

CITY OF DES MOINES PLAN & ZONING COMMISSION

STAFF REPORT AND RECOMMENDATION

Thursday, September 7, 2023

AGENDA ITEMS #1A – #1C

**COMP-2023-000025 &
ZONG-2023-000044**

Applicant: Gerardo Perez (owner).

Location: 415 East Euclid Avenue.

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 classification of the property from Low Density Residential to Neighborhood Mixed Use. (COMP-2023-000025)

Part C) Rezone the property from “N5” Neighborhood District to “RX1” Mixed Use District, to bring the existing retail use into conformance with zoning and to allow use of the parking lot for a food truck (mobile vender). (ZONG-2023-000044)

GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to rezone the property to “RX1” Mixed Use District in order to bring the existing retail use into conformance with zoning requirements and to allow use of the existing parking lot for a mobile food truck. The site is currently used for a “Retail Sales – Limited” use (Almost Free), which is a legal non-conforming use in the “N5” Neighborhood District. This use would retain its legal non-conforming status so long as it doesn’t cease for a period of at least 6 months, expand, or convert to another use.
- 2. Size of Site:** 7,996 square feet (0.18 acres).
- 3. Existing Zoning (site):** “N5” Neighborhood District.
- 4. Existing Land Use (site):** The subject property consists of a 2,300-square foot building occupied by a retail store and a paved surface parking lot with ten (10) motor vehicle parking spaces.
- 5. Adjacent Land Use and Zoning:**
 - North** – “N5”; Uses are low-density residential.
 - South** – “N5”; Uses are low-density residential.
 - East** – “N5”; Uses are an office use and low-density residential.
 - West** – “N5”; Uses are low-density residential.

6. **General Neighborhood/Area Land Uses:** The subject property is located on the south side of East Euclid Avenue between Columbia Street and Bowdoin Street. It is located in an area consisting predominantly of one-household residential uses with higher intensity commercial uses along Euclid Avenue to the west.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Highland Park Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023 and of the Final Agenda on September 1, 2023.

Additionally, separate notifications of the hearing for this specific item were mailed on August 18, 2023 (20 days prior to the public hearing) and August 28, 2023 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. All 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 Highland Park Neighborhood Association notices were sent to Sherri Rosener, 1206 Oak Park Avenue, Des Moines, IA 50313.

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

8. **Relevant Zoning History:** On September 27, 2007, The Zoning Board of Adjustment by Docket No. ZON2007-00157 approved an Exception to the one (1) year time period to allow the reuse of the existing structure and property for a furniture retail store after being vacant since discontinuance of a restaurant use on October 1, 2005, subject to the following conditions:
 1. Provision of parking lot curbing and striping.
 2. Provision of buffering and landscaping along the south property line in conformance with the City's Landscaping Standards.
 3. Prohibition of vehicular access to the parking lot from Bowdoin Street.
 4. Compliance with all applicable building codes and issuance of all necessary permits and a new Certificate of Occupancy by the Permit and Development Center.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential. The subject property is located in close proximity to a Neighborhood Node centered in the vicinity of East Euclid Avenue and Second Avenue, which has higher intensity commercial uses.
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 area 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 that the future land use designation for the property be revised from “Low Density Residential” to “Neighborhood Mixed Use”. PlanDSM describes these designations as follows:

Low Density Residential: 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.

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.

The subject parcel is currently zoned “N5” Neighborhood District. The Zoning Ordinance describes “N5” district as, “intended to preserve the scale and character of neighborhoods developed with a mix of bungalow and two-story houses, predominantly in the Victorian, Revival, and Arts and Crafts styles pursuant to House D building type in section 135-2.16 of this code.”

The applicant is proposing to rezone the subject parcel to the “RX1” Mixed Use District. The Zoning Ordinance describes “RX1” district as, “intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low scale neighborhoods.”

The subject property is located on the East Euclid transportation corridor and also along a DART transit route with a bus stop immediately adjacent to the site, providing easy access to the existing retail business and proposed food truck use. The retail building has been in existence for many years at this location. The proposed rezoning would legitimize a use that has already been in existence. Staff believes this rezoning to “RX1” District is appropriate for this property since it is the least intense mixed use zoning district.

2. **Mobile Food Vendors:** Any future placement and operation of a food truck (Food Vendor) on the subject property shall be in compliance with regulations pursuant to Chapter 78, Article V, of the City’s Municipal Code.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the requested amendment to revise the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Staff recommends approval of the requested rezoning from “N5” Neighborhood District to “RX1” Mixed Use District.

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, September 7, 2022

AGENDA ITEMS #2A – #2C ZONG-2023-000047 & COMP-2023-000027

Applicant: Walnut Creek Trails, LLC (owner), represented by Scott Selix (officer).

Location: 6222 Grand Avenue.

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 classification for the property from Parks and Open Space within a Development Control Zone to Community Mixed Use within a Development Control Zone. (COMP-2023-000027)

Part C) Rezone the property from “RX1” Mixed Use District and “F” Flood District to “MX2” Mixed Use District, to allow use of the property as a restaurant with a brewery component. (ZONG-2023-000047)

GENERAL INFORMATION

1. **Purpose of Request:** The site is currently being improved in accordance with an approved Site Plan that allows conversion of the existing building from a “Retail” use to a “Restaurant” use. The proposed rezoning to “MX2” Mixed Use District would allow the applicant to seek a Conditional Use Approval from the Zoning Board of Adjustment, which is necessary for a restaurant to have a brewery (“Fabrication and Production” Use) use.
2. **Size of Site:** Approximately 62,799 square feet (1.44 acre).
3. **Existing Zoning (site):** “RX1” Mixed Use District and “F” Flood District.
4. **Existing Land Use (site):** The subject property contains a 6,747 square-foot, 1-story building within the portion of the property that is currently zoned “RX1” Mixed Use District. A portion of the property that contains off-street parking, a new outdoor patio, and a new outdoor children’s play area is zoned “F” Flood District since it is within the FEMA-designated 100-year floodplain along Walnut Creek.

5. Adjacent Land Use and Zoning:

North – “F”; Uses are Grand Avenue, Walnut Creek Open Space, Norfolk Southern Railroad right-of-way, and a car wash.

South – “F”; Uses are an outdoor recreational complex and bar (Pal Joey’s).

East – “F”; Uses are Norfolk Southern Railroad right-of-way and restaurant (Pizza Hut).

West – “P1”, “F”; Uses are Walnut Creek and the Walnut Creek multi-use trail.

6. General Neighborhood/Area Land Uses: The subject property is located just east of the intersection of Grand Avenue and 63rd Street. This area consists of a mix of highway-oriented commercial uses along Grand Avenue and 63rd Street. There are some recreational and open space to the east of 63rd Street along Walnut Creek.

7. Applicable Recognized Neighborhood(s): The subject property is located within an area shared by the Waterbury and Westwood Neighborhood Associations. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023 and of the Final Agenda on September 1, 2023. The Waterbury mailings were sent to Kelsey Knight and the Westwood mailings were sent to Kyle Vrchota.

Additionally, separate notifications of the hearing for this specific item were mailed on August 18, 2023 (20 days prior to the public hearing) and August 28, 2023 (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 notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing.

The 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: None.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Parks and Open Space within a Development Control Zone.

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 that the future land use designation for the property be revised from “Parks and Open Space” within a “Development Control Zone” to “Community Mixed Use” within a “Development Control Zone”. The applicant is proposing to PlanDSM describes this designation 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 public or private open spaces reserved for natural resource conservation.

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.

DEVELOPMENT CONTROL ZONE

Areas that are sensitive to development, such as airport runway protection zones, flood hazard areas, etc..

The applicant is proposing to rezone the property from “RX1” Mixed Use District and “F” Flood District to “MX2” Mixed Use District. The Zoning Ordinance states that “MX2” is intended for mixed-use, regional-scale nodes and corridors within the city, where residents and visitors may access multiple uses by walking.

Staff believes that the requested rezoning would be appropriate for this area subject to the condition that any use of the property shall comply with Chapter 50 of the Municipal Code relating to Floodplains, so long as any portion of the subject property is within a FEMA designated floodplain.

- 2. Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the applicant propose to modify the approved site layout, an amendment to the approved Site Plan would be required and any encroachment into the FEMA-designated floodplain should comply with Chapter 50 of the City Code.

3. **Conditional Use:** Any brewery and/or distribution activities would be considered a “Limited Fabrication and Production” use, per City Code Section 134-3.6.1 and would require a Conditional Use Approval from the Board of Adjustment following rezoning for that use.
4. **Floodplain:** A portion of this property is located within the FEMA 100-year floodplain. Therefore, any use upon the property must comply with Chapter 50 of the Municipal Code relating to Floodplains.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the requested amendment to revise the future land use classification from Parks and Open Space within a Development Control Zone to Community Mixed Use within a Development Control Zone.

Part C) Staff recommends approval of the requested rezoning from “RX1” Mixed Use District and “F” Flood District to Limited “MX2” Mixed Use District, subject to the condition that any use upon the property shall comply with Chapter 50 of the Municipal Code relating to Floodplains, so long as any portion of the subject property is within a FEMA designated floodplain.

CITY OF DES MOINES PLAN & ZONING COMMISSION

STAFF REPORT AND RECOMMENDATION

Thursday, September 7, 2023

AGENDA ITEMS #3A – #3B

ZONG-2023-000049

Applicant: Walnut Creek Trails, LLC (owner), represented by Scott Selix (officer).

Location: 1525 High 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) Rezone the property from “RX1” Mixed Use District to “MX2” Mixed Use District, to allow expansion of an existing brewery and restaurant. (ZONG-2023-000049)

GENERAL INFORMATION

- 1. Purpose of Request:** The existing use (Brewery with Taproom) is considered a legal non-conforming use in the “RX1” Mixed Use District. Therefore, the requested rezoning to “MX2” District is necessary in order to allow an expansion (900-square foot cooler addition).

Any future building addition or site improvements would require a site plan amendment and will be subject to compliance with an approved site plan. The proposed use is also subject to supplemental use regulations per Section 134-3.6.1.

- 2. Size of Site:** Approximately 20,831 square feet (0.48 acre).
- 3. Existing Zoning (site):** “RX1” Mixed Use District.
- 4. Existing Land Use (site):** The subject property contains a 6,228-square foot building and outdoor patio that are occupied by a brewery with a taproom component (Lua). The site also contains a surface parking lot. The existing building structure has a minimal setback from the front (south) property along High Street.
- 5. Adjacent Land Use and Zoning:**
 - North** – “NX2a”; Uses are multiple-household residential building and surface parking lot.
 - South** – “RX1”, “MX2”; Uses are medical offices and undeveloped land.
 - East** – “MX2”; Uses are restaurant tavern use.
 - West** – “NX2a”; Uses are multiple-household residential building and surface parking lot.

6. **General Neighborhood/Area Land Uses:** The subject property is located along the north side of High Street in between 15th and 16th Streets. The area contains a mix of residential, office and small-scale commercial, and public and institutional uses.
7. **Applicable Recognized Neighborhood:** The subject property is located in the Sherman Hill Neighborhood and within 250 feet of the Downtown Des Moines Neighborhood. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023 and of the Final Agenda on September 1, 2023.

Additionally, separate notifications of the hearing for this specific item were mailed on August 18, 2023 (20 days prior to the public hearing) and August 28, 2023 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing. The Sherman Hill Neighborhood Association notices were sent to Angela Broughton-Romain, 731 16th Street, Des Moines, IA 50314. The Downtown Des Moines Neighborhood Association notices were sent to Brandon Brown, 120 SW 5th Street, Unit 101, Des Moines, IA 50309.

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 November 28, 2018, the Zoning Board of Adjustment by Docket No. ZON-2018 00227 granted a Conditional Use for a tavern selling alcoholic liquor, wine, and/or beer, a Variance of 25 feet less than the minimum required 25-foot front yard setback, a Variance to the definition of "sign, freestanding monument", and an Exception of 4 feet over the maximum 8 feet of height allowed for a freestanding sign that is located less than 25 feet from the front property line, to allow use of the 6,228-square foot building, and approximately 3,000 square feet of outdoor space to the east of the structure, for a tavern that would include a brewery as an accessory use, where the existing structure has a minimal setback from the front (south) property along High Street, and installation of a 12-foot tall freestanding sign without a sign base in accordance with the submitted design, subject to the following conditions:
 1. Any business selling alcoholic liquor, wine, and/or beer shall operate in accordance with the necessary permits obtained through the Office of the City Clerk as approved by the City Council.
 2. Any brewery use on the premise shall be accessory to a tavern use, as follows:
 - a. The tavern must occupy a minimum of 60% of the total building square footage. The brewery/production area may not exceed 40% of the total building square footage.

- b. No more than 50% of total sales revenue shall be derived from off-site distribution.
3. Any business shall comply with Article IV of Chapter 42 of the City Code pertaining to noise control.
4. Any outdoor speakers or amplified sound shall only be in accordance with the appropriate sound permit. While the premise is allowed to obtain a Class E permit to allow for background sound that is auditory in nature only, any special events requiring a less restrictive sound permit shall be limited to two (2) calendar days within any given month and any such event shall cease by 10:00 PM.
5. The business shall conspicuously post 24-hour contact information for a manager or owner of the business near the main public entrance.
6. The business shall institute a strict no loitering policy, conspicuously post one or more "No Loitering" signs, and cooperate with police in addressing any loitering on the premises.
7. The business shall not dispense alcoholic beverages from a drive-through window.
8. 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.
9. Any renovation on the site shall be in compliance with all applicable building and fire codes, with issuance of all necessary permits by the City's Permit and Development Center.
10. If the Zoning Enforcement Officer determines at any time that the operation of such a business becomes a nuisance, exhibits a pattern of violating the conditions set forth in the Conditional Use Permit, or violates the requirements of City Code Section 134-954(c), the Zoning Enforcement Officer may apply to the Board to reconsider the issuance of the Conditional Use Permit.

On December 16, 2019, property was rezoned from "C-2" District to "RX1" Mixed Use District as part of the Citywide rezoning.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Downtown 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 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 subject property is designated as “Downtown Mixed Use” on the Future Land Use Map. PlanDSM describes this designation as follows:

DOWNTOWN MIXED USE

Allows mixed-use, high density residential uses, and compact combinations of pedestrian-oriented retail, office, residential, and parking in downtown. Should include active uses (e.g. retail) on ground floor, particularly at key intersections.

The applicant is proposing to rezone the property from “RX1” Mixed Use District to “MX2” Mixed Use District. The Zoning Ordinance states that “MX2” is intended for mixed-use, regional-scale nodes and corridors within the city, where residents and visitors may access multiple uses by walking. Building types allowed in this district include Storefront, Civic Building and Principal Use Parking Structure.

The requested rezoning to “MX2” District would be in conformance with the land use designation of Downtown Mixed Use.

- 2. Planning and Design Ordinance:** Any expansion of the existing building must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to submit a Site Plan Amendment for review.
- 3. Limited Fabrication and Production:** Any proposed expansion of brewing and distribution activities would be considered a “Limited Fabrication and Production” use, per City Code Section 134-3.6.1, and may require obtaining a Conditional Use Approval from the Board of Adjustment.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested rezoning be found in conformance with the existing PlanDSM future land use designation of Downtown Mixed Use.

Part B) Staff recommends approval of the proposed rezoning of the subject property from “RX1” Mixed Use District to “MX2” Mixed Use District.

CITY OF DES MOINES PLAN & ZONING COMMISSION
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Thursday, September 7, 2023

AGENDA ITEM #4

ROWV-2023-000010

Applicant: City initiated.

Requested Action: Honorarily renaming of a segment of 13th Street between Grand Avenue and Locust Street with the honorary name, "World Record Way."

I. GENERAL INFORMATION

- 1. Purpose of Request:** Drake University submitted a request to the City Council to add an honorary street name to the segment of 13th Street extending from Grand Avenue to Locust Avenue. The proposed honorary street renaming would add the name "World Record Way" to 13th Street in honor of the historic finish line of the Grand Blue Mile road race. For purposes of addressing and wayfinding, the official name of the street would remain 13th Street.
- 2. Size of Site:** Approximately 21,000 square feet.
- 3. Existing Zoning (site):** "P1" Public, Civic, and Institutional District; "DX1" Downtown Mixed Use District, and "DX2" Downtown Mixed Use District.
- 4. Existing Land Use (site):** Street right-of-way.
- 5. Adjacent Land Use and Zoning:**
 - North** – "DX1" District; Use is office building.
 - South** – "DX2" & "DX1" Districts; Uses are offices and retail.
 - East** – "P1" District; Use is open space and park.
 - West** – "P1" & "DX2" Districts; Uses are office, retail, and open space and parks.
- 6. General Neighborhood/Area Land Uses:** The requested honorary street renaming is located in Downtown Des Moines, which is a mixed-use area that consists of office buildings, retail, parks/open space, and multiple-household dwellings.
- 7. Applicable Recognized Neighborhood(s):** The subject property is within the Downtown Des Moines Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023, and of the Final Agenda on September 1, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on August 18, 2023 (20 days prior to the public hearing) and August 28, 2023 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property adjacent to the requested right-of-way.

All 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 Downtown Des Moines Neighborhood mailings were sent to Brandon Brown.

8. Relevant Zoning History: None.

9. PlanDSM Land Use Plan Designation: Public/Semi-Public.

10. Applicable Regulations: The Commission, considering the criteria set forth in Chapter 18B of the Iowa Code, reviews all proposals for honorary street renaming. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. Street System/Access: The requested honorary street renaming would not impact vehicular or pedestrian movement in the area.

2. Addressing Committee Policy: The general guidelines for establishing honorary street names are to recognize individual citizens, organizations, entities and special events. Applications can be supported by a short essay that provides justification for the designation.

1. Could be named for a prominent person who:

a. Achieved prominence as the result of his or her significance, positive contribution to the history of the world, United States, the State of Iowa, or the City of Des Moines.

b. Is a real person.

c. Has been deceased for at least five years.

2. Could be a geographical place name of prominence.

3. Could be named for flora, fauna, or geologic materials.

4. Could be names for a commemorative event which has achieved distinction as the result of significant and positive contribution to the world, United States, the State of Iowa, or City of Des Moines.

5. Could be named for the description of the area in which the street is located or a prominent landmark nearby.

III. STAFF RECOMMENDATION

Staff recommends approval of the request to honorarily rename a segment of 13th Street between Grand Avenue and Locust Street with the honorary name, "World Record Way."

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, September 7, 2023

AGENDA ITEMS #5A – #5B

ZONG-2023-000042

Applicant: CS Family Properties, LLC (owner), represented by Cory Steiner (officer).

Location: 3001 Southwest 9th Street.

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

B) Rezone the property from “RX1” Mixed Use District to “MX3” Mixed Use District, to allow use of the existing building for a vehicle detailing shop, which is considered to be a “Vehicle Maintenance/Repair, Minor” use. (ZONG-2023-000042)

I. GENERAL INFORMATION

- 1. Purpose of Request:** The rezoning would allow use of the property for a vehicle detailing business, which falls under the “Vehicle Maintenance and Repair, Minor” use subcategory of the “Vehicle Sales and Service” use category.

Any future construction or change in use must comply with all applicable site plan and design regulations of the City’s Planning and Design Ordinance (City Code Chapter 135). The proposed use would be subject to supplemental use regulations, per City Code Section 134-3.5.19.

- 2. Size of Site:** 11,647 square feet (0.27 acre).

- 3. Existing Zoning (site):** “RX1” Mixed-Use District.

- 4. Existing Land Use (site):** The property contains an existing 1,344-square foot building and a surface parking lot.

- 5. Adjacent Land Use and Zoning:**

North – “RX1”; Use are offices.

South – “N3b”; Uses are one household residential.

East – “RX1”; Use is a parking lot used in common with the parcel adjacent to the south.

West – “RX1”; Use is one household residential.

- 6. General Neighborhood/Area Land Uses:** The subject property is located along the east side of the Southwest 9th Street commercial corridor at its intersection with Virginia Avenue. There are commercial uses along Southwest 9th, with low density residential areas to the east and west.

7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Indianola Hills Neighborhood and within 250 feet of the Grays Lake Neighborhood. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023 and of the Final Agenda on September 1, 2023.

Additionally, separate notifications of the hearing for this specific item were mailed on August 18, 2023 (20 days prior to the public hearing) and August 28, 2023 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. All 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 Indianola Hills Neighborhood Association notices were sent to Molly Hanson, 1953 Courtland Drive, Des Moines, IA 50315. The Grays Lake Neighborhood Association notices were sent to Heidi Ogden, PO Box 36162, Des Moines, IA 50315.

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:** NA.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Community 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 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 subject property is designated as "Community Mixed Use" on the Future Land Use Map. PlanDSM describes this designation 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.

The applicant is proposing to rezone the property from “RX1” Mixed Use District to “MX3” Mixed Use District. The Zoning Ordinance states that “MX3” 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. Building types allowed in this district include Storefront, Commercial Cottage, General Building, Commercial Center, Civic Building and Principal Use Parking Structure.

Staff believes that the requested rezoning would be in conformance with the land use designation of Community Mixed Use. Furthermore, the subject property is separated from residential uses by a parking lot used in common with the commercial use to the south. The proposed vehicle detailing use would be consistent with the character of uses along the Southwest 9th Street corridor and is an appropriate use for the site.

2. **Supplemental Use Regulations:** The proposed vehicle detailing business would fall under the “Vehicle Maintenance and Repair, Minor” use subcategory of the “Vehicle Sales and Service” use category. Per City Code Section 134-3.5.19, the proposed vehicle detailing use would be subject to, including but not limited to, the following:
 - No more than 3 vehicles per bay may be stored outdoors while awaiting repair or pickup.
 - No long term outdoor storage of vehicles beyond 72 hours is allowed.
 - Vehicles awaiting repair or pickup may not occupy required parking spaces.
 - All vehicles must have current license tags.
 - Outdoor storage of junk, debris, tires, or vehicle parts is prohibited.
 - All repairs must occur within a completely enclosed building.
- 3.
4. **Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the City’s Planning and Design Ordinance (Chapter 135 of City Code), including the approval of driveways and access points to the site. Furthermore, the applicant may be required to prepare a Site Plan and building elevations for any proposed additions or modifications for review before the property can be legally occupied by the proposed use.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the proposed rezoning be found in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates the property as Community Mixed Use.

Part B) Staff recommends approval of the request to rezone the subject property from “RX1” Mixed-Use District to “MX3” Mixed Use District, subject to the condition that any use of the property shall be limited to the following:

1. Any use permitted by right or by Conditional Use, as allowed and regulated in the “RX1” Mixed Use District, or,
2. A vehicle detailing business that complies with the supplemental use regulations for the “Vehicle Maintenance and Repair, Minor” use subcategory of the “Vehicle Sales and Service” use category.

CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, September 7, 2023

AGENDA ITEM #6

SITE-2023-000082

Applicant: IA9 Des Moines, LLC (owner), represented by Dan Nelson (officer).

Location: 6017 Southeast 14th Street.

Requested Action: Review and approval of the Public Hearing Site Plan “Silverstar Carwash 6017 SE 14th Street” and for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4.(B) and 135-9.3.1(B):

A) Reduction of the primary frontage coverage from 60% to 29%, as required per City Code Section 135-2.5.3.A.2.

B) Increase the primary frontage build-to-zone from 0-5 feet to 70.44 feet, as required per City Code Section 135-2.5.3.A.3.

C) Allow a garage loading door entrance facing a primary street (Southeast 14th Street), as prohibited per City Code Section 135-2.5.3.A.8.

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to construct a new 4,808-square foot building for a car wash use. Staff analysis can be found in Section II of this report.
2. **Size of Site:** 1.73 acres (approximately 75,359 square feet).
3. **Existing Zoning (site):** “MX3-V” Mixed-Use District.
4. **Existing Land Use (site):** The property is currently a vacant auto service repair and sales building.
5. **Adjacent Land Use and Zoning:**
 - North* – “MX3-V”; Uses are vacant undeveloped land.
 - South* – ‘CX-V”; Uses are retail and restaurant uses.
 - East* – “N1a”; Uses are vacant undeveloped land.
 - West* – “MX3-V, CX-V”; Uses are retail and restaurant uses.

6. **General Neighborhood/Area Land Uses:** The subject property is located along Southeast 14th Street directly south of Hart Avenue. The surrounding area includes a mix of commercial uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Easter Lake Area Neighborhood. The neighborhood associations were notified of the September 7, 2023, public hearing by emailing of the Preliminary Agenda on August 18, 2023, and the Final Agenda on September 1, 2023. Additionally, separate notifications of the September 7, 2023, public hearing for this specific item were mailed on August 28, 2023 (10 days prior to the public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department. The Easter Lake Area Neighborhood notices were sent to Jim Bollard at 4007 Southeast 26th Street.

8. **Relevant Zoning History:** On December 16, 2019, the property was rezoned to “MX3-V” Mixed-Use District as part of the citywide rezoning.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Community Mixed-Use.
10. **Applicable Regulations:** Pursuant to Section 135-9.1.1. B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:
 - Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
 - Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
 - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded, or capacity so substantially

decreased that site use will inhibit or preclude planned future development;

➤ Zoning restrictions at the time of the proposal;

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

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

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

- Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
- For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested.
 - The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
 - Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
 - Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent: property, the character of the surrounding area or the public health, safety, and general welfare;
 - Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
 - Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION

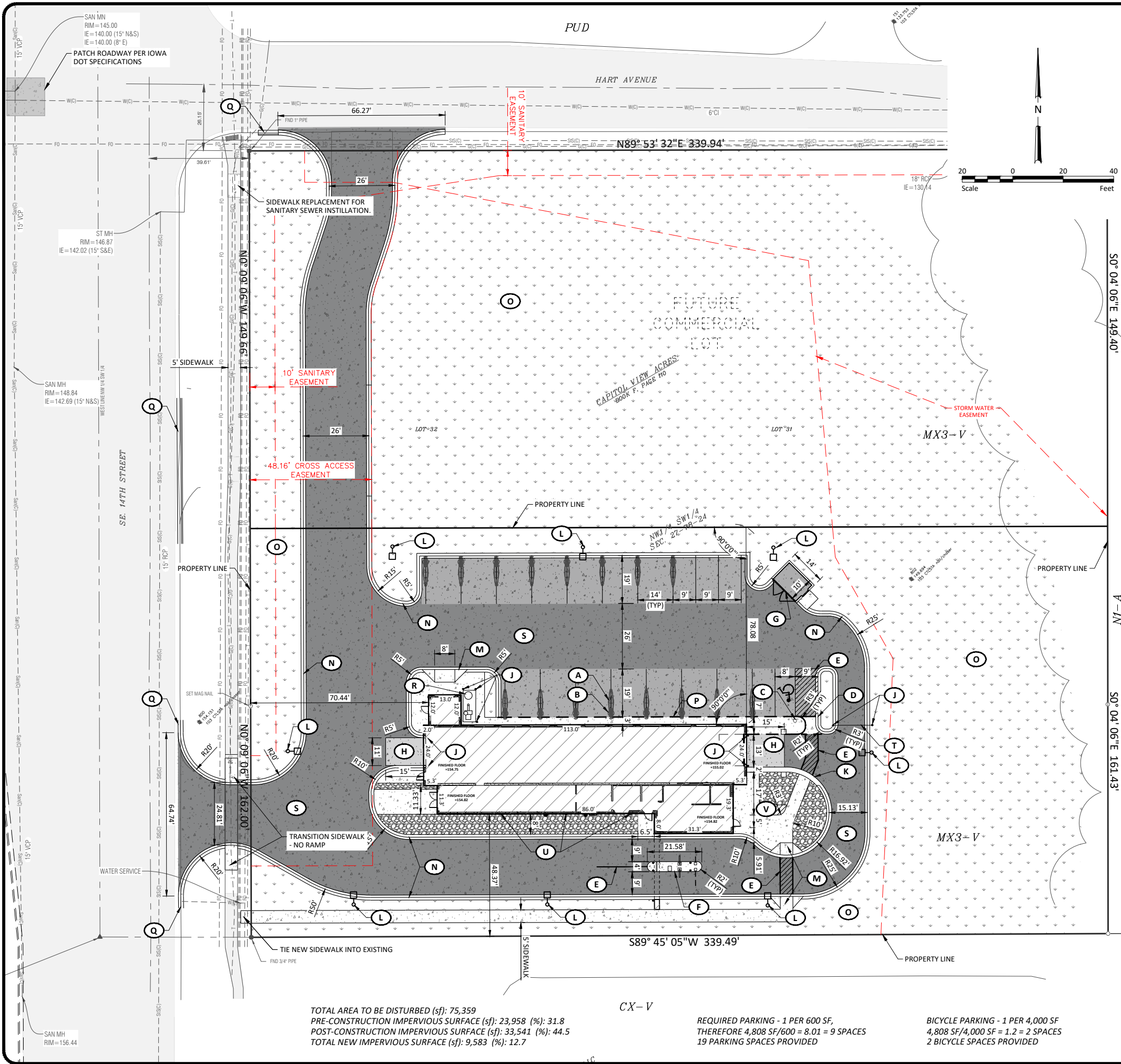
1. **Primary Frontage Coverage:** City Code requires the Storefront building type to have a minimum 60% primary frontage coverage. The applicant is proposing 29% primary frontage coverage. Staff recognizes that the layout was chosen by the applicant to provide the drive through on the interior side yard orienting the queuing away from Southeast 14th Street and providing a cross access drive for other properties. Staff is supportive of this reduction in primary frontage coverage based on the surrounding auto-oriented character of SE 14th Street.
2. **Build-to-Zone:** City Code requires the Storefront building type to be within 0-5 feet of the property line along primary frontages. The applicant is proposing a setback of approximately 70.44 feet from Southeast 14th Street. The proposed building layout would provide a private cross access drive along the western portion of the property extending north to Hart Avenue. This would provide access to the northern parcel without creating additional drive entrances. Staff believes the proposed layout is in character with the surrounding development and provides opportunities for fewer drive accesses onto Southeast 14th Street.

- 3. Garage/Loading Entrance:** City Code does not allow for a garage or loading door entrance to front a primary street. The applicant is proposing to orient their carwash exit loading door towards Southeast 14th Street. The proposed landscaping and setback would provide screening from Southeast 14th Street. Staff does not believe the proposed loading door would have a negative impact on the public realm and would meet the character of surrounding auto-oriented development.

II. STAFF RECOMMENDATION

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

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LEGEND	EXISTING	NEW
STANDARD CURB & GUTTER	=====	=====
MOUNTABLE CURB & GUTTER	=====	=====
CURB & INVERTED GUTTER	=====	=====
NATURAL GAS	----- G(C) -----	----- G -----
FIBER OPTIC	----- FO -----	----- FO -----
OVERHEAD POWER	----- OH E -----	----- OHP -----
UNDERGROUND ELECTRICAL	----- E(C) -----	----- UGE -----
WATER MAIN	----- W(C) -----	----- W -----
SANITARY SEWER MAIN	----- San(C) -----	----- S -----
STORM SEWER MAIN	----- S(C) -----	----- SS -----
THICKENED EDGE SIDEWALK	=====	=====
SANITARY MANHOLE	SS	SS
STORM MANHOLE	ST	ST
FIRE HYDRANT	⊗	⊗
GATE VALVE	⊗	⊗
STORM INLET	⊗	⊗
AIR CONDITIONING UNIT	⊗	⊗
GAS METER	⊗	⊗
TRANSFORMER	⊗	⊗
DECIDUOUS TREE	⊗	⊗
BUILDING	▨	▨
EXISTING ROADWAY	▨	▨
NEW 4" CONCRETE AT SIDEWALKS	▨	▨
NEW 7" HEAVY DUTY CONCRETE	▨	▨
NEW 6" LIGHT DUTY CONCRETE	▨	▨
NEW 7" HEATED CONCRETE	▨	▨
NEW GRASS/LANDSCAPE AREA	▨	▨

- PAVING NOTES:**
- ALL WORK DONE IN THE RIGHT OF WAY SHALL CONFORM TO 2023 SUDAS & THE CITY OF DES MOINES SUPPLEMENTAL SPECIFICATIONS.
 - A SIDEWALK / DRIVE APPROACH PERMIT IS REQUIRED.
 - ALL HANDICAPPED STALLS SHALL HAVE SIGNING INSTALLED PER DETAIL.
 - HANDICAPPED STALLS SHALL BE STRIPED PER DETAIL.
 - SLOPE IN HANDICAP LOADING/UNLOADING ZONES SHALL NOT EXCEED 2% CROSS SLOPE AND ON ANY HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 2%.
 - CURB RAMPS SHALL HAVE DETECTABLE WARNING PANELS INSTALLED AT LOCATIONS SHOWN ON PLANS.
 - ALL MANHOLES AND STORM SEWER INLETS LOCATED IN THE PAVEMENT SHALL HAVE CONCRETE COLLARS INSTALLED PER THE DETAILS.
 - EXCAVATION OR OTHER WORK IN THE RIGHT OF WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT OF WAY WILL BE ISSUED.
 - 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 YARD AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENTLY 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.
 - ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SODDING.
 - LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING AREAS.
 - THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.

