

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEMS #1A - #1C

**ZONG-2021-000021 &
ZONG-2021-000022**

Applicant: David Griffith (owner).

Location: 1626 Buchanan Street.

Requested Action: Part A) Determination as to whether the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Business Park Use to Low Density Residential.

Part C) Rezone property from "EX" Mixed Use District to "NX1" Neighborhood Mix District to allow development of the property for a residential use.

Item 1 is continued from the September 16, 2021, meeting of the Commission.

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to rezone the subject property to "NX1" Neighborhood District to facilitate construction of a one-household dwelling.

Any future construction or redevelopment of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).

- 2. Size of Site:** 110 feet by 123 feet (13,530 square feet or 0.311 acres).
- 3. Existing Zoning (site):** "EX" Mixed-Use District.
- 4. Existing Land Use (site):** The subject property consists of a vacant lot. A 660-square foot dwelling was listed as a public nuisance in 2011 and demolished in 2012.

5. Adjacent Land Use and Zoning:

North – "EX"; Uses are religious assembly.

South – "EX"; Uses are one-household residential.

East – "EX"; Uses are undeveloped land and one-household residential.

West – "EX"; Uses are one-household residential.

- 6. General Neighborhood/Area Land Uses:** The subject property is located along the north side of Buchanan Street between East 16th Street and East 17th Street. The area consists of a mix of commercial, educational, open space/public, religious assembly, and one- and two-household residential uses.
- 7. Applicable Recognized Neighborhood(s):** The subject property is in the Martin Luther King Jr. Park Neighborhood. The neighborhood associations were notified of the September 16, 2021 public hearing by mailing of the Preliminary Agenda on August 27, 2021 and by mailing of the Final Agenda on September 10, 2021. The neighborhood associations were notified of the October 7, 2021 public hearing by mailing of the Preliminary Agenda on September 20, 2021 and by mailing of the Final Agenda on October 1, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on August 27, 2021 (20 days prior to the September 16, 2021 public hearing) and September 3, 2021 (10 days prior to the September 16, 2021 public hearing) and on September 17, 2021 (20 days prior to the October 7, 2021 public hearing) and September 27, 2021 (10 days prior to the October 7, 2021 public hearing) 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 Development Division on the date of the mailing. The Martin Luther King Jr. Park Neighborhood mailings were sent to Charice Williams, 1434 East 18th Street, Des Moines, IA 50316.

The applicant is required to conduct neighborhood outreach. They will be available to provide a summary of that outreach during the public hearing.

- 8. Relevant Zoning History:** In 2014, a Martin Luther King, Jr. Park Neighborhood Plan was prepared. This plan recommended changing the future land use designation for the area between East University Avenue and Interstate 235 to “Planned Business Park”. The plan also states, “Properties should be rezoned once parcels are assembled for development. The existing R1-60 District should remain in place until then.”

In 2016, the City adopted the PlanDSM Comprehensive Land Use Plan, which designated this area as “Business Park” on the future land use plan map.

In 2019, the City adopted the current zoning map, which rezoned this area from “R1-60” One-Family Low-Density Residential District to “EX” Mixed Use District since the new zoning had to be in conformance with the PlanDSM Comprehensive Land Use Plan.

On July 19, 2012, by permit number BLD2011-01463 was issued allowing the demolition of a 660-square foot dwelling on the property.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Business Park.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. PlanDSM: Creating Our Tomorrow: The applicant is proposing to rezone the subject property from “EX” District to “NX1” District. The Zoning Ordinance states that the “EX” District is intended for locations and corridors with a mix of light industrial and heavier commercial uses, accommodating higher levels of vehicular traffic than MX districts and a predominance of mid-scale employment uses, such as office, low intensity industrial, and warehouse spaces associated with offices. The Zoning Ordinance also states that the “NX1” District is intended for a mix of single and smaller-scaled multiple-household uses and building forms to preserve the scale and character of the existing neighborhood while allowing for new infill housing.

The subject property is within an area that is designated “Business Park” on the PlanDSM: Creating Our Tomorrow future land use plan map. PlanDSM describes this designation as follows:

Business Park

Accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences, and would have little or no adverse effect on surrounding properties.

The applicant has requested that the future land use designation be revised from “Business Park” to “Low-Density Residential”. PlanDSM describes this designation as follows:

Low Density Residential

Areas developed with primarily single family and two-family residential units with up to 6 dwelling units per net acre.

Based on these designations, the proposed “NX1” Neighborhood District zoning would not be found in conformance with the Comprehensive Plan designation of

Business Park but would be found in conformance with the requested designation of Low Density Residential.

2. **Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the property can be occupied by the proposed use.
3. **Staff Rationale:** Given the location of the property within the area situated between East University Avenue and Interstate 235, Staff believes that the area is appropriate for the “NX1” Neighborhood Mix District, which would allow for residential structures containing between one and eight dwelling units. The “NX1” District would allow for a one-household dwelling, as proposed by the applicant, as well as two-household dwellings and/or rowhouse dwellings containing up to eight dwelling units.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested “NX1” District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Business Park to Low Density Residential.

Part C) Staff recommends approval of the request to rezone the property from “EX” Mixed Use District to “NX1” Neighborhood District.

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEM #2

10-2021-7.98

Applicant: JM Wolf Properties (owner) represented by Matthew Karamanlis.

Location: 1929 SE 14th Court.

Requested Action: Review and approval of a Public Hearing Site Plan “Hartford Ave Storage” for a Type 2 Design Alternative in accordance with City Code Section 135-9.2.1.E to waive the requirement to underground all electric, phone, cable television, transmission systems to allow development of a Workshop/Warehouse building type in an “I1” Industrial District.

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to construct a 1,944 square foot warehouse/garage use at the southwest corner of the site, with frontage on Hartford Avenue to the south and SE 14th Court to the west. Eventually, the applicant would like to expand and convert the facility to self-service storage in future phases of the project. Design alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II of the report.
- 2. Size of Site:** 1.34 acre (approximately 58,282 square feet).
- 3. Existing Zoning (site):** “I1” Industrial District.
- 4. Existing Land Use (site):** The property is currently undeveloped land.
- 5. Adjacent Land Use and Zoning:**
 - North* – “I1”; Uses are undeveloped land.
 - South* – “MX3-V”; Use is RV Sales.
 - East* – “I1”; Use is a trucking and materials facility.
 - West* – “I1”; Uses are undeveloped land and a tire shop.
- 6. General Neighborhood/Area Land Uses:** The subject property is located on the north side of Hartford Avenue to the east of SE 14th Street. The surrounding area contains a mix of vacant lots, various industrial uses, and vehicle rental/sales/maintenance uses.
- 7. Applicable Recognized Neighborhood(s):** The subject property is not within a designated neighborhood. However, the subject site is within 250 feet of the Pioneer Park Neighborhood. The neighborhood association was notified of the public hearing

by mailing of the Preliminary Agenda on September 20, 2021 and by mailing of the Final Agenda on October 1, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on September 27, 2021 (10 days prior to the public hearing) to the Pioneer Park Neighborhood Association 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 Development Division. The Pioneer Park Neighborhood Association mailings were sent to Scott Jimmerson, 1907 East Lacona Avenue, Des Moines, IA 50320.

8. Relevant Zoning History: None.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Industrial uses.

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

1. **Overhead Utilities:** The applicant has requested a waiver of the undergrounding of utilities requirement per section 135-9.2.1.E. The applicant has submitted a proposed project value between \$150,000-\$200,000. The applicant has reached out to MidAmerican Energy for a project estimate to underground those utilities prior to the August 5, 2021, Planning and Zoning Commission meeting. However, at the time of that meeting, the applicant had not received an estimate and removed this request from the agenda. Since that meeting, MidAmerican Energy has provided a cost estimate off between \$120,320 - \$150,400 to underground the utilities. A cost that is approximately 75-100% of the total cost of the project. Staff supports the request as undergrounding utilities in this case would not be reasonably practicable.

II. STAFF RECOMMENDATION

Staff recommends approval of the requested Type 2 Design Alternative and Public Hearing Site Plan subject to compliance with all administrative review comments.

SITE ADDRESS
1929 SE 14TH CT
DES MOINES, IA 50320

SITE USE
SELF-SERVICE STORAGE
BUILDING TYPE: WORKSHOP/WAREHOUSE

ZONING
EXISTING: I1
PROPOSED: I1
ADJACENT ZONING: I1

SETBACKS
FRONT: 25 FT
SIDE: NONE
ALLEY: 5 FT

BUILDINGS
EXISTING: NONE
PROPOSED: #1: 54' x 36' (1944 SQ. FT.)
TOTAL: 1944
FUTURE: #1: 93' x 45' (3348 SQ. FT.)
#2-3: 90' x 90' (8100 SQ. FT.)
#4: 90' x 45' (4050 SQ. FT.)
#5: 90' x 45' (4050 SQ. FT.)
FUTURE TOTAL: 19,548

BUILDING HEIGHT
MAX BUILDING HEIGHT: 25 FT
PROPOSED HEIGHT: 21.75 (1 STORY)

MAX FLOOR AREA RATIO
NONE

PAVING
ON-SITE PAVING: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE***
16,217 SQ. FT. PAVEMENT PROPOSED
DRIVEWAY PAVING: 7" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE***
16,217 SQ. FT. PAVEMENT PROPOSED

***6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY. GEOTECHNICAL REPORT UNAVAILABLE AT THE TIME OF CIVIL SET PREPARATION. VERIFY SUBBASE DEPTH WITH ENGINEER PRIOR TO CONSTRUCTION.

SITE AREA
1.34 ACRES (58,282 SQ. FT.)

OPEN SPACE
EXISTING: 100% (58,282 SQ. FT.)
PROPOSED: 91.3% (52,213 SQ. FT.)
MINIMUM: 35% (20,399 SQ. FT.)

IMPERVIOUS SPACE
EXISTING: 0% (0 SQ. FT.)
PROPOSED: 8.7% (5,069 SQ. FT.)
MAXIMUM: 65% (37,883)

PARKING
REQUIRED: 1 SPACES (1 SPACE PER 10 UNITS = 2.5 SPACES)
PROPOSED: 1 SPACES (INCLUDING 1 HANDICAP PARKING STALLS)

SIGN
NO SIGN PROPOSED

DISTURBED AREAS
ESTIMATED: 18,800 SQ. FT.
FUTURE: 57,200 SQ. FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

FLOODPLAIN
PER FEMA MAP #1918C0055F, THE SITE IS LOCATED IN ZONE X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

FAA
AERONAUTICAL NUMBER: 2021-ACE-2856-OE
THESE AERONAUTICAL STUDIES REVEALED THAT THE STRUCTURES DO NOT EXCEED OBSTRUCTION STANDARDS AND WOULD NOT BE A HAZARD TO AIR NAVIGATION. THIS DETERMINATION EXPIRES ON 12/07/2022. FAA FORM 7460-2, NOTICE OF ACTUAL CONSTRUCTION OR ALTERATION, MUST BE E-FILED ANY TIME THE PROJECT IS ABANDONED OR WITHIN 5 DAYS AFTER CONSTRUCTION REACHES ITS GREATEST HEIGHT. PLEASE CONTACT THE ENGINEER UPON STRUCTURE COMPLETION.

IOWA ONECALL CONTACT LIST:

- | | |
|---|--|
| (M52G) MIDAMER-GAS
CONTACT NAME : CRAIG RANFELD
CONTACT PHONE: 5152526632
CONTACT EMAIL: MECDSDDESIGNLOCATES@MIDAMERICAN.COM | (M52E) MIDAMER-ELEC
CONTACT NAME : CRAIG RANFELD
CONTACT PHONE: 5152526632
CONTACT EMAIL: MECDSDDESIGNLOCATES@MIDAMERICAN.COM |
| (CTUA01) CENTURYLINK
CONTACT NAME : TOM STURMER
CONTACT PHONE: 3034539927
CONTACT EMAIL: THOMAS.STURMER@CENTURYLINK.COM | (T15) MEDIACOM COMMUNICATIONS CORP
CONTACT NAME : PAUL MAY
CONTACT PHONE: 5152462252
CONTACT EMAIL: PMAY@MEDIACOMCC.COM |
| (DMS) DES MOINES, CITY OF SEWER
CONTACT NAME : STEVE JOHNSON
CONTACT PHONE: 5152371359
CONTACT EMAIL: SCJOHNSON@DMGOV.ORG | (T17) MEDIACOM COMMUNICATIONS CORP
CONTACT NAME : PAUL MAY
CONTACT PHONE: 5152462252
CONTACT EMAIL: PMAY@MEDIACOMCC.COM |
| (DWW) DES MOINES WATER WORKS
CONTACT NAME : CHRIS MLYNARIK OR JANA HODGES
CONTACT PHONE: 5152838729 CONTACT EMAIL: ONECALLMAPS@DMWW.COM | (UPN) UNITE PRIVATE NETWORKS, LLC
CONTACT NAME : JOE KILZER
CONTACT PHONE: 8164253556
CONTACT EMAIL: UPNGIS@UPNFIBER.COM |

SITE IMPROVEMENTS

FOR

HARTFORD AVENUE STORAGE

1929 SE 14TH CT

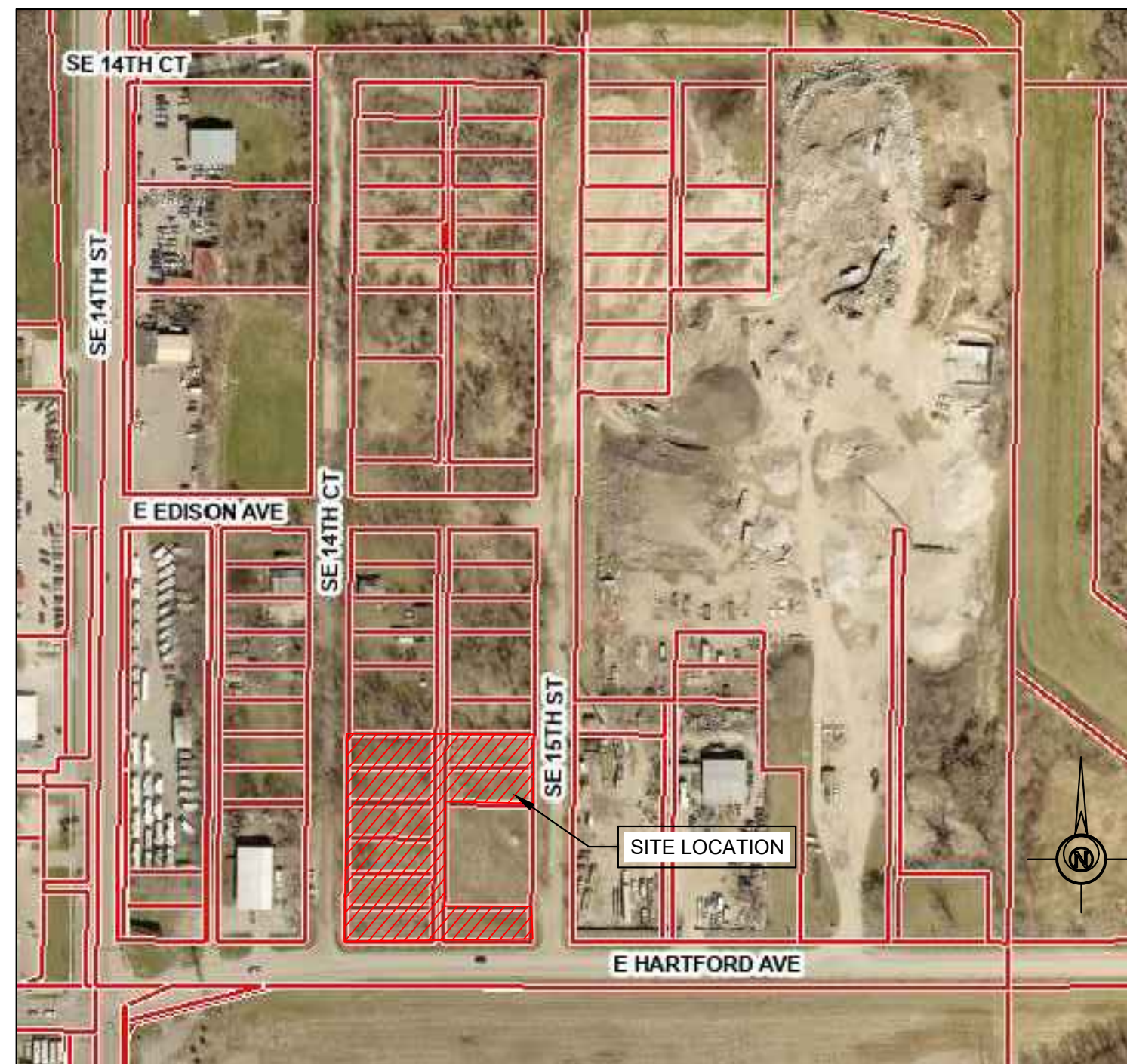
DES MOINES, IA

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4, 5, 6, 19, 20, AND 25 IN BLOCK 2 IN SOUTH RIVERSIDE PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA.

PLANNING AND ZONING COMMISSION:
MEETING DATE: AUGUST 5, 2021
RESULTS:
APPROVAL OF THE PUBLIC HEARING SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:
1. REMOVAL OF ALL REFERENCES TO FUTURE PHASES ON THE SITE PLAN.
2. THE REQUESTED DESIGN ALTERNATIVES AND PUBLIC HEARING SITE PLAN AMENDMENTS ARE SUBJECT TO REVISION OF THE SITE PLAN AND BUILDING ELEVATIONS TO COMPLY WITH ALL ADMINISTRATIVE REVIEW COMMENTS.

APPROVAL OF THE FOLLOWING TYPE 2 DESIGN ALTERNATIVES:
A. WAIVER OF THE REQUIRED FENCE FRONTAGE BUFFER FOR PARKING AND MANEUVERING AREAS.
B. WAIVER OF SIDEWALKS ALONG HARTFORD AVENUE, SE 14TH COURT, AND SE 15TH STREET.
C. WAIVER OF TRANSPARENCY REQUIREMENTS ALONG SE 14TH COURT.
D. REDUCTION OF THE MAJOR FACADE MATERIALS REQUIREMENT ALONG SE 14TH COURT.
E. REDUCTION OR ALTERATION OF TRANSPARENCY REQUIREMENTS TO ALLOW WINDOWS TO BE LOCATED ON THE UPPER PORTION OF THE HARTFORD AVENUE FACADE. IN THIS CASE, UPPER PORTIONS WOULD APPLY TO ANY PORTION OF THE FACADE ABOVE TEN (10) FEET IN HEIGHT, OR AS OTHERWISE APPROVED BY THE PLANNING AND URBAN DESIGN ADMINISTRATOR.
F. WAIVER OF MAJOR FACADE MATERIALS REQUIREMENTS FROM 60% TO 22% ALONG HARTFORD AVENUE.

VICINITY MAP



SHEET INDEX

- 1 - COVER SHEET
- 2 - NOTE SHEET
- 3 - TOPO SHEET
- 4 - SITE SHEET
- 5 - GRADING SHEET
- 6 - UTILITY SHEET
- 7 - LANDSCAPING SHEET

DEVELOPER JM WOLF PROPERTIES LLC P.O. BOX 505 WAUKEE, IA 50263 PROJECT CONTACT: MATT KARAMANLIS PHONE: 515-401-2933 EMAIL: KARAMANLISM@GMAIL.COM	ENGINEER/ LAND SURVEYOR PELDS DESIGN SERVICES 2323 DIXON ST DES MOINES, IOWA 50316 PROJECT CONTACT: BRANDON SHORT PHONE: (515) 265-8196 EMAIL: BRANDON@PELDS.COM
CITY CONTACT CITY OF DES MOINES 400 ROBERT D. RAY DR DES MOINES, IA 50309 PROJECT CONTACT: JACOB COUPPEE PHONE: 515-283-4746 EMAIL: JTCOUPPEE@DMGOV.COM	ARCHITECT PELDS DESIGN SERVICES 2323 DIXON ST DES MOINES, IA 50316 PROJECT CONTACT: DANIEL WILLRICH PHONE: 515-265-8196 EMAIL: DANIEL@PELDS.COM

SITE PLAN APPROVAL:

APPROVED APPROVED WITH CONDITIONS – SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE COMMUNITY DEVELOPMENT DIRECTOR.

COMMUNITY DEVELOPMENT DIRECTOR: _____ DATE: _____

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 architect under the laws of the State of Iowa.

DANIEL C. WILLRICH Date: _____
License Number: 05427
License Renewal date is: 6-30-2021
Pages or sheets covered by this seal:
LANDSCAPING

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEMARS L. PELDS IA LIC. NO. 18842 DATE: _____
18842
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): 1-7

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196

REVISIONS:

LEGEND:

F.F.	FINISHED FLOOR	▲	CALCULATED SECTION CORNER	⊙	ELEC. MANHOLE	▬	CATV	CABLE TELEVISION
+/-	MORE OR LESS	△	FOUND SECTION CORNER	⊖	ELEC. VAULT	— FO	FIBER OPTIC	
123.45G	GUTTER ELEVATION	▽	PARKING SPACE	⊗	GUY ANCHOR	— G	GAS LINE	
123.45TC	TOP OF CURB ELEVATION	□	SIGN	⊗	TEL. JUNCTION BOX	— OHE	OVERHEAD ELEC.	
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	STREET LIGHT	⊗	CABLE TV JUNCTION BOX	— OHT	OVERHEAD TEL.	
FL	FLOWLINE ELEVATION	⊙	POWER POLE	⊗	GAS VALVE	— SAN	SANITARY SEWER	
⊙	CONTROL POINT	⊙	LIGHT POLE	⊗	GAS METER	— ST	STORM SEWER	
○	CALCULATED CORNER	⊙	AREA LIGHT	⊗	SANITARY SEWER MANHOLE	— UGE	UNDERGROUND ELEC.	
●	FOUND CORNER	⊙	ELEC. TRANSFORMER	⊗	STORM SEWER MANHOLE	— UGT	UNDERGROUND TEL.	
		⊙	ELEC. METER	⊗	CLEANOUT	— W	WATER	
		⊙	ELEC. BOX	⊗	DOWNSPOUT	— W	WATER	
		⊙		⊗		— P XX	PROPOSED UTILITY LINE	
		⊙		⊗		— E XX	EXISTING UTILITY LINE	
		⊙		⊗		—	FENCE LINE	

HARTFORD AVENUE STORAGE
1929 SE 14TH CT
DES MOINES, IA

REVISIONS:

COPYRIGHT DATE: _____	DRAWN BY: B. SHORT	SCALE: _____	DATE: 9.2.2021	DRAWING NO: 21-004
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FILE PATH: J:\2021 Projects\21-004 - Storage Units - 1929 SE 14th Ct - Karamanlis\Engineering\Site Plan\Sheet Set

1 - COVER SHEET

GENERAL NOTES

1. THE CITY OF DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF DES MOINES AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
4. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
5. PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
6. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
7. IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
8. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
10. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF DES MOINES.
11. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
13. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
14. ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF DES MOINES.
15. THE CONTRACTOR SHALL CONTACT THE CITY OF DES MOINES TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
16. IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
17. IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION
18. ALL WORK IN THE RIGHT-OF-WAY PERMIT AS PER DES MOINES MUNICIPAL CODE
19. PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO UPC.

SURVEY NOTES

1. SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN MARCH 2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

1. IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
5. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
6. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
7. PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
8. PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
9. COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
10. MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
11. IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
12. COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
13. TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
14. REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
15. REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
16. SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
17. WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

1. PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

1. THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
2. P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES FOR HARTFORD AVENUE STORAGE 1929 SE 14TH CT DES MOINES, IA

UTILITY NOTES

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
6. THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
8. CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
9. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
10. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
11. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
12. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
13. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
14. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

15. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
16. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

SANITARY SERVICE NOTES

17. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

18. ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
19. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
20. ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

21. WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
22. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
23. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
24. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
25. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF DES MOINES SUPPLEMENTAL SPECIFICATIONS.
2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF DES MOINES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF DES MOINES STANDARD SPECIFICATIONS SHALL GOVERN.
3. FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
2. CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
3. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF DES MOINES SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
2. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
3. DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
4. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

1. STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8 INCHES ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6 INCHES.
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
6. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

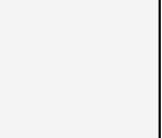


GRADING NOTES

1. AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
2. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
3. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
5. FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
6. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
7. THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
8. MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
9. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

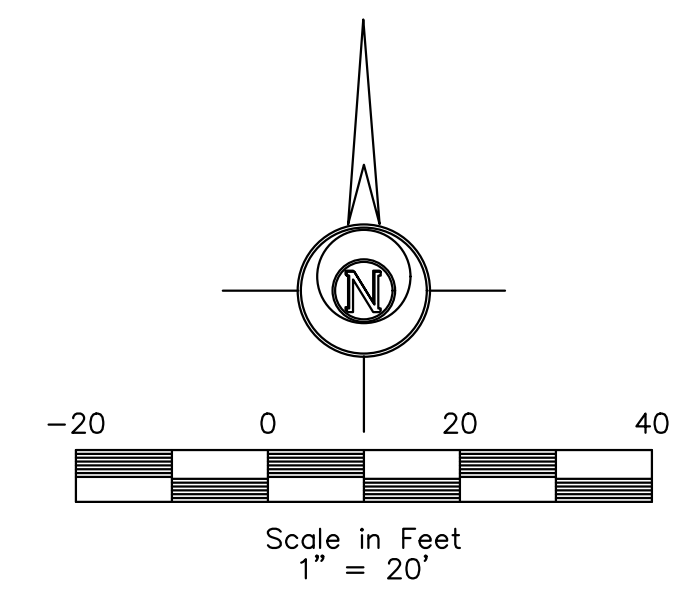
1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
3. STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
9. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
11. CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
12. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

 PELDS Design Services Architecture Engineering Surveying 2323 Dixon Street, Des Moines, Iowa 50316 PO Box 4626, Des Moines, Iowa 50305 Ph: 515 265 9196					
HARTFORD AVENUE STORAGE 1929 SE 14TH CT DES MOINES, IA					
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








































-  EXISTING ROADS
-  PROPOSED 6" PAVEMENT ON 6" SUBBASE
4062 SQ. FT.
-  PROPOSED PHASE 1 BUILDING
1944 SQ. FT.

NOTES:

1. FOUNDATION STEP MAY BE REQUIRED; SEE STRUCTURAL PLANS.
2. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
3. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
4. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD AND SHALL BE SCREENED FROM VIEW FROM AND PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
5. 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.
6. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON THE SURROUNDING PROPERTIES.
7. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
8. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
9. NO OFF-STREET PARKING LOT LIGHTING IS PROPOSED WITH THIS PLAN.
10. NO DUMPSTER WILL BE PROVIDED ON SITE, WHICH WOULD REQUIRE A DUMPSTER ENCLOSURE. TRASH WILL BE COLLECTED AND STORED AT AN INDOOR RECEPTACLE UNTIL TIME OF COLLECTION.



