*	Roll	Call	Number
---	------	------	--------

Agenda 1	[tem	Number
	ć	39

Date March 22, 2021

RESOLUTION HOLDING HEARING ON REQUEST FROM HILLTOP HOUSING, LLC (OWNER) TO AMEND PLANDSM FUTURE LAND USE DESIGNATION AND APPROVE A 1ST AMENDMENT TO THE "HILLTOP APARTMENTS" LEGACY PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED AT 3722 & 3726 HUBBELL AVENUE AND 3680 & 3688 KENNEDY DRIVE

WHEREAS, on March 8, 2021, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing on February 18, its members voted 14-0 to APPROVE a request from Hilltop Housing, LLC (owner), represented by J.B. Conlin (officer), to review and approve amendment of the PlanDSM Creating our Tomorrow comprehensive plan future land use classification from Medium Density Residential within a Community Node, and to review and approve a 1st Amendment to the "Hilltop Apartments" Legacy PUD Conceptual Plan on the property located at 3722 and 3726 Hubbell Avenue and 3680 and 3688 Kennedy Drive ("Property"), to allow construction of two 42-unit household dwellings in place of the approved dwelling units within a 30-unit household dwelling, and several two-household dwellings. The amendment would not alter the total number of dwelling units (254) allowed within the development. Additional property owners include Hilltop Senior, LP; Hilltop I, LP; and Hilltop II, LP. The recommendation is subject to the following conditions:

- 1. Provision of a note to state that any "thru-wall air condition unit" shall be designed and colored to blend with the building; and
- 2. Sheets 2 and 3 of the PUD Conceptual Plan shall be revised to demonstrate the existing sidewalks along Hubbell Avenue, as well as the existing shelter for the transit stop; and
- 3. The proposed north/south sidewalk extending through the eastern portion of the site be extended southerly to the east/west sidewalk that provides a connection the public sidewalk along Hubbell Avenue; and
- 4. The notes on Sheet 2 pertaining to the landscape buffer shall be clarified to state that the proposed 6-foot tall fence shall be 100 % opaque; and
- 5. The note on Sheet 1 pertaining to landscaping shall be revised to state that the site will be landscaped in accordance with the landscaping regulations applicable in the 'NX3' District; and
- 6. The note on Sheet 1 pertaining to signage shall be revised to state that any signage shall be in accordance with signage regulations applicable in the 'NX3' District; and

WHEREAS, the Property is legally described as follows:

THE EAST 15 ACRES OF THE WEST 30 ACRES OF THE SOUTHEAST 1/3 OF THE SOUTHEAST 1/4 OF SECTION 20; LYING NORTH OF AVENUE FREDERICK HUBBELL; IN TOWNSHIP 70 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS. CONTAINING 14.62 ACRES.

WHEREAS, on March 8, 2021, by Roll Call No. 21-0373, it was duly resolved by the City Council that the request to amend the land use designation and approve a 1st Amendment to the Legacy PUD Conceptual Plan be set down for hearing on March 22, 2021 at 5:00 P.M., by electronic means in accordance with the Governor's

Roll Call	Numl	ber			Agenda Item N	umber 3 <u>4</u>
Date March	22, 202	1				
and Mayor's Pro- in the community	clamation, withou	ns and to	o encou	rage and n	naintain social distancing to curb the spread of COVID ting location; and	19
WHEREAS, due forth the time and amendment; and	notice of	of said he for hearing	earing v	was publish aid propose	ned in the Des Moines Register, as provided by law, setted and use amendment and Legacy PUD Conceptual P	ing 'lan
WHEREAS, in a PUD Conceptual thereto and have	Plan am	endmen	t both f	for and aga	nterested in said proposed land use amendment and Leg sinst, have been given opportunity to be heard with resp council.	acy sect
NOW THEREF	ORE, B	E IT RE	ESOLV	ED, by the	e City Council of the City of Des Moines, Iowa, as follo	ws:
any objection overruled, an 2. The proposed and 3726 Hu Node is here! 3. The proposed Development	s to the pd the head amendral amendral Avoy appropriate amendral Departra	proposed aring is of ment to the renue and ved. ment to the ment, is	l amend closed. he Plan d 3680 ne Lega hereby	Iment to th DSM: Creand 3688 If cy PUD Co found to b	and all statements of interested persons and arguments of the Legacy PUD Conceptual Plan "Hilltop Apartments" a sating Our Tomorrow Plan for the property locally know Kennedy Drive to High Density Residential within a Conceptual Plan "Hilltop Apartments", as on file in the Conceptual Plan "Hilltop Apartments", as on file in the Conceptual Plan with PlanDSM: Creating Our Tomoras stated above.	re hereby on as 3722 ommunity ommunity
		M	OVED	BY	TO ADOPT.	
FORM APPE	ROVED:	Judy	K. Park	<u>In</u> Ku s-Kruse ity Attorn	(21-2021-4.04) (ZON2020-00011)	
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE	
COWNIE						1 1
GATTO					I, P. Kay Cmelik, City Clerk of said City certify that at a meeting of the City Cou	nereby incil of

	Lyman	NAYS	PASS	ABSENT
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED	•		APP	ROVED

Mayor

said Čity 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



March 2, 2021

Date March 22, 202
Agenda Item ______
Roll Call #______

Honorable Mayor and City Council City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their February 18, 2021 meeting, the following action was taken regarding a City initiated request from Hilltop Housing, LLC (owner) represented by J.B. Conlin (officer) for the 1st Amendment to the "Hilltop Apartments" Legacy PUD Conceptual Plan to allow construction of two 42-unit household dwellings in place of the approved dwelling units within a 30-unit household dwelling, a 36-unt household dwelling, and several two-household dwellings. The amendment would not alter the total number of dwelling units (254) allowed within the development.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	Χ			
William Page	Χ			
Rocky Sposato	X			
Steve Wallace	Χ			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of Part A) The proposed amendment to the PUD is not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

Part B) Approval of amending the PlanDSM Creating Our Tomorrow Plan future land use classification from Medium Density Residential within a Community Node to High Density Residential within a Community Node.