- KEYNOTES:**
- (A) VACUUM SYSTEM, REFER TO PLANS AND DETAILS (BY OTHERS) FOR EXACT SIZE AND LOCATION.
 - (B) CONCRETE FOUNDATION FOR VACUUM POST, INSTALL ISOLATION JOINT AT FOUNDATION PER DETAIL.
 - (C) HANDICAPPED SIGN AT 1'-0" BEHIND EDGE OF SIDEWALK, PER DETAIL.
 - (D) DROPPED SIDEWALK AT HANDICAPPED ACCESS AISLE.
 - (E) 4" WHITE PAINTED MARKINGS AT CROSSWALKS, OR PER PLAN.
 - (F) RAISED ISLAND SECTION, CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUITS, FOOTINGS, AND STRUCTURES IN PROPOSED ISLANDS. ISLAND SECTION TO BE POURED SEPARATELY FROM PAVEMENT SECTION AND INSTALL ISOLATION JOINT AROUND ISLAND SECTION.
 - (G) SCREENING AT TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS AND DETAILS.
 - (H) 6" HEATED CONCRETE, SEE DETAIL.
 - (I) BOLLARD, SEE DETAIL.
 - (J) RIBBON CURB, SEE DETAIL.
 - (K) LIGHT POLE, SEE LIGHTING PLAN.
 - (L) INSTALL CURB RAMP PER DETAIL.
 - (M) MOUNTABLE CURB AND GUTTER.
 - (N) LAWN AREA, SEE LANDSCAPING PLANS.
 - (P) INTEGRAL CONCRETE SIDEWALK, SEE DETAIL.
 - (Q) INSTALL STANDARD CURB AND GUTTER TO MATCH EXISTING
 - (R) VACUUM PRODUCER, SEE DETAIL.
 - (S) 7" PCC PAVEMENT, SEE DETAILS.
 - (T) COATED CHAIN, RED.
 - (U) OPEN FACED DOWNSPOUT
 - (V) BICYCLE PARKING

TOTAL AREA TO BE DISTURBED (sf): 75,359
 PRE-CONSTRUCTION IMPERVIOUS SURFACE (sf): 23,958 (%) : 31.8
 POST-CONSTRUCTION IMPERVIOUS SURFACE (sf): 33,541 (%) : 44.5
 TOTAL NEW IMPERVIOUS SURFACE (sf): 9,583 (%) : 12.7

REQUIRED PARKING - 1 PER 600 SF,
 THEREFORE 4,808 SF/600 = 8.01 = 9 SPACES
 19 PARKING SPACES PROVIDED

BICYCLE PARKING - 1 PER 4,000 SF
 4,808 SF/4,000 SF = 1.2 = 2 SPACES
 2 BICYCLE SPACES PROVIDED

No.	Revision	Date	By

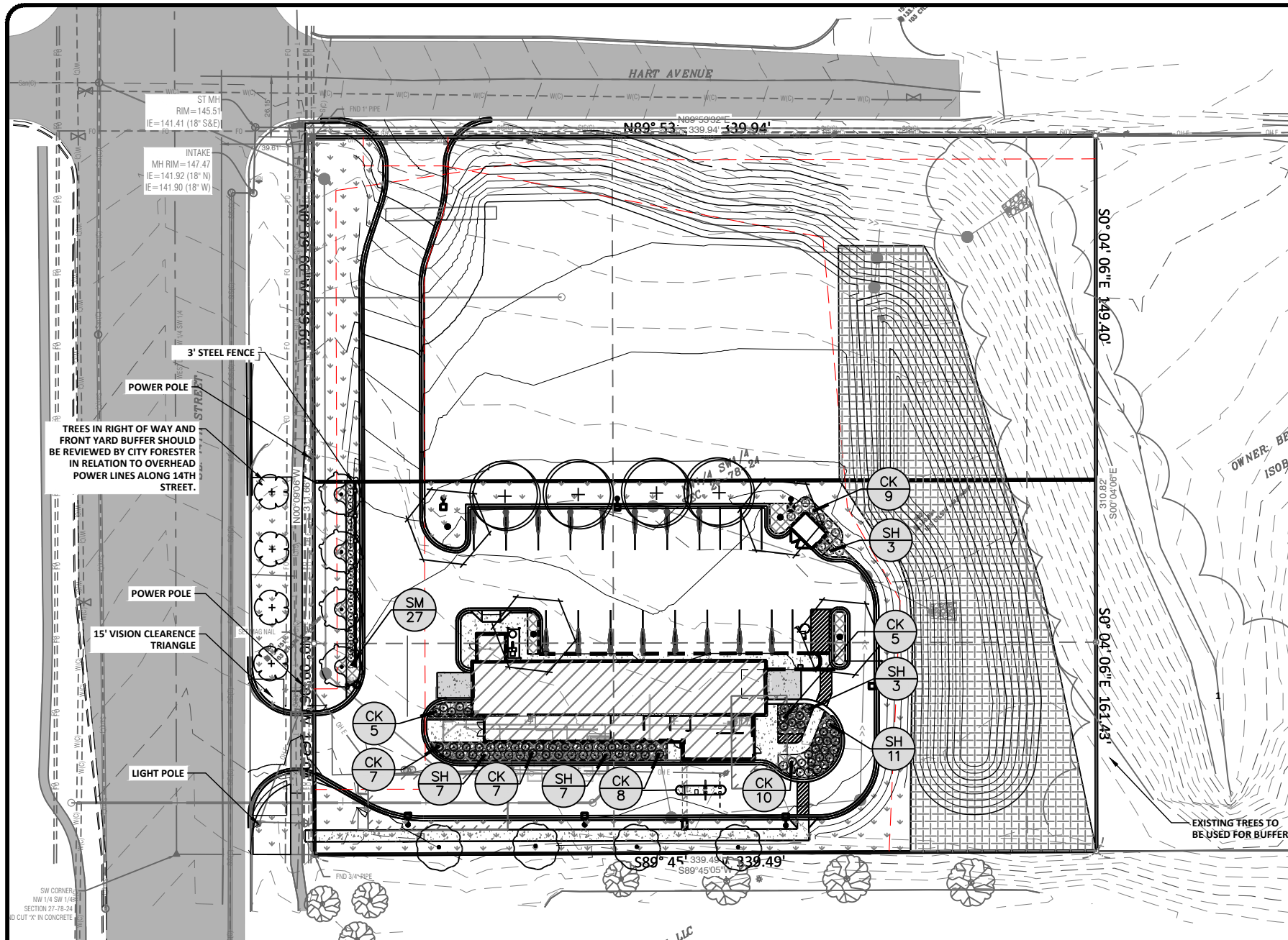
SILVERSTAR CARWASH
 6017 SE 14TH STREET
 DES MOINES, IA

SITE PLAN

Drawn By: TECH
 Checked By: PM
 Date: 8/11/2023
 Scale: As Shown
 Project No: 10904-0014
 SHEET C1.0



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LANDSCAPE REQUIREMENTS

LOT SIZE: 54,918 SF

FRONTAGE: 162'

SITE TREES:

REQUIRED: CANOPY COVERAGE MUST EQUAL 15% OF LOT AREA (CAN BE PROVIDED INDIVIDUALLY OR IN COMBINATION OF THE FOLLOWING):

- 15% X 54,918 SF = 8,247 SF / 1,000 = 8 OVERSTORY TREES -OR-
- 8,247 SF / 700 = 12 UNDERSTORY TREES -OR-
- 8,247 SF / 300 = 28 EVERGREEN TREES

PROVIDED: 4 UNDERSTORY STREET TREES AND 7 OVERSTORY TREES

STREET TREES COUNT TOWARDS CANOPY COVERAGE OF THE LOT

STREET TREES:

REQUIRED: 1 TREE / 30' OF FRONTAGE

162' / 30 = 5 TREES

GIVEN OVERHEAD POWER LINES ALONG 14TH STREET, THESE TREES WILL NEED TO BE UNDERSTORY TREES PER THE APPROVED TREE LIST OF THE CITY OF DES MOINES

PROVIDED: 4 TREES

NOTE: CITY FORESTER TO REVIEW STREET TREE REQUIREMENTS DUE TO OVERHEAD POWER LINES ALONG 14TH STREET

FRONTAGE BUFFER:

REQUIRED: 3' TALL BLACK, GRAY, OR GREEN STEEL FENCE

1 SHADE TREE / 40' OF FRONTAGE = 162' / 40 = 4 TREES

CONTINUOUS ROW OF SHRUBS

PROVIDED: FENCE, 4 TREES AND CONTINUOUS ROW OF SHRUBS

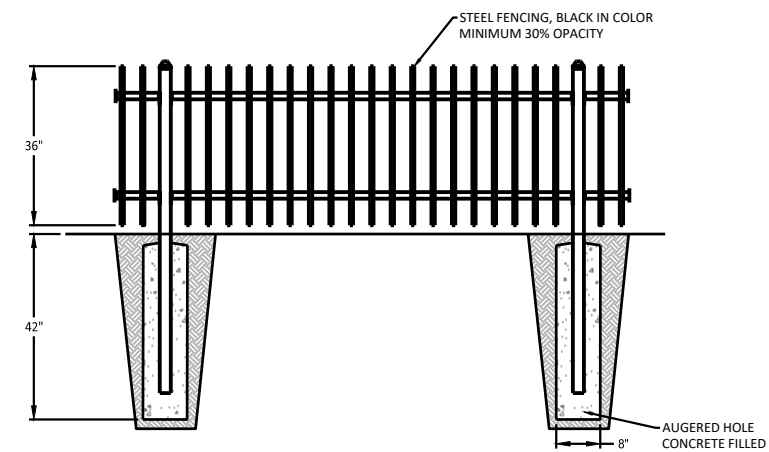
NOTE: CITY FORESTER TO REVIEW BUFFER TREE REQUIREMENTS DUE TO OVERHEAD POWER LINES ALONG 14TH STREET

INTERIOR PARKING LOT LANDSCAPING:

REQUIRED: 30% COVERAGE OF INTERIOR PARKING AREA

30% X 11,378 SF = 3,413 SF

PROVIDED: 7 OVERSTORY TREES

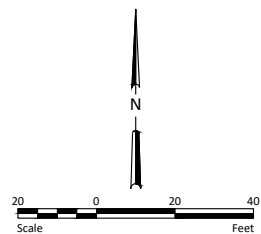


ORNAMENTAL FENCE DETAIL

NO SCALE

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	Cornus florida	Flowering Dogwood	1.5" Cal.	4	15' WIDE	
	Nyssa sylvatica	Tupelo	1.5" Cal.	4	18' WIDE	
	Quercus bicolor	Swamp White Oak	2.5" Cal.	4	45' WIDE	
	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.	4	18' WIDE	
	Ulmus parvifolia	Lacebark Elm	2.5" Cal.	4	45' WIDE	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
SM	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 gal.	27		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
CK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.	51		
SH	Sporobolus heterolepis	Prairie Dropseed	3 gal.	31		
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
	MULCH	SHREDDED HARDWOOD	MULCH		2,644 sf	
	SOD	SOD	SOD		16,348 sf	
	Turf Seed	seed	seed		16,663 sf	



LANDSCAPE PLAN

SILVERSTAR CARWASH
6017 SE 14TH STREET
DES MOINES, IA

Drawn By
JJJ

Checked By
JJJ

Date
8/11/2023

Scale
As Shown

Project No.
10904-0014

SHEET
L1.0

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Iowa.
JOSHUA J. JOHNSON MM-DD-YYY
 NAME Date
 License No. 598



1 Perspective 1
Scale: N.T.S.



2 Perspective 2
Scale: N.T.S.

Autodesk Docs://Silverstar (6001 SE 14th St) Des Moines IA 23024 Silverstar Des Moines 14th Street-128 2 LANE-10-PRERCAST.rvt 6/26/2023 2:04:03 PM


VanDeWalle Architects LLC
 ARCHITECTURE • PLANNING • INTERIORS
 Sioux Falls, S.D. 605-339-4411


Midwest Fidelity Partners

Silverstar Car Wash
6017 14th Street
Des Moines, IA

Exterior Perspectives

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Project No.	23024	Revisions	A3.1
Date:	03.24.23		
Drawn By:	TJS		



CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, September 7, 2023

AGENDA ITEM #7

SITE-2023-000099

Applicant: Timothy J. Urban (owner), represented by Meg Jaques (authorized agent).

Location: 4131 University Avenue.

Requested Action: Review and approval of a Public Hearing Site Plan “T-Mobile Landscape Plan,” and for a Type 2 Design Alternative to allow 0% transparency on the south façade and 22% transparency on the west façade, where a minimum 70% transparency, measured between 2 feet and 10 feet of grade, is required per City Code Section 135-2.5.3.D.13.

I. GENERAL INFORMATION

- 1. Purpose of Request:** The proposed site plan would allow tenant improvements and site improvements for a T-Mobile retail space in the existing 2,700-square foot building. Cumulative permits values for the property exceed 50% of the current assessed building value, and a site plan in conformance with current standards is required.

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:** 15,000 square feet.
- 3. Existing Zoning (site):** “MX2” Mixed Use District.
- 4. Existing Land Use (site):** The subject property includes an existing 2,700 square foot building for retail use and an existing parking lot.

5. Adjacent Land Use and Zoning:

North – “N5”, Uses are one-household residential.

South – “MX2”; Uses are a commercial shopping center as well as a convenience store to the southwest.

East – “MX2”; Use is a commercial shopping center.

West – “MX2”; Uses are restaurant and salon.

- 6. General Neighborhood/Area Land Uses:** The subject property is located at the northeast corner of 42nd Street and University Avenue within a community node as designated by the City’s Comprehensive Plan, PlanDSM: Creating Our Tomorrow. Uses along the University corridor include small and medium-scale commercial

businesses. The surrounding neighborhood is made up of one-household residential uses with Drake University and multi-household residential located further to the east.

- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the Drake Neighborhood and within 250 feet of the Waveland Park Neighborhood. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on August 18, 2023 and the Final Agenda on September 1, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on August 28, 2023 (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 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 Drake Neighborhood notices were sent to Lori Calhoun, 2808 Cottage Grove Avenue, Des Moines, IA 50311. The Waveland Park Neighborhood notices were sent to Anna Mason, 1434 44th Street, Des Moines, IA 50311.

- 8. Relevant Zoning History:** None.

- 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 Development Services director, Plan and Zoning commission, or City Council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION

The existing building at 4131 University Avenue is considered a “Storefront” building type, and its design substantially conforms to the Storefront building standards. The building is oriented close to the street, provides adequate primary frontage lot line coverage, has a high-level of storefront windows on the street facades, and has parking located in the rear of the building.

The Storefront building standards in MX2 require a minimum of 70% transparency, measured between 2 ft. and 8 ft., along the primary frontage ground story. In addition, for buildings located at street intersections, the primary frontage transparency is required to extend around the corner of the building a minimum of 30 feet down the non-primary frontage facade. For the subject property, University Avenue is the primary frontage and 42nd Street is the non-primary frontage. Transparency is defined per Section 135-3.8 of the City’s Planning & Design Ordinance. Storefront transparency

must provide a minimum of 60% light transmittance and have a reflectance factor of not greater than 0.25.

The applicant applied for a building permit for interior tenant improvements, and cumulative permit values exceeded the threshold requiring a site plan. A site plan was submitted and approved by staff that included site improvements, such as landscaping and bike parking, in compliance with current standards. During the site plan review process, staff inquired if any changes were proposed to the exterior of the building. No changes were proposed at that time. The applicant was then issued a building permit which included a layout with interior walls to be constructed along the south and east sides of the interior space, resulting in the back of the walls being visible through the storefront windows. The applicant had originally intended to use a solid white window covering to block the view of the back of the walls and did not realize this was not allowed. Historically, previous tenants, including T-Mobile, have had some window coverings.

The applicant has cited the following reasons for the proposed interior layout:

The reason behind the construction of the wall is due to T-Mobile National Merchandising Group determining the type and number of items which must be displayed in order for a store to be profitable. Many of the items displayed on fixtures are mounted to the walls. Store sites which have large amounts of glazing often require a reduction in the glazing area to produce enough usable wall length necessary to accommodate the fixtures. This particular store format uses one of T-Mobile's elevated designs reserved for stores in more desirable areas. The format provides specialized shopping and transaction areas which require a greater separation between fixtures resulting in the need for increased wall lengths against which to place these fixtures.

In order to conceal the view of the interior wall construction and also attempt to meet the intent of the transparency requirements, the applicant is requesting approval of a frosted film covering the windows. The proposed translucent film would allow for some visible light to transmit while hiding the undesirable view of the studs and drywall. The proposed film would be applied to the exterior of the windows and is rated for exterior application to withstand the outside elements.

Staff is supportive of the requested Design Alternative as an acceptable "middle ground" design that does not abandon the building's attempts to interact with the pedestrian realm but also adequately conceals the undesirable views of the rear of the wall that was constructed as shown in their permit drawings.

III. STAFF RECOMMENDATION

Staff recommends approval of the Public Hearing Site Plan, subject to compliance with all administrative review comments.

THE SCALE INDICATED IS FOR 22"x34" DRAWING SHEETS;
 11"x17" SHEETS ARE HALF THE INDICATED SCALE

T-Mobile Landscape Plan
 4131 UNIVERSITY AVENUE
 Des Moines, IA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/08/22	SITE PLAN SUBMITTAL
2	08/11/22	SITE PLAN SUBMITTAL
3	08/24/22	FINAL SITE PLAN SUBMITTAL

ISSUED FOR
 SITE PLAN
 FOR CONSTRUCTION

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 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

LAYOUT PLAN

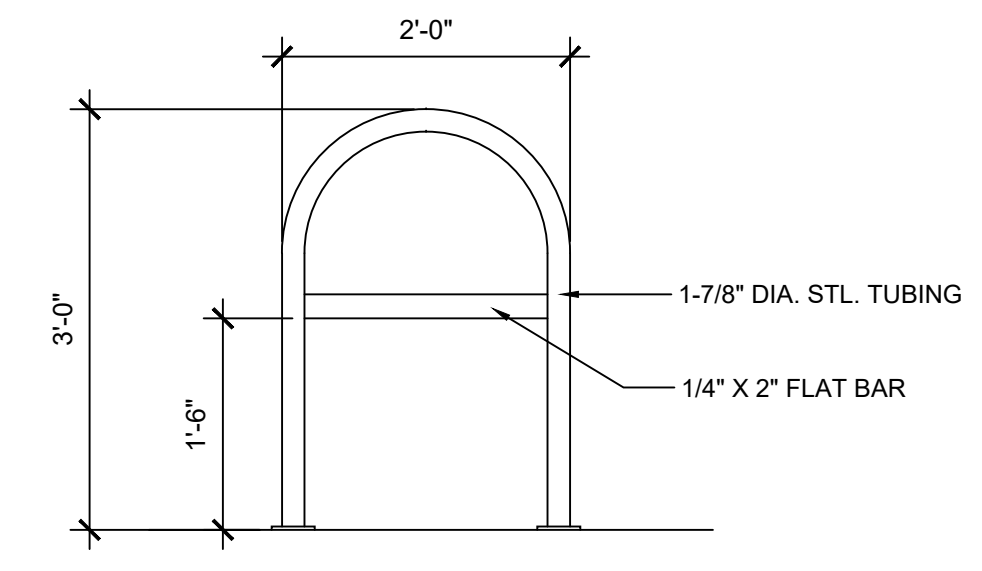
CONFLUENCE PROJECT # 22284

L200

GENERAL NOTES

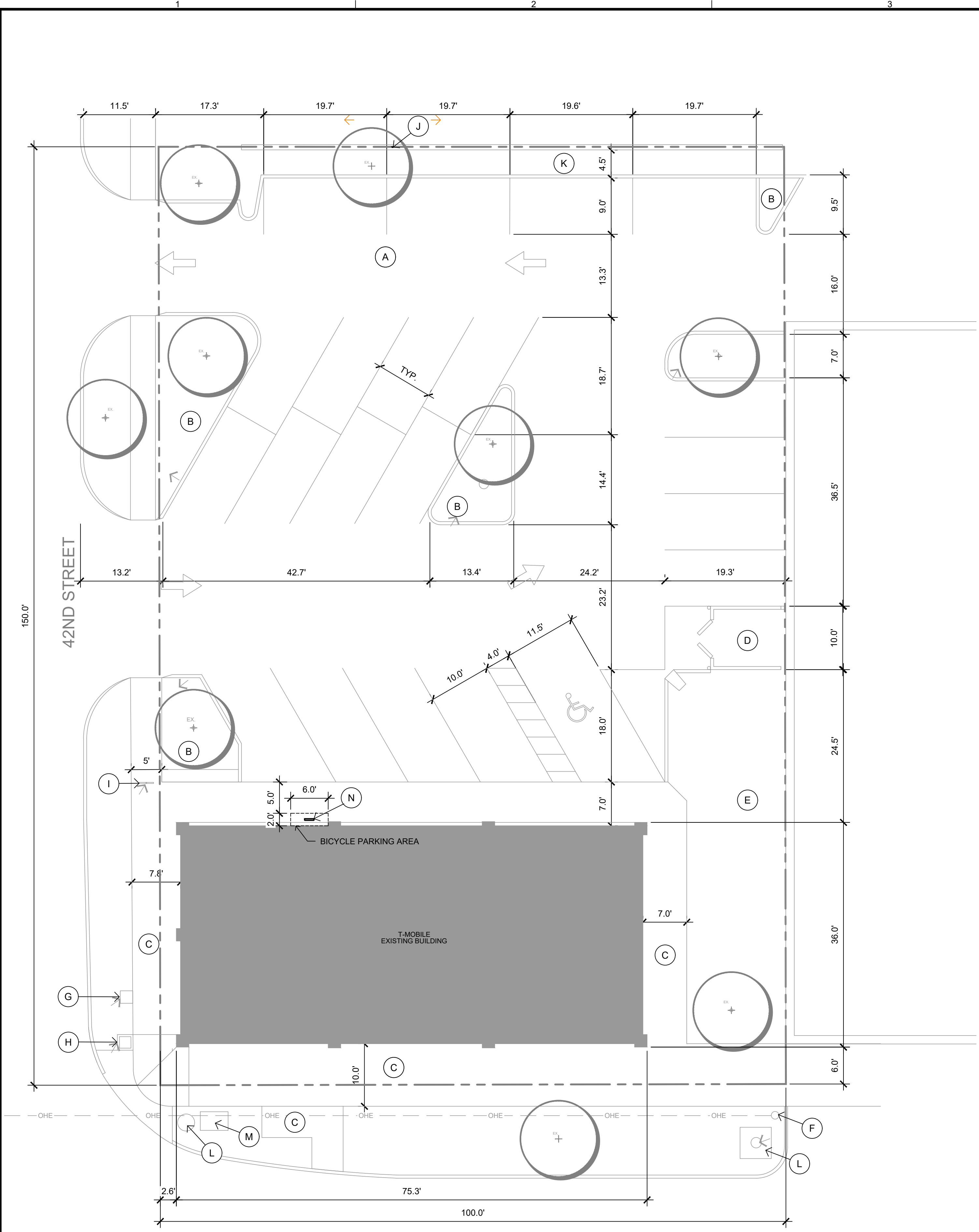
- THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- (A) EXISTING PCC PARKING
- (B) EXISTING PARKING ISLAND
- (C) EXISTING PCC SIDEWALK
- (D) EXISTING TRASH ENCLOSURE
- (E) EXISTING DRY DETENTION
- (F) EXISTING POWER POLE/STREET LIGHT
- (G) EXISTING TRAFFIC SIGNAL CABINET
- (H) EXISTING TRAFFIC SIGNAL
- (I) EXISTING SIGN
- (J) EXISTING WOOD FENCE (3' AND 6' HT.)
- (K) EXISTING LANDSCAPE ROCK
- (L) EXISTING MANHOLE
- (M) EXISTING ELECTRIC VAULT
- (N) NEW BIKE RACK - SEE 02/L200 FOR DETAILS

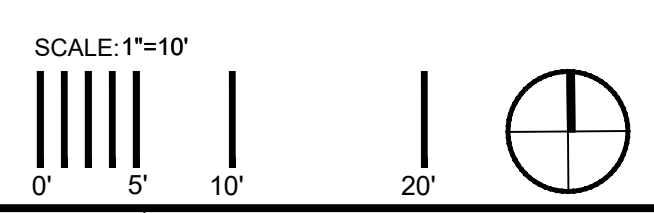


- NOTES:
- BIKE RACK AS MANUFACTURED BY GRABER MANUFACTURING, INC., MADRAX DIVISION, WWW.MADRAX.COM
 - MODEL: U24-LB-IG(SF); 'U' BIKE RACK WITH LEAN BAR, 2 BIKE; SURFACE MOUNT
 - COLOR: BLACK
 - INSTALL BIKE RACK ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 - SEE 01/L200 FOR LOCATION

02 L200 ELEVATION: BIKE RACK N.T.S.



01 L200 LAYOUT PLAN OVERVIEW



File Location: N:\2022\22284_T-Mobile Landscape Plan\22284_T-Mobile Landscape Plan\22284_LAYOUT / SAVE DATE: 8/24/2022 11:18 AM BY: jrest / PLOT DATE: 8/24/2022 11:27 AM BY: jim host

T-Mobile Landscape Plan
 4131 UNIVERSITY AVENUE
 Des Moines, IA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/08/22	SITE PLAN SUBMITTAL
2	08/11/22	SITE PLAN SUBMITTAL
3	08/24/22	FINAL SITE PLAN SUBMITTAL

ISSUED FOR
 SITE PLAN
 FOR
 CONSTRUCTION

CONFLUENCE PROJECT # 22284

PLANTING PLAN

CONFLUENCE PROJECT # 22284

L300

PLANTING NOTES

- PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANTING REQUIREMENTS:

- SITE TREES:**
- 15% OF LOT SHALL HAVE MATURE CANOPY COVERAGE
 - SITE AREA: 15,016 S.F.
 - REQUIRED CANOPY: 2,253 S.F.
 - EXISTING CANOPY: 8 UNDERSTORY X 700 S.F. = 5,600 S.F.
 1 EVERGREEN X 300 S.F. = 300 S.F.
 - PROPOSED CANOPY: 5 OVERSTORY X 1,000 S.F. = 5,000 S.F.

TOTAL SITE TREE CANOPY COVERAGE = 10,900 S.F.

STREET TREES:

- TREES REQUIRED: 1 FOR EVERY 30 LF OF STREET FRONTAGE
- FRONTAGE: 200 L.F. = 6 TREES REQUIRED
- TREES PROVIDED: 5 (3 EXISTING, 2 PROPOSED)

FENCE FRONTAGE BUFFER:

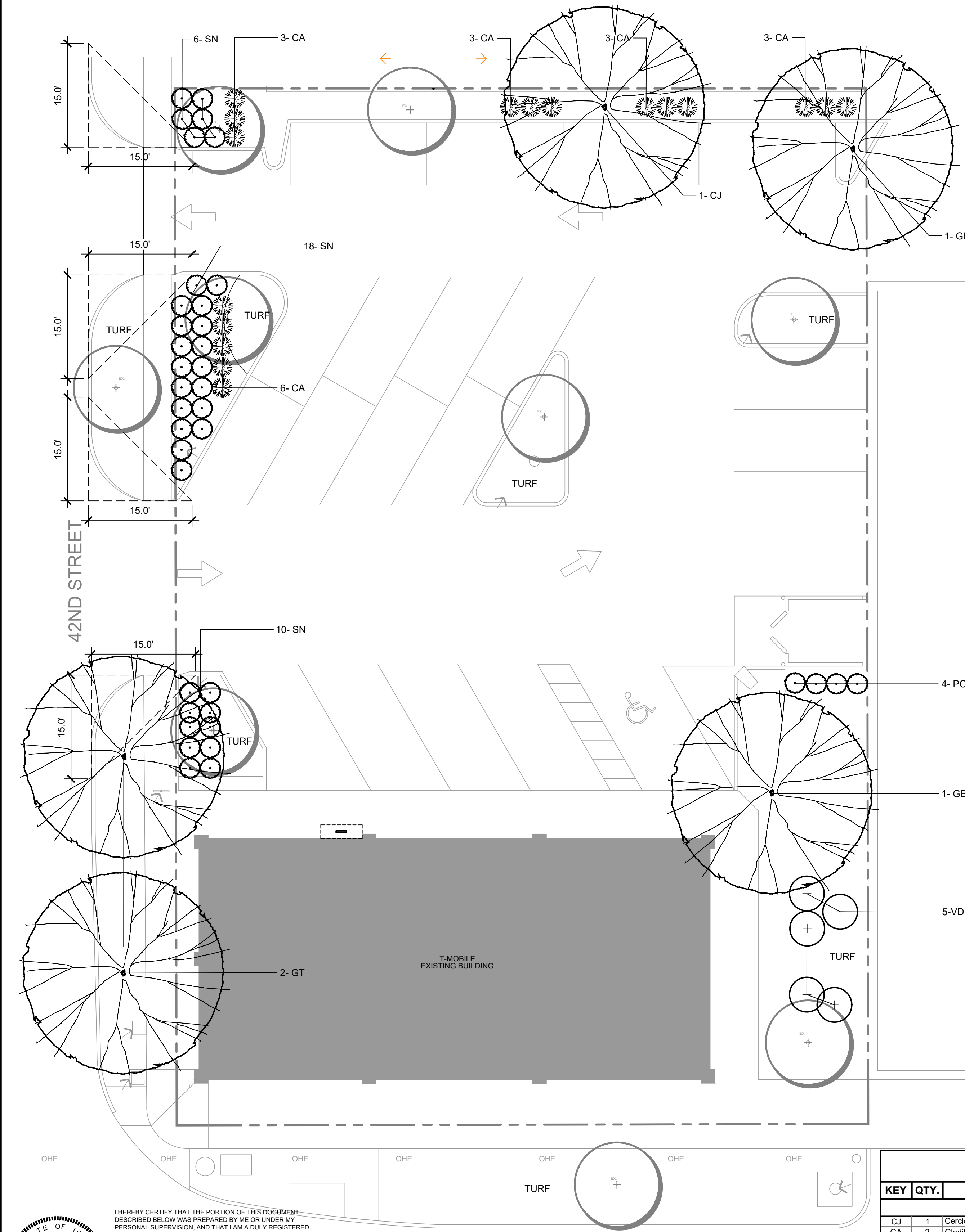
THE APPLICANT IS REQUESTING DESIGN 1 ALTERNATIVE CONSIDERATION TO THIS REQUIREMENT PER THE ATTACHED LETTER.

INTERIOR PARKING LOT LANDSCAPE:

- PARKING LOT LANDSCAPING COMPLIES WITH THE FIFTY-FOOT RULE.
 PARKING LOT TREES SHALL SHADE A MINIMUM OF 30% OF LOT AT MATURITY (8,207 S.F. X .30 = 2,462 S.F.)
- 1 PROPOSED OVERSTORY = 1,000 S.F.
 - 4 EXISTING UNDERSTORY = 2,800 S.F.
 - 1 EXISTING EVERGREEN = 300 S.F.
 - TOTAL = 4,100 S.F.

