



Date July 18, 2022

**RESOLUTION HOLDING HEARING REGARDING REQUEST FROM STONEY POINTE CAR WASH, LLC (OWNER), REPRESENTED BY LLOYD D. LINN (OFFICER), FOR REVIEW AND APPROVAL OF A 2<sup>ND</sup> AMENDMENT TO THE STONEY POINTE PUD CONCEPTUAL PLAN, ON PROPERTY LOCATED AT 5901 SOUTHEAST 14<sup>TH</sup> STREET, TO ALLOW A RESTAURANT WITH A DRIVE THROUGH USE**

**WHEREAS**, on June 16, 2022, the City Plan and Zoning Commission considered a request from Stoney Point Car Wash, LLC (owner), represented by Lloyd D. Linn (officer), for review and approval of a 2<sup>nd</sup> amendment to the Stoney Pointe PUD Conceptual Plan, on property located at 5901 Southeast 14<sup>th</sup> Street, to allow a restaurant with drive through use; and

**WHEREAS**, the City Plan and Zoning Commission voted 12-0 to **APPROVE** the a 2<sup>nd</sup> amendment to the Stoney Pointe PUD Conceptual Plan, on property located at 5901 Southeast 14<sup>th</sup> Street, to allow a restaurant with drive through use, subject to the following conditions:

1. Reduction in the building setback from SE 14<sup>th</sup> Street to the satisfaction of the Planning & Urban Design Administrator.
2. Any proposed signage shall comply with the requirements for the MX3 District.
3. Addition of the following notes on the “PUD” Conceptual Plan:
  - a) Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
  - b) Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR.

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

LOT 1 IN STONEY POINTE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

**WHEREAS**, on June 27, 2022, by Roll Call No. 22-1001, it was duly resolved by the City Council that the request for approval of the 2<sup>nd</sup> Amendment to the Stoney Pointe PUD Conceptual Plan be set down for hearing on July 18, 2022, at 5:00 p.m., at the City Council Chambers; and

**WHEREAS**, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed 2<sup>nd</sup> Amendment to the Stoney Pointe PUD Conceptual Plan; and

**Date** July 18, 2022

**WHEREAS**, in accordance with said notice, those interested in said proposed 2<sup>nd</sup> Amendment to the Stoney Pointe PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed 2<sup>nd</sup> Amendment to the Stoney Pointe PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 2<sup>nd</sup> Amendment to the Stoney Pointe PUD Conceptual Plan is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved as stated above, subject to conditions set forth above.

MOVED by \_\_\_\_\_ to adopt, SECOND by \_\_\_\_\_.

FORM APPROVED:

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

(ZONG-2022-000049)

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

MOTION CARRIED

APPROVED

**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.

\_\_\_\_\_ Mayor

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

Date July 18, 2022  
 Agenda Item 58  
 Roll Call # \_\_\_\_\_

June 22, 2022

Communication from the City Plan and Zoning Commission advising that at their June 16, 2022 meeting, the following action was taken regarding a request from Stoney Pointe Car Wash, LLC (owner), represented by Lloyd D. Linn (officer), for review and approval of a 2<sup>nd</sup> amendment to the Stoney Pointe PUD Conceptual Plan on the property located at 5901 Southeast 14<sup>th</sup> Street, to allow a Restaurant with a drive through use.

**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			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis	X			
Carolyn Jenison	X			
William Page				X
Andrew Lorentzen	X			
Emily Webb	X			

**APPROVAL** of the request to amend the Stoney Pointe “PUD” Conceptual Plan subject to the following conditions:

1. Reduction in the building setback from SE 14<sup>th</sup> Street to the satisfaction of the Planning & Urban Design Administrator.
2. Any proposed signage shall comply with the requirements for the MX3 District.
3. Addition of the following notes on the “PUD” Conceptual Plan:
  - a) Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.

- b) Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR.

## **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the request to amend the Stoney Pointe “PUD” Conceptual Plan subject to the following conditions:

1. Reduction in the building setback from SE 14<sup>th</sup> Street to the satisfaction of the Planning and Urban Design Administrator.
2. Any proposed signage shall comply with the requirements for the MX3 District.
3. Addition of the following notes on the “PUD” Conceptual Plan:
  - a) Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
  - b) Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR.

### Written Responses

0 in Favor

1 in opposition

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The existing PUD Conceptual Plan allowed for the construction of a car wash facility on the subject parcel. The proposed amendment would allow development of a new restaurant with drive through use. The existing car wash facility would be demolished.
2. **Size of Site:** 0.970 acres (42,253 square feet).
3. **Existing Zoning (site):** Stoney Pointe “PUD” Planned Unit Development District.
4. **Existing Land Use (site):** Car wash.
5. **Adjacent Land Use and Zoning:**
  - North** – “MX3-V”; Uses are restaurant with drive through and warehousing.
  - South** – “PUD”; Uses are restaurant with drive through.
  - East** – Stoney Pointe “PUD”; Use is commercial center.
  - West** – “MX3-V”; Use is commercial center.
6. **General Neighborhood/Area Land Uses:** The area consists of a mix of one household dwellings, multiple-household dwellings, and commercial uses.

- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the Easter Lake Neighborhood Association and within 250 feet of South Park Neighborhood Association. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on May 27, 2022 and by mailing of the Final Agenda on June 10, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on May 27, 2022 (20 days prior to the public hearing) and June 6, 2022 (10 days prior to the public hearing) to the Easter Lake and South Park Neighborhood Associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing. The Easter Lake Neighborhood Association mailings were sent to Jim Bollard, 4007 Southeast 26<sup>th</sup> Street, Des Moines, IA 50320. The South Park Neighborhood Association mailings were sent to Chris Kuhl, 617 East Miller Avenue, Des Moines, IA 50315.

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

- 8. Relevant Zoning History:** The original PUD zoning was approved along with adoption of the Stoney Pointe PUD Conceptual Plan on April 16, 2001, by Ordinance No. 13,940.

On October 5, 2017, by Docket No. ZON2017-00157, the Plan and Zoning Commission considered a request to amend the “Stoney Pointe PUD” to allow a freestanding sign that is 11.75 feet in height with masonry base that is only 1.25 feet in height that did not meet the requirements under the definition of a monument sign in the “FSO” Freestanding Signs Overlay District. The Commission recommended denial of this request to the City Council. The request was withdrawn before being considered by the City Council.

- 9. PlanDSM Land Use Plan Designation:** Community Mixed Use within a Community Node and a Regional Node.

- 10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa 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.

The application, accompanying evidence and “PUD” 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. After 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. **Stoney Pointe PUD” Conceptual Plan:** If the proposed amendment to the “Stoney Pointe PUD” District is approved by the City Council, the applicant must submit to the Planning & Urban Design Administrator a revised version of the “PUD” Conceptual Plan that reflects any conditions of approval and provides approval process information.

2. **PlanDSM: Creating Our Tomorrow:** The applicant is requesting the PUD amendment for a subject property designated “Community Mixed Use” within a “Community Node” and a “Regional Node.” Plan DSM describes these designations as follows:

*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.*

*Regional Node: The largest node, regional nodes are concentrations of employment, retail, and housing and may include light industrial uses. They serve the widest geographical area and attract people from throughout the City and region. High density residential development is appropriate at regional nodes.*

Staff believes the proposed PUD amendment is appropriate so long as the proposed structure engages Southeast 14<sup>th</sup> Street as discussed in Section II, Subparagraph 5 of this report.

3. **Site Plan Requirements:** The proposed change of use at this site requires an updated PUD Development site plan before a restaurant with drive-through use can commence at this site. Any site plan application must be in accordance with Chapter 135 (Planning and Design Ordinance) of City Code and be reviewed and approved by the City’s Planning and Urban Design Division. A site plan will ensure that the site complies with all City site development requirements, including, but not limited to, stormwater management, landscaping, and motor vehicle/bicycle parking.

4. **Traffic/Street System:** Traffic and Transportation staff have indicated that the proposed amendment will not necessitate any improvements to the surrounding public street.
5. **Urban Design:** The proposed amendment would allow construction of a one-story structure with drive-through facility in place of the existing car wash building. The new building would be centered on the site with a 102-foot setback from SE 14<sup>th</sup> Street and a 55-foot setback from East Diehl Avenue. Access to the site would be through the existing internal driveway on the southern property line and the existing driveway to East Diehl Avenue on the northern property line.

The western and northern façades would contain storefront type windows. The drive-through queuing aisle and signage would be located on the interior side property lines (south and east). The proposed building would include a flat roof and building materials and design of a compatible nature to the existing buildings within the remainder of the PUD properties and along the SE 14<sup>th</sup> Street frontage of the block.