Part C) Approval of the 1st Amendment to the "Hilltop Apartments" Legacy PUD Conceptual Plan, subject to the following:

- 1. Provision of a note to state that any "thru-wall air condition unit" shall be of a design and color that blends with the building.
- 2. Sheets 2 and 3 of the PUD Conceptual Plan shall be revised to demonstrate the existing sidewalks along Hubbell Avenue, as well as the existing shelter for the transit stop.
- 3. The proposed north/south sidewalk extending through the eastern portion of the site be extended southerly to the east/west sidewalk that provides a connection to the public sidewalk along Hubbell Avenue.
- 4. The notes on Sheet 2 pertaining to the landscape buffer shall be clarified to state that the proposed 6-foot tall fence shall be 100% opaque (solid).
- 5. The note on Sheet 1 pertaining to landscaping shall be revised to state that the site will be landscaped in accordance with the landscaping regulations applicable in the "NX3" District.
- 6. The note on Sheet 1 pertaining to signage shall be revised to state that any signage shall be in accordance with signage regulations applicable in the "NX3" District.

 (ZON2021-00011)

Written Responses

4 in Favor 0 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the proposed amendment to the PUD is no in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of an amendment to the PlanDSM Creating Our Tomorrow Plan future land use classification from Medium Density Residential within a Community Node to High Density Residential within a Community Node.

Part C) Staff recommends approval of the 1st Amendment to the to the "Hilltop Apartments" Legacy PUD Conceptual Plan, subject to the following:

- 1. The elevations for the two new structures, as provided on Sheets 5 & 6, shall be revised so that stone and brick masonry cover at least 2/3 of all facades.
- 2. Provision of a note to state that any "thru-wall air condition unit" shall be designed and painted to blend with the building.

- 3. Sheets 2 and 3 of the PUD Conceptual Plan shall be revised to demonstrate the existing sidewalks along Hubbell Avenue, as well as the existing shelter for the transit stop.
- 4. The proposed north/south sidewalk extending through the eastern portion of the site be extended southerly to the east/west sidewalk that provides a connection to the public sidewalk along Hubbell Avenue.
- 5. The notes on Sheet 2 pertaining to the landscape buffer shall be clarified to state that the proposed 6-foot tall fence shall be 100% opaque (solid).
- 6. The note on Sheet 1 pertaining to landscaping shall be revised to state that the site will be landscaped in accordance with the landscaping regulations applicable in the "NX3" District.
- 7. The note on Sheet 1 pertaining to signage shall be revised to state that any signage shall be in accordance with signage regulations applicable in the "NX3" District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. Purpose of Request: The proposed amendment to the "Hilltop Apartments PUD" Conceptual Plan would allow construction of two 42-unit household dwellings in place of the approved dwelling units within multiple two-household dwellings, a 30-unit household dwelling, and a 36-unit household dwelling. The total number of dwelling units allowed by the resulting PUD Conceptual Plan would remain constant at 254 dwelling units.

Any future construction must be in accordance with a "PUD" Development Site Plan that would be reviewed and recommended by the Plan and Zoning Commission and approved by the City Council. Such a Site Plan has not been submitted for review at this time.

- 2. Size of Site: 14.62 acres.
- 3. Existing Zoning (site): "Hilltop Apartments PUD" Planned Unit Development District.
- 4. Existing Land Use (site): The site currently contains four (4) multi-household structures containing a total of 170 dwelling units and a clubhouse building.

5. Adjacent Land Use and Zoning to Site of Amendment:

North – "N2b" & "F", Uses include a single-family dwelling and floodplain along Four Mile Creek.

South – "MX3", Uses include Hubbell Avenue, Kennedy Avenue, a gas station/convenience store (QuikTrip), and a photo copy business (Copy Center).

East - "MX3" & "N2a-2", Uses include a car wash, six (6) two-household dwellings (12 dwelling units), and three (3) single-household dwellings.

West – "PUD" & "RX1", Use is multiple-family residential with 240 dwelling units within 10 buildings.

- 6. General Neighborhood/Area Land Uses: The subject property is located along the northwest side of Hubbell Avenue at its intersection with East Douglas Avenue. The surrounding area includes a mix of multiple-household residential, commercial, and institutional uses.
- 7. Applicable Recognized Neighborhood(s): The subject property is within 250 feet of the Sheridan Gardens Neighborhood. This neighborhood was notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhoods on January 29, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on January 29, 2021 (20 days prior to the hearing) and February 8, 2021 (10 days prior to the hearing) to the Sheridan Gardens Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on February 12, 2021.

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Sheridan Gardens Neighborhood Association mailings were sent to Kurt Lee, 3507 E 39th Court, Des Moines, IA 50317.

The applicant mailing the required neighborhood outreach letter to surrounding property owners on January 21, 201. The applicant will be available to provide a summary of the meeting at the public hearing.

- **8. Relevant Zoning History:** On November 19, 2012, the City Council rezoned the subject property to "PUD" District (Ordinance 15,142) and approved the original "PUD" Conceptual Plan.
- 9. PlanDSM Creating Our Tomorrow Designation: The subject property is currently designated as Community Mixed Use and Medium Density Residential within a Community Node centered at the intersection of Hubbell Avenue and East 38th Street. The 254 dwelling units on the 14.62-acre site represents a net density of 17.37 units per acre. Therefore, the land use designation for the northern portion of the site should be revised from Medium Density Residential to High Density Residential, which accommodates densities over 17 units per acre.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the lowa Code, the application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the amended "PUD" Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. Urban Design: The proposed amendment to the PUD Conceptual Plan would allow construction of two (2) new multiple-household structures. One of the structures would be oriented north-to-south within the eastern portion of the property and the other would be oriented east-to-west within the northern portion of the property. The elevations demonstrate that the buildings would generally match the architectural character of the four (4) existing multiple-household dwellings on the site. However, the elevations demonstrate that the east façade of the easternmost building and the north façade of the northernmost building would only have a masonry wainscot. Given the visibility of these buildings from the residential uses to the east, Staff recommends that stone and brick masonry be provided on at least 2/3 of all facades instead of the wainscot so that the materials are consistent on all facades.

The elevations demonstrate that there would be "thru-wall air conditioning units". Staff recommends that a note be added to state that these shall be designed and painted to blend with the buildings.

2. Traffic/Street System: The PUD Conceptual Plan states that a traffic study was approved by the City in 2013 when the initial phase of the development was constructed.

The intersection of Hubbell Avenue and East Douglas Avenue has recently been realigned, which has allowed the main vehicular entrance for the development to be served by a stoplight along Hubbell Avenue. The PUD Conceptual Plan also provides a drive approach from Kennedy Drive (former segment of East Douglas Avenue) and an internal driveway connection at the north provided by an easement from the adjoining property.

