



Date June 13, 2022

RESOLUTION SETTING HEARING REGARDING REQUEST FROM COLE OF PHOENIX AZ, LLC (OWNER), REPRESENTED BY TODD J. WEISS (OFFICER), FOR REVIEW AND APPROVAL OF A 3RD AMENDMENT TO THE DAHL'S ON INGERSOLL PUD CONCEPTUAL PLAN, ON THE PROPERTY LOCATED AT 3401 INGERSOLL AVENUE, TO ALLOW ADDITIONAL SIGNAGE INCLUDING ELECTRONIC SIGNS ON A CONVENIENCE STORE

WHEREAS, on June 2, 2022, the City Plan and Zoning Commission considered a request from Cole of Phoenix AZ, LLC (owner), represented by Todd J. Weiss (officer) for review and approval of a 3rd amendment to the Dahl's on Ingersoll PUD Conceptual Plan, for property located at 3401 Ingersoll Avenue, to allow additional signage on the convenience store, including electronic signs; and

WHEREAS, the City Plan and Zoning Commission voted 6-3-1 to **APPROVE** the 3rd amendment to the Dahl's on Ingersoll PUD Conceptual Plan to allow additional LED fuel pricing signage on the west façade of the convenience store, subject to the following:

1. An electronic sign shall be allowed on the west façade of the building only, and not on the east façade.
2. Any electronic sign shall comply with the illumination requirements contained in Des Moines Municipal Code Section 134-5.7.6.
3. A final copy of the amended sheets of the PUD Conceptual Plan shall be submitted to the Planning Administrator for permanent record.

WHEREAS, the Property is legally described as follows:

Lots 9, 10 and 11 Crescent Place; and lots 16, 17, 18 & 19, Stratford (except a portion of lot 19 beginning at the NW corner of said lot 19, thence S89°20'55"E, 79.89 feet along the north line of said lot 19 to a point; thence S00°01'52"W, 9.92 feet to a point; thence 89°27'48"W, 69.88 feet to a point; thence S45°24'33"W, 14.06 feet to a point on the west line of said lot 19; thence N00°00'03", 20.04 feet along said west line to the point of beginning), and lots 12 & 13, Crescent Place (except a portion of lot 12, beginning at the southeast corner of said lot 12; thence N89°18'28"W (all bearings referenced to grid North Iowa State Plane Coordinate System South Zone) 5.42 feet along the south line of said lot 12; thence N11°29'32"E, 27.72 feet to the east line of said lot 12; thence S00°13'14"W, 27.23 feet along said east line to the point of beginning) as recorded in book 1285, page 429, City of Des Moines, Polk County, Iowa containing 5.98 acres more or less.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed 3rd Amendment to the to the Dahl's



Date June 13, 2022

on Ingersoll PUD Conceptual Plan is to be considered, shall be held at 5:00 p.m. on June 27, 2022, in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at which time the City Council will hear both those who oppose and those who favor the proposals.

- 3. 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 Sections 362.3 and 414.4 of the Iowa Code.

MOVED by _____ to adopt.

SECOND by _____.

FORM APPROVED:

/s/ Lisa A. Wieland
 Lisa A. Wieland
 Assistant City Attorney

(ZONG-2022-000003)

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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.

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

MOTION CARRIED

APPROVED

Mayor

Acting City Clerk

Date June 13, 2022

Agenda Item 35

Roll Call # _____

June 7, 2022

Communication from the City Plan and Zoning Commission advising that at their June 2, 2022 meeting, the following action was taken regarding a request from Cole of Phoenix AZ, LLC (owner), represented by Todd J. Weiss (officer), for review and approval of a 3rd amendment to the Dahl's on Ingersoll PUD Conceptual Plan, for property located at 3401 Ingersoll Avenue, to allow additional signage on the convenience store, including electronic signs.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 6-3-1 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	
Todd Garner		X		
Johnny Alcivar				X
Justyn Lewis				X
Carolyn Jenison				X
William Page	X			
Andrew Lorentzen	X			
Emily Webb		X		

APPROVAL of the 3rd amendment to the Dahl's on Ingersoll PUD Conceptual Plan to allow additional LED fuel pricing signage on the west façade of the convenience store, subject to the following:

1. An electronic sign shall be allowed on the west façade of the building only, and not on the east façade.
2. Any electronic sign shall comply with the illumination requirements contained in Des Moines Municipal Code Section 134-5.7.6.

3. A final copy of the amended sheets of the PUD Conceptual Plan shall be submitted to the Planning Administrator for permanent record.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the 3rd amendment to the Dahl's on Ingersoll PUD Conceptual Plan to allow additional LED fuel pricing signage on the east and west façade of the convenience store, subject to submittal of a final copy of the amended sheets for permanent record.

Written Responses

3 in Favor

0 in opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to modify signage associated with the existing Casey's convenience store, fuel canopy, and car wash, which is within the Price Chopper (grocery store) parking lot. The existing convenience store has 12 fueling stations covered by a canopy and a stand-alone automatic carwash.
2. **Size of Site:** 265,433 square feet (6.094 acres).
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** Grocery store, convenience store, car wash, and bank.
5. **Adjacent Land Use and Zoning:**
 - North** – "NX2" & "N5"; Uses are multiple-household and single-household residential.
 - South** – "MX2"; Use is a bank and multiple-household residential.
 - East** – "MX2" & "N5"; Uses are multiple-household and single-household residential.
 - West** – "MX2" & "N5"; Uses are Walgreen's Pharmacy, a beauty salon, and single-household and two-household dwellings.
6. **General Neighborhood/Area Land Uses:** The subject site encompasses the city block bound by Ingersoll Avenue to the south, 35th Street to the west, Woodland Avenue to the north, and 34th Street to the east. The surrounding area generally consists of single-family dwellings to the north, west and east with multiple-family residential, commercial and institutional uses along the Ingersoll Avenue and Grand Avenue corridors.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the North of Grand Neighborhood Association. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on May 13, 2022. Additionally,

separate notifications of the hearing for this specific item were mailed on May 13, 2022 (20 days prior to the hearing) and May 23, 2022 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. The Final Agenda for the hearing was mailed to all recognized neighborhoods on May 27, 2022.

The North of Grand Neighborhood Association mailings were sent to Jason Norris, 647 34th Street, Des Moines, IA 50312.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

- 8. Relevant Zoning History:** On February 11, 2008, the City Council approved Ordinance Number 14,744 rezoning the existing Dahl's site (3425 Ingersoll Avenue) from "NPC" to "PUD" and approved the Dahl's Foods "PUD" Concept Plan.

On June 24, 2010, the City Council approved Ordinance Number 14,940 rezoning and changing the district classification of certain property located in the vicinity of 3401 and 3407 Ingersoll Avenue from the NPC District to the Dahl's Foods PUD Planned Unit Development District.

- 9. PlanDSM: Creating Our Tomorrow Land Use Plan Designation:** The PUD shall remain Community Mixed Use within a Community Node designation.

PlanDSM states the following regarding this land use designation.

Community Mixed Use: Small- to medium-scale mixed use development, located on high-capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

Community Node: Mid-sized centers providing a range of daily needs and specialized services within a larger neighborhood context. Consist of a mix of housing, retail, and offices serving a larger population and geographical area than a neighborhood node. May include a shopping district including a grocery and drug store. Residential development including medium and high densities may occur.

- 10. Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code, and taking into consideration the criteria set forth in Chapter 18B of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations.