The subject property would likely be zoned “MX3-V” Mixed-Use District if not a part of the Stoney Pointe “PUD” and be subject to Planning and Design Ordinance regulations of the Commercial Center building type. The proposed structure generally complies with the Major Façade Material and Transparency requirements. The building would need to sit within 10 feet of the property lines along SE 14<sup>th</sup> Street and East Diehl Avenue unless a Design Alternative was approved. Staff believes that a setback greater than 10 feet is warranted given the character of the area and the Stoney Pointe development. However, staff believes that the SE 14<sup>th</sup> Street setback should be closer to the setbacks found at Melbourne Condominiums, Building C (5515 SE 14<sup>th</sup> Street) to the north and the Taco Bell restaurant (5959 SE 14<sup>th</sup> Street) to the south.

Staff suggests that the westernmost row of parking be shifted to the back side of the building. The landscape strip along SE 14<sup>th</sup> Street could also be slightly reduced. These two changes would allow the building to be shifted 25 feet closer to SE 14<sup>th</sup> Street than what is proposed. This would reduce the number of potential vehicle movements that a pedestrian would have to track as they enter the site from the SE 14<sup>th</sup> Street sidewalk.

The Conceptual Plan shows a proposed monument sign located at the northwest corner of the subject property (SE 14<sup>th</sup> Street and East Diehl Avenue). Staff recommends that any proposed non-building-mounted signage comply with Table 134-5.6-1 and Section 134-5.5.4 which states no more than one 75-square-foot monument sign per street frontage and a base height of at least two feet or 25% of the overall sign height, whichever is greater; a base width at least as wide as the sign face; and a sign base constructed of brick, stone, concrete block, or similar permanent, durable material complementing the exterior of the primary building on the lot.

## SUMMARY OF DISCUSSION

Bert Drost presented staff report and recommendation.

Johnny Alcivar asked what the setback is for the building to the north and to the south.

Bert Drost stated Taco Bell has a 50-foot setback, Culvers to the south is 120-foot, Tasty Tacos to the north is 80-foot and the Melbourne apartments is 45-foot.

Johnny Alcivar asked what the proposed setback is for this property.

Bert Drost stated 102 feet.

Chris Draper asked if they want the northwest corner of the building to align with the northwest corner of the current building.

Bert Drost stated yes.

Bob Gibson, Civil Design Advantage, 4121 NW Urbandale Drive stated the vast majority of customers will park in the west lot with the east lot being intended for employees. They believe relocating another row of parking to the rear would create safety concerns for customers walking through the drive lane. Moving the building 25-feet to create a 77-foot setback would have minimal effect on the streetscape. They will be providing additional landscaping and a black ornamental fence that would setback 8 feet from the sidewalk.

Justyn Lewis asked if their main concerns are based off safety and walkability.

Bob Gibson states yes.

Abby Chungath asked for the number of required parking spaces.

Jason Van Essen stated it would be the total square footage of the building, divided by 150.

Johnny Alcivar stated that would equal 15 spaces.

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

Johnny Alcivar asked if this is in part of the development plan or will that come back to the commission.

Jason Van Essen stated this is a PUD Conceptual Plan amendment which will be forwarded to City Council for approval. The site plan would be reviewed administratively, and staff would make sure it matches the approved Conceptual Plan.

Chris Draper asked where the building would be located if the recommendation for location was removed from the motion.

Jason Van Essen stated where it's currently shown.

Leah Rudolphi asked if proposing twice the amount of parking than required is common as they could remove the whole western row of parking and be compliant.

Jason Van Essen stated we frequently see development proposals that have more parking than required. Certain zoning districts do have maximums but the MX3 districts that would be comparable to this development does not have a maximum.



Chris Draper asked if the building could still end up where it's proposed if there are restrictions from an engineering standpoint.

Jason Van Essen stated correct, if City Council was to adopt the recommendation and the applicant could convince city staff there is no better way, it could end up where it is shown today.

Johnny Alcivar asked if City Council could strike conditions during their review.

Jason Van Essen stated yes, the Commission's action is a recommendation and the City Council ultimately decides.

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

Dory Briles stated she would like to see the additional landscaping in front and does have concerns with too much traffic on the rear of the building.

Abby Chungath stated she does not know if there is a better alternative for traffic flow and safety issues, which are present anytime you have drive-through lanes. She believes the west parking stalls are unnecessary and hates to lose additional greenspace.

### **COMMISSION ACTION:**

Todd Garner made a motion for approval of the request to amend the Stoney Pointe "PUD" Conceptual Plan subject to the following conditions:

1. Reduction in the building setback from SE 14<sup>th</sup> Street to the satisfaction of the Planning & Urban Design Administrator.
2. Any proposed signage shall comply with the requirements for the MX3 District.
3. Addition of the following notes on the "PUD" Conceptual Plan:
  - a) Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
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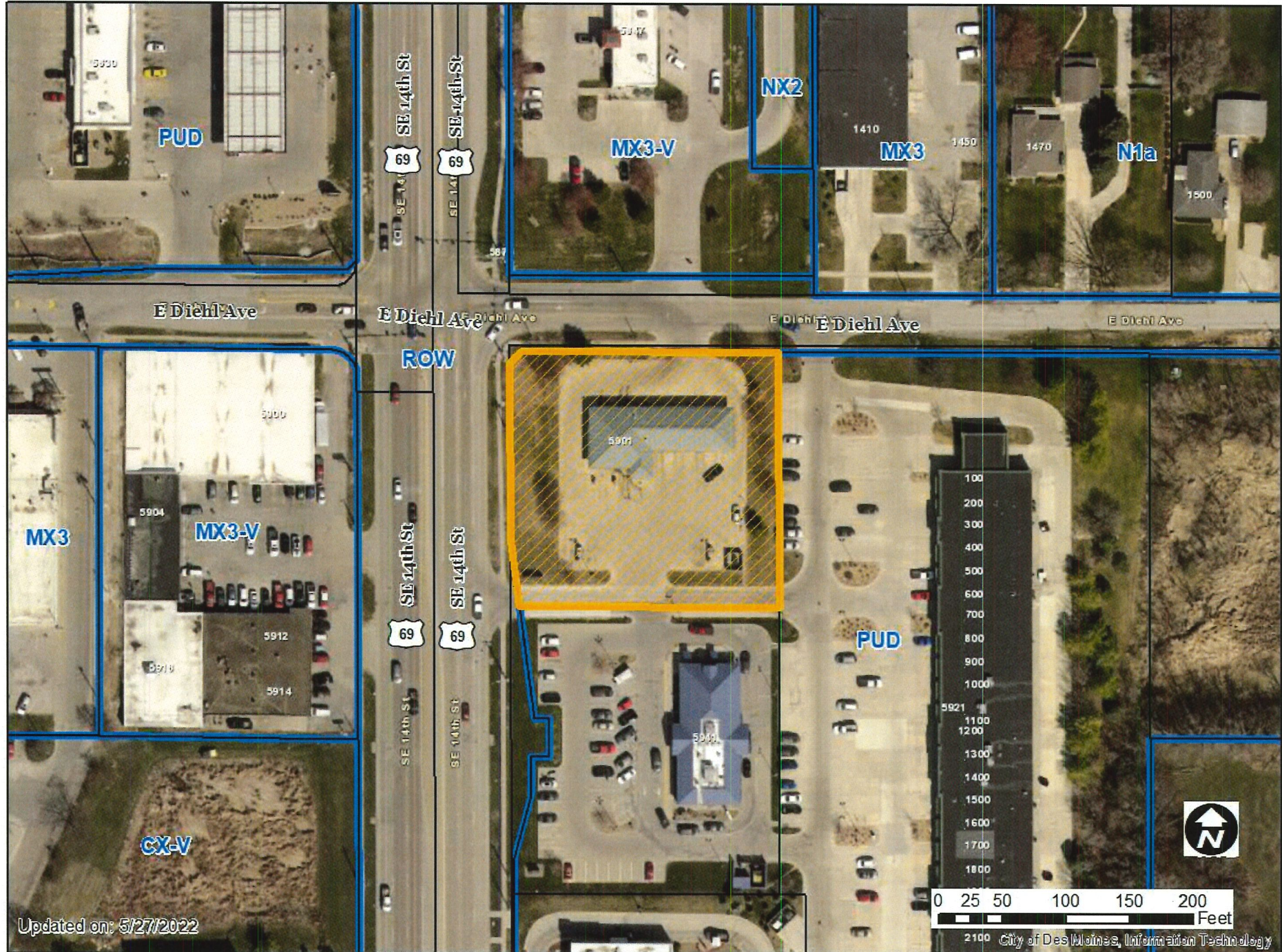
Motion passed: 12-0

