Applicant: City initiated.

Requested Action: Determination as to whether the proposed amendment to Des Moines Municipal Code Section 135-8.3.2, relating to stormwater management, is in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

I. GENERAL INFORMATION

The proposed amendment would align stormwater management requirements within Chapter 135 (Planning & Design Ordinance) with Article XI of Chapter 42 of the Municipal Ordinance. A copy of the proposed text change is included in the Commission’s packet.

II. CONSISTENCY WITH PLANDSM: CREATING OUR TOMORROW COMPREHENSIVE PLAN

PlanDSM: Creating Our Tomorrow is the City’s Comprehensive Plan. Preparation of the proposed amendment to Chapter 135 (Planning and Design) are based upon and consistent with the following Goals and Policies of PlanDSM:

Land Use Goal 1

Develop new land development regulations consistent with this Comprehensive Plan, include development standards, provide for a mixture of land uses, mandate protection of natural resources, and promote flexible approaches to implementing the Plan.

LU1: Develop a new Zoning Ordinance and other land development regulations consistent with the goals and policies of PlanDSM.

LU2: Develop regulations sensitive to adjoining development and potential development to promote unique land use objectives including neighborhood centers and transit-oriented development (TOD).

LU3: Ensure new zoning and land use regulations promote development and redevelopment that is compatible with the neighborhood character and reduces negative impacts between incompatible uses.

LU4: Integrate development with the natural environment through green building and site planning practices.
Economic Development Goal 4

**Foster a sustainable economy.**

ED17: Encourage businesses that diversify the economy; use locally produced materials and market their products locally; practice energy efficiency, provide a living wage; utilize green building practices; employ exemplary storm water management practices; and/or utilize sustainable transportation and distribution systems.

ED18: Assist redevelopment and infill development on sites with adequate infrastructure through incentives, intergovernmental coordination, and facilitated processes.

Public Infrastructure and Utilities Goal 2

**Evaluate capacity for implementation of and adaptation to green infrastructure in the city.**

PIU21: Increase landscape requirements in public and private parking lots to reduce heat island effects.

PIU22: Allow the use of permeable pavement in parking lots and driveways when soil types are suitable.

Public Infrastructure and Utilities Goal 3

**Reduce the consumption of energy in City owned buildings.**

PIU27: Audit the City’s stormwater facilities to establish input benchmarks and ensure they function as originally designed. Monitor stormwater runoff to find reduction opportunities and identify water treatment costs.

Public Infrastructure and Utilities Goal 6

**Ensure clean, safe water resources are equitably available to all current and future residents.**

PIU34: Protect and improve the water quality of the city’s rivers, creeks, lakes, and aquifers for the use and support of aquatic life and resident enjoyment.

PIU35: Minimize sources of water pollutants in urban runoff through stormwater retention, on-site water treatment technologies including green infrastructure, and the implementation of pollution prevention programs.

PIU36: Enhance the protection of creeks and floodplains to preserve environmentally sensitive areas and improve the quality of water.
**Parks and Recreation Goal 4**

*Preserve, restore, and enhance natural systems in identified natural areas.*

PR26: Increase the use of green infrastructure to decrease the city’s impact on the natural environment.

PR27: Protect and preserve the park and open space system’s natural areas.

PR28: Identify and acquire land to ensure protection of stream banks, natural greenways, and other areas that could be converted to park or open spaces. Such possible acquisitions could include old gravel mining areas and floodplains.

**Parks and Recreation Goal 5**

*Preserve, restore, and enhance access to the Des Moines and Raccoon Rivers.*

PR29: Maintain and improve water quality of rivers.

**Social Equity Goal 2**

*Ensure that all residents have convenient access to healthy food, health care, safe environments, and choices for an active lifestyle.*

SE10: Prohibit new residential development in vulnerable areas such as floodplains.

**IV. STAFF RECOMMENDATION**

Staff recommends approval of the proposed amendment to Chapter 135 of the Municipal Code.
ORDINANCE NO. ___________

AN ORDINANCE to amend the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, by amending Section 135-8.3.2, relating to stormwater management.

Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, by amending Section 135-8.3.2, relating to stormwater management, as follows:

135-8.3.2 SURFACE AND SUBSURFACE DRAINAGE

Adequate provisions for surface and subsurface drainage are required for all lots. To accomplish this, various stormwater management provisions are required including:

A. Stormwater detention shall be required in accordance with article XI of chapter 42 of this code.
B. Stormwater quality requirements shall be required in accordance with article XI of chapter 42 of this code.
C. Site plans must show downspout locations and provide for adequate routing.
D. Stormwater shall not be directed from driveways into the city right-of-way. Water should either be collected and piped to a storm sewer, or should exit the paving onto a grassed area, providing the grassed area is large enough to accommodate the stormwater and not cause damage to adjacent property.
E. Where city storm sewer facilities are available, stormwater and footing drains must be piped to the city system.
F. Stormwater accommodations and lighting may be located in the area between the back of curb and the sidewalk, as determined by the development services director and city engineer.
G. Sustainable stormwater management practices, such as rain gardens, bioswales, permeable pavement, or other similar technologies, may be utilized and may be required when determined reasonably practicable by the city engineer.
H. Development shall conform with chapter 50 of this code for floodplain development.

Section 2. This ordinance shall be in full force and effect on February 1, 2022.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank
Assistant City Attorney
G. All portions of the property used for the outside parking, display or storage of vehicles or equipment for sale, rental or hire shall be identified on the site plan and the perimeter shall be striped or otherwise conspicuously marked on the parking surface pursuant to section 135-6.8.4 of this chapter.

### 135-8.3 Engineering Standards

#### 8.3.1 GENERAL
Site plans shall conform to the Iowa Statewide Urban Design and Specifications (SUDAS) and the City of Des Moines General Supplemental Specifications to SUDAS.

#### 8.3.2 SURFACE AND SUBSURFACE DRAINAGE
Adequate provisions for surface and subsurface drainage are required for all lots. To accomplish this, various stormwater management provisions are required including:

A. Stormwater detention shall be required in accordance with article XI of chapter 42 of this code.

B. Stormwater quality requirements shall be required in accordance with article XI of chapter 42 of this code.

C. Site plans must show downspout locations and provide for adequate routing.

D. Stormwater shall not be directed from driveways into the city right-of-way. Water should either be collected and piped to a storm sewer, or should exit the paving onto a grassed area, providing the grassed area is large enough to accommodate the stormwater and not cause damage to adjacent property.

E. Where city storm sewer facilities are available, stormwater and footing drains must be piped to the city system.

F. Stormwater accommodations and lighting may be located in the area between the back of curb and the sidewalk, as determined by the development services director and city engineer.

G. Sustainable stormwater management practices, such as rain gardens, bioswales, permeable pavement, or other similar technologies, may be utilized and may be required when determined reasonably practicable by the city engineer.

H. Development shall conform with chapter 50 of this code for floodplain development.

#### 8.3.3 GRADING
Generally, site plans are not approved until either an approved grading plan, as required by article 2, chapter 42 of this code, or grading waiver is on file with the city engineer. The site plan is used as the grading plan when the necessary information is shown.

A. When improvement plans are required for the installation of public improvements, the site plan will not be approved until these plans and private construction contracts have been submitted and recommended for approval by the city engineer.

B. To help alleviate erosion and maintenance problems, required maximum ground slope is to be 3:1, unless other ground slope is specifically approved by the city engineer.

C. Recommended maximum slope for parking lots is 5% in a direction perpendicular to the car. Recommended maximum slope for driveways is 10%.

#### 8.3.4 PAVING THICKNESSES
Paving thicknesses are suggested based on good subgrade conditions according to Table 135-8.3–1 of this article. Paving thicknesses must be increased in order to allow for areas of poor subgrade material. Parking lots may be less than the suggested paving thicknesses if justified in writing by an engineer, registered in the State of Iowa and approved by the city engineer.

<table>
<thead>
<tr>
<th>Parking Lot</th>
<th>Total Portland Cement Concrete</th>
<th>Total Hot-Mix Asphalt</th>
</tr>
</thead>
<tbody>
<tr>
<td>50 stalls or less</td>
<td>5.0 inches</td>
<td>5.0 inches</td>
</tr>
<tr>
<td>More than 50 stalls</td>
<td>6.0 inches</td>
<td>6.5 inches</td>
</tr>
<tr>
<td>Trucks</td>
<td>7.0 inches</td>
<td>8.0 inches</td>
</tr>
</tbody>
</table>

#### 8.3.5 SANITATION
Site plans shall conform to the Iowa Statewide Urban Design and Specifications (SUDAS) and the City of Des Moines General Supplemental Specifications to SUDAS, Des Moines Metropolitan Design Standards Manual, and the Standard Specifications for Construction of Public Improvements.