The 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 this division 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 Conceptual Plan and request for rezoning 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. Signage:** The signage proposed would include two (2) 3-foot by 7.17-foot (21.51 square feet each) LED fuel pricing signs to be located on the east and west facades of the building. The size and location of signage proposed would be consistent with wall signage allowances as earned in the "MX2" Mixed Use District, which is the predominant zoning classification along Ingersoll Avenue in the surrounding area. Furthermore, existing signage on the convenience store building and car wash are equal to or less than the square footage size allowances allowed by the PUD Conceptual Plan.

SUMMARY OF DISCUSSION

Frank Dunn-Young presented staff report and recommendation.

Chris Draper asked if there is a requirement for how bright LED lights can be.

Bert Drost presented the illumination requirements for electronic signs contained within Chapter 134 of the City Code.

Abby Chungath asked if the signs would be turned off after business hours.

Frank Dunn-Young stated Casey's did indicate that the signs would be shut off after business hours.

Abby Chungath asked if the signs would only be placed on the building and not the fuel canopy.

Frank Dunn-Young stated that the 2 proposed signs would be placed on the east and west side of the building and not on the fuel canopy.

Emily Webb asked where the previous fuel signs were located before Casey's took ownership.

Frank Dunn-Young stated fuel prices were not previously displayed.

Will Page asked if the parapet walls where the signs would be placed are existing.

Frank Dunn-Young stated the signs would be placed on the existing face of the building and that there would be no alterations to the form of the building.

Daniel Willrich, Pelds Design Services, 2323 Dixon Street, stated that this request is for electronic fuel price signs that would allow Casey's to change prices by a computer rather than doing it manually. The parapet wall is existing and they would not be making any alterations to the building. He did confirm with Casey's that their standard protocol is to

turn off the signs after business hours. During the neighborhood meeting, there were concerns about the sign located to the east, which should be alleviated by the existing tree. They did not have concerns about the sign on the west since it would be facing commercial properties.

Chris Draper asked who owns the existing tree to the east and would it be removed.

Daniel Willrich stated he doesn't know the intent for the tree. Since it's not within city right-of-way, Casey's would maintain it in accordance with the site plan.

CHAIRPERSON OPENED THE PUBLIC HEARING

Jim Stavneak, North of Grand Neighborhood Association President, 637 41st Street, stated that the existing tree to the east would completely block the sign and would need to be removed so the sign is visible. Jim continued to read submitted letter verbatim.

Chris Draper asked if there would still be a concern if the electronic sign was no brighter than the reflection coming off a static sign from the sun.

Jim Stavneak stated that if the electronic sign was equivalent to the reflection off a static sign, he would be neutral to the issue. He's also concerned these signs would set precedent for other business along the Ingersoll corridor.

Daniel Willrich stated they would not be creating harm to the area with these signs. They would not be brighter than the sun shining during the day, would be dimmed at night, and would shut off when the store closes. It comes down to the safety of employees and allowing them to change prices from a computer rather than climbing on a ladder.

Leah Rudolphi asked if these signs are dimmable.

Daniel Willrich stated he doesn't know that for sure but that is an option they could explore.

Leah Rudolphi stated that the concerns of the neighborhood could be alleviated if these signs were dimmable.

Daniel Willrich stated he believes Casey's would be open to that versus not using electronic signs.

Todd Garner stated these signs should be dimmable due to the illumination requirement of 250 candelas during the night.

Chris Draper asked if they would be concerned with the signs being illuminated less than a sun's reflection of a static sign.

Daniel Willrich stated the only concern would be getting to a point where people couldn't see the signs. He believes Casey's will work with the brightness versus not having them.

Bert Drost stated if the commission approves the request, the staff recommendation could state any illumination shall be in accordance with the standards of City Code Section 134-5.7.6.

Emily Webb asked if neighbors would be able to make a report to city staff if the signs aren't complying with these standards.

Bert Drost stated the zoning inspectors would make sure the specifications of the signs comply with the regulations during the sign permit process. If the neighbors had concerns, they could file a complaint with the zoning enforcement staff, who could visit the site to confirm the signs are operating in accordance with the sign permit.

Chris Draper stated we have offensive signs within the city that meet the code requirement. Could the commission set a cap within this PUD that would be equivalent to the illumination of a sun's reflection off a static sign.

Daniel Willrich stated the brightness of a sign could be subjective to the person viewing it. Another thing to keep in mind is the design, these signs are black with green or red lettering and won't be flashing.

Andrew Lorentzen asked if the price of fuel will be the only thing displayed.

Daniel Willrich stated that is correct, along with the words Unleaded and Super Unleaded.

Andrew Lorentzen asked if these signs would be allowed by right if they weren't located within a PUD.

Bert Drost stated size and placement would be by right but digital signs are only allowed on either a monument sign or on a billboard. Given this location, staff felt that placing the signs on the building would add less clutter to the Ingersoll corridor than a monument sign.

Emily Webb asked if they would need approval for a monument sign.

Bert Drost stated they would need to amend the PUD to allow another monument sign for the fuel station.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Chris Draper stated he would be concerned with the brightness given other offensive signs within the city and believes the tree will be cut down if the sign to the east is approved.

Will Page stated a sign on the east side of the building would be a mistake.

COMMISSION ACTION:

Andrew Lorentzen made a motion for approval of the 3rd amendment to the Dahl's on Ingersoll PUD Conceptual Plan to allow additional LED fuel pricing signage on the west façade of the convenience store, subject to the following:

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2. Any electronic sign shall comply with the illumination requirements contained in Des Moines Municipal Code Section 134-5.7.6.
3. A final copy of the amended sheets of the PUD Conceptual Plan shall be submitted to the Planning Administrator for permanent record.