SIDE AND REAR BUFFER:

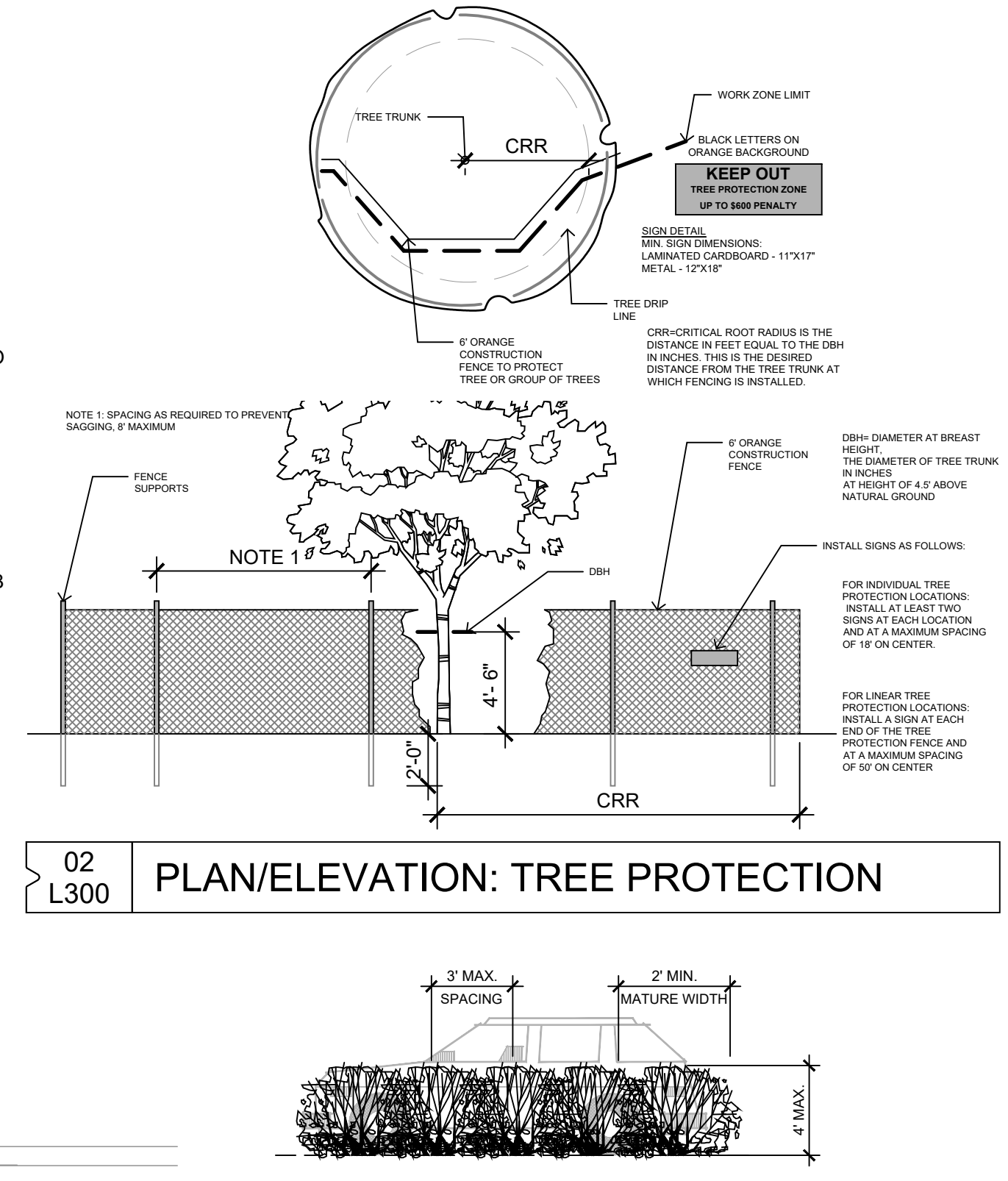
- REQUIRED REAR YARD BUFFER IS SATISFIED BY EXISTING 6' WOOD FENCE WITH ADDED SHRUBS AND ONE OVERSTORY TREE..



I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

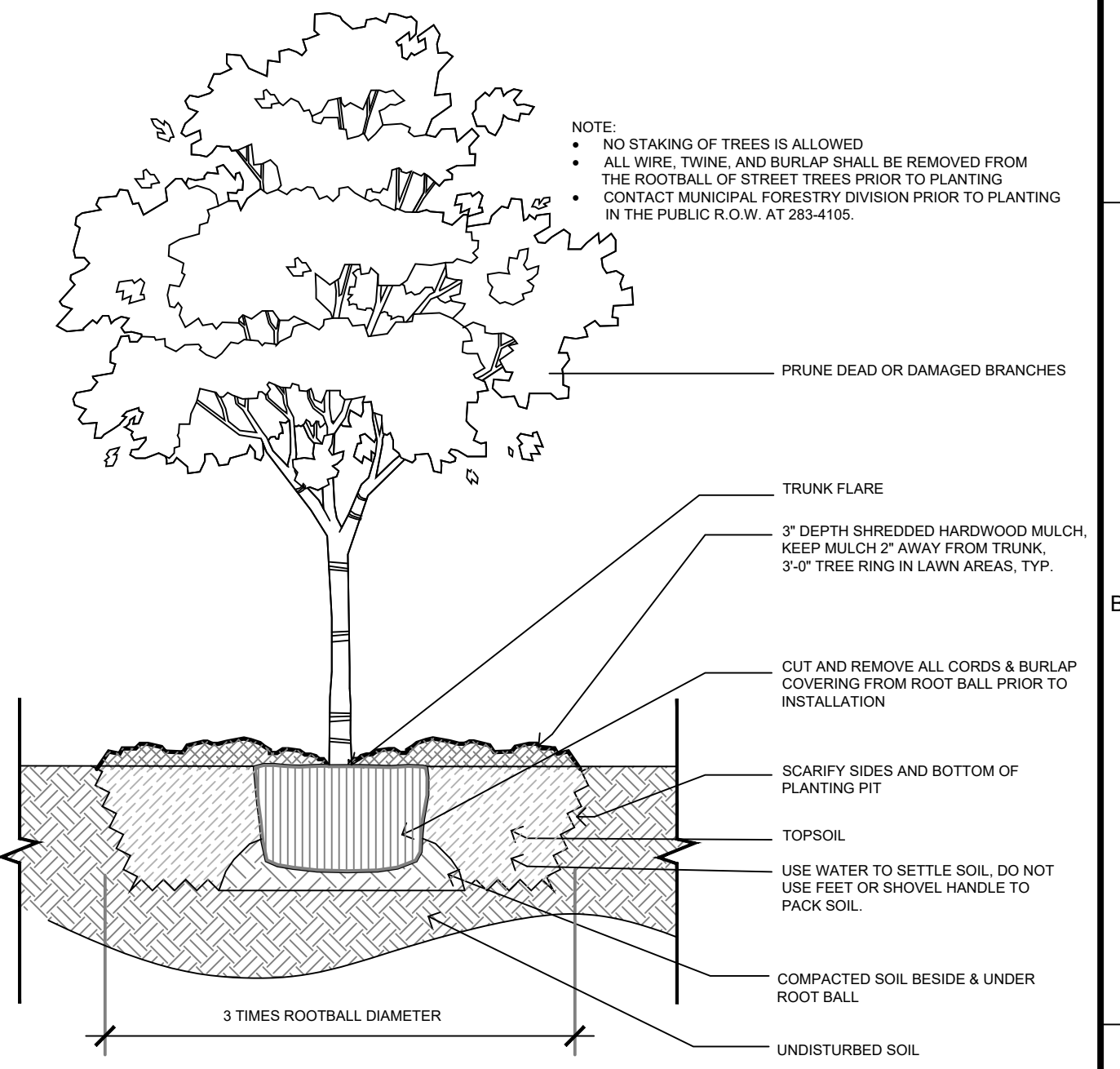
James A. Host
 JAMES A. HOST IOWA REGISTRATION #475 DATE 8/24/2022
 MA REGISTRATION DATE IS JUNE 30, 2023
 SHEETS COVERED BY THIS SEAL: G000, L100, L200, L300

01 L300 PLANTING PLAN OVERVIEW



02 L300 PLAN/ELEVATION: TREE PROTECTION

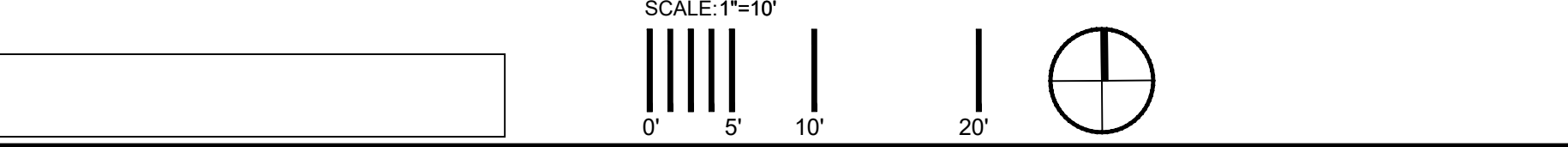
03 L300 SECTION: TYPE 1 ALTERNATIVE



04 L300 SECTION: TREE PLANTING - TYP.

PLANT SCHEDULE

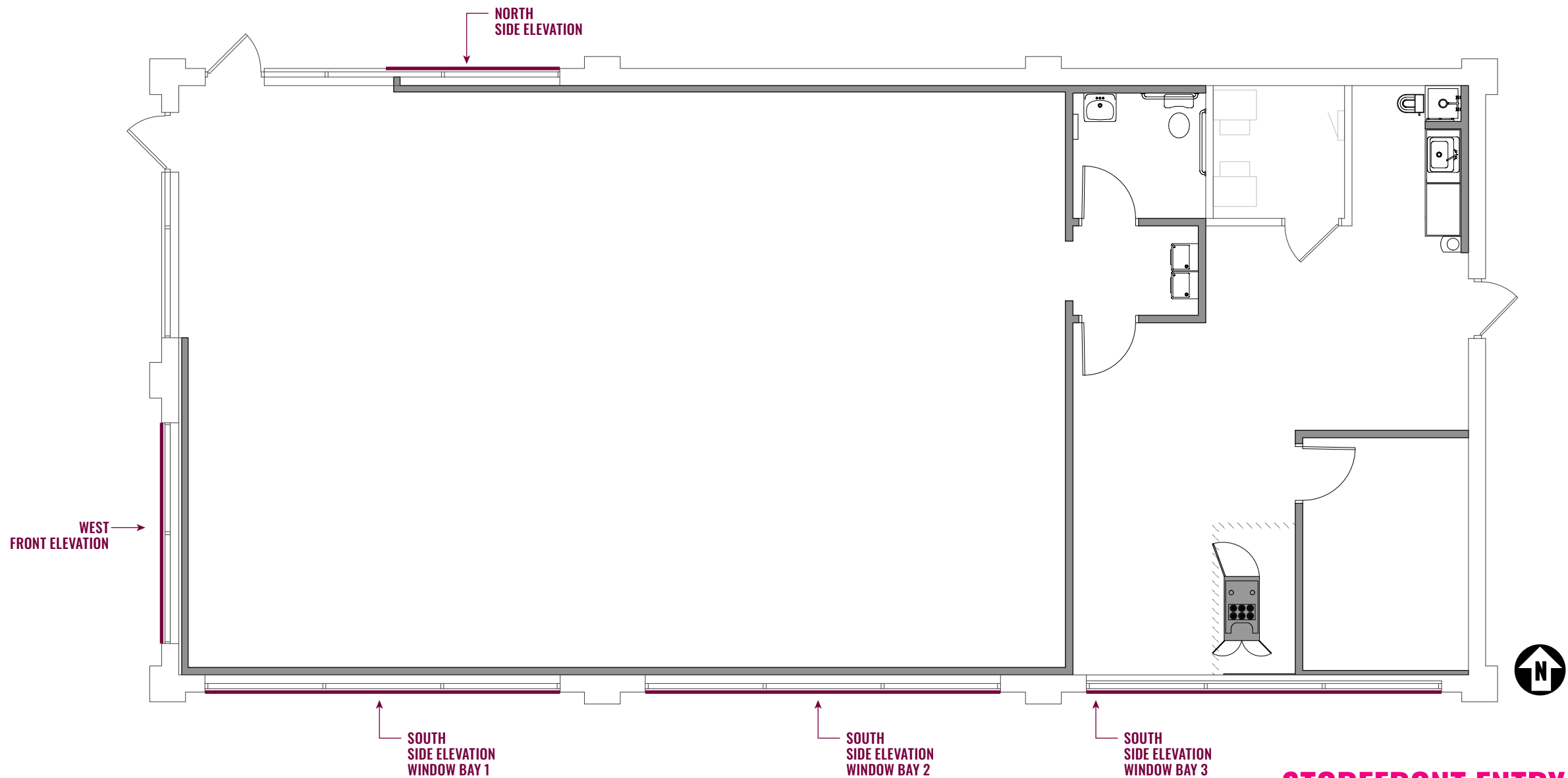
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
CJ	1	<i>Cercidiphyllum japonicum</i>	KATSURAJA TREE	2" CAL	B&B	AS SHOWN ON PLAN
GA	2	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Sunburst'	SUNBURST HONEYLOCUST	2" CAL	B&B	AS SHOWN ON PLAN.
GB	2	<i>Ginkgo biloba</i> 'Autumn Gold'	MAIDENHAIR TREE	2" CAL	B&B	AS SHOWN ON PLAN.
DECIDUOUS SHRUBS						
PO	4	<i>Physocarpus opulifolius</i> 'Little Devil'	LITTLE DEVIL NINEBARK	#5	CONT	3'-0" O.C.
SN	25	<i>Spiraea nipponica</i> 'Snowmound'	SNOWMOUND SPIREA	#3	CONT	3'-0" O.C.
VD	5	<i>Viburnum dentatum</i>	ARROWWOOD VIBURNUM	#5	CONT	AS SHOWN ON PLAN
GRASSES						
CA	18	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	FEATHER REED GRASS	#1	CONT	AS SHOWN ON PLAN.



- CITY OF DES MOINES PLANTING SPECIFICATION:
- PEEL BACK ROPE/BURLAP/CAGE AND REMOVE SUFFICIENT SOIL TO EXPOSE ROOT FLAIR.
 - MEASURE FROM ROOT FLARE TO BOTTOM OF ROOT BALL.
 - DIG HOLE TO DEPTH WHERE TOPMOST ROOTS ARE BURIED 1-2 INCHES AND THE ROOT FLARE SITS SLIGHTLY ABOVE GROUND LEVEL. DIG A HOLE 2-3 TIMES WIDER THAN THE DIAMETER OF THE ROOT BALL WITH SLOPING SIDES TO ALLOW PROPER ROOT GROWTH.
 - REMOVE LOWER THIRD OF WIRE CAGE.
 - SET TREE IN HOLE. SUPPORT WITH SOME SOIL. ENSURE THAT IT'S STRAIGHT, THEN REMOVE ENTIRE WIRE CAGE AND TOP TWO-THIRDS OF BURLAP.
 - BACKFILL WITH TWO-THIRDS OF LOOSE NATIVE SOIL (UNLESS IT'S ALL CLAY) AND USE WATER TO SETTLE. DO NOT TAMP OR STEP ON SOIL.
 - BACKFILL BALANCE AND WATER AGAIN. EXCESS SOIL MAY BE USED TO CREATE A BERM/SAUCER OUTSIDE OF ROOT BALL.
 - ADD 2-4 INCHES OF WOOD MULCH, LEAVING A 1 TO 2-INCH CLEARANCE BETWEEN THE MULCH AND THE TRUNK.
 - WATER A FINAL TIME.
 - IF NECESSARY, PLACE TWO OPPOSING STEEL T-STAKES OUTSIDE THE ROOT BALL WITH ARBOR TIE SECURING TREE. TIES PREFERRED ON LOWER HALF OF TRUNK TO ALLOW MOVEMENT.

File Location: N:\2022\22284_T-Mobile Landscape Plan\22284_L300-PLANTING PLANS / SAVE DATE: 8/11/2022 2:22 PM BY: jhost / PLOT DATE: 8/24/2022 11:26 AM BY: jim host

T Mobile™

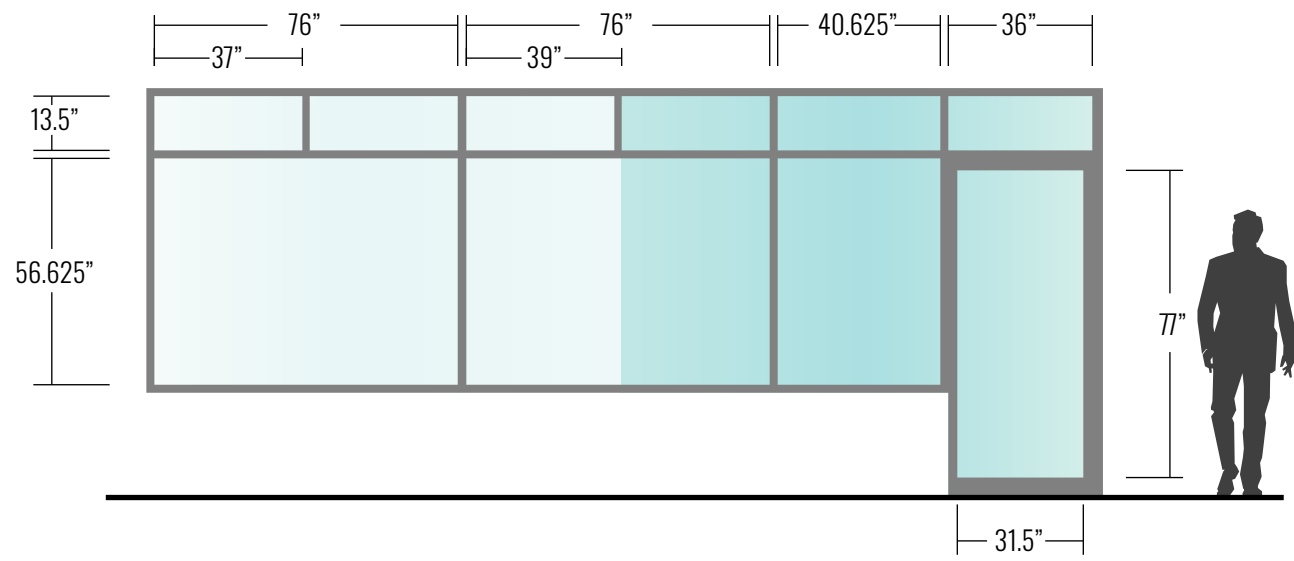


NGS

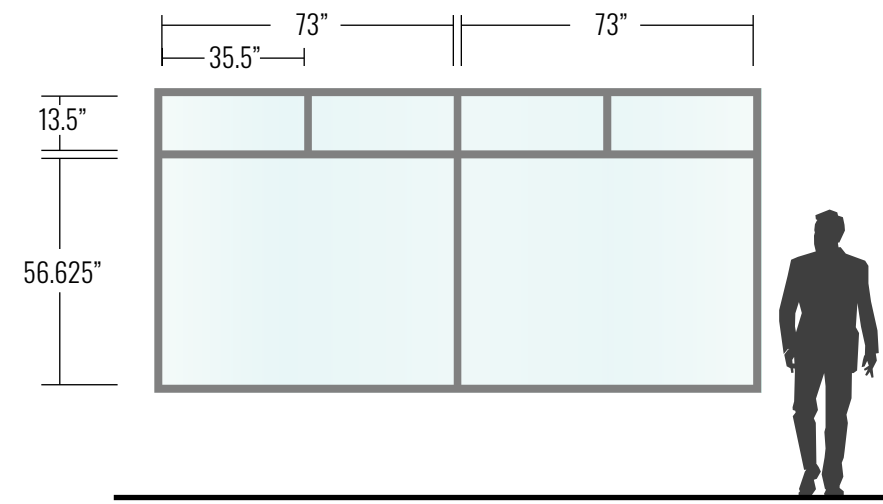
140 Mountain Brook Dr
Canton, GA 30115
p 888.995.4263
f 888.995.6636

**STOREFRONT ENTRY GRAPHICS
EXTERIOR SIGNAGE PROGRAM**

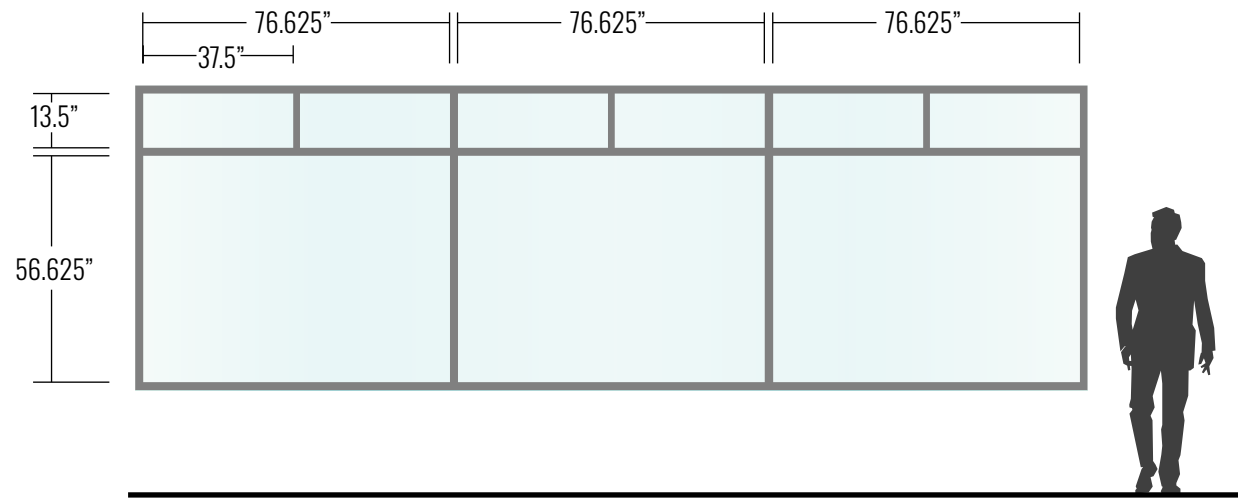
2SRT DES MOINES IA
4131 University Ave
Des Moines, IA 50311



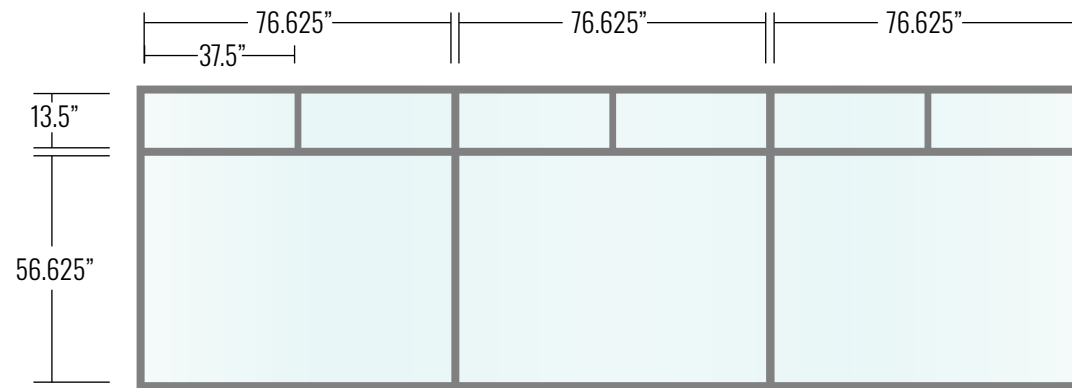
1 SIDE ELEVATION · NORTH · FROSTED FILM
scale: 1/4" = 1'-0"



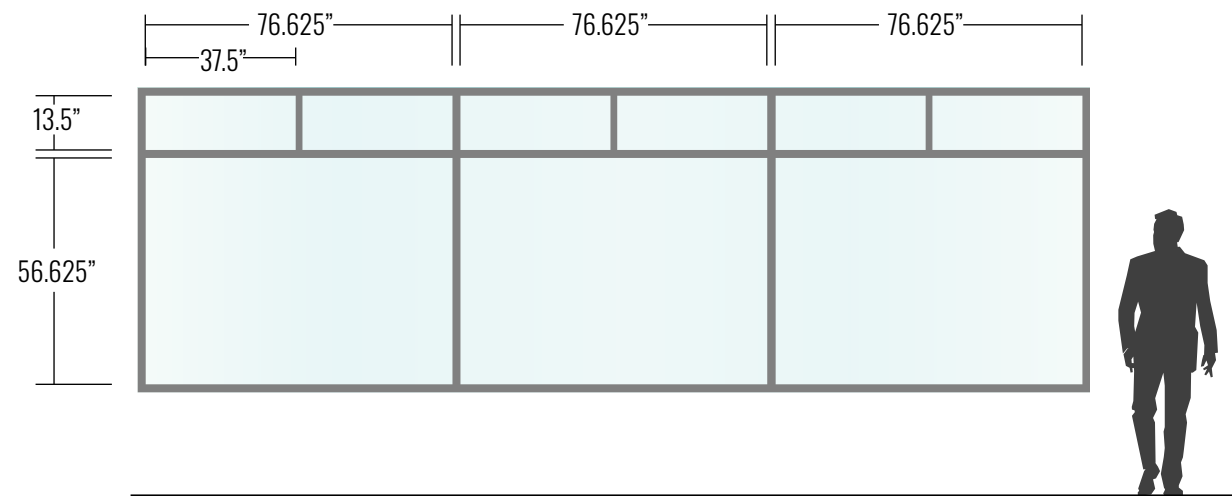
2 FRONT ELEVATION · WEST · FROSTED FILM
scale: 1/4" = 1'-0"



3 SIDE ELEVATION · SOUTH · WINDOW BAY 1 · FROSTED FILM
scale: 1/4" = 1'-0"



4 SIDE ELEVATION · SOUTH · WINDOW BAY 2 · FROSTED FILM
scale: 1/4" = 1'-0"



5 SIDE ELEVATION · SOUTH · WINDOW BAY 3 · FROSTED FILM
scale: 1/4" = 1'-0"

EXTERIOR BRANDING
FROSTED FILM PER CITY

SCOPE OF WORK
Frosted white film, covering panes as shown, to be applied to the exterior/first surface.

JOB NAME
2SRT DES MOINES IA

JOB LOCATION
4131 University Ave
Des Moines, IA 50311

NGS REP
Matt Singleton, msingleton@filmsandgraphics.com
866-925-2083

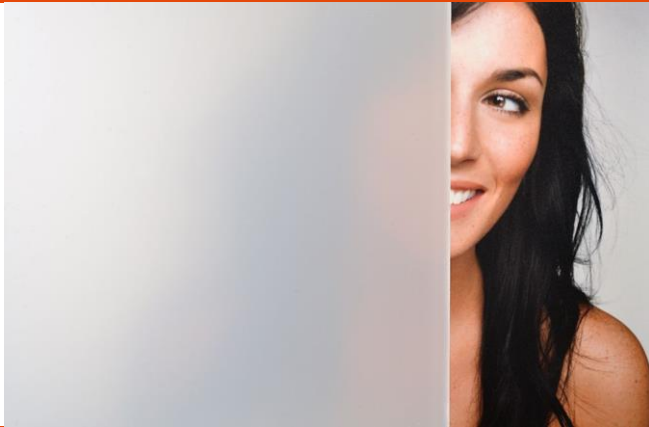
DATE/NOTES
04/14/22 ABA: drawn
04/15/22 ABA: Option C only, rev N elevation
07/01/22 ABA: only 25% coverage
12/15/22 ABA: Option B at 25% intensity
07/13/23 ABA: remove graphics, apply frosted film

NGS 140 Mountain Brook Dr
Canton, GA 30115
p 888.995.4263
f 888.995.6636

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SOLYX® Glass Finishes SXWF-WM White Matte



Product Details

SOLYX® SXWF-WM White Matte is a translucent frosted polyester film with a matte finish. Manufactured with a silicone coated liner which protects the clear, pressure-sensitive adhesive, it is designed for application to interior glass, single- or double-pane, and exterior facing glass as well as on exterior applications. This film is ideal for privacy, decorative, or architectural applications.

Flammability Rating

This product meets ASTM E84 and is classified as Class A as defined in NFPA 101, Life Safety Code®.

LEED Credit EQ 4.1 Low Emitting Materials, Adhesives & Sealants

This product has zero VOC content according to 40 CFR 59, Subpart D (EPA method 24).

Product Description

SOLYX® SXWF-WM White Matte is a translucent frosted polyester film with a matte finish. It provides semi-obscured visibility and good light transmission.

Specifications

Product Code	SXWF-WM
Product Family	Frosted
Film Type	Polyester
Adhesive Type	Pressure-Sensitive
Usage	Interior or Exterior
Available Width(s)	12", 24, 36", 48", 60", 72"
Full Roll Length	100 linear feet (30.5m)
Thickness	2 mil
Shading Coefficient	0.82
Visible Light Transmission	11%
UV Transmission	<1%
Solar Energy Absorbed	22%
Glare Reduction	38%
Infra-Red Transmission	14%
Total Solar Energy Rejected	58%

Installation and Warranty

Installation

Installation should be in accordance with the manufacturer's installation instructions. This film is applied using the same tools and techniques used for installing window tinting films.

Warranty

This **SOLYX®** product will be free from defects in material and manufacture for a period of ten (10) years from the date of installation. Exterior applications have a three (3) year warranty. See warranty information for specific details.

Product Distribution and Contact Information

Distribution

SOLYX® Decorative Films are available through authorized Installing Dealers, Distributors, or directly from Decorative Films, LLC.

Samples submitted upon request.

Contact Information

Decorative Films, LLC
1-888-657-5224
www.decorativefilm.com

Product Construction

Face Film

2 mil Polyester

Adhesive

Clear, Pressure-Sensitive

Release Liner

Silicone Coated

MADE IN THE USA



CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, September 7, 2023

AGENDA ITEM #8

ZONG-2023-000027

Applicant: Electro Management Corp (owner), represented by Britt Baker (officer).

Location: Two parcels in the vicinity of 4240 Army Post Road.

Requested Action: Review and approval of a 2nd amendment to the City Gateway PUD Conceptual Plan to allow the construction of new warehouse spaces, and two parking lots.

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed 2nd amendment to the PUD Conceptual Plan would allow the expansion of the existing parking lot to the north of the existing warehouse building (Phase 1) on the subject property. A second parking lot is proposed to the south of the existing warehouse. Additional changes proposed include the reorientation of the future warehouse to the west (Phase 2), which moves the parking and docking area to the west. The provision of outdoor storage along the southern boundary of the site has been eliminated with the proposal of a future warehouse and associated parking spaces (Phase 3). A second full movement drive access from Army Post Road has been realigned and moved further west in the adjoining undeveloped parcel.
2. **Size of Site:** 39.95 acres. The proposed area consists of 2 large parcels.
3. **Existing Zoning (site):** Legacy “PUD” City Gateway Planned Unit Development District.
4. **Existing Land Use (site):** The subject site is partially developed. There is an existing 288,000 square-foot warehouse building with a paved parking lot to the north. The undeveloped portion of the site is currently used for agricultural production. There is one full movement access to the property from Army Post Road. The extension of Gannett Avenue provides access to the site from the south off Southwest 42nd Street.
5. **Adjacent Land Use and Zoning:**
 - North** – “P2”; Use is the Des Moines International Airport.
 - South** – “ROW”; Use is Iowa Highway 5 interchange with Iowa Highway 28.
 - East** – “EX”; Uses are the Des Moines Register headquarters; and Katecho/Surmasis medical technology product manufacturing and distribution.
 - West** – “PUD”; Use is an undeveloped parcel.
6. **General Neighborhood/Area Land Uses:** The subject property is located southwest of the Des Moines International Airport, northeast of the interchange of

Iowa Highway 5 and Iowa Highway 28, and west of the Airport Business Park Phase II Planned Unit Development.

7. **Applicable Recognized Neighborhood(s):** The subject area is not located within 250 feet of a recognized neighborhood association. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023. Additionally, separate notifications of the hearing for this specific item were emailed on August 18, 2023 (20 days prior to the hearing) and August 28, 2023 (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 emailed to recognized neighborhoods on September 1, 2023.
8. **Relevant Zoning History:** On September 27, 1999, by Ordinance No. 13,754, the City Council rezoned the subject property to "PUD" Planned Unit Development in accordance with the City Gateway PUD Conceptual Plan. This plan allows for principal uses and support commercial uses as permitted in the "PBP" Planned Business Park District regulations, with no limitation on the area permitted for support commercial uses.

On September 28, 2015, by Roll Call No. 15-1648, the City Council approved the first amendment to the City Gateway PUD Conceptual Plan to allow the development of the Property for light manufacturing of electrical components within office/production facilities and with outside storage areas, subject to the following conditions:

1. Any development and construction permits for the site are subject to prior approval and compliance with FAA airspace restrictions and necessary permitting for any crane equipment that would temporarily encroach into restricted airspace.
2. Any proposed full access drive entrances shall be reflected on the plan. Only the one drive entrance to Army Post Road may be allowed with full access.
3. Should any driveway from Army Post Road be developed as full access it should be shown and developed with a westbound left turn-in lane constructed in the median and an eastbound right turn-in lane in the Right-of-Way west of the drive entrance, all at the expense of the developer and in accordance with SUDAS requirements. It shall be no closer than 800 feet to Southwest 42nd Street.
4. Any driveway encroaching onto City owned property to the west shall be in accordance with a lease reviewed by the Des Moines Airport Authority or any acquisition which may occur in accordance with requirements by the Federal Aviation Administration.
5. Provide requirements for Building Design Standards, Prohibited Materials, and Colors as contained in the current approved City Gateway Plan.

6. Add a note that Phase 2 and any subsequent phases of the Plan shall necessitate a future PUD Conceptual Plan amendment review of the building elevations.
 7. Add a note regarding Architectural Screening that states architectural screens shall be provided for outdoor mechanical equipment, refuse collection containers, and outdoor storage and other outdoor service areas. Required screening shall be integrated into the overall architecture of the building or the elements shall otherwise be architecturally screened from public view. Architectural screening and landscaping solutions for the proposed outdoor storage area shall be designed to the satisfaction of the Planning Administrator as part of Development Plan review.
 8. Flood hazard area and Good Neighbor Task Force references should be removed from the plan.
- 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.