Respectfully submitted,



Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh



Updated on: 5/27/2022

City of Des Moines, Information Technology

1 inch = 100 feet

58  
Jun 15, 2022 10:41



Jun 15, 2022 10:39



Jun 15, 2022 10:39





Image capture: Sep 2019 © 2022 Google





Google

Image capture: Nov 2021 © 2022 Google



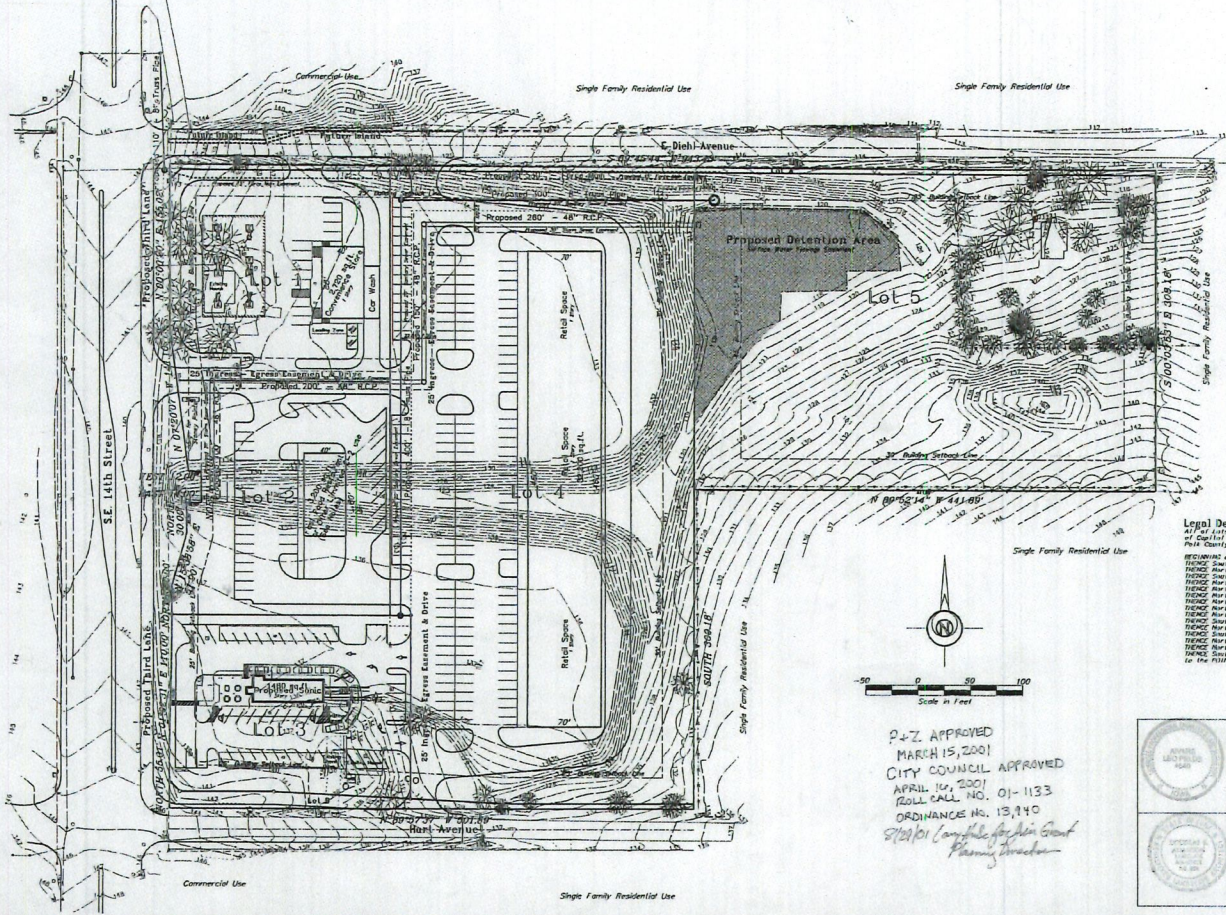


Image capture: Sep 2019 © 2022 Google



Image capture: Sep 2019 © 2022 Google

# STONEY POINTE - PLANNED UNIT DEVELOPMENT Concept Plan



### Notes and General Information:

- Owner/Developer: S.M. Vance Inc.  
Attn: Dave Walters  
8532 New York Avenue  
Bramante, IA 50522
- Restrictions and Requirements:
- 1) All buildings shall comply with the Ter Abatement guidelines that were approved for this property.
  - 2) Lots 1, 2, 3 and 4 shall be subject to the C-2 zoning ordinance for uses allowed under that ordinance, except for signs, lawns, sight triangles, including private streets, power sheds and shall be subject to C-2 rules and landscaping requirements.
  - 3) Lot 5 shall be subject to the R1-30 zoning ordinance for uses and shall regulations.
  - 4) Signage shall comply with C-2 zoning ordinance signage regulations, with freestanding signage limited to maximum 1000 sq. ft. Also no off premises signage shall be allowed. All signage shall have reflective lettering with the development prior to sign installation.
  - 5) The sanitary sewer system will be maintained as a private system by an association of owners of the property within the PUD.
  - 6) The new ponds will be placed on both East 14th Avenue and East 14th Avenue from East 14th Street to the north-south ingress/egress road, with right turn lane on East 14th Street from North Street.
  - 7) The design of the buildings shall be compatible with the submitted narrative to the retail center for the site for an "eco" center, they shall be constructed with 100% brick or stone, with concrete masonry block exterior walls, architectural (1) 1/2" concrete panels of stone materials. No metal or other materials shall be used on the exterior facade of the building, except that metal materials may be used as an accent or trim.
  - 8) All outside and roof mounted mechanical equipment and trash dumpsters shall be screened with the primary building materials of the substrate structures.

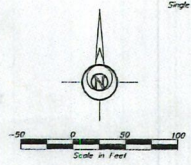
LOT INFORMATION:

Lot #	Lot Area
Lot 1	42,253 sq. ft. (0.970 acres)
Lot 2	44,734 sq. ft. (1.028 acres)
Lot 3	37,588 sq. ft. (0.868 acres)
Lot 4	102,000 sq. ft. (2.343 acres)
Lot 5	4,724 sq. ft. (0.110 acres)
Lot 6	4,885 sq. ft. (0.112 acres)

Development Schedule:

April 1, 2001	Lot 3 and Lot 4 including ingress/egress drives, storm sewer construction, sanitary sewer construction, street construction.
Sept. 2001	
Nov. 2001	Lot 5, construction of detention facility
April 2002	
AS SOON AS POSSIBLE	lots 1 and 2

Legal Description:  
 All of Lots 11, 12, 13, 14, 15, 16 and 17 and part of Lots 18 and 19, except right of way of Curtilage, hereinafter, all being in and being a part of the City of this County, Iowa, more particularly described as follows:  
 BEGINNING at the Northwest corner of said Lot 11 of Capital View Acres;  
 THENCE South 00° 00' 00" East a distance of 300.00 feet;  
 THENCE North 00° 00' 00" East a distance of 447.50 feet;  
 THENCE North 89° 59' 59" West a distance of 300.00 feet;  
 THENCE North 00° 00' 00" East a distance of 50.00 feet;  
 THENCE North 00° 00' 00" East a distance of 170.00 feet;  
 THENCE North 00° 00' 00" East a distance of 50.00 feet;  
 THENCE North 00° 00' 00" East a distance of 14.00 feet;  
 THENCE North 00° 00' 00" East a distance of 20.00 feet;  
 THENCE South 00° 00' 00" West a distance of 12.00 feet;  
 THENCE North 00° 00' 00" East a distance of 181.00 feet;  
 THENCE North 00° 00' 00" East a distance of 125.00 feet;  
 THENCE North 00° 00' 00" East a distance of 242.43 feet  
 to the POINT OF BEGINNING, containing 10,198 acres, more or less.



P&Z APPROVED  
 MARCH 15, 2001  
 CITY COUNCIL APPROVED  
 APRIL 10, 2001  
 RES. COUN. NO. 01-1133  
 ORDINANCE NO. 13,140  
*Site is compatible for this kind Planning structure*

I HEREBY CERTIFY THAT THIS ENGINEERING DESIGN AND DRAWINGS ARE THE WORK AND DESIGN OF THE ENGINEER REGISTERED UNDER THE LAWS OF THE STATE OF IOWA.

ATTEST: LEON FELDTS, P.E. & L.S. 14, L.I.C. NO. 1842 STATE OF IOWA ENGINEERING BOARD OF EXAMINERS 21, 2001

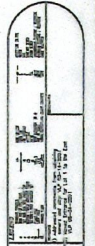
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE PREVIOUSLY INDICATED HERE)

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE BOARD OF EXAMINERS UNDER THE LAWS OF THE STATE OF IOWA AND THAT I AM NOT PROVIDING ANY OTHER INFORMATION TO ANY OTHER PARTY.