Motion passed: 6-3-1

Respectfully submitted,

Bert Drost

Bert Drost, AICP
Planning & Urban Design Administrator

BAD:tjh

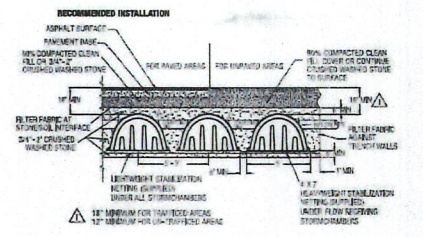
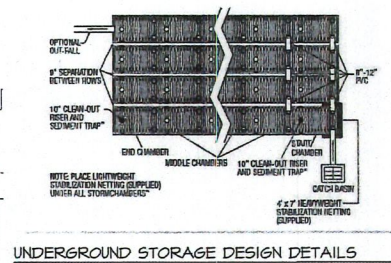
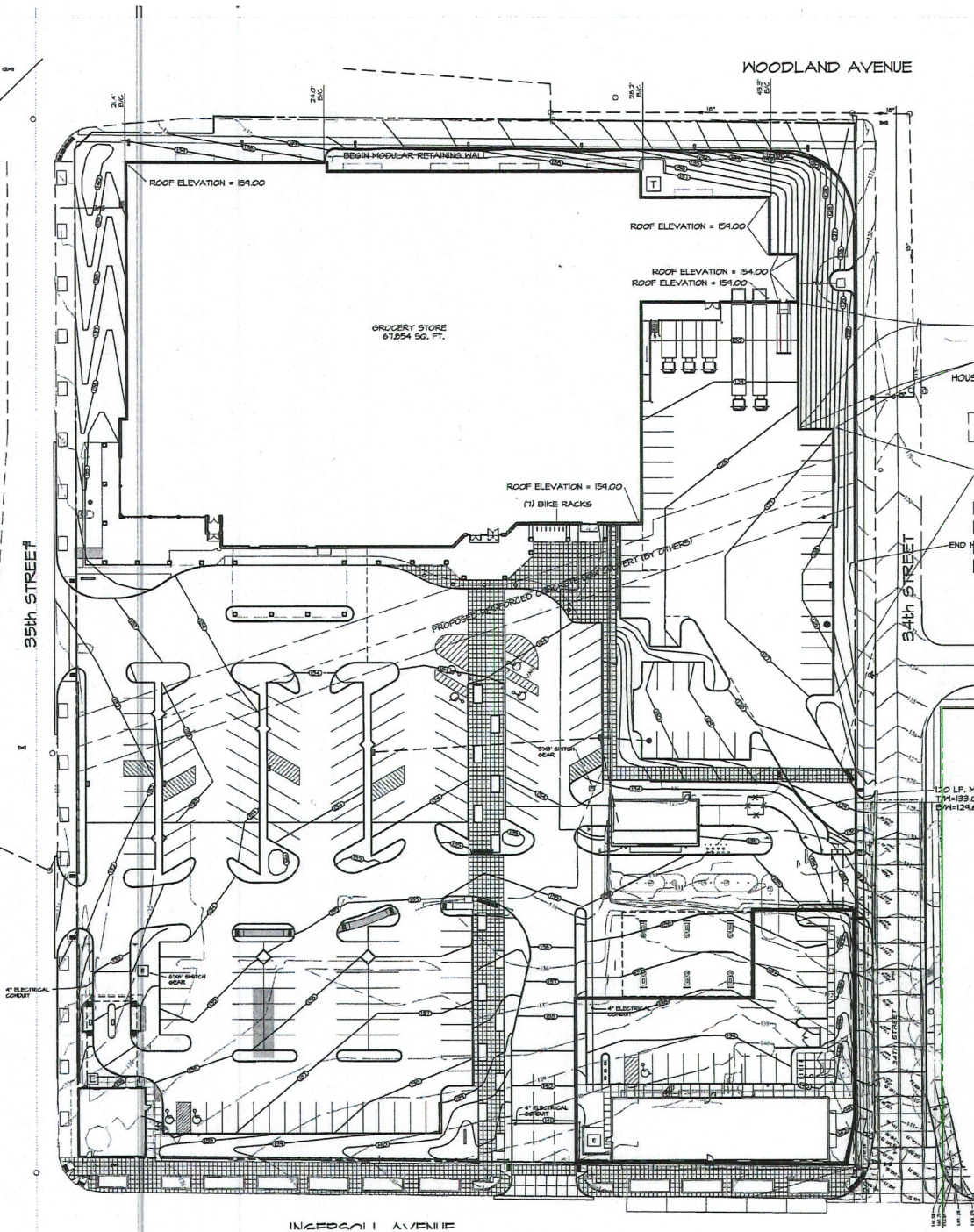








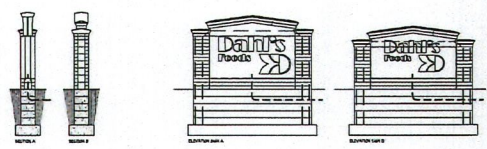
WOODLAND AVENUE



UNDERGROUND STORAGE DESIGN DETAILS

STORMWATER MANAGEMENT SUMMARY STATEMENT

1. AN UNDERGROUND DETENTION FACILITY WILL BE LOCATED ON THE SITE IN THE DOCK/PARKING AREA (SEE PLAN). THIS FACILITY WILL BE RELEASING A 5-YEAR UNDEVELOPED STORM EVENT FROM THE SITE.
2. A STORMCEPTOR STRUCTURE WILL BE CONSTRUCTED IN THE DOCK AREA, NORTHEAST OF THE UNDERGROUND DETENTION FACILITY, FOR THE PURPOSE OF POST-DEVELOPMENT TREATMENT OF THE DISCHARGE STORMWATER.



MONUMENT SIGNAGE

SIGN LOCATION ON SOUTH BUILDING FACE, EAST OF MAIN ENTRANCE

Mercy
QUICK CARE
clinic

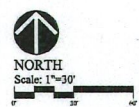


BUILDING SIGNAGE

LEGEND

EXISTING/PROPOSED	PLAT BOUNDARY
— 18" —	WATER MAIN 4" SIZE
— SAN —	SANITARY SEWER 4" SIZE
— 12" —	STORM SEWER 4" SIZE
— USE —	UNDERGROUND ELECTRIC CABLE
— UST —	UNDERGROUND TELEPHONE CABLE
— CTV —	UNDERGROUND CABLE TV
— G-1 —	GAS MAIN 4" SIZE
— 12" —	PERFORATED DRAIN TILE
○	MANHOLE
○	INTAKE
○	HYDRANT
○	POPER POLE/LIGHT POLE
○	UTILITY BOX/TELEPHONE RISER
○	SAH CUT FULL DEPTH
○	DOWNSPOUT LOCATION
○	SILT FENCE

BENCHMARK
TRIANGLE ON WEST SIDE TO TRAFFIC SIGNAL BASE
@ S.W. CORNER OF 35TH STREET AND INGERSOLL AVENUE.
ELEVATION: 138.25



CEC
Civil Engineering Consultants, Inc.

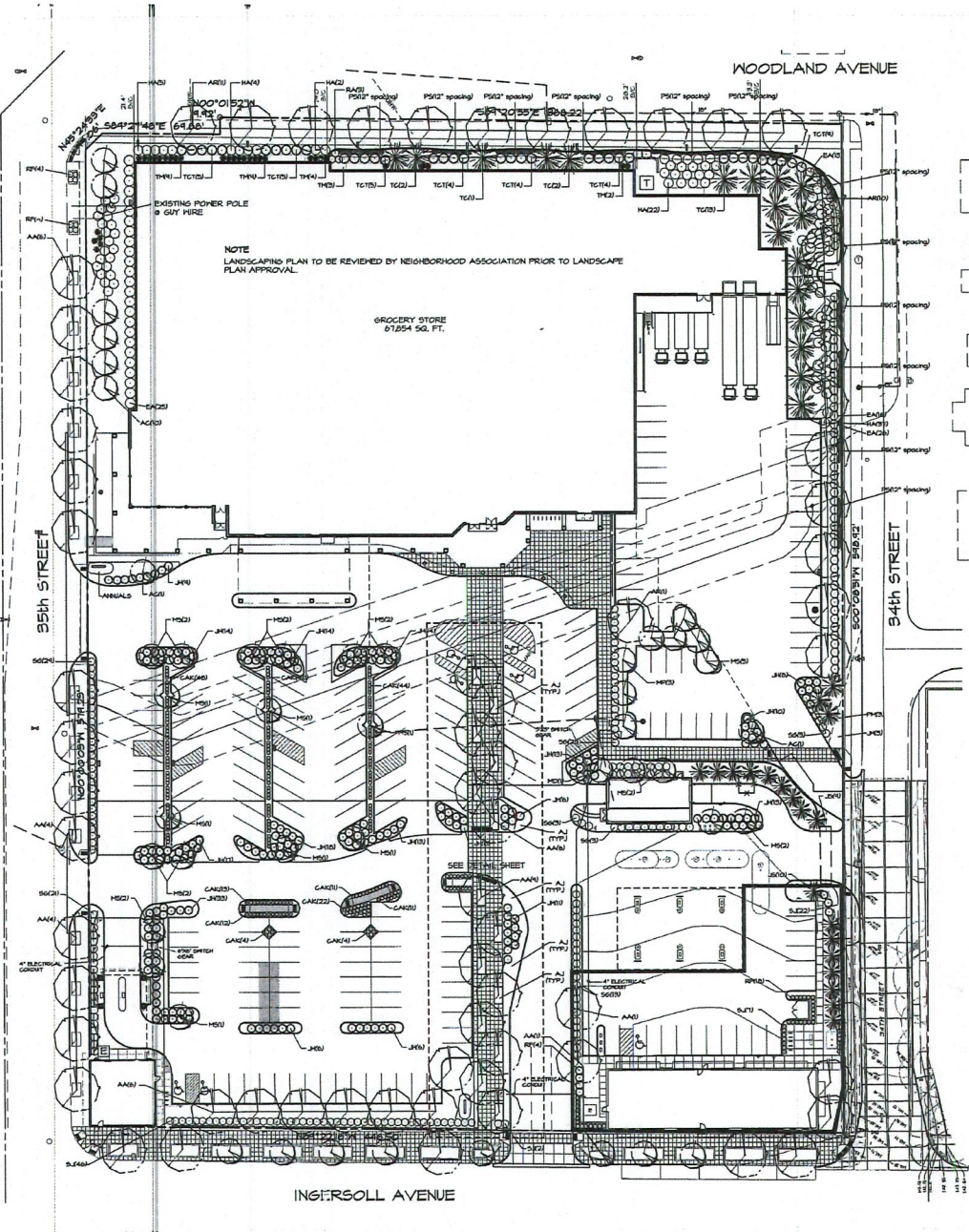
2009 5th Street, Unit 17, Des Moines, Iowa 50319
515.278.4844 • Fax 515.278.7644 • www.cecinc.com

