - Building "C"  
 Tract 2 - South Elevation (North Similar)  
 Scale: 1/8" = 1'-0"

South Building Site - Building "C"  
 Tract 2 - East Elevation  
 Scale: 1/8" = 1'-0"



South Building Site  
 Tract 2 - Southeast Corner Elevation - Building "C"  
 Scale: 1/8" = 1'-0"

Sheet Title  
 Schematic Exterior Elevations

In Association With  
 • Polk County Planning  
 • Engineering Services, Inc.  
 •

**F&H**  
 F&H Associates Inc. Architects Engineers  
 2000 Walnut, Suite 200 Des Moines, IA 50319  
 (515) 281-2000 (515) 281-2000  
 Fax (515) 286-1039 Fax (515) 281-2002  
 www.fhassociates.com © F&H Associates, Inc.

Project Title  
 Drake Student Housing with Hubbell Realty  
**Drake Housing**  
 30th Street & Carpenter, 31st & Carpenter  
 Des Moines, Iowa 50309

Project Number  
 2006211

CP3