



**Date** May 23, 2022

**RESOLUTION SETTING HEARING ON APPEAL BY KNAPP HOMES, LLC (OWNER) OF DENIAL BY PLAN AND ZONING COMMISSION OF TYPE 2 DESIGN ALTERNATIVES FOR PROPERTY LOCATED AT 4402 DOUGLAS AVENUE**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on April 21, 2022, its members voted 12-0 denying a request by Knapp Homes, LLC (Owner) for approval of a Site Plan including numerous Type 2 Design Alternatives for property located at 4402 Douglas Avenue, Des Moines, Iowa; and

**WHEREAS**, the Property is legally described as follows:

LOT 1, EXCEPT THE WEST 149.8 FEET AND THE NORTH 25 FEET OF LOT 2, EXCEPT THE WEST 149.8 FEET IN PHILPOTT ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**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 appeal of the denial of the requested site plan and Type 2 Design Alternatives is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on June 13, 2022 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.
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 of the Iowa Code.

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

APPROVED AS TO FORM:

/s/ Gary D. Goudelock  
Gary D. Goudelock  
Assistant City Attorney



**Roll Call Number**

**Agenda Item Number**

18

**Date** May 23, 2022

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

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

May 3, 2022

Communication from the City Plan and Zoning Commission advising that at their April 21, 2022 meeting, the following action was taken regarding a request from John Knapp (owner), represented by Adam Cockerill (officer), for review and approval of a Public Hearing Site Plan "Scooter's" located at 4402 Douglas Avenue, and for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B).

- A) Waive the requirement of a primary build-to-zone of 0-5 feet, per City Code Section 135-2.5.3.A.3.
- B) Allow a primary frontage coverage of 15%, which is 45% less than the minimum 60% required, per City Code Section 135-2.5.3.A.2.
- C) Waive the requirement for 65% transparency on the primary façade measured between 2 feet and 8 feet, per City Code Section 135-2.5.D.18.
- D) Allow fiber cement board lap siding as a primary façade material, per City Code Section 135-4.2-1.D.
- E) Waive the requirement for the primary frontage entrance to be recessed between 3 feet and 8 feet, per City Code Section 135-2.5.3.D.21.
- F) Waive the requirement for a primary frontage entrance per City Code Section 135-2.5.3.D.20.
- G) Waive the requirement for a drive-through facility to be located on the rear or interior side of the building, fully screened by the building from a primary street, per City Code Section 135-2.22.3.D.1

## COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles				X
Abby Chungath	X			
Kayla Berkson				X
Chris Draper	X			
Jann Freed	X			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis	X			
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb				X

**DENIAL** of the requested Type 2 Design Alternatives and Public Hearing Site Plan.

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends denial of the requested Type 2 Design Alternatives and Public Hearing Site Plan.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to construct a new 669-square-foot drive-through kiosk style building (Scooter's Coffee). The site was previously a vacant gas station. Staff analysis of the proposal can be found in Section II of the report.
- 2. Size of Site:** 0.57 acres (approximately 25,046 square feet).
- 3. Existing Zoning (site):** "MX3" Mixed Use District.
- 4. Existing Land Use (site):** The property is currently a vacant gas station.
- 5. Adjacent Land Use and Zoning:**

**North** – “MX3”; Use is a pharmacy (Walgreens).

**South** – “MX1, PUD”; Uses are vacant land, commercial retail, bar, and dry cleaners.

**East** – “MX1”; Use is a gas station (Casey’s).

**West** – “MX1”; Use is auto repair (Beaver Auto Repair).

- 6. General Neighborhood/Area Land Uses:** The subject property is located southwest of the Douglas Avenue and Beaver Avenue intersection.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the Beaverville Neighborhood. The neighborhood association was notified of the March 17, 2022 public hearing by mailing of the Preliminary Agenda on March 25, 2022, and by mailing of the Final Agenda on March 11, 2022. Additionally, separate notifications of the March 17, 2022 public hearing for this specific item were mailed on March 7, 2022 (10 days prior to the public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. The neighborhood association was notified of the April 21, 2022 public hearing by mailing of the Preliminary Agenda on April 4, 2022 and by mailing of the Final Agenda on April 15, 2022.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing.

- 8. Relevant Zoning History:** The subject property was rezoned from MX1 to MX3 on December 6, 2021 in order to allow a restaurant use with a drive-up window.
- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Community Mixed Use.
- 10. Applicable Regulations:** Pursuant to Section 135-9.1.1. B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:
- Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
  - Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
    - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded, or capacity so substantially decreased that site use will inhibit or preclude planned future development;

- Zoning restrictions at the time of the proposal;
- The city's comprehensive plan;
- The city's plans for future construction and provision for public facilities and services; and
- The facilities and services already available to the area which will be affected by the proposed site use;
- Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
- Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
- Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
- Consider the smart planning principles set forth in Iowa Code Chapter 18B.

Based on Chapter Section 135-9.2.4 and 135-9.3.1. B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.
- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
  - An evaluation of the character of the surrounding neighborhood, such as:
    - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
    - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
- For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested.

- The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
- Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
- Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent: property, the character of the surrounding area or the public health, safety, and general welfare;
- Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
- Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

## II. ADDITIONAL APPLICABLE INFORMATION

The application has requested the following Type 2 Design Alternatives:

- Waiver of the build-to-zone of 0-5 feet required along Beaver Avenue and Douglas Avenue.
- Waiver of the building's primary frontage coverage of 60% on Beaver Avenue and Douglas Avenue.
- Waiver of the requirement for the building to have a primary entrance that faces the street.
- Waiver of the primary entrance having to be recessed between 2 and 8 feet to avoid conflict with sidewalk traffic.
- ~~Allowance for the use of fiber cement board lap siding as a primary façade material on the northern edge of the building.~~
- Allowance for 10.83% of transparency instead of the required 65% on the northern façade facing Douglas Avenue.
- Waiver to allow a drive-through facility to be in the front yard fronting Beaver Avenue and Douglas Avenue.

This item was continued from the March 17, 2022, Plan and Zoning Commission meeting to give the applicant time to meet with staff and revise the proposed layout. City Engineering and Planning Staff met with the applicant team to give their recommendations on stormwater, grading, and building layout. After the initial meeting, discussions between planning staff, building staff, and the applicant indicated that an outdoor patio would trigger a building code requirement for a bathroom facility on site. Staff communicated with the applicant that a bathroom facility would be needed with the inclusion of the patio space. The current proposed layout was submitted after this discussion with staff.

Staff recognizes the effort made by the applicant to make a more pedestrian friendly layout by providing a walkup window and siting the building closer to Beaver Avenue. The current proposed layout does not include a patio space to accompany the walk-up window. Staff believes the patio space is an integral part of providing accommodations for pedestrians

and creating a gathering space for sidewalk traffic. Without the inclusion of the patio, Staff cannot support the necessary Type 2 Design Alternative relief needed for the project.