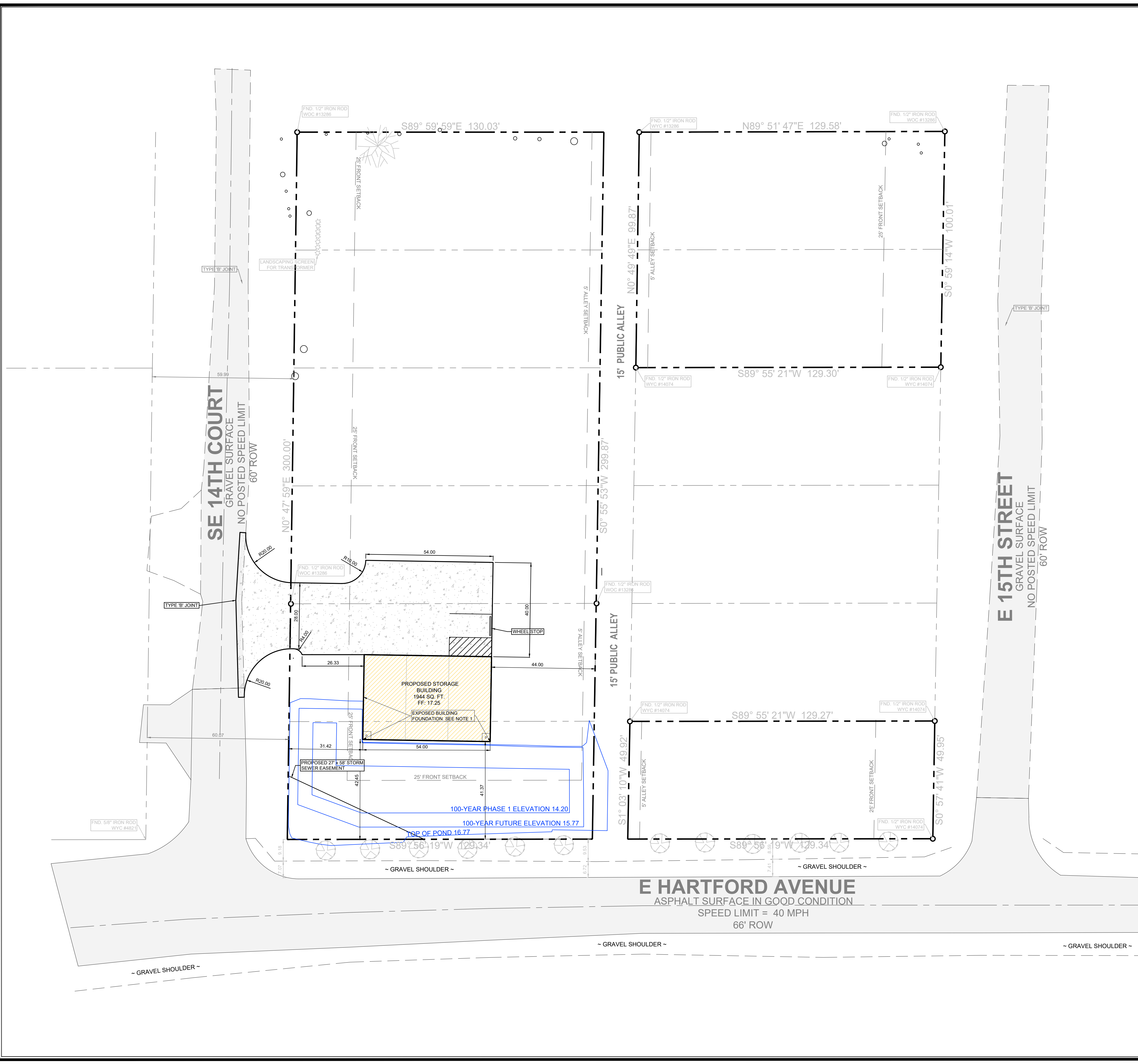
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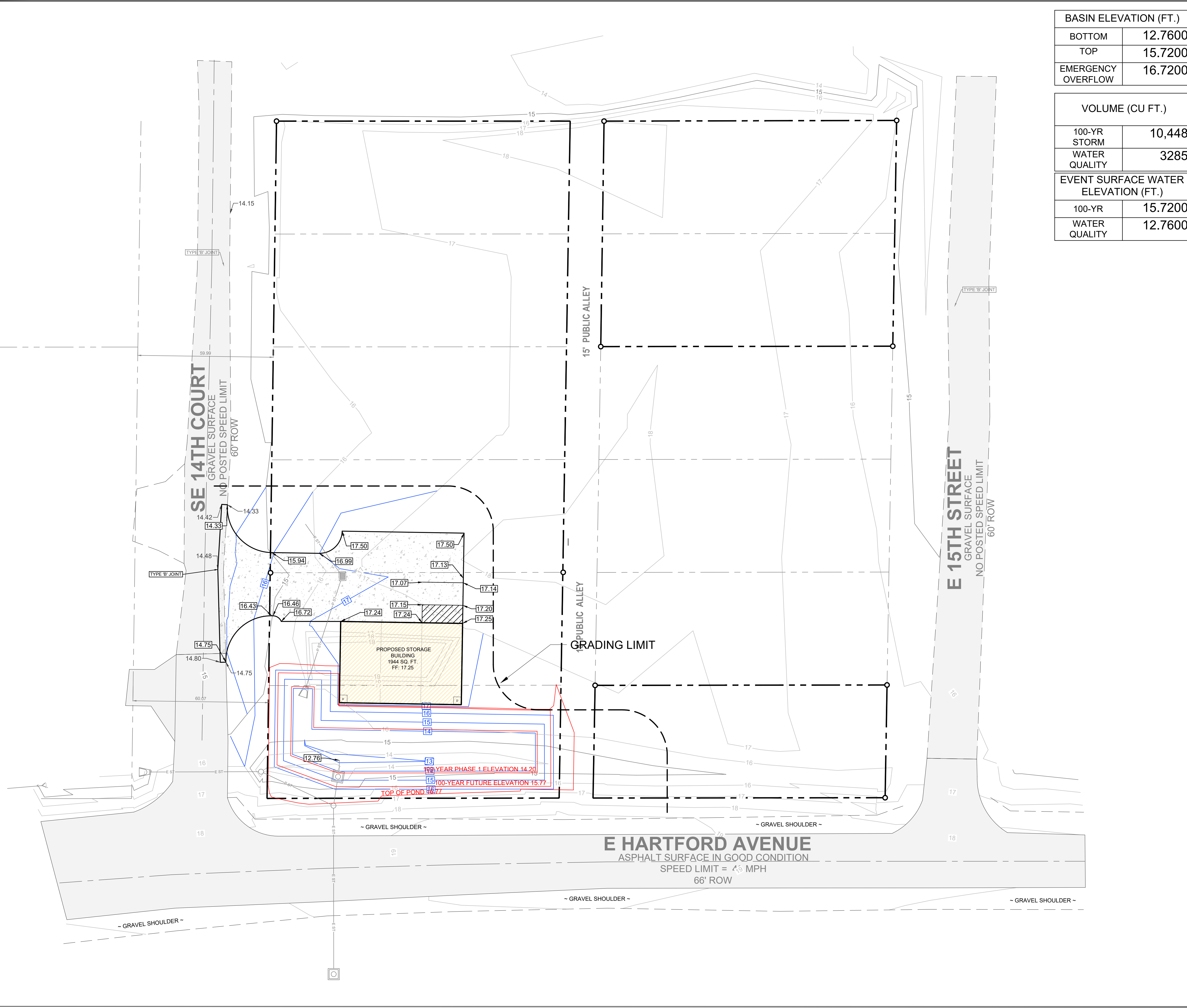
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|---|------------------------------|---|------------------------------|
| +/- | MORE OR LESS FINISHED FLOOR |  | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR |  | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION |  | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION |  | TRAFFIC MANHOLE |
| 123.45 / 123.45 | EXISTING/ PROPOSED ELEVATION |  | CLEANOUT |
| FL | FLOWLINE ELEVATION |  | DOWNSPOUT |
|  | CONTROL POINT |  | AREA INTAKE |
|  | CALCULATED CORNER |  | SINGLE INTAKE |
|  | FOUND CORNER |  | THROAT INTAKE |
|  | CALCULATED SECTION CORNER |  | FLARED END SECTION |
|  | FOUND SECTION CORNER |  | GAS VALVE |
|  | PARKING SPACE |  | FIRE HYDRANT |
|  | SIGN |  | WATER VALVE |
|  | STREET LIGHT |  | P XX — PROPOSED UTILITY LINE |
|  | POWER POLE |  | E XX — EXISTING UTILITY LINE |
|  | LIGHT POLE |  | CATV — CABLE TELEVISION |
|  | AREA LIGHT |  | FO — FIBER OPTIC |
|  | GUY ANCHOR |  | GAS — GAS LINE |
|  | TEL. JUNCTION BOX |  | OHE — OVERHEAD ELEC. |
|  | ELEC. TRANSFORMER |  | OHT — OVERHEAD TEL. |
|  | ELEC. METER |  | SS — SANITARY SEWER |
|  | ELEC. BOX |  | ST — STORM SEWER |
|  | ELEC. VAULT |  | UGE — UNDERGROUND ELEC. |
|  | FIBER OPTIC VAULT |  | UGT — UNDERGROUND TEL. |
|  | GAS METER |  | W — WATER |
|  | CABLE TV JUNCTION BOX |  | — FENCE LINE |
|  | WATER METER | | |

Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196

HARTFORD AVENUE STORAGE
 1929 SE 14TH CT
 DES MOINES, IA

DATE: 9.2.2021	DRAWN BY: B. SHORT	SCALE:	LATEST REVISION: 9.2.2021	DRAWING NO: 21-004
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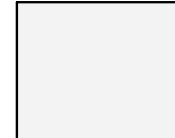
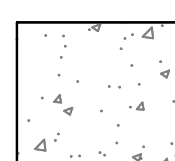





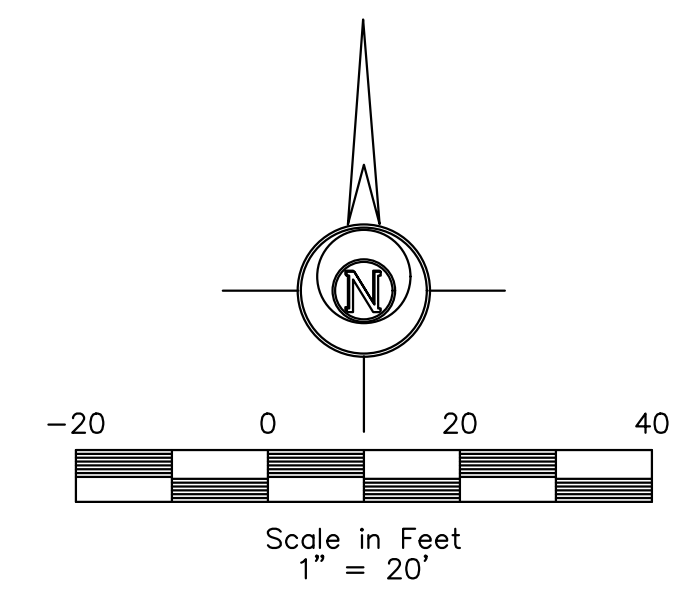
BASIN ELEVATION (FT.)	
BOTTOM	12.7600
TOP	15.7200
EMERGENCY OVERFLOW	16.7200

VOLUME (CU FT.)	
100-YR STORM	10,448
WATER QUALITY	3285

EVENT SURFACE WATER ELEVATION (FT.)	
100-YR	15.7200
WATER QUALITY	12.7600


-  EXISTING ROADS
-  PROPOSED 6" PAVEMENT ON 6" SUBBASE
4062 SQ. FT.
-  PROPOSED PHASE 1 BUILDING
1944 SQ. FT.

- NOTES:**
1. PROTECT EXISTING TREES DURING GRADING AND CONSTRUCTION.
 2. PROTECT UTILITIES DURING CONSTRUCTION.
 3. STORMWATER FACILITIES MAINTENANCE REQUIREMENTS
 - A. STORMWATER RUNOFF CONTROL FACILITIES (INCLUDING PIPES, INLETS, AND OUTLETS) SHALL BE ANNUALLY INSPECTED AND MAINTAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
 - B. LITTER, SILT, SEDIMENT, AND DEBRIS SHALL BE PROMPTLY REMOVED FROM SUCH FACILITIES.
 - C. THE PLANTINGS AND VEGETATION WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN. IF ANY VEGETATION DIES, IT SHALL BE REPLACED WITH VEGETATION IN CONFORMANCE WITH THE PLAN AS SOON AS THE WEATHER PERMITS.
 - D. NO GRASS CLIPPINGS, LEAVES, YARD WASTES, SOIL, ROCKS, CONCRETE, OR SIMILAR MATERIALS SHALL BE PLACED WITHIN A SWALE, RETENTION POND, OR DETENTION BASIN WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
 - E. NO PORTION OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE ALTERED, REMOVED, OR RE-GRADED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
 - F. RECORDS OF INSPECTION, MAINTENANCE, AND REPAIR MUST BE MAINTAINED AND KEPT FOR AT LEAST FIVE YEARS AND MADE AVAILABLE UPON REQUEST TO THE CITY ENGINEER.



LEGEND:

+/-	MORE OR LESS FINISHED FLOOR	⊕	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊕	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊕	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊕	TRAFFIC MANHOLE
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊕	CLEANOUT
FL	FLOWLINE ELEVATION	⊕	DOWNSPOUT
⊕	CONTROL POINT	⊕	AREA INTAKE
⊕	CALCULATED CORNER	⊕	SINGLE INTAKE
⊕	FOUND CORNER	⊕	THROAT INTAKE
⊕	CALCULATED SECTION CORNER	⊕	FLARED END SECTION
⊕	FOUND SECTION CORNER	⊕	GAS VALVE
⊕	PARKING SPACE SIGN	⊕	FIRE HYDRANT
⊕	STREET LIGHT	⊕	WATER VALVE
⊕	POWER POLE	⊕	P XX — PROPOSED UTILITY LINE
⊕	LIGHT POLE	⊕	E XX — EXISTING UTILITY LINE
⊕	AREA LIGHT	⊕	CATV — CABLE TELEVISION
⊕	GUY ANCHOR	⊕	FO — FIBER OPTIC
⊕	TEL. JUNCTION BOX	⊕	GAS — GAS LINE
⊕	ELEC. TRANSFORMER	⊕	OHE — OVERHEAD ELEC.
⊕	ELEC. METER	⊕	OHT — OVERHEAD TEL.
⊕	ELEC. BOX	⊕	SS — SANITARY SEWER
⊕	ELEC. VAULT	⊕	ST — STORM SEWER
⊕	FIBER OPTIC VAULT	⊕	UGE — UNDERGROUND ELEC.
⊕	GAS METER	⊕	UGT — UNDERGROUND TEL.
⊕	CABLE TV JUNCTION BOX	⊕	W — WATER
⊕	WATER METER	⊕	— FENCE LINE



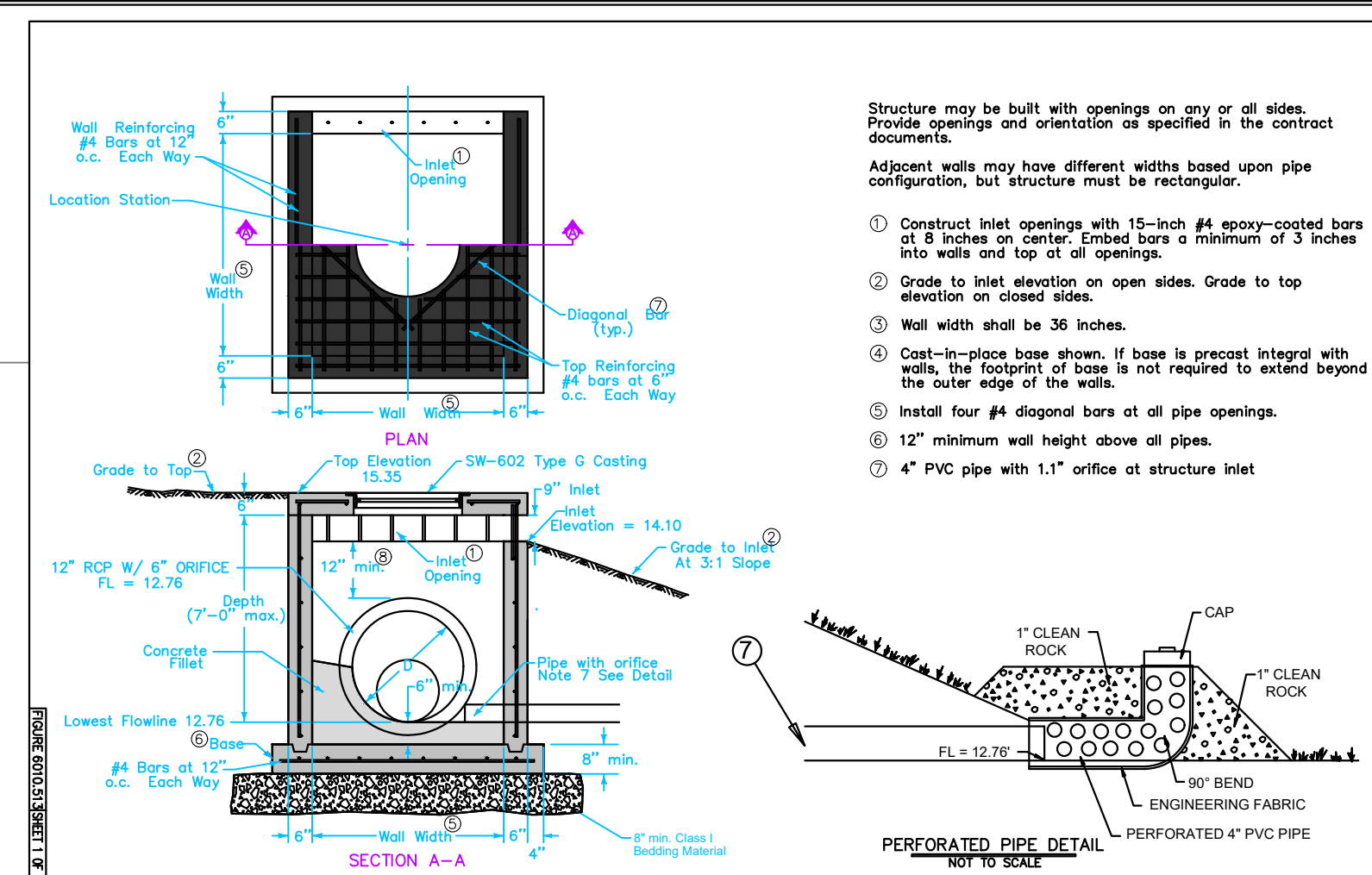
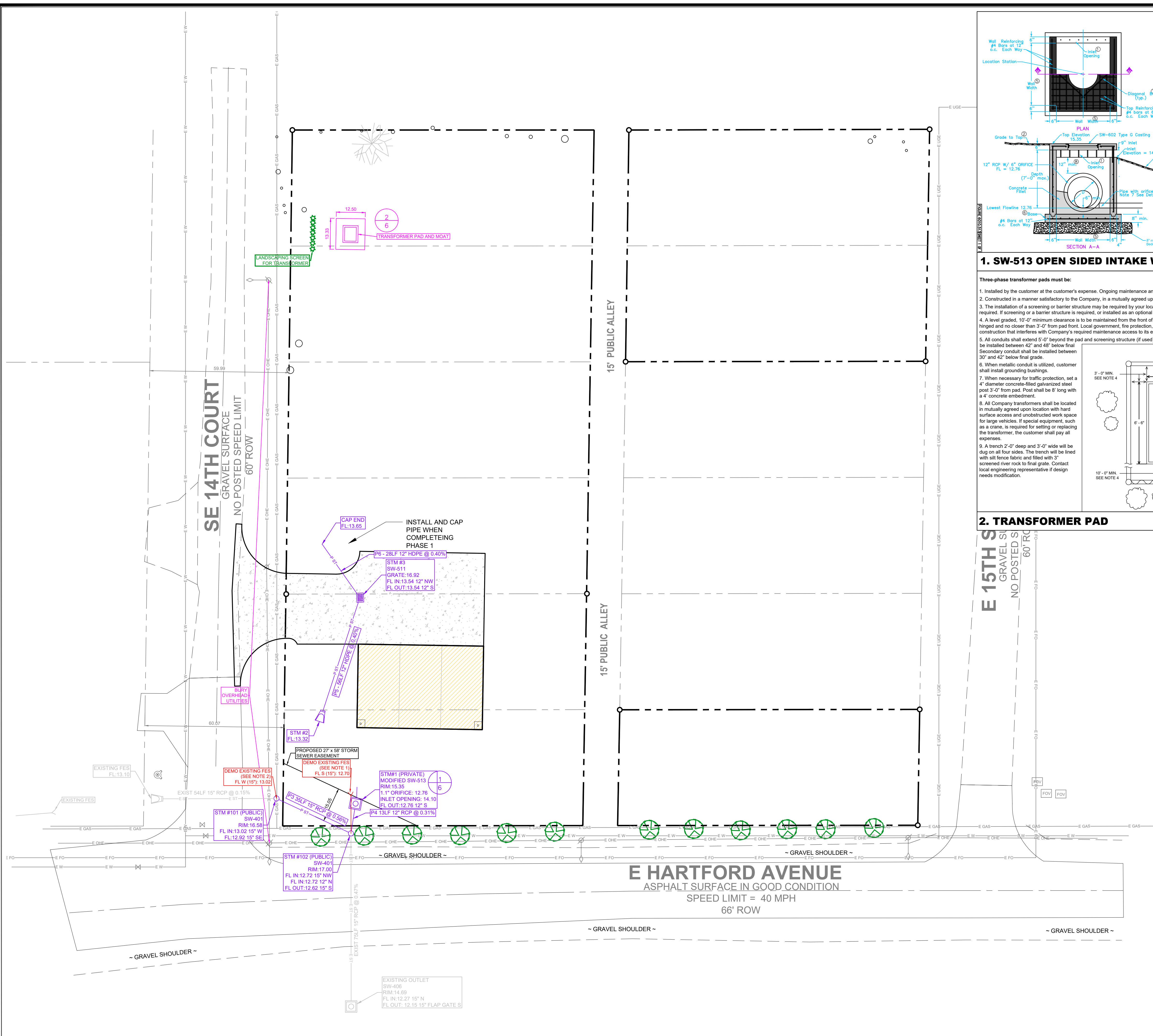
ELDS DESIGN SERVICES

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 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196

HARTFORD AVENUE STORAGE
1929 SE 14TH CT
DES MOINES, IA

BENCHMARK:	REVISIONS:		
COPYRIGHT DATE: ---- DRAWN BY: B. SHORT SCALE: 1" = 20' LATEST REVISION: 9.2.2021 DRAWING NO: 21-004			

A:\2021 Projects\21-004 - Storage Units - 1929 SE 14th Ct - Karamanta\Engineering\Site Plans\Sheet Set 5 - GRADING SHEET



1. SW-513 OPEN SIDED INTAKE WITH ORIFICE - STM #12

Three-phase transformer pads must be:

- Installed by the customer at the customer's expense. Ongoing maintenance and repair to the pad are the responsibility of the customer.
- Constructed in a manner satisfactory to the Company, in a mutually agreed upon location with hard surface access and unobstructed work space for large vehicles.
- The installation of a screening or barrier structure may be required by your local governing authority. It is the customer's responsibility to determine if a barrier structure is required. If screening or a barrier structure is required, or installed as an optional feature, the clearance limitations of notes 2 and 3 must be maintained.
- A level graded, 10'-0" minimum clearance is to be maintained from the front of pad, to the nearest fixed structure or plantings. If a full length gate is installed, it shall be hinged and no closer than 3'-0" from pad front. Local government, fire protection, and building codes may require greater clearances. Customer will avoid plantings or construction that interferes with Company's required maintenance access to its equipment. If a fence or barrier is to be installed, it must be coordinated with the Company.
- All conduits shall extend 5'-0" beyond the pad and screening structure (if used) and the locations of the ends of primary conduits shall be identified. Primary conduit shall be installed between 42" and 48" below final. Secondary conduit shall be installed between 30" and 42" below final grade.
- When metallic conduit is utilized, customer shall install grounding bushings.
- When necessary for traffic protection, set a 4" diameter concrete-filled galvanized steel post 3'-0" from pad. Post shall be 8' long with a 4" concrete embedment.
- All Company transformers shall be located in mutually agreed upon location with hard surface access and unobstructed work space for large vehicles. If special equipment, such as a crane, is required for setting or replacing the transformer, the customer shall pay all expenses.
- A trench 2'-0" deep and 3'-0" wide will be dug on all four sides. The trench will be lined with silt fence fabric and filled with 3" screened river rock to final grade. Contact local engineering representative if design needs modification.

2. TRANSFORMER PAD

NOTES:

- REMOVE EXISTING FES AND 16 LF OF PIPE. CONNECT PROPOSED STRUCTURE STM #102 TO CUT END OF EXISTING PIPE.
- REMOVE EXISTING FES. CONNECT PROPOSED STRUCTURE STM #101 TO CUT END OF EXISTING PIPE.
- PROTECT EXISTING UTILITIES.

Structure may be built with openings on any or all sides. Provide openings and orientation as specified in the contract documents.
Adjacent walls may have different widths based upon pipe configuration, but structure must be rectangular.

- Construct inlet openings with 15-inch #4 epoxy-coated bars of 8 inches on center. Embed bars a minimum of 3 inches into walls and top of all openings.
- Grade to inlet elevation on open sides. Grade to top elevation on closed sides.
- Wall width shall be 36 inches.
- Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
- Install four #4 diagonal bars at all pipe openings.
- 12" minimum wall height above all pipes.
- 4" PVC pipe with 1.1" orifice at structure inlet.

LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE	
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE	
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE	
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE	
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT	
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT	
⊙	CONTROL POINT	⊙	AREA INTAKE	
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE	
●	FOUND CORNER	⊙	THROAT INTAKE	
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION	
▲	FOUND SECTION CORNER	⊙	GAS VALVE	
⊙	PARKING SPACE	⊙	FIRE HYDRANT	
⊙	SIGN	⊙	WATER VALVE	
⊙	STREET LIGHT	⊙	P XX - PROPOSED UTILITY LINE	
⊙	POWER POLE	⊙	E XX - EXISTING UTILITY LINE	
⊙	LIGHT POLE	⊙	CATV - CABLE TELEVISION	
⊙	AREA LIGHT	⊙	FO - FIBER OPTIC	
⊙	GUY ANCHOR	⊙	GAS LINE	
⊙	TEL. JUNCTION BOX	⊙	OHE - OVERHEAD ELEC.	
⊙	ELEC. TRANSFORMER	⊙	OHT - OVERHEAD TEL.	
⊙	ELEC. METER	⊙	SS - SANITARY SEWER	
⊙	ELEC. BOX	⊙	ST - STORM SEWER	
⊙	ELEC. VAULT	⊙	UGE - UNDERGROUND ELEC.	
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⊙	GAS METER	⊙	W - WATER	
⊙	CABLE TV JUNCTION BOX	⊙	---	FENCE LINE
⊙	WATER METER			

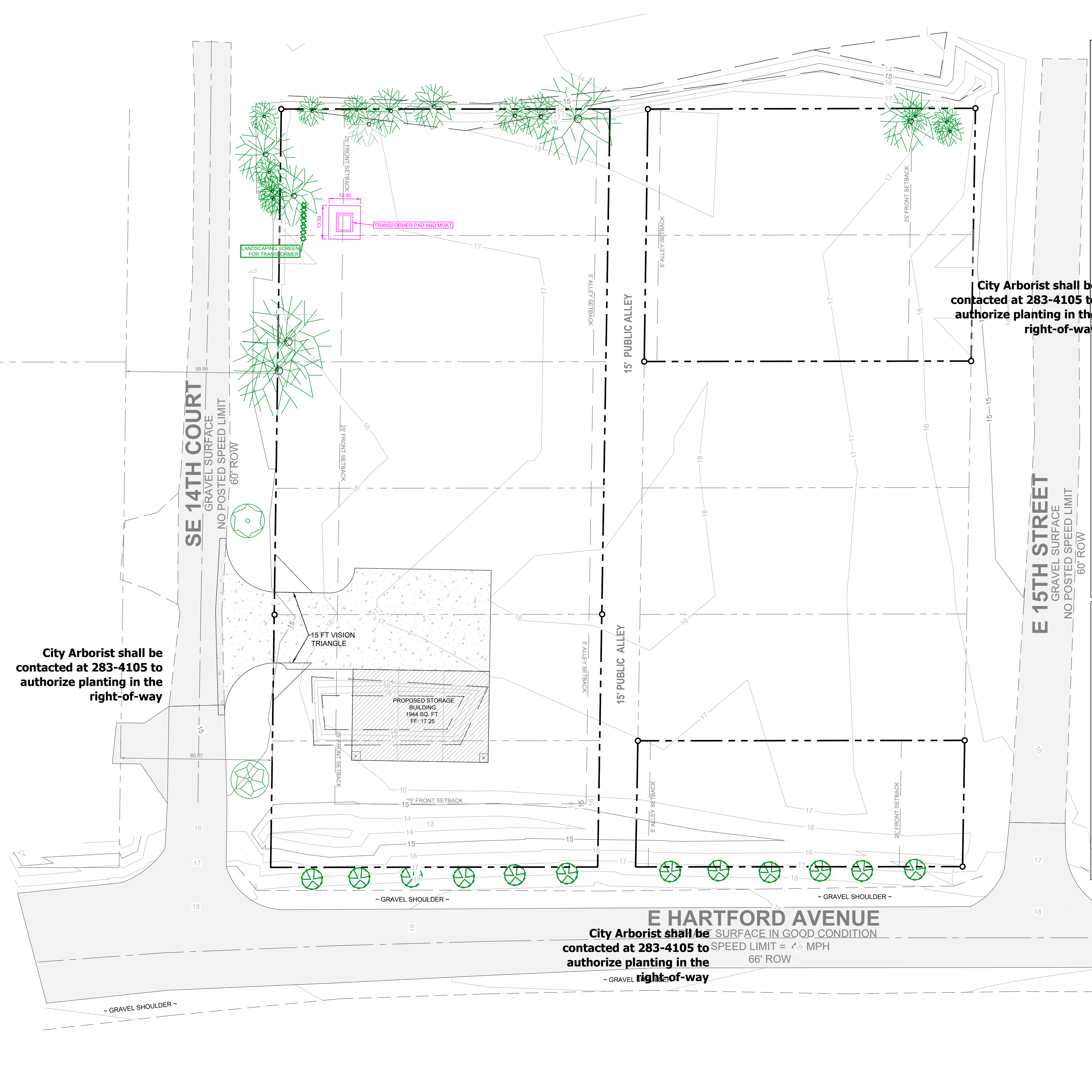
Scale in Feet
1" = 20'

ELDS DESIGN SERVICES
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HARTFORD AVENUE STORAGE
1929 SE 14TH CT
DES MOINES, IA

COPYRIGHT DATE: ---	DRAWN BY: B. SHORT	SCALE: 1" = 20'	DATE: 9.2.2021	DRAWING NO: 21-004
PROJECT: A2021-004 - Storage Units - 1929 SE 14th Ct - Karamania/Engineering/Site Plans/Sheet Set				