Dahl's Foods
3425 Ingersoll Avenue

Concept Plan

ORIGINAL PUD APPROVAL 01/1/2008
1ST AMENDMENT 3/04/2010

SHEET
2
OF 7



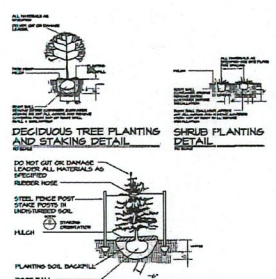
- PLANTING NOTES**
- ALL LIVE TREES, SHRUBS AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE STATEWORKS DEPARTMENT AND SPECIFICATIONS CHIEF AND CITY OF DES MOINES APPROVED FOR LANDSCAPE STANDARDS.
 - ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2006).
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
 - THE CONTRACTOR SHALL REMOVE THE TREE TRUNKS ONE YEAR AFTER INSTALLATION.
 - NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
 - ALL TREES, SHRUBS, BERRIES AND BUSHES SHALL BE PLANTED WITH AT LEAST 75% BROWN BARK SCALE.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OR THE UTILITY.
 - ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL PLACE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE BEGINNING WORK.
 - ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 7 FEET FROM R.O.W. AND CONIFERUS TREES AT LEAST 10 FEET FROM R.O.W. THE REQUIRED MAINTENANCE, PRUNE EDITING AND PROGRESS, MUST BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF RESIDENCE.
 - NO STAKING OF TREES SHALL BE ALLOWED IN THE R.O.W.
 - CONTACT MUNICIPAL ARBREST PRIOR TO REMOVAL AND PLANTING OF ALL STREET TREES AT 315-2662.
 - REMOVE ALL WIRE, TRUNK AND BRANCH FROM THE ROOTBALLS OF STREET TREES.
 - DISCARDED SOIL FROM CURBSIDE PLANTINGS SHALL NOT BE USED AS BACKFILL IN TREE WELLS.
 - REMOVE ALL WIRE, TRUNK AND BRANCH FROM THE ROOTBALLS OF STREET TREES.
 - TOPSOIL SHALL BE A LEAK, SANDY GAYL CLAY LOAM, BE 15 INCH, SANDY CLAY LOAM, TANKY SAND OR OTHER SOILS MAY BE USED IF RECOMMENDED BY AN ARBRESTOR OR DISEASE PREVENTION EXP. RECOMMENDS.
 - TREES SHALL BE PLANTED IN A SERIES OF CONTAINERS OR TRUCKS, TRUCKS, TRUCKS OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
 - CONTRACTOR SHALL NOT CUTTER GEOTEXILE SOIL REINFORCEMENT MESH BEING SEGMENTED RETAINING WALL.

PLANT LIST

ITEM	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	NOTES
1	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
2	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
3	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
4	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
5	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
6	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
7	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
8	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
9	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
10	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	

ITEM	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	NOTES
11	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
12	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
13	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
14	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
15	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
16	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
17	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
18	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
19	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
20	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	

ITEM	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	NOTES
21	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
22	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
23	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
24	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
25	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
26	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
27	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
28	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
29	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	
30	1	TR	Quercus macrocarpa	White Oak	24" DBH	100%	



CERTIFICATION

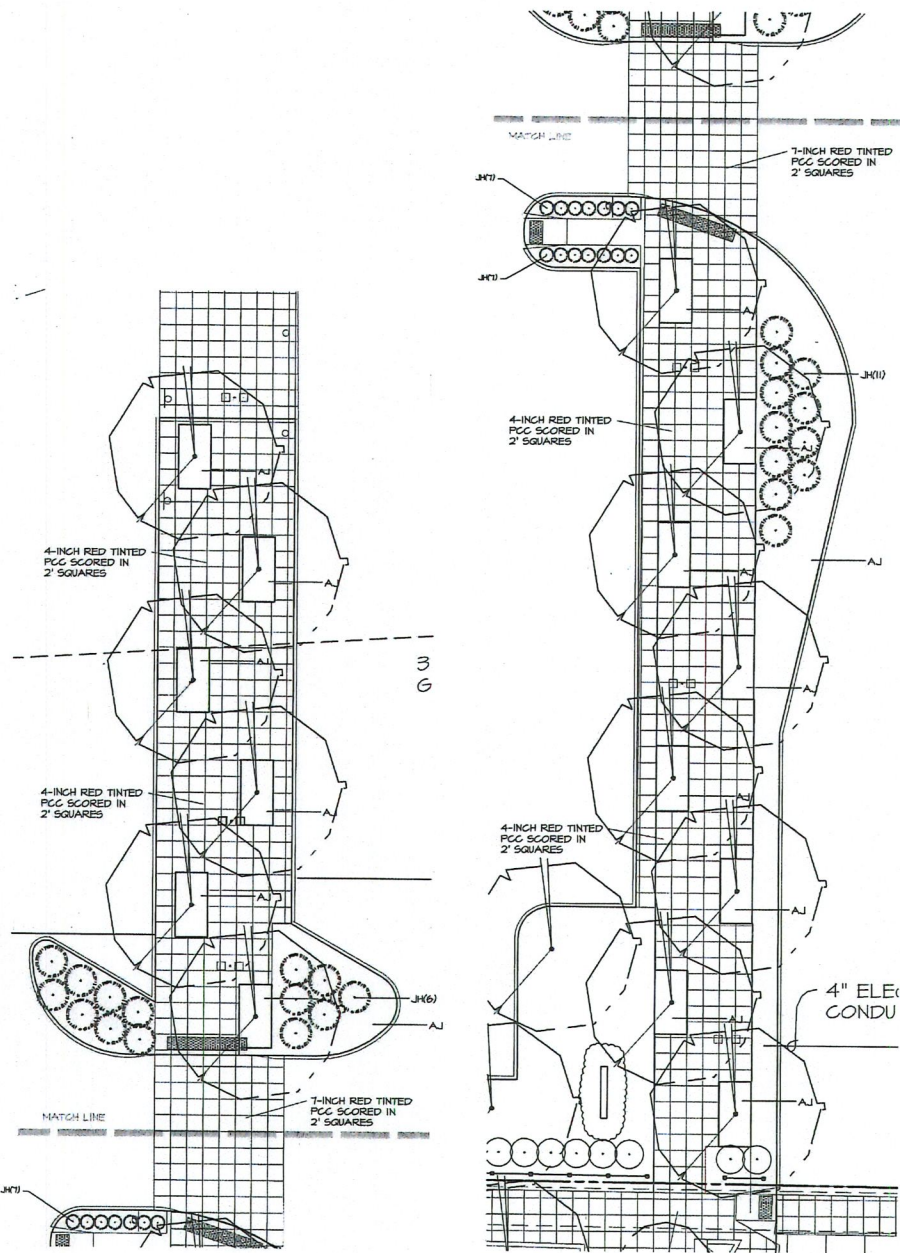
I HEREBY CERTIFY THAT THE PORTION OF THIS PROJECT DESCRIBED BELOW HAS BEEN PREPARED BY ME OR UNDER MY DIRECT PROFESSIONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: MICHAEL D. MORGAN ARCHITECT NO. 343 DATE: 3/1/2008
 FOR: DAHL'S FOODS IOWA REG. NO. 365 PAVED OR AREAS COVERED BY THIS SEAL.
 THIS SHEET ONLY