DATE: 04-25-01

SCALE: AS SHOWN

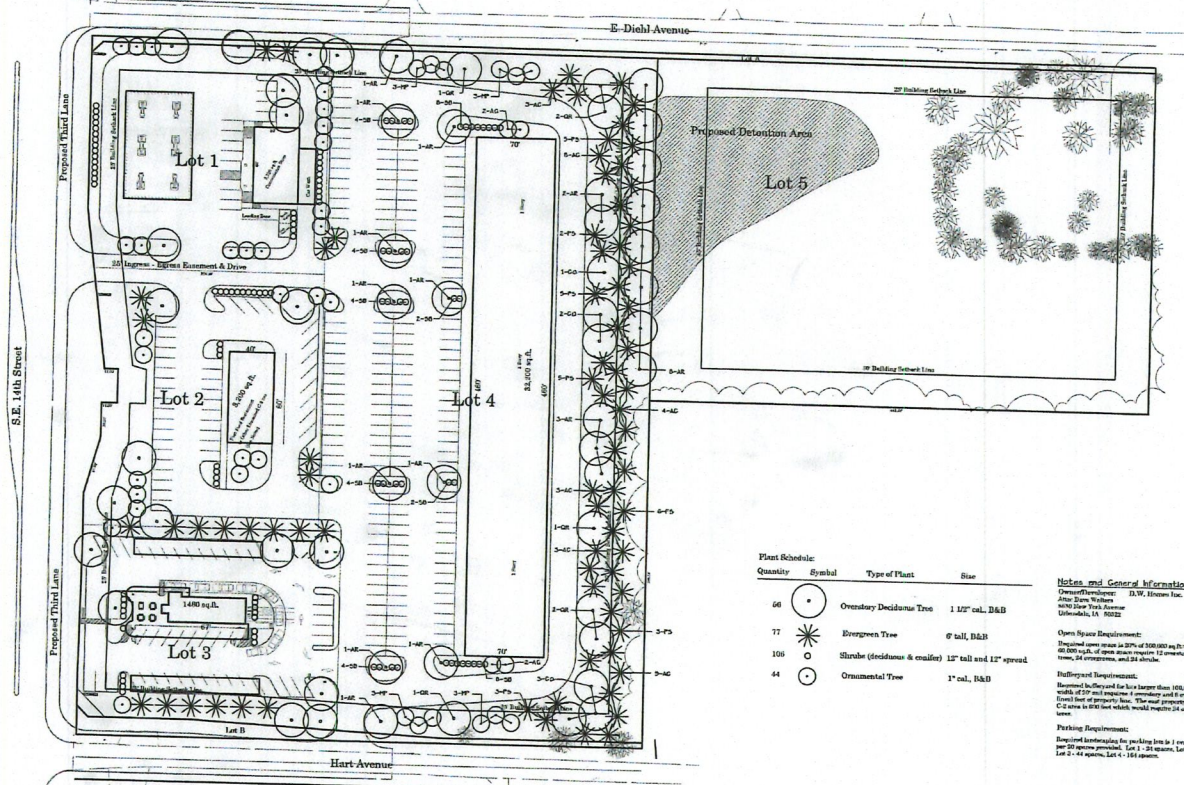
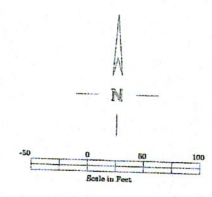
A. LEO FELDS ENGINEERING COMPANY  
 1372 E. 14TH STREET  
 DES MOINES, IOWA 50316  
 PHONE: 515.281.4418  
 SURVEYORS  
 ENGINEERS



Stoney Pointe  
 Concept Plan  
 02-13-2001 | Y. Feldts | 1" = 50'

10-2001-1.04 1 of 6

# STONE POINTE - PLANNED UNIT DEVELOPMENT Concept Plan



**Plant Schedule:**

Quantity	Symbol	Type of Plant	Size
66	○	Ornamental Deciduous Tree	1 1/2" cal. DAB
77	★	Evergreen Tree	6" tall, D&H
108	○	Shrubs (deciduous & conifer)	12" tall and 12" spread
44	○	Ornamental Tree	1" cal. DAB

**Notes and General Information**

**Owner/Architect:** D.W. Hovens Inc.  
John W. Hovens  
4810 Deer Park Avenue  
Indianapolis, IN 46226

**Open Space Requirements:**  
Required open space is 20% of 100,000 sq. ft. = 20,000 sq. ft.  
60,000 sq. ft. of open space require 12 ornamental trees, 24 evergreens, and 24 shrubs.

**Submittal Requirements:**  
Submitted to the yard for lots larger than 10,000 sq. ft. is a minimum width of 6" and maximum 1" diameter and 6" spread. Submit per 2001 International Code of Building Officials. The final proposed plan of the proposed C-1 zone is 6" tall which would require 24 ornamental and 48 evergreen trees.

**Parking Requirements:**  
Required landscaping for parking lots is 1 ornamental and 2 shrubs per 20 square feet. Lot 1 - 24 ornamental, Lot 2 - 12 ornamental, Lot 3 - 48 ornamental, Lot 4 - 144 ornamental.

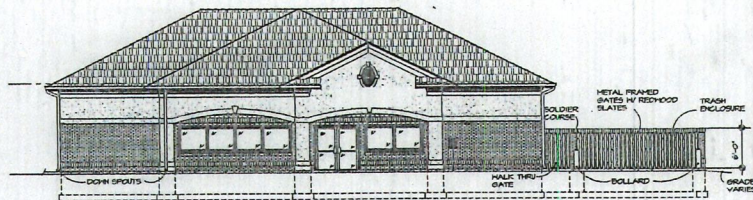
- LANDSCAPE PLAN NOTES:**
1. BUD ALL AREAS DISTURBED BY CONSTRUCTION FROM PROPERTY LINE TO CURB LEVEL.
  2. NO NEW PLANTINGS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAVE BEEN COMPLETED.
  3. QUANTITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS SHOWN ON THE PLAN.
  4. BUD SHALL BE LAYED PARALLEL TO CURBWAYS AND MAKE PROTECTED JOINTS. ON SLOPED STEPS THAN 6:1 THE BUD SHALL BE PLACED INTO THE CURBWAY.
  5. ALL UNDERLAY AND UNDERSTITCH TRENCHES SHALL HAVE STRAIGHT LEAKERS AND NO "C" JOINTS.
  6. CALIBER OF ALL TREES FINISHED UP TO AND INCLUDING 4" SHALL BE MEASURED 4" ABOVE GROUND LEVEL.
  7. TREES BUDS SHALL HAVE 1/2" X 1/2" FIBERGLASS BUDS OR EQUIVALENT METAL BUDS (UPON APPROVAL) ON THE PLAN. INSTALLATION SHALL BE PER MANUFACTURERS SPECIFIC INSTRUCTIONS.
  8. COPLANATION SHALL PROVIDE OPENING WITH MAINTENANCE AND IRRIGATION ACCESSIBLE FOR ALL PLANTS.
  9. SHRUB PLANTING BUDS SHALL HAVE 2" DEEP WOOD CHIP MULCH CONTAINING THROUGHOUT PLANTING BED.
  10. ALL PLANT MATERIALS SHALL BEET AMERICAN (PREFERRED FOR DECIDUOUS STOCK, AND 20-1-100-01 TREES BUDS).

**DUNBAR/JONES PARTNER ENGINEERS**  
115 S. 20th St., One Adams, U.S. 50000  
DUNBAR/JONES ENGINEERS  
P.O. BOX 1088 DORA, IOWA 50506  
PHONE (515) 284-4500 FAX (515) 284-4500  
Surveyors

Stoney Pointe  
Concept Plan

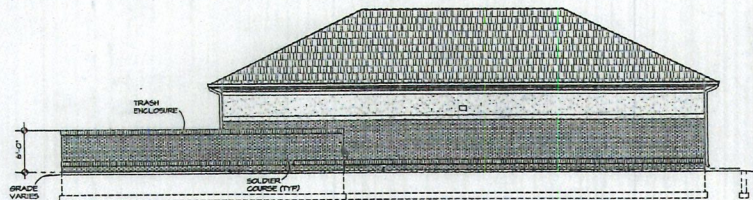
10/17 02-13-2001 T. Feldt / C.C.T. / D.P. 1" = 50'

10-2001-1.04 2 of 6



**FRONT ELEVATION**

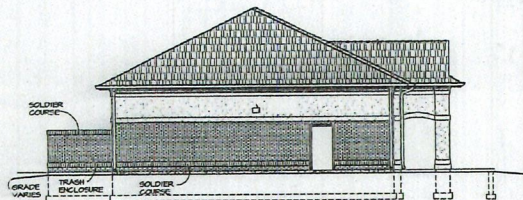
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**