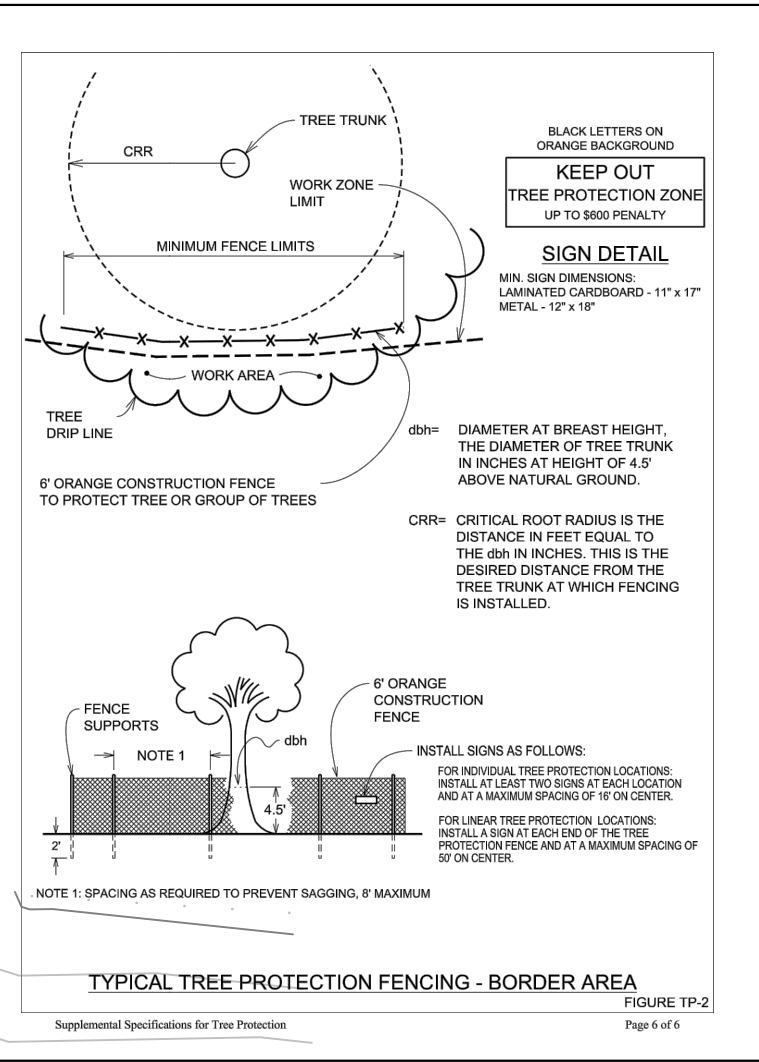
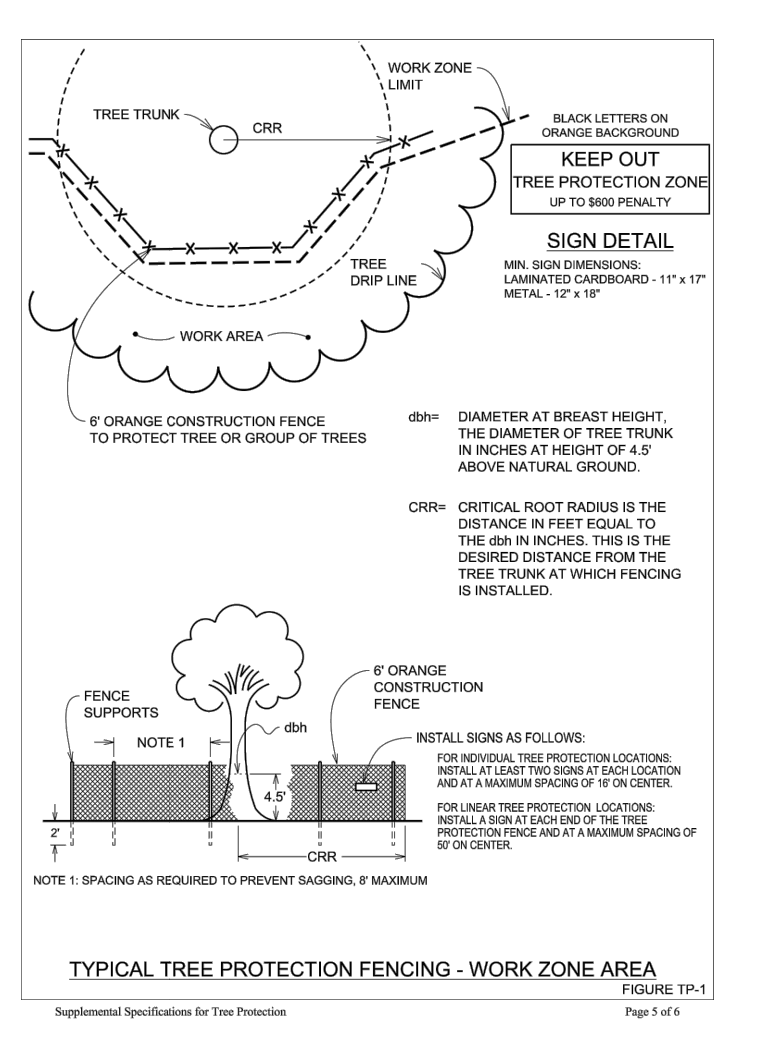
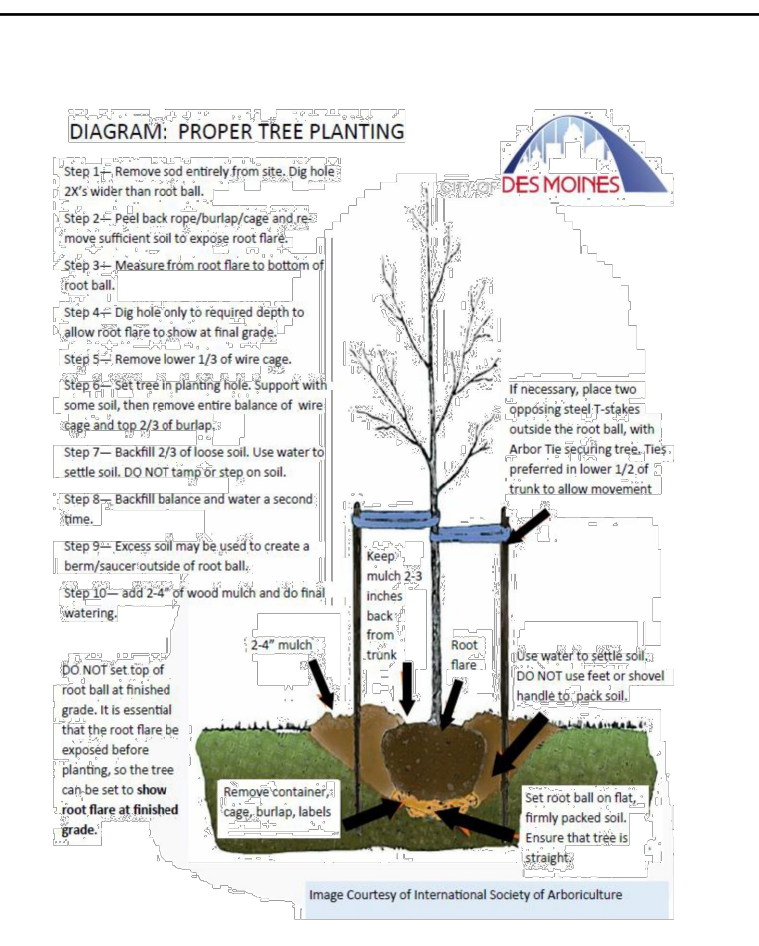
6 - UTILITY SHEET



City Arborist shall be contacted at 283-4105 to authorize planting in the right-of-way

City Arborist shall be contacted at 283-4105 to authorize planting in the right-of-way

E HARTFORD AVENUE
 City Arborist shall be contacted at 283-4105 to authorize planting in the right-of-way
 SURFACE IN GOOD CONDITION
 SPEED LIMIT = 40 MPH
 66' ROW



FUTURE RETAINED TREE COVER

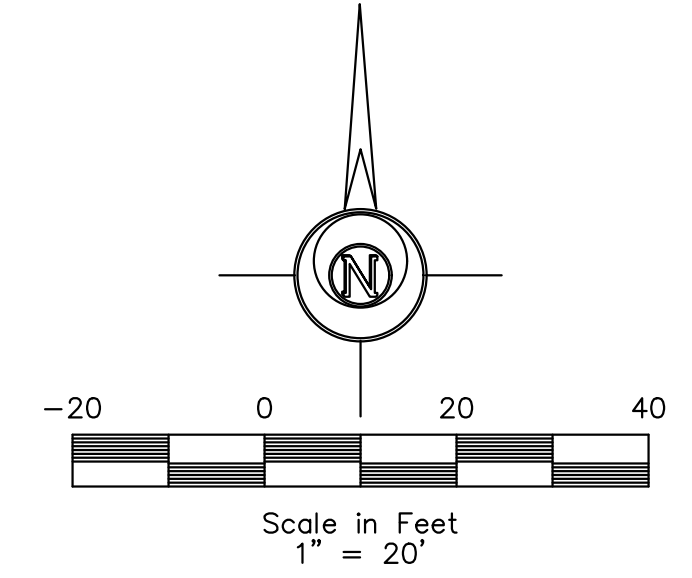
TRUNK DIAMETER (IN)	QUANTITY	TOTAL CREDIT (SQ. FT.)
12	5	6,500
18	3	3,900
24	2	3,400
36	3	6,000
TOTAL	13	19,800

REQUIRED: 15% OF LOT = 875 SQ. FT.

- NOTES**
- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W AT 283-4105
 - ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.
 - NO STAKING OF TREES IS ALLOWED.
 - PROTECT EXISTING TREES DURING CONSTRUCTION.
 - NO MECHANICAL EQUIPMENT IS PROPOSED EXCEPT THE TRANSFORMER.

PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	HEIGHT & SPREAD
	1	KENTUCKY COFEETREE (Gymnocladus dioica)	60'-75' & 40'-50'
	1	THORNLESS HONEYLOCUST (GLEDTISIA TRIACANTHOS VAR. INERMIS)	60'-80' & 20'-40'
	7	BIG BLUESTEM GRASS (ANDROPOGON GERARDII)	
		EXISTING TREES	
		EXISTING STREET TREES	



LEGEND:

+/-	MORE OR LESS		ELEC. MANHOLE
F.F.	FINISHED FLOOR		SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION		STORM SEWER MANHOLE
123.45C	TOP OF CURB ELEVATION		TRAFFIC MANHOLE
123.45/123.45	EXISTING/PROPOSED ELEVATION		CLEANOUT
FL	FLOWLINE ELEVATION		DOWNSPOUT
	CONTROL POINT		AREA INTAKE
	CALCULATED CORNER		SINGLE INTAKE
	FOUND CORNER		THROAT INTAKE
	CALCULATED SECTION CORNER		FLARED END SECTION
	FOUND SECTION CORNER		GAS VALVE
	PARKING SPACE		FIRE HYDRANT
	SIGN		WATER VALVE
	STREET LIGHT		P XX - PROPOSED UTILITY LINE
	POWER POLE		E XX - EXISTING UTILITY LINE
	LIGHT POLE		CATV - CABLE TELEVISION
	AREA LIGHT		FO - FIBER OPTIC
	GUY ANCHOR		GAS - GAS LINE
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	GAS METER		W - WATER
	CABLE TV JUNCTION BOX		- - - - - FENCE LINE
	WATER METER		

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HARTFORD AVENUE STORAGE
 1929 SE 14TH CT
 DES MOINES, IA

REVISIONS:
 DATE: 9.2.2021
 DRAWN BY: B. SHORT
 SCALE: 1" = 20'
 DRAWING NO: 21-004

FILE PATH:
 J:\2021\Projects\21-004 - Storage Units - 1929 SE 14th Ct - Karamanis\Engineering\Site Plans\Sheet Set
 7 - LANDSCAPING SHEET

ESTIMATED QUANTITIES:

STAGING		
1.1	TRAFFIC CONTROL	1 LS
1.2	CONSTRUCTION STAKING	1 LS
1.3	MOBILIZATION	1 LS
1.4	STRIPPING, SALVAGING & SPREADING TOPSOIL	1 LS
1.5	TRENCH EXCAVATION	1 LS
1.6	SOD	1 LS
STORM SEWER		
2.1	DEMO 15" FES	2 EA
2.2	DEMO 15" RCP	16 LF
2.3	15" RCP STORM PIPE	35 LF
2.4	CONNECT TO EXIST STORM SERVICE	2 EA
2.5	SW-401 MH	2 EA
2.6	TELEVISION STORM SEWER	1 LS

GENERAL NOTES:

- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS ALONG WITH THE 2021 EDITION OF SUDAS AND THE CITY OF DES MOINES SUPPLEMENTAL SPECS. NOTHING INDICATED ON THE SITE PLAN SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- ALL PUBLIC IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE 2021 EDITION OF SUDAS AND THE CITY OF DES MOINES SUPPLEMENTAL SPECS.
- THE LOCATION OF EXISTING UTILITIES AND STRUCTURES IS APPROXIMATE. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES AND/OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES AND/OR STRUCTURES TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- THE CONTRACTOR SHALL FIELD ADJUST, AS NECESSARY, ALL EXISTING UTILITIES TO FINISH GRADES. EXISTING SITE UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
- THE CONTRACTOR SHALL PRESERVE ALL MONUMENTS, STAKES, REFERENCE POINTS, AND BENCH MARKS. THE CONTRACTOR SHALL BE CHARGED THE COST FOR REPLACEMENT, LOST TIME, AND ANY OTHER ASSOCIATED RESPONSIBILITY DUE TO CONTRACTOR'S NEGLIGENCE OR CARELESSNESS THAT RESULTS IN DESTRUCTION OF THESE ITEMS.
- ALL SPOT ELEVATIONS ARE AT THE TOP-OF-FINISHED SURFACES.
- THE CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON THE ROW OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- MATERIALS NOT SUITABLE FOR CONSTRUCTION, INCLUDING, TRENCH BACKFILL AND SURFACE RESTORATION, AND EXCESS MATERIALS SHALL BE PROPERLY DISPOSED. DISPOSAL IS INCIDENTAL TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS AT LEAST 24 HOURS IN ADVANCE IF ACCESS TO PROPERTY WILL BE INTERRUPTED. ACCESS TO PRIVATE PROPERTY FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
- NOTIFY THE CITY OF DES MOINES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES (OR TO VERIFY ROW, ETC.). PHONE NUMBER 515-283-4177 OR 515-208-4177
- THE CONTRACTOR SHALL COORDINATE WORK AND COOPERATE WITH CITY OF DES MOINES PERSONNEL.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- ALL AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6 INCHES.
- ALL SITE FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR DENSITY.
- THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF DES MOINES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- INSPECTION SERVICES FOR PUBLIC IMPROVEMENTS ARE TO BE PROVIDED BY THE CITY'S ENGINEER.

STREET, DRIVEWAY, AND TRAFFIC NOTES

- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FOR ALL WORK WITHIN STREET RIGHTS OF WAY AT NO ADDITIONAL COST TO THE OWNER. TRAFFIC CONTROL SHALL CONSIST OF BARRICADES, SIGNAGE, LIGHTS AND FLAGGERS AS NECESSARY TO PROTECT VEHICLE AND PEDESTRIAN TRAFFIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EXISTING STREET AND TRAFFIC CONTROL SIGNS THAT ARE IN CONFLICT WITH CONSTRUCTION SHALL BE REMOVED AND RESET BY THE CONTRACTOR. OWNER SHALL DIRECT RESETTING OF SIGNS. CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES, LIGHTS, AND FLAGMEN TO INSURE THE SAFE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC. WORK IS INCIDENTAL TO CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE DISRUPTION OF TRAFFIC ON HARTFORD AVENUE AT ALL TIMES.

GENERAL UTILITY NOTES:

- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS).
- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
- ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.

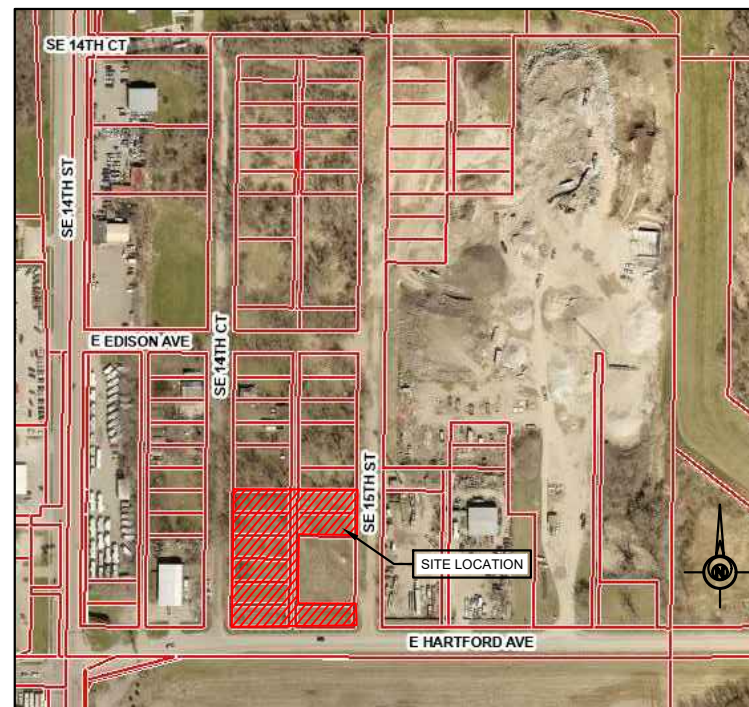
CONSTRUCTION PLANS

FOR

1929 SE 14TH CT

PUBLIC STORM SEWER IMPROVEMENTS DES MOINES, IA

VICINITY MAP



SHEET INDEX

- PI - 1 - COVER SHEET
- PI - 2 - PLAN & PROFILE

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 19, 20, AND 25 IN BLOCK 2 IN SOUTH RIVERSIDE PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA.

DEVELOPER

JM WOLF PROPERTIES LLC
P.O. BOX 505
WAUKEE, IA 50263
PROJECT CONTACT: NICK HALFHILL
PHONE: 515-238-6649
EMAIL: NICK.HALFHILL@CASEYS.COM

ENGINEER/ LAND SURVEYOR


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ARCHITECT

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2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

HARTFORD AVENUE STORAGE
1929 SE 14TH CT
DES MOINES, IA

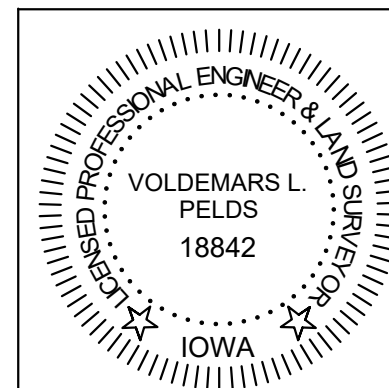
PROJECT NO.	B. SHORT	DATE	9.2.2021	SHEET NO.	21-004
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I:\2021 Projects\21-004 - Storage Units - 1929 SE 14th Ct - Karamanli\Engineering\Site Plan\Sheet Set

PI - 1 - COVER SHEET

APPROVED:

CITY ENGINEER _____ P.E. _____ DATE _____

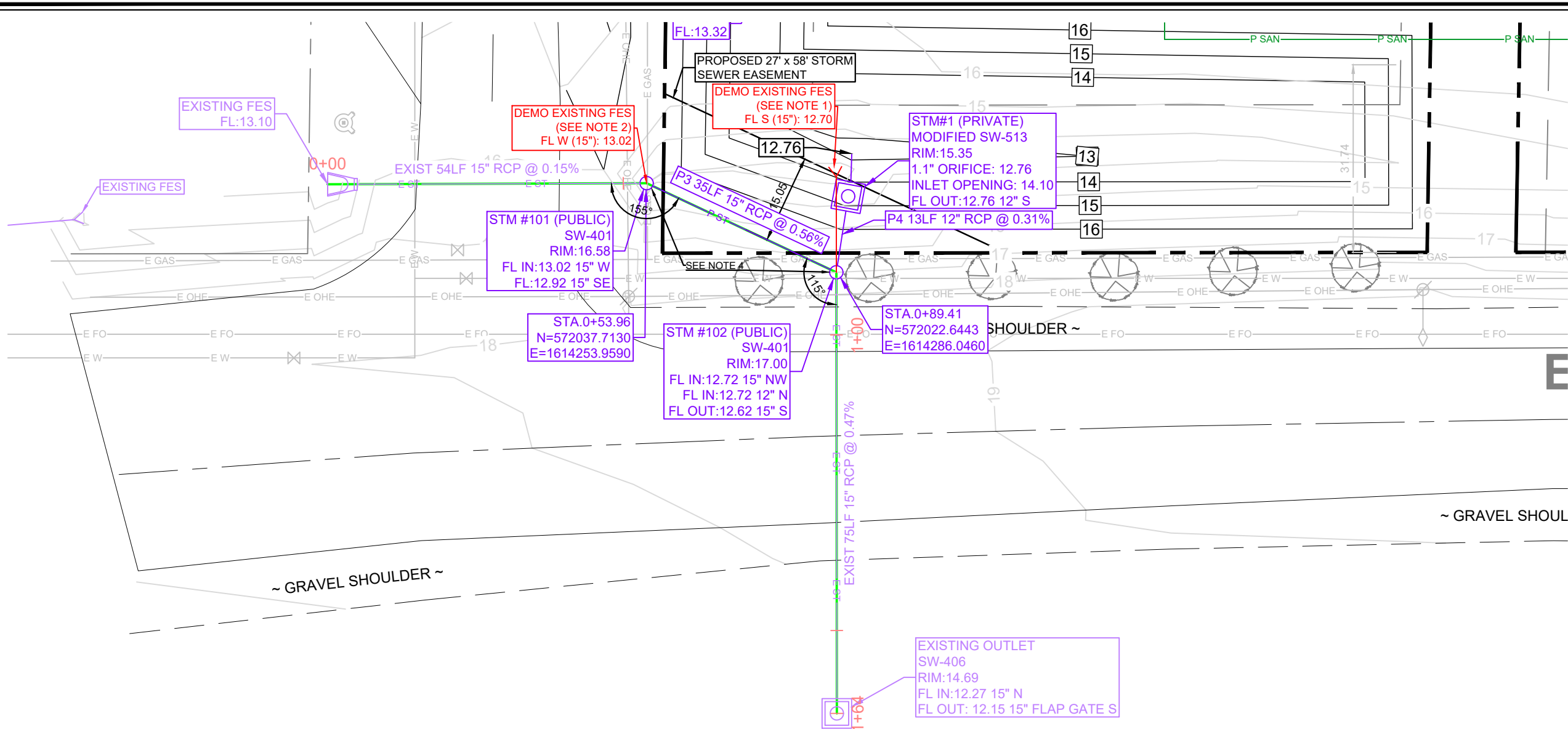


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

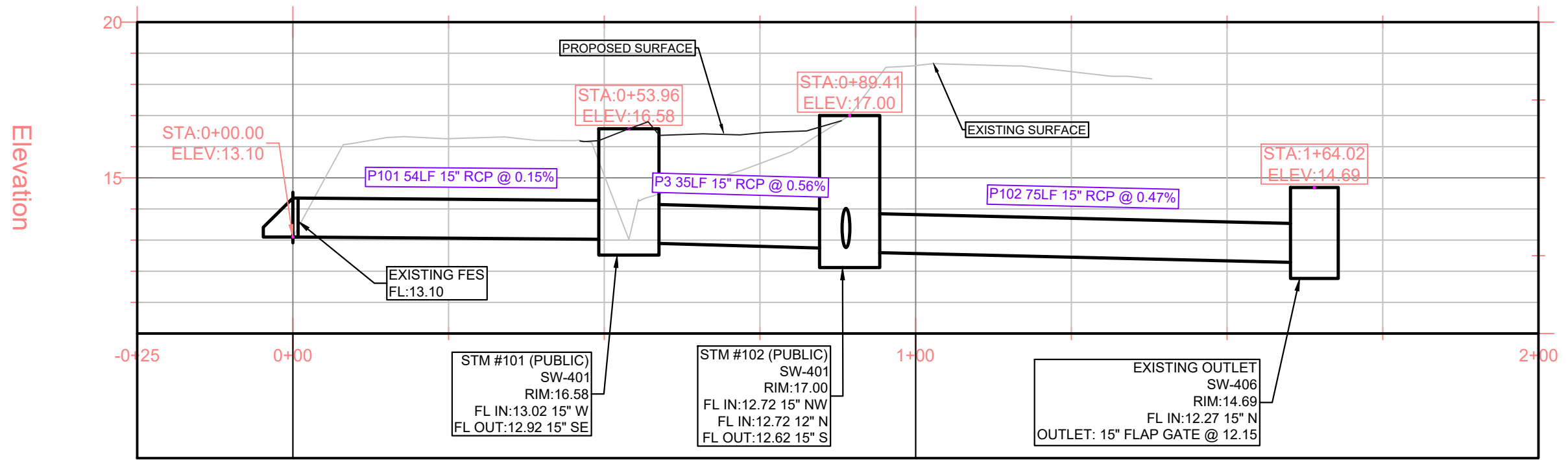
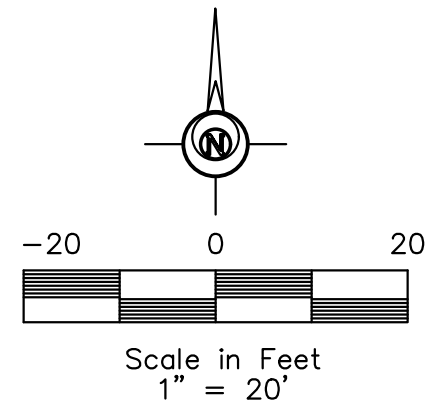
VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): PI - 1 - PI - 2



- NOTES:**
1. REMOVE EXISTING FES AND 16 LF OF PIPE. CONNECT PROPOSED STRUCTURE STM#102 TO CUT END OF EXISTING PIPE.
 2. REMOVE EXISTING FES. CONNECT PROPOSED STRUCTURE STM #101 TO CUT END OF EXISTING PIPE.
 3. P3 IS A PUBLIC STORM SEWER PIPE. P4 IS A PRIVATE STORM SEWER SERVICE.
 4. WATER AND GAS TO BE RE-ROUTED IN EVENT OF A CONFLICT.



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.456	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45 (123.45)	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX—PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX—EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV—CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO—FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS—GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHT—OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT—OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS—SANITARY SEWER
⊙	ELEC. BOX	⊙	ST—STORM SEWER
⊙	ELEC. VAULT	⊙	UGE—UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT—UNDERGROUND TEL.
⊙	GAS METER	⊙	W—WATER
⊙	CABLE TV JUNCTION BOX	⊙	⊙—⊙—⊙ FENCE LINE
⊙	WATER METER		

ELDS DESIGN SERVICES
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HARTFORD AVENUE STORAGE
 1929 SE 14TH CT
 DES MOINES, IA

Project No.	21-004
Client	B. SHORT
Date	9.2.2021
Scale	1" = 20'

PI - 2 - PLAN & PROFILE

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEM #3

ROWV-2021-000003

Applicant: Drake University (owner), represented by Vanessa Macro (officer).

Location: Vicinity of 2900 University Avenue.

Requested Action: Request for vacation of an east/west alley Right-of-Way within the block bounded by University Avenue on the north, 29th Street on the east, and Brattleboro Avenue on the south, to allow the Right-of-Way to be assembled with the parcels adjacent to the north and south.

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed vacations would facilitate consolidation of the parcels for a new development that would span both side of the existing alley Right-of-Way.
2. **Size of Site:** The requested segment of Right-of-Way encompass a total 4,200 square feet of area.
3. **Existing Zoning (site):** “MX2” Mixed Use District.
4. **Existing Land Use (site):** The subject areas consist of public street Rights-of-Way.
5. **Adjacent Land Use and Zoning:**
 - North* – “P2”; Use is a private university.
 - South* – “N5”, Use is single-family residential.
 - East* – “MX2”; Use is a educational facility and university parking lot
 - West* – “MX2”, Use is retail department store.
6. **General Neighborhood/Area Land Uses:** The applicant’s property consists of multiple lots fronting University Avenue to the north of the Right-of-Way and multiple lots fronting Brattleboro Avenue to the south of the Right-of-Way. The surrounding area consists of a mix of residential and commercial uses.
7. **Applicable Recognized Neighborhood(s):** The subject areas is located within the recognized Drake neighborhood association. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on September 17, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on September 17, 2021 (20 days prior to the hearing) and September 27, 2021 (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. A Final Agenda was mailed to recognized neighborhoods on October 1, 2021.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines on the date of the mailing. All agendas are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Drake Neighborhood mailings were sent to Lori Calhoun, 2808 Cottage Grove Avenue, Des Moines, IA 50311.

8. Relevant Zoning History: None.

9. PlanDSM: Creating Our Tomorrow Land Use Plan Designation: Neighborhood Mixed Use.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. Utilities: While no utilities have been identified within the requested ROW, easements must be reserved for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.

2. Traffic/Access: The requested vacation would not negatively impact access to private properties or traffic patterns.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested Right-of-Way vacation subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEMS #4A - #4C

**ZONG-2021-000025 &
ZONG-2021-000033**

Applicant: Greater Des Moines Botanical Garden (lessee) represented by Kimberly Perez (officer).