The PUD Conceptual Plan demonstrates a total of 457 off-street parking spaces would be provided for the 254 dwelling, resulting in 1.80 parking spaces per dwelling unit.

There is existing sidewalk along all public streets, as a note on Sheet 1 of the PUD Conceptual Plan states that sidewalk shall be provided along all public streets fronting the PUD. Staff recommends that Sheets 2 and 3 of the PUD Conceptual Plan be revised to demonstrate these sidewalks, as well as the existing shelter at the transit stop along Hubbell Avenue. The PUD Conceptual Plan also demonstrates a network of

sidewalks throughout the development. Staff recommends that the proposed north/south sidewalk through the eastern portion of the site be extended southerly to the east/west sidewalk that provide a pedestrian connection from the public sidewalk along Hubbell Avenue.

- 3. Landscaping: The proposed "PUD" Conceptual Plan demonstrates significant landscaping and plantings throughout the site. It also provides a 30-foot wide landscape buffer along the east property line and a 20-foot wide landscape buffer along the north property line. Both buffers would contain a 6-foot tall fence, as well as 4 overstory trees and a mix of at least 8 additional evergreen, ornamental, or overstory trees, per 100 lineal feet. Staff recommends that the note be clarified to state that the fence within the buffers would be 100% opaque (solid). The proposed "PUD" Conceptual Plan states that the site will be landscaped in accordance with the landscaping regulations applicable in the "R-3" District. Staff recommends that this note be revised to state that the site will be landscaped in accordance with the landscaping regulations applicable in the "NX3" District.
- **4. Signage:** The proposed "PUD" Conceptual Plan states that signage will be allowed in accordance with the signage regulations applicable in the "R-3" District. Staff recommends that this note be revised to state that signage will be allowed in accordance with the signage regulations applicable in the "NX3" District.

SUMMARY OF DISCUSSION

Bert Drost presented staff report and recommendation.

Will Page asked with the 2 proposed buildings constructed, how many units would still be available.

Bert Drost stated this would max out the 254 units.

JB Conlin 3721 SW 61st Street, stated the back building has been changed to senior living units. Both buildings will have applications to IFA so these were designed to be built together or separately depending on what is approved by IFA. They would rather follow the requirements by IFA, which is 50% of brick on the building. The back of these buildings will hardly be seen and with brick being expensive makes it seem like a luxury that would cause rent prices to rise. Regarding condition #2, they will use a powder coated metal screen for the air conditioners that will match the color used on the buildings.

CHAIRPERSON OPENED THE PUBLIC HEARING

Johnny Alcivar asked to clarify 50% of brick and masonry is what's required by IFA?

JB Conlin stated that is correct but they don't require a specific place for the brick and masonry.

<u>Greg Wattier</u> asked if the staff recommendation is to match the existing buildings or to be different.

Bert Drost stated it would be to match the architecture of the existing buildings on all 4 facades.

<u>Greg Jones</u> stated he likes the façade that has more brick but understands the applicants point of view around the 50% IFA requirement. Maybe they could move some around to the back so it doesn't come out to be 2/3 and could lose a little bit on the front side.

<u>Jason Van Essen</u> stated staff was looking for consistency in the materials used between the existing buildings and the proposed buildings. Staff was not aware of how much the grade would be cut into with the project, which will obscure views of the back side of the buildings from the adjoining property. With seeing the graphic from the applicant showing the need for a retaining wall, staff is comfortable with what is proposed.

<u>Rocky Sposato</u> stated he would support striking condition #1 from the staff recommendation and rewording condition #2.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Greg Jones made a motion for the following:

Part A) The proposed amendment to the PUD is not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

Part B) Approval of amending the PlanDSM Creating Our Tomorrow Plan future land use classification from Medium Density Residential within a Community Node to High Density Residential within a Community Node.

Part C) Approval of the 1st Amendment to the "Hilltop Apartments" Legacy PUD Conceptual Plan, subject to the following:

- 1. Provision of a note to state that any "thru-wall air condition unit" shall be of a design and color that blends with the building.
- 2. Sheets 2 and 3 of the PUD Conceptual Plan shall be revised to demonstrate the existing sidewalks along Hubbell Avenue, as well as the existing shelter for the transit stop.
- 3. The proposed north/south sidewalk extending through the eastern portion of the site be extended southerly to the east/west sidewalk that provides a connection to the public sidewalk along Hubbell Avenue.
- 4. The notes on Sheet 2 pertaining to the landscape buffer shall be clarified to state that the proposed 6-foot tall fence shall be 100% opaque (solid).
- 5. The note on Sheet 1 pertaining to landscaping shall be revised to state that the site will be landscaped in accordance with the landscaping regulations applicable in the "NX3" District.

6. The note on Sheet 1 pertaining to signage shall be revised to state that any signage shall be in accordance with signage regulations applicable in the "NX3" District.

Motion passed: 14-0

Respectfully submitted,

Jason Van Essen, AICP

Planning & Urban Design Administrator

JMV:tjh

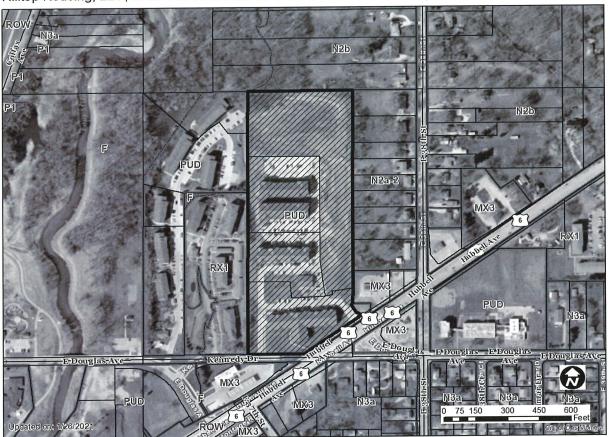
	ate: 2/10/21
Please mark one of the following	Staff Use Only
I am not in favor of the request	RECEIVED COMMUNITY DEVELOPMENT
Signature: Man, Pres.	FEB 1 7 2021
Name: bit-N-60 Stores, Ive.	
Address: 3765 Hubbell Ave.	
Reason for opposing or approving this request may be liste	d below:
	<u> </u>
70N2024 000	
ZON2021-00011 Date:Date:Date:Date:Date:	ate: 7-11-21
Please mark one of the following	
am in favor of the request	Staff Use Only
I am not in favor of the request	RECEIVED COMMUNITY DEVELOPMENT
Signature: KEY/S	FEB 1 7 2021
Name: Krvin YUAKUM ZKey LLC	
Address: 3764 Hubball Av om	į.
Reason for opposing or approving this request may be liste	ed below:
	11 11 11