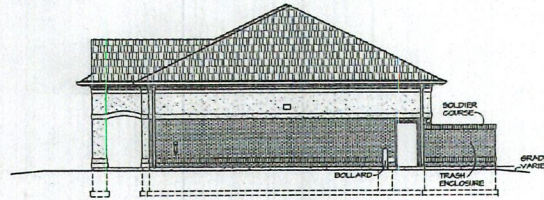
SCALE: 1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE	ASPHALT/SHINGLE	RED STONE	TAN/BE
	BRICK	•	•
GUTTER	•	•	•
DOWN SPOUT	•	•	•
TYPH	•	•	•
METAL DOORS	•	•	•
DRYVIT	•	•	•
SHINGLES	•	•	•



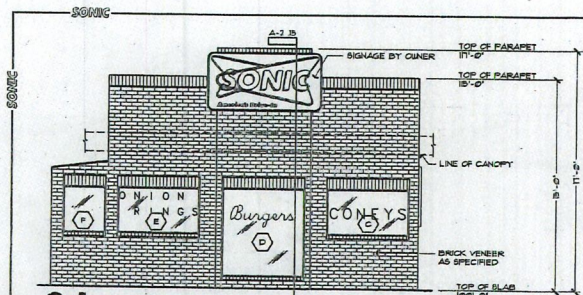
**LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

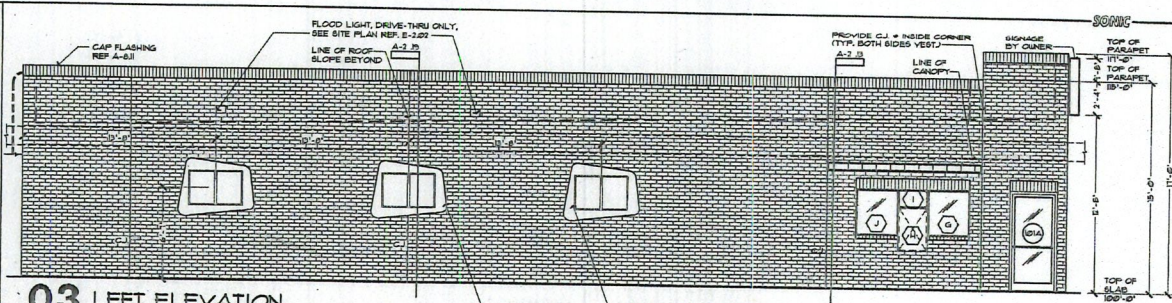


**RIGHT SIDE ELEVATION**

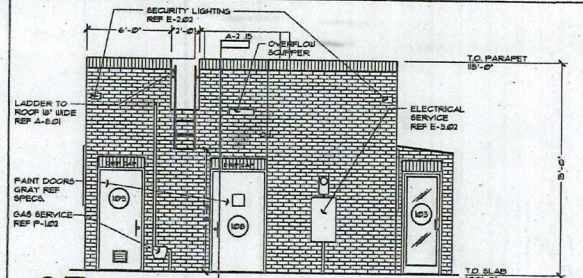
SCALE: 1/8" = 1'-0"



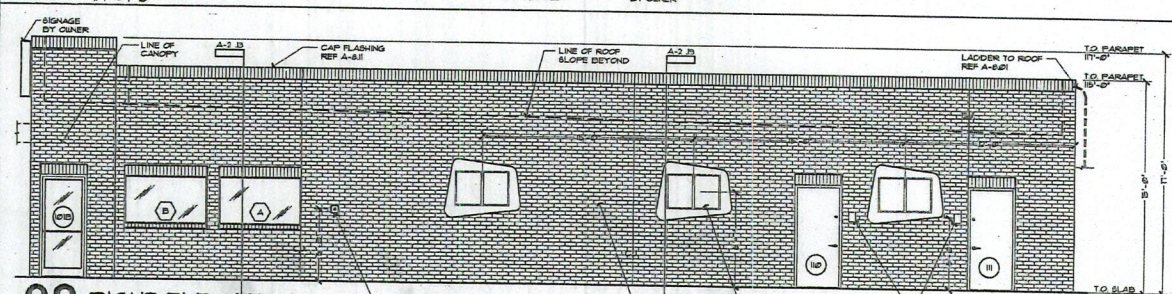
**01 FRONT ELEVATION**  
1/4" = 1'-0"



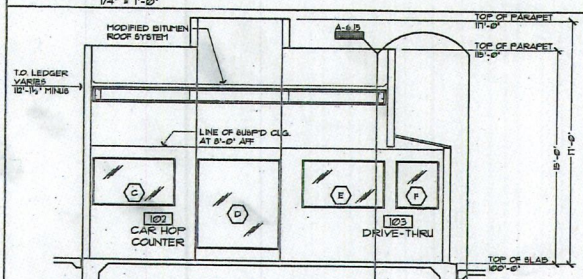
**03 LEFT ELEVATION**  
1/4" = 1'-0"



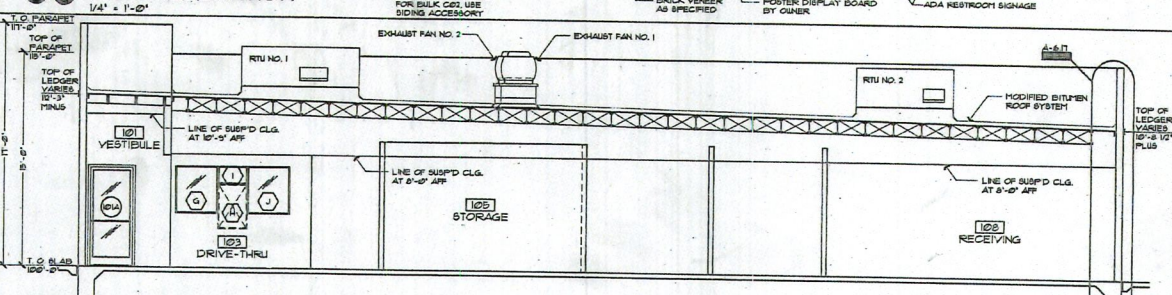
**07 REAR ELEVATION**  
1/4" = 1'-0"



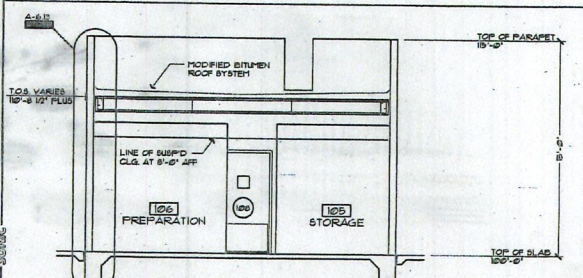
**09 RIGHT ELEVATION**  
1/4" = 1'-0"



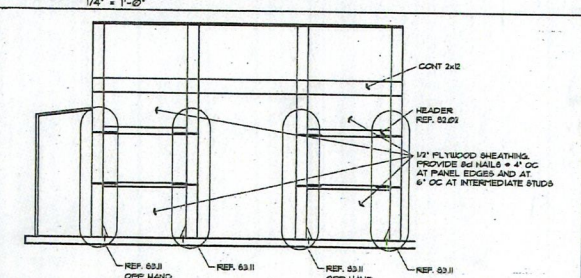
**13 TRANSVERSE SECTION**  
1/4" = 1'-0"



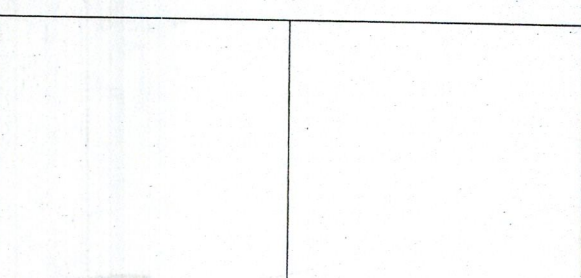
**15 LONGITUDINAL SECTION**  
1/4" = 1'-0"



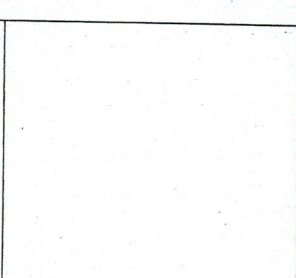
**19 TRANSVERSE SECTION**  
1/4" = 1'-0"



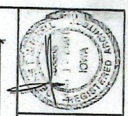
**21 FRONT SHEARWALL FRAMING ELEV.**  
1/4" = 1'-0"