A. Any site plan proposing an on-site private sewage disposal system must provide a design prepared and certified by a professional engineer licensed in the State of Iowa. The design, construction, and maintenance of the system must comply with Chapter 69 of the Environmental Protection Agency [567] of the Iowa Administrative Code.

B. No site plan for a proposed residential use shall be approved if there is inadequate sanitary sewer capacity or if the development will use an unfair
AGENDA ITEM #2  SITE-2021-000032

**Applicant:** Angel Tellez and Cristina Ramirez De Tellez (contract buyers).

**Location:** 111 Army Post Road.

**Requested Action:** Review and approval of a Public Hearing Site Plan “Current Situation Lounge” for a Type 2 Design Alternative in accordance with City Code Sections 135-9-2.4(B) and 135-9-3.1(B), to waive the requirement to underground existing overhead utility lines, per City Code Section 135-9.2.1(E).

I. GENERAL INFORMATION

1. **Purpose of Request:** The site plan would allow use of the property for an event center/assembly space/nightclub use. The site has previously been used as a restaurant and bar. 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:** 23,800 square feet (.546 acres).

3. **Existing Zoning (site):** “MX2” Mixed Use District.

4. **Existing Land Use (site):** The property is comprised of two parcels. There is an existing 3,016 square foot commercial structure in the middle of the property (known as 111 Army Post Road), which is where the proposed event center/assembly space/nightclub use would operate. There is also a smaller, 600 square foot commercial building to the southwest of the main structure (known as 113 Army Post Road) abutting the street right-of-way. Parking lots exist in both the eastern and western portions of the property. A small parking area sits between the street frontage and 111 Army Post Road.

5. **Adjacent Land Use and Zoning:**
   - **North** – “N3b”; Uses are one-household dwelling units.
   - **South** – “EX”; Uses are Army Post Road and a large, vacant commercial building.
   - **East** – “MX2”; Use is a neighborhood grocery store.
   - **West** – “MX2”; Uses are a small assembly space and a furniture warehouse/retail store.

6. **General Neighborhood/Area Land Uses:** The subject property is located along Army Post Road, which contains a mix of commercial and residential uses. The historic Fort Des Moines complex is located to the south of the site.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Fort Des Moines neighborhood. The neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on November 12, 2021, and by mailing of the Final Agenda on November 24, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on November 22, 2021 (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 Development Division on the date of the mailing. The Fort Des Moines Neighborhood Association mailings were sent to Scott Durham, 301 East Kenyon Avenue, Des Moines, IA, 50315.

8. **Relevant Zoning History:** None.

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:

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

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation’s intended purpose and greater consistency with the comprehensive plan.

- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:

  - An evaluation of the character of the surrounding neighborhood, such as:
    - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);

For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;

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

II. ADDITIONAL APPLICABLE INFORMATION

1. Overhead Utility and Service Line Standards: Section 135-9.2.1.E of the Planning and Design Ordinance requires that all electrical, telephone, and cable television transmission systems shall be placed underground whenever reasonably practicable. An electrical transmission line runs along the northern border of the property. Individual electrical service lines run to each of the existing commercial buildings. A utility pole stands in the center of the property.

The applicant has provided a cost estimate of $40,000-$60,000 to remove the utility poles and place the overhead utility lines within the site underground. This is a preliminary estimate and does not include potential costs incurred by neighboring property owners as a result of changes in electricity provision to adjoining properties that would result from this work.

The estimated cost for the proposed site improvements (without the utility undergrounding) is $12,000. Staff does not believe that it would be reasonably practicable to require the overhead utility lines and poles to be placed underground as part of these site improvements, which would cost an estimated $40,000-$60,000. There is limited practicality in requiring a project with this minor of a scope.
to take on the logistical challenges and incongruent financial costs that utility undergrounding would add to the proposed site improvements.