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

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Drainage/Grading/Stormwater:** A majority of the existing site drains generally to the north with a minor southern portion of the property draining south. There is a public storm sewer intake at the north edge of the property that takes water under Army Post Road and releases it to an overland drainage way onto the airport property. There is storm water detention along the northern portion of the site.

The existing site has an approved Stormwater Management Plan. So long as the proposed improvements (impervious area) are less than or equal to what was planned for as future improvements in the SWMP, this project should not need additional stormwater management.

Any grading of the site is subject to issuance of a grading permit from the Permit and Development Center as well as review of a Storm Water Pollution Prevention Plan by the Iowa DNR.

- 2. Landscaping and Buffering:** The Conceptual Plan Amendment references a landscaping standard requiring that landscaping shall be provided in accordance with “C-2” requirements of the retired Zoning Code and Landscaping Policy as part of a PUD Development Plan. The plan references bulk standards as required by the “M-1” District regulations of the retired Zoning Code, which are predominately minimum 25-foot setbacks from property lines for buildings and a 75-foot of maximum height allowance.

The existing landscaping within the developed area (Phase 1) of the PUD has set a stage for the landscaping standards within the subject property. Future phases of development should be consistent with the landscaping developed in Phase 1 and no less than the minimum requirements as per Chapter 135-7 of the City Code.

- 3. Traffic/Street System:** The proposed amendment to the PUD Conceptual Plan indicates a second full movement access from Army Post Road. There is an existing full movement driveway that provides access into the site from Army Post Road. The First Amendment to the PUD was approved subject to the condition that only one drive entrance from Army Post may be allowed with full access. Staff believes that while a full drive access to this development is not necessary, the proposed second driveway can provide shared access to the undeveloped parcel to the west, if and when it develops as well as the warehouse expansion in Phase 2. Traffic and Transportation staff have indicated that a second full movement driveway can be considered if the applicant can ensure that the proposed second full movement driveway will provide shared access to the parcel to the west in addition to the proposed warehouse in Phase 2.
- 4. Urban Design:** The currently approved PUD Conceptual Plan for City Gateway states that all buildings shall be designed to ensure their individual attractiveness, compatibility with each other and with the business park environment. Buildings within City Gateway shall be constructed of permanent materials such as brick, architectural pre-cast panels, tilt-up concrete panels, split-faced concrete block, stone, glass, with EIFS/stucco as a decorative architectural feature. Material innovation and progressive structural design are encouraged when permanency and structural building strength are a result.” The current plan also prohibits the following exterior materials: plywood, composite siding, composite panels (metal-faced plywood or woodcore), pre-engineered metal with exposed fasteners, metal siding,

all plastics (except signs), non-decorative concrete block except where not visible from public views, and EIFS/stucco except for decorative architectural features.

Staff believes that these design guidelines are still valid and have been successfully incorporated into the Phase 1 building. These standards should be maintained and carried over to future phases 2 and 3.

III. STAFF RECOMMENDATION

Staff recommends approval of the proposed 2nd Amendment to the City Gateway PUD Conceptual Plan subject to the following revisions to the Plan:

1. A final PUD Conceptual Plan shall be submitted in accordance with all administrative review comments.
2. Landscaping for Phase 2 and 3 shall be consistent with Phase 1 and no less than the minimum requirements as per Chapter 135-7 of the City Code.
3. Any proposed full access drive entrances from Army Post Road in addition to the existing driveway shall be shared with the undeveloped City Gateway 2 “PUD” property to the west.
4. Should any driveway from Army Post Road be developed as full access it should be shown and developed with a westbound left turn-in lane constructed in the median and an eastbound right turn-in lane in the Right-of-Way west of the drive entrance, all at the expense of the developer and in accordance with SUDAS requirements.
5. The architectural design and building materials for Phase 3 of the PUD shall substantially match Phases 1 and 2 to the satisfaction of the Planning and Design Administrator.

SECOND AMENDMENT CITY GATEWAY PUD CONCEPTUAL PLAN ELECTRO MANAGEMENT CORP.

CURRENT OWNER
ELECTRO MANAGEMENT CORP
4240 ARMY POST RD
DES MOINES, IA 50321-4609
ATTN: BRITT BAKER

LEGAL DESCRIPTION

PART OF THE E1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 18N, R25 WEST OF THE 5TH PM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36 TOWNSHIP 18N R25 WEST OF THE FIFTH PM; THENCE NORTH 84° 55' 33" WEST ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 115.00 FEET; THENCE SOUTH 00° 03' 55" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SW 42ND STREET (IOWA HIGHWAY 28) AND THE SOUTH LINE OF PINE STREET; THENCE SOUTH 00° 03' 55" WEST ON SAID WEST LINE OF SW 42ND STREET A DISTANCE OF 1342.60 FEET; THENCE SOUTH 03° 24' 14" WEST ON SAID WEST LINE OF SW 42ND STREET 254.91 FEET, TO THE NORTH LINE OF RELOCATED IOWA HIGHWAY 5; THENCE SOUTH 90° 00' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 5 A DISTANCE OF 511.54 FEET; THENCE NORTH 56° 30' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 5 A DISTANCE OF 805.35 FEET; THENCE NORTH 00° 17' 57" WEST A DISTANCE OF 1040.50 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED ARMY POST ROAD; THENCE NORTHEAST ALONG A 3,926.81 FOOT RADIUS CURVE CONCAVE SOUTHEAST WITH A CENTRAL ANGLE OF 08° 16' 05"; A CHORD DISTANCE OF 566.16 FEET, A CHORD BEARING OF NORTH 78° 21' 45" EAST, FOR AN ARC DISTANCE OF 566.65 FEET, SAID ARC BEING THE SOUTH LINE OF RELOCATED ARMY POST ROAD; THENCE SOUTH 84° 55' 33" EAST ON SAID SOUTH LINE OF RELOCATED ARMY POST ROAD A DISTANCE OF 650.42 FEET TO THE POINT OF BEGINNING CONTAINING 34.95 ACRES MORE OR LESS.

DES MOINES 2020 COMMUNITY CHARACTER PLAN

FUTURE LAND USE DESIGNATION:
PLANNED BUSINESS PARK AND DEVELOPMENT CONTROL ZONED

PROJECT NARRATIVE

ELECTRICAL POWER PRODUCTS (EP2) IS A MANUFACTURING COMPANY ASSEMBLING ELECTRICAL RELAY PANELS AND HOUSING STRUCTURES FOR ELECTRICAL SYSTEMS USED BY COMMERCIAL AND UTILITY COMPANIES FOR POWER GENERATION, TRANSMISSION AND DISTRIBUTION.

SIZE - TO CONFIRM THE AREAS: PHASE 1 PROPOSED IS A 184,000 SF WITH A POTENTIAL FUTURE ADDITION OF 44,000 SF ON THE WEST AND 60,000 SF ON THE EAST, FOR A TOTAL OF 288,000 SF. PHASE 2 IS ANTICIPATED AT APPROXIMATELY 225,000 SF AND ITS DATE OF CONSTRUCTION IS UNDETERMINED.

TIMING AND PHASING

PROJECT GRADING: FALL 2023
CONSTRUCTION: FALL 2023
OCCUPY: SPRING 2025

PERMITTED LAND USES

LAND USES ARE AS PERMITTED AND LIMITED IN THE M-1 LIGHT INDUSTRIAL DISTRICT.

BULK STANDARDS

DEVELOPMENT SHALL COMPLY WITH M-1 LIGHT INDUSTRIAL DISTRICT BULK REGULATION (1.5: 25 FOOT FY, 25 FOOT SY, 25 FOOT RT, 15' MAXIMUM HEIGHT AND 5 STORIES MAXIMUM).

PRE- APPLICATION DATE

APRIL 18, 2023

STORMWATER MANAGEMENT COMPLIANCE

WATER QUALITY STORMWATER DETENTION SHALL BE PROVIDED ON-SITE.

BUILDING DESIGN STANDARDS

ALL BUILDINGS SHALL BE DESIGNED TO ENSURE THEIR INDIVIDUAL ATTRACTIVENESS, COMPATIBILITY WITH EACH OTHER AND WITH THE BUSINESS PARK ENVIRONMENT. BUILDINGS WITHIN CITY GATEWAY SHALL BE CONSTRUCTED OF PERMANENT MATERIALS SUCH AS BRICK, ARCHITECTURAL PRECAST PANELS, TILT-UP CONCRETE PANELS, SPLIT-FACE CONCRETE BLOCK, STONE, GLASS, WITH EIFS/STUCCO AS A DECORATIVE ARCHITECTURAL FEATURE. MATERIAL INNOVATION AND PROGRESSIVE STRUCTURAL DESIGN ARE ENCOURAGED WHEN PERMANENCY AND STRUCTURAL BUILDING STRENGTH ARE THE RESULT.

PROHIBITED BUILDING MATERIALS

THE FOLLOWING LIST OF MATERIALS AND FINISHES ARE PROHIBITED AND MAY NOT BE USED ON EXTERIOR SURFACES OF ANY BUILDING.

1. PLYWOOD.
2. COMPOSITE SIDING SUCH AS HARDBOARD SIDING.
3. COMPOSITE BUILDING PANELS SUCH AS METAL FACED PLYWOOD OR WOODCORE PANELS.
4. PRE-ENGINEERED METALS INSTALLED WITH EXPOSED FASTENERS.
5. METAL SIDING.
6. ALL PLASTIC (EXCEPT SIGNS)
7. COMMON CONCRETE BLOCK EXCEPT FOR REAR BUILDING WALLS THAT ARE NOT VISIBLE FROM A PUBLIC STREET.
8. EIFS/STUCCO, EXCEPT AS A DECORATIVE ARCHITECTURAL FEATURE.

COLORS

ALLOWABLE COLORS INCLUDE EARTH TONES AND OTHER MUTED COLORS. VIBRANT PRIMARY COLORS WILL BE ALLOWED TO ACCENT ARCHITECTURALLY SIGNIFICANT BUILDING DETAIL, BUT MUST CONTRIBUTE TO THE BUILDING'S OVERALL ATTRACTIVENESS AND DESIGN.

SOME BUILDING MATERIALS SHALL BE OF CONSISTENT COLOR, TONES AND QUALITY. NOTICEABLE VARIATIONS IN COLOR, PATTERN AND TEXTURES RESULTING FROM CASTING, MANUFACTURING, FABRICATION, ETC. OF EXTERIOR BUILDING MATERIAL WILL NOT BE ALLOWED.

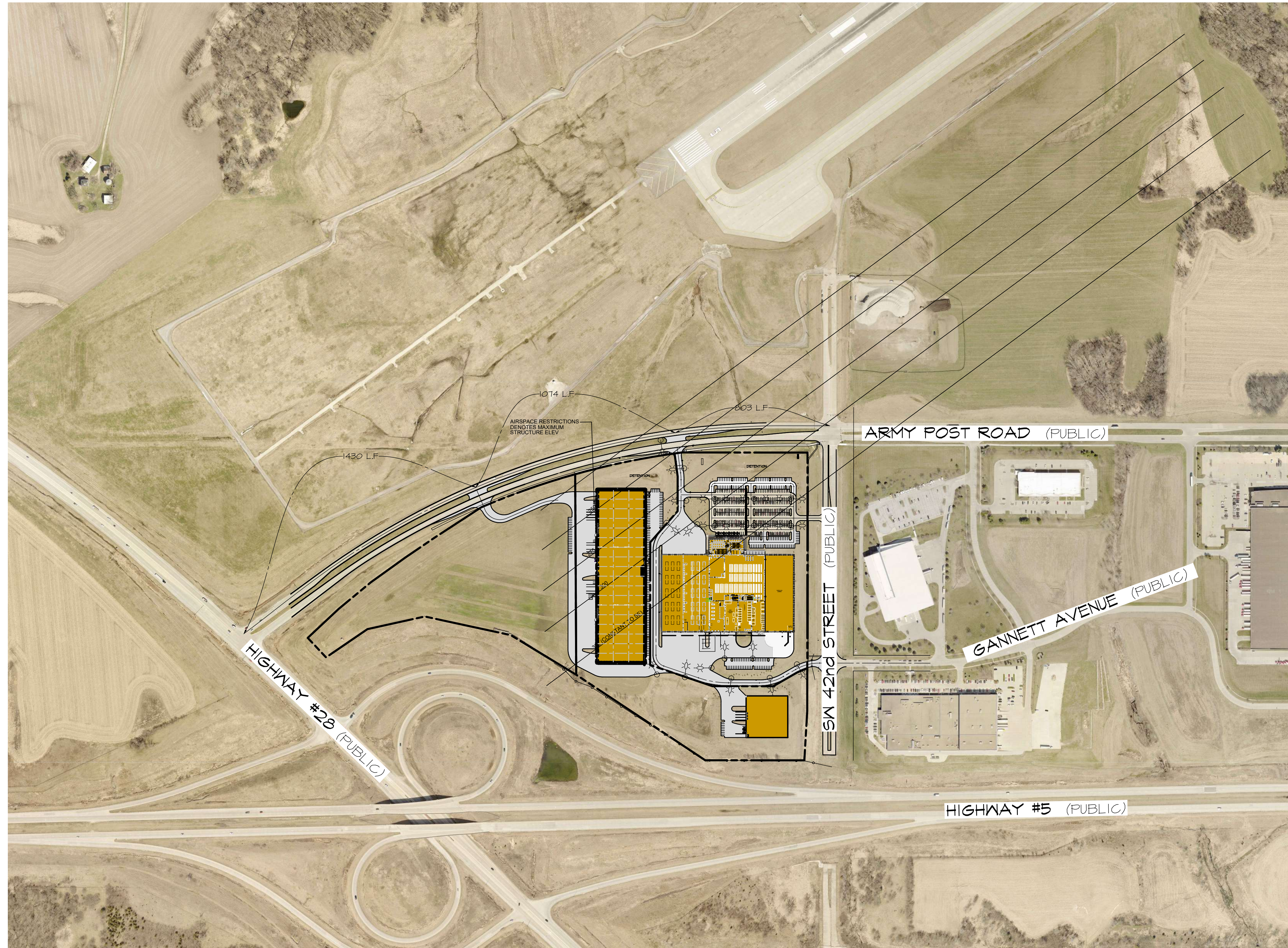
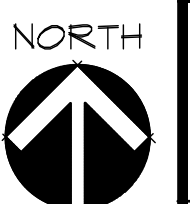
WALLS BUILT WITH COMMON CONCRETE BLOCK SHALL BE PAINTED TILT-UP PANELS MAY ALSO BE REQUIRED TO BE PAINTED.

LEGEND

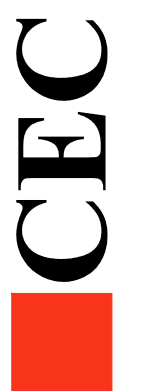
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - ST 18" STORM SEWER & SIZE
 - SAN 18" SANITARY SEWER & SIZE
 - W 18" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - ⊕ FIRE HYDRANT
 - ⊖ VALVE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE

- OVERSTORY TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUBS
- NATIVE GRASSES/
WILDFLOWER MIX
SEEDED MAT

SCALE: 1"=300'



Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 · Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DATE: August 31, 2023

DATE OF SURVEY: PC

DESIGNED BY: KEH

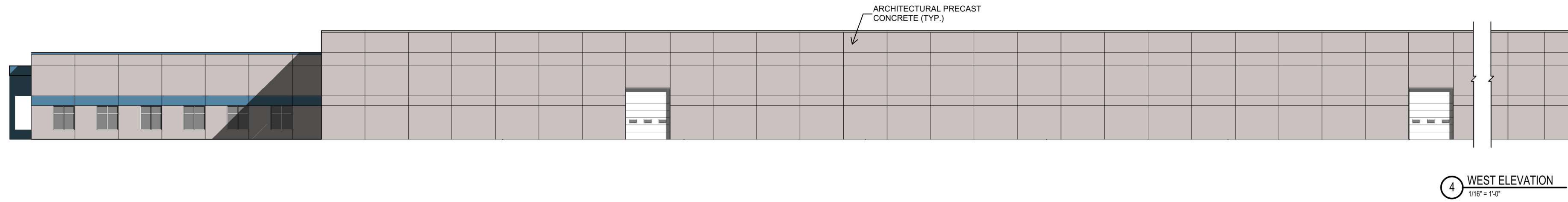
DRAWN BY:

CITY GATEWAY PUD CONCEPTUAL PLAN
DES MOINES, IA

SHEET
OF 4

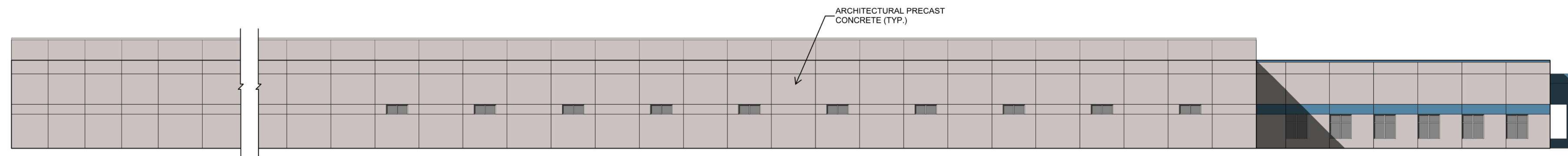
ET333

SECOND AMENDMENT
CITY GATEWAY PUD
CONCEPTUAL PLAN
ELECTRICAL POWER
PRODUCTS (EP²)



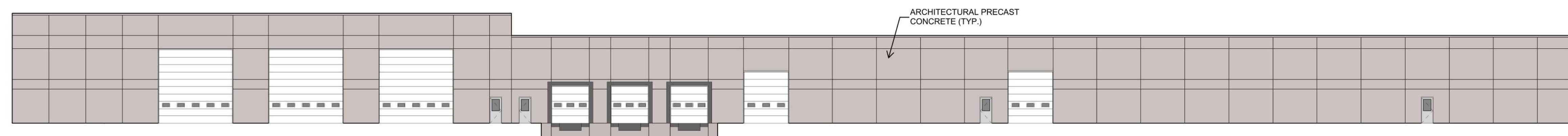
- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"

4 WEST ELEVATION
1/16" = 1'-0"



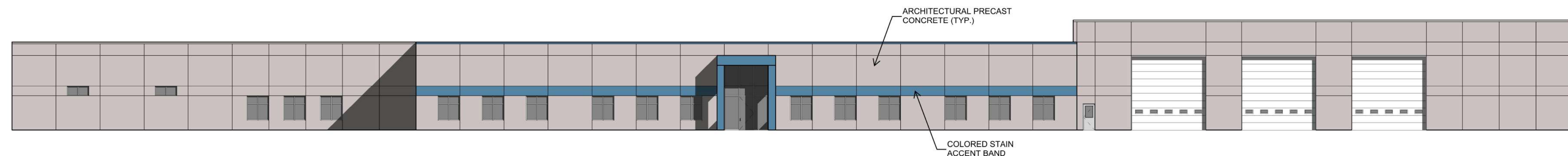
- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"

1 EAST ELEVATION
1/16" = 1'-0"



- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"

3 SOUTH ELEVATION
1/16" = 1'-0"



- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"

2 NORTH ELEVATION
1/16" = 1'-0"

Electrical
Power
Products

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes etc.)

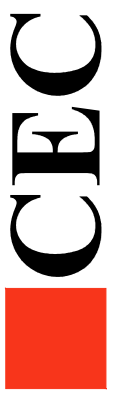
Exterior Elevations

EP²

07/01/15

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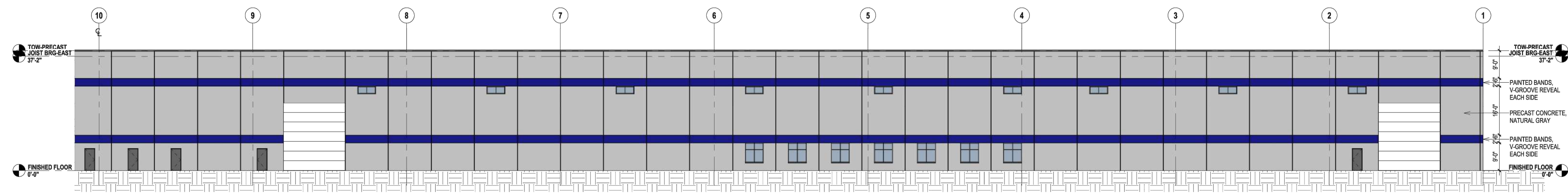
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



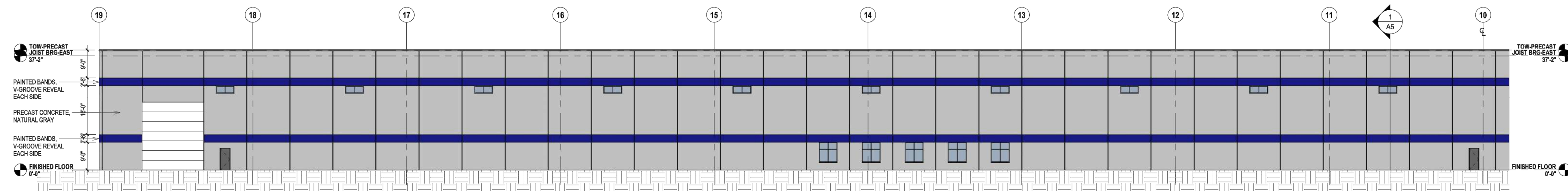
REVISIONS	COMMENTS
1	
2	
3	
4	
5	PC
6	MEH

DATE: August 31, 2023
DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:

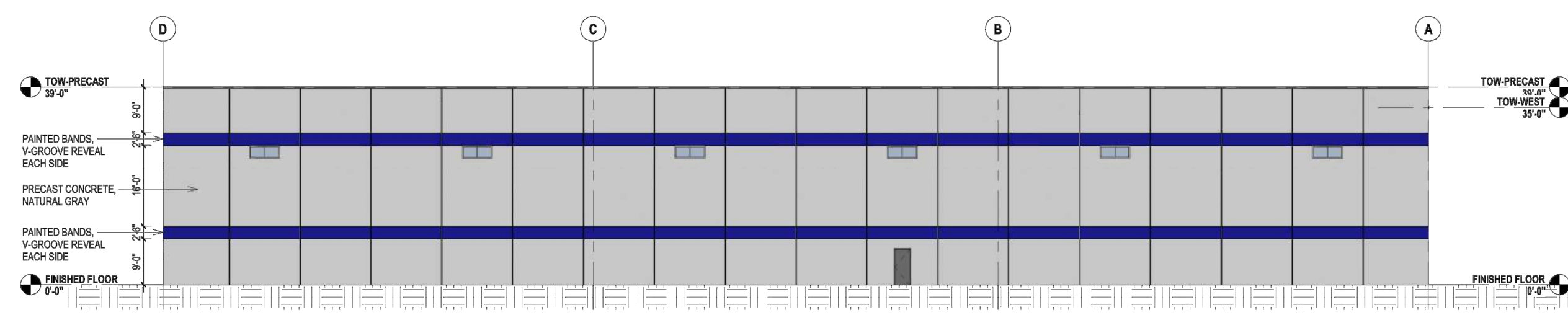
CITY GATEWAY PUD CONCEPTUAL PLAN
DES MOINES, IA
EXTERIOR ELEVATIONS - PHASE ONE



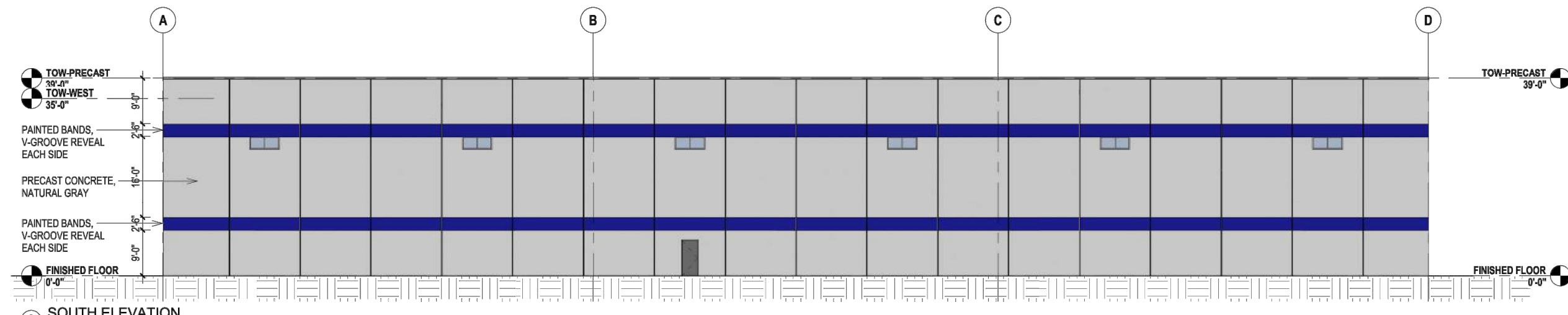
6 EAST ELEVATION - NORTH HALF
1/16" = 1'-0"



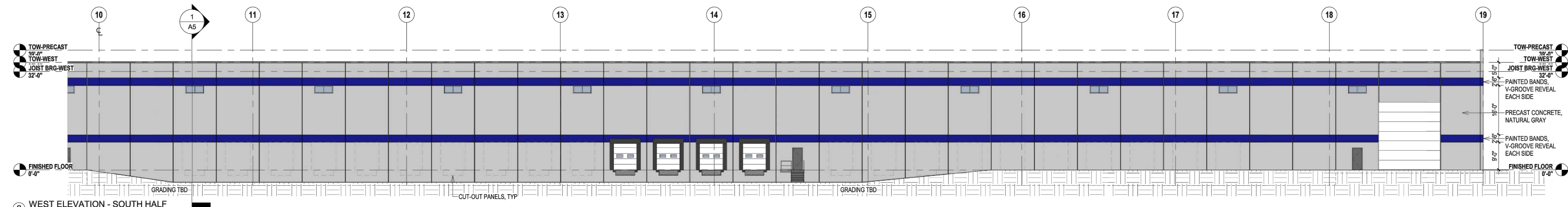
5 EAST ELEVATION - SOUTH HALF
1/16" = 1'-0"



4 NORTH ELEVATION
1/16" = 1'-0"



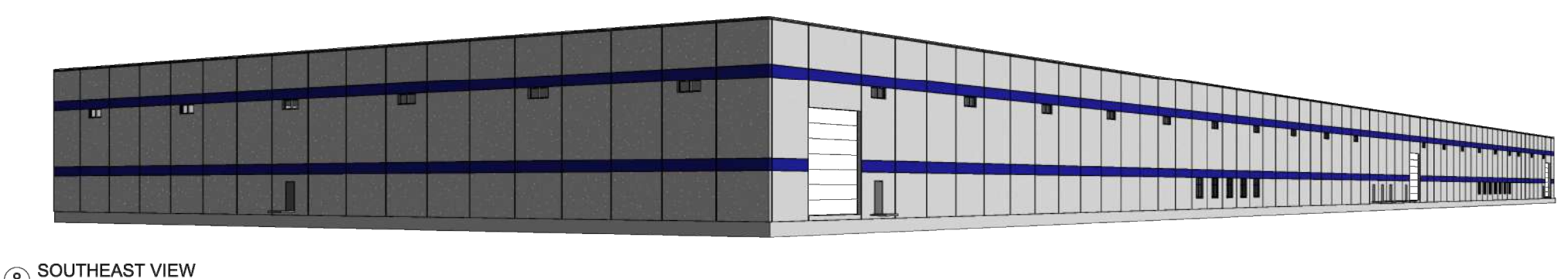
3 SOUTH ELEVATION
1/16" = 1'-0"



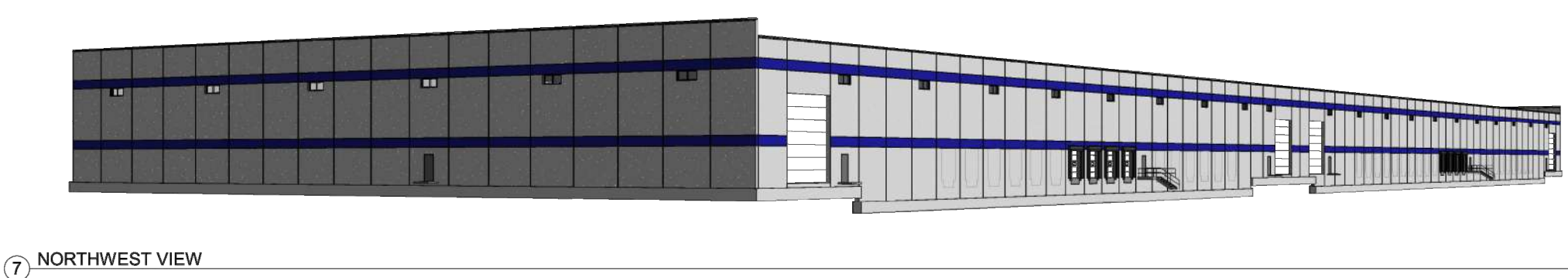
2 WEST ELEVATION - SOUTH HALF
1/16" = 1'-0"



1 WEST ELEVATION - NORTH HALF
1/16" = 1'-0"



8 SOUTHEAST VIEW



7 NORTHWEST VIEW

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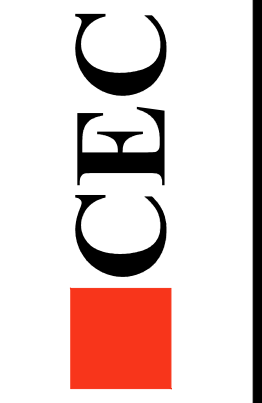
RAINS ARCHITECTURE
3820 79TH ST, URBANDALE, IOWA 50322
515-314-8896 jeff@rainsarch.com

STRUCTURAL ENGINEERING
RAKER RHODES ENGINEERING, LLC
4717 GRAND AVE.
DES MOINES, IA 50312
515-277-0275 rhodes@akerrhodes.com

CIVIL ENGINEERING
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH ST., SUITE 12
DES MOINES, IOWA 50322
515-276-4884 oliver@ceclac.com

GENERAL CONTRACTOR
GRAHAM CONSTRUCTION COMPANY
421 GRAND AVENUE
DES MOINES, IA 50309
515-244-1279 shauschill@grahamconstruction.com

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@ceclac.com



DATE:	REVISIONS	COMMENTS
August 31, 2023	1	
	2	
	3	
	4	
	5	PC
	6	MEH

DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:

EP2 WAREHOUSE
PARCEL 2016-231
4240 ARMY POST ROAD
DES MOINES, IOWA 50321

Revisions	

ISSUE 07-06-23 PROJ. RA-23035
EXTERIOR ELEVATIONS

A4

CITY GATEWAY PUD CONCEPTUAL PLAN
DES MOINES, IA
EXTERIOR ELEVATIONS - PHASE TWO

SHEET
4
OF 4
E-1333

Q:\E-FILES\2006\7333_C3D Drawings\Phase\7333_PUD_BUDS.dwg, 8/31/2023 2:10:12 PM, mhbh1, 1:1

CITY OF DES MOINES PLAN & ZONING COMMISSION

STAFF REPORT AND RECOMMENDATION

Thursday, September 7, 2023

AGENDA ITEM #9

ZONG-2023-000032

Applicant: Airport Development, LC (owner), represented by Stuart Ruddy (officer); Scharnberg Real Estate, LLC (owner), represented by Mark Scharnberg (officer); DSM Fleur Hospitality, LLC (owner), represented by Biren Patel (officer); and West Lakes Properties, L.C. (owner), represented by Gerard D. Neugent (officer).

Location: Multiple parcels located in the vicinity of 2400 Gannett Avenue.

Requested Action: Review and approval of a 3rd amendment to the Airport Commerce Park South PUD Conceptual Plan, to allow construction of “flex” warehouse spaces with updated parking and landscaping standards and to allow use of metal as a building material.

I. GENERAL INFORMATION

- 1. Purpose of Request:** The proposed 3rd amendment to the Airport Commerce Park South PUD Conceptual Plan would allow the use of metal siding on all building facades not to exceed 60% where metal siding was previously not allowed; a reduction of required open space from 35% to 25%; parking to be screened by trees and shrubs where previously screened by location, minimum 3-foot tall earth berms, and trees and shrubs; and a change in required percentages of tree types and sizes. These proposed amendments would impact only the lots within the PUD owned by the applicant. Lots owned by other parties would continue to be governed by the existing standards of the PUD.

On January 25, 1999, by Ordinance No. 13,676, the City Council approved the Airport Commerce Park South PUD requiring the use of “permanent building materials such as brick, architectural precast panels, tilt-up concrete panels, stone, and glass.”

- 2. Size of Site:** The proposed area consists of 27.5 parcels (approximately 79.1 acres) of the 38 parcels within the PUD. The overall area of the Airport Commerce Park South PUD is 163.127 acres.
- 3. Existing Zoning (site):** Legacy “PUD” Airport Commerce Park South Planned Unit Development District.
- 4. Existing Land Use (site):** The PUD contains light industrial, office, support commercial uses, and undeveloped parcels.