ZON2021-00011 Da	ate: 2/9/21
Please mark one of the following	
I am in favor of the request	Staff Use Only
I am not in favor of the request	DECEMED
Signature: At only	RECEIVED COMMUNITY DEVELOPMENT
Name: JB Contin, Contin De Alexan	FEB 1 1 2021
Address: <u>Sae Belam</u> .	
Reason for opposing or approving this request may be liste	d below:
3540 F angles, 3560 E Aug	Ins Blogs A-F
3720,3722,3724,3726,3728-	-3768 Hulshell.
Soc Affacted Email 1119	all powed
New bors	V

Request from I	Hilltop H	lousing	, LLC (owner) rep	res	ented by J.B. C	Conlin (offic	er)	File #	
for property loo Kennedy Drive Hilltop Senior,	cated at , and 36 LP; Hilli	3722 H 88 Ken top I, L	lubbell nedy D P; and I	Avenue, 3 rive. Addit Hilltop II, L	726 iona .P.	Hubbell Avenual property own	ıe, 3680 ners include)		1-2021-4.04
Description of Action	Amend Medium Commu	n Densi	ty Resid de.	ential withi	n a (Our Tomorrow Community Nod	le to High De	ensity R	esiden	itial within a
PlanDSM Futui	re Land	Use	Neight Propos Neight	oorhood No sed: Comm oorhood No	ode. iunit ode.	Mixed Use and I	d High Dens	ity Resi	dential	l within a
Mobilizing Tomorrow Transportation Plan			2020-2024 Hubbell Avenue reconstruction/expansion from E 33 rd St to E 38 th Street (LRTP #12)							
Current Zoning District		t	Hilltop Legacy "PUD" Planned Unit Development.							
Proposed Zoning District			N/A.							
Consent Card Responses Outside Area (200 feet) Within Subject Property			In Favor Not In Favor Undetermined		ned	% O	oposition			
Plan and Zonir		Appro	val			Required 6/7		Yes		
Commission A	ction	Denia	I			the City Cour	ncil	No		

Hilltop Housing, LLC, 3722 and 3726 Hubbell & 3680 and 3688 Kennedy Drive

21-2021-4.04



1 inch = 283 feet

Request from H	lilltop H	ousing	, LLC (owner) represented by J.B. Conlin (officer)				er)		File #	
for property loc Kennedy Drive,	ated at and 36	3722 H 88 Ken	ubbell nedy D	Avenue, 3 rive. Addi1	726 iona	Hubbell Avenu	ıe, 3680	- 1	ZO	N2021-00011
Hilltop Senior,							DUD Co		al Dian	to allow
Description of Action	constru 30-unit	ction of househ endme	two 42- old dwe nt would	unit house Iling, a 36- I not alter t	hold unt l he to	household dwell otal number of d	ace of the ap ling, and sev lwelling units	proved veral two s (254) a	dwellir o-hous allowed	ng units within a ehold dwellings. d within the
PlanDSM Futur	e Land	Use	Neight Propos	orhood No	de. unit	Mixed Use and I				
Mobilizing Tom Transportation				2024 Hubbe (LRTP #12		venue reconstru	ıction/expan	sion fro	m E 33	Brd St to E 38th
Current Zoning	Distric	t	Hilltop Legacy "PUD" Planned Unit Development.							
Proposed Zoning District			N/A							
Consent Card Responses		ses	In Favor		No	ot In Favor Undetermine		ned	% Opposition	
Outside Area (2			4		0					
Within Subject	Propert	y								
Plan and Zonin		Appro	val	Х		Required 6/7		Yes		
Commission A	ction	Denia	l			the City Coun	icil	No		Х

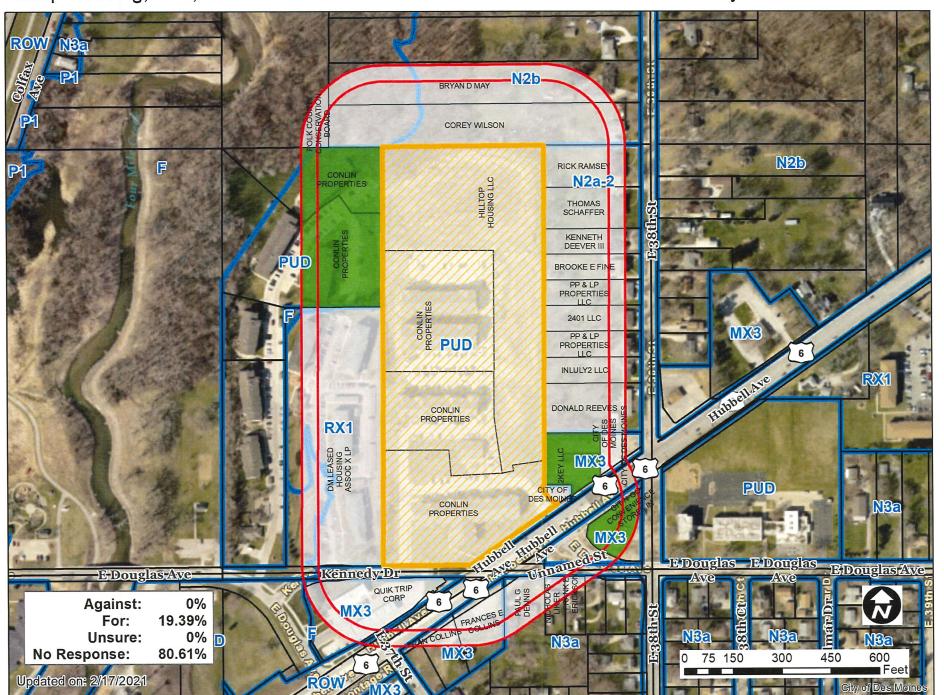
Hilltop Housing, LLC, 3722 and 3726 Hubbell Avenue & 3680 and 3688 Kennedy Drive

ZON2021-00011



1 inch = 283 feet

Hilltop Housing, LLC, 3722 and 3726 Hubbell Avenue & 3680 and 3688 Kennedy Drive



AN Sea

긥

EPTUAL

ONC

0

1

S

E

Ш

RTM

PAF

 \triangleleft

0

三

NO.