LAC
Landscape Architectural Consultants, Inc.

CEC
Civil Engineering Consultants, Inc.

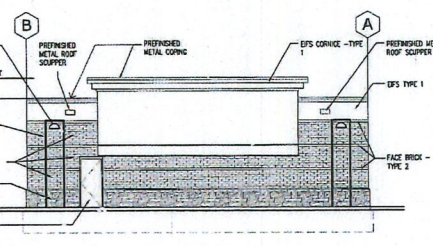
Dahl's Foods
3425 Ingersoll Avenue
Landscape Plan
ORIGINAL PUD APPROVAL 3/1/2008 SHEET 3 OF 7
1ST AMENDMENT 3/04/2010



LAC
Landscape Architectural Consultants, Inc.

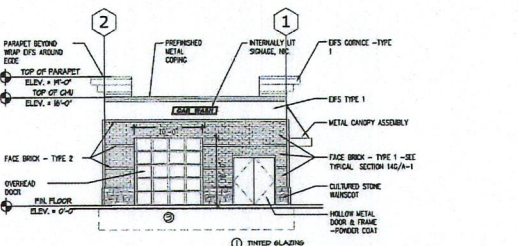
CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7584 - mail@landac.com

Dahl's Foods 3425 Ingersoll Avenue	
Landscape Plan	
ORIGINAL PUD APPROVAL 2/11/2008	SHEET
1ST AMENDMENT 3/04/2010	4
	OF 7



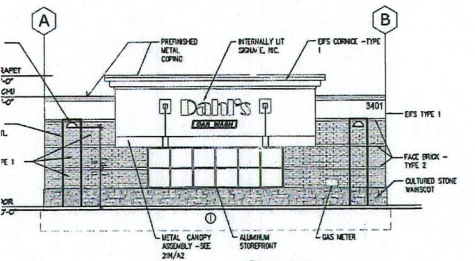
EAST ELEVATION - CAR WASH

VERTICAL BUILDING AND PLASTERERS - BRICK 2 COLORS TO MATCH SUPERMARKET SHAWNEE BACKGROUND - EPS WITH CONTRACTING CORNIC AND BUILDING ACCENT BAND GCE - CULTURED STONE



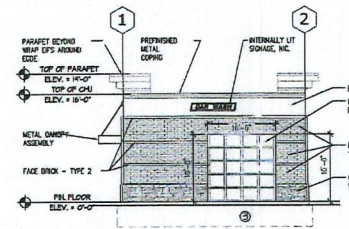
WEST ELEVATION - CAR WASH

MATERIALS: BUILDING AND PLASTERERS - BRICK 2 COLORS TO MATCH SUPERMARKET SHAWNEE BACKGROUND - EPS WITH CONTRACTING CORNIC AND BUILDING ACCENT BAND GCE - CULTURED STONE



SOUTH ELEVATION BANK

MATERIALS: BUILDING AND PLASTERERS - BRICK 2 COLORS TO MATCH SUPERMARKET SHAWNEE BACKGROUND - EPS WITH CONTRACTING CORNIC AND BUILDING ACCENT BAND GCE - CULTURED STONE

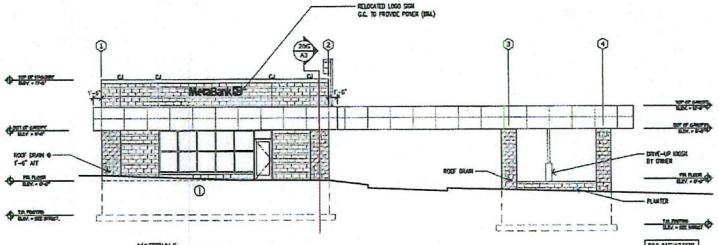


NORTH ELEVATION BANK

MATERIALS: BUILDING AND PLASTERERS - BRICK 2 COLORS TO MATCH SUPERMARKET SHAWNEE BACKGROUND - EPS WITH CONTRACTING CORNIC AND BUILDING ACCENT BAND GCE - CULTURED STONE

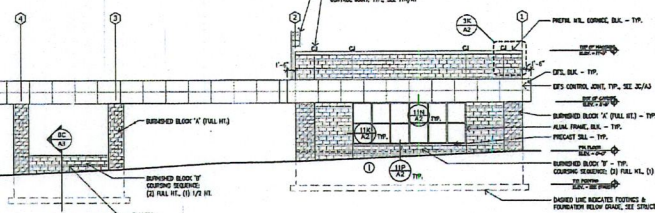
EAST ELEVATION - CAR WASH

MATERIALS: BUILDING AND PLASTERERS - BRICK 2 COLORS TO MATCH SUPERMARKET SHAWNEE BACKGROUND - EPS WITH CONTRACTING CORNIC AND BUILDING ACCENT BAND GCE - CULTURED STONE



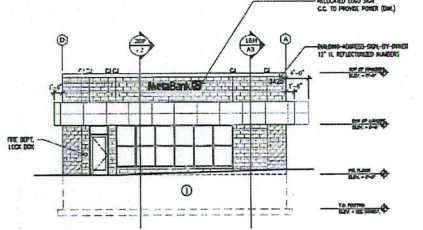
EAST ELEVATION BANK

MATERIALS: BUILDING - ENRICHED CHU CHU 1 = TALL RUNNING BOND CHU 2 = MEDIUM BROWN STAKED BOND CANOPY - EPS COLOR - BLACK FRAMES - ALUMINUM COLOR - BLACK



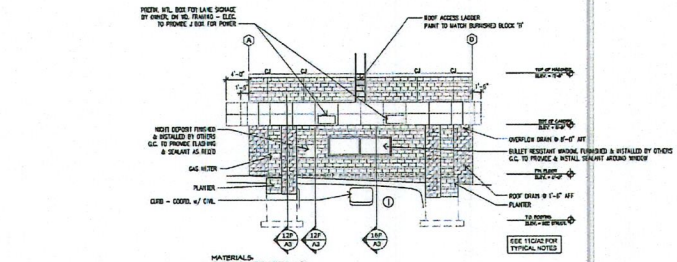
WEST ELEVATION BANK

MATERIALS: BUILDING - ENRICHED CHU CHU 1 = TALL RUNNING BOND CHU 2 = MEDIUM BROWN STAKED BOND CANOPY - EPS COLOR - BLACK FRAMES - ALUMINUM COLOR - BLACK