## **SUMMARY OF DISCUSSION**

Jillian Sommer presented staff report and recommendation.

Chris Draper asked if the design without the patio is something city staff will or will not support.

Jillian Sommer stated this design does not include a patio. City staff believes that the addition of a patio would be an integral part of the design, therefore city staff is recommending denial.

Will Page asked what the addition of a patio would involve.

Jillian Sommer stated staff believe that a patio, feasibly on the north side of the building would create a gathering space for pedestrians using the walk up window. Without the patio, that pedestrian element is lacking.

Will Page asked if the commission is seeing a design without a patio, after city staff had discussion with the developer about the addition of a patio.

Jillian Sommer stated correct.

Johnny Alcivar asked if the building will have a restroom for employees.

Jillian Sommer stated yes.

Leah Rudolphi asked if there is a certain size of patio that triggers the need for restrooms.

Jason Van Essen stated offering outdoor seating in general requires a public restroom be provided.

Jann Freed asked who had the idea of a walk-up window.

Jillian Sommer stated to make this building more pedestrian friendly, the walk-up window was suggested by city staff.

Jason Van Essen stated when this item came to the commission a month ago, there was a lot of discussion around providing pedestrian friendly elements and the walk-up window is something they are providing to achieve that.

Carolyn Jenison asked how big this building will be.

Jillian Sommer stated 669 square feet.

Dan Drendel asked if city staff could go through the transparency and material requirements.



Jillian Sommer stated a significant portion of the facade has been proposed as brick and that's why you see the design material item removed as a design alternative. Jillian presented renderings of the site to give the commission a sense of transparency.

Justyn Lewis asked if the walk-up window would be eliminated if there is no patio.

Jillian Sommer stated the walk-up window would remain.

Justyn Lewis stated a walk-up window would not be successful without outdoor seating. He followed by asking if the entrance off Beaver and Douglas would be 2-way access.

Jillian Sommer stated the entrances off Douglas and Beaver would be 2-way access points, allowing traffic to go in and out of the site.

Justyn Lewis asked if any adjustments will be made to the median along Douglas Avenue.

Jillian Sommer replied no

Johnny Alcivar asked if there are any utility concerns preventing public restrooms.

Jillian Sommer stated not that city staff is aware of.

Will Page asked how many parking spots will be provided.

Jillian Sommer stated 7 parking spaces will be provided, some being occupied by employees.

Abby Chungath asked if the issues regarding storm water detention and the placement of the building were resolved.

Jillian Sommer stated its generally the same design but there have been a few modifications on how to manage the site given existing conditions.

Jason Van Essen stated the stie currently drains towards Douglas and Beaver. In the previous design, most of the storm water was being pushed towards Douglas Avenue and now that existing split will generally be maintained.

Brandon Short, Pelds Design Services, 2323 Dickson Street stated the build-to-zone cannot be met on both street fronts because of building size and the room needed for circulation of the drive thru lane. The transparency requirements cannot be met because it's a small building filled with food service equipment. They have met with city staff and came up with this layout that's more walkable, more sidewalk oriented and provides the walk-up window. They originally planned for the patio, but the addition of restrooms is not an option the developer is agreeable to providing. Scooters would like to provide an improvement at this corner and believe this is conducive to pedestrian access.

Jann Freed asked if the large drive-thru lane could be redesigned to provide room for the patio and public restrooms.

Brandon Short stated they did go through 6 iterations of the site and the problem with those were not allowing enough queuing space to avoid cars backing up onto Douglas Avenue.

Francis Boggus asked why a restroom couldn't be designed to service both the employees and customers.

Brandon Short stated it would cause a security issue by allowing public access into the interior of building.

Justyn Lewis stated the patio and restrooms should be provided to create a gathering spot for pedestrians.

Will Page asked if the developer has agreed to provide a patio.

Brandon Short stated they did agree to the patio, until they found out about the requirement of restrooms.

Chris Draper asked if this project is receiving any funding from the city.

Jason Van Essen stated there is no development agreement for this project, but they could possibly qualify for commercial tax abatement.

Brandon Short stated the developer is not seeking commercial tax abatement.

Andrew Lorentzen asked how tall the building is.

Brandon Short stated 19 feet.

Andrew Lorentzen asked if the reason for that height is to make it more noticeable from the street.

Brandon Short stated that could be an aspect of it but also to allow room for screening of rooftop mechanicals.

Justyn Lewis asked why the developer doesn't want to provide restrooms.

Brandon Short stated he wouldn't be able to answer that question.

Abby Chungath asked if they are aware of any Scooters that provide public restrooms.

Brandon Short stated there is a full-service Scooters in Ames but the developer told them this is the option for this site given the character of the site and location.

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

No one was present or requested to speak.

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

Will Page stated he would like to continue this to the next meeting so the developer has a chance to review the project again and come up with a design that includes public restrooms and the patio.

Chris Draper stated he would rather move staff recommendation. The design looks the exact same as it did a month ago, it comes with a ton of concessions, staff has done a lot of work and the proposal doesn't align with the direction of the goals of city code.

Todd Garner stated he finds it unbelievable that a project like this got this far. If we have a code that requires this many waivers, it should never have gotten past city staff. At some point city staff has to be empowered to say this is not the right use for this property as the code won't allow it. A patio is not going to make it better, this is not the best use for the site.

**COMMISSION ACTION:**

Chris Draper made a motion for denial of the requested Type 2 Design Alternatives and Public Hearing Site Plan.