5. Adjacent Land Use and Zoning:

North – “P2”; Use is Des Moines International Airport.

South – “PUD” & “NM”; Uses are Airport Business Park Phase II PUD, Airport Crossroads PUD, and a mobile home park.

East – “P1”, “NM”, “EX”, and “PUD”; Uses are unutilized cemetery land, mobile home park, single household dwelling, and Fleur Acres/Daryl Mayfield PUD.

West – “PUD”; Use is Airport Business Park Phase II PUD.

6. General Neighborhood/Area Land Uses: The subject site is situated generally with Army Post Road to the north, Southwest 33rd Street to the west, Gannett Avenue through the southern portion, and Fleur Drive on the east. The area is part of a complex of business park developments in proximity to the Des Moines International Airport. The property is located to the northwest of the interchange of Fleur Drive and Iowa Highway 5. The southeastern portion of the Airport Commerce Park South PUD is located approximately one-third of a mile from the center of a Neighborhood Node situated at the Fleur Drive and County Line Road/Echo Valley Drive intersection.

7. Applicable Recognized Neighborhood(s): The subject area is not located within 250 feet of a recognized neighborhood association. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023. Additionally, separate notifications of the hearing for this specific item were emailed on August 18, 2023 (20 days prior to the hearing) and August 28, 2023 (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 emailed to recognized neighborhoods on September 1, 2023.

8. Relevant Zoning History: On January 25, 1999, the City Council approved rezoning from “PBP”, “PUD”, and “R1-80” to “PUD” with Ordinance No. 13,676 and also approved the Airport Commerce Park South PUD Conceptual Plan.

On October 28, 1999, the First Amendment to the Airport Commerce Park PUD Conceptual Plan was approved administratively to allow revision of the business park sign locations.

On July 27, 2015, by Ordinance No. 15-1282, the City Council approved a request to reduce the minimum required front yard setback from Gannett Avenue to 40 feet for 7301 SW 22nd Street; and to reduce the front yard setbacks from Gannett Avenue and SW 22nd Street to 40 feet for 7201 SW 22nd Street.

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.

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

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Building Materials:** The applicant is proposing to amend the approved PUD Conceptual Plan to allow the use of metal siding with a minimum of a 24-gauge material and the use of concealed or color-matched exposed fasteners on all facades of any building, not to exceed 60% of any facade. Metal siding is currently listed on the Prohibited Building Materials list. The applicant is additionally proposing to remove plaster (stucco), EFIS, and common concrete block from the list of Prohibited Building Materials. Staff notes that these requests would align the PUD requirements to the standards as required in the current Municipal Code Chapter 135 for the “EX” Mixed Use District.
- 2. Parking Standards:** The applicant is proposing to modify the existing standards of the PUD for screening of parking areas. The PUD currently requires that parking areas be screened by location, earth berms of a minimum of 3 feet in height, and plant materials as described in the landscaping standards. The proposal would amend the screening of parking areas to one overstory tree, one evergreen tree, two understory trees, and six shrubs per 50 linear feet and add the requirement of parking and terminal islands with no more than 12 stalls between with provision of one tree per island. Staff notes that these modifications generally meet or exceed current Municipal Code Chapter 135 requirements.
- 3. Landscaping Standards:** The applicant is proposing to modify the existing landscaping standards of the PUD. The PUD currently requires installation of 10% trees with a 3-inch to 3.5-inch caliper, 30%-40% of trees with a 2-inch to 2.5-inch

caliper, and the balance to be 8-foot to 10-foot ornamental trees (or ½-inch caliper). It also requires evergreen trees to be a minimum of 6 feet tall. The proposal would amend the tree requirements to installation of 50% with 1.5-inch to 2-inch caliper, 50% with 1-inch to 1.5-inch caliper, and evergreen trees of a minimum of 7 feet tall. Additional amendments would require 35% of installed trees to be evergreen trees with the rationale of providing year-round efficacy and reduce the required open space on lots from 35% to 25%. Staff notes that these modifications generally align with current Municipal Code Chapter 135 requirements. Additionally, industry standards have been updated since the development of this PUD to reflect that smaller caliper trees are more likely to survive the transplantation process.

- 4. Staff Rationale:** Staff notes that business parks not located within a PUD zoning district are generally zoned “EX” Mixed Use District and subject to building materials and design standards as defined in applicable code requirements of Chapter 135. The applicant has generally requested amendments to the PUD that would align with the requirements for development within the “EX” District. However, property owners who have developed land within the PUD during the last 20 years have already made investments that comply with the existing standards of the PUD. In order to respect these investments while balancing market and industry changes, staff would recommend that any amendment allowing metal siding be limited to lots that do not front Army Post Road, Fleur Drive, or existing development on adjoining lots or PUDs not owned by the applicant and lots which have been previously designated by the PUD for “support commercial”.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested 3rd amendment to the Airport Commerce Park South PUD, subject to the following conditions:

1. Lots 9, 10, 13, 14, 18, 19, and 20 within the Airport Commerce Park South PUD shall be constructed in accordance with the “EX” District Building materials as defined by this amendment and use of concealed fasteners for any metal siding.
2. All parking areas shall be screened from public rights-of-way by earth berms of a minimum of 3 feet above an adjacent parking lot curb height.
3. The existing PUD standards shall apply to all other lots, uses, and circumstances.

P.U.D. DEVELOPMENT STANDARDS

All provisions of Chapter 134 Division 14, P.B.P. District Regulations, City of Des Moines Zoning Ordinance, are incorporated except the following:

- Minimum lot width shall be 200 feet as measured at the building setback line.
- Minimum lot size shall be 2 acres. Lots 1, 22, 23, 24, and 33 of Airport Commerce Park South, Plat 1, and Lot A shall have a minimum lot size of one acre.
- Land Use:
 - P.B.P. Support Commercial uses shall be allowed on Lot 1, the east half of Lot 22, Lots 23, 24, and 33 all in Airport Commerce Park South, Plat 2, and Lot A and Lots 1 and 2 of Airport Commerce Park, Plat 1.
 - P.B.P. support commercial uses shall be allowed on the entire area of Lot 22 if the entire parcel is developed as a single building.
 - C-1 uses are allowed on Lots 1, 23 and 33 all in Airport Commerce Park South, Plat 2 and the east half of Lot A.
 - If Lots 1 and 33 are split, C-1 uses are only allowed on lots with frontage on Fleur Drive, and common access for separate development (buildings) shall be provided.
 - C-1 uses shall be allowed on Lot 24, if Lots 23 and 24 are combined and developed as a single building.
- C-1 and P.B.P. support commercial use lots shall have a minimum of 35% open space.
- Setbacks for the two C-1 and support commercial lots located at the corner of Gannett Avenue and Fleur Drive shall be as follows:
 - Building Setbacks for Lot 1:
 - Front - (Gannett Ave.) 40 feet
 - Rear - (S14 22nd St. and Fleur Dr.) 50 feet
 - Side - 20 feet, 5' minimum one side
 - Building Setbacks for Lot 33:
 - Front - (Gannett Ave. and S14 22nd St.) 40 feet
 - Rear - (Fleur Dr.) 50 feet
 - Side - 20 feet, 5' minimum one side
- Setbacks for all other C-1 and support commercial lots shall be as follows:
 - Building Setback:
 - Front - 50 feet
 - Rear - 20 feet
 - Side - 20 feet, 5' minimum one side
- Parking Setbacks for all C-1 and support commercial lots shall be as follows:
 - Front - 15 feet
 - Rear and side - 5 feet. Parking setbacks shall not apply to C-1 or support commercial use lots with shared drive/parking across lot lines.
- Street trees may be counted towards the minimum landscape requirements for individual lots.
- BUILDING DESIGN STANDARDS** described below shall apply to all buildings.

BUILDING DESIGN STANDARDS
All buildings shall be designed to ensure their individual attractiveness, compatibility with each other and with the Airport Commerce Park South environment. Buildings within Airport Commerce Park South shall be constructed of permanent materials such as brick, architectural precast panels, tilt-up concrete panels, stone, and glass. Material innovation and progressive structural design are encouraged when permanency and structural building strength are the result.

PROHIBITED BUILDING MATERIALS

The following list of materials and finishes are prohibited and may not be used on exterior surfaces of any building:

- Plywood
 - Composite siding such as hardboard siding.
 - Composite building panels such as metal faced plywood or woodcore panels.
 - Pre-engineered metals installed with exposed fasteners
 - Metal siding
 - All plastic (except signs)
 - Plaster (stucco)
 - EPIS
 - Common concrete block, except for rear building walls which are not visible from a public street.
- The following roofing materials may not be used on any building:
- Asbestos cement shingles
 - Asphalt shingles

COLORS
Allowable colors include earth tones and other muted colors. Vibrant primary colors will be allowed to accent architecturally significant building detail, but must contribute to the buildings overall attractiveness and design.

Some building materials shall be of consistent color, tone and quality. Noticeable variations in color, pattern and texture resulting from casting, manufacturing, fabrication, etc. of exterior building materials will not be allowed.

ARCHITECTURAL SCREENS
All mechanical and electrical equipment necessary for the development of an individual site or building shall be screened at building fronts, side views, and rear elevations if the rear elevation is visible from a public street. The screening device shall be architecturally compatible to the building design and constructed of like materials. Exceptions may be made for equipment that, by nature of simple geometric shape, blends well with the architecture of the project (e.g., some transformers, switches and metering cabinets). Satellite dishes and other communication equipment (including antennas) shall also be integrated with the architecture or screened. Loading docks, trash containers, lawn care equipment, storage areas and other service areas necessary for the development of a site or building shall be integrated into the overall architecture of the building by being fully enclosed or architecturally screened from public view.

LANDSCAPING IS ALLOWED IN THE CENTER 30' RADIUS OF THE TRAFFIC CIRCLE PER AGREEMENT WITH THE CITY OF DES MOINES.

PARKING DESIGN STANDARDS

Off-street parking and loading areas shall conform to Chapter 134-134 (3) and Chapter 134-1376 and Chapter 134-1371 of the ZONING ORDINANCE, CITY OF DES MOINES, IOWA.

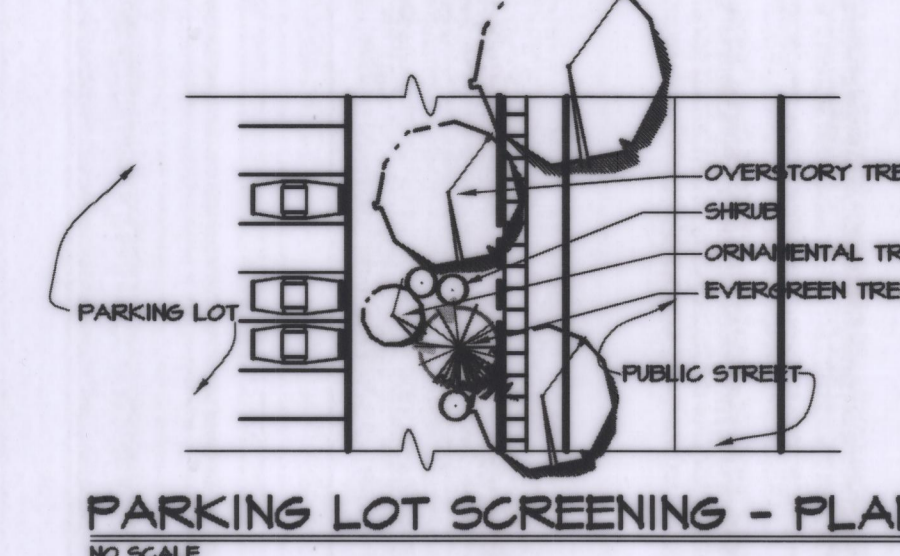
All parking areas shall be screened from on-site drives and public right-of-ways by location, earth berms and plant materials. Earth berms shall be a minimum of 3 feet above an adjacent parking lot curb height and supplemented with plant materials which provide a year around screening effect. Earth berm buffers are not required for lots with P.B.P. support commercial or C-1 principal permitted uses.

LANDSCAPING
The minimum landscape planting requirements for individual lots shall be two trees and three shrubs per 3,000 s.f. of open space. Plant materials shall be as follows:

- Trees: 10" x 3 - 3 1/2" caliper
30 - 40" x 2 - 2 1/2" caliper
Balance = 8 - 10" ornamental or 1 1/2" caliper
- *Minimum height for evergreens shall be 6' and may be counted as 2 - 2 1/2" caliper for requirements
- Shrubs: 18 to 24", balled & burlapped or container**
- **Substitutions: For every three (3) shrubs in excess of the minimum requirements, one (1) 1 1/2" caliper tree may be reduced from the requirements, not to exceed two (2) tree substitution per acre.

The planting plan shall be submitted for approval by the Airport Commerce Park, L.C. Architectural Review Committee and the City of Des Moines. The planting plan must be signed by a landscape architect registered in the State of Iowa.

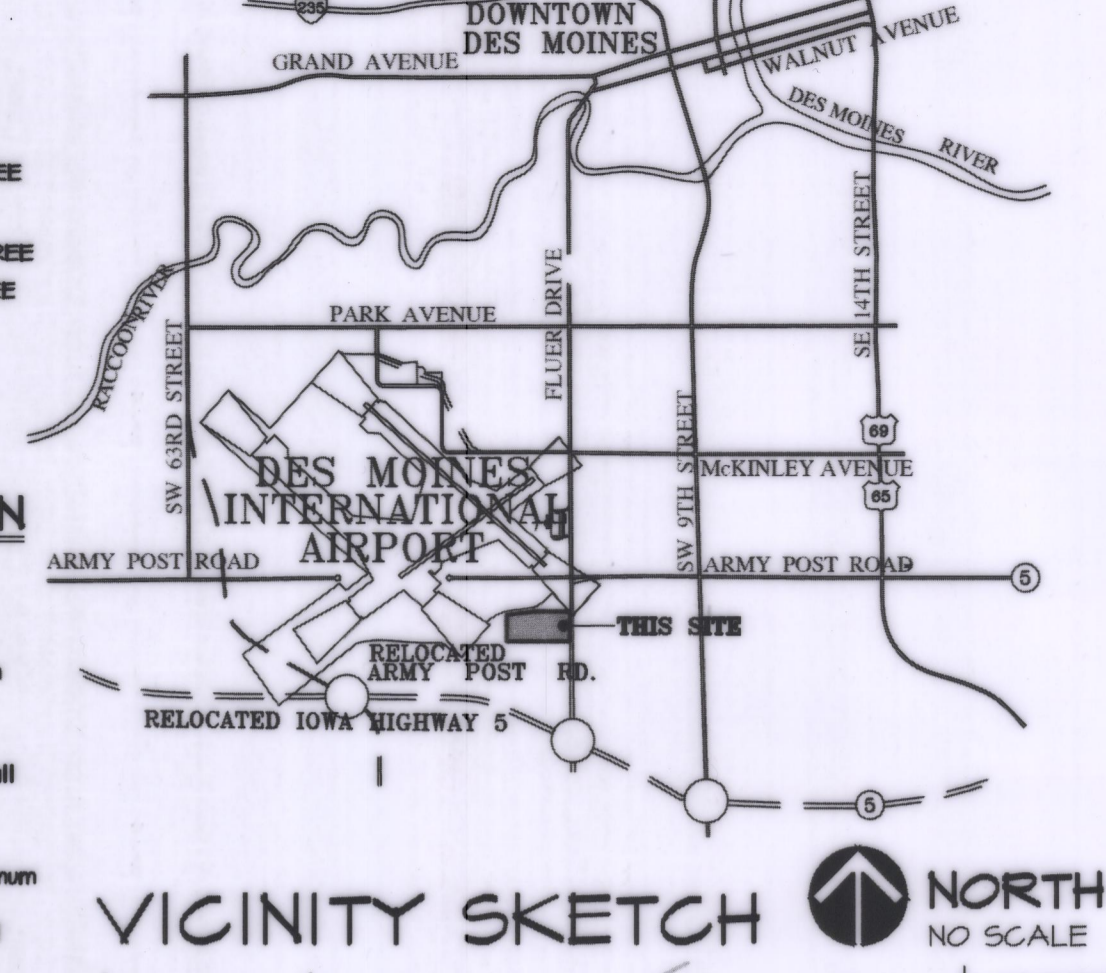
PARKING LOT SCREENING - PLAN



Each lot shall have a minimum of one entrance sign located at a primary site entrance from a public street. The sign shall conform to the material standards identified on the Lot Entrance Sign Detail. Signs on each lot shall be complimentary in style and design within such lot. All building and wall signs, and lots that allow P.B.P. support commercial or C-1 principal permitted uses, shall also comply with the sign requirements set forth in 134-134(3)(U), P.B.P. District Regulations.

Lots that front Army Post Road and Fleur Drive may have a maximum of 48 square feet of sign face on each side of a monument sign. Lots that front Airport Commerce Park South internal streets may have a maximum 32 square feet of sign face on each side of a monument sign.

VICINITY SKETCH



2nd AMENDMENT TO PUD CONCEPT PLAN FOR: AIRPORT COMMERCE PARK SOUTH

OWNER/DEVELOPER

WEST LAKES PROPERTIES, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266
PH. # (515) 223-4000

LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT "X", AIRPORT COMMERCE PARK PLAT I, AN OFFICIAL PLAN, CITY OF DES MOINES, AND A PARCEL OF LAND IN THE N 1/2 SW 1/4 SECTION 32, NE 1/4 SE 1/4 SECTION 31, AND SE 1/4 NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID OUTLOT "X"; THENCE 500°00'00"E, 437.27 FEET ALONG THE EAST LINE OF SAID OUTLOT "X" TO A POINT; THENCE 540°00'00"E, 165.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE 500°00'00"E, 80.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE 507°10'34"W, 321.57 FEET ALONG SAID EAST LINE TO A POINT; THENCE 500°01'25"N, 476.74 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID PLAT; THENCE 594°25'31"E, 1168.14 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE 500°08'41"W, 178.04 FEET TO A POINT; THENCE N64°25'01"W, 28.03.68 FEET TO A POINT; THENCE 500°04'14"W, 545.27 FEET TO A POINT; THENCE N64°40'34"W, 1314.87 FEET TO A POINT; THENCE N00°05'21"E, 1310.60 FEET TO A POINT; THENCE N00°03'46"E, 146.22 FEET TO A POINT; THENCE N64°41'02"E, 2486.54 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1043.73 FEET AND A CHORD BEARING OF N57°25'02"E, AN ARC LENGTH OF 446.91 FEET TO A POINT ON THE NORTH LINE OF SAID AIRPORT COMMERCE PARK PLAT I; THENCE S89°34'53"E, 256.15 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 134.130 ACRES MORE OR LESS

AND
LOTS 1, 2, 3, 4, 5, 'B' AND 'C', AIRPORT COMMERCE PARK PLAT I.

ENTIRE PARCEL CONTAINS 163.127 ACRES MORE OR LESS.

ZONING

EXISTING - RI-80 & P.B.P. # P.U.D.
PROPOSED - P.U.D.

UTILITIES

SOURCE OF WATER SUPPLY - CITY OF DES MOINES WATER WORKS SYSTEM.
SEWER DISPOSAL PROVISION - CITY OF DES MOINES SANITARY SEWER SYSTEM
*STREETS AND UTILITIES SHALL BE DEDICATED TO THE CITY.

NOTES

- STREET R.O.W. WILL BE DEDICATED TO THE CITY OF DES MOINES.
- 5' PUBLIC SIDEWALKS ARE REQUIRED WITH PLATTING ON BOTH SIDES OF PUBLIC STREETS. HOWEVER, ONE 8-FOOT SIDEWALK MAY BE LOCATED ON THE WEST SIDE OF 28th STREET AND THE SOUTH SIDE OF GANNETT AVENUE BETWEEN ARMY POST ROAD AND FLEUR DRIVE.
- STREET NAMES WILL BE ASSIGNED BY THE CITY OF DES MOINES.
- EXISTING TREES WILL BE SAVED TO THE EXTENT THAT THEY ACCOMMODATE GRADING AND UTILITY INSTALLATION ON INDIVIDUAL LOTS.
- EACH LOT OWNER WILL BE RESPONSIBLE FOR STORM WATER DETENTION TO BE INDICATED ON INDIVIDUAL SITE PLAN SUBMITTAL.
- THIS CONCEPT PLAN DOES NOT INCLUDE LOT 6, AIRPORT COMMERCE PARK, PLAT I.
- LOT 1, AIRPORT COMMERCE PARK, PLAT I SHALL HAVE LIMITED ACCESS TO FLEUR DRIVE.
- CONSTRUCTION FOR THIS PLAN WILL LIKELY COMMENCE IN THE SPRING OF 1999.
- A 3-METER WIDE BIKE TRAIL IS REQUIRED ALONG THE SOUTH SIDE OF ARMY POST ROAD.
- ALL STREETS SHALL BE 31' B/B.
- A SHARED RIGHT IN/RIGHT OUT ACCESS DRIVE SHALL BE ALLOWED BETWEEN LOT A AND LOT 17, AND LOTS 25 & 26 FROM ARMY POST ROAD.

CERTIFICATION

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

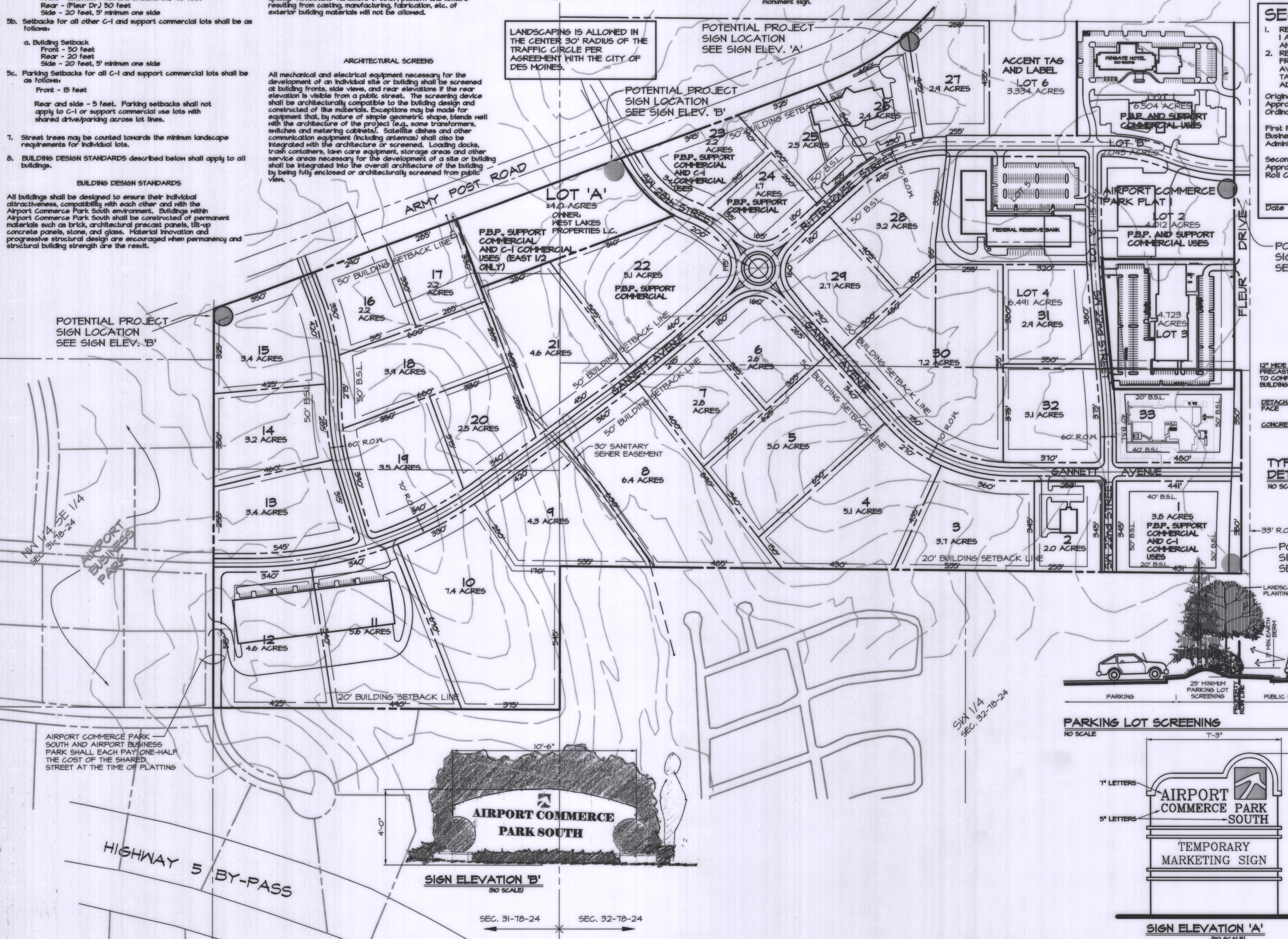
BY: *Edward H. Arp* DATE: 3-2-16
EDWARD H. ARP, IOWA REG. NO. 250
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

LEGEND

- EXISTING/PROPOSED
- FLAT BOUNDARY
 - SECTION CORNER
 - ST 10" - STORM SEWER & SIZE
 - SAN 8" - SANITARY SEWER & SIZE
 - W 8" - WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - EXISTING CONTOURS

NORTH
SCALE: 1"=200'
DATE: NOVEMBER 2, 1999
REVISION: MARCH 22, 2007
APRIL 25, 2007
JUNE 15, 2015
OCTOBER 16, 2015
MARCH 02, 2016

CEC CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322-4379
PHONE: 515.276.4884 FAX: 515.276.7084 E-3421



SECOND AMENDMENT

- REVISE THE FRONT YARD SETBACK ON LOTS 1 AND 33 LOCATED AT GANNETT AVENUE AND FLEUR DRIVE.
- REDUCE THE PARKING SETBACK ON LOT 33 FROM 15 FEET TO 12.5 FEET ON GANNETT AVENUE FRONTAGE AND MAINTAIN THE 3 FOOT TALL BERM PROFILE FOR THE PARKING LOT ADJACENT TO GANNETT AVENUE.

Original PUD Zoning and Conceptual Plan Approved by City Council on January 25, 1999 by Ordinance No. 13716.

First PUD Conceptual Plan Amendment for Business Park sign locations Approved Administratively on October 26, 1999.

Second PUD Conceptual Plan Amendment Approved by City Council on July 13, 2015 by Roll Call No. 15-11-42.

Date _____ Planning Director

TYPICAL LOT ENTRANCE SIGN DETAIL
NO SCALE

PARKING LOT SCREENING
NO SCALE

SIGN ELEVATION 'A'
NO SCALE

DATE: NOVEMBER 2, 1999
REVISION: MARCH 22, 2007
APRIL 25, 2007
JUNE 15, 2015
OCTOBER 16, 2015
MARCH 02, 2016

ZON 2015-00195

P.U.D. DEVELOPMENT STANDARDS

All provisions of Retired Chapter 134 Division 14, FBP District Regulations, City of Des Moines Zoning Ordinance, are incorporated except the following:

- Minimum lot width shall be 200 feet as measured at the building setback line.
- Minimum lot size shall be 2 acres. Lots 1, 22, 23, 24, and 33 of Airport Commerce Park South, Plat 2, and Lot A shall have a minimum lot size of one acre.
- Land Use:
 - FBP Support Commercial uses shall be allowed on Lot 1, the east half of Lot 22, Lots 23, 24, and 33 all in Airport Commerce Park South, Plat 2, and Lot A and Lots 1 and 2 of Airport Commerce Park, Plat 1.
 - FBP Support Commercial uses shall be allowed on the entire area of Lot 22 if the entire parcel is developed as a single building.
 - C-1 uses are allowed on Lots 1, 23 and 33 all in Airport Commerce Park South, Plat 2 and the east half of Lot A.
 - If Lots 1 and 33 are split, C-1 uses are only allowed on lots with frontage on Fleur Drive, and common access for separate development (buildings) shall be provided.
 - C-1 uses shall be allowed on Lot 24, if Lots 23 and 24 are combined and developed as a single building.
- All lots within P.U.D. shall have minimum of 25% open space.
- Setbacks for the two C-1 and support commercial lots located at the corner of Garnett Avenue and Fleur Drive shall be as follows:
 - Building Setbacks for Lot 1
 - Front - (Garnett Ave.) 40 feet
 - Rear - (SW 22nd St. and Fleur Dr.) 50 feet
 - Side - 20 feet, 5' minimum one side
 - Building Setbacks for Lot 33
 - Front - (Garnett Ave. and SW 22nd St.) 40 feet
 - Rear - (Fleur Dr.) 50 feet
 - Side - 20 feet, 5' minimum one side
- Setbacks for all other C-1 and support commercial lots shall be as follows:
 - Building Setback
 - Front - 50 feet
 - Rear - 20 feet
 - Side - 20 feet, 5' minimum one side

5c. Parking Setbacks for all C-1 and support commercial lots shall be as follows:

- Front - 15 feet
- Rear and side - 5 feet. Parking setbacks shall not apply to C-1 or support commercial use lots with shared driveways across lot lines.

5d. Street trees may be counted towards the minimum landscape requirements for individual lots.

5e. BUILDINGS DESIGN STANDARDS described below shall apply to all buildings.

BUILDING DESIGN STANDARDS

All buildings shall be designed to ensure their individual attractiveness, compatibility with each other, and compatibility with the Airport Commerce Park South environment. See Sheet two for Allowed Major Facade Materials (table 135-4.2-1) and Allowed Minor Facade Materials (table 135-4.2-2) as found in Chapter 135, City of Des Moines Planning and Design Ordinance, dated 0-16-2014. All building designs and landscape plans shall be submitted for review and approval by the Airport Commerce Park South Architectural Review Committee (ARC).

PARKING DESIGN STANDARDS

Off-street parking and loading areas shall conform to Chapter 134-134 (3) and Chapter 134-137 (4) and Chapter 134-137 (1) of the ZONING ORDINANCE, CITY OF DES MOINES, IOWA.

Prohibited Building Materials

- The following list of materials and finishes are prohibited and may not be used on exterior surfaces of any building:
- Plywood
 - Composite siding such as hardboard siding
 - Composite building panels such as metal faced plywood or woodcore panels
 - Pre-engineered metals installed with exposed fasteners unless fasteners are color matched with metal color
 - All plastics (except signs)
 - Common concrete block, except for rear building walls which are not visible from a public street

The following roofing materials may not be used on any building:

- Asbestos cement shingles
- Asphalt shingles

The Architectural Review Committee may allow minor exceptions for prohibited building materials when the architectural design demonstrates a unique and innovative solution for which such materials are especially well suited. For example, building accents and architectural details or when the project is of sufficient size and scale to create its own distinct environment.

COLORS

Allowable colors include earth tones and other muted colors. Vibrant primary colors will be allowed to accent architecturally significant building details, but must contribute to the buildings overall attractiveness and design.

Some building materials shall be of consistent color, tone and quality. Noticeable variations in color, pattern and texture resulting from casting, manufacturing, fabrication, etc. and of exterior building materials will not be allowed.

ARCHITECTURAL SCREENS

All mechanical and electrical equipment necessary for the development of an individual site or building shall be screened at building fronts, side views, and rear elevations if the rear elevation is visible from a public street. The screening device shall be architecturally compatible to the building design and constructed of like materials. Exceptions may be made for equipment that, by nature of simple geometric shape, blends well with the architecture of the project (e.g. some transformers, switches and metering cabinets), satellite dishes and other communication equipment (including antennas) shall also be integrated with the architecture or screened. Loading docks, trash containers, lawn care equipment, storage areas and other service areas necessary for the development of a site or building shall be integrated into the overall architecture of the building by being fully enclosed or architecturally screened from public view.

LANDSCAPING

Minimum landscape planting requirements for individual lots shall be two trees and three shrubs per 3,000 s.f. of required open space. Plant materials shall be as follows:

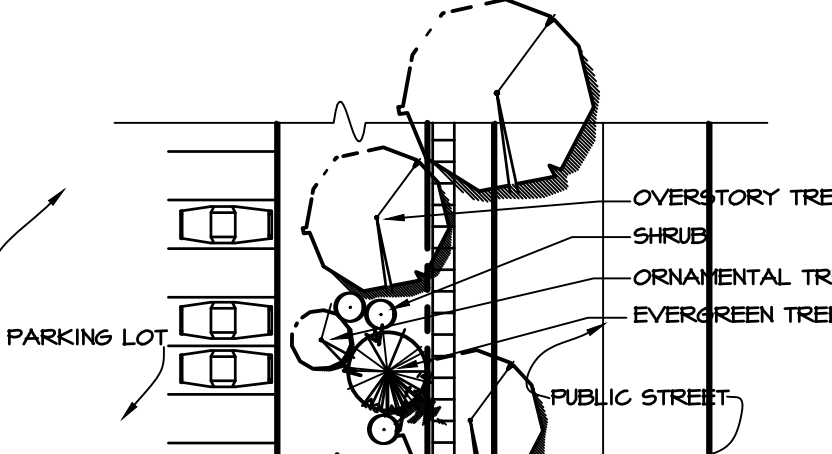
- Trees: 50% = 1.5"-2" caliper
Evergreen trees: 7' height
Shrubs: 18" to 24", balled & burlapped or #3 container**

**Substitutions: For every three (3) shrubs in excess of the minimum requirements, one (1) 1/2" caliper tree may be reduced from the requirements, not to exceed two (2) tree substitution per acre.