Location: Vicinity of 909 Robert D. Ray Drive.

Requested Action: Part A) Determination as to whether the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Park/Open Space to Public/Semi-Public.

Part C) Rezone property from "P1" Public, Civic, and Institutional District to "P2" Public, Civic, and Institutional District, to allow site modifications.

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to rezone the subject property to "P2" Public, Civic, and Institutional District to facilitate expansion of the Greater Des Moines Botanical Garden including development of formal display gardens, an amphitheater, and construction of a café building.

Any future construction or redevelopment of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).

- 2. Size of Site:** 545,000 square feet (12.5 acres).
- 3. Existing Zoning (site):** "P1" Public, Civic, and Institutional District.
- 4. Existing Land Use (site):** The subject property consists of Greater Des Moines Botanical Garden conservatory (dome) building, greenhouses, formal display gardens, and surface parking.

5. Adjacent Land Use and Zoning:

North – “P1” and “RX2”; Use is Iowa Lutheran Hospital.

South – “PUD” and “DXR”; Uses are multiple household residential, surface parking lots, and the Bridge District PUD.

East – “NX2” and “P1”; Uses are multiple household residential and Burke Park.

West – “P1”; Uses are the John Pat Dorrian Multi-Use Trail, the Des Moines River, and public/open space including Riverwalk Dog Park.

6. **General Neighborhood/Area Land Uses:** The subject property is located at the north terminus of Robert D. Ray Drive and between East University Avenue and Interstate 235. The area consists of a mix of educational, parks/open space, and one- and two-household residential uses.

7. **Applicable Recognized Neighborhood(s):** The subject property is within the Capitol Park Neighborhood and within 250 feet of the Historic East Village Neighborhood. The neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 20, 2021 and by mailing of the Final Agenda on October 1, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on September 17, 2021 (20 days prior to the public hearing) and September 27, 2021 (10 days prior to the public hearing) 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 Development Division on the date of the mailing. The Capitol Park Neighborhood mailings were sent to Christopher Civitate, 1346 East 12th Street, Des Moines, IA 50305. The Historic East Village Neighborhood was emailed the agenda on September 28, 2021.

The applicant is required to conduct neighborhood outreach. They will be available to provide a summary of that outreach during the public hearing.

8. **Relevant Zoning History:** On May 9, 2011, by Roll Call 11-822, the City Council approved vacation of the parkland surrounding the Des Moines Botanical Center and of the park road (known as Robert D. Ray Drive). At that time, the City Council entered into a 25-year lease (with two 25-year renewal options) with the Greater Des Moines Botanical Garden (GDMBG), which is now operating the facility. This lease excludes a 20-foot wide corridor for the John Pat Dorrian Multi-Use Trail to ensure that the trail remains unobstructed.

On February 7, 2013, by Docket No. 10-2013-7.65, the Plan and Zoning Commission conditionally approved a Site Plan “Greater Des Moines Botanical

Agenda Items #4A - 4C

Page 2

Garden” under design guidelines within the “D-R” District to allow redevelopment of the Des Moines Botanical Center for outdoor botanical gardens including removal of an existent through-access for vehicles and pedestrians on the Robert D. Ray Drive park road.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Parks and Open Space.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. PlanDSM: Creating Our Tomorrow: The applicant is proposing to rezone the subject property from “P1” District to “P2” District. The Zoning Ordinance states that the “P1” District is intended for open space, including permanent parks and recreation areas. The Zoning Ordinance also states that the “P2” District is intended for civic and institutional facilities, such as religious assembly places, cultural or arts centers, community centers, schools, infrastructure, recreational facilities, and other institutional facilities. Infrastructure includes public or private infrastructure, including rail corridors and utility corridors or sites.

The existing Parks and Open Space designation is described as follows:

Parks and Open Space

Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate private or public open spaces reserved for natural resource conservation.

In order for the proposed rezoning to “P2” District to be in conformance with PlanDSM, the future land use designation must be revised to Public/Semi-Public. The existing Parks and Open Space designation is described as follows:

Public/Semi-Public

Areas that are mostly open to public use or public access. May include government facilities, schools, hospitals, libraries, and community facilities.

Based on these designations, the proposed “P2” District zoning would not be found in conformance with the Comprehensive Plan designation of Parks/Open Space but would be found in conformance with the requested designation of Public/Semi-Public.

- 2. Large Scale Development Plan:** Chapters 134 and 135 of the City Code requires that rezoning of tracts larger than 5 acres in area be considered under provisions in Chapter 135, Article 5 for Large-Scale Development. The intent of this requirement is to ensure that consideration is given to how the site provides site connectivity and utilities in relation to adjoining properties. Sections 135-9.3.1.A and 135-9.1.3 allow the Development Services Director to administratively review and approve Large-Scale Development plans.

The submitted Large-Scale Development Plan provides a master plan for the expanded Botanical Garden use. The proposed site modifications are located to the north of the existing buildings and garden displays. The Large-Scale Development plan demonstrates that the majority of proposed site modifications would consist of formal garden displays designed for enrichment purposes which would reduce the expanded use of the site on the surrounding area.

- 3. Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the expansion can be occupied by the proposed use.
- 4. Drainage/Grading:** Any site plan for an area over 10,000 square feet would require compliance with the stormwater management requirements of the City Code. Any improvements over an acre in area would require submittal of a Storm Water Pollution Protection Plans (SWPPP) with approval by Iowa DNR.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested “P2” District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space.

Part B) Staff recommends approval of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification from Park/Open Space to Public/Semi-Public

Part C) Staff recommends approval of the request to rezone the property from “P1” Public, Civic, and Institutional District to “P2” Public, Civic, and Institutional District.

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEMS #5A – #5B

ZONG2021-000028

Applicant: Gustavo Carrillo Carrillo.

Location: 1040 East County Line Road

Requested Action: Request for the following:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates the property as Medium Density Residential.
- B) Rezone property from “NM” Neighborhood District to “NX2” Neighborhood Mix District, to allow construction of a one-household dwelling.

I. GENERAL INFORMATION

1. **Purpose of Request:** The subject property is zoned “NM” District, which does not allow residential building typologies for single family, pursuant to City Code Chapter 135: Planning and Design Ordinance. The existing vacant lot was zoned “NM” District in anticipation of future expansion of the mobile home park. The applicant is proposing to construct a 2-story single-household residential use. For this to occur, the property must be rezoned to a district that allows one household residential building typologies other than a mobile home. The property is requested to be rezoned “NX2” District.
2. **Size of Site:** 216.5 feet by 281.3 feet (61,007 square feet or 1.401 acres).
3. **Existing Zoning (site):** “NM” Neighborhood District.
4. **Existing Land Use (site):** The property consists of vacant land and possible partial encroachment of a neighbors shed and access drive.
5. **Adjacent Land Use and Zoning:**
 - North** – “NM”; Use is a mobile home park.
 - South** – “R”; Uses are one household residential in Warren County.
 - East** – “NM”; Use is one household residential.
 - West** – “NM”; Use is one household residential.
6. **General Neighborhood/Area Land Uses:** The subject property is located within a band of residential uses, generally located between the Highway 5 to the south and Army Post Road to the north along the north side of East County Line Road.

7. **Applicable Recognized Neighborhood(s):** The subject property is not located within a recognized neighborhood association. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on September 17, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on September 17, 2021 (20 days prior to the hearing) and September 27, 2021 (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. A Final Agenda was mailed to recognized neighborhoods on October 1, 2021.
8. **Relevant Zoning History:** None.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Medium Density Residential.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM Creating Our Tomorrow:** The applicant is requesting a rezoning to the “NX2” Neighborhood Mix District, which is consistent with the future land use designation for the property, “Medium Density Residential”. Plan DSM describes this designation as follows:

Medium Density Residential: Areas developed with mix of single family, two family and multi-family residential up to 17 dwelling units per net acre.

The applicant is proposing to rezone the subject property to the “NX2” District. The Zoning Ordinance describes this district as “is intended for a mix of single household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood typical of bungalows and two-story Victorian or Arts and Crafts houses, pursuant to House D building type in section 135-2.14 of this code”. House Type D is the only detached single family household building type allowed in this district by Chapter 135.

2. **Planning and Design Ordinance:** Any development must comply with all applicable Site Plan and Design regulations of the Chapter 135 Planning and Design Ordinance.

III. STAFF RECOMMENDATION

Part A) Staff recommends approval of the determination that the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates the property as Medium Density Residential.

Part A) Staff recommends approval of the proposed rezoning to “NX2” Neighborhood Mix Use District from “NM” Neighborhood District, to allow construction of a one-household dwelling.

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEM #6

SITE-2021-000017

Applicant: River Point West, LLC (owner), represented by Doug Saltgaver (consultant).

Location: 425 Southwest 11th Street.

Requested Action: Review and approval of a Public Hearing Site Plan "Nexus II" for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow construction of a Downtown General building type for a Residential use.

Part A) To allow on-site surface parking when parking is only permitted within a building in a "DX2" Mixed Use District, per City Code Section 135-2.4.3.C.17.

Part B) To allow a primary frontage build-to-zone of up to 29 feet, which is approximately 14 feet beyond the maximum build-to-zone threshold of 15 feet, per City Code Section 135-2.4.3.A.3.

Part C) To allow 1 principal entrance on the primary façade, which is 50% less than the 2 that are required, per City Code Section 135-2.4.3.19.

Part D) To waive the requirement that entrances along the primary frontage of a building must be recessed between 3 and 8 feet from the portion of the primary frontage façade closest to the street, per City Code Section 135-2.4.3.20.

GENERAL INFORMATION

1. **Purpose of Request:** The proposed site plan would allow construction of a new 5-story apartment building (Downtown General building type for a Residential use). Design Alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II of the report.
2. **Size of Site:** 2.656 acres.
3. **Existing Zoning (site):** "DX2" Mixed Use District.
4. **Existing Land Use (site):** The subject property is an undeveloped parcel.
5. **Adjacent Land Use and Zoning:**
 - North** – "DX2", Use is multiple-household residential.
 - South** – "Riverpoint Flex Office Park West PUD", Uses are multiple-household residential and office.

East – “DX2”, Uses are multiple-household residential and a daycare facility.

West – “Slate at Gray’s Landing PUD”, Use is an undeveloped parcel.

- 6. General Neighborhood/Area Land Uses:** The subject property is located at the northeast corner of the Southwest 11th Street and Murphy Street intersection. The surrounding area contains mostly multiple-household residential uses, with some small-scale commercial uses.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the Downtown Des Moines Neighborhood. The neighborhood was notified of the Commission meeting by mailing of the Preliminary Agenda on September 17, 2021 and the Final Agenda on October 1, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on September 27, 2021 (10 days prior to the 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 requested rezoning.

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. The Downtown Des Moines Neighborhood notices were sent to Sebastian Hamirani, 1400 Walnut Street, #413 Des Moines, IA 50309.

8. Relevant Zoning History: NA.

9. PlanDSM Future Land Use Plan Designation: Downtown 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 INFORMATION

1. **Design Alternatives Requested:** The following Type 2 Design Alternatives are requested:

A) Allow on-site surface parking when parking is only permitted within a building in a “DX2” Mixed Use District, per City Code Section 135-2.4.3.C.17. *The developer is proposing approximately 119 indoor, underground parking stalls and an additional 50 surface parking stalls in the rear of the building to serve approximately 169 units (1 space per unit). This is the last site to develop within the block. The other 3 parcels that compose the block bounded by Southwest 11th Street to the west, Murphy Street to the south, Southwest 9th Street to the east, and Tuttle Street to the north all contain buildings that have surface*

parking in the rear. Staff is supportive of this Type 2 Design Alternative because it fits within the character of the surrounding area.

- B) *Allow a primary frontage build-to-zone of up to 29 feet, which is approximately 14 feet beyond the maximum build-to-zone threshold of 15 feet, per City Code Section 135-2.4.3.A.3. Southwest 11th and Murphy Streets meet at an unconventional 82° angle. The building is proposed to be constructed at a right angle so that it is parallel to Murphy Street. However, this arrangement creates additional space along Southwest 11th Street, particularly with a pre-established bumpout at the street corner that expands the building's setback significantly. Within the Type 2 Design Alternative request, the developer has noted this site constraint, as well as increased construction costs and awkward living spaces that would result from designing the building to be parallel to both Southwest 11th and Murphy Streets, justifying the Type 2 Design Alternative. Staff recognizes these site constraints and is supportive of this Type 2 Design Alternative because the building's street-level design elements (building massing, transparency, streetscape) work to create an urban edge along this façade in the absence of a 15-foot build-to-zone.*
- C) *Allow 1 principal entrance on the primary façade, which is 50% less than the 2 that are required, per City Code Section 135-2.4.3.19. The proposed building includes a principal entrance at the corner of Southwest 11th and Murphy Streets, but no other principal entrances along this façade. However, the proposed building design features a transparent entryway and outdoor patio perpendicular to the street at the immediate northwest corner of the building, with steps and an accessibility ramp leading from the Southwest 11th Street façade. This design feature creates a plaza-like space that invites pedestrians from the Southwest 11th Street façade and serves a similar purpose as a traditional principal entrance. Staff is supportive of this Type 2 Design Alternative since alternative building programming features have created a unique and functional building design that does not detract from the goals of the City Code.*
- D) *Waive the requirement that entrances along the primary frontage of a building must be recessed between 3 and 8 feet from the portion of the primary frontage façade closest to the street, per City Code Section 135-2.4.3.20. The proposed principal entrance along the primary frontage at the corner of Southwest 11th and Murphy Streets does not contain any recessing. However, this entrance already has an approximately 25-foot setback from the street Right-of-Way for reasons described in Part B of this section. The developer is proposing an elevated pedestrian plaza that accomplishes the same goals as a recessed entrance. Staff is supportive of this Type 2 Design Alternative since the developer has unique site constraints and has provided an alternative design that effectively recesses the principal entrance from the street.*

2. **Staff Rationale:** Staff is supportive of the granting of the requested Design Alternatives. This is based on the determination that they are all appropriate given the neighborhood context, configuration of the property lines, topography of the site, and alternative design features proposed.

III. STAFF RECOMMENDATION

Staff recommends approval of the Public Hearing Site Plan and the Design Alternatives requested in Parts A, B, and D, subject to any comments by the Urban Design Review Board, and compliance with all administrative review comments.

CONSTRUCTION SCHEDULE:

ITEM	BEGIN	COMPLETED
PAVING	08/21	08/22
BUILDING CONSTRUCTION	08/21	09/22
GRADING/EROSION CONTROL	08/21	09/22
LANDSCAPING	04/22	05/22

UTILITIES OWNERSHIP:

STORM SEWERS	CITY OF DES MOINES
SANITARY SEWERS	CITY OF DES MOINES
WATER	DES MOINES WATER WORKS
NATURAL GAS	MIDAMERICAN ENERGY
ELECTRIC	MIDAMERICAN ENERGY
TELEPHONE	CENTURY LINK
FIBER OPTIC	AUREON NETWORK SERVICES

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS
- ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF THE CITY.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY AND ALL APPROPRIATE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE CITY PROPER NOTICE FOR THEIR REQUIRED INSPECTIONS.
- WORK SHALL INCLUDE CONNECTION TO EXISTING PUBLIC UTILITIES AND ANY AND ALL FITTINGS, CLEANOUTS AND APPURTENANCES REQUIRED BY CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEARING & GRUBBING THE SITE, AND REMOVAL & DISPOSAL OF ANY DELETERIOUS AND EXCESS MATERIALS FROM THE SITE.
- ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER IMPROVEMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK INCLUDING SIDEWALK AND DRIVEWAY APPROACH.
- THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES, OR AS DIRECTED BY THE CITY.
- CONTACT TRAFFIC AND TRANSPORTATION (283-4973). PRIOR TO INITIATING CONSTRUCTION.
- A SIDEWALK AND DRIVEWAY APPROACH PERMIT WILL BE REQUIRED OF THE DEVELOPER OR CONTRACTOR.
- BEFORE TRAFFIC SIGNS ARE IMPACTED, CONTACT CITY TRAFFIC AND TRANSPORTATION (283-4973).
- ALL WORK IN CITY ROW SHALL BE DONE IN ACCORDANCE WITH CURRENT EDITION OF SUDAS AND THE CITY OF DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS.
- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
- PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO UPC. IN ADDITION, PRIVATE "MAIN" SEWER MUST MEET UPC. DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
- ANY GROUND-MOUNTED OR WALL MOUNTED UTILITIES AND METERS SHALL BE SCREENED AND NOT VISIBLE FROM A PUBLIC STREET.
- ANY WALL-MOUNTED UTILITIES SHALL BE SCREENED ON ALL SIDES AND FINISHED TO MATCH BUILDING.
- ALL UTILITY SERVICES TO BUILDING SHALL BE UNDERGROUND UNLESS OTHERWISE ALLOWED PER SITE PLAN
- SIGNAGE SHALL BE MONUMENT OR DIRECTORY BUT IN NO CASE SHALL BE POLE SIGNAGE.
- ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT WITH ARCHITECTURALLY INTEGRATED MATERIAL.
- ALL NEW UTILITY METERS, TRANSFORMERS, GROUND-MOUNTED EQUIPMENT, AND OTHER UTILITIES SHALL BE LACED ALONG THE REAR OR SIDE FACADES THAT ARE INTERNAL TO THE SITE TO THE SATISFACTION OF THE CITY'S PLANNING ADMINISTRATOR.
- LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE SITE THAT DO NOT MET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/ COMPLETION.
- PARKING LOT LIGHTING SHALL BE PEDESTRIAN IN SCALE HAVING POLES NO TALLER THAN 20 FEET WITH CUT-OFF DOWN-DIRECTIONAL LIGHT FIXTURES.
- LIGHT TRESPASS SHALL NOT EXCEED 0.5 FOOTCANDLES FOR N DISTRICTS AND 2.0 OR FOOTCANDLES FOR COMMERCIAL AND ALL OTHER DISTRICTS.
- POLE SITE LIGHTING SHALL NOT EXCEED 20 FEET IN HEIGHT FROM GRADE IN VEHICULAR AREAS AND 15 FEET IN PEDESTRIAN AREAS.

P.C.C. PAVING:

- ALL SUBGRADE UNDER SLAB TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY FOR A MINIMUM OF 12" DEPTH.
- MOISTEN SUBGRADE PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- AGGREGATE SHALL BE CLASS 3.
- CONCRETE SURFACES SHALL BE BURLAP FINISH. CHECK SURFACE WITH TEMPLATE NO DEVIATION OVER 1/8" IN 10' IS PERMITTED. ALL CONCRETE SHALL SLOPE TO DRAIN.
- ALL CONCRETE SHALL BE CURED WITH AN ASTM C309 TYPE 2, WATER BASED WHITE PIGMENTED CURING COMPOUND PER IDOT SEC. 4105.
- SAW CUT JOINTS AS SOON AS CONCRETE HAS SET ENOUGH TO PREVENT RAVELING AND PRIOR TO ANY CRACKING.
- SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
- LONGITUDINAL JOINT SPACING SHALL NOT BE GREATER THAN 12'. TRANSVERSE SPACING SHALL NOT BE GREATER THAN 15'. JOINT LAYOUT SHALL BE APPROVED BY THE ENGINEER.
- BARS AT LONGITUDINAL JOINTS TO BE 1/2" X 30" DEFORMED AT 30" O.C.
- ALL JOINTS SHALL BE FILLED.
- THE CONTRACTOR TO BARRICADE SLAB FOR 14 DAYS AFTER PLACING.
- ON SITE PAVING THICKNESS SHALL BE AS FOLLOWS: 6" SIDEWALKS, 7" DRIVEWAYS, AND PARKING STALLS.
- SUBMIT DESIGN MIX AS DESIGNED BY INDEPENDENT TESTING LABORATORY PRIOR TO PLACING ANY CONCRETE.
- ALL WORK TO COMPLY WITH CURRENT ACI STANDARDS.
- THE CONTRACTOR SHALL PAINT PARKING STALLS.
- ALL DEBRIS SPILLED ON THE CITY STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

NOTES:

- LIGHT TRESPASS SHALL NOT EXCEED 0.5 FOOTCANDLES FOR N, NX, AND NM DISTRICTS AND 2.0 FOOTCANDLES FOR ALL OTHER DISTRICTS.
- ALL LIGHT-FIXTURES SHALL BE FULL-CUTOFF, DOWN DIRECTED.
- LIGHT POLES SHALL NOT EXCEED 20' IN HEIGHT FROM GRADE IN VEHICULAR AREAS AND 15' IN PEDESTRIAN AREAS.

TRASH

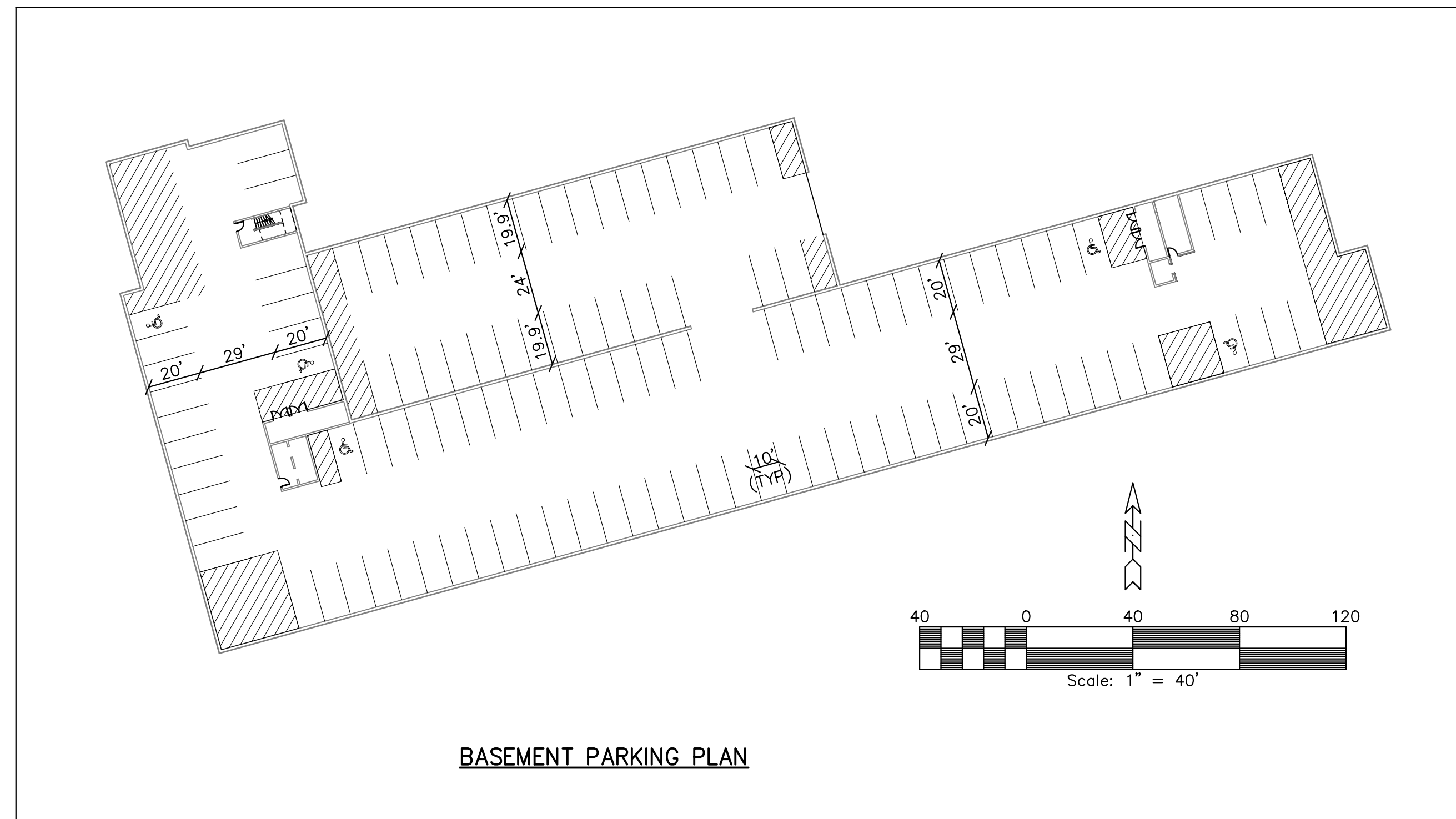
TRASH DUMPSTERS WILL BE IN THE BASEMENT

URBAN DESIGN REVIEW BOARD

MEETING DATE: xx/xx/xx

GRADING NOTES:

- REMOVE ALL EXISTING ORGANIC MATERIAL TO 6" MINIMUM DEPTH.
- PROOF ROLL THE EXPOSED SUB GRADE.
- NATIVE SOILS MAY BE REUSED FOR COMMON FILL AFTER THEY ARE SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, BRICKS AND OTHER RUBBLE. DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- ANY SOFT SPOTS DISCOVERED DURING PROOF ROLLING SHALL BE UNDERCUT AND RECOMPACTED.
- ALL PAVEMENTS SHALL HAVE A MINIMUM OF 12" OF SELECT, COMPACTED MATERIAL OF CL OR ML CLASSIFICATION DIRECTLY BELOW THE BOTTOM OF SLAB.
- FILL SHALL BE PLACED IN UNIFORM LIFTS HAVING A MAXIMUM LOOSE THICKNESS OF 9". COMPACTION BELOW SLABS AND PAVING AND WALKS SHALL BE AT LEAST 95% OF STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY. COMPACT TO 90% AT OTHER LOCATIONS. MAINTAIN MOISTURE CONTENT OF CONTROLLED FILL ABOVE OPTIMUM DURING PLACEMENT AND COMPACTION.
- THE ENTIRE SITE SHALL BE FINE GRADED WITH ELEVATION TOLERANCE OF 0.1 FOOT
- OBSERVATION AND TESTING OF FILL OPERATION SHALL BE BY THE SOILS ENGINEER HIRED BY THE CONTRACTOR.
- ALL PROPOSED SPOT ELEVATIONS ARE TO TOP OF PAVEMENT OR FINISH GRADE, UNLESS OTHERWISE NOTED.



BASEMENT PARKING PLAN

LEGAL DESCRIPTION:

PARCEL H, BEING PART OF LOTS 8, 9, H AND P IN FACTORY ADDITION PLAT 3, AN OFFICIAL PLAT, PER THAT PLAT OF SURVEY FILED IN BOOK 15697 AT PAGE 523 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA, EXCEPT PARCEL 2017-96, BEING PART OF SAID PARCEL H, PER THAT PLAT OF SURVEY FILED 16632 AT PAGE 507 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. CONTAINING 115,707 SQUARE FEET (2.65 ACRES), MORE OR LESS.