Motion passed: 12-0

Respectfully submitted,

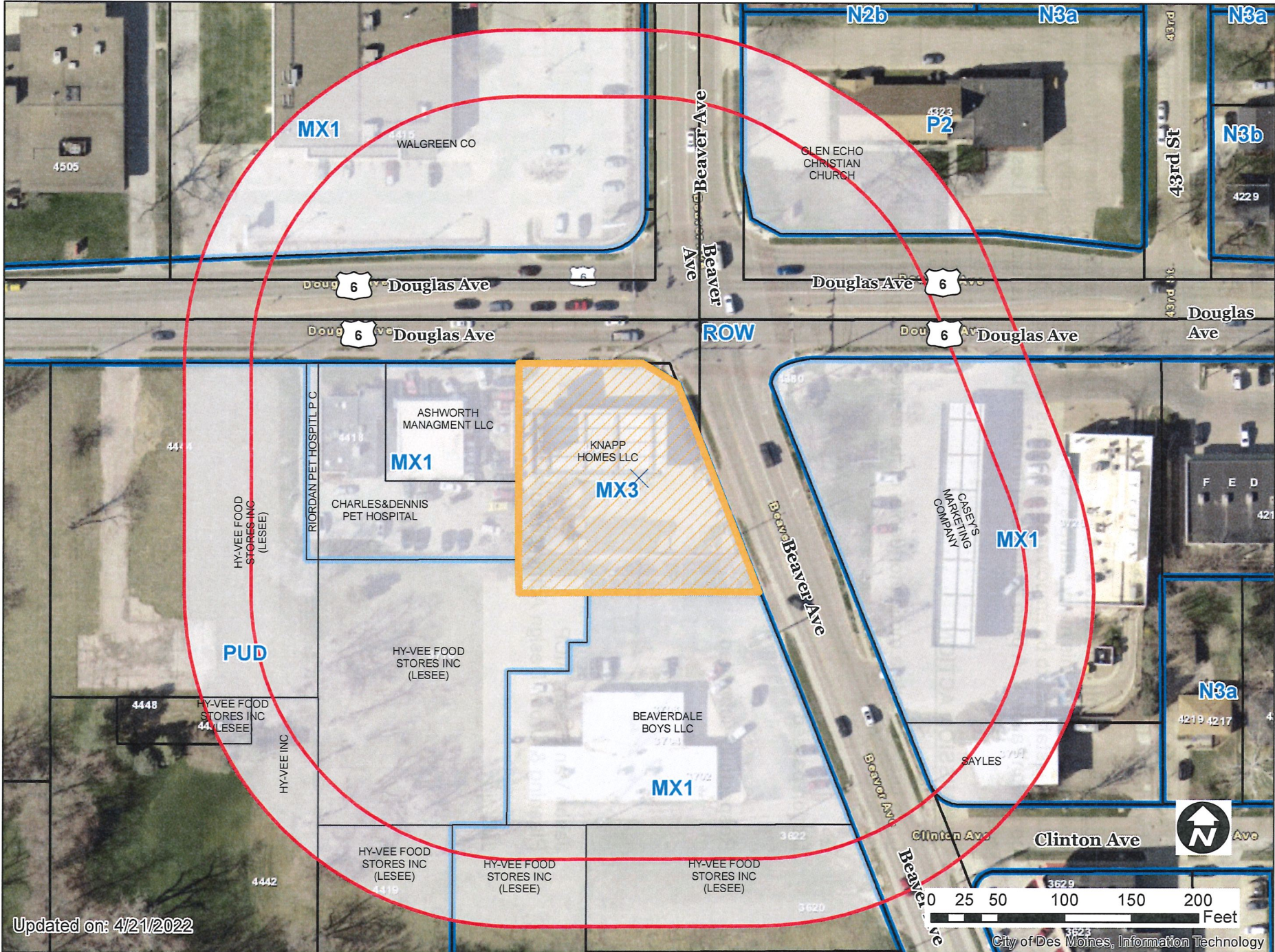


Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh

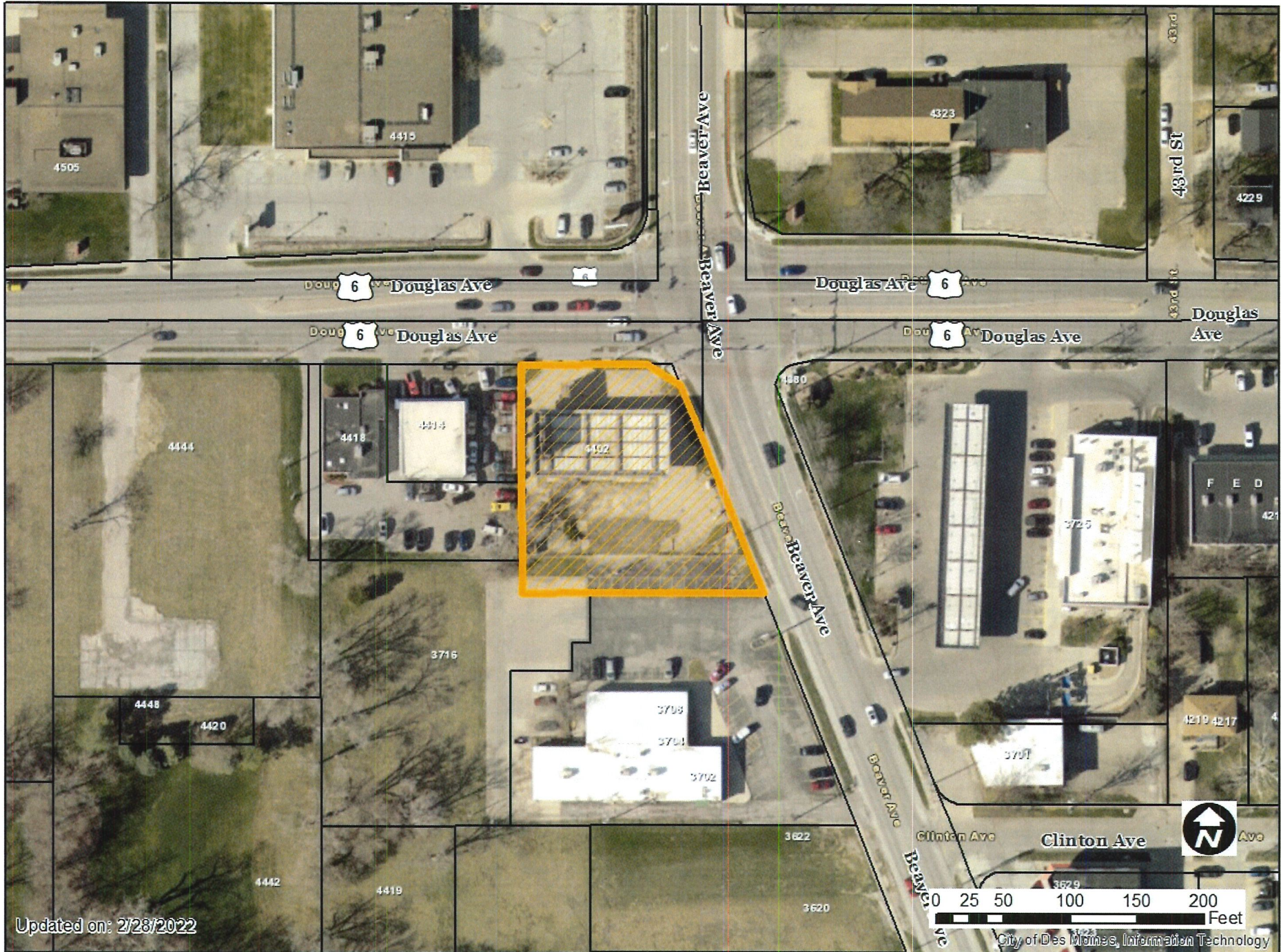
John Knapp, 4402 Douglas Avenue

SITE-2021-000071



Updated on: 4/21/2022








1 inch = 95 feet



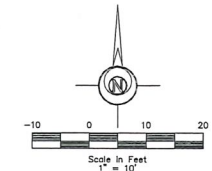
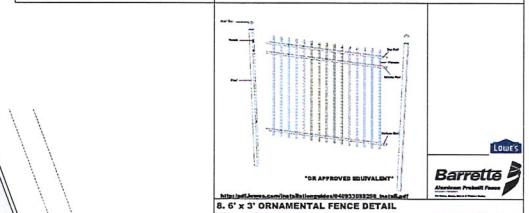
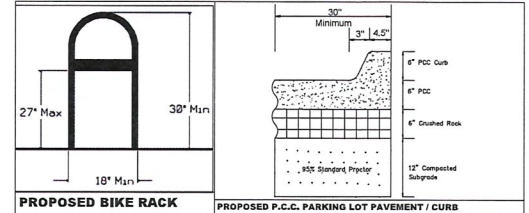
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





