Each parking lot island requires one tree per displaced parking stall and at each terminal island.

35% of all trees to be evergreen for year round efficacy.

Planting plan shall be submitted for approval by Airport Commerce Park, L.C. Architectural Review Committee and City of Des Moines. Planting plan must be signed by a Landscape Architect registered in the State of Iowa.

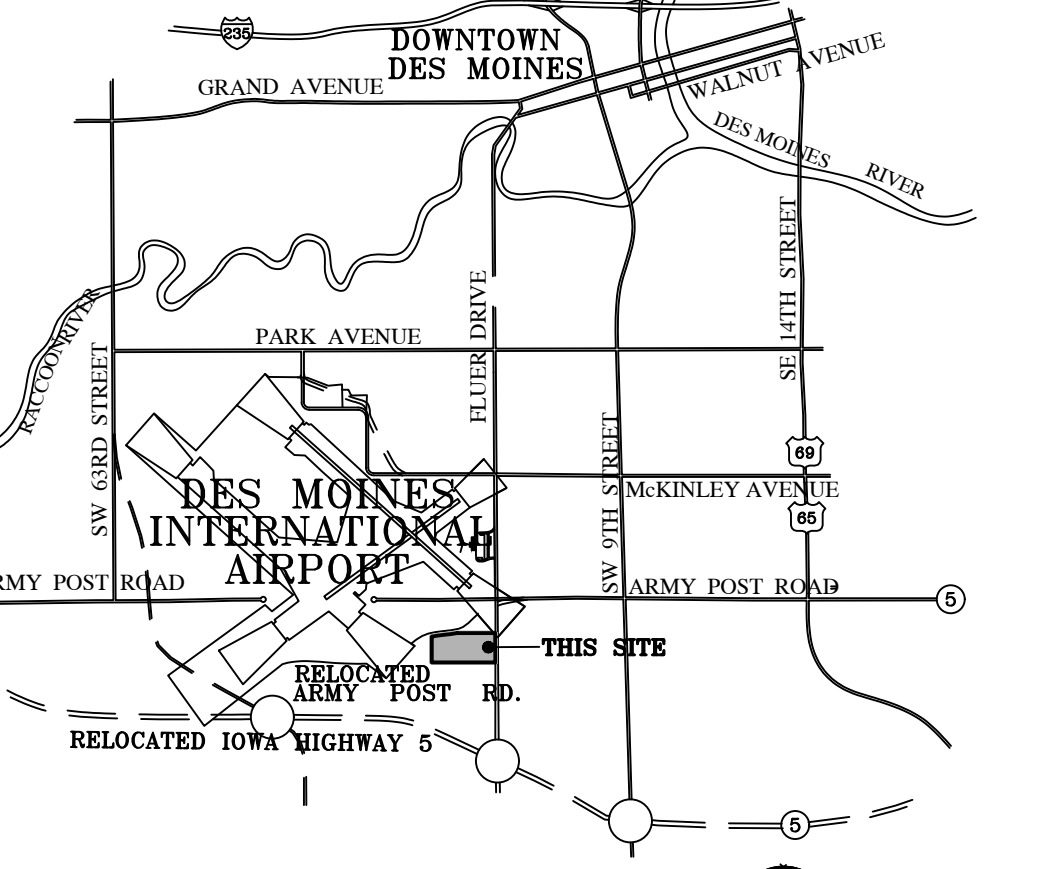


PARKING LOT SCREENING - PLAN
NO SCALE

SIGNS

Each lot shall have a minimum of one entrance sign located at a primary site entrance from a public street. The sign shall conform to the material standards identified on the Lot Entrance Sign Detail. Signs on each lot shall be complimentary in style and design within such lot. All building and wall signs, and lots that allow FBP support commercial or C-1 principal permitted uses, shall also comply with the sign requirements set forth in 134-134(5)(1), FBP District Regulations.

Lots that front Army Post Road and Fleur Drive may have a maximum of 48 square feet of sign face on each side of a monument sign. Lots that front Airport Commerce Park South internal streets may have a maximum 32 square feet of sign face on each side of a monument sign.



VICINITY SKETCH
NO SCALE

3rd AMENDMENT TO PUD CONCEPT PLAN FOR: AIRPORT COMMERCE PARK SOUTH

SHEET 1 OF 2

OWNER/DEVELOPER

WEST LAKES PROPERTIES, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266
PH. # (515) 223-4000

LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT "X", AIRPORT COMMERCE PARK PLAT 1, AN OFFICIAL PLAT, CITY OF DES MOINES, AND A PARCEL OF LAND IN THE N 1/2 SW 1/4 SECTION 32, NE 1/4 SE 1/4 SECTION 31, AND SE 1/4 NE 1/4 SECTION 31, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES FOLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID OUTLOT "X", THENCE 500°00'00"E, 431.21 FEET ALONG THE EAST LINE OF SAID OUTLOT "X" TO A POINT; THENCE 540°00'00"W, 165.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE 500°00'00"E, 80.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE 507°10'34"W, 327.51 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID PLAT; THENCE 584°25'31"E, 1168.14 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE 500°06'41"W, 713.04 FEET TO A POINT; THENCE N41°25'01"W, 2603.69 FEET TO A POINT; THENCE S00°06'41"W, 545.21 FEET TO A POINT; THENCE N84°40'34"W, 1314.81 FEET TO A POINT; THENCE N00°05'21"E, 1316.60 FEET TO A POINT; THENCE N00°03'46"E, 146.22 FEET TO A POINT; THENCE N64°41'02"E, 2486.54 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1043.73 FEET AND A CHORD BEARING OF N51°25'02"E, AN ARC LENGTH OF 446.91 FEET TO A POINT ON THE NORTH LINE OF SAID AIRPORT COMMERCE PARK PLAT 1; THENCE S84°34'53"E, 256.15 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 134.130 ACRES MORE OR LESS

AND
LOTS 1, 2, 3, 4, 5, 'B' AND 'C', AIRPORT COMMERCE PARK PLAT 1.

ENTIRE PARCEL CONTAINS 163.121 ACRES MORE OR LESS.

ZONING

EXISTING - R1-80 & P.B.P. & P.U.D.
PROPOSED - P.U.D.

UTILITIES

SOURCE OF WATER SUPPLY - CITY OF DES MOINES WATER WORKS SYSTEM.
SEWAGE DISPOSAL PROVISION - CITY OF DES MOINES SANITARY SEWER SYSTEM
*STREETS AND UTILITIES SHALL BE DEDICATED TO THE CITY.

NOTES

- STREET R.O.W. WILL BE DEDICATED TO THE CITY OF DES MOINES.
- 5' PUBLIC SIDEWALKS ARE REQUIRED WITH PLATTING ON BOTH SIDES OF PUBLIC STREETS. HOWEVER, ONE 8-FOOT SIDEWALK MAY BE LOCATED ON THE WEST SIDE OF 28th STREET AND THE SOUTH SIDE OF SANNETT AVENUE BETWEEN ARMY POST ROAD AND FLEUR DRIVE.
- STREET NAMES WILL BE ASSIGNED BY THE CITY OF DES MOINES.
- EXISTING TREES WILL BE SAVED TO THE EXTENT THAT THEY ACCOMMODATE GRADING AND UTILITY INSTALLATION ON INDIVIDUAL LOTS.
- EACH LOT OWNER WILL BE RESPONSIBLE FOR STORM WATER DETENTION TO BE INDICATED ON INDIVIDUAL SITE PLAN SUBMITTAL.
- THIS CONCEPT PLAN DOES NOT INCLUDE LOT 6, AIRPORT COMMERCE PARK, PLAT 1.
- LOT 3, AIRPORT COMMERCE PARK, PLAT 1 SHALL HAVE LIMITED ACCESS TO FLEUR DRIVE.
- CONSTRUCTION FOR THIS PLAN WILL LIKELY COMMENCE IN THE SPRING OF 1999.
- A 3-METER WIDE BIKE TRAIL IS REQUIRED ALONG THE SOUTH SIDE OF ARMY POST ROAD.
- ALL STREETS SHALL BE 31' B/B.
- A SHARED RIGHT IN/RIGHT OUT ACCESS DRIVE SHALL BE ALLOWED BETWEEN LOT A AND LOT 17, AND LOTS 25 & 26 FROM ARMY POST ROAD.

CERTIFICATION

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.

PRELIMINARY

PAUL J.D. CLAUSEN, IOWA LIC. NO. 28712 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:

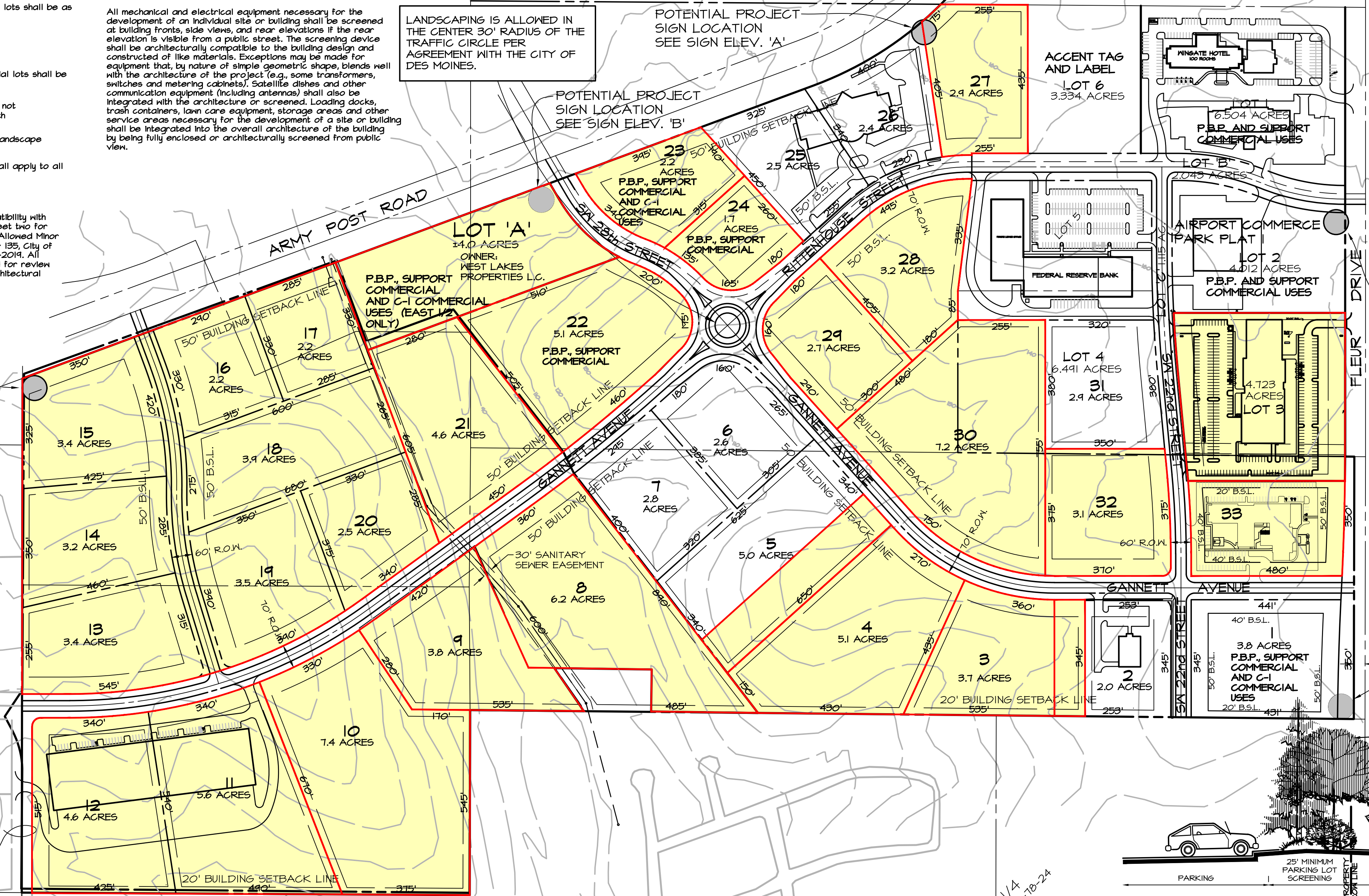
LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - SECTION CORNER
 - ST 18" STORM SEWER & SIZE
 - SAN 18" SANITARY SEWER & SIZE
 - W 18" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - EXISTING CONTOURS

DATE: NOVEMBER 2, 1999
REVISION: MARCH 22, 2007
APRIL 25, 2007
JUNE 15, 2015
OCTOBER 16, 2015
MARCH 02, 2016

CIVIL ENGINEERING CONSULTANTS, INC.

2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322.4379
PHONE: 515.276.4884 FAX: 515.276.7084 E9421 / E9065



THIRD AMENDMENT

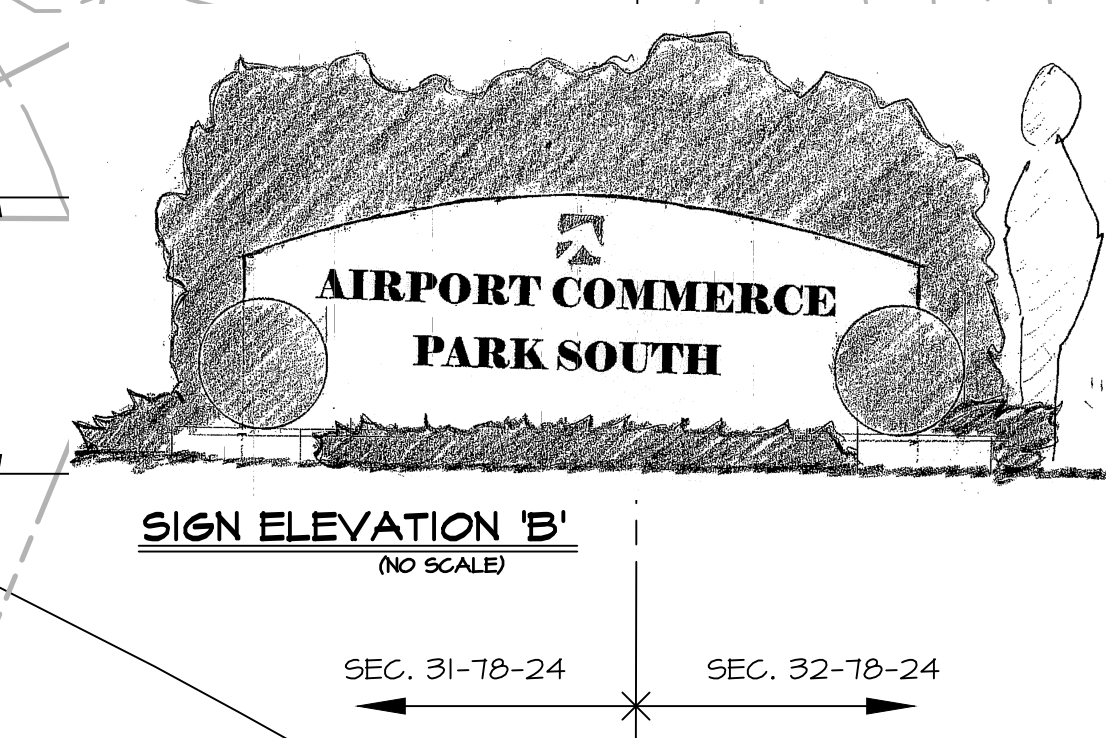
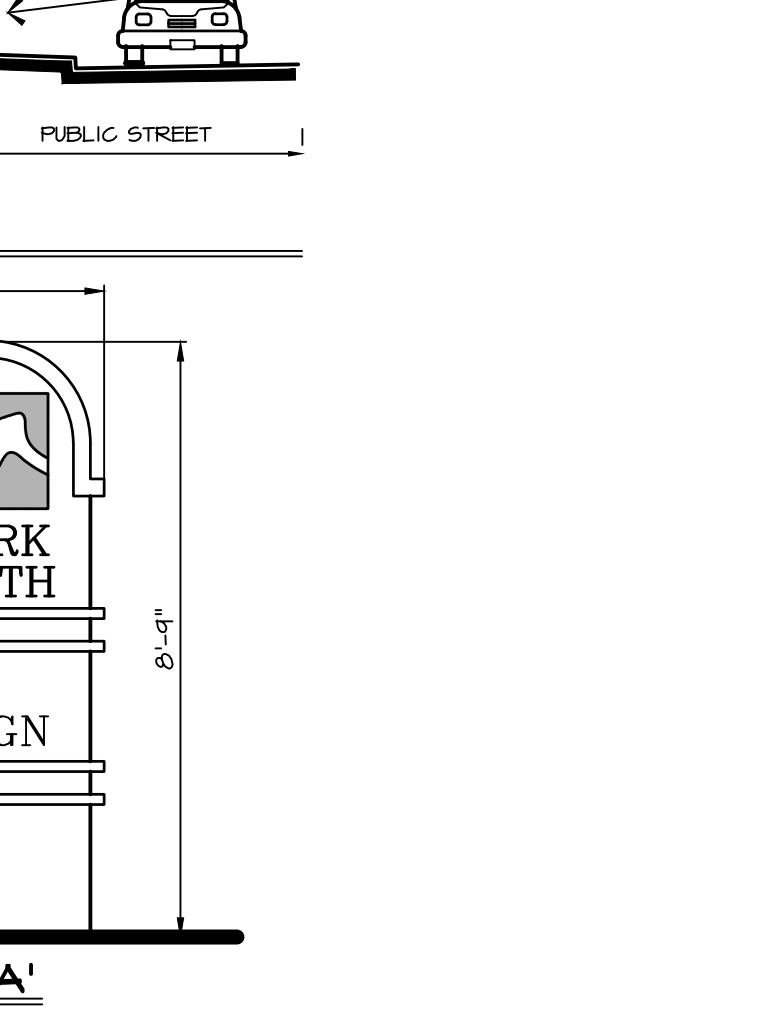
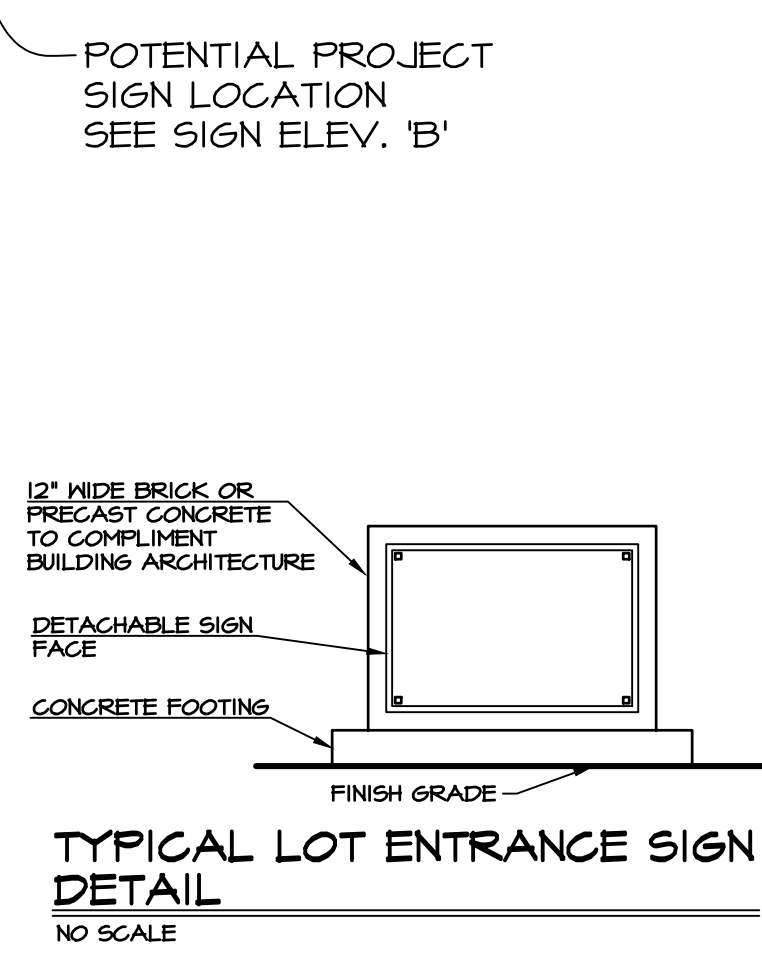
- CHANGED NOTE #4 IN P.U.D. DEVELOPMENT STANDARDS.
- CHANGED PROHIBITED BUILDING MATERIALS.
- CHANGED PARKING DESIGN STANDARDS.
- UPDATED LANDSCAPING REQUIREMENTS.

Original PUD Zoning and Conceptual Plan Approved by City Council on January 25, 1999 by Ordinance No. 13716.

First PUD Conceptual Plan Amendment for Business Park sign locations Approved Administratively on October 28, 1999.

Second PUD Conceptual Plan Amendment Approved by City Council on July 13, 2015 by Roll Call No. 15-11-42.

Date _____ Planning Director



AIRPORT COMMERCE PARK SOUTH AND AIRPORT BUSINESS PARK SHALL EACH PAY ONE-HALF THE COST OF THE SHARED STREET AT THE TIME OF PLATTING

HIGHWAY 5 BY-PASS

C:\FILES\00018965_CED\Drawings\EM65_RCP_3rd_Amendment.dwg, 8/1/2023 1:09:44 PM, mchill, 1/200

3rd AMENDMENT TO PUD CONCEPT
 PLAN FOR:
**AIRPORT COMMERCE
 PARK SOUTH**
 SHEET 2 OF 2

DESIGN STANDARDS FOR METAL WALL PANEL SYSTEMS AS A MINOR FAÇADE MATERIAL IN AIRPORT COMMERCE PARK SOUTH:
 METAL WALL PANEL SYSTEMS ARE ALLOWED IN AIRPORT COMMERCE PARK SOUTH AND CAN BE USED FOR VARIOUS APPLICATIONS,
 SUCH AS CLADDING, ROOFING, OR SIDING, CONSISTING OF METAL PANELS THAT ARE GENERALLY 24 GAUGE THICK, EQUIVALENT TO
 0.0231 INCHES OR 0.607 MM. THE PANELS CAN HAVE DIFFERENT PROFILES, SUCH AS RIBS, FLUTES, OR BOXES, THAT CREATE
 VISUAL EFFECTS AND ENHANCE THE STRUCTURAL PERFORMANCE OF THE SYSTEM. THE PANELS CAN BE INSTALLED WITH CONCEALED
 OR COLOR-MATCHED EXPOSED FASTENERS.
 METAL WALL PANELS SHALL BE ALLOWED UP TO 60% ON ALL FAÇADES AS A MINOR FAÇADE MATERIAL. SEE TABLE 135-4.2-2.
 ALLOWED MINOR FAÇADE MATERIALS CITY OF DES MOINES ZONING ORDINANCE. HOWEVER, A MAJOR FAÇADE MATERIAL IS
 REQUIRED AT GRADE UP TO 2-FEET AND AROUND ENTRANCES (SEE TABLE 135-4.2-1 ALLOWED MAJOR FAÇADE MATERIALS, DES
 MOINES ZONING ORDINANCE).
 VARIATION IN METAL PLANES, MATERIAL MODULES, VARIATIONS IN PANELS WIDTHS AND HEIGHTS, EXPRESSED JOINTS, COLORS AND
 DETAILS IS REQUIRED TO BREAK UP THE MASS OF THE BUILDINGS.
 VARIATION IN THE HORIZONTAL PLANES CAN BE EXPRESSED USING COLOR, PROJECTING FORMS, CANOPIES, WINDOWS, CURTAIN
 WALLS AND JOINT PATTERNS.
 METAL WALLS SHALL BE INSTALLED PER ALL RECOGNIZED INDUSTRY STANDARDS FOR WEATHER TIGHTNESS, FINISH, TEXTURE, AND
 UNDERLAYMENT.
 EXTERIOR EXPRESSION OF STRUCTURAL ELEMENTS WITH METAL WALL BEHIND ARE PERMITTED.
 INSET ENTRIES ARE PERMITTED.

THE FOLLOWING SAMPLE IMAGES PORTRAY ROOF LINES AND METAL PANEL EXTERIOR COLOR AND DESIGN FEATURES ENVISIONED AT AIRPORT COMMERCE PARK SOUTH.
 NOTE THAT METAL PANELS ARE ALLOWED ONLY AS A MINOR FAÇADE MATERIAL PER TABLE 135-4.2-2 IN THE DES MOINES ZONING ORDINANCE UP TO 60% ON ALL
 FAÇADES, EXCEPT A MAJOR MATERIAL IS REQUIRED AT GRADE UP TO 2-FEET AND AROUND ENTRANCES, WHICH MAY NOT BE PORTRAYED ON THE IMAGES BELOW.

FLAT ROOFS ON METAL BUILDINGS ARE REQUIRED AS THE DESIGN STANDARD IN AIRPORT COMMERCE PARK SOUTH WITH THE
 FOLLOWING EXCEPTIONS:

- ENTRY FEATURES
- CANOPIES OVER MAN DOORS OR LOADING DOCK AREAS.
- ROOF FEATURES THAT RISE UP TO ALLOW CLERESTORY OR SIMILAR SOLAR LIGHT SKYLIGHTS.
- DESIGN FEATURES THAT ENHANCE THE OVERALL APPEARANCE OF THE BUILDING
- ROOF SURFACES SLOPED TO FURTHER THE USE OF SOLAR PANELS.
- AREAS THAT ARE SLOPED TO PROVIDE STRUCTURAL SUPPORT TO PERIMETER PARAPETS OR SIMILAR STRUCTURES.
- AREAS THAT NEED TO BE RAISED ABOVE THE STANDARD CLEAR HEIGHT TO SUPPORT SPECIFIC NEEDS OF THE INTERNAL USES.

EIFS:
 EIFS IS AN ALLOWED MINOR FAÇADE MATERIAL, UNDER STUCCO IN TABLE 135-4.2-2 IN THE DES MOINES ZONING ORDINANCE

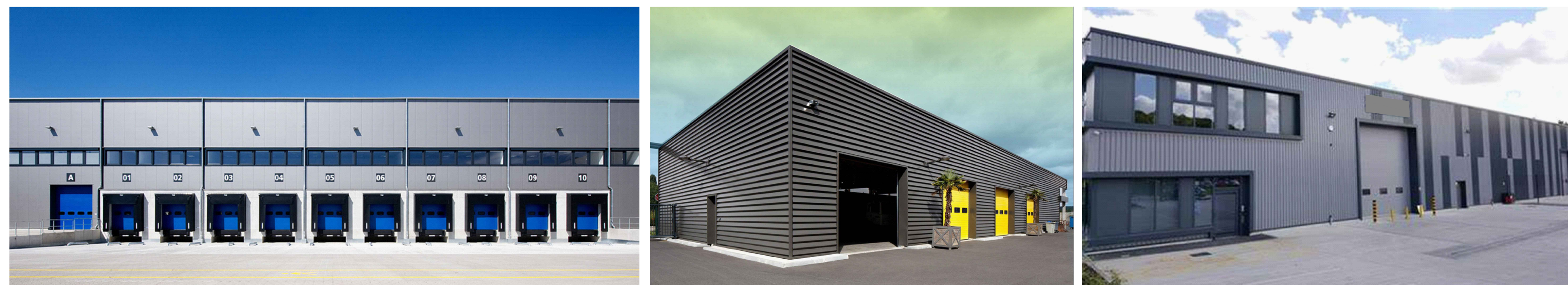
TABLE 135-4.2-1. ALLOWED MAJOR FAÇADE MATERIALS, CITY OF DES MOINES ZONING ORDINANCE.

TABLE 135-4.2-1. ALLOWED MAJOR FAÇADE MATERIALS					
	MAJOR FAÇADE MATERIAL (alphabetical)	Buildings in All Other Districts	Buildings in EX and I Districts	Buildings in N#-2, N#-4, and NX Districts	All N1, N2, N3, N4, N5 Districts
A	Brick full dimensional, unit, face brick	●	●	●	●
B	Concrete Masonry Units architectural, minimum 3-inch depth, artisan stone look, stone face, hewn stone, rock cut	●	●	●	●
C	Concrete Surfaces unfinished		●		
D	Concrete Surfaces finished, stained, painted, treated	●	●		
E	Fiber Cement Board finished lap siding or shingles	Commercial Cottage only		House and Row Building Types only	●
F	Glass curtain wall system	●	●		
G	Stone natural, units	●	●	●	●
H	Stucco cement-based, lime-based, 2 or 3 layer hard coat	●	●	●	●
I	Wood painted, stained, or treated lap siding, shingles			House and Row Building Types only	●

KEY: ● = allowed
 NOTE: Use of some major materials may be further limited by building type regulations pursuant to article 2 of this chapter.

TABLE 135-4.2-2. ALLOWED MINOR FAÇADE MATERIALS CITY OF DES MOINES ZONING ORDINANCE.

TABLE 135-4.2-2. ALLOWED MINOR FAÇADE MATERIALS			
All allowed major facade materials may be used for minor facade materials, unless otherwise listed as prohibited in Table 135-4.2-4 of this article.			
	MINOR FAÇADE MATERIAL (alphabetical)	Allowed on Buildings in These Districts	Maximum Amount on Each Facade
	Brick economy size (larger than 3 inches in height)	All	Non-street facades only 100%
	Brick thin, veneer	All	Non-street facades only 100%
	Concrete Surfaces unfinished, finished stained, painted, treated	All	All, below first floor 20%
	Concrete Masonry Units architectural, minimum 3-inch depth, split- faced, burnished/ground faced, polished, sandblasted, honed or glazed	All except N3, N4, N5 and Commercial Cottage	Non-street facades only 100%
H	Fiber Cement Board, Composite finished panels	All	All, except a major material is required at grade up to 2 feet and adjacent to entrances. 40%
	Glass glass block	All	Non-street facades only 20%
	Stucco synthetic or with elastomeric finishes (EIFS)	All	N District: Only 2nd or higher stories all facades. All Other Districts: Only 3rd story or higher of non-street facades. 40%
I	Metal architectural panel system, 24 gauge minimum thickness; any exposed fasteners must be color-coated to match metal panel	All except N districts	All, except a major material is required at grade up to 2 feet and adjacent to entrances. 60%
	Metal, Composite aluminum composite materials (ACM) or panels (ACP)	All	Non-street facades only 40%
I	Metal, Corten panels or panel systems, not ribbed or corrugated	All	All 40%
	Terra Cotta or Ceramic tiles or panels	All	All 20%
	Vinyl Siding minimum 0.042 inches thick; where not prohibited by local historic district regulations	Lots containing one House building type, including 2-unit and 4-unit fee simple configurations, except those in N4, NX2, or NX2a districts All Commercial Cottage, General Buildings, Flat Buildings, and Row Buildings, containing 3 or more household units, located in NX1, MX3, RX1, RX2, NX1, NX2, and NX3 districts	All 65% of first story of street facade, 100% on all other facades 40%
K	Wood natural, aged lap siding, shingles, rainscreen system	All except N districts	All 40%
L	Wood, Composite rainscreen system	All except N districts	All 40%



AUGUST 11, 2023

CITY OF DES MOINES PLAN & ZONING COMMISSION

STAFF REPORT AND RECOMMENDATION

Thursday, September 6, 2023

GENDA ITEMS #10A-10C

**COMP-2023-000028 &
ZONG-2023-000046**

Applicant: Starlink, LLC (owner), represented by Becky Hiu (officer).

Location: 1900 Arlington Avenue.

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

B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Low-Medium Density Residential to High Density Residential. (COMP-2023-000028)

C. Rezone the property from "N5" Neighborhood District to "NX1" Mixed Use District, to allow reuse of the existing structure for multiple-household residential use with up to seven (7) dwelling units. (ZONG-2023-000046)

I. GENERAL INFORMATION

1. **Purpose of Request:** The subject property contains a 2 ½-story house that which was built circa 1906 with 4,153 square feet of total living area per the Polk County Assessor webpage. It was converted from a single-household use to a multiple household use at an unknown date. The property lost its legal non-conforming rights to function as a multiple-household dwelling in 2022 when the last valid rental certificate expired. The applicant is proposing to rezone the property to allow reuse of all the pre-existing units. The "NX1" Neighborhood Mix District could allow for the property to be used for five to eight units. If approved, the request would allow the use of the property for up to seven dwelling units.