HR Resource and S Ratio Market Market

21-005

CONCEPTUAL PLAN FOR HILLTOP APARTMENTS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 1 OF 10 AMENDMENT #1

LEGAL DESCRIPTION

ARCHITECTURAL GUIDELINES

THE EAST 15 ACRES OF THE WEST 30 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, LYING NORTH OF AVENUE FREDERICK HUBBELL; IN TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE STH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, 10/14, EXCEPT LEGALLY ESTABLISHED HIGHWAYS. CONTAINING 14.62 ACRES

BUILDINGS MAY BE EITHER SINGLE OR MULTI STORY, WALL HEIGHTS MAY NOT EXCEED 35' FROM THE FIRST FLOOR LINE TO THE EVE.

WINDOWS & EXTERIOR DOOR ASSEMBLY SHALL BE METAL, VINYL, OR FIBERGLASS FRAMES WITH SWINGING, SLIDING OR CASEMENT ASSEMBLIES.

6. ALL BALCONIES ON THE MULTIPLE-FAMILY RESIDENTIAL STRUCTURES SHALL BE CONSTRUCTED WITH PREDOMINANTLY METAL, WOOD OR CEMENT FIBER MATERIALS.

EXPOSED FOUNDATION WALLS SHALL NOT EXCEED 6' IN HEIGHT AND SHALL BE CAST IN PLACE CONCRETE FINISH. NO FINISH SHALL BE APPLIED TO THE FOUNDATIONS.

B. VINYL SHALL NOT BE A PERMITTED MATERIAL FOR THE PROPOSED HORIZONTAL OVERLAP SIDING

IN ACCORDANCE WITH IFC SECTION 508.5.1: WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED

ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED (EXCEPTION: R-3, U & SPRINKLERED BUILDINGS SHALL BE NO MORE

OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS

ROOF SLOPE SHALL BE AT LEAST 4 OVER 12. THE ROOF SHALL BE A SLOPED ROOF WITH 30 YEAR, ARCHITECTURAL ASPHALT SHINGLES.

5. SOFFIT SHALL BE VENTILATED MATERIAL WITH A PERMANENT FINISH.



THE PURPOSE OF THIS PUD IS TO ALLOW FOR THE CONSTRUCTION OF NEW MULTI-FAMILY BUILDINGS WHICH INCLIDES APARTMENT BUILDINGS, AMENITIES INCLIDE PLAYGROUNDS, A CLUBHOUSE AND COMPUTER CENTER.

GENERAL DEVELOPMENT CONCEPT

THE OVERALL SITE DENSITY SHALL NOT EXCEED 254 UNITS.

EXISTING PROPERTY AREA: 636,847 SF PROPOSED UNITS: 254

REGULATIONS

OWNER CONTACT
HILLTOP HOUSING LLC
3721 SW 61ST STREET
DES MOINES, IA 50321
(515) 246-8016

EXISTING = PUD PROPOSED = PUD

LAND AREA /UNIT: 2.507 SF

ZONING

- A. THE REGULATIONS FOR THIS PUD SHALL COMPLY WITH THAT OF THE
 B. AS DISTRICT WITH EXCEPTIONS AS DENDIES.
 B. AS DISTRICT WITH EXCEPTIONS AS DENDIES.
 B. ALL BE PERMITTED, SUICH AS CULHIPOLISE, POLY, ARCREATIONAL,
 EXPLIRES, DAYCARE, FINESS EXPITE, COMPUTER CENTER, ETC.
 EL DOUGLAS (EXCINETY DIWE): 30'
 HUBBELL ARE 30'
 HOSTH BOUNDARY; 20'
 BLAT BOUNDARY; 20'
 BLAT BOUNDARY; 20'
 LASTE BOUNDARY; 20'
 LASTE BOUNDARY; 20'
 LASTER HERDIT 4 45'
 EL DENSTY, LAND AREA PER UNIT 2500 SF
 F. RECHAED PARKONS LAS STALLS FIRE UNIT FOR ENTIRE DEVELOPMENT.

PARKING

PROPOSED PARKING STALLS: 457 (457/254 UNITS = 1.80 SPACES/UNIT)