**23**



**24** 10-2001-1.04

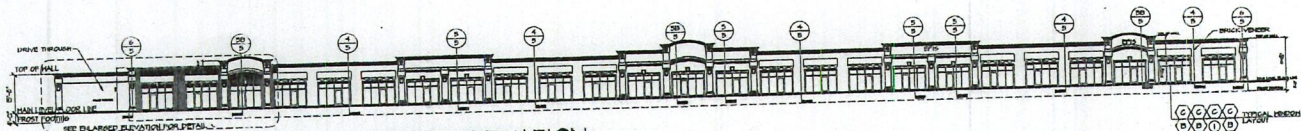


REVISIONS  
NO. DATE  
INC. ARCHITECTS  
100 NORTH COOPER ST., STE. 600, ARLINGTON, TX 76010  
(817) 261-9900 (Fax) (817) 261-9901 (Web)

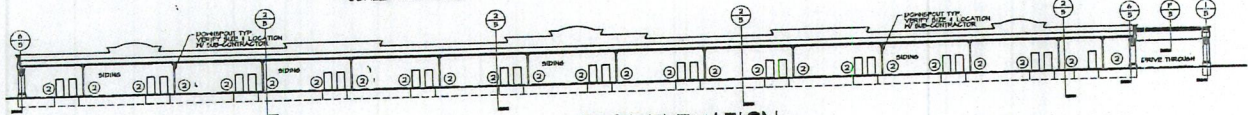
SONIC CORPORATION  
100 PARK AVENUE  
COLLEGE CITY, OK 73301  
TEL: 405-924-1111 FAX: 405-924-7848  
COPYRIGHT 1988-2001 AMERICA'S DRIVE-IN RESTAURANT SYSTEMS, INC. ALL RIGHTS RESERVED.  
DESIGNED BY THE OFFICE OF ARCHITECTS

SONIC DRIVE-IN  
BUILDING TYPE: DDCL  
S.E. 14TH ST. & HART AVE.  
DEER MOORE, LA  
EXTERIOR ELEVATIONS  
LONG. / TRANS. SECTIONS

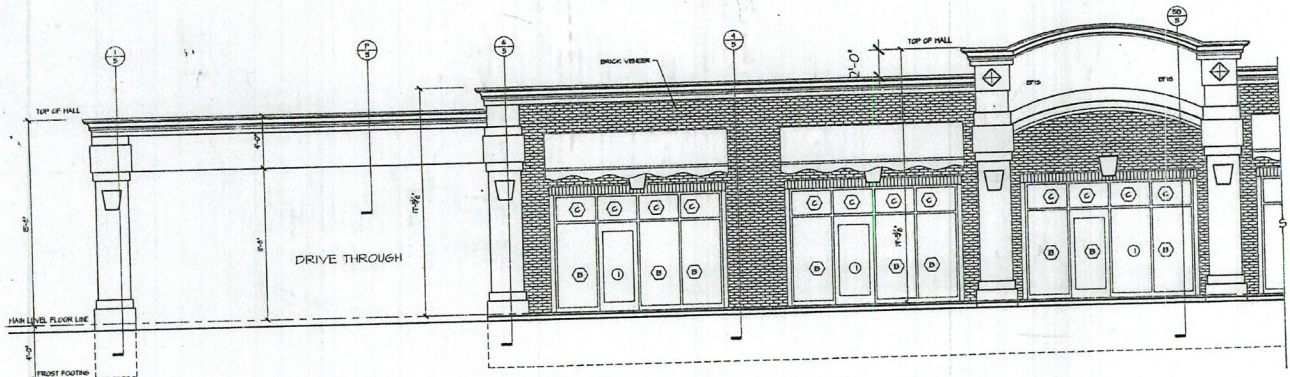
SHEET  
**A2**  
4 of 6  
DWG: 004499-A2  
DATE: SEPT. 01, 2000



**WEST ELEVATION**  
SCALE: 3/64" = 1'-0"



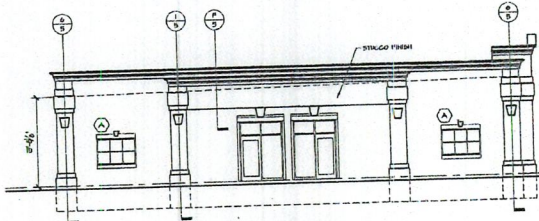
**EAST ELEVATION**  
SCALE: 3/64" = 1'-0"



**ENLARGED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

10-2001-1.06

SOUTHEAST ARCH & DESIGN  
 ARCHITECTS  
 1000 S. W. 10TH AVE., SUITE 100  
 MIAMI, FL 33135  
 PHONE: 305-351-1111  
 FAX: 305-351-1112  
 WWW: WWW.SEAARCH.COM