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

2. **Size of Site:** 7,990 square feet (0.183 acres).

3. **Existing Zoning (site):** "N5" Neighborhood District.

4. **Existing Land Use (site):** The subject property contains a 2 ½-story dwelling with paved parking between the southern facade and the Franklin Avenue right-of-way.

5. Adjacent Land Use and Zoning:

North – “N5” & “N5-4”; Uses are one-household residential and multiple household residential.

South – “N5” & “N5-4”; Uses are one-household residential and multiple household residential.

East – “N5” & “NX2”; Uses are one-household residential and multiple household residential.

West – “N5”, “N5-4”, & “RX1”; Uses are one-household residential and multiple household residential.

6. General Neighborhood/Area Land Uses: The subject property is located along the northwest corner of the intersection of Arlington Avenue and Franklin Avenue. The surrounding area includes a mix of single-household, converted multiple-household, and purpose-built multiple-household uses.

7. Applicable Recognized Neighborhood(s): The subject property is located in the River Bend Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023 and of the Final Agenda on September 1, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on August 18, 2023 (20 days prior to the public hearing) and August 28, 2023 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All 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 River Bend Neighborhood mailings were sent to Kathy Hellstern.

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

8. Relevant Zoning History: None.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Low-Medium Density Residential. This designation allows a maximum net density of 12 dwelling units per acre. The proposed seven (7) dwelling units on a 0.183-acre parcel represent a net density of 38.2 dwelling units per acre.

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

Agenda Items #10A-10C

Page 2

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 that the future land use designation of the property be amended from “Low-Medium Density Residential” to “High Density Residential”. Plan DSM describes these designations as follows:

Low-Medium Density Residential: Areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.

High Density Residential: Areas developed with primarily higher intensity multi-family housing with a minimum density over 17 dwelling units per net acre.

The subject parcel is currently zoned “N5” District. The Zoning Ordinance describes this district as, “intended to preserve the scale and character of neighborhoods developed with a mix of bungalow and two-story houses, predominantly in the Victorian, Revival, and Arts and Crafts styles pursuant to House D building type in section 135-2.16 of this code.”

The applicant is proposing to rezone the parcel to the “NX1” District. The Zoning Ordinance describes this district as, “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 located in a relatively dense and walkable neighborhood and on a corner lot at the intersection of two busier neighborhood streets. It is located 0.14 mile from a DART transit route. A Neighborhood Node is centered on the intersection of 6th Avenue and College Avenue. Staff believe the use of the property as multiple-household dwelling additionally specifically supports Land Use Goal #2 which states, “Direct new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services, and public amenities.” and Land Use Objective #23 which states, “Create opportunities for a mixture of land uses within neighborhoods including mixed use centers, diverse housing products, recreational opportunities, public spaces, and schools.”

However, staff notes that the pre-existing conditions of the site include only five (5) off-street parking spaces. Given the level of density and vehicular traffic in the

neighborhood, staff believes that any approval of the request should limit the use of the property to five (5) units.

- 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 and approval before the property can be occupied by the proposed use. This Site Plan will ensure that all requirements, including those pertaining to off-street parking, landscaping, screening, and stormwater management, are satisfied.

Should the requested rezoning be denied, the existing “N5” Neighborhood District zoning regulations would allow for a maximum of one (1) dwelling unit and should comply with all applicable site plan and design regulations of the City’s Planning and Design Ordinance.

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 Low-Medium Density Residential.

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

Part C) Staff recommends approval of the request to rezone the property from “N5” Neighborhood District to “NX1” Neighborhood Mix District, subject to use of the Property containing no more than five (5) dwelling units.

Should the rezoning be denied, the applicant would have up to one (1) year following that denial to seek a Use Variance from the Zoning Board of Adjustment to allow use of the property for a specific commercial use. Such a Use Variance would not require an amendment to the PlanDSM Creating Our Tomorrow future land use plan.

CITY OF DES MOINES PLAN & ZONING COMMISSION

STAFF REPORT AND RECOMMENDATION

Thursday, September 6, 2023

AGENDA ITEMS #11A-11C

**COMP-2023-000026 &
ZONG-2023-000045**

Applicant: Olen Homme (owner).

Location: 972 26th Street.

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

B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Low Density Residential to Low-Medium Density Residential. (COMP-2023-000026)

C) Rezone the property from "N5" Neighborhood District to "N5-2" Neighborhood District, to allow reuse of the existing structure for a two-household (duplex) residential use. (ZONG-2023-000045)

I. GENERAL INFORMATION

1. Purpose of Request: The subject property contains a 2-story dwelling which was built circa 1900. It was converted from a single-household use to a multiple household use at an unknown date. The property suffered a fire in 2022. It has since lost its legal non-conforming rights to function as a multiple-household dwelling as it has been vacant for more than 6 months. The applicant is proposing to rezone the property to allow reuse of the dwelling as a duplex (2-unit) dwelling.

Any future construction or redevelopment of the subject property, including the addition of a dwelling unit, must comply with all applicable Building Codes and site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. Size of Site: 7,920 square feet (0.182 acres).

3. Existing Zoning (site): "N5" Neighborhood District.

4. Existing Land Use (site): The subject property contains a two-story converted dwelling, a 22-foot by 52-foot (1,144-square foot) detached garage in the rear yard and a 12-foot by 18-foot (216-square foot) detached metal garage in the rear yard.

5. Adjacent Land Use and Zoning:

North – “N5”; Use is low-density residential.

South – “N5”; Use is low-density residential.

East – “N5”; Uses are low-density residential and Interstate 235 right-of-way.

West – “N5”; Uses are low-density residential and Interstate 235 right-of-way.

6. General Neighborhood/Area Land Uses: The subject property is located on the west side of 26th Street south of the intersection with School Street. The surrounding area consists predominantly of low-density residential uses.

7. Applicable Recognized Neighborhood(s): The subject property is located in the Drake Neighborhood Association and within 250 feet of the Woodland Heights Organization. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023 and of the Final Agenda on September 1, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on August 18, 2023 (20 days prior to the public hearing) and August 28, 2023 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing. The Drake Neighborhood mailings were sent to Courtney Ackerson. The Woodland Heights Organization mailings were sent to Cameron Gale.

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

8. Relevant Zoning History: None.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Low Density Residential. This designation allows a maximum net density of 6 dwelling units per acre. The proposed two (2) dwelling units on a 0.182-acre parcel represent a net density of 11.0 dwelling units per acre.

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 that the future land use designation for the property be amended from “Low Density Residential” to “Low-Medium Density Residential”. Plan DSM describes these designations 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.

Low-Medium Density Residential: Areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.

The subject parcel is currently zoned “N5” District. The Zoning Ordinance describes this district as, “intended to preserve the scale and character of neighborhoods developed with a mix of bungalow and two-story houses, predominantly in the Victorian, Revival, and Arts and Crafts styles pursuant to House D building type in section 135-2.16 of this code.”

The applicant is proposing to rezone the parcel to the “N5-2” District. The Zoning Ordinance describes this district as, “intended to preserve the scale and character of neighborhoods developed with a mix of bungalow and two-story house predominantly in the Victorian, Revival, and Arts and Crafts styles pursuant to House D building type in section 135-2.16 of this code. Two households per lot are permitted by right where district includes “-2” extension.”

Staff believes that the proposed Low-Medium Density Residential designation is appropriate for this general area, given that it supports PlanDSM’s Land Use Goal #2, which is to “Direct new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services, and public amenities.” Furthermore, Land Use Goal #13 identifies the City’s priority to, “Encourage high-density housing in identified nodes and along corridors that provide convenient access to public transit, public amenities and services, schools and open space, and are in close proximity to job centers.”

The subject property is in a walkable neighborhood. It is located a half-mile from two DART transit routes. A Neighborhood Node is centered on the intersection of University Avenue and 22nd Street.

- 2. Planning and Design Ordinance Requirements:** Any development must comply with all applicable site plan and design regulations of the City’s Planning and Design

Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review and approval before the property can be occupied by the proposed use. This Site Plan will ensure that all requirements, including those pertaining to off-street parking, landscaping, screening, and stormwater management, are satisfied. If the property is rezoned to the requested "N5-2" District, the Site Plan would likely be reviewed against a "House D" Building Type.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested "N5-2" District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Staff recommends that PlanDSM: Creating Our Tomorrow Comprehensive Plan be amended to revise the future land use designation from Low Density Residential to Low-Medium Density Residential.

Part C) Staff recommends approval of the request to rezone the property from "N5" Neighborhood District to "N5-2" Neighborhood District, subject to the site and the building being brought into conformance with all applicable site and design regulations of Chapter 135 of the Municipal Code.

CITY OF DES MOINES PLAN & ZONING COMMISSION

STAFF REPORT AND RECOMMENDATION

Thursday, September 7, 2023

AGENDA ITEM #12

SITE-2023-000103

Applicant: Merchants White Line Warehouse (owner), represented by Greg Dickinson (officer).

Location: 1850 East Euclid Avenue.

Requested Action: Review and approval of a Public Hearing Site Plan “Site Improvements For Merchants Distribution” and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow loose materials to be stacked outdoors in heights up to 25 feet tall, when loose materials are not allowed to be stacked higher than six feet tall, per City Code Section 135-8.2.2.F.

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant has received a recent Site Plan approval that allows outdoor storage of loose materials within the regulations stipulated in City Code Section 135-8.2.2. Since then, the applicant has submitted a revised Site Plan that would allow outdoor storage of loose materials to be stacked as high as 25 feet. 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:** 13.28 acres.
3. **Existing Zoning (site):** “I1” Industrial District.
4. **Existing Land Use (site):** A distribution facility currently operates at the site. Truck loading docks are a feature of the existing building, and there are also rail spurs that come into the site from the east.
5. **Adjacent Land Use and Zoning:**
 - North** – “I1”, Uses are a large distribution center and undeveloped parcels.
 - South** – “I1” and “I2”, Uses are a tire sales facility, a metal recycling operation, and industrial processing/energy-generating apparatuses associated with ADM.
 - East** – “I1”, Uses are the Union-Pacific railway and an undeveloped parcel.
 - West** – “I1”, Uses are offices, warehouses, outdoor storage areas, and surface parking lots.
6. **General Neighborhood/Area Land Uses:** The subject site is along the East Euclid Avenue industrial corridor. This portion of the corridor contains a mix of large

industrial users. Warehousing, materials processing, energy generation, outdoor storage, and distribution are all examples of business activities found in this area.

- 7. Applicable Recognized Neighborhood(s):** The subject property is not located within a recognized neighborhood association boundary. All neighborhood associations were notified of the Commission meeting by emailing of the Preliminary Agenda on August 18, 2023 and emailing of the Final Agenda on September 1, 2023. Notifications of the hearing for this specific item were mailed on August 28, 2023 (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 Services Department.

- 8. Relevant Zoning History:** A site plan authorizing new paving, a truck scale, and improvements for an outdoor storage area (with loose materials to be stacked up to 6 feet in height) was approved on August 7, 2023. A site plan showing revised heights of any loose materials stored outdoors was submitted for consideration on August 9, 2023.

- 9. PlanDSM Future 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

Outdoor Storage Regulations: Section 135-8.2.2 of City Code describes site design regulations for outdoor storage uses. Specifically, Section 135-8.2.2.F stipulates that loose materials may not be stacked higher than six feet, and shall, at a minimum, be stored in a three-sided, covered shelter.

The applicant is proposing an outdoor storage area that would allow loose materials to be stacked up to 25 feet tall. The initial intent of the applicant is for this outdoor storage area to hold road salt during the winter season. Other loose materials such as sand, fill, or other aggregates could be stored in this outdoor storage area in the non-winter seasons.

The applicant is proposing to construct 3-sided “bunkers” that would rise approximately 6 feet in height. The applicant has provided a sample image of how a tarping system would wrap around the bunkers and cover any piled aggregates to prevent airborne material escapement.

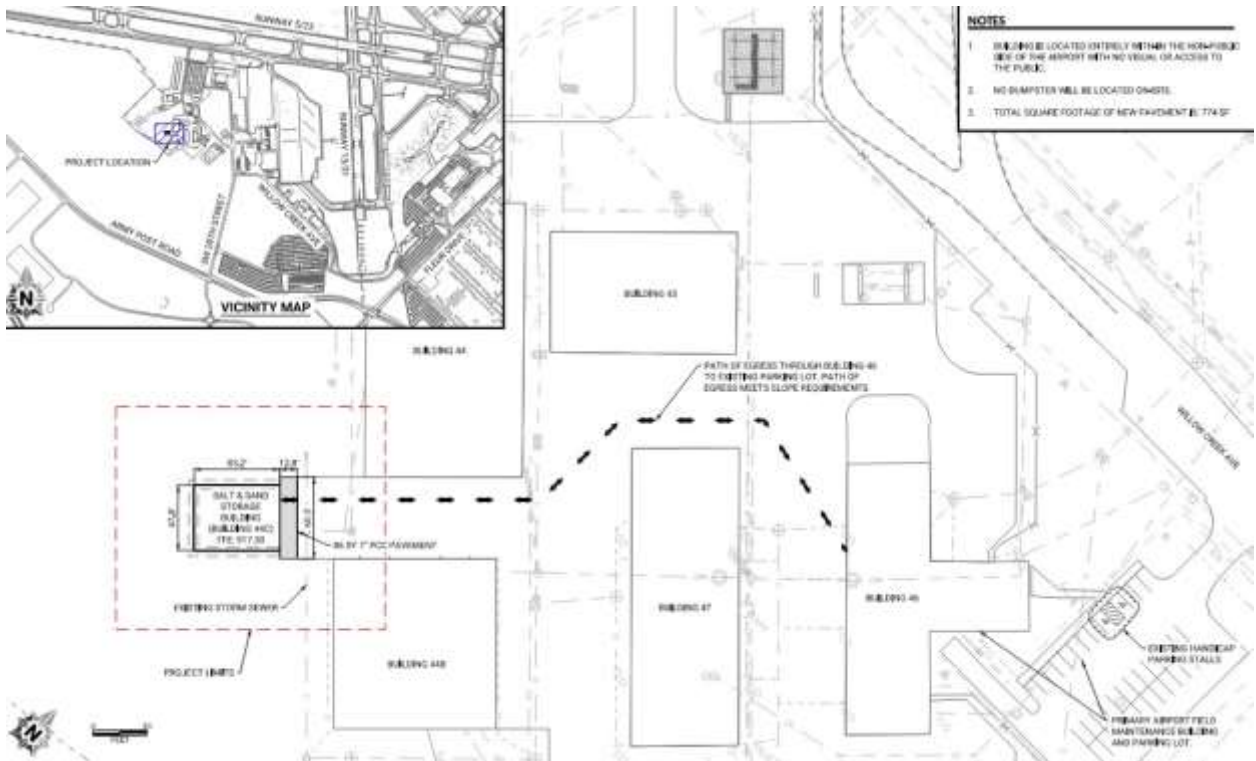
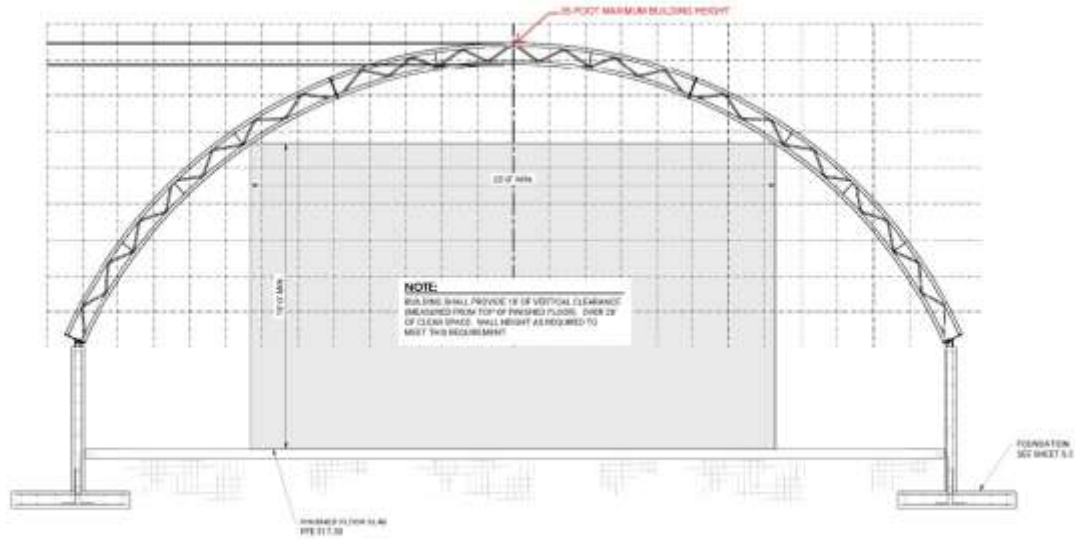


The intent of the 6-foot height limitation for loose material storage is to mitigate effects of loose materials becoming airborne and developing into a nuisance for surrounding properties. Staff acknowledges that the applicant has made an attempt to temper risks of material escapement with a robust tarping proposal.

However, given the scale of the proposed outdoor storage area (to be located in an area spanning over 18,000 square feet – 60 feet by 330 feet), and the relatively permanent nature in which it may operate, Staff believes that it is not appropriate for it to operate under a condition of 25-foot, tarped piles. A more-permanent, durable solution should be pursued.

An architecturally diverse range of principal or accessory structures could be able to be constructed that would appropriately-house any aggregates. A similar, recently-approved project within the City of Des Moines is located at the Des Moines International Airport. There, a hoop-style building was proposed to allow storage of salt and sand. Staff believes this style of building, in a location behind the existing warehouse that occupies the bulk of this site, would be appropriate for the proposed use. The applicant is encouraged to seek a similar solution that would serve as a catch-

all for future aggregate storage needs. Such a proposal could be approved administratively.



III. STAFF RECOMMENDATION

Staff recommends denial of the requested Type 2 Design Alternative.

SITE IMPROVEMENTS FOR MERCHANTS DISTRIBUTION 1850 E EUCLID AVE DES MOINES, IOWA

SITE ADDRESS
1850 E EUCLID AVE
DES MOINES, IOWA 50316

SITE AREA
13.28 ACRES (578,477 SQ.FT.)

SITE USE
STORAGE, DISTRIBUTION, AND WHOLESALE - EQUIPMENT AND MATERIALS STORAGE - OUTDOOR

ZONING
EXISTING: I1
ADJACENT ZONING:
NORTH: I1 EAST: I1 SOUTH: I2 WEST: I1

SETBACKS
PRIMARY FRONTAGE SETBACK (SOUTH PROPERTY LINE): 25 FT
INTERIOR SIDE SETBACK (EAST/WEST PROPERTY LINE): 0 FT
REAR SETBACK (NORTH PROPERTY LINE): 0 FT

BUILDINGS
EXISTING: 1 ~ 267' x 765' - 197,488 SQ.FT.
PROPOSED: NONE

BUILDING TYPE
WORKSHOP/WAREHOUSE

BUILDING USES
DISTRIBUTION CENTER

BUILDING HEIGHT
MAX BUILDING HEIGHT: 5 STORIES AND 75 FT

MAX FLOOR AREA RATIO
####

PAVING
**6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY. VERIFY SUBBASE DEPTH WITH ENGINEER PRIOR TO CONSTRUCTION.

MAXIMUM JOINT SPACING = PAVEMENT THICKNESS * 1.5 = 6' * 1.5 = 9 FT

OPEN SPACE
EXISTING: 27% (156,304 SQ.FT.)
PROPOSED: 25% (146,041 SQ.FT.)
REQUIRED: 15% (86,772 SQ. FT.)

IMPERVIOUS SPACE
EXISTING: 73% (422,173 SQ.FT.)
PROPOSED:
PHASE 1: 74% (430,284 SQ.FT.) (8,111 SQ.FT. INCREASE FOR PHASE 1)
PHASE 2/3: 83% (480,099 SQ.FT.) (57,926 SQ.FT. INCREASE FOR PHASE 2/3)

PARKING
REQUIRED: 13 SPACES (1 SPACE / 2 STAFF)
13 SPACES (INCLUDING 1 HANDICAP PARKING STALL)

TRASH ENCLOSURES
TRASH RECEPTACLES TO BE STORED INDOORS AT THIS TIME

OUTDOOR STORAGE NOTES

A. ALL OUTDOOR STORAGE AREAS SHALL BE DESIGNED TO ALLOW NO PART OF ANY STORED MATERIAL, VEHICLES OR EQUIPMENT TO ENCRoACH INTO THE REQUIRED SETBACKS.

B. ALL OUTDOOR STORAGE AREAS SHALL BE MAINTAINED WITH BOTH A DUSTLESS SURFACE, INCLUDING ASPHALTIC OR PORTLAND CEMENT BINDER PAVEMENT OR OTHER SURFACE APPROVED BY THE CITY ENGINEER, GRADED TO DRAIN PROPERLY AND A DRAINAGE SYSTEM APPROVED BY THE CITY ENGINEER.

C. ALL OUTDOOR STORAGE AREAS SHALL BE SET BACK A MINIMUM OF 25 FEET FROM ANY STREET FRONTAGE AND A MINIMUM OF 10 FEET FROM ALL OTHER LOT LINES.

E. ALL OUTDOOR STORAGE SHALL BE LOCATED IN THE REAR OR INTERIOR SIDE YARD OF THE LOT.

F. LOOSE MATERIALS SHALL NOT BE STACKED HIGHER THAN TWENTY-FIVE FEET AND SHALL, AND, AT A MINIMUM, BE STORED IN A THREE-SIDED COVERED SHELTER.

G. GOODS, MATERIALS AND EQUIPMENT SHALL NOT BE STACKED HIGHER THAN THE HEIGHT OF THE PERIMETER SCREENING.

DISTURBED AREAS
ESTIMATED: PHASE 1: 10,000 SQ.FT. PHASE 2: 10,000 SQ.FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS LESS THAN 1 ACRE FOR PHASE 1, THEREFORE A NPDES PERMIT IS NOT REQUIRED.

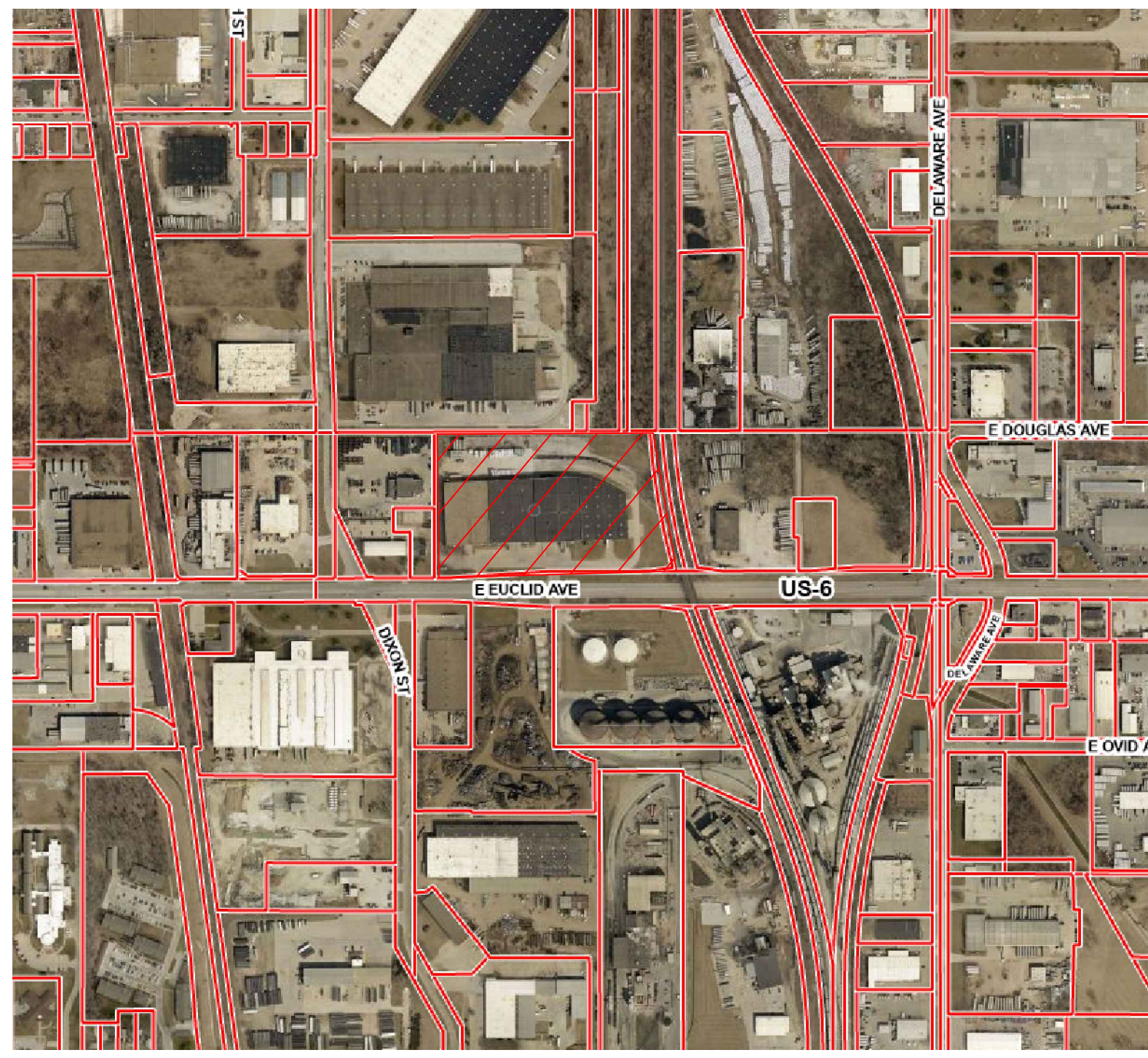
LEAKING UNDERGROUND STORAGE TANKS
THIS SITE IS NOT A LUST SITE

FLOODPLAIN
PER FEMA MAP #19153C0215F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

IOWA ONECALL CONTACT LIST:		
(M52G) MIDAMER-GAS CONTACT NAME: JAMIE NEER CONTACT PHONE: 5152328972 CONTACT EMAIL: MECDMSDESIGNLOCATES@MIDAMERICAN.COM	(ENV) CONSOLIDATED COMMUNICATIONS CONTACT NAME: PHILLIP WILLIAMS JR CONTACT PHONE: 5158874769 CONTACT EMAIL: PHILLIPWILLIAMS@CONSOLIDATED.COM	(POLKIA1) MEDIACOM CONTACT NAME: KEVIN COLLINS CONTACT PHONE: 5152466688 CONTACT EMAIL: KCOLLINS1@MEDIACOMCC.COM
(CDT) CITY OF DES MOINES TRAFFIC CONTACT NAME: MARK FOLVAG CONTACT PHONE: 5152834109 CONTACT EMAIL: MAFOLVAG@DMGOV.ORG	(INS) AUREON NETWORK SERVICES CONTACT NAME: JEFF KLOCKO CONTACT PHONE: 5158300445 CONTACT EMAIL: JEFF.KLOCKO@AUREON.COM	(SCV) SPRINT NEXTEL CONTACT NAME: MICHAEL CHEBUL CONTACT PHONE: 4028808720 CONTACT EMAIL: MCHEBUL@COGNETCO.COM
(CTLIA01) CENTURYLINK CONTACT NAME: SADIE HULL CONTACT PHONE: 9185470147 CONTACT EMAIL: SADIE.HULL@LUMEN.COM	(M52E) MIDAMER-ELEC CONTACT NAME: JAMIE NEER CONTACT PHONE: 5152328972 CONTACT EMAIL: MECDMSDESIGNLOCATES@MIDAMERICAN.COM	(WCG) CENTURYLINK CONTACT NAME: TECH ON DUTY CONTACT PHONE: 8773869344 CONTACT EMAIL: NATIONALRELO@CENTURYLINK.COM
(DMS) DES MOINES, CITY OF SEWER CONTACT NAME: STEVEN JOHNSON CONTACT PHONE: 5152371359 CONTACT EMAIL: SCJOHNSON@DMGOV.ORG	(MC2) VERIZON CONTACT NAME: JOHN BACHELDER CONTACT PHONE: 9727297000 CONTACT EMAIL: ASG.INVESTIGATIONSTEAM@ASGINC.US	(WINIA) WINDSTREAM COMMUNICATIONS CONTACT NAME: LOCATE DESK CONTACT PHONE: 8002891901 CONTACT EMAIL: LOCATE.DESK@WINDSTREAM.COM
(DWW) DES MOINES WATER WORKS CONTACT NAME: ED CLARK CONTACT PHONE: 5153236244 CONTACT EMAIL: ONCALLMAPS@DMWWW.COM	(METN1) IOWA COMMUNICATIONS NETWORK CONTACT NAME: SHANNON MARLOW CONTACT PHONE: 800523940 CONTACT EMAIL: ICGNOUTSIDEPLANTIOWAONCALL@IOWA.WA	

VICINITY MAP



SHEET INDEX

- C-001 - COVER SHEET
- C-002 - NOTE SHEET
- C-101 - TOPO SHEET
- C-102 - DEMO SHEET
- C-103 - SITE SHEET
- C-104 - GRADING SHEET
- C-106 - UTILITY SHEET
- C-107 - EROSION CONTROL SHEET

LEGAL DESCRIPTION:
BEGINNING AT A POINT 1,127.1 FEET WEST AND 572.59 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 25, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE DES MOINES WESTERN RAILWAY AND THE NORTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE;

PHASE 1 COMPONENTS - TO BE COMPLETED ASAP:
-SCALE INSTALL
-PAVING FOR SCALE OPERATION
-RAILROAD CROSS EXTENSIONS
-PARKING STALL REPLACEMENT
-ADDING TEMPORARY TARP-COVERED STORAGE AREA AND TANKS

PHASE 2 COMPONENTS - TO BE COMPLETED WITHIN 2 YEARS OF SITE PLAN APPROVAL:
-EXTENDING PAVING FOR THE OFFLOADING AREA

PHASE 3 COMPONENTS - TO BE COMPLETED IN CONJUNCTION WITH TRAIN TRACK IMPROVEMENTS:
-PAVING THE REMAINING PORTION OF THE SITE, INCLUDING THE TRUCK TRAFFIC LANES
-ADDING LIGHTPOLES FOR SECURITY PURPOSES
-ADDING TRASH ENCLOSURES IF DUMPSTERS ARE STORED OUTDOORS

OWNER	ENGINEER/ LAND SURVEYOR
MERCHANTS DISTRIBUTION SERVICE 1850 E EUCLID AVE DES MOINES, IOWA 50313 PROJECT CONTACT: PAUL KIRPES PHONE: 515-220-7798 EMAIL: PKIRPES@WHATMATTERSMOST.COM	PELDS DESIGN SERVICES 2323 DIXON ST DES MOINES, IOWA 50316 PROJECT CONTACT: ELARA JONDLE PHONE: (515) 265-8196 EMAIL: ELARA@PELDS.COM
CITY CONTACT	DEVELOPER
CITY OF DES MOINES 602 ROBERT D RAY DRIVE DES MOINES, IA 50309 PROJECT CONTACT: NICK TARPEY PHONE: 515-283-4585 EMAIL: NOTARPEY@DMGOV.ORG	SKYLINE SALT SOLUTIONS 165 WESTSIDE COURT DUBUQUE, IOWA 52003 PROJECT CONTACT: MARK ARTHOFER PHONE: (515) 265-8196 EMAIL: MARK@SKYLINESALT.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 DEVELOPMENT SERVICES DIRECTOR.

DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____

VOLDEMARS L. PELDS
18842
IOWA

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, 2023

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): C-001 - C-107

PELDS Design Services

Architecture | Engineering | Surveying

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

REVISIONS:

NO.	DATE	DESCRIPTION
1	8.9.2023	ISSUED FOR PERMIT

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	⊙	UTILITY PEDESTAL	— 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
		□		⊙		— F —	FENCE LINE

MERCHANTS DISTRIBUTION
1850 E EUCLID AVE
DES MOINES, IOWA

PRELIMINARY

COPYRIGHT DATE: _____ DRAWN BY: _____ SCALE: _____ LATEST REVISION: 8.9.2023 DRAWING NO: 23-081

FILE PATH: J:\2023 Projects\23-081 - Merchants Distribution - 1850 E Euclid\Engineering\Sheet Set
C-001 - 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. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
19. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
20. 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.
21. 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.
22. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.

SURVEY NOTES

1. SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN JANUARY 2022. 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.

CIVIL ENGINEERING NOTES FOR MERCHANTS DISTRIBUTION 1850 E EUCLID AVE DES MOINES, IOWA

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 AND INSTALLED UNDERGROUND, 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. SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
3. PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
4. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
7. 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.