DEVELOPMENT SCHEDULE

JANUARY 2022 - DECEMBER 2027

SIGNAGE

SIGNS SHALL COMPLY WITH CITY REQUIREMENTS

- 1. PRE-APPLICATION METING MED 01/19/2021
 2. DES MONES 2020 COMMUNITY CHARACTER JAU USES: MEDIUM DENSITY RESIDENTIAL
 2. DES MONES 2020 COMMUNITY CHARACTER JAU USES: MEDIUM DENSITY RESIDENTIAL
 3. 4" MOS DEDVAILES SHALL BE IN PROVIDED ALONG ALL PUBLIC STREETS FRONTING THE PLO.
 4. TREE REMOVAL FROM THE SITE SHALL BE IN ACCORDANCE WITH THE REPUBLIANCE STATE OF THE TOTY CODE.
 5. FERCING DIVINEL BE IN ACCORDANCE WITH FERSE REQUILATIONS AS THEY APPLY TO THE "R"—"S DISTRICT, EXCEPT THAT ANY CHAIN LINK FENCE SHALL BE BLACK VINYL—CLAD.
 7. ALL MECHANICAL EQUIPMENT, INCLIDING ROOTFOP MECHANICAL OR AIR CONDITIONER UNITS NOT RECESSED IN THE BUILDING, SHALL BE SECREDED FROM MEW.
 6. REINFRONTENERS, JUNCTION BOSSES, AIR CONDITIONER UNITS, OR OTHER MECHANICAL EQUIPMENT OVER 3 FEET IN HEIGHT CANNOT BE LOCATED WITHIN A REQUIRED SETBACK.
 6. REINFRONTENES, JUNCTION BOSSES, AIR CONDITIONER UNITS, OR OTHER MECHANICAL EQUIPMENT OVER 3 FEET IN HEIGHT CANNOT BE LOCATED WITHIN A REQUIRED SETBACK.
 6. REINFRONTENES HALL BE REPORTED FROM LECTION OF THE PUBLIC UTILITIES REQUIRED AS PART OF ANY PUTURE PLAT OR DEVELOPMENT PLAN.
 12. TRASH CONTAINERS WILL BE SEREEND BY PICLOSURES CONSTRUCTED WITH AM ASONAY WALLS AND STELL GATE TO MATCH THE PRIMARY STRUCTURES.
 13. ALL LIGHTING PUTURES ON THE SET SHALL BE COMPONENTICHED WITH ASKING OUT OF ANY DIATACL LIGHT POLES WITH THE ARGRES SHALL BE NOT THE TOTAL DEVELOPMENT STRUCTURE ON EACH PARCEL.
 14. ANY SIGNADE SHALL BE IN ACCORDANCE WITH THE SION RECULLATIONS AS APPLICABLE TO THE "THE ATT OF THE EXCEPTION THAT ANY FRESTANDING SIGN ON ANY PARCEL
 15. A TRAFFIC METAL STRUCTURE ON SOME WITH A MISSONAY PASSE THAT LIGHT STRUCTURES THE PRIMARY STRUCTURE ON EACH PARCEL.
 15. A TRAFFIC METAL STRUCTURE ON EACH PROPERTY FOR THE PUTURE PLAT OR SOME WITH A MISSON PASSE THAT LIGHT STRUCTURES THE PRIMARY STRUCTURE ON EACH PARCEL.
 15. A TRAFFIC METAL STRUCTURE ON THE WEST TO SERVE PHASES 3 AND 0.4 SANY STRUCTURE ON EACH PARCEL.

NOTE

PERMITTED LAND USES

ONLY USES DESCRIBED IN THESE PUD DOCUMENTS SHALL BE ALLOWED. CURRENT USE IS MULTI FAMILY

SANITARY SEWER

PUBLIC SANITARY SEWER IS EXISTING IN HUBBELL AVE. EXTENSION WILL BE MADE INTO NEW DEVELOPMENT.

STORM WATER MANAGEMENT

STORM WATER MANAGEMENT FOR BOTH QUANTITY AND CUALITY WILL BE PROVIDED ON SITE FOR THE OR THE OR OF THE OR THE OR OF T

FEMA FIRM PANEL 190227 0004D (SEPTEMBER 18, 1987) 100-YEAR ELEVATION = 821 +/- $(47 +/- \odot DES MOINES VERTICAL DATUM)$

LANDSCAPING REQUIREMENTS

SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPE STANDARDS AS APPLICABLE TO THE "R-3" DISTRICT.

OPEN SPACE LANDSCAPE REQUIREMENTS ARE MET AS FOLLOWS FOR EACH 2,500SF OF OPEN SPACE

- 1 -OVERSTORY DECIDIOUS TREES 1 -EVERGREEN TREES 1- SHRUBS

BUFFERYARD LANDSCAPE REQUIREMENTS ARE MET AS FOLLOWS

NORTH & EAST

A 20' MDE LANDSCAPE BUFFER AREA WITH 4 OVERSTORY AND A MIX OF AT LEAST B ADDITIONAL EVERGREEN, ORNAMENTAL, OR OVERSTORY TREES PER 10 LF OF PROPERTY LINE. DISTINITO TREES MAY BE SUBSTITUTE FOR PROPOSED LANDSCAPE BUFFER TREES REGARDLESS OF SPECIES, AND A 5' TALL SOLID WOOD FENCE, 756 OPACITY.

SOUTH

NO REQUIREMENTS

WEST

NO RECUIREMENTS

PARKING LOT LANDSCAPE REQUIREMENTS ARE MET AS FOLLOWS

PERIMETER PARKING LOT: 1 OVERSTORY; 3 SHRUBS PER SOLF PARKING LOT.

		PLANNING & ZONING MEETING APPROVAL: CITY COUNCIL MEETING APPROVAL: ORDINANCE #XXXXXXX
SUBMISSION DESCRIBE	AT THE PORTION OF THIS TECHNICAL D BELOW WAS PREPARED BY ME OR PERVISION AND RESPONSIBLE CHARGE.	
I AM A DULY REGISTI THE STATE OF IOWA.	RED ARCHITECT UNDER THE LAWS OF	PUD CONCEPT PLAN
		APPROVED APPROVED WITH CONDITIONS SEE EXHBIT "A"
SIGNED	DATE:	IN ACCORDANCE WITH SECTION 135-0, 2019 DES MODES
		NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITE DEVELOPMENT DIRECTOR.
	IOWA REG, NO.	COMMUNITY DEVELOPMENT DIRECTORS

PUD CONCEPT PL	AN	
APPROVED	APPROVED WITH CONDITIONS SEE EXHBIT "A"	
IN ACCORDANCE VI	TH SECTION 135-9, 2019 DES LICONES LA	INCIPAL CODE, AS AMENDED
NO CHANGES TO T DEVELOPMENT DIRE	HIS PLAN UNLESS APPROVED IN WRITING	FROM THE COMMUNITY
COMMUNITY DEVEL	OPMENT DIRECTOR:	DATE

CPI

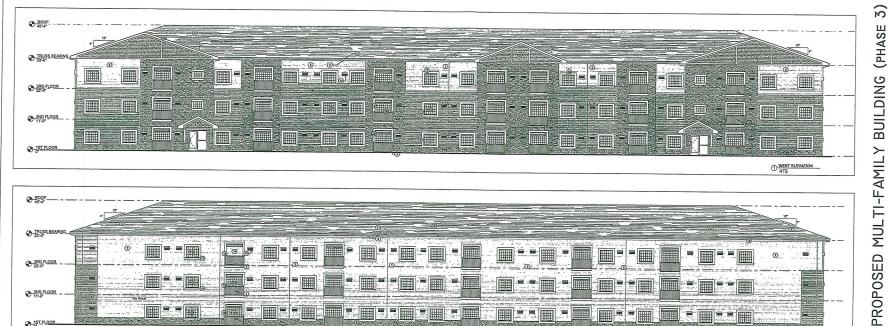
CONCEPTUAL PLAN FOR HILLTOP APARTMENTS A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 3 OF 10 AMENDMENT #1 PLAN වෙල ලේක ඉලිකෙට් කෙට් කෙට් කෙට්ට දෙනුවට ත්ටු කෙට් ක්ටු කෙට් කෙට්ට ක CONCEPTUAL LANDSCAPE PLAN CONCEPTUAL HILLTOP APARTMENTS 000 0 0 KENNEDY DRIVE 0 0 * * * 0 000 o 000000000000000