NEXUS II - NOTES

NO.	REVISION	DATE	BY	FOR

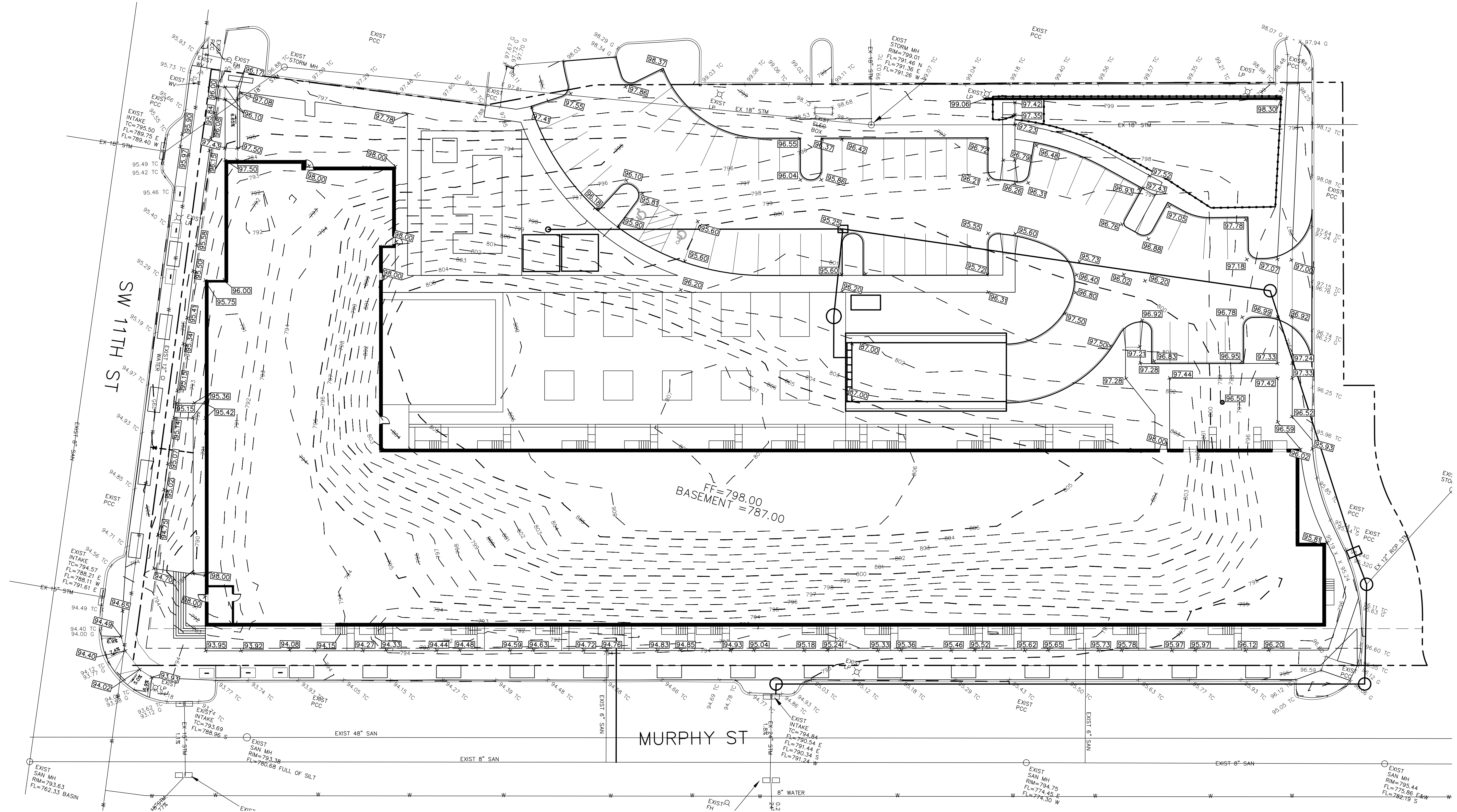
AS NOTED	DESIGNED BY:	DRAWN BY:
	DJS	BGH

LOCATION:	SCALE:	DATE:	FILE NO.:
	DWG: 21-086-NOTES.dwg	09/14/2021	21-086

CHECKED BY:	OF	SHEET
DJS	7	2

ERG
 Engineering Resource Group, Inc.
 2413 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 288-4823

NOTE:
 THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



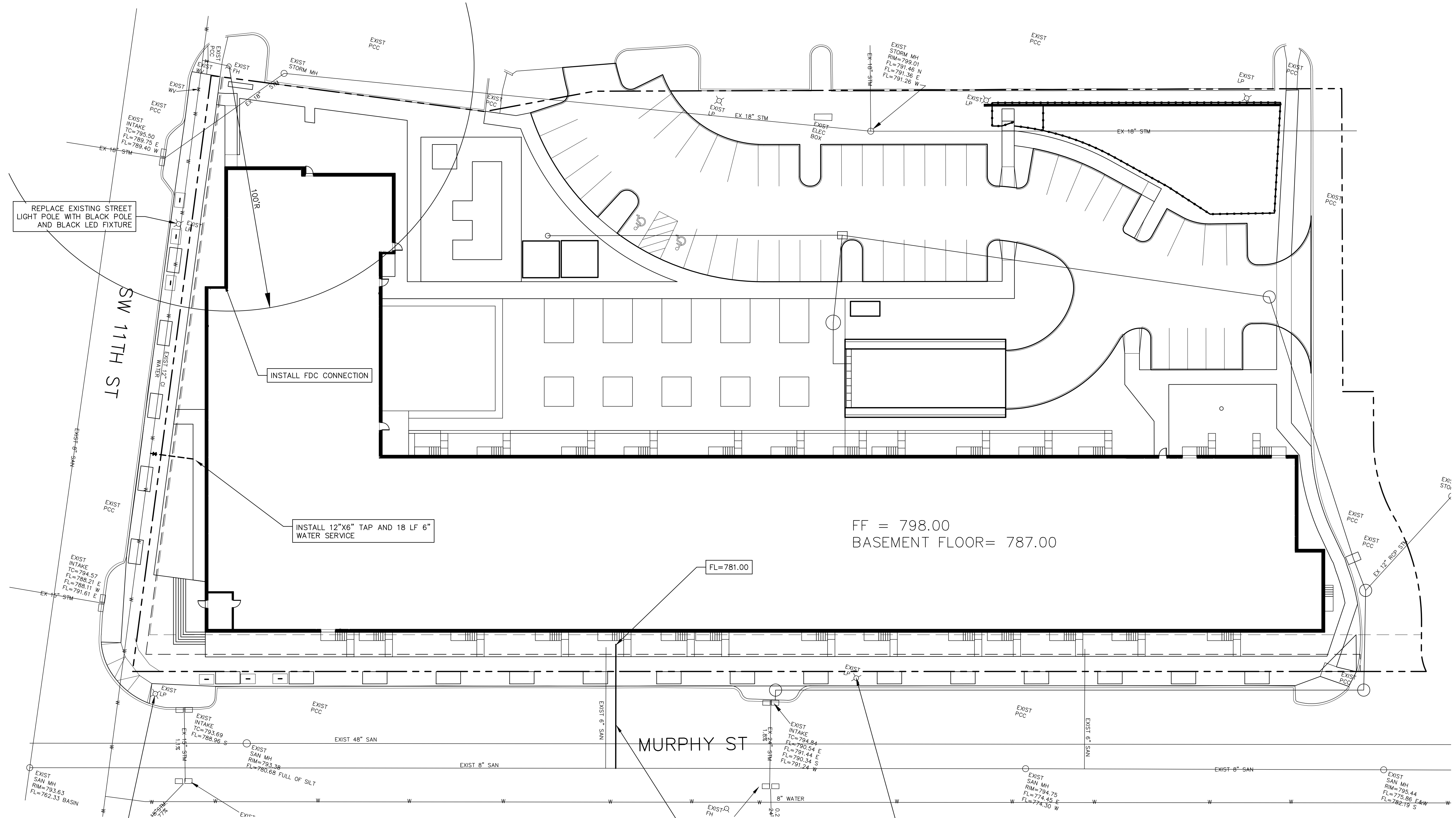
NEXUS II - GRADING SHEET

SCALE:	AS NOTED	DESIGNED BY:	DJS	DRAWN BY:	BGH
DWG:	21-086-GRD.dwg	CHECKED BY:	DJS	DATE:	09/14/2021
FIELD BOOK:		SHEET:	3	OF:	7
FILE NO.:					21-086

NO.	REVISION	DATE	BY	FOR	LOCATION:

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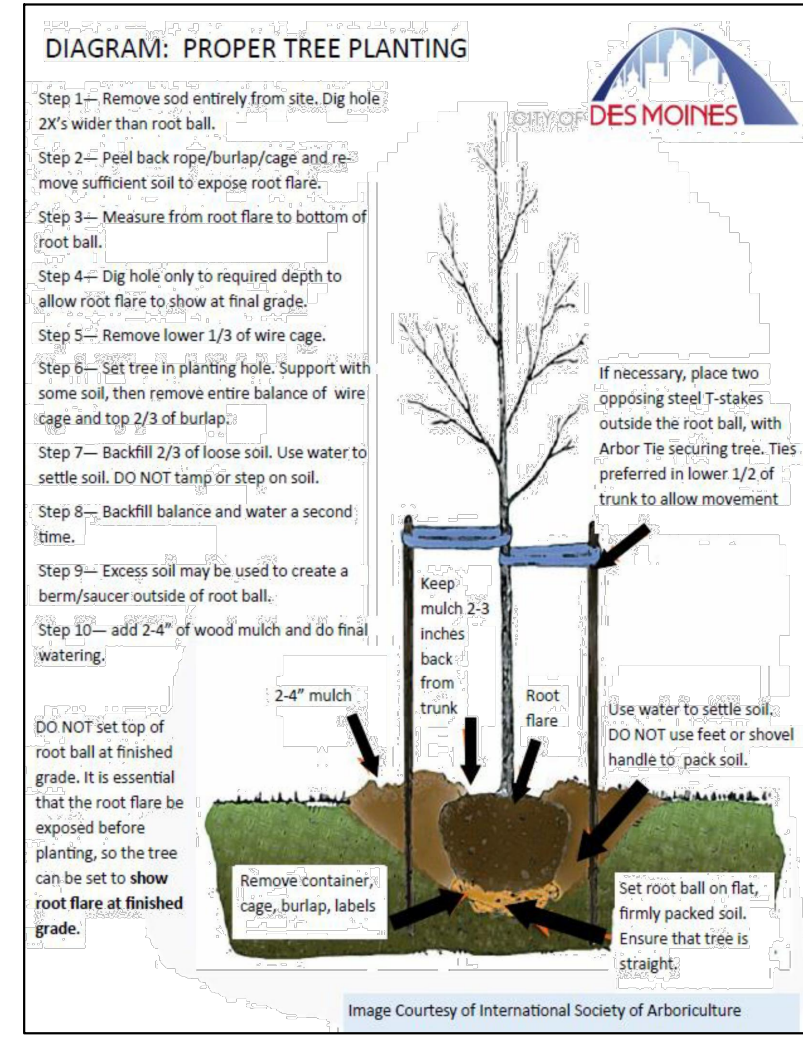
NEXUS II - UTILITY SHEET

NO.	REVISION	DATE	BY	FOR

LOCATION:	SCALE:	AS NOTED	DESIGNED BY:	DJS	DRAWN BY:	BGH
FIELD BOOK:	DWG:	21-086-UTL.dwg	CHECKED BY:	DJS	DATE:	09/14/2021
			SHEET	5	OF	7
			FILE NO.:			21-086

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LANDSCAPE REQUIREMENTS (DX2)
STREET TREES
 1 STREET TREE PER 30 LF OF FRONTAGE
 733 LF / 30 LF = 24 TREES REQUIRED
 22 PROVIDED

INTERIOR PARKING
 1 TREE PER ISLAND

FIFTY-FOOT RULE: EACH PARKING SPACE SHALL BE LOCATED WITHIN 50 FEET OF A TREE

10 PROVIDED

FENCE FRONTAGE BUFFER
 NONE

SITE TREES
 SITE AREA = 115,707 SF
 15% CANOPY = 17,356 SF
 32 OVERSTORY TREES X 1,000 SF = 32,000 SF
 TOTAL CANOPY = 32,000 SF

PLANTS PROVIDED
 = 32 OVERSTORY TREES

NO TREES SHALL BE PLANTED WITHIN 10' OF A FH, WATER VALVE OR WATER SERVICE.
 NO TREES SHALL BE PLANTED DIRECTLY ON TOP OF WATER MAIN.

CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 283-4105

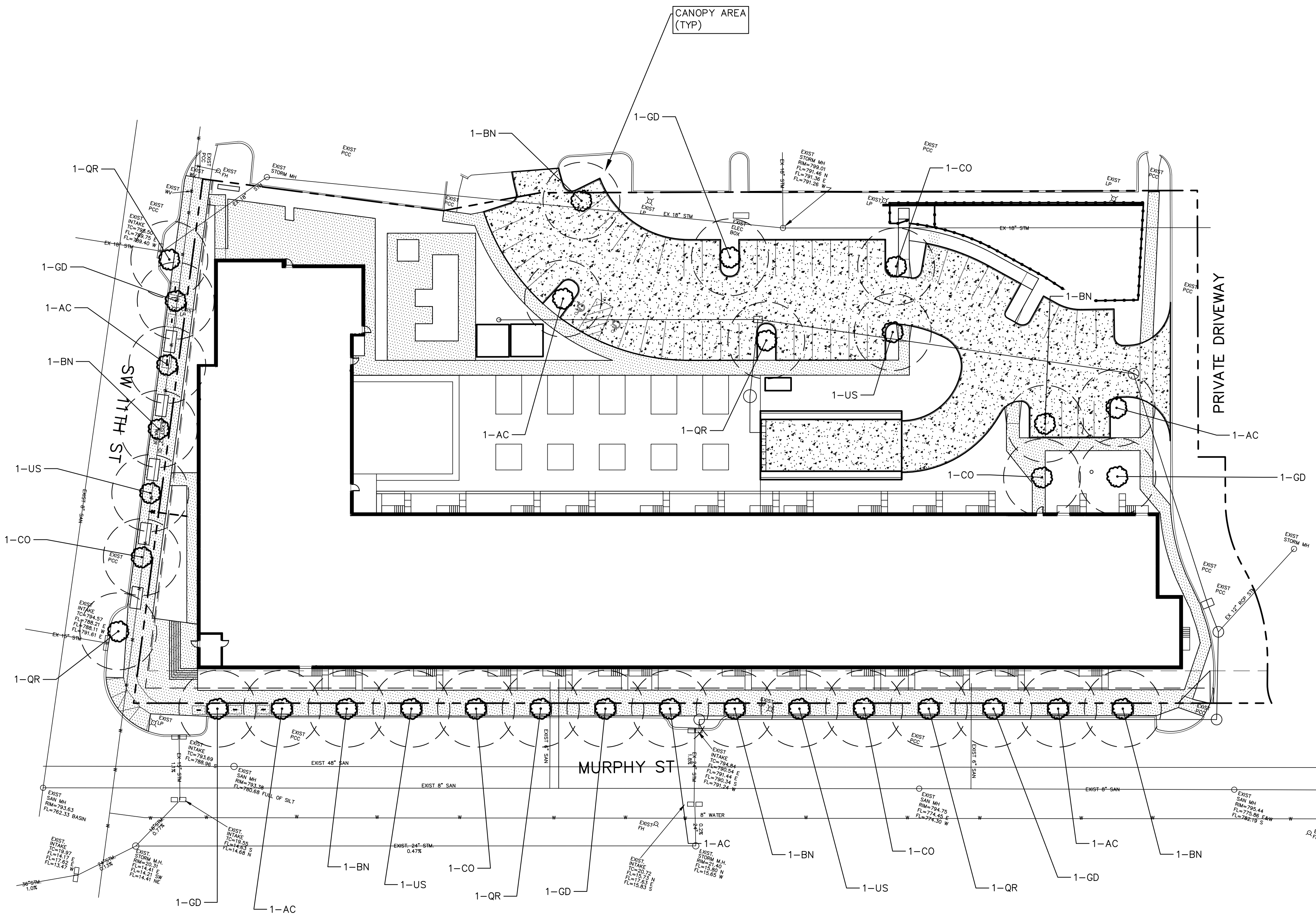
ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.

NO STAKING OF TREES IS ALLOWED IN R/W.

PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL REQUIRED LANDSCAPE MATERIALS AND ANY DEAD OR SUBSTANTIALLY DAMAGED LANDSCAPE MATERIALS SHALL BE REPLACED

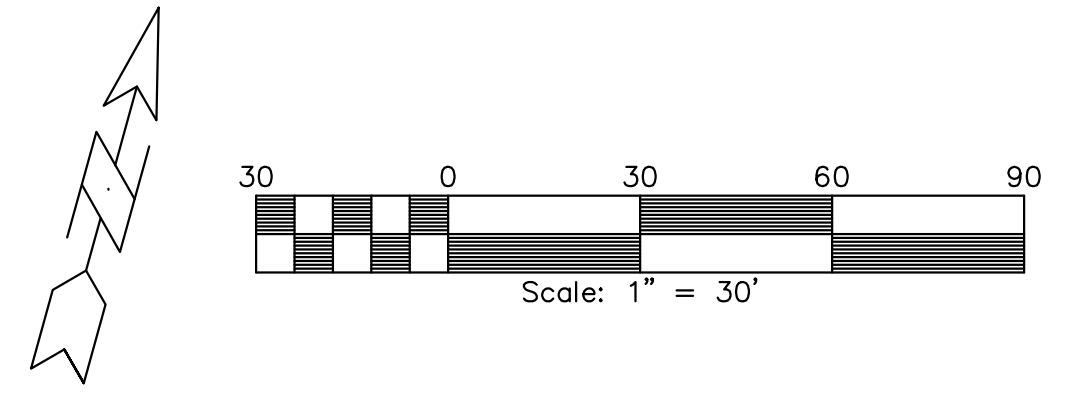
THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.

ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.



PLANT SCHEDULE:

Code	Common Name	Botanical Name	Quantity	Min. Planting Size
BN	River Birch	Betula nigra	6	1.5" cal. B&B
AC	Red Horsechestnut	Aesculus x carnea 'Briotii'	6	1.5" cal. B&B
GD	Kentucky Coffee Tree	Gymnocladus dioicus (male)	6	1.5" cal. B&B
QR	Red Oak	Quercus rubra	5	1.5" cal. B&B
CO	Hackberry	Celtis occidentalis	5	1.5" cal. B&B
US	Hybrid Elm	Ulmus spp. 'Triumph'	4	1.5" cal. B&B



NEXUS II - LANDSCAPE SHEET

NO.	REVISION	DATE	BY	FOR	LOCATION:	SCALE:	AS NOTED	DESIGNED BY:	DJS	DRAWN BY:	BGH
						DWG: 21-086-LND.dwg			DJS		
						FIELD BOOK:			CHECKED BY:	DJS	DATE:
											09/14/2021
									SHEET	6	OF
											FILE NO.:
											21-086

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 DES MOINES, IOWA 50312
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THE MURPH

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEM #7

SITE-2021-000002

Applicant: Climate Controlled Self Storage LLC (owner) represented by Bart Turk (consultant).

Location: 503 SE 12th Street.

Requested Action: Review and approval of a Public Hearing Site Plan “Des Moines Climate Controlled Self Storage” for the following Type 2 Design Alternatives in accordance with City Code Section 135-9.2.1.E.

- A) To waive the requirement for placement of all electrical, telephone, and cable transmission systems underground along Scott Avenue, per City Code Section 135-9.2.1.E.
- B) To allow an increase in primary build-to-zone from the required 0-5 feet to 30 feet on the northern building fronting East Martin Luther King Jr. Parkway, per City Code Section 135-2.3.3.A.3.
- C) To allow for reduction in primary frontage from the minimum required 95% to 53% on the southern building fronting Scott Avenue, per City Code Section 135-2.3.3.A.2.
- D) To allow on-site surface parking when parking is only permitted within a building in a “DX2” Mixed Use District, per City Code Section 135-2.3.3.C.17.
- E) To allow the second driveway to be onto a primary street (Scott Avenue), when driveways are only allowed on primary streets when no improved alley or non-primary street exists, per City Code Section 135-6.12.2.B.
- F) To allow waiver of the requirement for principal entrances on the primary frontage façade (East Martin Luther King, Jr. Parkway) with a minimum of one entrance per 60 feet required, per City Code Section 135-2.3.D.21.

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to construct two self-service storage buildings in two phases. The first phase is a 29,600 square foot building fronting East Martin Luther King Jr. Parkway on the north edge of the site. The second phase will be an 8,800 square foot building at the southeast corner of the site fronting Scott Avenue. A site plan amendment will be required for the second phase building to be constructed since a design for the building was not provided at this time. Staff analysis of the proposal can be found in Section II of the report.

2. **Size of Site:** 1.98 acre (approximately 86,684 square feet).
3. **Existing Zoning (site):** “DX2” Downtown Mixed Use.
4. **Existing Land Use (site):** The property is currently undeveloped land and a vacant residential property to the south fronting Scott Avenue.
5. **Adjacent Land Use and Zoning:**
 - North* – “DXR”; Uses are undeveloped land.
 - South* – “N3c”; Uses are undeveloped land and single family residential.
 - East* – “DX2”; Uses are park land.
 - West* – “I1”; Uses are municipal buildings.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the south side of E. Martin Luther King Jr. Parkway to the west of SE 12th Street and north of Scott Avenue. The surrounding area contains a mix of vacant lots, various industrial uses, parkland, and residential uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is within the Historic East Village Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on September 20, 2021, and by mailing of the Final Agenda on October 1, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on September 27, 2021 (10 days prior to the public hearing) to the Historic East Village 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 Development Division. The Historic East Village Neighborhood was emailed the agenda on September 28, 2021.
8. **Relevant Zoning History:** None.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Downtown 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

- 1. Overhead Utilities:** Section 135-9.2.1.E of the Planning and Design Ordinance requires that all electrical, telephone, and cable television transmission systems shall be placed underground whenever reasonably practicable. There are currently existing lines on the western side of the property and distribution lines running east-west along Scott Avenue.

The applicant plans to underground utilities that run north-south along the western edge of the property. MidAmerican Energy Company provided a proposal to convert the north-south overhead service to underground with an estimated cost of \$81,048.55.

MidAmerican Energy Company has stated that the undergrounding of the overhead mid-span distribution and transmission lines on Scott Avenue would not be feasible. Therefore, staff recommends waiver of the requirement for undergrounding of mid-span distribution and transmission lines along Scott Avenue.

- 2. Build-to-Zone:** Section 135-2.3.3.A.3 of the Planning and Design Ordinance requires the primary build-to-zone to be 0-5 feet for Downtown Storefront buildings. The applicant is proposing a build-to-zone setback of 30 feet for the building along E. Martin Luther King Jr. Parkway. This is due to the proximity of existing public storm sewer and sanitary sewer running east-west along the northern edge of the parcel.

Staff believes that a 0–5-foot build-to-zone for the proposed northern building would not be practicable give the placement of the existing storm sewer and sanitary sewer lines.

- 3. On-Site Surface Parking:** Section 135-2.3.3.C.17 of the Planning and Design Ordinance prohibits on-site surface parking in a “DX2” Mixed Use District. The applicant is proposing an on-site surface lot to allow for parking and maneuvering of vehicles for offloading or storage. Staff believes that an on-site surface lot is appropriate given the location of the site at the edge of downtown and with the character of the area.
- 4. Driveway Locations:** Section 135-6.121.2 (B) of the Planning and Design Ordinance allows for driveways onto primary streets when no improved alley or non-primary street exists. The applicant is proposing two driveways. One onto SE 12 Street (non-primary) and one onto Scott Avenue (primary).

Staff believes that two driveways would be appropriate with the project being on the edge of downtown and the character of the area. The adjoining parcels to the west are parkland and staff does not foresee additional drive approaches being built.

5. **Principal Entrances:** Section 135-2.3.D.21 of the Planning and Design Ordinance requires principal entrances on the primary frontage façade at a minimum of one entrance per 60 feet of frontage. The applicant is asking to waive the requirement for principal entrances on the primary frontage façade along East Martin Luther King, Jr. Parkway. The principal entrance will be located on the eastern façade fronting SE 12 Street.

Staff believes that it would not be practicable to require public entrances on the East Martin Luther King, Jr. Parkway frontage façade with the proposed building setback of 30 feet. The applicant has agreed to place a primary entrance on the northern building fronting SE 12 street.





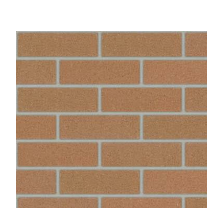
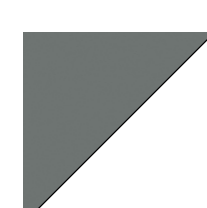


6. **Primary Frontage:** Section 135-2.3.3.A.2 of the Planning and Design Ordinance requires a minimum primary frontage of 95%. The applicant is asking to reduce the minimum required primary frontage from 95% to 53% for the southern propose building fronting Scott Avenue.

Staff believes that the reduction in required primary frontage on the southern building is reasonable with the layout of the proposed buildings and the planned frontage facing SE 12th Street.

II. STAFF RECOMMENDATION

Staff recommends approval of the requested Type 2 Design Alternatives and Public Hearing Site Plan subject to compliance with all administrative comments.

EXTERIOR MATERIAL LEGEND

	UTILITY BRICK (A) MANUFACTURER: TBD COLOR: BLACK		CAST STONE MANUFACTURER: TBD COLOR: WHITE
	UTILITY BRICK (B) MANUFACTURER: TBD COLOR: RED		PREFINISHED METAL PANELS/TRIM MANUFACTURER: TBD COLOR: BLACK
	UTILITY BRICK (C) MANUFACTURER: TBD COLOR: BROWN		ALUMINUM STOREFRONT MANUFACTURER: TBD COLOR: BLACK
	UTILITY BRICK (D) MANUFACTURER: TBD COLOR: ORANGE		PREFINISHED METAL TRIM/CORNICE MANUFACTURER: TBD COLOR: GREY
	UTILITY BRICK (E) MANUFACTURER: TBD COLOR: BURGUNDY		METAL CANOPY MANUFACTURER: TBD COLOR: GREY


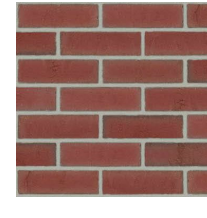
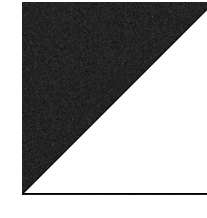

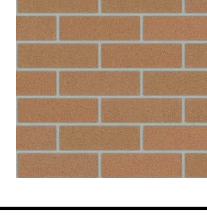
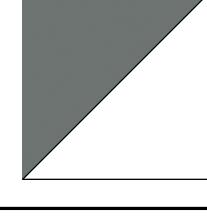
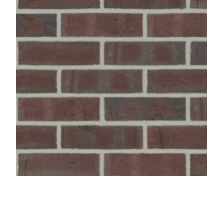



EAST ELEVATION



NORTH ELEVATION

EXTERIOR MATERIAL LEGEND

	UTILITY BRICK (A) MANUFACTURER: TBD COLOR: BLACK		CAST STONE MANUFACTURER: TBD COLOR: WHITE
	UTILITY BRICK (B) MANUFACTURER: TBD COLOR: RED		PREFINISHED METAL PANELS/TRIM MANUFACTURER: TBD COLOR: BLACK
	UTILITY BRICK (C) MANUFACTURER: TBD COLOR: BROWN		ALUMINUM STOREFRONT MANUFACTURER: TBD COLOR: BLACK
	UTILITY BRICK (D) MANUFACTURER: TBD COLOR: ORANGE		PREFINISHED METAL TRIM/CORNICE MANUFACTURER: TBD COLOR: GREY
	UTILITY BRICK (E) MANUFACTURER: TBD COLOR: BURGUNDY		METAL CANOPY MANUFACTURER: TBD COLOR: GREY



CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEM #8A-8C

10-2021-7.126

Applicant: Best Foods Mart, Inc., represented by Natalie Carran. The subject property is owned by Bhajan Aulakh.

Location: 4028 East 14th Street.

Requested Action Review and approval of a Public Hearing Site Plan “A-Mart Convenience Store, for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4.B and 135-9.3.1.B, to allow development of a 3,588-square foot Commercial Cottage Building Type for Retail Sales, Limited and Fueling Station uses:

Part A) Allow the primary frontage build-to-zone to approximately 72 feet which is approximately 52 feet beyond the maximum build-to-zone threshold of 20 feet per Section 135-2.6.3.A.3.

Part B) Allow parking and fueling station parking to be located in the front yard instead of the required rear or limited side yard per Section 135-2.6.3.A.3.

Part C) Waive the requirement to underground all electric, phone, cable television, and transmission systems, per Section 135-9.2.1.E.

This item was continued from the August 19, September 2, and September 16, 2021 Plan and Zoning Commission meetings.

I. GENERAL INFORMATION

- 1. Purpose of Request:** The proposed Site Plan would allow renovation of and expansion of an existing 960-square foot building, resulting in a 2,470-square foot Commercial Cottage building type for Retail Sales, Limited and Fueling Station uses. The Site Plan would also allow for construction of three parking stalls on the southern portion of the subject property and two stalls on the northern portion of the subject property, including the fueling station on the eastern portion of the subject property. Please note, that with the parapet located on the eastern (street-facing) façade is not allowed within the Commercial Cottage typology regulations. However, due to the extent of the building addition, creating multiple different roofing planes and heights. Staff has granted a Type 1 Design Alternative to help shield these changes in roof heights.
- 2. Size of Site:** 72,000 square feet (1.653 acres).
- 3. Existing Zoning (site):** “MX3-V” Mixed Use District.

4. **Existing Land Use (site):** The subject property contains an existing 2,470-square foot building with a retail sales/fueling station use.

5. **Adjacent Land Use and Zoning:**

North – “I1-V”, Uses are light industrial.

South – “MX3-V”, Use is commercial service and auto sales.

East – “MX3-V”, Uses consist of commercial services.

West – “N3a”, Use consists of vacant, undeveloped land.

6. **General Neighborhood/Area Land Uses:** The subject property is located along East 14th Street in an area that contains a mix of industrial and commercial uses.

7. **Applicable Recognized Neighborhood(s):** The subject property is in the Highland Park Neighborhood. All neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda for the October 7, 2021 Plan & Zoning Commission meeting on September 20, 2021 and the Final Agenda on October 1, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on August 9, 2021, which was 10 days prior to the August 19, 2021 Plan & Zoning Commission meeting. These notifications were sent to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning.

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. The Highland Park Neighborhood Association mailings was sent to Sherri Rosener, at 1206 Oak Park Ave, Des Moines, IA 50313.

8. **Relevant Zoning History:** On November 9, 2020, the City Council adopted Ordinance No. 15,941 to rezone the property from “MX1-V” Mixed Use District to Limited “MX3-V” Mixed Use District subject to the following conditions:

A) The only Permitted and Conditional Uses on the Property shall be sales of packaged alcoholic liquor following and subject to approval of a Conditional Use by the Zoning Board of Adjustment, and those Permitted and Conditional Uses in common with and as limited by the MX1 Mixed Use District.

B) Accessory structures located on the Property shall be limited to those permitted in the MX1 Mixed Use District in accordance with Des Moines Municipal Code Chapter 135, Table 135-2.22-1.

On June 23, 2021, the Zoning Board of Adjustment approved a Conditional Use for the property to allow the sale of liquor, wine and beer, subject to the following conditions.