1 inch = 95 feet

**DOUGLAS AVENUE**  
 ASPHALT SURFACE  
 SPEED LIMIT = 35 MPH  
 63 FT ROW

-  EXISTING ROADS
-  PROPOSED 6" PCC PAVEMENT  
11,390 SQ. FT.
-  PROPOSED 7" PCC PAVEMENT  
1,000 SQ. FT.
-  PROPOSED BUILDING  
669 SQ. FT.
-  PROPOSED SIDEWALK
-  PROPOSED OPEN SPACE  
7,020 SQ. FT.
-  PROPOSED MULCH  
LANDSCAPE BED

- NOTES:**
1. BEAVERDALE SIGN WILL BE PROVIDED AND INSTALLED BY THE BEAVERDALE NEIGHBORHOOD ASSOCIATION.
  2. CLASS A PUBLIC SIDEWALK SHALL BE A MINIMUM 5' THICKNESS.
  3. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
  4. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
  5. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
  6. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
  7. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
  8. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
  9. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.



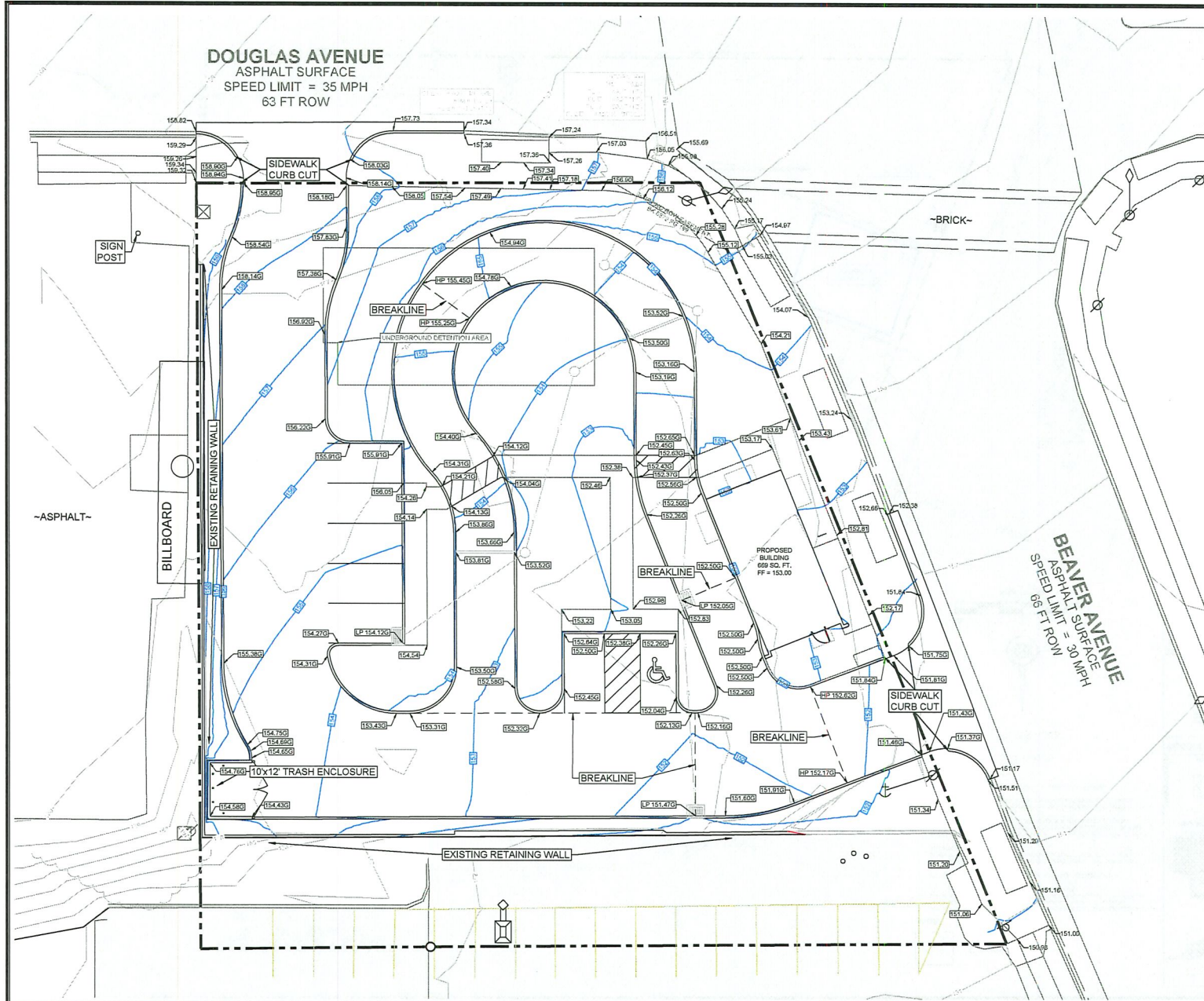
- LEGEND:**
- |  |  |
|--|--|
|  CLEANOUT                 |  SINGLE INTAKE                |
|  MORE OR LESS             |  THROAT INTAKE                |
|  FLOWLINE ELEVATION       |  FIRE HYDRANT                 |
|  SIGN                     |  WATER VALVE                  |
|  STREET LIGHT             |  P XX — PROPOSED UTILITY LINE |
|  POWER POLE               |  E XX — EXISTING UTILITY LINE |
|  GUY ANCHOR               |  FO — FIBER OPTIC             |
|  TEL. JUNCTION BOX        |  GAS — GAS LINE               |
|  ELEC. TRANSFORMER        |  OHE — OVERHEAD ELEC.         |
|  ELEC. METER              |  OHT — OVERHEAD TEL.          |
|  ELEC. BOX                |  SAN — SANITARY SEWER         |
|  ELEC. VAULT              |  ST — STORM SEWER             |
|  FIBER OPTIC VAULT        |  UGE — UNDERGROUND ELEC.      |
|  GAS METER                |  UGT — UNDERGROUND TEL.       |
|  CABLE TV JUNCTION BOX    |  W — WATER                    |
|  UNDERGROUND STORAGE TANK |  FENCE LINE                   |

**PELDS DESIGN SERVICES**  
 Architecture | Engineering | Surveying  
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4623, Des Moines, Iowa 50305 | Ph: 515.265.8196