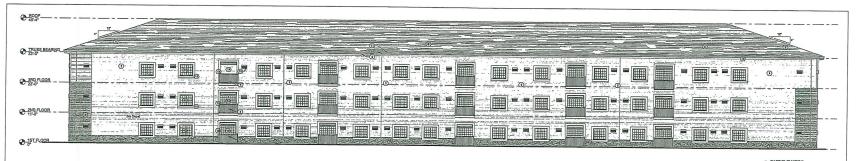
> 50 0 50 100 150 Scole: 1" = 50"

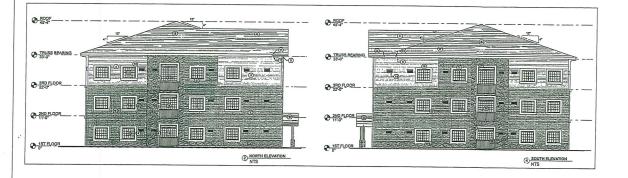
> > CP2.2

21-005/DESIGN/PUD-AMENDMENT/21-005-CP-2-2-dwg, 1/19/2021 2:36:23 PM, BGI:

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 5 OF 10 AMENDMENT #1







ELEVATION KEY NOTES

- 2. 4" DEPTH STONE VENEER OVER AIR SPACE
- 3. 4" DEPTH CAST STONE SURROUNDS OVER AIR SPACE
- . PRE-FINISHED METAL DECORATIVE RAILINGS

- 10. PREFINISHED METAL FASCIA TRIM
- 13. ALUMINUM STOREFRONT ENTRY SYSTEM WITH INSULATED GLAS.
- 14. SLIDING VINYL PATIO DOOR WITH INSULATED GLASS
- 15. SLIDING VINYL WINDOW UNIT WITH INSULATED GLASS
- 16, THRU-WALL AIR CONDITIONING LINES 17. NOT USED

CP-3.

3

PLAN Br. DJS

CONCEPTUAL

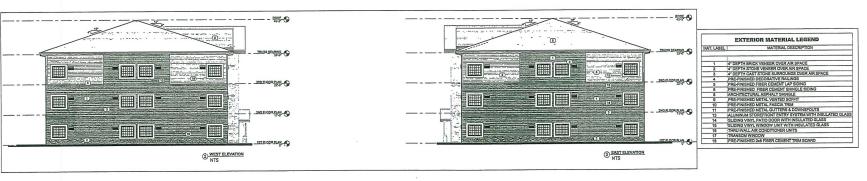
APARTMENTS BY FOR

HILLTOP

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 6 OF 10 AMENDMENT #1







CP-3.2

SONCEPTUAL
SOME AS NOTED DESCRIPE BOWE BELOS CHARLES BOWN

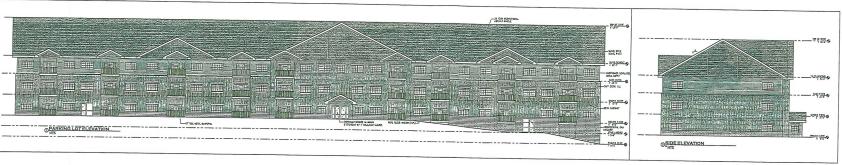
1

APARTMENTS LOCATION

HILLTOP

21-005

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 7 OF 10 AMENDMENT #1





GENERAL EXT. ELEVATION NOTES

S. BIGRARE AND SEAL TO LIGHTE ACCOUNT AR INFLITATION BARRIER AROUND
JUL EXITION POLITICIONS TO FRENCH WATCH MG SPRINGER FOR INSERTING E. ADDRESS SHALL BE PROVIDED ON STREET BOY OF BUILDING AND ON MONUMENT SOL. MENSERS & LINCOLDS ON STREET BOY OF BUILDING AND ON MONUMENT

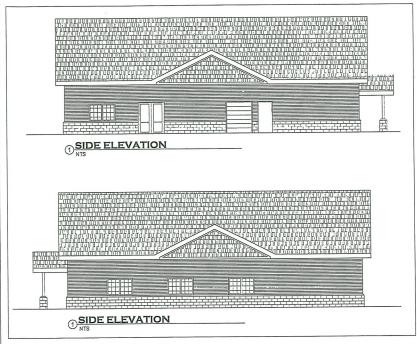
L ALL BALCONES AND RANDIES SHALL BE PROMARLY FARRICATED FROM META

IZ PROFESSIO 47" TALL METAL CHARGES

CP-3.3

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 8 OF 10 AMENDMENT #1





EXISTING CLUBHOUSE

HILLTOP APARTMENTS - CONCEPTUAL

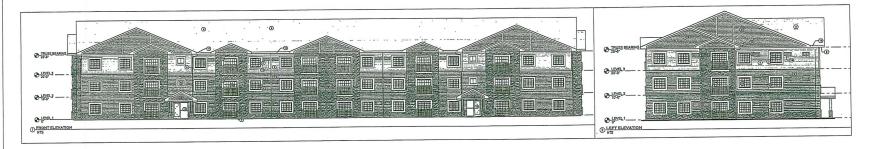
REASON SOME 1 FOR 10 FOR

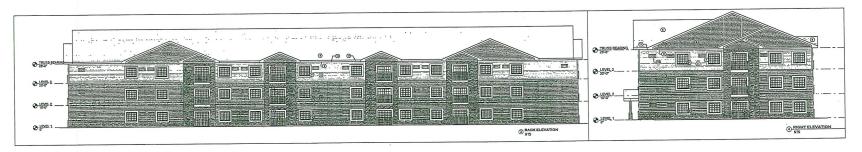
Engineering Resource Group, Inc.
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVERIUE
DES MOINES, 1078 50312