- A) The sale of alcoholic liquor, wine and/or beer shall only be ancillary to a "Retail Sales, Limited" use, where no more than 40% of gross receipts from sales on the premises may be derived from the sale of alcoholic liquor, wine, beer and/or tobacco products.
- B) The business selling alcoholic liquor, wine and/or beer shall operate in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council.
- C) The business selling alcoholic liquor shall only display liquor in a locked case or behind a counter accessible only to employees, employ an electronic security cap or tag system on all containers of alcoholic liquor on display, or have more than one employee on duty at all times the business is open to the public.
- D) The business shall conspicuously post 24-hour contact information for a manager or owner of the business near the main public entrance.
- E) The business shall institute a strict no loitering policy, conspicuously post one or more "No Loitering" signs, and cooperate with police in addressing loitering on the premises.
- F) The business shall not dispense alcoholic beverages from a drive-through window.
- G) Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of the business shall remove all trash and debris from the premises and adjoining public areas on a daily basis.
- H) Parking areas provided for the use of customers of the business shall be illuminated at an intensity of at least one footcandle of light on the parking surface at all times. The entire site shall be landscaped and illuminated so as to minimize hiding places for possible criminal activity.
- I) Any construction on the site shall be in compliance with all applicable Building and Fire codes, with issuance of all necessary permits by the Permit and Development Center.
- J) If the Zoning Enforcement Officer determines at any time that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the Conditional Use or the requirements contained in City Code Section 134-3.8.1, the Zoning Enforcement Officer may apply to the Board to reconsider the issuance of the Conditional Use.

9. PlanDSM Future 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

1. **Primary frontage Build-to-Zone:** Per Section 135-2.6.3[3], the required primary frontage build-to-zone is to be between 5 feet and 20 feet. The existing building is approximately 72 feet. However, based on the pre-existing conditions such as the existing building and site layout, it is not feasible to request the building be moved to be within this zone. Staff is supportive of the applicant's request to waive the required build-to-zone regulations.
2. **Surface Parking in Front yard:** Per Section 135-2.6.3[8], surface parking, fueling station parking and customer parking is only permitted in the rear or limited side yard. The current/proposed location of the fueling station and fueling station parking is located in the front yard, however, based on the pre-existing conditions such as the existing building and fueling station layout, it is not feasible to request a fueling station to be relocated to the rear or limited side yard. Staff is supportive of the applicant's request to allow parking in front of the building.
3. **Overhead Utilities:** The applicant has submitted a proposed project value of \$350,000. MidAmerican Energy has provided a cost estimate that states it would cost \$24,548.79 for the following:
 - a. Furnish and install underground primary cable between the transformer and MidAmerican Energy's distribution system.
 - b. Furnish and install the pad and pad mounted transformer to provide 120/240 volt, 400 amp, single-phase, three-wire service at the location shown on the drawing.
 - c. Connect the primary and secondary cables at the transformer or pedestal.
 - d. Furnish and install the applicable electric meter.

This cost represents approximately 7% of the total cost of the project. Therefore, Staff is not supportive of the request to waive of the undergrounding of utilities.

III. STAFF RECOMMENDATION

Staff recommends approval of the Public Hearing Site Plan, subject to the following:

Part A) Staff recommends approval of the Type 2 Design Alternative for the primary frontage build-to-zone requirement.

Part B) Staff recommends approval of the Type 2 Design Alternative for parking requirement.

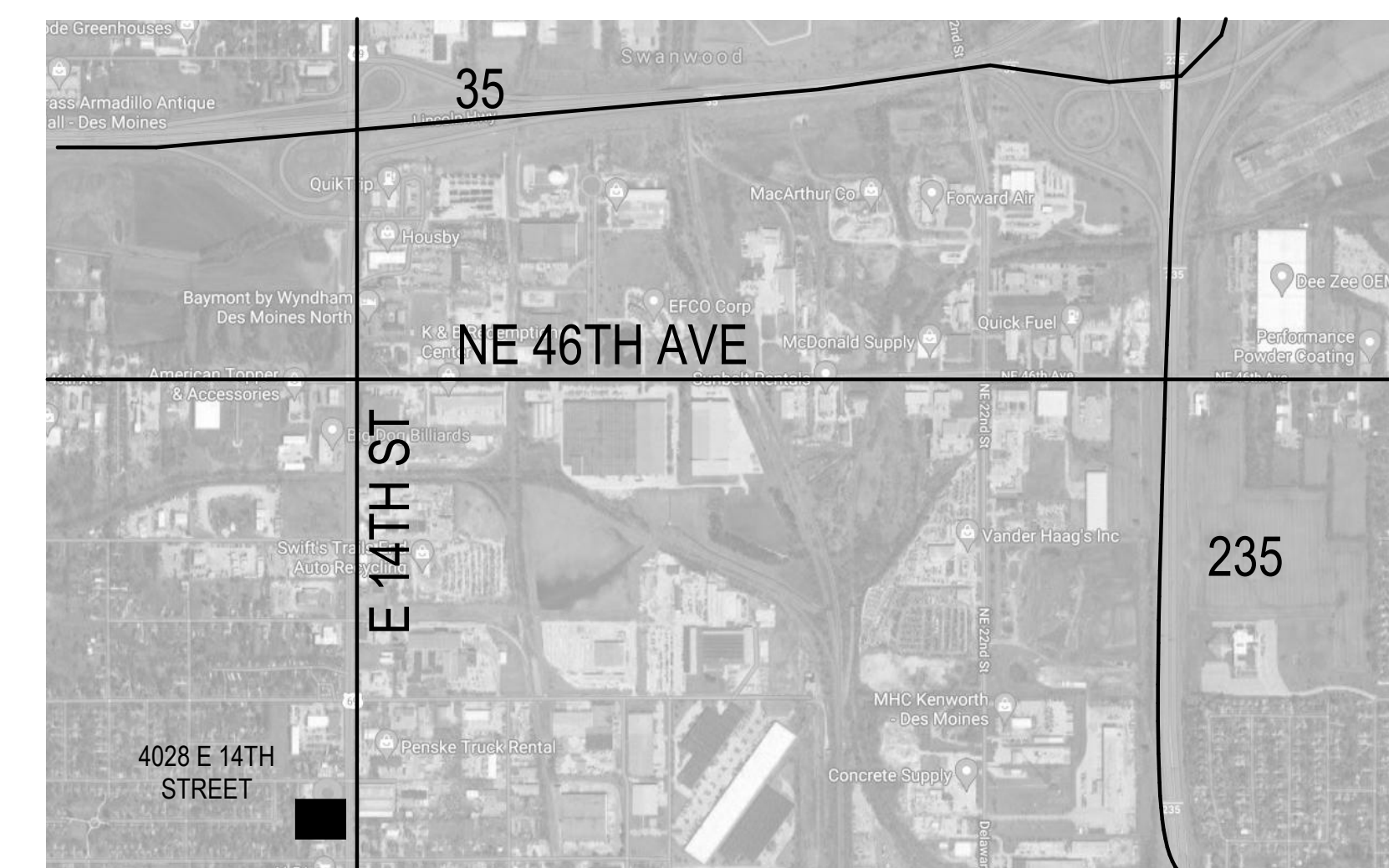
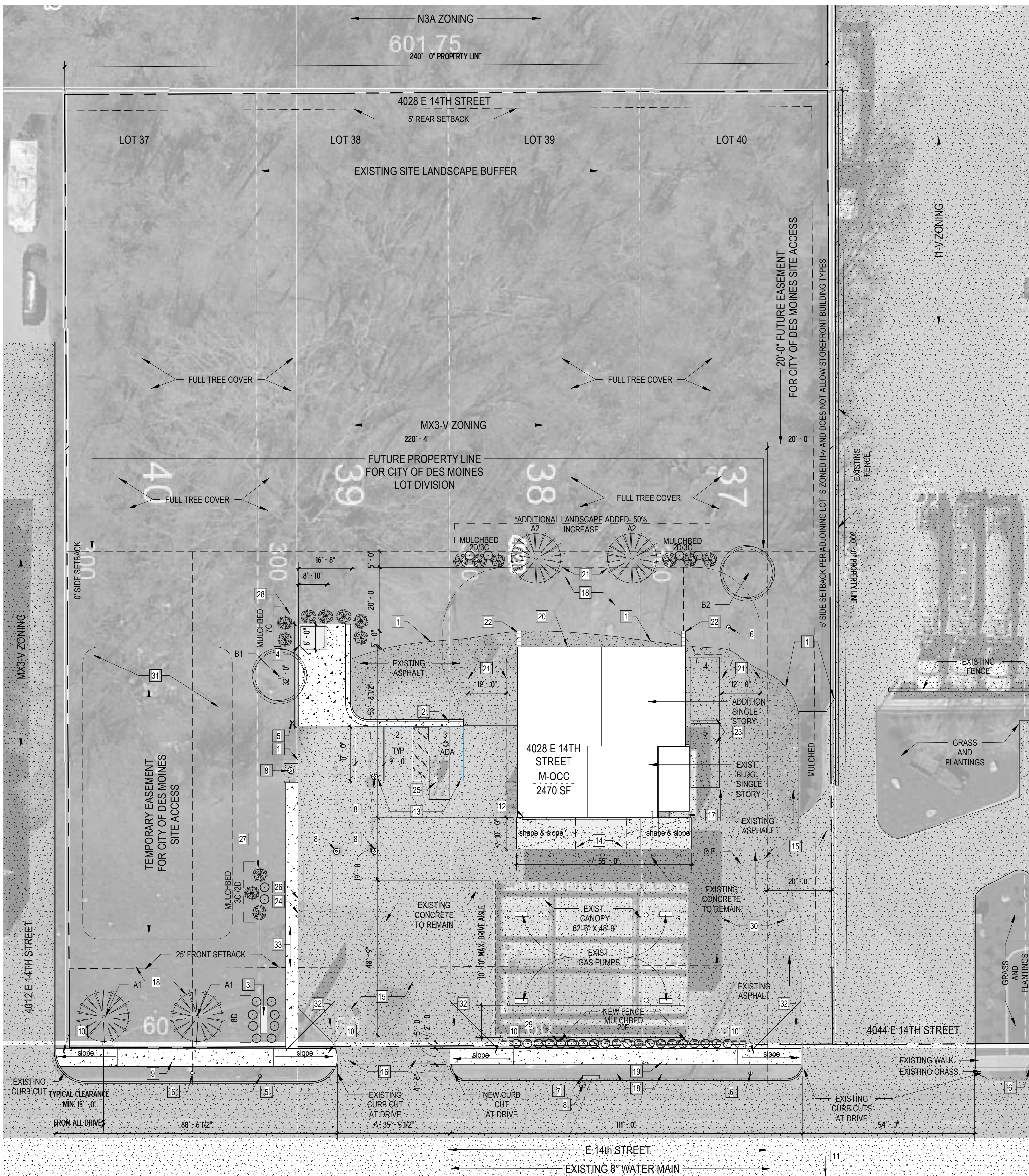
Part C) Staff recommends denial of the Type 2 Design Alternative for the request to waive undergrounding the existing overhead utility lines since the total cost of relocating utilities underground and replacing the existing wood poles would be approximately 7% of the total cost of the project.

GENERAL INFORMATION
OWNER: AULAKH BHAIJAN CONVENIENCE STORE, LSG & MGMT LLC ADDRESS: 4028 E 14TH STREET, DES MOINES IA 50313 P. 515.217.1683 ARCHITECT: NATALIE CARRAN, SB&A ARCHITECTS ADDRESS: 1421 S. BELL AVE., AMES IA 50010 P. 515.232.8447
ZONING
LOT IS ZONED MX3-V INTENDED FOR MIXED-USE NODES AND CORRIDORS WITHIN THE CITY, WHERE RESIDENTS AND VISITORS MAY ACCESS MULTIPLE USES BY WALKING AND AUTOMOBILE. THIS DISTRICT ACCOMMODATES HIGHER INTENSITY COMMERCIAL USES AT A SMALLER SCALE. (NO CHANGE TO ZONING)

SETBACKS
PARCEL ID: 11004851002000 TAX DESCRIPTION: LOTS 37, 38, 39 & 40 SHAWNEE ACRES FRONT: 25'-0" SIDE: 0'-0" REAR: 10'-0"
MOTOR VEHICLE PARKING
FUEL STATION: 1 PER 300 SF, BASED ON ASSOCIATED BUILDING AREA, INCLUSIVE OF PARKING SPACES AT FUEL STATIONS BUILDING AREA/300 : 2487SF/300= 8 SPACES - 4 FUEL + 5 PARKING BUILDING LESS THAN 25,000 SF - NO LOADING SPACE REQ'D FIVE PARKING SPACES PROVIDED

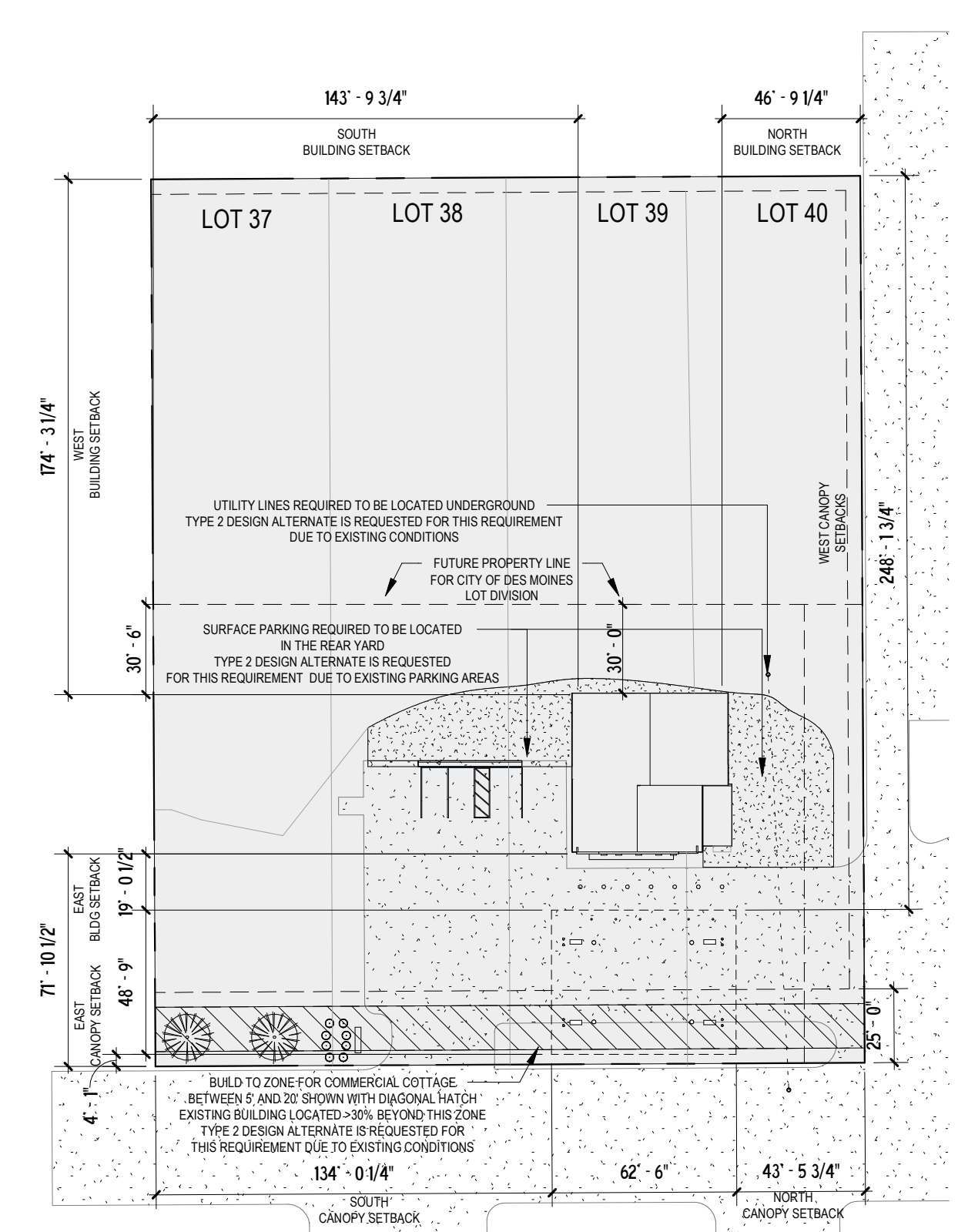
DEVELOPMENT SF
EXISTING BUILDING: 1155 SF PROPOSED ADDITION: 1315 SF TOTAL PROJECT: 2470 SF PROJECT DEVELOPMENT > 50% : LANDSCAPE RVW REQ'D
BUILDING TYPE
COMMERCIAL COTTAGE

IMPERVIOUS SF
EXISTING BUILDING + PAVING: 1155 SF + 18800 SF = 19955 SF NEW PAVING: 94 SF PROPOSED BUILDING + PAVING: 2470 SF + 18894 SF = 21364 SF (SITE STORMWATER CALCULATIONS NOT REQ'D)
IMPERVIOUS % ON LOTS
PROPOSED BUILDING + PAVING: 2470 SF + 18894 SF = 21364 SF % IMPERVIOUS OF CONSTRUCTION ON FULL SIZE LOT = 18894SF/72000 SF = 26 % IMPERVIOUS OF CONSTRUCTION ON PROPOSED EAST LOT = 18894SF/37350 SF = 50 OR 50%



2 VICINITY MAP
1: 24000

- SITE NOTES**
- LINE OF EXISTING PAVING TO REMAIN.
 - POUR NEW CONCRETE CURB AND GUTTER ALONG EXISTING EDGE OF PAVEMENT. SEE DETAILS SHEET C102.
 - REPLACE EXISTING SIGN WITH NEW MONUMENT SIGN. SEE DETAILS ON SHEET C104. SIGN BASE TO BE 2'-0" WIDE BY 4'-0", PROVIDE MULCHED AND PLANTINGS AT BASE.
 - FULLY ENCLOSED NEW TRASH ENCLOSURE, 8'-0" X 6'-0". SEE DETAILS ON SHEET C103. SET IN REAR YARD SETBACK PER CITY OF DES MOINES. SAW CUT EXISTING ASPHALT TO CREATE NEW PAVED ACCESS AS SHOWN.
 - EXISTING LIGHT POLE AND FIXTURE.
 - EXISTING OVERHEAD UTILITY POLE.
 - EXISTING STORM SEWER INTAKE. LINE SHOWN TO STREET CONNECTION ON EAST SIDE OF 14TH.
 - EXISTING MANHOLE COVER. 12" SANITARY LINE RUNS ALONG EAST SIDE OF 14TH.
 - NEW 4'-5" WIDE SIDEWALK. ALIGN WITH SIDEWALK IN FRONT OF CANOPY. ALL NEW SIDEWALKS TO CONFORM TO SUDAS, MIN. 4" THICK.
 - TRANSITION SIDEWALK GRADE/SLOPE TO DRIVEWAY ELEVATION. MAX. SLOPE 1:20 OR 5%.
 - EXISTING PRIVATE WATER HYDRANT ACROSS THE STREET. LOCATIONS OF CLOSEST PUBLIC HYDRANT SHOWN ON SITE UTILITIES MAP.
 - INSTALL KNOX BOX ADJACENT FRONT ENTRY.
 - PROVIDE STRIPING FOR 2 STANDARD PARKING SPACES AND 1 VAN ACCESSIBLE PARKING SPACE AS SHOWN. PROVIDE SIGNAGE AND PAINTED ACCESSIBILITY SYMBOL ON SPACE.
 - SAWCUT EXISTING CONCRETE AS REQ'D AROUND EAST AND SIDE ELEVATIONS TO PROVIDE ADA COMPLIANT LANDING AND ENTRY. MAX. CROSS SLOPE 1:48 AND MIN. RUNNING SLOPE 1:20. PROVIDE BOLLARDS AS SHOWN IN FRONT OF PEDESTRIAN ROUTE.
 - PATCH DAMAGED ASPHALT AS REQ'D.
 - CONTINUE SAWCUT PATTERN OR PAINT FOR NEW WALK ACROSS EXISTING ENTRY APRONS AS REQ'D PER CITY OF DES MOINES.
 - 2' X 6' BIKE PARKING LOCATION. RACK TBD BY CITY OF DES MOINES ENGINEER. SEE PROPOSED DETAIL. THIS SHEET.
 - RESTORE ALL DISTURBED GRASS AREAS. RE-SEED OR SOD TO ESTABLISH PLANTINGS WITHIN 90 DAYS.
 - REMOVE AND REPLACE EXISTING CONCRETE TO PROVIDE NEW 4'-5" WIDE SIDEWALK.
 - WALL MOUNTED MECHANICAL EQUIPMENT ON BUILDING THIS LOCATION. EXISTING TREE CANOPY BUFFER TO PROVIDE VISUAL SCREENING.
 - LINE OF FUTURE PAVED ACCESS AISLE AROUND BUILDING.
 - DOWNPOUT LOCATION TO GRADE. PROVIDE CONCRETE SPLASH BLOCK. DISCHARGE AREA TO GRASS.
 - ADDITIONAL PARKING AREA. STRIPE 2'9"x20' SPACES. MINIMUM WIDTH OF ALL SPACES TO BE 9'-0".
 - EXISTING TELEPHONE UTILITY TO BE REMOVED.
 - EXISTING AIR AND CAR VACUUM RELOCATE TO AREA ADJACENT EXISTING ELECTRICAL UTILITY.
 - INSTALL SALVAGED OR NEW AIR SERVICE AT THIS LOCATION.
 - PROVIDE LANDSCAPE BUFFER FOR VISUAL SCREENING AROUND UTILITIES.
 - PROVIDE 5'-0" LANDSCAPE BUFFER FOR VISUAL SCREENING AROUND TRASH ENCLOSURE.
 - BEYOND 10'-0" DRIVE AISLE. PROVIDE 3'-0" HIGH FENCE WITH MAXIMIZED DEPTH PLANTING BED (+/- 2'-0") FOR TYPE 1A ALTERNATE FOR REQUIRED LANDSCAPE FRONTAGE BUFFER.
 - 20'-0" WIDE FIRE APPARATUS ACCESS LANE SHOWN. ALL AREAS OF THE PROPOSED BUILDING ARE WITHIN 150'.
 - AREA UTILIZED FOR TEMPORARY SITE ACCESS AND CITY OF DES MOINES SITE DEBRIS REMOVAL TO BE RESTORED TO SMOOTH AND LEVEL GRADE. MATCH ELEVATION TO EXISTING FINISHED FLOOR ELEVATION OF EXISTING BUILDING AT 4028. FUTURE BUILDING PAD.
 - 15' BY 15' CLEAR VISION TRIANGLE TO BE MAINTAINED FREE FROM OBSTRUCTION AT ALL ENTRANCE DRIVES.
 - NEW 4'-0" WIDE PEDESTRIAN SIDEWALK. SAWCUT EXISTING PAVEMENT AND EXTEND WALK TO MAIN ENTRANCE.



3 SITE DIMENSIONS AND SETBACKS
1" = 50'-0"

COMM. TAX ABATEMENT

SELECTED COMMERCIAL TAX ABATEMENT SUSTAINABILITY OPTIONS
 A) BIKE RACKS FOR PUBLIC USE THAT PROVIDE A MINIMUM OF 10% OF THE AUTOMOBILE PARKING PROVIDED. - OK
 B) 50% INCREASE IN REQUIRED LANDSCAPING FOR SITE. - OK
 C) REDEVELOPMENT OF A PREVIOUSLY DEVELOPED SITE. - OK
 D) RENOVATION OF AN EXISTING BUILDING. - OK

HEREBY CERTIFY THAT THIS PLAN OR TECHNICAL SUBMISSION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED ARCHITECT UNDER THE STATE LAWS OF IOWA.

MY REGISTRATION RENEWAL DATE IS: _____ REG. NO. _____
 PAGES OR SHEETS COVERED BY THIS SEAL: 0000-G-005-C101-A-005
 ABSOL. 1001-1002 DATE: _____

CERTIFICATIONS

ARCHITECT

PLANTING SCHEDULE

MARK	TYPE	COMMON NAME	TAXONOMIC NAME	SIZE
A.1	STREET TREE	SILVER LINDEN	TILIA TOMENTOSA 'WANDELL'	1.5 INCH CALIPER AND 8'-0" HEIGHT
A.2	STREET TREE	LITTLELEAF LINDEN	TILIA CORDATA	1.5 INCH CALIPER AND 8'-0" HEIGHT
B.1	SHADE TREE	AMERICAN LEGEND LINDEN	TILIA AMERICANA 'WANDELL'	1.5 INCH CALIPER AND 8'-0" HEIGHT
B.2	SHADE TREE	AMERICAN LEGEND LINDEN	TILIA AMERICANA 'WANDELL'	1.5 INCH CALIPER AND 8'-0" HEIGHT
C	DECIDUOUS SHRUB	RED BARBERSHY	3 GAL OR 15'-18" BB, 18-24" H X 15-18" W	
D	PERENNIAL PLANTING	VARIGATED HOSTA	3 GAL OR 15'-18" BB, 18-24" H X 15-18" W	
E	COMPACT PERENNIAL SHRUB	GOLDFLAME SPIREA	3 GAL OR 15'-18" BB, 18-24" H X 15-18" W	

- GENERAL NOTES**
- PER TABLE 135-6.3.1 PROVIDE 1 BICYCLE PARKING SPACE. LOCATION SHOWN ON PLAN. SPACE IS ACCESSIBLE AND ADJACENT TO BUILDING WALL ILLUMINATION PROVIDED.
 - MOTOR VEHICLE PARKING IS PROVIDED AT THE RATIO OUTLINED IN TABLE 135-6.4.1
 - NOT MORE THAN 10 PARKING SPACES ARE REQUIRED, NO MOTORCYCLE OR SCOOTER PARKING IN PROVIDED.
 - NO SHARED PARKING IS INCLUDED.
 - PARKING STALLS DESIGNED TO BE STANDARD SIZE AT 90 DEGREES.
 - PARKING AREA TO BE RESTRIPE AS SHOWN, WITH EXISTING LIGHTING ILLUMINATION SPACES.
A. ZERO LIGHT TRESPASS FROM EXISTING SITE LIGHTING FIXTURE.
 - GROSS FLOOR AREA < 25,000 SF NO LOADING PARKING SPACES REQUIRED.
 - GENERAL PLANT SIZE AT INSTALLATION SHALL BE AT A MIN.:
A. STREET TREE - 1.5 INCH CALIPER AND 8'-0" HEIGHT
B. SHADE TREE - 1.5 INCH CALIPER AND 8'-0" HEIGHT
C. OVERSTORY - 1.5 INCH CALIPER AND 8'-0" HEIGHT
D. ORNAMENTAL - 1.5 INCH CALIPER AND 6'-0" HEIGHT
E. UNDERSTORY - 1.5 INCH CALIPER AND 6'-0" HEIGHT
F. DECIDUOUS SHRUB - 3 GAL OR 15'-18" BB, 18-24" H X 15-18" W
G. EVERGREEN SHRUB - 3 GAL OR 15'-18" BB, 18-24" H X 15-18" W
H. ORNAMENTAL GRASS - 3 GAL OR 15'-18" BB, 18-24" H X 15-18" W
I. GROUNDCOVER - 1 GAL AND 3" X 12" WIDE
 - ALL INSTALLED PLANT MATERIAL SHALL BE FULLY MAINTAINED UNTIL ESTABLISHED. THIS INCLUDES WATERING, FERTILIZING AND REPLACEMENT AS NECESSARY.
 - LANDSCAPED AREAS ARE REGULATED AND MAY BE INSPECTED BY THE CITY.
 - NON-REQUIRED PAVING IN THE ROW SHALL BE REMOVED, CURBS RESTORED AND THE AREA RESTORED.
 - IN ALL ZONING DISTRICTS A MIN. OF 15% OF LOT AREA SHALL HAVE A MATURE CANOPY COVERAGE RATE PER TABLE 135-7.2.4.2:
A. SHADE OR OVERSTORY - 1000 SF
B. ORNAMENTAL OR UNDERSTORY - 700 SF
C. EVERGREEN OR CONIFEROUS - 300 SF
 - EXISTING TREE CREDITS SHALL BE ACCORDING TO TABLE 135-7.4.3. PER TREE DIAMETER AT 4.5 FEET:
A. > 10 INCHES - 300 SF
B. > 20 INCHES - 700 SF
C. > 30 INCHES - 1000 SF
 - EXISTING SITE CANOPY COVERAGE = +/- 32,000 SF
LOT 37 = 18000 SF (15% = 2700SF)
LOT 38 = 18000 SF (15% = 2700SF)
LOT 39 = 18000 SF (15% = 2700SF)
LOT 40 = 18000 SF (15% = 2700SF)
TTL REQ'D= 72000SF (15% = 10800 SF)
NO NEW SITE TREES REQ'D
 - STREET TREES REQUIRED WHEN AN EXPANSION REQUIRES SITE PLAN REVIEW.
STREET TREES PROVIDED
17. MIN. SPACING FOR TREES ACCORDING TO TABLE 135-7.4.4:
A. STREET TREE - 30'
B. SHADE OR OVERSTORY - 30'
C. ORNAMENTAL OR UNDERSTORY - 15'
D. EVERGREEN OR CONIFEROUS - 10'
 - EACH LOT IS REQ'D TO HAVE ONE TREE PER 30' OF STREET FRONTAGE.
A. STREET FRONTAGE = 240/30 = 8 STREET TREES
PER DOT REQUIREMENT NO STREET TREES IN ROW, SOUTH SIDE OF LOT ON OWNERS PROPERTY INCLUDE TREES FOR THIS AREA.
TWO STREET TREES PROVIDED
 - LOT IS A PREVIOUSLY DEVELOPED SITE. EXISTING IMPERVIOUS SURFACES PLACED PRIOR TO 03.22.04.
 - HAZARDOUS MATERIALS PACKET TO BE SUBMITTED BY OWNER.
 - TYPICAL ONE EMPLOYEE ON SITE DURING SHIFT. TWO DURING SHIFT CHANGE.
 - DUE TO PROXIMITY OF A PRIVATE HYDRANT AND TWO PUBLIC HYDRANTS LOCATED JUST OUTSIDE THE REQUIRED 400' CITY OF DES MOINES WILL NOT REQUIRE A NEW SITE HYDRANT.
NEW HYDRANT NOT PROVIDED
 - ALL WORK IN THE CITY RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH SUDAS AND THE CITY OF DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS EFFECTIVE AT THE TIME OF SITE PLAN APPROVAL.
 - ALL WORK OCCURRING IN THE CITY OF DES MOINES RIGHT OF WAY REQUIRED A RIGHT OF WAY PERMIT - SEE CHAPTER 102, ARTICLE 9, DIVISION 2 OF THE DES MOINES MUNICIPAL CODE.
 - SITE WORK INVOLVING SIDEWALK/DRIVE APPROACHES REQUIRE A SIDEWALK PERMIT - SEE CHAPTER 102, ARTICLE 2, DIVISION 1 OF THE DES MOINES MUNICIPAL CODE.
 - CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 515.283.4950.
 - ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.
 - THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
 - ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
 - 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.
 - 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.
 - LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
 - ALL OFF STREET PARKING MAY NOT EXCEED 20' IN HEIGHT IN VEHICULAR AREAS AND A MAXIMUM OF 15' IN PEDESTRIAN AREAS.
 - THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.