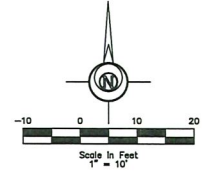
**SCOOTER'S AT DOUGLAS & BEAVER**  
 4402 DOUGLAS AVE  
 DES MOINES, IA

DATE: 04.13.2022	SCALE: 1" = 10'	SHEET: 21-161
PRELIMINARY		
B. SHORT		

**DOUGLAS AVENUE**  
 ASPHALT SURFACE  
 SPEED LIMIT = 35 MPH  
 63 FT ROW



EXISTING ROAD/PAVEMENT



**LEGEND:**

○	CLEANOUT	⊠	SINGLE INTAKE
++	MORE OR LESS	⊠	THROAT INTAKE
FL	FLOWLINE ELEVATION	⊠	FIRE HYDRANT
⊠	SIGN	⊠	WATER VALVE
⊠	STREET LIGHT	P-X	PROPOSED UTILITY LINE
⊠	POWER POLE	E-X	EXISTING UTILITY LINE
⊠	GUY ANCHOR	F-O	FIBER OPTIC
⊠	TEL. JUNCTION BOX	GAS	GAS LINE
⊠	ELEC. TRANSFORMER	OHE	OVERHEAD ELEC.
⊠	ELEC. METER	OHT	OVERHEAD TEL.
⊠	ELEC. BOX	SAN	SANITARY SEWER
⊠	ELEC. VAULT	ST	STORM SEWER
⊠	FIBER OPTIC VAULT	UG	UNDERGROUND ELEC.
⊠	GAS METER	UGT	UNDERGROUND TEL.
⊠	CABLE TV JUNCTION BOX	W	WATER
⊠	UNDERGROUND STORAGE TANK	⊠	FENCE LINE

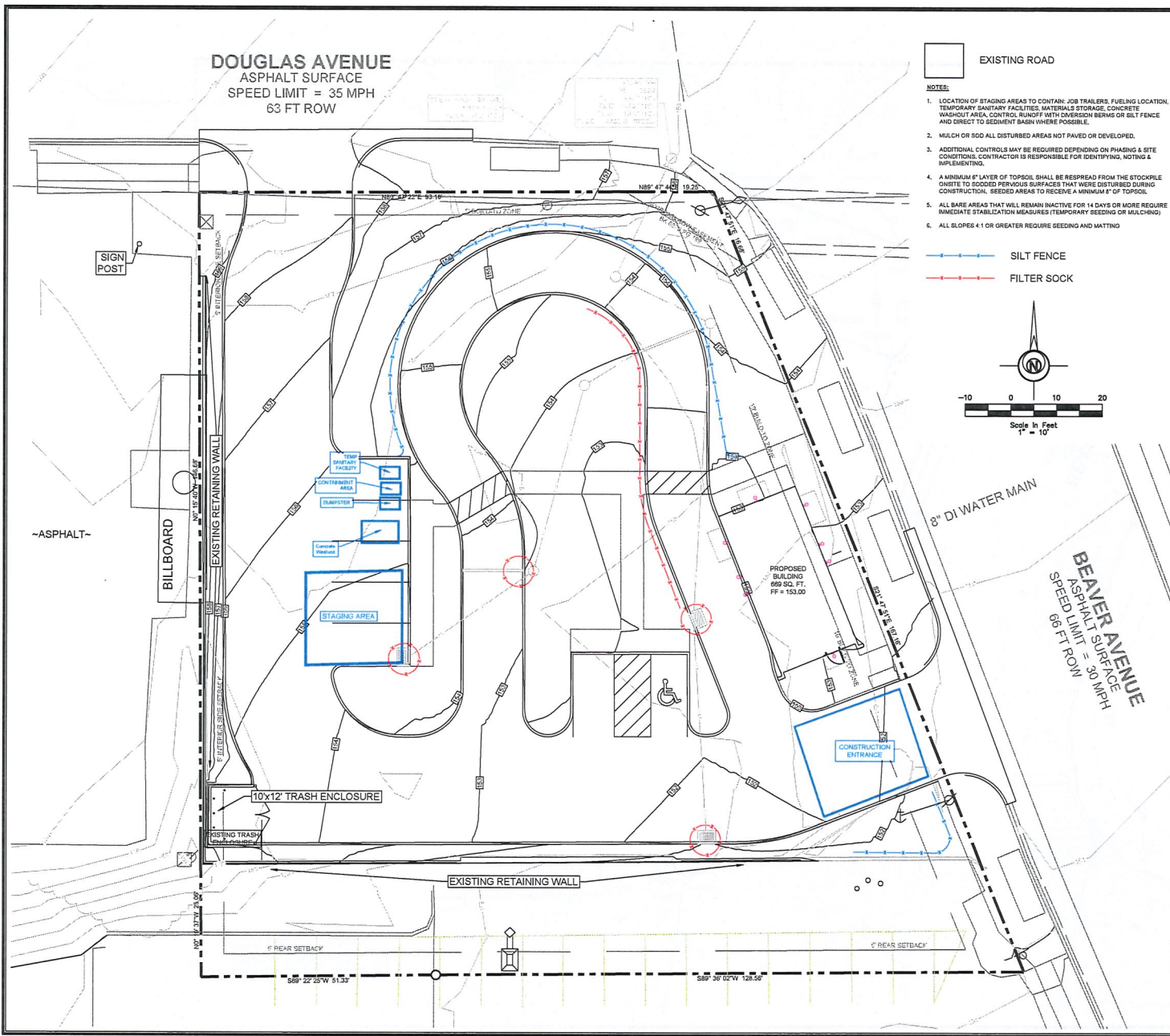
**ELDS Design Services**  
 Architecture | Engineering | Surveying  
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

**SCOOTER'S AT DOUGLAS & BEAVER**  
 4402 DOUGLAS AVE  
 DES MOINES, IA

DATE	DESCRIPTION	BY	APP. BY
04.13.2022	B. SHORT	1" = 10'	PRELIMINARY
04.13.2022			21-161

C-104 - GRADING SHEET

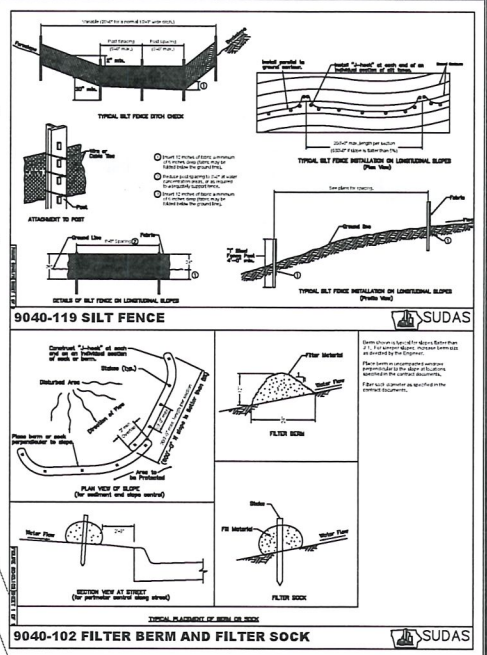
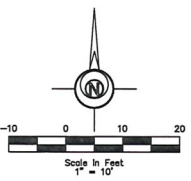
**DOUGLAS AVENUE**  
**ASPHALT SURFACE**  
**SPEED LIMIT = 35 MPH**  
**63 FT ROW**



EXISTING ROAD

- NOTES:**
1. LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH OVERSIZING BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
  2. MULCH OR SOG ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
  3. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS, CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
  4. A MINIMUM 4" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO SOODED PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION. SEEDED AREAS TO RECEIVE A MINIMUM 4" OF TOPSOIL.
  5. ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (TEMPORARY SEEDING OR MULCHING).
  6. ALL SLOPES 4:1 OR GREATER REQUIRE SEEDING AND MATTING.