21-

CP-3.4

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 10 OF 10 AMENDMENT #1





ELEVATION KEY NOTES

- 1. 4" DEPTH BRICK VENEER OVER AIR SPACE
- 2. 4* DEPTH STONE VENEER OVER AIR SPACE
- 3. 4° DEPTH CAST STONE SURROUNDS OVER AIR SPACE
- 4. PRE-FINISHED METAL DECORATIVE RAILINGS
- 5. PRE-FINISHED FIBER CEMENT LAP SIDING
- 8. PRE-FINISHED FIBER CEMENT SHINGLE SIDING
- 7. PRE-FINISHED FIBER CEMENT TRIM BOARD
- B. ARCHITECTURAL ASPHALT SHINGLE
- B. PREFINISHED METAL VENTED SOFFIT
- 10. PREFINISHED METAL FASCIA TRIM
- 11, PREFINISHED METAL GUTTERS & DOWNSPOUTS
- 12, PREFINISHED MECHANICAL LOUVERS & COVERS (NOT SHOWN)
- 13. ALUMINUM STOREFRONT ENTRY SYSTEM WITH INSULATED GLASS
- 14, SUDING VINYL PATIO DOOR WITH INSULATED GLASS 15, SUDING VINYL WINDOW UNIT WITH INSULATED GLASS
- 15, SLIDING VINTL WINDOW UNIT WITH INSO 16, THRU-WALL AIR CONDITIONING UNITS

IFA EXTERIOR ELEVATION NOTES 2018 8% SCORING CRITERIA - BUILDING CHARACTERIS

- 2018 BM SCORING CRITERIA BUILDING CHARACTERISTICS per section 6.3
 6.3.4 CONSTRUCTION/UNIT CHARACTERISTICS
 A. Minimum of sixty percent (60%) of the gross exterior (excluding window and door are:
- A. Minimum of sixty percent (60%) of the gross relator (excluding window and door areas), shall be 4 nominal brick 8.4" nominal stone. The remaining 40% shall be constructed of 100% fiber common board siding or pre-finished aluminum metal. The buildings soffit and fascia shall be pre-finished aluminum. Soffits shall be varied.
- 2018 9% MINIMUM DEVELOPMENT CONSTRUCTION CHARACTERISTICS per Appendit
 Section G, MINIMUM DEVELOPMENT CHARACTERISTICS

 1. Existent Construction shall have air fitzation barrier building wrap required on all new side
- Real shingles shall be a minimum of 30-year shingles with a synthetic felt with charalestists.
- Exterior entry doors to common areas shall be thermo-pane glass full lite doors with metal thermal break type frame.
- All caults and scalants shall comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District.

GEN. EXT. ELEV. NOTES

- Refer to additional notes and requirements on all other documents and other disciplines documents.
- . All horizontal iransilions between different materials shall be flashed continuous om up bahindlunder upper material and extand over to exterior face of lower saterial.
- Any returns or blind elevations not shown shall be similar in material and makeup
- Caulk & seel all transition-control-expansion at all exterior materials.
- 5. Insulate and seal to ensure adequate air infiltration barrier around all exterior
- Sealant and backer rod at window perimeter. Verify system weeps are cleared
- Provide positive drainage of surface water eway from building without ponding of water adjacent to building or on pavements.

EXISTING MULTI-FAMILY (PHASE 2)

HILLTOP APARTMENTS - CONCEPTUAL

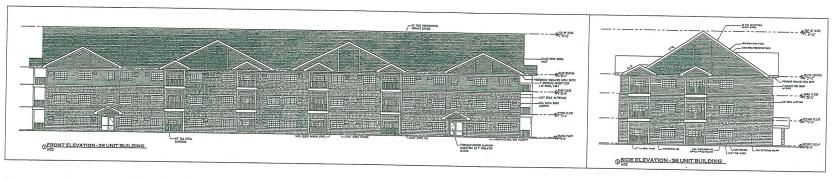
RENSEN | DATE | DA

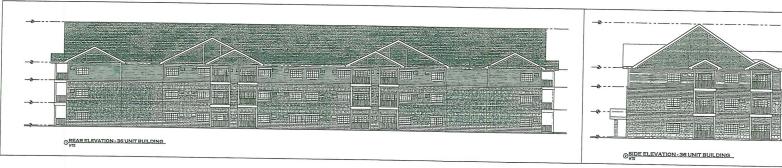
PLAN

Eering Resource Group, Inc. gineers and Surveyors and Surv

គ្គ 21–0

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA SHEET 9 OF 10 AMENDMENT #1





1. REFER TO ACCIDENT HOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS.
AND OTHER ESCHLERS DOCUMENTS.

S. MISSARE AND SEAL TO DISSIRE ASSOCIATE AN INTERNATION BARREY ASSOCIAL CHEMICAL PROPERTY OF PROPERTY OF THE P

I. IN ACCORDANCE WHO S'E SOLALL MESTE A PORTION OF THE FACULTY OR BULBERS FACAUTICS CONSTRUCTED ON LOCKED INTO OR WHICH THE ARRESTICATE OF LOWER THAN OF LITTLE PROPARATION ACCESS FROM, AS MAKENED BY AN APPROXICE ORDER OF LITTLE STATE OF THE FERTILITY OR BULBERS, LITTLE FROM THE CONTROL OF THE FACILITY OR BULBERS, LITTLE FROM THE STATE OF THE MICHAELY AND MAINS SHALL BY PROMISES. A ALL BALCONES AND RAILINGS SHALL BE PROMABLY FASTICATED FROM METAL

ELEVATION MATERIALS KEYNOTES

2. ARDISTECTURAL DUU - COLOR JE

T WALL CENTRAL IN SCHOOL & DECORAGE - COTOR TO

4. FEDR COUDIT TRU BOURD - COLOR 44 5. PRETRIBLED WITH COUTER IND CORNEPOUT TO MATCH COLDS IN

E. PATERNESHED VONTED METAL SCENT PANEL

7. 30 YEAR ARDSTECTURAL ASPIRALT SHARLE

E. SURING 6"-0"+0"-6" WYS. PIGRATED WINDOW USET R. SANGNO 3'-6"27'-6" WAYE, INDICATED PARTS GOOD

ID. ALLEGARY STORETRONT DITRY SYSTEM WITH 1" NORARTHIS GLASS II. CAST STORE SLOPED HATEFFARLE

12. CAST STOLE TOWOON HEADD 13. CAST STOAT WARDOW SILL

13. PREFAMENCO 42" TALL METAL COMPERAN

EXISTING MULTI-FAMILY (PHASE

PLAN BY DAS

CONCEPTUAL

0 S

APARTMENTS BY FORE

OP

를

CP-3.5