DATE 5-1-01

STICKER

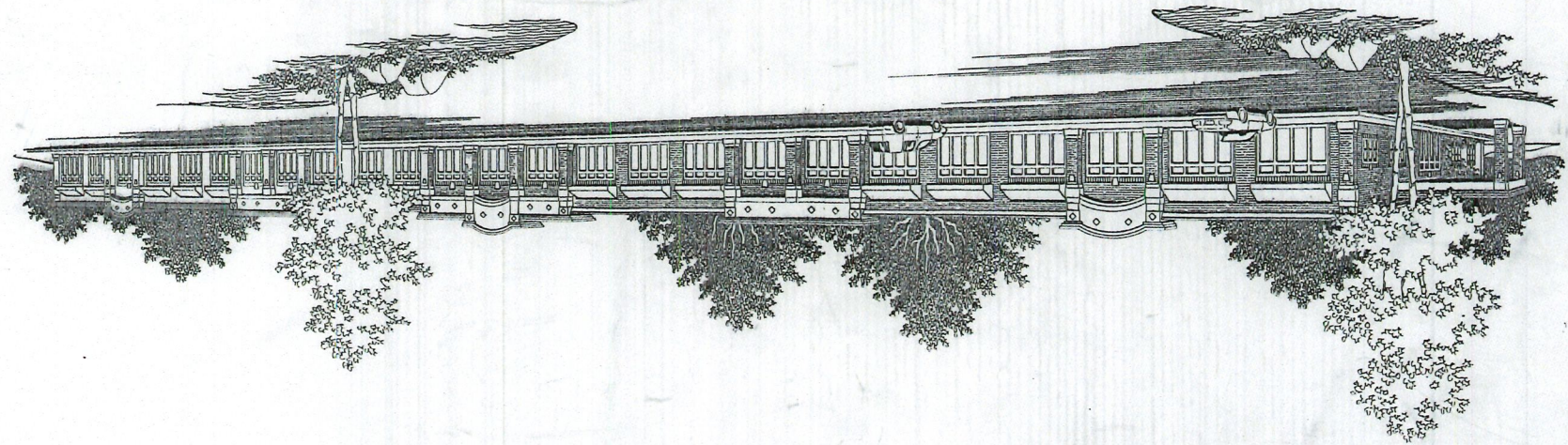
PROJECT 14-01

WALTERS JONES, LTD.  
1800 40TH STREET  
WEST DES MOINES, IOWA 50319

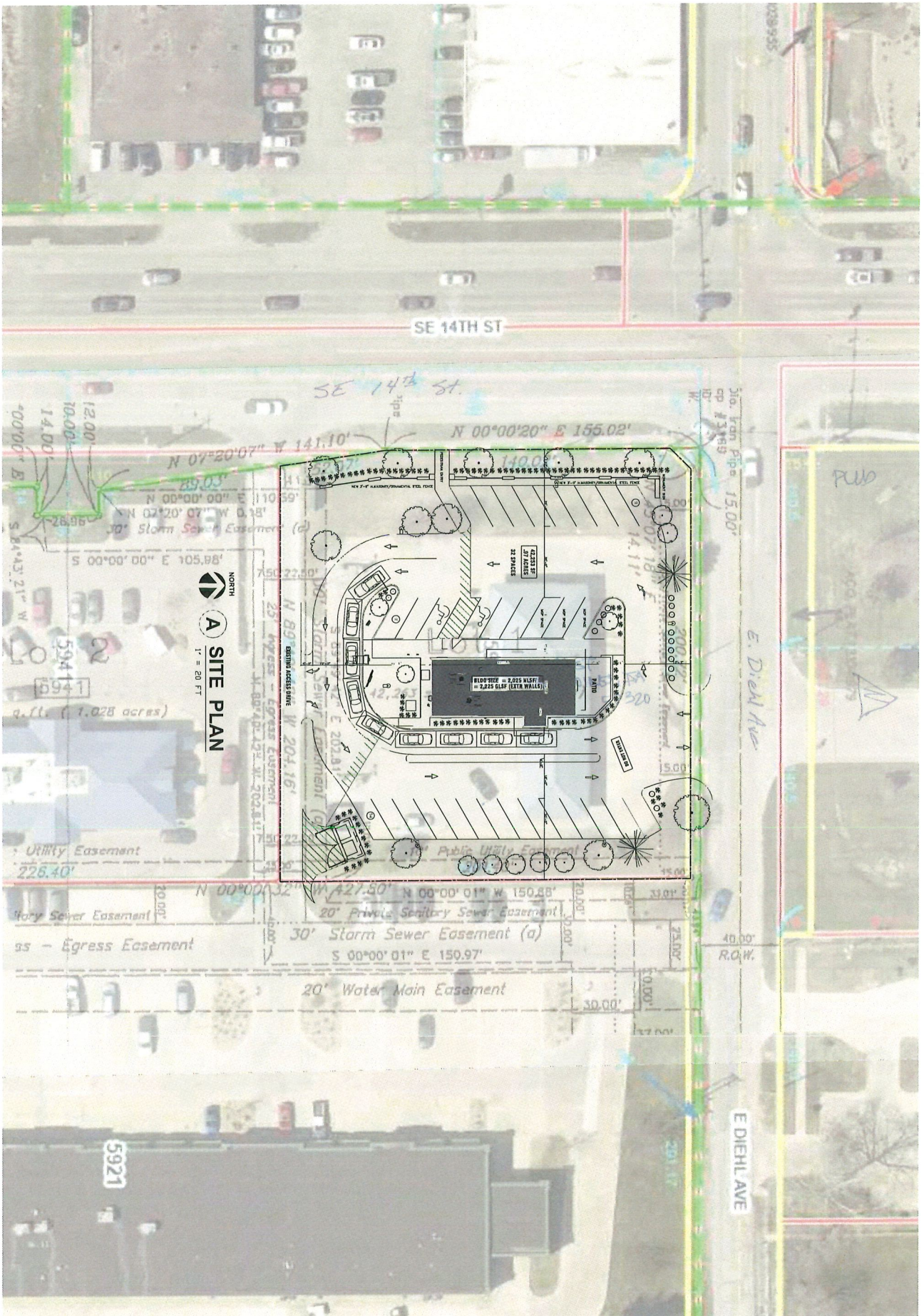
SOUTHEAST 14TH & DIEHL

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10-2001-1.04

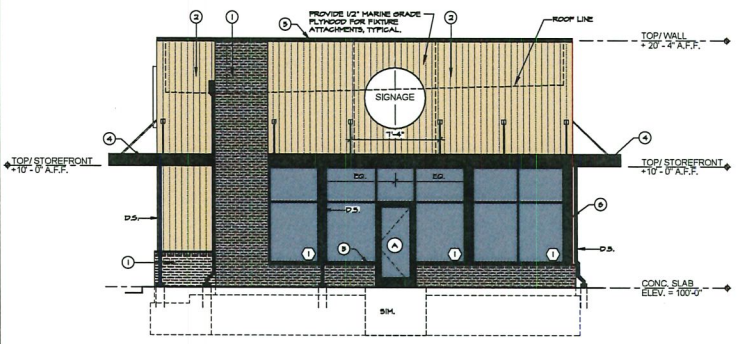




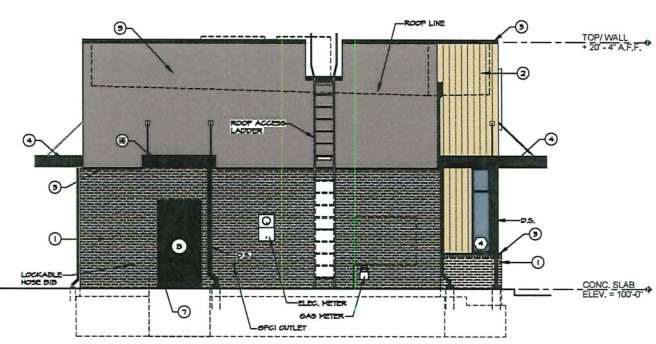


**A** SITE PLAN  
1" = 20' FT

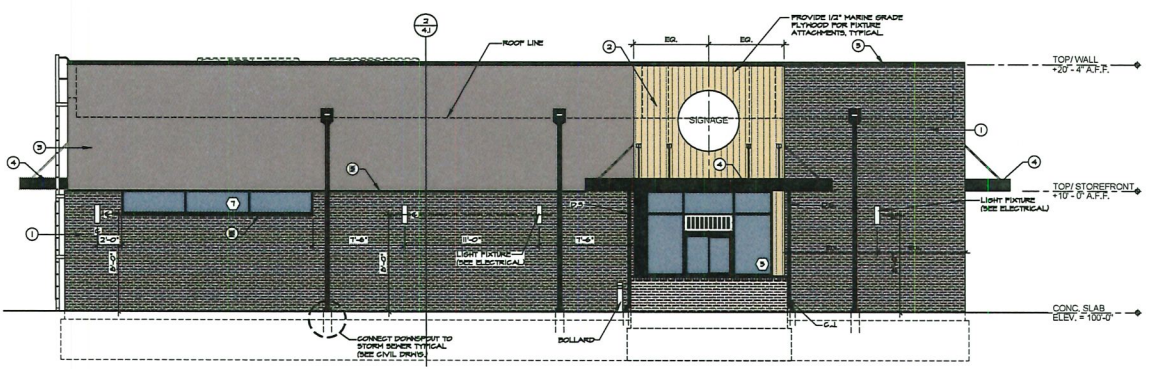
 <b>BATIS</b> DEVELOPMENT 2933 SW WOODSIDE DR., SUITE 200 TOPEKA, KANSAS 66614 785.272.4400 785.271.0944 F	<b>SITE ARCH. PLAN</b>	<b>5901 SE 14TH ST.</b> <b>DES MOINES, IOWA</b>	DATE: 2-17-22
<b>A2</b> SHEET NO.			



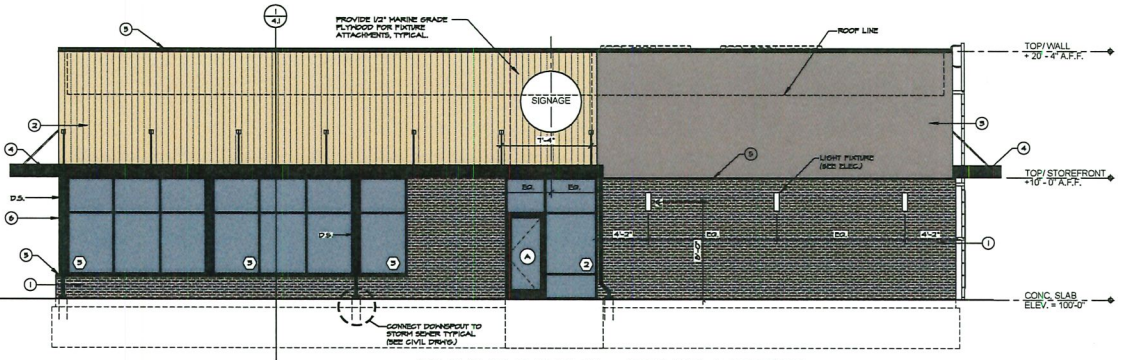
**SIDE ELEVATION - PATIO**  
SCALE: 1/4" = 1'-0"



**SIDE ELEVATION - REAR**  
SCALE: 1/4" = 1'-0"

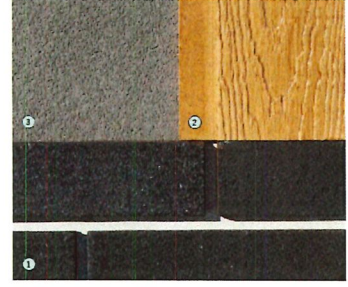


**DRIVE THRU ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION - PRIMARY STREET**  
SCALE: 1/4" = 1'-0"

Palette B



No.	Material	Manufacturer	Color / Description	Finish / Style
1	Face Brick	Glen-Gery 484-334-8827	Carbon Black Medular	Running Band, SM70 Suble Colored Mortar
2	Wood Cladding (8' Boards & underside of canopy)	Identify Wood Products 770-704-7140	1000 - Light brown/ beige with dark lowlights 1/4" reveal	Sealed face and back 5/8" thick x 7-1/8" wide Aluminum trim powder coated to match cladding.
3	EIFS	Dryvit 734-276-0404	Color to Match SW 7019 Coveal	Sensiblist Texturs
4	Metal Canopy	Awmer 770-704-7140	Colorado SoFlis System Cantilevered Support 12" Open face, Rear Gutter	RAL#7021 Matte Black
5	Metal Coating			Pre-finished
6	Aluminum Store-front System	Locally Sourced	To match RAL#7021 Matte Black M10028 - Flat Black	Anodized
7	Hollow Metal Door Frame			Painted
8	Recessed LED Can Light (8' canopy)	Acuity, Lithonia Lighting	Water LED Recessed Downlight WFL4-4" LED Module	Matte Black
9	Concrete (8' patio knee wall)	Increte Systems	Color-Crete Liquid - Soft Gray	Cast-in-place (board formed) exposed concrete. Free of rock pockets and burnout marks.