SILT FENCE  
 FILTER SOCK



**LEGEND:**

○	CLEANOUT	□	SINGLE INTAKE
±	MORE OR LESS	□	THROAT INTAKE
FL	FLOWLINE ELEVATION	⊕	FIRE HYDRANT
10'	STREET LIGHT	WV	WATER VALVE
□	POWER POLE	P-XX	PROPOSED UTILITY LINE
□	QUIF ANCHOR	E-XX	EXISTING UTILITY LINE
□	TEL. JUNCTION BOX	FO	FIBER OPTIC
□	ELEC. TRANSFORMER	GAS	GAS LINE
□	ELEC. METER	OHE	OVERHEAD ELEC.
□	ELEC. BOX	OHT	OVERHEAD TEL.
□	ELEC. VAULT	SAN	SANITARY SEWER
□	FIBER OPTIC VAULT	ST	STORM SEWER
□	GAS METER	UGSE	UNDERGROUND ELEC.
□	CABLE TV JUNCTION BOX	UGST	UNDERGROUND TEL.
UST	UNDERGROUND STORAGE TANK	W	WATER
		—○—○—○—	FENCE LINE

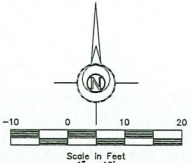
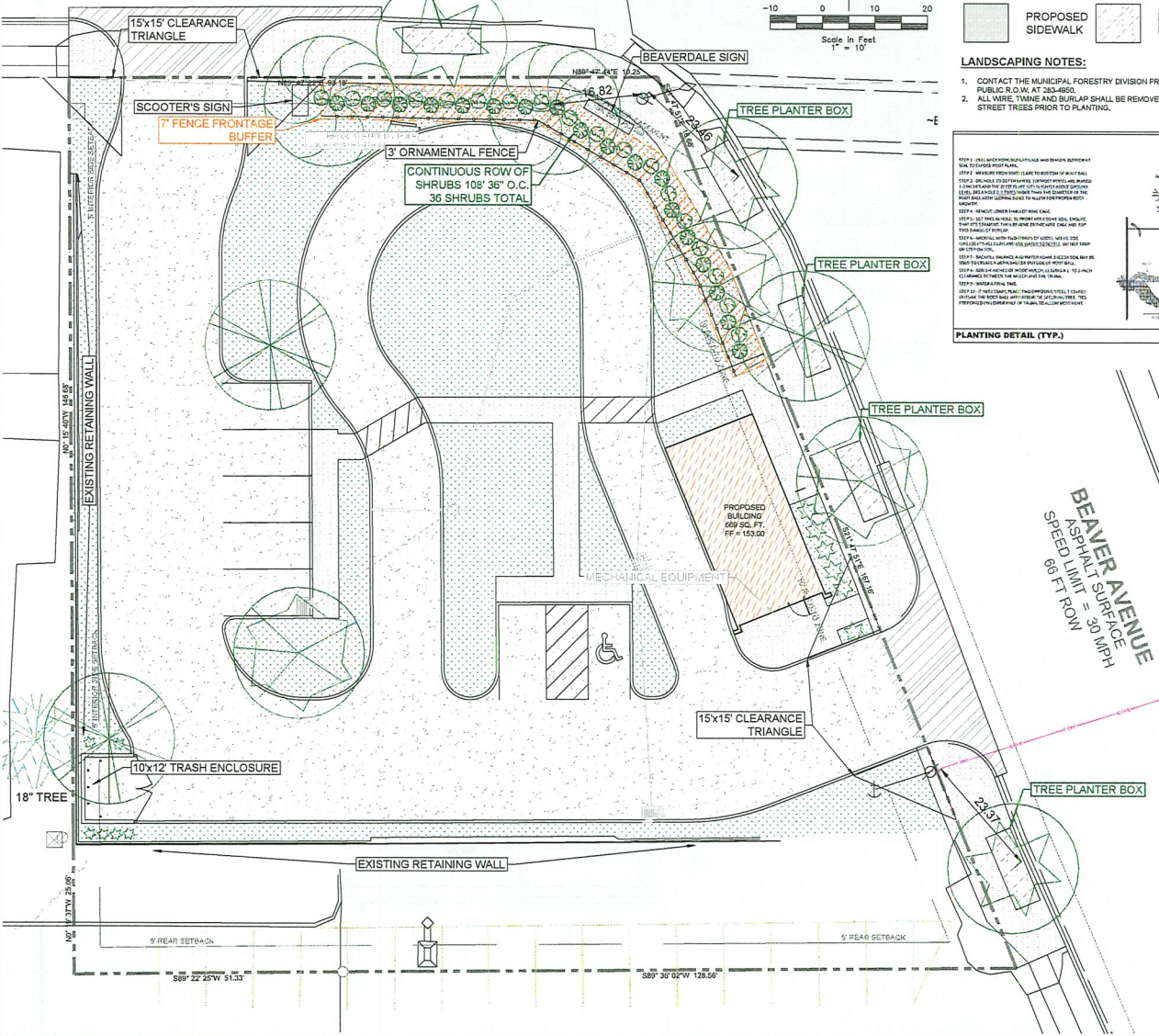
**ELDS DESIGN SERVICES**  
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**SCOOTER'S AT DOUGLAS & BEAVER**  
 4402 DOUGLAS AVE  
 DES MOINES, IA

DATE: 04.13.2022  
 DRAWN BY: B. SHORT  
 SCALE: 1" = 10'  
 SHEET: 21-161  
 PROJECT: C-106 - EROSION CONTROL SHEET

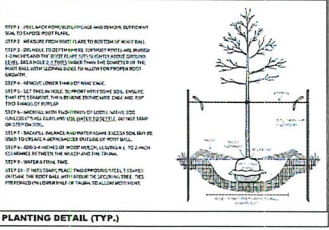


**DOUGLAS AVENUE**  
 ASPHALT SURFACE  
 SPEED LIMIT = 35 MPH  
 63 FT ROW



- EXISTING ROADS
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED OPEN SPACE 5,480 SQ. FT.
- PROPOSED PAVEMENT
- PROPOSED CRUSHED ROCK/BRICK LANDSCAPE BED

- LANDSCAPING NOTES:**
- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 283-4650.
  - ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.