1 0.0 SITE PLAN 24X36
1" = 20'-0"

SB&A ARCHITECTS
1421 S Bell Ave Ste. 101
Ames, Iowa 50010
phone (515) 232-8447
fax (515) 232-9521
www.sbaarchitecture.com

A-Mart - Des Moines Convenience Store
4028 E 14th St
Des Moines, IA 50313

Project: _____
Date: _____
Description: _____
No.: _____
Project no.: 17017
Date: 07.23.21
Contents: _____
SITE PLAN
C101.A
Author

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEMS #9A – #9C

**ZONG-2021-000026 &
ZONG-2021-000027**

Applicant: Smokers Genie II, LLC (owner), represented by Kuljit Chauhan (officer).

Location: 3733 Easton Boulevard.

Requested Action: Part A) Determination as to whether the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Neighborhood Mixed Use to Community Mixed Use.

Part C) Rezone property from “MX1” Mixed Use District to “MX3” Mixed Use District to allow reuse of the property for a fuel station use and to allow the property to seek Conditional Use approval for alcohol sales by a fuel station use.

I. GENERAL INFORMATION

1. **Purpose of Request:** The requested rezoning to “MX3” Mixed Use District would allow the vacant fuel station convenience store use to resume use as a fuel station and convenience store as well as to be eligible to request a Conditional Use from the Board of Adjustment for a Variance of the separation distance from Four Mile Community Center and for sale of alcoholic liquor, wine, beer, and/or tobacco products. As a fuel station use, no more than 40% of gross receipts from sales could be derived from the sale of alcoholic liquor, wine, beer, and/or tobacco products.
2. **Size of Site:** 13,086 square feet or 0.30-acre.
3. **Existing Zoning (site):** “MX1” Mixed Use District.
4. **Existing Land Use (site):** The property consists of a 2,646-square foot vacant convenience store building, fuel pump island, and paved surface parking.
5. **Adjacent Land Use and Zoning:**
 - East** - “MX1” & “N3a”; Uses are retail, one-household residential, and group living.
 - West** - “P2” & “F”; Uses are Four Mile Community Center, Four Mile Park, and Development Reserve.
 - North** - “MX1”, “F”, & “N3a”; Uses are a self-service car wash, Development Reserve, and one-household residential.
 - South** - “P2” & “F”; Uses are Four Mile Community Center, Four Mile Park, and Development Reserve.

6. **General Neighborhood/Area Land Uses:** The subject property is located in a small cluster of commercial uses located at the intersection of Easton Boulevard and East 38th Street. The surrounding area consists of primarily one-household residential uses, parks and open spaces, school, and community center uses.
6. **Applicable Recognized Neighborhood(s):** The subject property is in the Grays Woods Neighborhood and within 250 feet of the Sheridan Gardens Neighborhood. The neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 20, 2021 and by mailing of the Final Agenda on October 1, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on September 17, 2021 (20 days prior to the public hearing) and September 27, 2021 (10 days prior to the public hearing) 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 Development Division on the date of the mailing. The Grays Woods Neighborhood Association notices were mailed to Linda Adamson, 1330 East 41st Street, Des Moines, IA 50317. The Sheridan Gardens Neighborhood Association notices were mailed to Kurt Lee, 3507 East 39th Court, Des Moines, IA 50317.

The applicant is required to conduct neighborhood outreach. They will be available to provide a summary of that outreach during the public hearing.

7. **Relevant Zoning History:** On June 22, 2011, by Docket No. ZON2011-00108, the Zoning Board of Adjustment conditionally approved reuse of the site for a convenience store with fuel sales while providing a 4.17-foot landscaped setback from the north (front) property line and 8 off-street parking spaces.

On October 26, 2011, by Docket No. ZON2011-00179, the Zoning Board of Adjustment conditionally approved use of the 42-foot by 62-foot (2,605 square feet) building for a gas station/convenience store with sales of wine and beer. The property is located adjacent to (within 0 feet of) the Four Mile Community Center, which is considered a public park.

In late 2018, the subject property was identified as vacant by the Neighborhood Services Department. In mid-2019, the property owners removed the existing pole sign following mailed notification that the site had lost its non-conforming rights for a pole sign and use as a fuel station. The property owners were additionally informed an approved site plan would be required prior to any reuse of the site.

8. **PlanDSM Land Use Plan Designation:** Neighborhood Mixed Use.
9. **Applicable Regulations:** The Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the

criteria in 414.3 of the Iowa Code, and taking into consideration the criteria set forth in Chapter 18B of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. PlanDSM: Creating Our Tomorrow:** The applicant is proposing to rezone the subject property from “MX1” District to “MX3” District. The Zoning Ordinance states that “MX1” District is intended for the mixed-use, neighborhood-scale nodes and corridors within the city, where daily uses are accessible by walking from surrounding neighborhoods. The Zoning Ordinance also states that the “MX3” District is intended for mixed-use nodes and corridors within the city, where residents and visitors may access multiple uses by walking and automobile. This district accommodates higher intensity commercial uses at a smaller scale.

The existing Neighborhood Mixed Use designation is described as follows:

NEIGHBORHOOD MIXED USE

Small-scale mixed-use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service-oriented development. Low-medium density residential may be included in mixed use development.

In order for the proposed rezoning to “MX3” District to be in conformance with PlanDSM, the future land use designation must be revised to Community Mixed Use.

The Community Mixed Use designation is described 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.

Staff does not believe that the Community Mixed Use designation would be appropriate for this site. The Community Mixed Use designation is intended to be located along high-capacity transit corridors, such as University Avenue or Hubbell Avenue, and not along neighborhood collector streets, such as Easton Boulevard. Furthermore, the property is surrounded predominantly by areas designated as Low Density Residential on the Future Land Use Map.

2. Additional Information: In mid-2019, the subject property was identified as vacant for 6 months triggering loss of its non-conforming rights as a fuel station convenience store with allowed sale of alcoholic liquor, wine, beer, and/or tobacco products and the variance of the separation distance from 4 Mile Community Center. The “MX1” Mixed Use District does not permit fuel station uses. Any reuse of the site for a fuel station and/or convenience store requires rezoning to the “MX3” Mixed Use District and an approved site plan. Should the subject property be rezoned to “MX3” Mixed Use District, it would be eligible by-right to resume a fuel station use.

Should the property be rezoned to “MX3” Mixed Use District, the fuel station use would be eligible to seek a Conditional Use from the Board of Adjustment that would allow for a Variance of the separation distance from Four Mile Community Center and the sale of alcoholic liquor, wine, beer, and/or tobacco products. As a fuel station use, no more than 40% of gross receipts from sales could be derived from the sale of alcoholic liquor, wine, beer, and/or tobacco products.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the proposed rezoning be found in not in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

Part B) Staff recommends denial of the requested amendment to the PlanDSM future land use designation from Neighborhood Mixed Use to Community Mixed Use since the Community Mixed Use designation is intended to be located along high-capacity transit corridors, such as University Avenue or Hubbell Avenue, and not along neighborhood collector streets, such as Easton Boulevard.

Part C) Staff recommends denial of rezoning the property to “MX3” Mixed Use District since the “MX3” District is not in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEM #10

10-2021-7.18

Applicant: Menard Inc. (owner), represented by Nicholas Brenner (officer).

Location: 6000 Southeast 14th Street.

Requested Action: Review and approval of a Public Hearing Site Plan “Menards Expansion” for the following Type 2 Design Alternatives in accordance with Chapter 135 Sections 135-9.2.4.B and 135-9.3.1.B, to allow expansion of an outbuilding within an “CX-V” Mixed Use District while retaining an off-street parking lot that does not meet the minimum interior parking lot landscape standards, per City Code Section 135-7.9.2.A.
(10-2021-7.18)

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed outbuilding addition and site improvements is requested to expand the storage yard of the existing Menard’s home improvement / retail store.
2. **Size of Site:** Approximately 20.8 acres.
3. **Existing Zoning (site):** Limited “CX-V” Mixed Use District.
4. **Existing Land Use (site):** The property contains a Menard’s home improvement/retail store.
5. **Adjacent Land Use and Zoning:**
 - North** – “N3a”, Uses are one-household residential dwellings.
 - South** - “RX1”, Uses are multi-household residential dwellings.
 - East** – “MX3-V”, Uses are restaurant, retail, and bowling alley uses along the Southeast 14th Street major commercial corridor.
 - West** – “N3a”, Uses are one-household residential dwellings.
6. **General Neighborhood/Area Land Uses:** The subject property is generally located along the Southeast 14th Street major commercial corridor in an area that transitions from the Menard’s retail business to a low-density residential area to the north and west. It also contains a one-household dwelling along Southeast 8th Street and/or Hart Street.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the South Park Neighborhood and within 250 feet of the Easter Lake Area Neighborhood Association. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on September 17, 2021. Additionally, separate

notifications of the hearing for this specific item were mailed on September 17, 2021 (20 days prior to the hearing) and September 27, 2021 (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. A Final Agenda was mailed to recognized neighborhoods on October 1, 2021.

All agendas are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The South Park Neighborhood mailings were sent to Jan Goode, 4501 Southeast 6th Street, Des Moines, IA 50315, and the Easter Lake Area Neighborhood mailings were sent to Jim Bollard, 4007 Southeast 26th Street, Des Moines, IA 50320.

8. Relevant Zoning History: On May 24, 2021, by Ordinance 15,929, the City Council rezoned the existing Menard's site at 6000 Southeast 14th Street from MX-V Mixed Use District to CX-V Mixed Use District and the property locally known as 5907, 5911 & 5917 Southeast 8th Street, and 801 Hart Street from N3a Neighborhood District to CX-V Mixed Use District classification, subject to the following conditions:

1. That the development shall be carried out in accordance with the Largescale Development Plan presented to the Plan and Zoning Commission;
2. That no outdoor storage of merchandise in the outdoor display area of the Property shall be stacked higher than the perimeter fencing;
3. Any external lighting on the Property shall have a maximum height of 14 feet in height and shall be down-directed cut-off fixtures;
4. Any use of the Property for a bar or a liquor store shall be prohibited;
5. Any commercial use of the Property shall be in conformance with an approved site plan that demonstrates that the entire site is in conformance with the current landscaping standards contained in City Code Chapter 135. (This includes providing 8 evergreen trees and 4 overstory trees per 100 lineal feet along the north property line.)
6. Any commercial expansion on the Property shall be subject to the entire commercial development being brought into conformance with the current storm water management requirements;
7. All necessary permits shall be obtained for the construction of any building or wall upon the Property;
8. Prior to issuance of the Certificate of Occupancy for any commercial use of the Property, the professional who signed the site plan shall submit a letter to the City's Planning Administrator, certifying that the Property has been improved in substantial conformance with the approved site plan.

9. PlanDSM Future Land Use Plan Designation: Community Mixed Use within a Regional Node.

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, 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

1. General Requirements: The Site Plan was reviewed administratively for all standard requirements such as building typology / building materials, stormwater management, grading, tree removal and mitigation, landscaping, and utilities. The Site Plan is subject to all administrative comments in this review. There have been a number of administrative alternate design requests granted which include:

- a. 29 gauge metal panel on an out building where typically a 22 gauge metal panel would be required.
- b. Height of the outbuilding to be 4.5 feet (30%) taller than the maximum one-half story less than the principal building, allowed by code.
- c. Relocation of the guard shack in front of the primary structure.

2. Design Alternatives: The developer has requested review and approval of Design Alternate to allow interior parking lot landscaping which does not meet the interior parking lot landscape standard requiring a minimum landscape island within every 9th parking space and 30 % shading requirement of the interior lot per section 135-7.9.2.A.

Due to parking lot modifications as part of the Menards expansion, the applicant has indicated that they are proposing 10 new islands at the terminal ends of the parking rows bringing the total number of Islands from 23 islands to 33 islands. An approximately 1200 square-foot buffer with 7 trees is proposed as a divider between the parking lot and storage yard access drive and accounts for a majority of the new islands that are indicated in the narrative. The following table summary shows a deficiency of 53 planter islands but accepting the large island as an alternate design in lieu of 7 islands would reduce this total to 46 interior islands deficient. The table also shows a deficiency of approximately 4,770 sq. ft. of interior planter island area assuming 1200 sq. ft. for the large alternate design island and 25 sq. ft. for each existing island that is currently encapsulated by concrete. They typical island is 5-foot by 17-foot with a minimum area of 85 square feet.

Interior Planting Island Calculation and Summary	
In accordance with Chapter 135 -7.9.A, a landscape island is required for every ninth parking space with a result of no more than eight continuous parking stalls in a row without a landscape island and a minimum 30% canopy coverage.	
Total # of Existing Islands (square footage)	23 (unknown – assume 25 sq. ft. each)
Total # of Islands Proposed(square footage)	1 (approximately 1200 sq. ft.)
Total # of Islands Required(square footage)	77 (6,545 sq. ft.)
Total # of Islands Deficient(square footage)	53 (4770 sq ft.)
30% Canopy Coverage required for Parking	18% for total site

The applicant is concerned that providing additional interior parking lot islands would further reduce the number of parking spaces beyond what they had anticipated for their proposed site expansion. The site modifications for the project reduces the number of parking stalls from 525 to 469 whereas providing the additional 53 planter islands (inclusive of the 10 proposed) would further reduce the total number of parking stalls to 416. By code the property requires 415 parking stalls satisfying the minimum parking requirement.

A majority of the current planter islands do not meet the minimum dimensions of 5-foot by 17-foot landscape as required by code therefore many of the existing islands would need to be modified to meet this minimum requirement for the optimal growth potential of the overstory trees. The applicant has indicated that these modifications will take weeks to perform in the middle of their busiest retail season and impact their customers directly. They have indicated that parking lots within 250 feet of this property are very similar to what they are proposing and adding the interior islands is both impracticable and undesirable for their business.

Access drives on new and existing sites are expected to provide overstory trees every 30 lineal feet on each side of the drive. As Menards owns the approximately 300-foot-long access drive which fronts two other developments, it would be typical to provide the over story trees 30 foot on center with the renovations proposed.

Staff does not concur with the applicant's desire to forego the required interior lot landscape island improvements. The quantity of parking spaces that would be compromised would not present an impact on the minimum parking requirement. Additionally, the installation of interior islands could be done in phases so that the entirety of the parking lot is not impacted during the site improvements This would help alleviate the impacts on the parking lot during the hours the store is open. Staff recommends an alternate design which would allow the spacing of planters to be placed in every 11 parking stalls rather than every 9 parking stalls required by code.

It is important to provide the mitigating effect of the tree shading on the expansive parking lot and having the planters would help to further reduce the amount of impervious surface and help to achieve the 30% canopy coverage. While staff appreciates the applicant's proposal to reduce the existing paving condition, the provision of the interior islands are critical to meeting the intent of the Ordinance.

The interior parking lot landscape standard has been appealed to, reviewed, and upheld by the Planning and Zoning Commission with conditions at a number of sites within the last year. Staff would also like to emphasize the need for over story tree plantings on each side of the access drive from the street to the store located within the same parcel.

- 3. Staff Rationale:** Staff believes that the developer has proposed a quality expansion of the existing retail store. The developer would be making a substantial investment to the storage yard expansion by improving the site with a building addition and upgrades to landscaping.

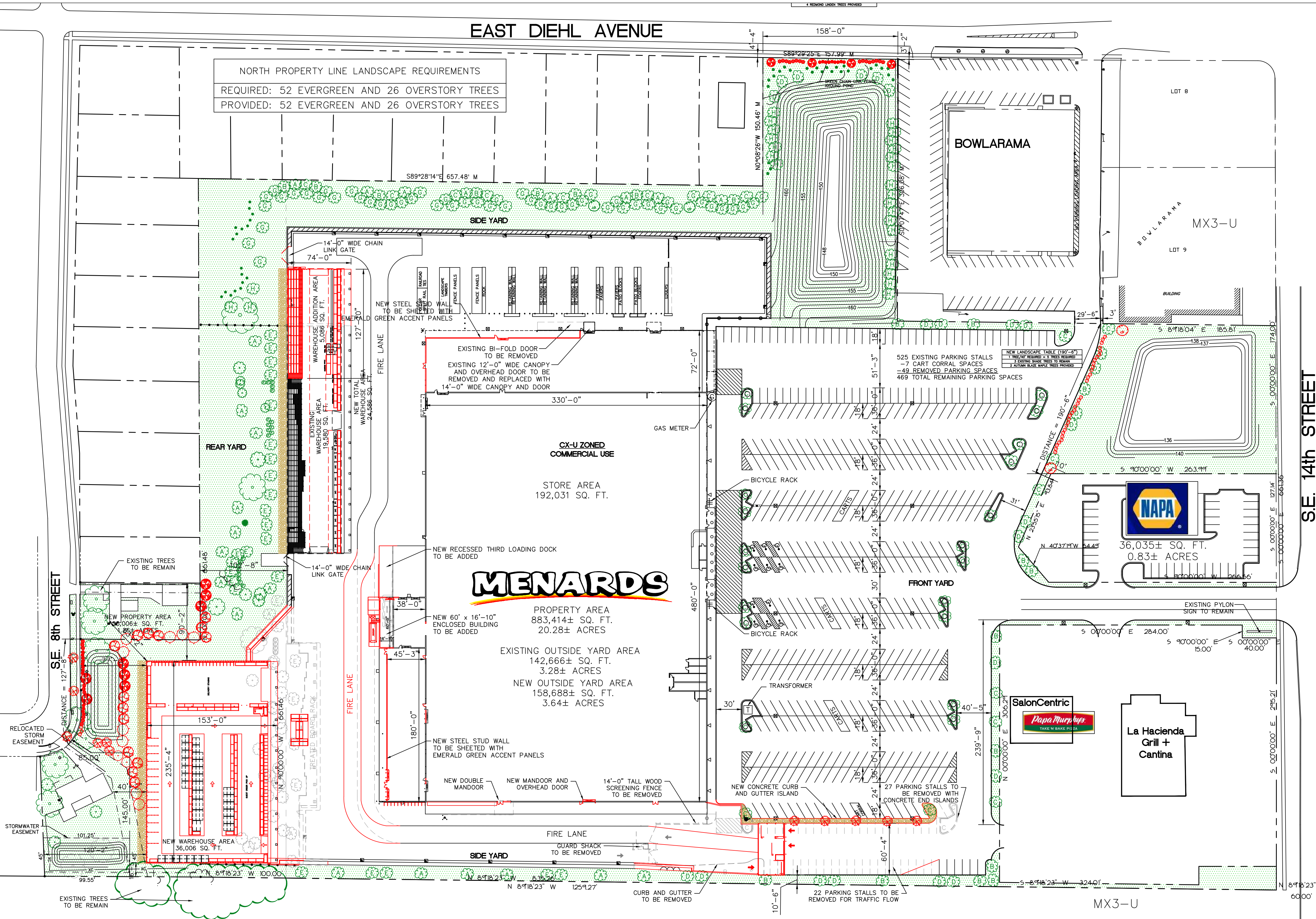
Staff does not support waiver of the required interior landscaping. This is based on the finding that other than the additional cost, the provision of the required islands would not adversely impact the parking demand and present congestion, but would rather further the intent of the Ordinance to minimize impervious surface and provide necessary shading canopy over time to reduce the heat island effect. Staff is supportive of an alternate design that would allow a planter island every 11th parking stall as opposed to every 9th parking stall.

III. STAFF RECOMMENDATION

Staff recommends **denial** of the requested Type 2 Design Alternative for waiver of interior lot landscaping.

Staff recommends approval of the Public Hearing site plan and an amended alternate design subject to the following:

1. Provide the required interior lot landscape and overstory tree at every 11th parking stall to the satisfaction of the Planning and Urban Design Administrator.
2. Provide one street tree every 30 lineal feet on each side of the access drive to the satisfaction of the Planning and Urban Design Administrator.
3. Each existing planter shall be amended to have a minimum planter area of 5-foot by 17-foot or 85 square feet of soil area.
4. Compliance with all administrative comments.



NORTH PROPERTY LINE LANDSCAPE REQUIREMENTS
 REQUIRED: 52 EVERGREEN AND 26 OVERSTORY TREES
 PROVIDED: 52 EVERGREEN AND 26 OVERSTORY TREES

MENARDS

PROPERTY AREA
883,414± SQ. FT.
20.28± ACRES

EXISTING OUTSIDE YARD AREA
142,666± SQ. FT.
3.28± ACRES

NEW OUTSIDE YARD AREA
158,688± SQ. FT.
3.64± ACRES

1 SITE PLAN
 CT1 SCALE: 1" = 60'-0"

SETBACKS
 FRONT YARD = 0-15'
 SIDE YARD = 0-10'
 REAR YARD = 15'

PARKING REQUIREMENTS
 400 SQ. FT./161,640 SQ. FT. RETAIL SPACE = 404
 10,000 SQ. FT./91,983 SQ. FT. STORAGE SPACE = 10
 414 TOTAL PARKING SPACES REQUIRED
 469 TOTAL PARKING SPACES PROVIDED

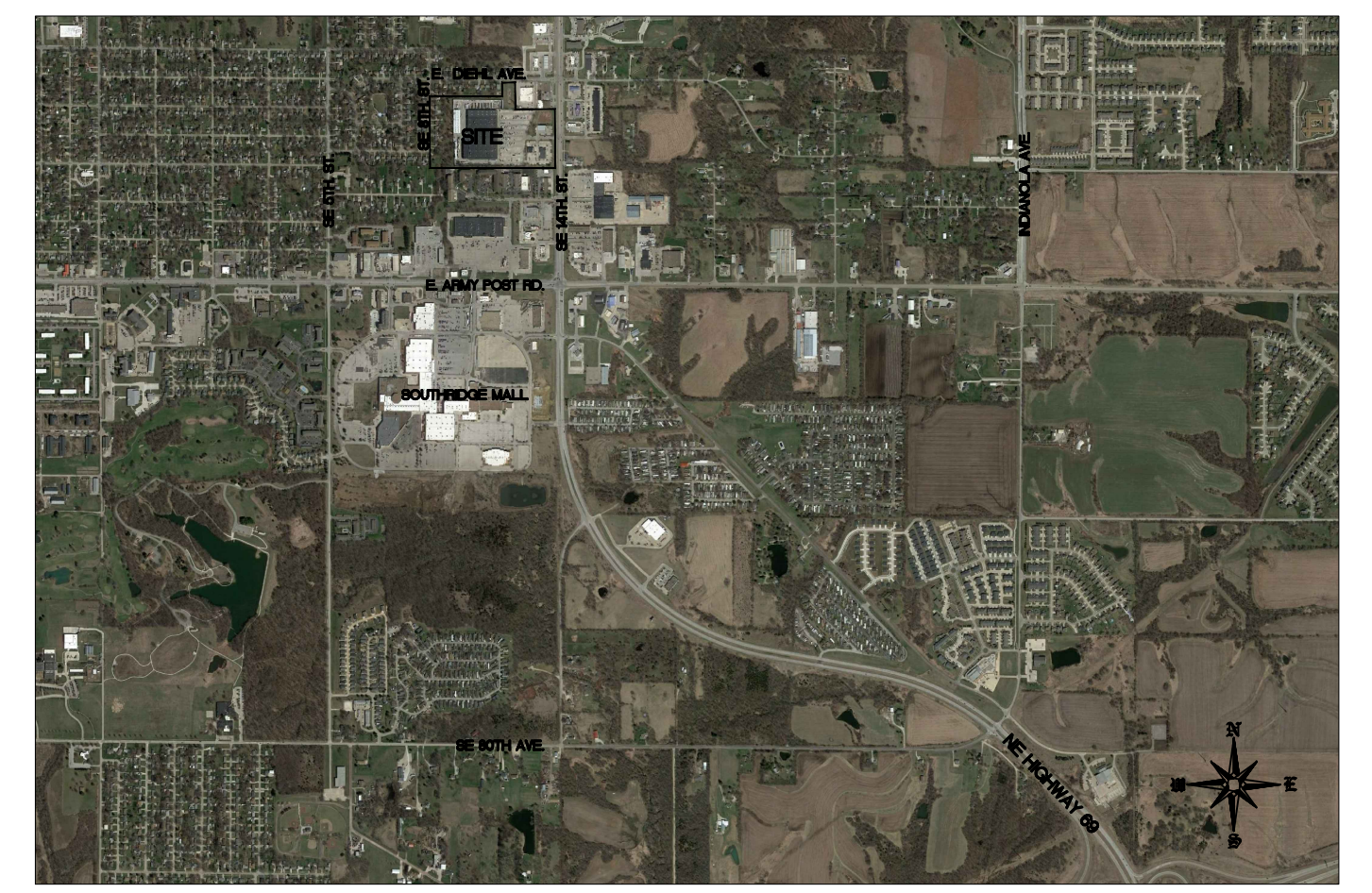
BUILDING HEIGHT
 PRINCIPAL BUILDING = 30'-1 1/2"
 EXISTING WAREHOUSE = 26'-3"
 NEW WAREHOUSE = 33'-10"

PLAN & ZONING: 05/06/21
 08/20/20
 CITY COUNCIL: 10/15/20

Nick Brenner
 Real Estate Representative
 Menard, Inc.
 715-876-2177
 nbrenner@menard-inc.com

NEW LANDSCAPE LEGEND

Symbol	Botanical, Common Name	Size	Height	Width	Quantity	Canopy Sq. Ft.
(Symbol)	Quercus rubra, Red Oak	2.5" Dia.	50-75'	50-75'	2	2,000
(Symbol)	Tilia americana 'Redmond', 'Redmond' American Linden	2.5" Dia.	50-70'	30-45'	12	12,000
(Symbol)	Picea pungens, Colorado Blue Spruce	6' Ht.	50-75'	10-20'	14	4,200
(Symbol)	Pinus strobus, Eastern White Pine	6' Ht.	50-80'	20-40'	9	2,700
(Symbol)	Acer x freemanii 'Jeffersred', 'Jeffersred Autumn Blaze Maple	2.5" Dia.	40-55'	30-40'	7	7,000
(Symbol)	Syringa reticulata subsp. pekinensis, Chinese Tree Lilac	2" Dia.	15-20'	10-15'	11	
(Symbol)	Cotoneaster apiculatus, Cranberry Cotoneaster	3 Gal.	2-3'	3-6'	35	
(Symbol)	Hydrangea macrophylla 'Nikko Blue', 'Nikko Blue' Bigleaf Hydrangea	3 Gal.	4-6'	4-6'	21	
(Symbol)	Viburnum cerasifolium, Koreanspice viburnum	3 Gal.	4-6'	4-7'	25	
(Symbol)	Hydroseed					
(Symbol)	4-8" Rip Rap Stone (Behind Warehouse)					
(Symbol)	1 1/2" River Rock (Landscape Planters)					
TOTAL SQUARE FEET OF CANOPY						27,900



2 VICINITY MAP
 CT1

EXISTING IMPERVIOUS PARKING LOT AREA = 198,850± SQ. FT./4.56± ACRES
 PROPOSED NEW IMPERVIOUS PARKING LOT AREA = 190,772± SQ. FT./4.38± ACRES
 EXISTING IMPERVIOUS BUILDING AREAS = 202,513 SQ. FT.
 PROPOSED NEW IMPERVIOUS BUILDING AREAS = 252,623 SQ. FT.