COLORED ELEVATIONS

staley j how  
ARCHITECTS  
HOW | SEIP  
DESIGN CALIFORNIA, ST. LOUIS, MO, 68114  
432 PAL 9035



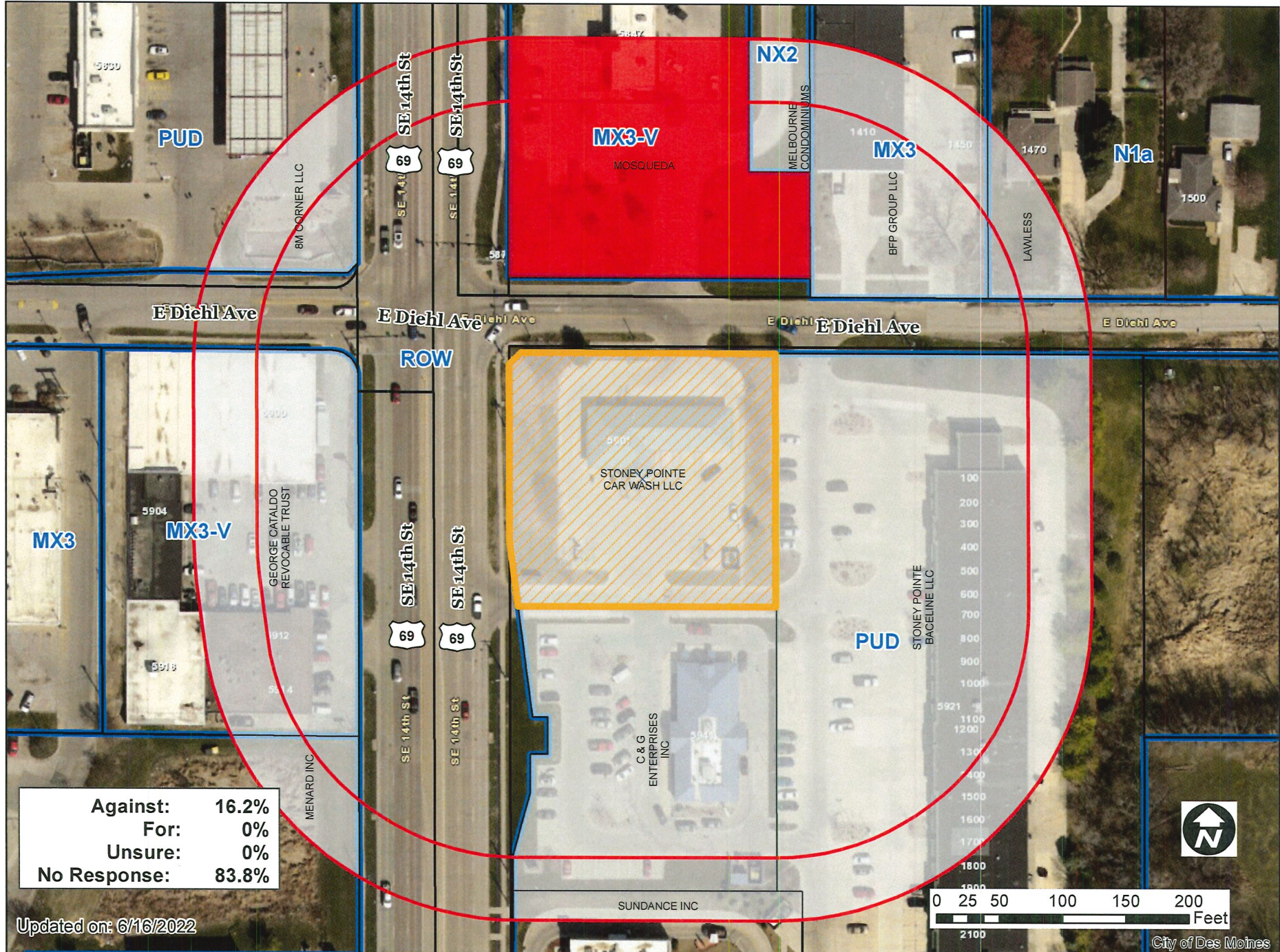
DES MOINES, IOWA

14TH & DIEHL STREET

A3.1

20 PERCENT DRAWINGS  
1/28/22

PROGRESS PRINT  
NOT TO BE USED FOR CONSTRUCTION  
DATE PRINTED: 1/28/22  
STANLEY J. HOW ARCHITECTS, INC.



Against:	16.2%
For:	0%
Unsure:	0%
No Response:	83.8%

Updated on: 6/16/2022

Item: ZONG-2022-000049

Date: 6-5-22

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Antonia Mosqueda

Name: ANTONIA MOSQUEDA

Address: 1420 E. Grand,

Staff Use Only

**RECEIVED**  
COMMUNITY DEVELOPMENT

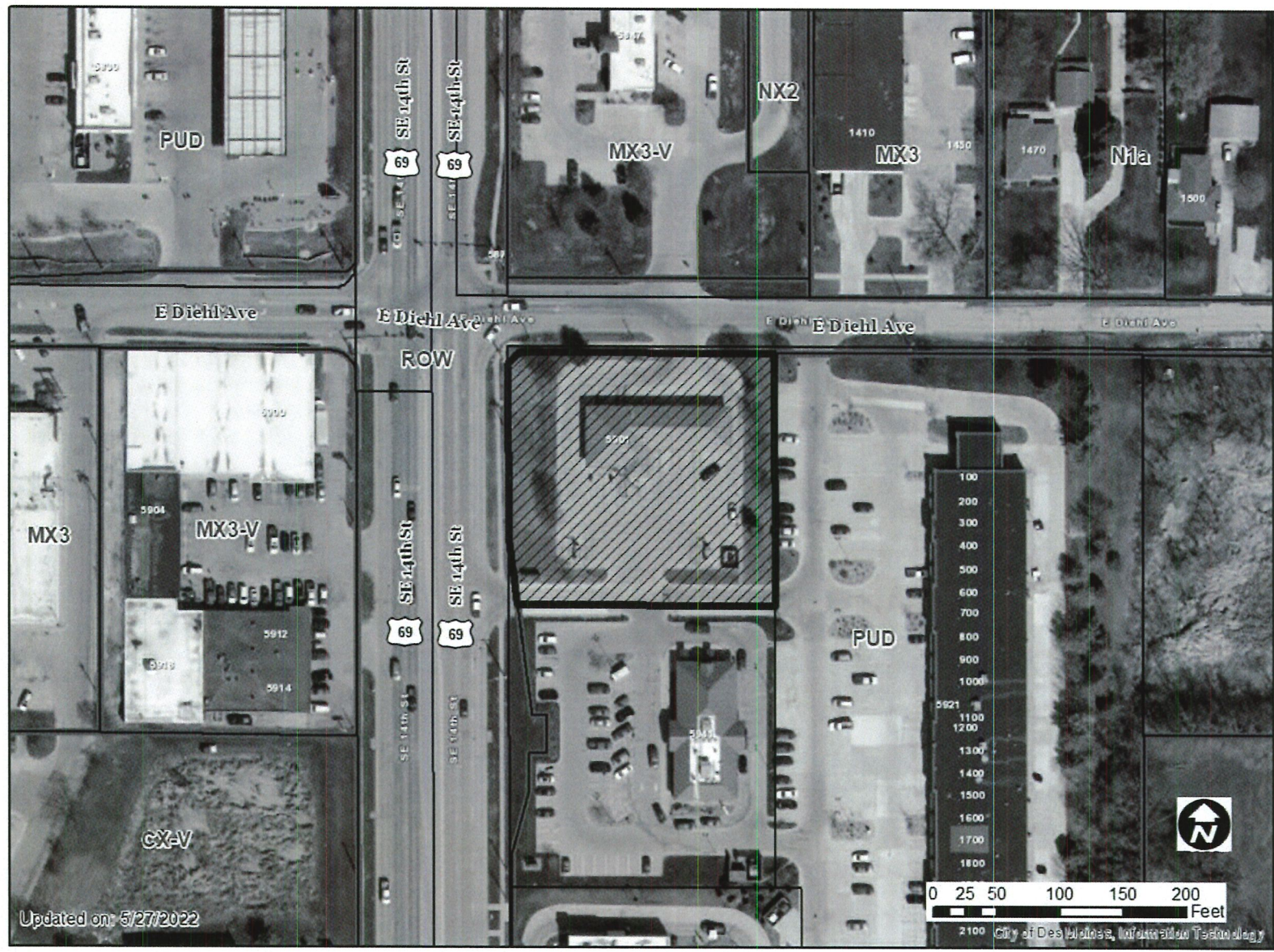
JUN 13 2022

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Stoney Pointe Car Wash, LLC, 5901 Southeast 14th Street

ZONG-2022-000049



Updated on: 5/27/2022

1 inch = 100 feet