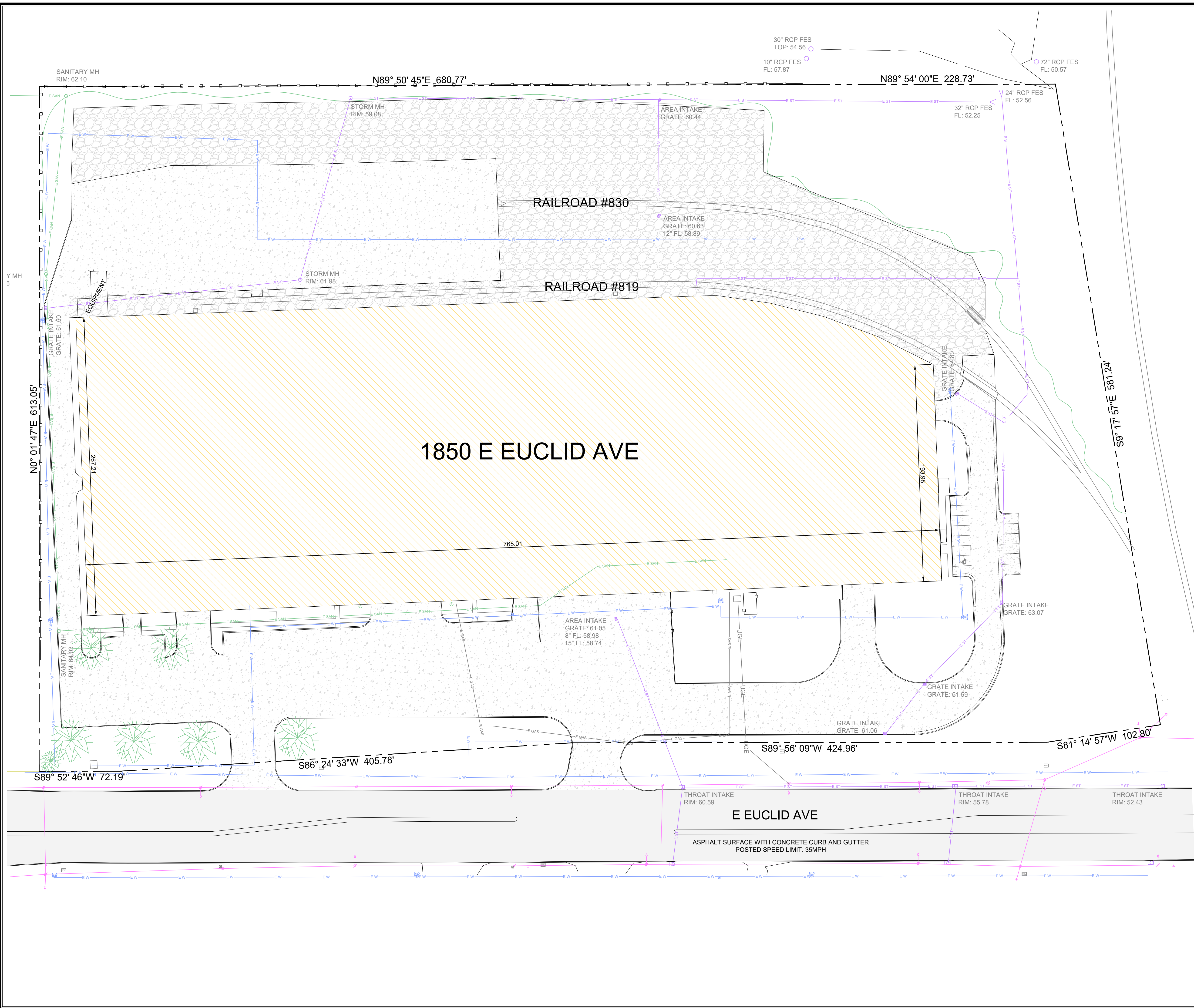
LANDSCAPING NOTES

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING. 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. ALL PLANTING BEDS SHALL INCLUDE NON-LIVING PERMEABLE MATERIALS SUCH AS MULCH, AND NOT INCLUDING ROCK.
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.
13. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.

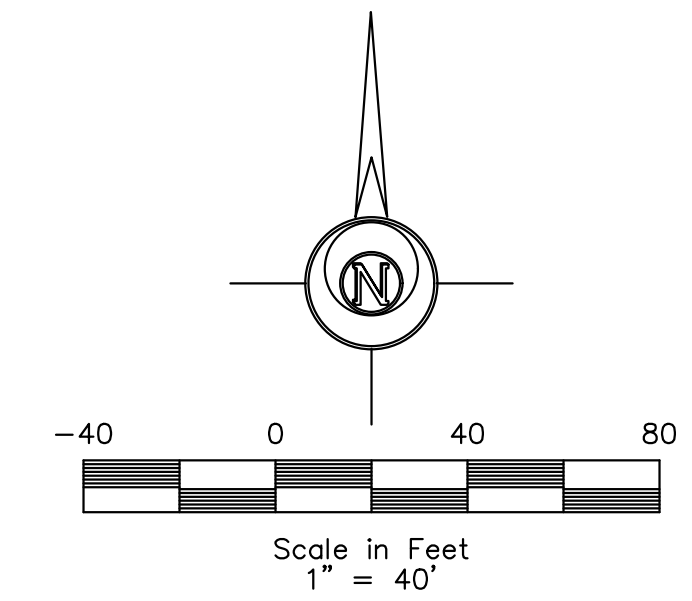
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PROJECT: 23-081 - Merchants Distribution - 1850 E. Euclid/Engineering/Sheet Set				C-002 - NOTE SHEET




-  EXISTING BUILDING
-  EXISTING ROAD
-  EXISTING SITE PCC
-  EXISTING SITE GRAVEL



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 — GAS LINE
⊙	UTILITY PEDESTAL	⊙	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		



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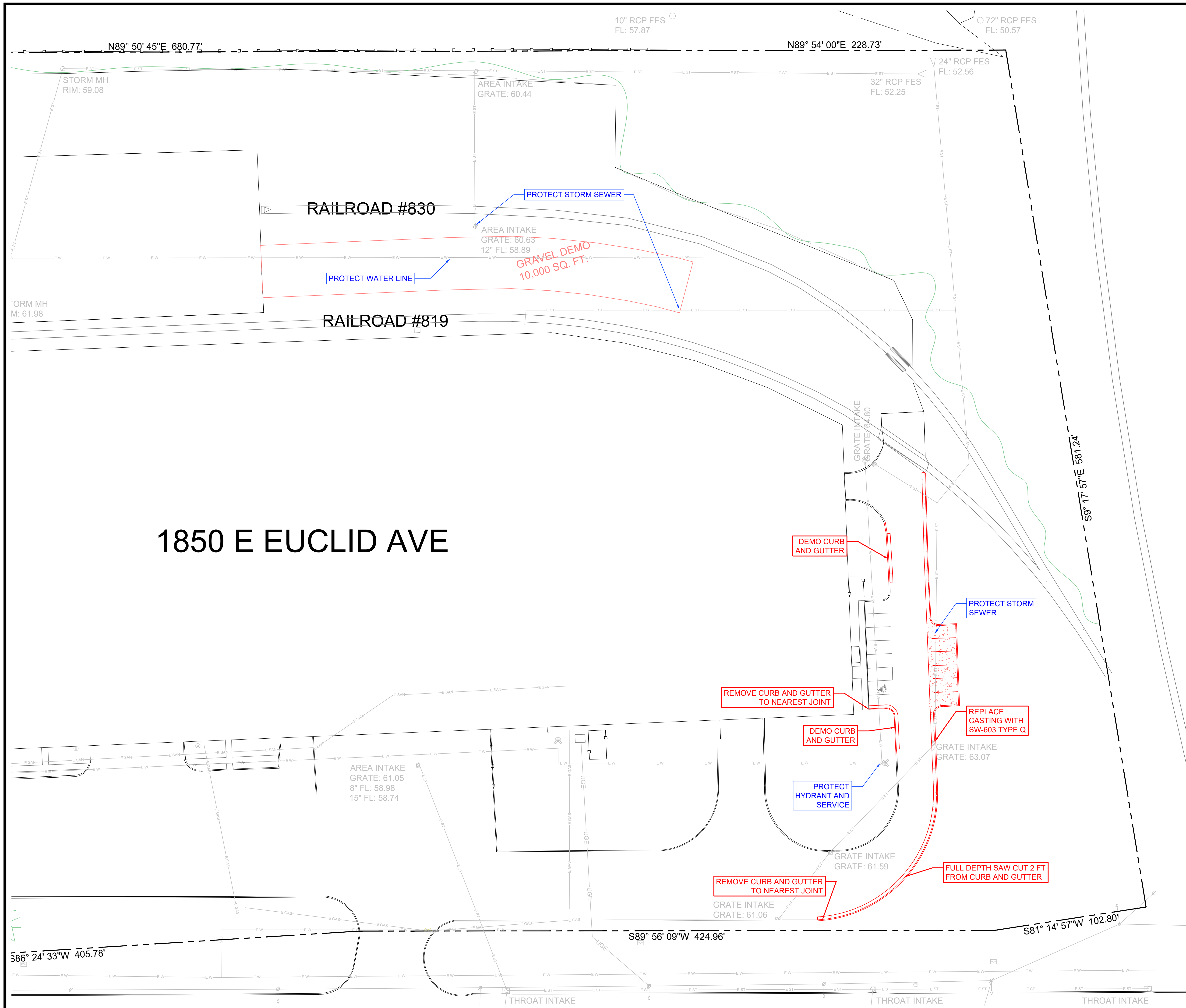
1850 E EUCLID AVE

DES MOINES, IOWA

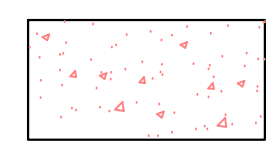
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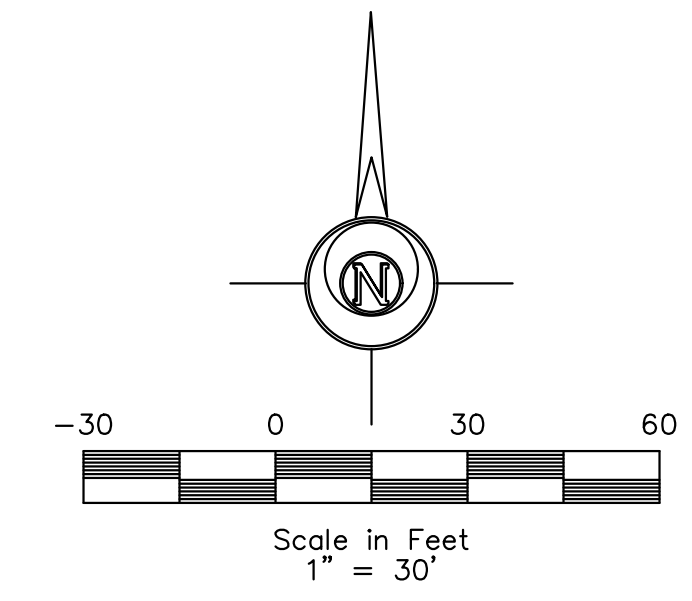
2/2023 Projects/23-081 - Merchants Distribution - 1850 E. Euclid/Engineering/Sheet Set C-101 - TOPO SHEET



1850 E EUCLID AVE



PAVEMENT DEMO
1,085 SQ. FT.



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
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●	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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⊙	ELEC. BOX	ST	STORM SEWER
⊙	ELEC. VAULT	UGT	UNDERGROUND TEL.
⊙	FIBER OPTIC VAULT	UGT	UNDERGROUND ELEC.
⊙	GAS METER	W	WATER
⊙	CABLE TV JUNCTION BOX	---	FENCE LINE
⊙	WATER METER		

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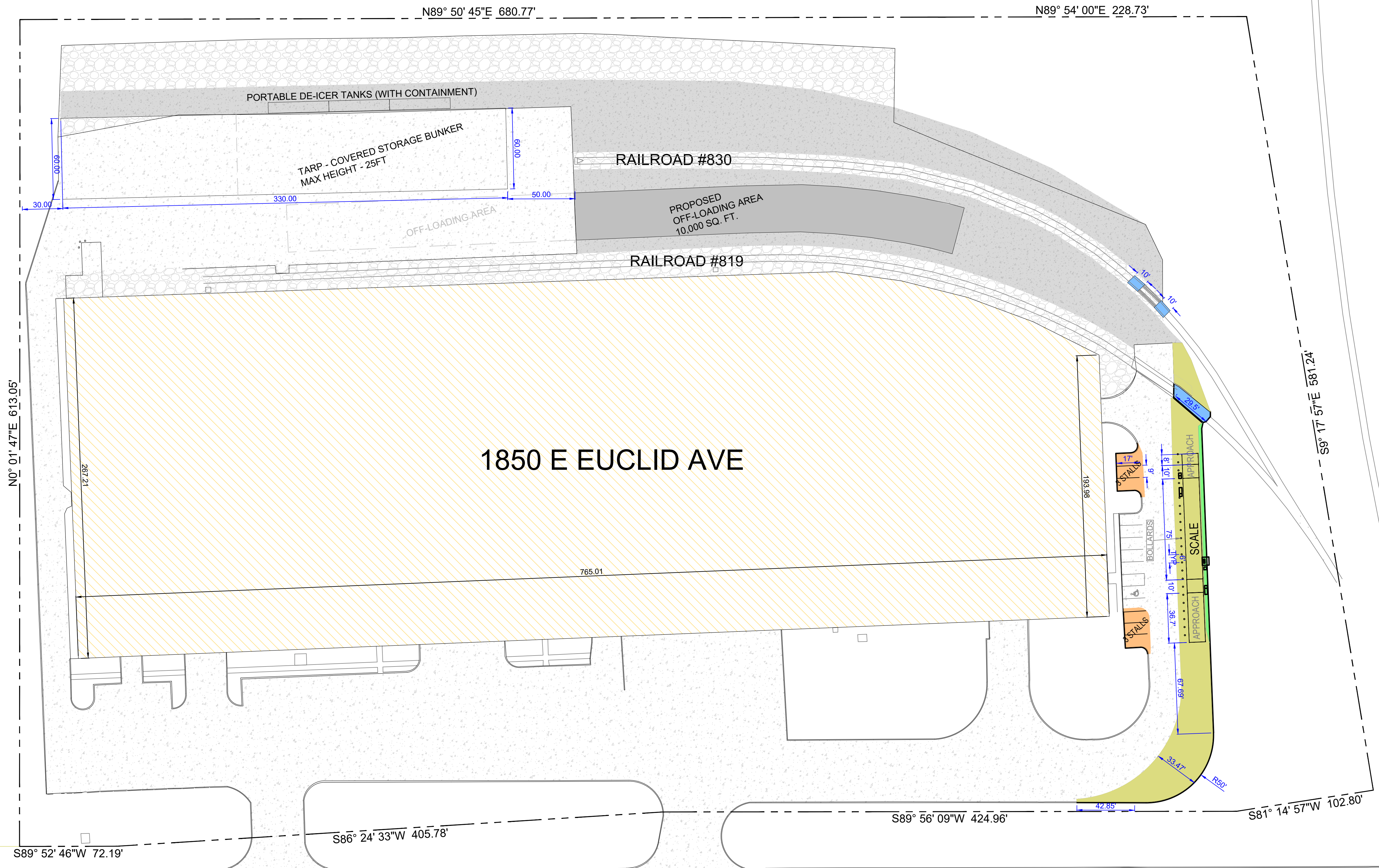
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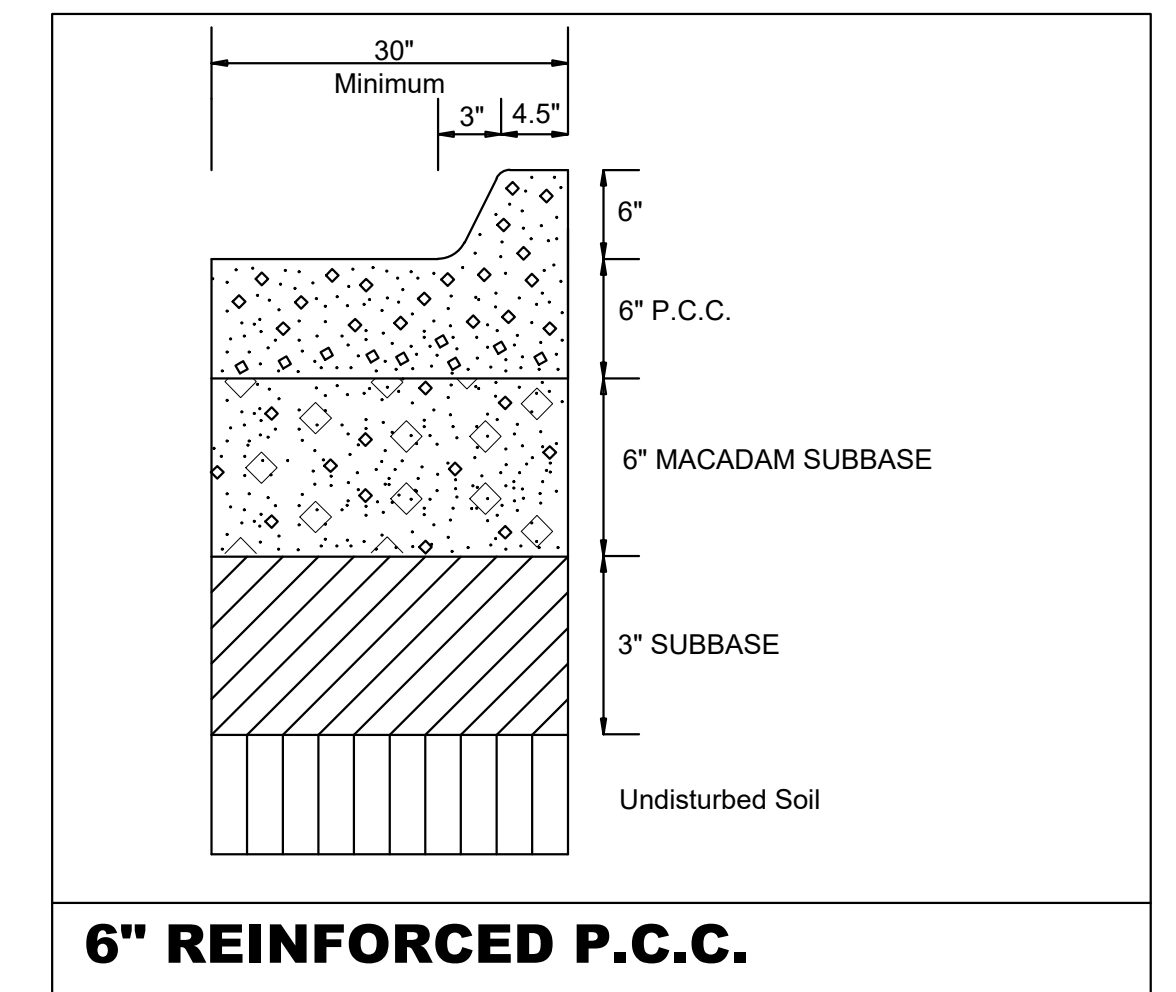
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- EXISTING BUILDING
- EXISTING ROAD
- EXISTING SITE PCC
- EXISTING SITE GRAVEL
- PHASE 1 - REINFORCED 6" P.C.C.
- PHASE 1 - 6" NON-REINFORCED P.C.C.
- PHASE 2 - REINFORCED 6" P.C.C.
- PHASE 3 - REINFORCED 6" P.C.C.
- PROPOSED RAILROAD CROSSING EXTENSION
- PROPOSED LANDSCAPE ROCK



- 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 | GAS LINE |
| ⊙ | UTILITY PEDESTAL | — OHE | OVERHEAD ELEC. |
| ⊙ | ELEC. TRANSFORMER | — OHT | OVERHEAD TEL. |
| ⊙ | ELEC. METER | — SAN | 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 | | |

PHASE 1 COMPONENTS - TO BE COMPLETED ASAP:

- SCALE INSTALL
- PAVING FOR SCALE OPERATION
- RAILROAD CROSS EXTENSIONS
- PARKING STALL REPLACEMENT
- ADDING TARP-COVERED TEMPORARY STORAGE BUNKER AND LIQUID STORAGE TANKS
- OUTDOOR STORAGE BUNKER WILL BE COMPOSED OF ONE OR MULTIPLE CONFIGURATIONS OF "BIN BLOCKS" (SEE LIBERTY READY MIX AT 1626 DIXON STREET FOR EXAMPLE) TO CREATE ONE OR MORE 3-SIDED OUTDOOR STORAGE CONTAINERS THAT HAVE THE ABILITY TO BE TARPED. LOOSE MATERIALS WILL BE STORED IN PILES OF 6' OR LESS WITHIN EACH RESPECTIVE BUNKER.

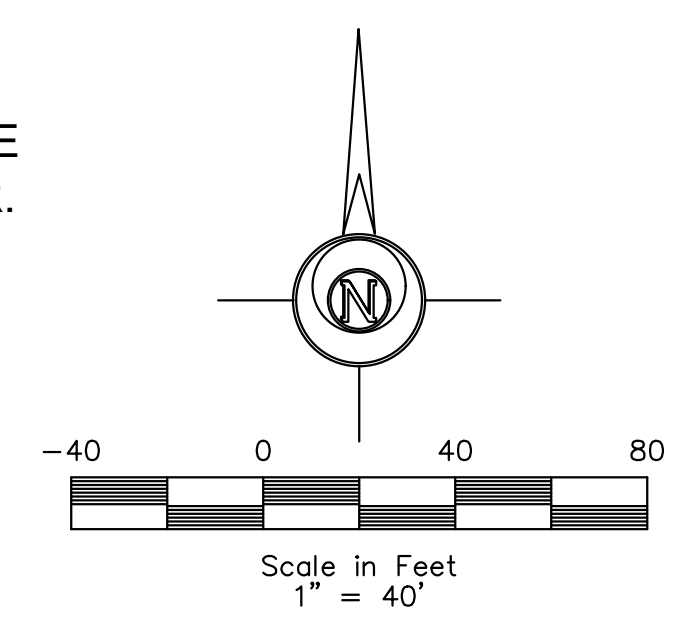
PHASE 2 COMPONENTS - TO BE COMPLETED WITHIN 2 YEARS OF SITE PLAN APPROVAL:

- EXTENDING PAVING FOR THE OFF-LOADING AREA
- DESIGN ALTERNATIVE ALLOWING FOR UP TO 25' OF LOOSE MATERIAL STORAGE WITHIN COVERED BUNKER.

PHASE 3 COMPONENTS - TO BE COMPLETED IN CONJUNCTION WITH TRAIN TRACK IMPROVEMENTS:

- PAVING THE REMAINING TRUCK DRIVE AISLES AND ADDITIONAL STORAGE AREA
- ADDING LIGHT POLES FOR SECURITY PURPOSES
- ADDING TRASH ENCLOSURES IF DUMPSTERS ARE STORED OUTDOORS

ASPHALT SURFACE WITH CONCRETE CURB AND GUTTER
POSTED SPEED LIMIT: 35MPH



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C-103 - SITE SHEET

(CONTAINMENT)

RAGE BUNKER

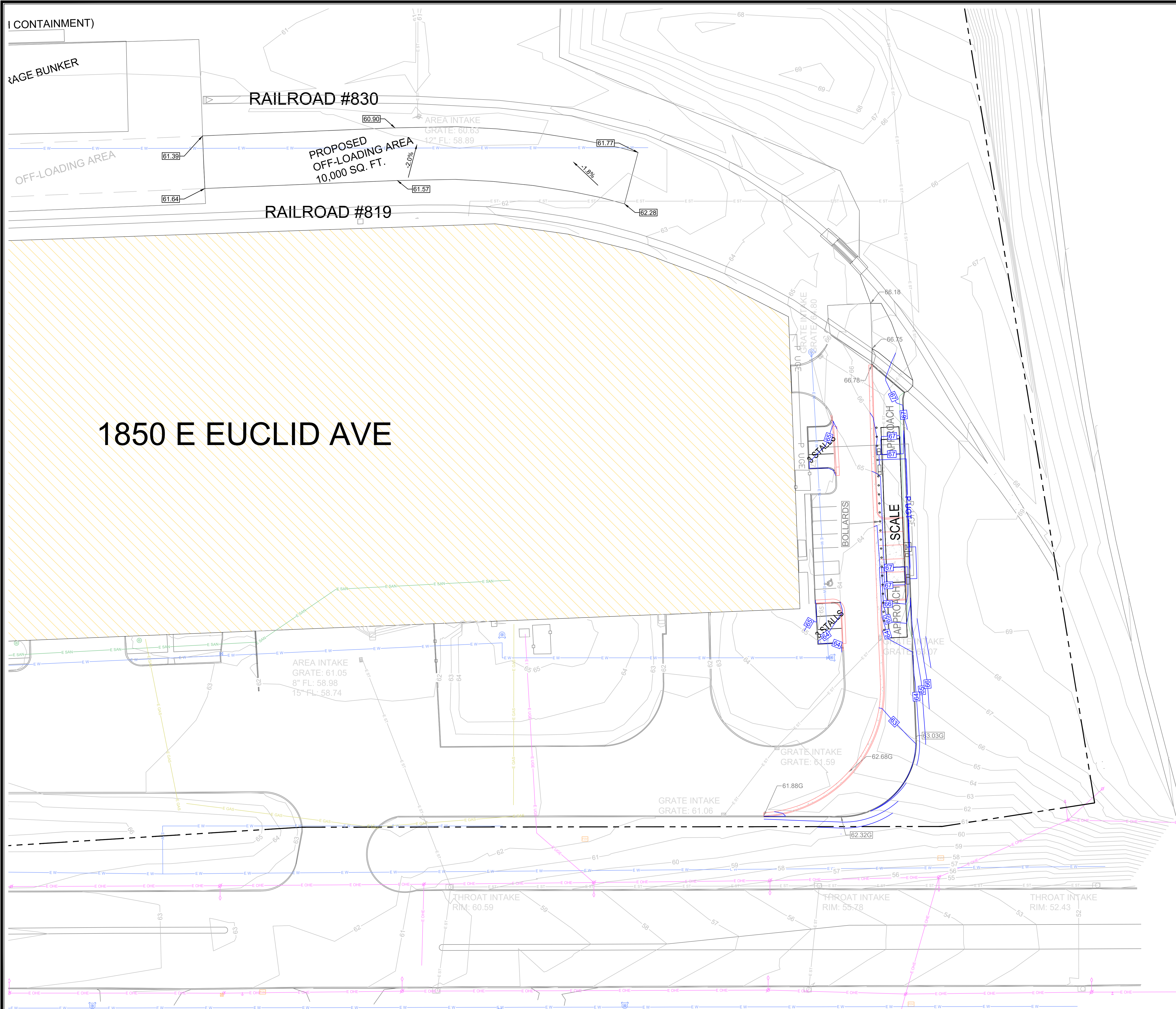
RAILROAD #830

OFF-LOADING AREA

PROPOSED OFF-LOADING AREA
10,000 SQ. FT.


RAILROAD #819

1850 E EUCLID AVE



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
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⊙	AREA LIGHT	FO	FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS LINE
⊙	UTILITY PEDESTAL	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		



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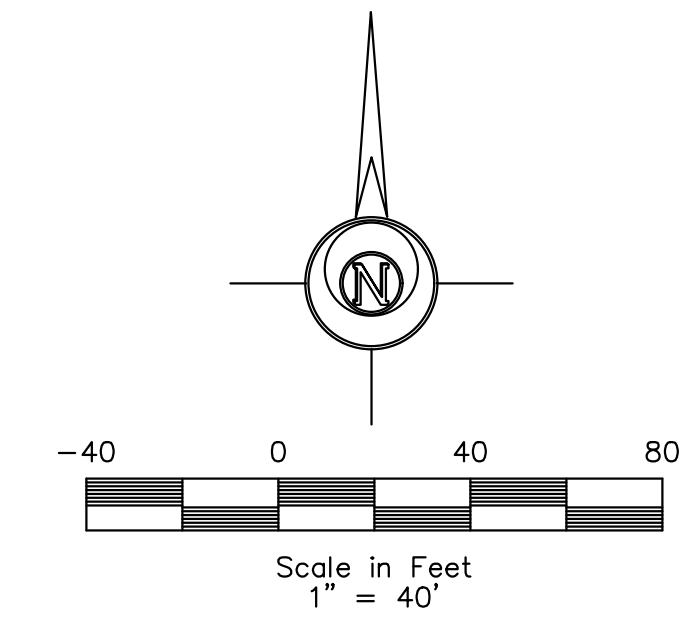
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SWPPP NOTES:

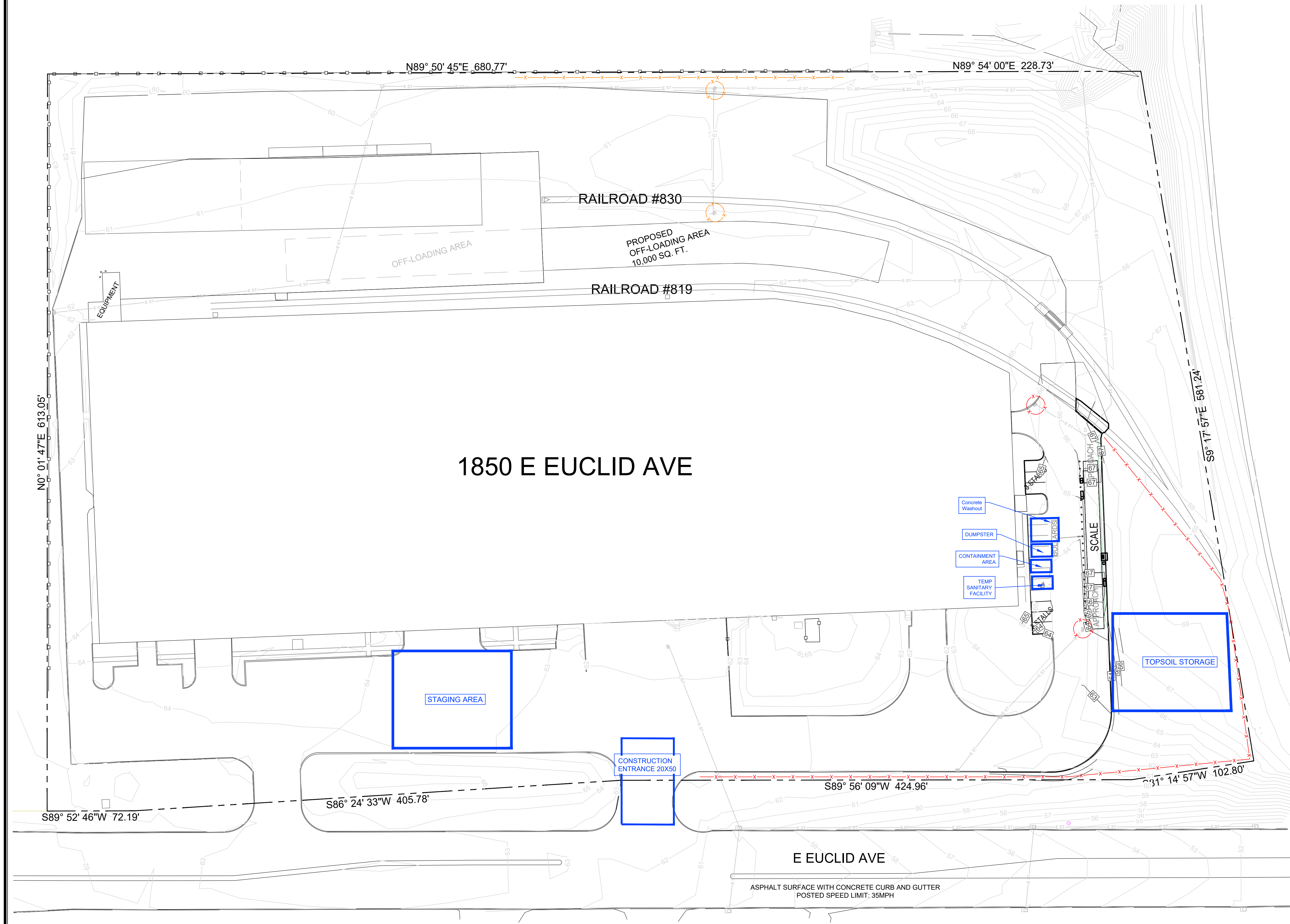
1. LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
2. ALL INTERIOR & PERIMETER SILT FENCE NOT SHOWN. SEE EROSION CONTROL PLAN.
3. MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
4. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
5. A MINIMUM 6" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO SODDED PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION. SEEDED AREAS TO RECEIVE A MINIMUM 8" OF TOPSOIL.
6. ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (TEMPORARY SEEDING OR MULCHING)
7. ALL SLOPES 4:1 OR GREATER REQUIRE SEEDING AND MATTING

- x-x-x- PHASE 1: FILTER SOCK
- x-x-x- PHASE 2: FILTER SOCK



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	GS	GAS LINE
⊙	UTILITY PEDESTAL	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		



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