EXISTING IMPERVIOUS AREA = 617,975± SQ. FT./14.18± ACRES
 PROPOSED NEW IMPERVIOUS AREA = 41,870± SQ. FT./0.96± ACRES
 TOTAL IMPERVIOUS AREA = 659,845± SQ. FT./15.15± ACRES

IMPERVIOUS PERCENTAGE = 659,845 SQ. FT./883,414 SQ. FT. = 74.8%
 CANOPY COVERAGE = 161,600 SQ. FT./883,414 SQ. FT. = 18.18% (REQUIRED 15%)

REQUIRED OPEN AREA = 25% OF TOTAL AREA = 220,854± SQ. FT./5.07± ACRES

EXISTING LANDSCAPE LEGEND

SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY	CANOPY SQ. FT.
(Symbol)	EXISTING TREES		
(Symbol)	ACER SACCHARUM 'WRIGHT BROTHERS', 'WRIGHT BROTHERS' SUGAR MAPLE	25	25,000
(Symbol)	QLEDITSA TRIACANTHOS INERMIS 'SHADEMASTER', 'SHADEMASTER' HONEYLOCUST	22	22,000
(Symbol)	TILIA CORDATA, LITTLELEAF LINDEN	29	29,000
(Symbol)	MALUS 'ADAMS', 'ADAMS' FLOWERING CRAB	30	21,000
(Symbol)	PICEA PUNGENS, COLORADO SPRUCE	31	9,300
(Symbol)	SYRINGA XCHINENSIS, CHINESE LILAC SHRUB	24	0
(Symbol)	PICEA GLAUCA, WHITE SPRUCE	52	15,600
(Symbol)	AUTUMN BLAZE PEAR	3	2,100
(Symbol)	THUJA OCCIDENTALIS 'TECHNY', 'TECHNY' ARBORVITAE	24	0
(Symbol)	EUONYMUS ALATUS 'COMPACTUS' DWARF BURNING BUSH	16	0
(Symbol)	VACCINIUM MACROCARPON SYN. OXYCOCCUS MACROCARPON, AMERICAN CRANBERRY	18	0
(Symbol)	NEW SYRINGA PATULA 'MISS KIM', 'MISS KIM' LILAC	10	0
(Symbol)	EXISTING TREES TO BE REMOVED		
TOTAL SQUARE FEET OF TREE CANOPY			124,000 SQ. FT.

SITE PLAN APPROVAL:

APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

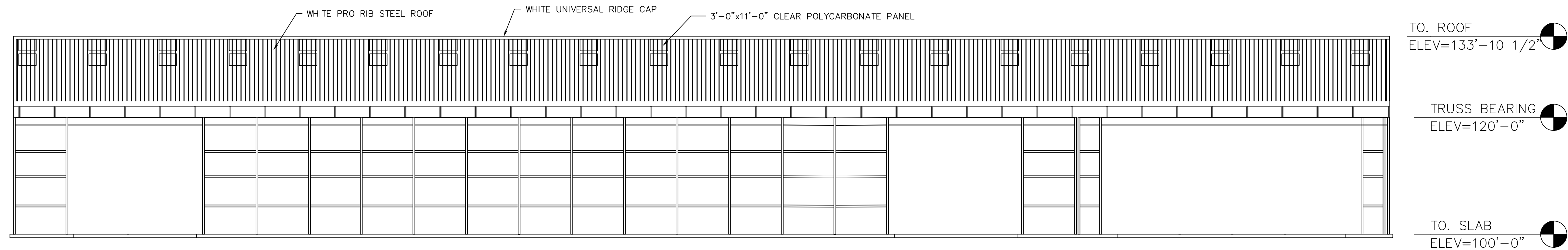
NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE COMMUNITY DEVELOPMENT DIRECTOR.

COMMUNITY DEVELOPMENT DIRECTOR: _____ DATE: _____



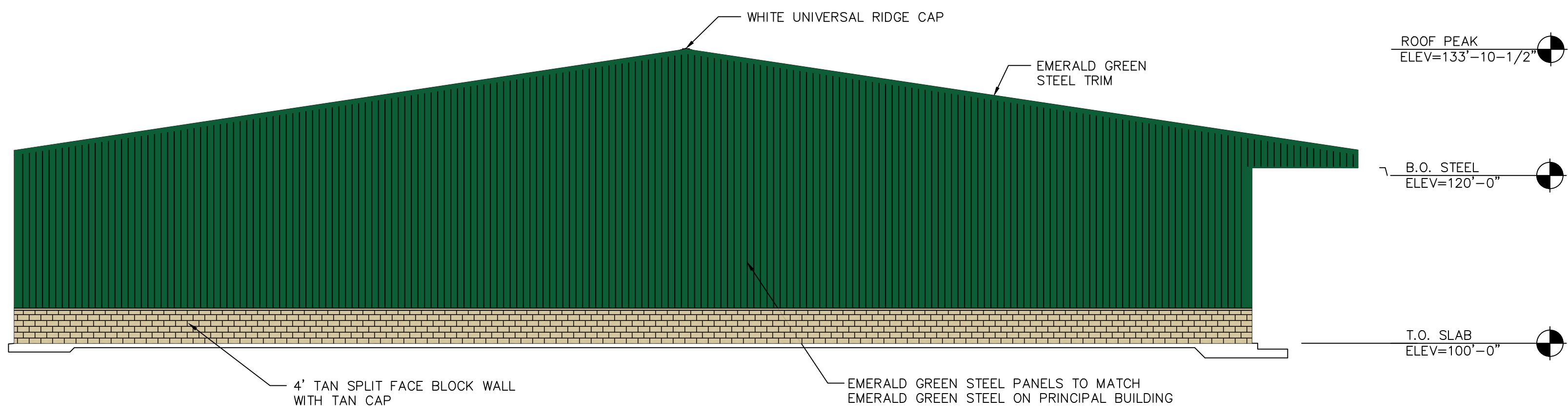
Des Moines, Iowa
 Site Plan
 July 16, 2021
 Scale: 1" = 60'-0"

CT1



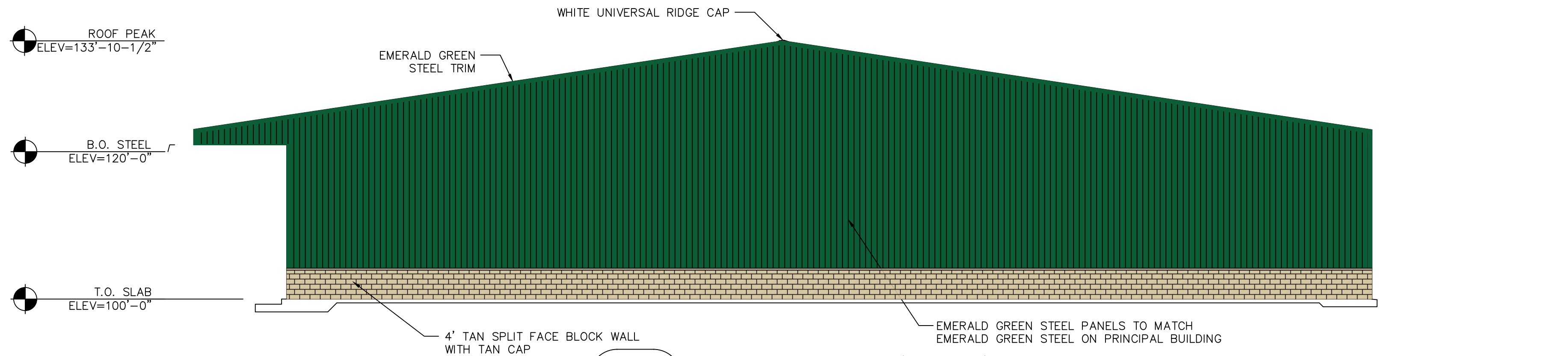
1 FRONT ELEVATION (EAST)
WHSE SCALE: 3/32" = 1'-0"

BUILDING HEIGHT
PRINCIPAL BUILDING = 30'-1 1/2"
EXISTING WAREHOUSE = 26'-3"
NEW WAREHOUSE = 33'-10"



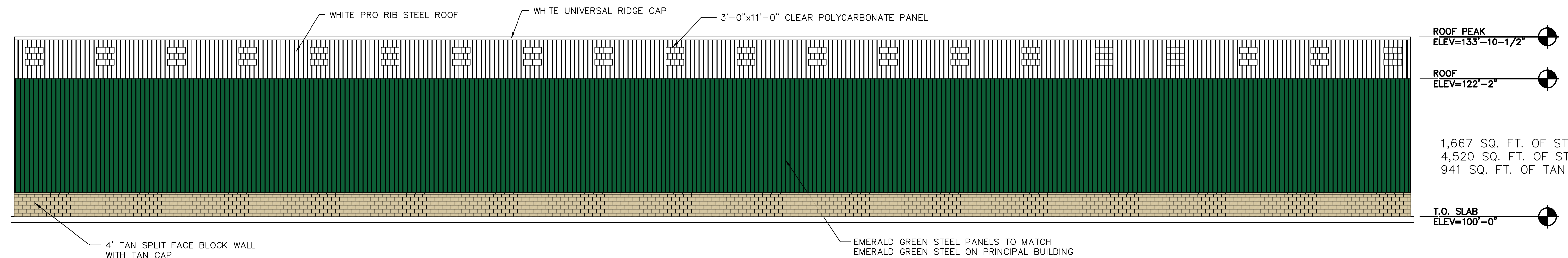
2 SIDE ELEVATION (NORTH)
WHSE SCALE: 3/32" = 1'-0"

3,437 SQ. FT. OF STEEL = 85.9% OF BUILDING MATERIAL
564 SQ. FT. OF TAN SPLIT FACE BLOCK = 14.1% OF MATERIAL



3 SIDE ELEVATION (SOUTH)
WHSE SCALE: 3/32" = 1'-0"

3,437 SQ. FT. OF STEEL = 85.9% OF BUILDING MATERIAL
564 SQ. FT. OF TAN SPLIT FACE BLOCK = 14.1% OF MATERIAL



4 REAR ELEVATION (WEST)
WHSE SCALE: 3/32" = 1'-0"

1,667 SQ. FT. OF STEEL ROOF = 23.4% OF BUILDING MATERIAL
4,520 SQ. FT. OF STEEL SIDING = 63.4% OF BUILDING MATERIAL
941 SQ. FT. OF TAN SPLIT FACE BLOCK = 13.2% OF MATERIAL

MENARDS
Des Moines, Iowa
Warehouse Plan
May 18, 2021
Scale: 3/32" = 1'-0" CT4

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 7, 2021

AGENDA ITEM #11

SITE-2021-000026

Applicant: 97 Indiana Holdings, LLC (owner), represented by Breanne Barnum (officer).

Location: 97 Indiana Avenue.

Requested Action: Review and approval of a Public Hearing Site Plan Amendment for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to waive the requirement to install public sidewalks.

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is requesting to waive the requirement to install public sidewalk along the Indiana Avenue and Ohio Street frontages, which is required to be constructed in accordance with the previously-approved site plan. Design Alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II of the report.
2. **Size of Site:** 1.807 acres.
3. **Existing Zoning (site):** "I1" Industrial District.
4. **Existing Land Use (site):** The property is used as an office, storage, and artist workspace. Additionally, the property is the site of a temporary haunted house attraction during the Autumn months.
5. **Adjacent Land Use and Zoning:**
 - North** – "I1"; Use is materials storage.
 - South** – "I1"; Use is medical office.
 - East** – "I1"; Use is office.
 - West** – "I1"; Uses are vehicle storage and an undeveloped parcel.
6. **General Neighborhood/Area Land Uses:** The subject property is located along the north side of Indiana Avenue, in between Maine and Ohio Streets.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the River Bend Neighborhood. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 17, 2021 and by mailing of the Final Agenda on October 1, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on September 27, 2021 (10 days prior to the public hearing) 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 Development Division. The River Bend Neighborhood notices were sent to Kathy Hellstern, 803 Hickman Road, Des Moines, IA 50314.

- 8. Relevant Case History:** On May 4, 2017, Site Plan 10-2017-7.79 was approved by the Plan and Zoning Commission to allow redevelopment of the site for offices, warehousing, and miscellaneous creative space, subject to the following conditions:
- A) *The Indiana Avenue drive approach and the pavement of the associated loading dock area shall be reduced to the extent possible and replaced with landscaping to the satisfaction of the planning administrator. However, vehicular access to all of the existing loading docks shall be maintained.*
 - B) *Compliance with all of the administrative review comments of the site plan, except:*
 - a. *Waiver of sidewalk improvements along Maine Street until such time as the street is improved under a public project to a full urban cross section. The owner shall agree to waive protests to any assessment for improvements of Maine Street along this frontage.*
 - b. *Waiver of sidewalk improvements along Indiana Avenue and Ohio Street for a period of two years from the approval of this site plan.*
 - c. *Waiver of the landscape perimeter requirements for along Main Street for the lot to the North of the building.*

Administrative approval of this plan (with conditions noted above) occurred on June 23, 2017.

- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Industrial.
- 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

1. **Traffic and Circulations Standards:** Section 135-8.5.2A of the Planning and Design Ordinance states, “sidewalks are required as identified in the city’s transportation plan.”
2. **Staff Analysis:** On June 23, 2017, Site Plan 10-2017-7.79 was approved to allow redevelopment of the site for offices, warehousing, and miscellaneous creative space, subject to conditions established at the May 4, 2017 meeting of the Plan and

Zoning Commission. This site plan requires provision of a public sidewalk along the Indiana Avenue and Ohio Street frontages after a two-year period from the site plan approval (June 23, 2019). The applicant has now requested a complete waiver of this requirement.

Closing gaps within the City's sidewalk network is a priority of MoveDSM, which is the City's transportation plan. MoveDSM designates both Indiana Avenue and Ohio Street as Priority 2 Sidewalk Gaps, which is the second-highest priority for sidewalk gap infill. The City's Planning and Design Ordinance states that Staff can consider granting a Type 1 Design Alternative request to allow the waiver of sidewalk installation for Priority 2 and 3 Sidewalk Gaps.

3. **Staff Rationale:** Staff does not believe that it would be appropriate to grant the Type 2 Design Alternative. Sidewalks currently exist along both sides of Indiana Avenue on the block immediately to the west of the subject property. Those sidewalks connect to the sidewalk along 2nd Avenue. In addition, the site is located within the Central Place Industrial Park. Staff has identified Ohio Street as an ideal location for a north/south sidewalk to provide pedestrian access from University Avenue (DART transit route) through Central Place.

Furthermore, recent site improvements at 100 Indiana Avenue (immediately southwest of the subject property) have included the installation of sidewalks along the Maine Street frontage. This sidewalk connects to the existing sidewalk along Indiana Avenue.

III. STAFF RECOMMENDATION

Staff recommends denial of the requested Type 2 Design Alternative and Public Hearing Site Plan Amendment to waive the public sidewalk requirements along Indiana Avenue and Ohio Street.

97 INDIANA WORKSPACE DEVELOPMENT

97 INDIANA AVENUE
DES MOINES, IOWA 50314

PROJECT DESCRIPTION:

THIS SUBMITTAL INCLUDES A REVISED SIDE PLAN OF THE PREVIOUSLY APPROVED SITE PLAN 10-17-7.79. THE DESIRED AMENDMENT IS TO WAIVE CONDITION 2(B) REQUIRING SIDEWALK ALONG INDIANA AVENUE AND OHIO STREET FRONTS. THERE ARE NO OTHER CHANGES PROPOSED. THE REMAINING CONDITIONS AND SCOPE OF WORK APPROVED REMAIN APPLICABLE.

LEGAL DESCRIPTION:

E 1/2 VAC ALLEY LYG W & ADJ & ALL LT 7 THRU 11 & W 1/2 VAC ALLEY E & ADJ - EX W 10F- LTS 12 THRU 18 BLK 14 CENTRAL PLACE

PROJECT DATA:

EXISTING SITE CALCULATIONS:	PROPOSED SITE CALCULATIONS:
IMPERVIOUS AREA: 61,452 SF	NO CHANGE
PERVIOUS AREA: 17,248 SF	
TOTAL EX. SITE AREA: 78,700 SF	
OPEN SPACE REQUIRED = 15,740 SF (20.0%)	
OPEN SPACE PROVIDED = 17,248 SF (21.9%)	
EXISTING BUILDING HEIGHT = 43'-0"	
EXISTING BUILDING SIZE = 27,600 SF	

PARKING SUMMARY:

REQUIRED PARKING	
EXISTING OFFICE SPACE	11 SPACES
1 SPACE PER 400 SF	
EXISTING WAREHOUSE SPACE	5 SPACES
1 SPACE PER 5000 SF	
PROPOSED HAUNTED HOUSE SPACE	34 SPACES
1 SPACE PER 150 SF	
TOTAL PARKING REQUIRED	50 SPACES
FUTURE OFFICE SPACE	
1 SPACE PER 400 SF	15 SPACES
FUTURE HAUNTED HOUSE SPACE	
1 SPACE PER 150 SF	33 SPACES
TOTAL FUTURE PARKING REQUIRED	98 SPACES
EXISTING PARKING AVAILABLE	33 SPACES (INCLUDING 2 ADA SPACES)

ZBOA DECISION AND ORDER

WHEREFORE, IT IS ORDERED THAT THE APPEAL FOR A VARIANCE OF 66 PARKING SPACES LESS THAN THE MINIMUM 99 PARKING SPACES REQUIRED TO ALLOW USE OF THE EXISTING 50,250-SQUARE FOOT STRUCTURE FOR A MIX OF USES, INCLUDING 10,250 SQUARE FEET OF AREA FOR ARTIST AND/OR OFFICE USE, 10,000 SQUARE FEET OF AREA FOR A HAUNTED HOUSE USE, AND 30,000 SQUARE FEET OF AREA FOR A WAREHOUSE USE, WHILE PROVIDING 33 OFF-STREET PARKING SPACES, IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- ASSEMBLY AT ANY SEASONAL AMUSEMENT USE OF THE PREMISE SHALL ONLY OCCUR DURING ONE (1) PERIOD OF UP TO 45 CONSECUTIVE DAYS WITHIN ANY CALENDAR YEAR.
- THE APPELLANT SHALL PROVIDE AT LEAST 66 OFF-STREET PARKING SPACES DURING THE PERIOD OF 45 CONSECUTIVE DAYS WHEN ASSEMBLY CAN OCCUR AT A SEASONAL AMUSEMENT USE. THESE PARKING SPACES SHALL BE PROVIDED EITHER BY PARKING SPACES PROVIDED ON THE SUBJECT PROPERTY OR BY A COMBINATION OF PARKING SPACES PROVIDED ON THE SUBJECT PROPERTY AND PARKING SPACES WITHIN ANOTHER OFF-STREET PARKING LOT WITHIN THE CENTRAL PLACE BUSINESS PARK. EVIDENCE OF A PARKING ARRANGEMENT THAT GIVES THE APPELLANT LEGAL RIGHTS TO USE ANY PARKING SPACES LOCATED OFF OF THE SUBJECT PROPERTY SHALL BE PROVIDED TO THE CITY'S ZONING ENFORCEMENT OFFICER UPON REQUEST.
- ANY CONSTRUCTION MUST BE IN COMPLIANCE WITH CURRENT BUILDING AND FIRE CODES WITH ISSUANCE OF ANY NECESSARY PERMITS BY THE CITY'S PERMIT AND DEVELOPMENT CENTER.
- ANY USE OF THE SITE USE SHALL BE IN ACCORDANCE WITH A SITE PLAN AS REVIEWED AND APPROVED BY THE CITY'S PERMIT AND DEVELOPMENT CENTER.

AND, WHEREFORE, IT IS ORDERED THAT THE APPEAL FOR A VARIANCE OF THE PROVISION THAT ALL MECHANICAL EQUIPMENT THAT IS READILY VISIBLE FROM ADJOINING STREETS SHALL BE SCREENED TO ALLOW RETENTION OF MECHANICAL EQUIPMENT NEAR THE SOUTHWEST CORNER OF THE PROPERTY (WITHIN 14 FEET OF THE FRONT PROPERTY LINE) WITHOUT PROVIDING THE REQUIRED SCREENING, IS GRANTED.

AND, WHEREFORE, IT IS ORDERED THAT THE APPEAL FOR A VARIANCE OF THE PROVISION THAT REQUIRES ANY REFUSE COLLECTION CONTAINERS AND DUMPSTERS THAT IS READILY VISIBLE FROM ADJOINING STREETS TO BE ENCLOSED ON ALL SIDES, TO ALLOW FOR REFUSE COLLECTION CONTAINERS TO BE PLACED ON THE PROPERTY WITHOUT PROVIDING THE REQUIRED SCREENING, IS TEMPORARILY GRANTED FOR A ONE-YEAR PERIOD. THEREFORE, AFTER DECEMBER 31, 2017, ANY REFUSE COLLECTION CONTAINER OR DUMPSTER ON THE PROPERTY SHALL BE SCREENED FROM ANY ADJOINING STREETS BY THE USE OF A COMPLETELY OPAQUE, PERMANENT FENCE OR WALL.

VOTE

THE FOREGOING DECISION AND ORDER WAS ADOPTED BY A VOTE OF 7-0, WITH ALL BOARD MEMBERS VOTING IN FAVOR THEREOF.

OWNER/APPLICANT:

97 INDIANA AVENUE HOLDINGS LLC
ATTN: BRIANNE BARNUM
PHONE: (515)-422-4920
1510 9TH STREET
DES MOINES, IA 50314

SITE ADDRESS:

97 INDIANA AVENUE
DES MOINES, IA 50314

ENGINEER:

SHIVE-HATTERY, INC.
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
(515) 223-8104
FAX: (515) 223-0622

BENCHMARKS

BM 5.643 = CUT TRIANGLE ON SE CORNER OF 7'X10' GATEWELL STRUCTURE, 100' WEST OF NW CORNER. ELEVATION = 27.67 DES MOINES CITY DATUM (773.94 NAVD 88)

(VERTICAL RELIEF FROM GROUND SURVEY)

ZONING BOARD OF ADJUSTMENT

MEETING DATE: DECEMBER 21, 2016
DOCKET: ZON 2016-00205

ZONING

ZONE: I1

PLANNING AND ZONING

MEETING DATE: MAY 4TH, 2017
COMMISSION ACTION:

- APPROVAL OF THE SUBMITTED SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE INDIANA AVENUE DRIVE APPROACH AND THE PAVEMENT OF THE ASSOCIATED LOADING DOCK AREA SHALL BE REDUCED TO THE EXTENT POSSIBLE AND REPLACED WITH LANDSCAPING TO THE SATISFACTION OF THE PLANNING ADMINISTRATOR. HOWEVER, VEHICULAR ACCESS TO ALL OF THE EXISTING LOADING DOCKS SHALL BE MAINTAINED.

2. COMPLIANCE WITH ALL OF THE ADMINISTRATIVE REVIEW COMMENTS OF THE SITE PLAN, EXCEPT:

- WAIVER OF SIDEWALK IMPROVEMENTS ALONG MAINE STREET UNTIL SUCH TIME AS THE STREET IS IMPROVED UNDER A PUBLIC PROJECT TO A FULL URBAN CROSS SECTION. THE OWNER SHALL AGREE TO WAIVE PROTEST TO ANY ASSESSMENT FOR IMPROVEMENTS OF MAINE STREET ALONG THIS FRONTAGE.
- WAIVER OF SIDEWALK IMPROVEMENTS ALONG INDIANA AVENUE AND OHIO STREET FOR A PERIOD OF TWO YEARS FROM THE APPROVAL OF THIS SITE PLAN.
- WAIVER OF THE LANDSCAPE PERIMETER REQUIREMENTS FOR ALONG MAINE STREET FOR THE LOT TO THE NORTH OF THE BUILDING.

THE VOTE: 11-0-2

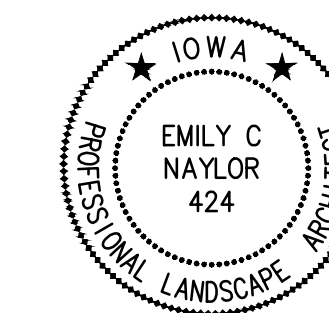
SITE PLAN APPROVAL:

APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.

DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____



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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Emily C. Naylor* Sep 15 2021 1:11 PM

NAME: EMILY C. NAYLOR

DATE: _____

MY LICENSE RENEWAL DATE IS: June 30, 2022

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: C001

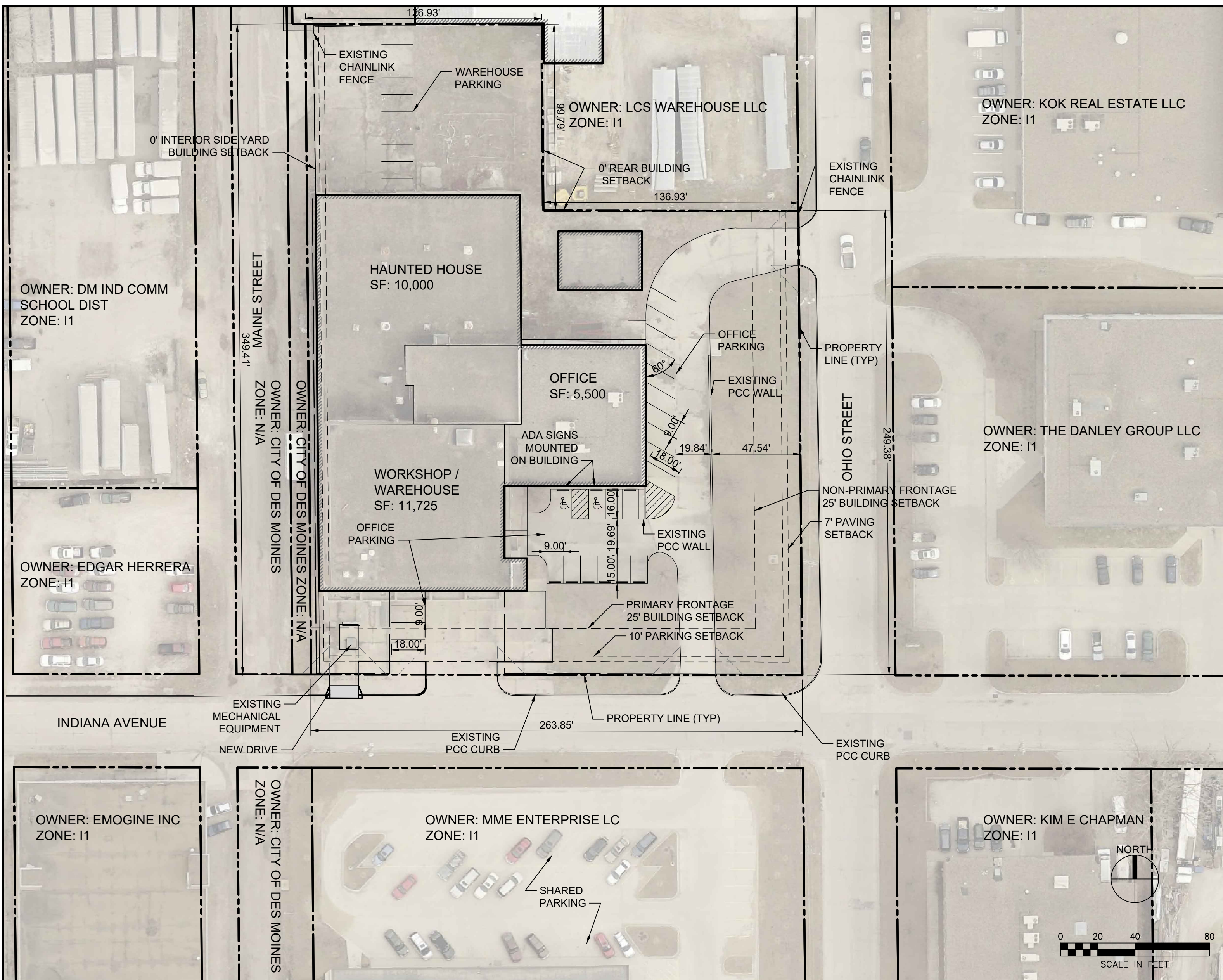
NOTES

- THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT. 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.
- ANY NEW TRANSFORMERS, JUNCTION BOXES, AIR CONDITIONERS OVER 3 FEET IN HEIGHT, OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN THE REQUIRED SETBACK AREAS.
- 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.
- LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
- ANY-GROUND MOUNTED OR WALL-MOUNTED UTILITIES AND METERS SHALL BE SCREENED AND NOT VISIBLE FROM A PUBLIC STREET.
- ANY WALL-MOUNTED UTILITIES SHALL BE SCREENED ON ALL SIDES AND FINISHED TO MATCH BUILDING.
- ALL UTILITIES SHALL BE UNDERGROUND UNLESS OTHERWISE ALLOWED PER SITE PLAN.



VICINITY MAP

SCALE: NTS



SITE MAP

SCALE: 1" = 40'

5/1/2017	RE-SUBMITTAL
5/24/2017	RE-SUBMITTAL
6/14/2017	RE-SUBMITTAL
7/29/2021	SITE PLAN AMENDMENT
9/03/2021	SITE PLAN AMENDMENT
9/15/2021	SITE PLAN AMENDMENT

DRAWN: AJH	APPROVED: EON
ISSUED FOR: SITE PLAN APPROVAL	
DATE: 3/28/2017	
PROJECT NO: 4168210	
FIELD BOOK: ---	
CLIENT NO: ---	