**LANDSCAPING REQUIREMENTS:**

**FENCE FRONTAGE BUFFER**  
 BUFFER LENGTH = 110 FT  
 SHADE TREES 40' O.C. = 3 TOTAL  
 SHRUBS 3' O.C. = 30 TOTAL

**SITE TASSES**  
 15% LOT COVERAGE = 0.15 \* 25,046 = 3,757 SQ. FT.  
 PROVIDED = 1,000' \* 700' = 2,000 SQ. FT.

**PARKING LOT COVERAGE**  
 30% PARKING LOT COVERAGE = 0.3 \* 21,260 = 6,378 SQ. FT.  
 PROVIDED = 1,000' \* 700' = 2,000 SQ. FT.

**PROPOSED TREES:**

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	3	TULIP TREE (LIRIODENDRON TULIPIFERA)	2" CALIPER B&B	60-90' & 30-50'
	3	LITTLELEAF LINDEN (TILIA CORDATA)	2" CALIPER B&B	50-70' & 35-50'
	3	HAWTHORN, WINTER KING (CRATAEGUS VIBRID)	2" CALIPER B&B	25-35' & 25-35'
	2	JAPANESE TREE LILAC (SYRINGA RETZIGATA)	2" CALIPER B&B	20-25' & 15-20'
<b>5 TOTAL ORNAMENTAL TREES</b>				

**PROPOSED SHRUBS:**

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	18	DWARF WINGED BURNING BUSH (EUNONYMUS ALATUS COMPACTUS)	3 GALLON	4' & 4'
	18	DWARF MOUNTAIN PINE (PINUS MUGO VARIET)	3 GALLON	2-3' & 2-3'
	12	HAMEL'S FOUNTAIN GRASS (PENNISETUM ALOPECUROIDES HAMELII)		

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

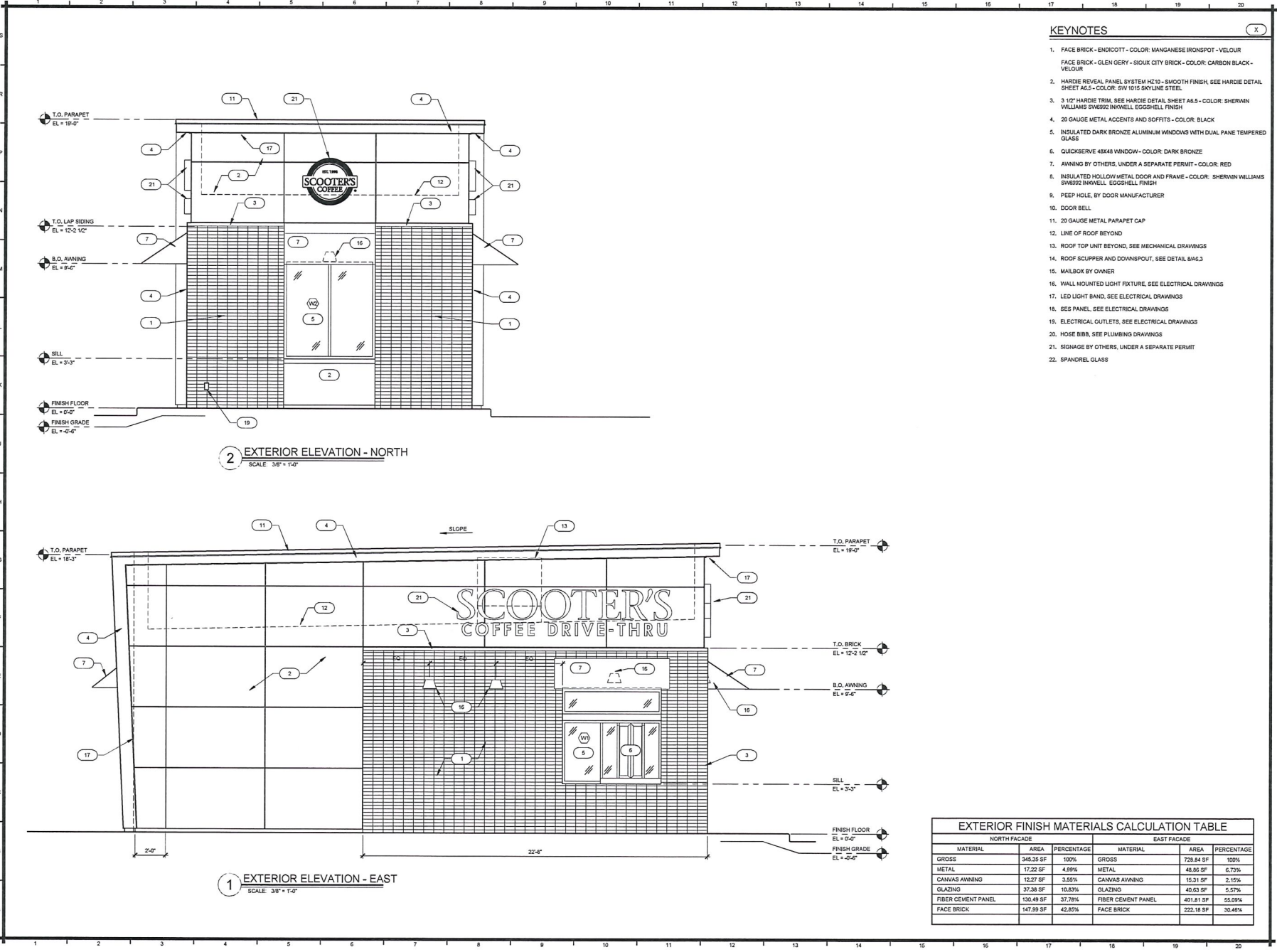
**DANIEL G. WILLIAMS**  
 License Number: 05427  
 License Renewal date to: 6-30-2023  
 Paper or sheets covered by this seal:  
 LANDSCAPING

- LEGEND:**
- SIGN
  - STREET LIGHT
  - POWER POLE
  - LIGHT POLE
  - SINGLE INTAKE
  - THROAT INTAKE
  - FIRE HYDRANT
  - P-XX- PROPOSED UTILITY LINE
  - E-XX- EXISTING UTILITY LINE
  - OHE - OVERHEAD ELEC.
  - OHT - OVERHEAD TEL.
  - ST - STORM SEWER
  - - - - - FENCE LINE

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 4402 DOUGLAS AVE  
 DES MOINES, IA

Scale	1" = 10'	Date	04.13.2022	Sheet	21-161
Author	B. SHORT	Project	PRELIMINARY	C-107 - LANDSCAPING SHEET	



**KEYNOTES**

1. FACE BRICK - ENDICOTT - COLOR: MANGANESE IRONSPOT - VELOUR  
FACE BRICK - GLEN GERY - SIOUX CITY BRICK - COLOR: CARBON BLACK - VELOUR
2. HARDIE REVEAL PANEL SYSTEM H210 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET AG-5 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2\"/>