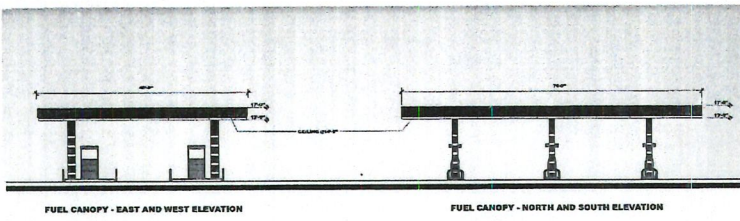
SOUTH ELEVATION BANK

MATERIALS: BUILDING - ENRICHED CHU CHU 1 = TALL RUNNING BOND CHU 2 = MEDIUM BROWN STAKED BOND CANOPY - EPS COLOR - BLACK FRAMES - ALUMINUM COLOR - BLACK



NORTH ELEVATION BANK

MATERIALS: BUILDING - ENRICHED CHU CHU 1 = TALL RUNNING BOND CHU 2 = MEDIUM BROWN STAKED BOND CANOPY - EPS COLOR - BLACK FRAMES - ALUMINUM COLOR - BLACK



DAHL'S FOODS INGERSOLL STORE DES MOINES, IA 50306-1

CEC Civil Engineering Consultants, Inc. 2001 8th Street, Suite 12 Des Moines, Iowa 50312 515.276.4844 Fax 515.276.7034



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 registered architect under the laws of the state of Iowa.

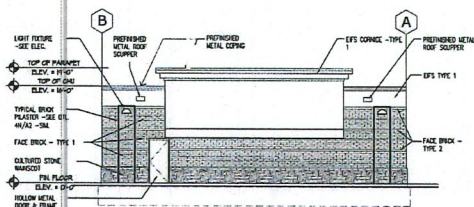
MILT POWELL
Printed or Typed name
Signature
Date
06/30/2011
Registration expires
Pages or sheets covered by this seal 7 of 7



Dahl's Foods
3425 Ingersoll Avenue
Building Elevations
ORIGINAL PUD APPROVAL 01/10/08 SHEET 7
1ST AMENDMENT 3/04/2010 OF 7

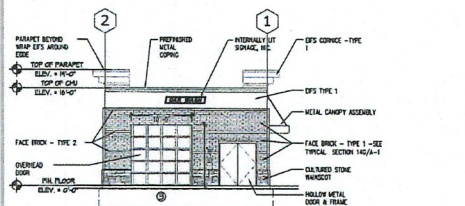
20N2010-00012

7 of 7



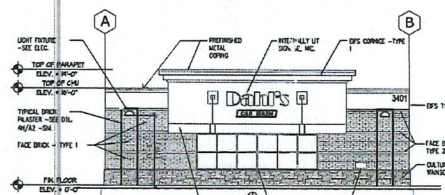
NORTH ELEVATION - CAR WASH

MATERIALS:
BRICKS AND FLAKERS - BRICK 3 COLORS TO MATCH SUBMITTALS
SHIMMER BRICKS/STONES - EPS WITH CONTRACTING CORNER AND BILDING ACCENT BAND
SINK - CALIBRED STONE



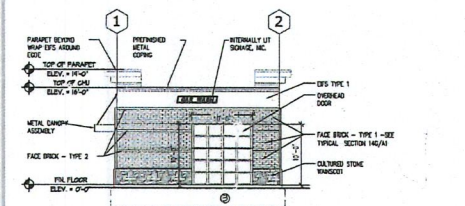
WEST ELEVATION - CAR WASH

MATERIALS:
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SINK - CALIBRED STONE



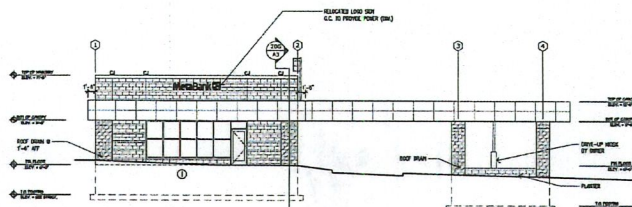
SOUTH ELEVATION - CAR WASH

MATERIALS:
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SHIMMER BRICKS/STONES - EPS WITH CONTRACTING CORNER AND BILDING ACCENT BAND
SINK - CALIBRED STONE

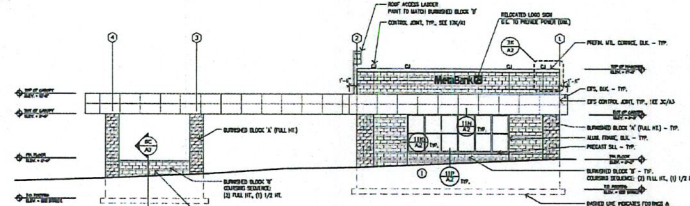


EAST ELEVATION - CAR WASH

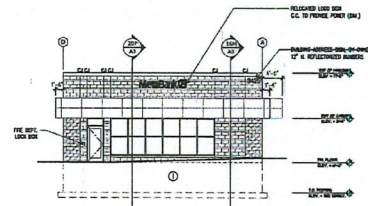
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SHIMMER BRICKS/STONES - EPS WITH CONTRACTING CORNER AND BILDING ACCENT BAND
SINK - CALIBRED STONE



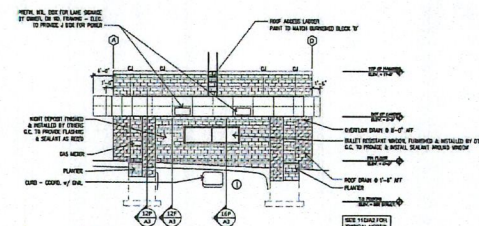
EAST ELEVATION BANK



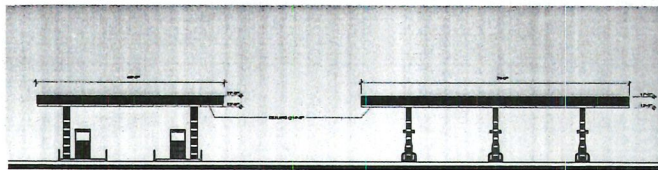
WEST ELEVATION BANK



SOUTH ELEVATION BANK



NORTH ELEVATION BANK



DAHL'S FOODS
INGERSOLL STORE
DES MOINES, IA
PROJECT # 2010-00012

Qty. SOUTH & WEST Overall size 30' tall by 162' long
MetaBank

Qty. EAST Overall size 24' tall by 125' long
MetaBank

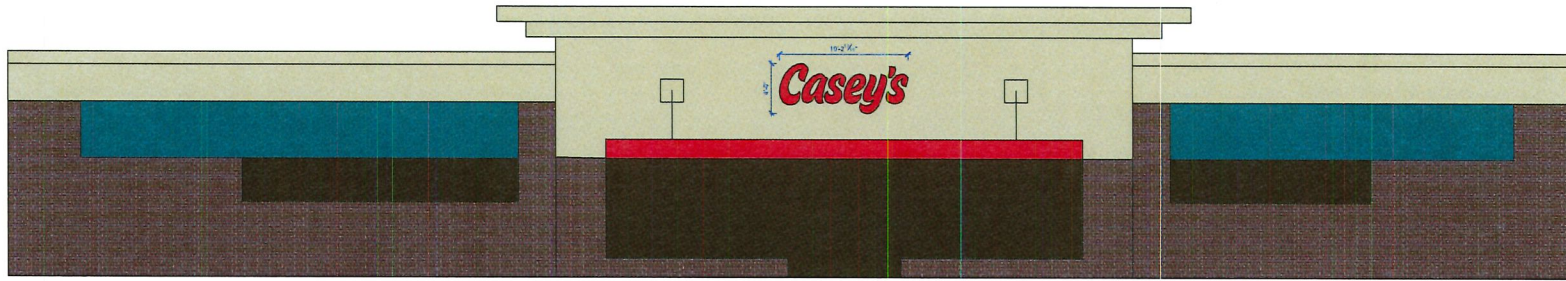
SOUTH SIDE SIGN: "MetaBank & logo" at 30' x 162' = 33.75 sq. ft.
WEST SIDE SIGN: "MetaBank & logo" at 30' x 162' = 33.75 sq. ft.
EAST SIDE SIGN: "MetaBank & logo" at 24' x 125' = 21.5 sq. ft.



Dahl's Foods
3425 Ingersoll Avenue
Building Elevations
ORIGINAL PUD APPROVAL 2/11/2008
1ST AMENDMENT 3/04/2010

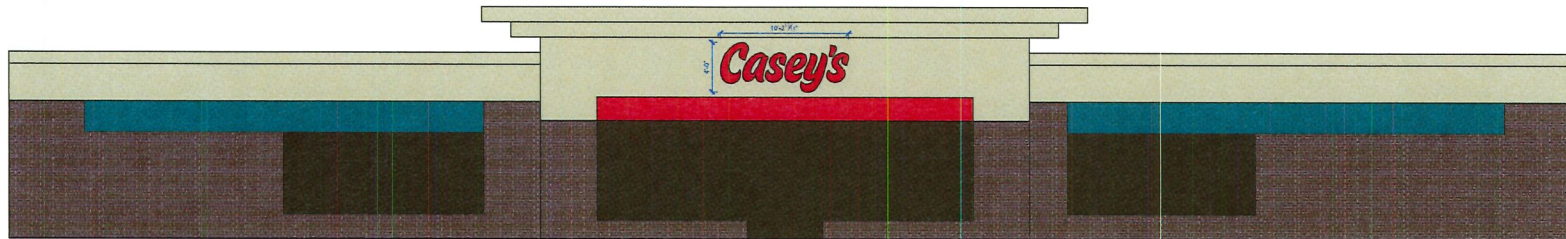
CEC
Civil Engineering Consultants, Inc.
2900 W. Main Street, Suite 12, Des Moines, Iowa 50322
515.281.4444 | Fax: 515.279.1504 | info@cecinc.com

SHEET 7 OF 7



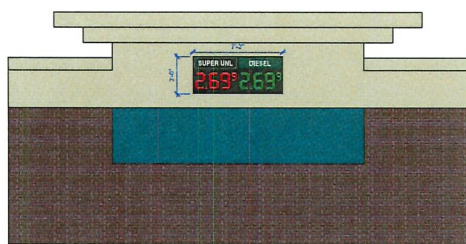
NORTH (GAS)

40.95 Ft²



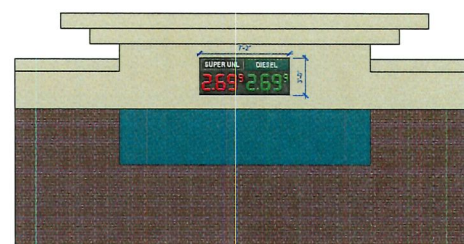
SOUTH (INGERSOLL)

40.95 Ft²



WEST (DRIVEWAY)

21.5 Ft²



EAST (34TH ST)

21.5 Ft²



DES MOINES, IA #4026

3401 INGERSOLL AVE

DRAWN BY:
J. CLARK

DATE:
05-11-22

Item: ZONG-2022-000003

Date: 5/20/2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: [Signature]

Name: LING WONG - 2626 THORNTON AVE

Address: 625 - 34TH

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
MAY 31 2022

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

Item: ZONG-2022-000003

Date: 5/25/2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: [Signature]

Name: Barb Niccum

Address: 623 36TH Street

RECEIVED
COMMUNITY DEVELOPMENT
MAY 31 2022

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

Happy to have the space filled!

Item: ZONG-2022-000003

Date: 5/26/2022

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: *Tim*

Name: Tim Mulcahy

Address: 626 35th St. DSM

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAY 31 2022

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

I Support this business + really like
having them in the community

From: Lauren Kollauf <director@theavenuesdsm.com>
Sent: Thursday, May 19, 2022 9:29 AM
To: Dunn-Young, Frank A. <FADunnYoung@dmgov.org>
Cc: Chakraborty, Sreyoshi <SChakraborty@dmgov.org>
Subject: Re: Casey's signage

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the clarification, Frank. That new trend is fine by me... I prefer the on-building signs to the pole signs.

Lauren Kollauf (she/her)
Executive Director
The Avenues of **Ingersoll & Grand**
563-495-0357 | director@theavenuesdsm.com
558 28th St. Des Moines, IA 50312

*The Avenues of **Ingersoll & Grand** provides economic development, marketing and promotion, enhanced maintenance, and beautification of **Ingersoll** and Grand Avenues between Martin Luther King Parkway and 42nd Street in Des Moines. Learn more: theavenuesdsm.com*

On Thu, May 19, 2022 at 9:21 AM Dunn-Young, Frank A. <FADunnYoung@dmgov.org> wrote:

Hi Lauren,

I had a call into project manager to confirm and just heard back this morning. Yes, it would just be the electronic price signs on the building. This seems to be the waive of the future for some stores saving them the hassle of going out to the board with numbers and extension pole. Let me know if you have any other questions.



May 26, 2022

RE: Rezoning / PUD amendment at 3401 Ingersoll Ave.

To Whom it May Concern:

I am writing to summarize the neighborhood meeting efforts for the proposed PUD amendment for 3401 Ingersoll Ave.

The attached letter was sent by mail on May 17, 2022, to the neighbors on the list provided by the City of Des Moines. The address list is attached as well. In the letter, contact information was provided for Daniel Willrich of Pelds Design Services so that recipients would be able to contact him via email or phone should they be unable to attend the meeting.

The meeting was scheduled for and held on May 24, 2022 at 6:30 pm via Zoom. It was attended by representatives of the developer (Daniel Willrich), and 4 neighbors. Those neighbors were Staci Williams, Mike O'Connel, and Dennis and Donna Mulcahy.

One neighbor expressed concern that the lighted signs, specifically on the east side, would be a bother to the residential neighborhood to the east.

Another asked if the price signs are turned off when the store is not open. I was not sure of the answer at the time, but I have confirmed that all signage is off when the store is closed. Only security lighting remains on overnight.

A third neighbor provided his comment in the chat feature saying he was not opposed to electronic signage.

No changes are proposed due to the neighborhood meeting.

Sincerely,

A handwritten signature in blue ink that reads 'D. Willrich'.

Daniel Willrich, AIA
Director of Architecture, Business Development



May 17, 2022

RE: 3401 Ingersoll Avenue, Des Moines, Iowa 50312

To whom it may concern,

My name is Daniel Willrich, and I am the Director of Architecture and Business development at Pellds Design Services. We are a consultant for Casey's Marketing Company. We are looking to inform you and your neighborhood of our intention to revise the PUD for the property at 3401 Ingersoll Ave for the Casey's General Store development. Before presenting this to the City of Des Moines, we would like to hold an informational meeting to fill you in on what we are proposing and to give you a chance to offer feedback and ask questions.

The property at 3401 Ingersoll Ave is currently part of a PUD with specific signage requirements. We are proposing to revise the PUD to allow price signs consistent with other Casey's convenience stores.

Casey's has signed a lease to occupy the existing fuel station on this property and plans to convert it into a Casey's General Store offering the typical products you could find in any Casey's store in Des Moines. The conversion to a Casey's General Store includes exterior signage on the fuel store, the fuel canopy, and the carwash.