**WARMAN ARCHITECTURE/DESIGN**  
1795 SWIFTWATER  
NORTH MOANS CITY, MISSOURI 64116  
V. 816.674.2233 F. 816.674.1051



**Scooter's Coffee Drive-Thru #804**  
4402 Douglas Ave  
Des Moines, IA

**EXTERIOR ELEVATIONS**

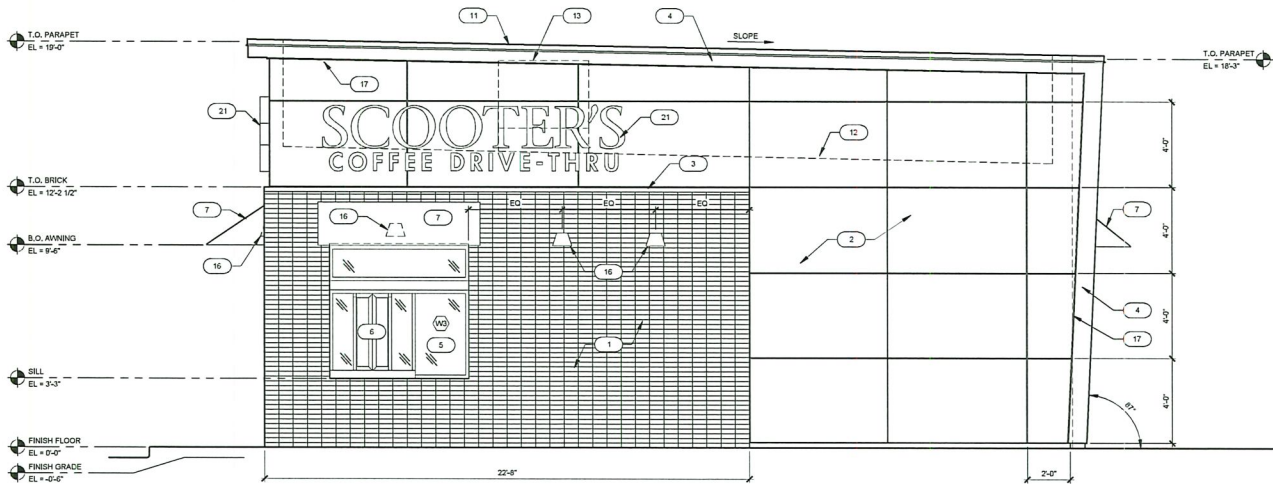
**Adam Cockerill**  
**ARC Holdings, LLC**  
3975 Highway 168  
Bellew, NE 68123

#	DATE	REVISIONS	SOURCE

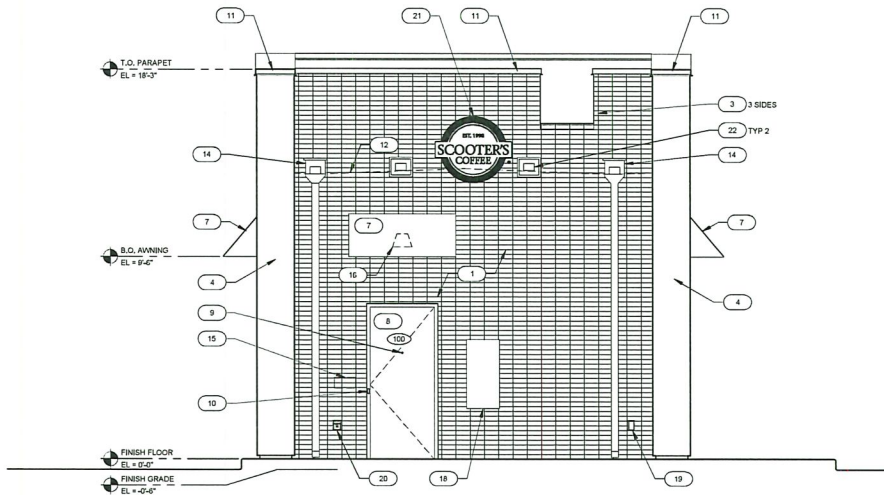
NORTH FACADE			EAST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS	345.25 SF	100%	GROSS	728.64 SF	100%
METAL	17.22 SF	4.99%	METAL	48.96 SF	6.73%
CANVAS AWNING	12.27 SF	3.55%	CANVAS AWNING	15.31 SF	2.11%
GLAZING	37.38 SF	10.83%	GLAZING	40.63 SF	5.57%
FIBER CEMENT PANEL	130.49 SF	37.78%	FIBER CEMENT PANEL	401.81 SF	55.09%
FACE BRICK	147.89 SF	42.85%	FACE BRICK	222.18 SF	30.46%

DATE: 07.22.21  
DESIGNED BY: KAW  
DRAWN BY: JOE  
APPROVED BY: KAW

SHEET NUMBER  
**A3.2**  
JOB NUMBER  
5696-21



**2 EXTERIOR ELEVATION - WEST**  
SCALE: 3/8" = 1'-0"



**1 EXTERIOR ELEVATION - SOUTH**  
SCALE: 3/8" = 1'-0"

**KEYNOTES**

1. FACE BRICK - ENDICOTT - COLOR: MANGANESE IRONSPOT - VELOUR  
FACE BRICK - GLEN GERY - SIOUX CITY BRICK - COLOR: CARBON BLACK - VELOUR
2. HARDIE REVEAL PANEL SYSTEM K210 - SMOOTH FINISH. SEE HARDIE DETAIL SHEET M&S - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM. SEE HARDIE DETAIL SHEET A&S - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS. UNDER A SEPARATE PERMIT - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 9&A.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SEE PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. ROOF OVERFLOW SCUPPER, SEE DETAIL 9&A.3

EXTERIOR FINISH MATERIALS CALCULATION TABLE					
SOUTH FACADE			WEST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS	384.02 SF	100%	GROSS	728.84 SF	100%
METAL	102.77 SF	26.76%	METAL	48.86 SF	6.71%
CANVAS AWNING	10.10 SF	2.63%	CANVAS AWNING	15.31 SF	2.10%
GLAZING	0 SF	0.00%	GLAZING	40.63 SF	5.57%
FIBER CEMENT PANEL	0 SF	0.00%	FIBER CEMENT PANEL	401.81 SF	55.09%
FACE BRICK	271.15 SF	70.61%	FACE BRICK	222.18 SF	30.48%

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NORTH KANSAS CITY, MISSOURI 64116  
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**Adam Cockerill**  
**ARC Holdings, LLC**  
3816 Summit Ave, #104  
Baltimore, NE 68102

#	DATE	REVISION SOURCE

DATE: 07.22.21  
DESIGNED BY: KAW  
DRAWN BY: JOE  
APPROVED BY: KAW

SHEET NUMBER  
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JOB NUMBER  
5696-21

EXTERIOR ELEVATIONS