We are proposing to meet on-line via Zoom, on Tuesday, May 24, from 6:30-7 pm. Here is the information to join the Zoom meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/82168648568?pwd=gMvxMYFMFoIOZXsCUjhBk2vLnoQjSM.1>

Meeting ID: 821 6864 8568

Passcode: 141097

One tap mobile

+13126266799,,82168648568#,,,,*141097# US (Chicago)

+16465588656,,82168648568#,,,,*141097# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 821 6864 8568

Passcode: 141097

Find your local number: <https://us02web.zoom.us/u/kOzyWvUbG>



If you have any questions, please contact me at the information below, so we may discuss this matter further.

Sincerely,
Pelds Design Services



Daniel Willrich
Director of Architecture, Business Development

Pelds Design Services
Attn: Daniel Willrich
2323 Dixon Street
Des Moines, IA 50316
E-mail: daniel@pelds.com
Phone: 515-265-8196



Talking points on Casey's electronic signage proposal

June 2, 2022 DSM P&Z meeting

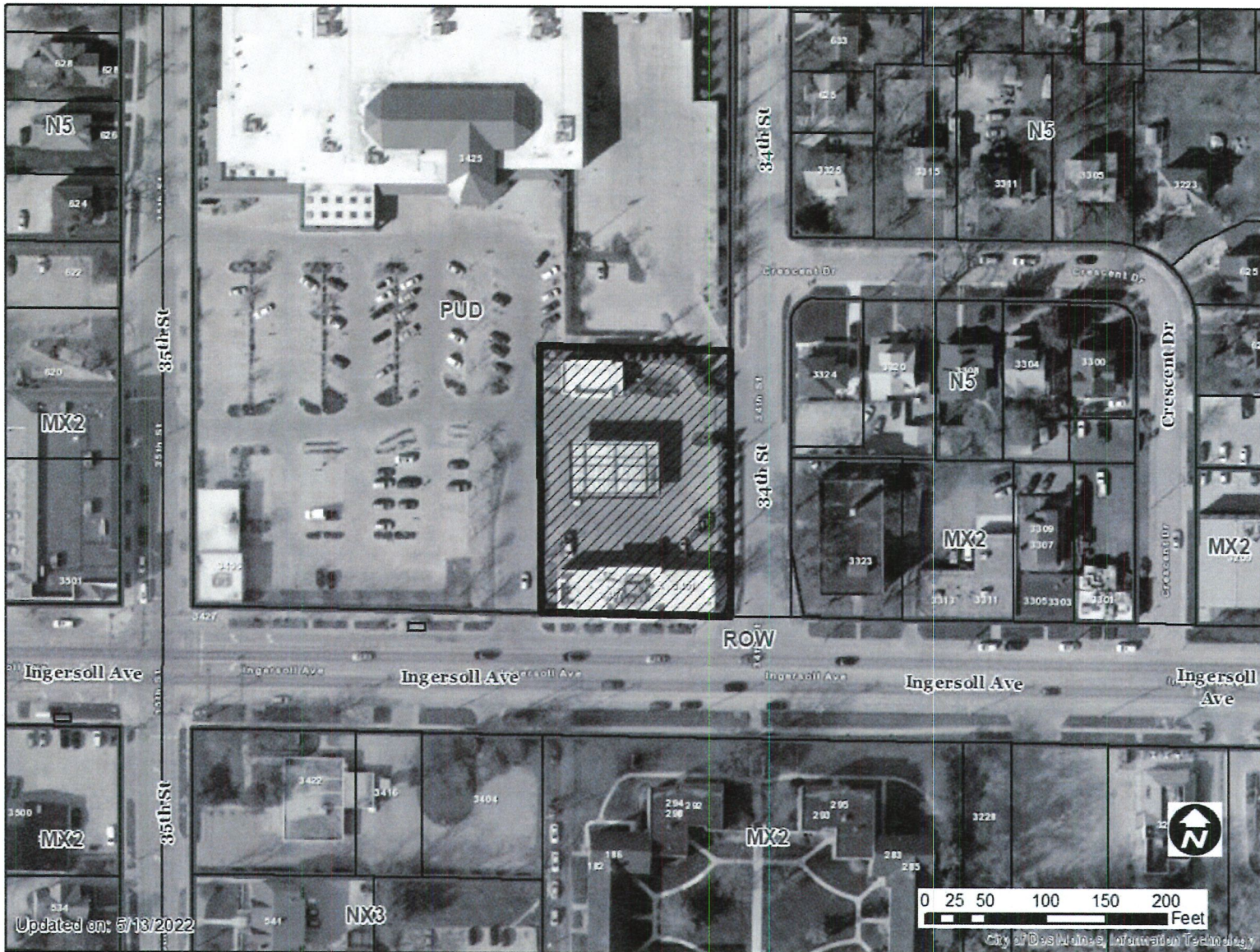
- My name is Jim Stavneak, I live at 637 41st street, and I appreciate the opportunity to be a part of this discussion. I am president of the North of Grand Neighborhood Assn, which the city of DSM recognizes as the official neighborhood association for the area, from 31st street to 42nd street and from Grand Ave to I235. The Casey's store is located within this area.
- The North of Grand's board consists of members who also live in close proximity to the Ingersoll corridor and the Casey's store
- DSM has spent many millions of dollars to create a cutting-edge new commercial Ingersoll corridor, identified as a tranquil environment, pedestrian & bike friendly, traffic- calming street designs & softened with plantings along both sides of the street. Ingersoll is designed to be the **exact opposite** of the high auto volume commercial streets found in other parts of the metro area.
- We have all seen these electronic signs on other metro streets, grabbing at eyes and drivers as they pass by. That's certainly not the city's vision or environment being created in the Ingersoll corridor.
- North of Grand's board is supportive of business, but there are existing building guidelines for the Ingersoll corridor that serve a purpose for maintaining its unique look and feel. North of Grand's board worked hard to help establish the initial Dahls's on Ingersoll PUD Conceptual Plan, and Casey's amendment proposal is inconsistent with the Plan's intent. Casey's has **already received changes/promises** that were worked out on the original zoning. They already have signage which is allowed under current zoning.
- North of Grand's board is **opposed** to electronic signs for the Ingersoll corridor. They will compromise what the City has worked so hard to accomplish. Neither of Casey's electronic signs are necessary, and definitely inappropriate across the street from an established residential apartment. Variances beyond agreed standards are only appropriate if there is a very real need, and it's hard to see one here.
- Those using the Ingersoll "village center" **already** know where the pumps are. When the Star gas station further east on Ingersoll goes away, as is currently planned, this Casey's will be the **only** gas station all the way from 63rd street to Sherman Hills, and having no competition, Casey's definitely does not need to have aggressive signage (beyond what the current zoning allows) "to compete in the market". They are the only gas station on Ingersoll, and there are other less abrasive ways to communicate their gas prices to motorists.
- Any electronic signage, including the ones being proposed by Casey's, is a clear digital precedent that paves the way for future imitators, resulting in a slow erosion of Ingersoll character.

- Dahl's and Price Chopper had operated this gas station for many years without electronic signage. People know where the gas station was located, and they come to fill up without knowing prices until they reached the pumps.
- **The North of Grand board would encourage P&Z to direct Casey's to come back with a non-electronic signage proposal, consistent with existing zoning.**

Thank you for listening to my comments.

Cole of Phoenix AZ, LLC, 3401 Ingersoll Avenue

ZONG-2022-000003



1 inch = 104 feet