2. **Alcoholic Liquor, Wine, and/or Beer Sales:** In order for the proposed nightclub/assembly space to sell alcohol, they would first need to obtain a Conditional Use Approval for such from the City’s Board of Adjustment and any necessary liquor license from the City Clerk’s Office.

**III. STAFF RECOMMENDATION**

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

Staff recommends the approval of the requested Type 2 Design Alternative to waive the requirement to underground all existing overhead utility lines, per City Code Section 135-9.2.1(E).
AGENDA ITEM #3 13-2021-1.31

Applicant: Merle Hay Acres, LLC. (owner), represented by Jim Sutphen (officer).

Location: Vicinity of 4000 Merle Hay Road.

Requested Action: Review and approval of a Preliminary Plat “Merle Hay Anchors, LLC Subdivision”, to divide the property into three (3) development lots.

I. GENERAL INFORMATION

1. Purpose of Request: The applicant is proposing to subdivide the subject property to create 3 development lots that would be accessed from Merle Hay Road.

2. Size of Site: 12.93 acres.


4. Existing Land Use (site): Undeveloped land previously used for a Sears Department Store.

5. Adjacent Land Use and Zoning:
   
   North – “CX”; Use is a strip retail commercial center.
   
   South – “CX”; Use is Merle Hay Mall.
   
   East – “MX3”; Uses are commercial.
   
   West – Property to the west is located in the jurisdiction of Urbandale; Use is parking that serves Merle Hay Mall.

6. General Neighborhood/Area Land Uses: The subject property is located on the west side of Merle Hay Road, immediately north of Merle Hay Mall at the northwest corner of Merle Hay Road and Douglas Avenue. The surrounding area contains a mix of large- and small-scale commercial uses.

7. Applicable Recognized Neighborhood(s): The subject property is located within the Merle Hay Neighborhood. The neighborhood association was notified of the Commission meeting by mailing of the Final Agenda on November 24, 2021. Notifications of the hearing for this specific item were mailed on November 23, 2021 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
Development Division. The Merle Hay Neighborhood Association mailings were sent to Christopher Morse, 52nd Street, Des Moines, IA 50310.

8. **Relevant Zoning History:** On May 6, 2021, the Plan & Zoning Commission approved a Public Hearing Site Plan and Design Alternatives for the Kohl’s Department Store.

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

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such Plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission’s action for approval or conditional approval shall be null and void unless the Final Plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the Final Plat to the City Permit and Development Center.

II. **ADDITIONAL APPLICABLE INFORMATION**

1. **Existing Features:** The subject properties include a paved parking lot, mall access drives, and redevelopment pad for a Kohl’s store. Redevelopment of the site will include compliance with City Cod Chapter 135: Planning and Design ordinance.

2. **Drainage:** The proposed Preliminary Plat demonstrates a stormwater detention basin at the northeastern corner of the site. This basin will provide storm water management for the proposed lots. A dedicated grading plan and utility plan with storm sewer information will need to be provided.

3. **Utilities:** There are sanitary sewer and water mains along Merle Hay Road that will be utilized to serve the development. Electrical, water, and sanitary sewer easements will be maintained for existing utilities or extended for new utilities.

4. **Traffic/Street System:** The proposed Preliminary Plat maintains access to the frontage of the lots through existing private drives. Access easements will be provided to maintain access.

III. **STAFF RECOMMENDATION**
Staff recommends approval of the proposed Preliminary Plat subject to compliance with all administrative review comments.
**AGENDA ITEMS #4A - #4C**

| Applicant: Yessica Sergovia (owner). |
| Location: 341 East Titus 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 designation from Parks and Open Space to Low Density Residential. (ZONG-2021-000041)

Part C) Rezone property from “N3a” Neighborhood District and “F” Flood District to “N3a” Neighborhood District, to allow expansion of the existing one-household residential dwelling to include a deck and swimming pool. (ZONG-2021-000040)

**GENERAL INFORMATION**

1. **Purpose of Request:** The proposed rezoning would allow for the expansion of the existing one-household residential dwelling to include a deck and swimming pool in the rear yard of the subject property. The existing house is within the portion of the property that is zoned ‘N3a” Neighborhood District, but the proposed deck and swimming pool would be on the portion of the property that is zoned “F” Flood District.

2. **Size of Site:** Approximately 46,824 square feet (1.07 acres).

3. **Existing Zoning (site):** “N3a” Neighborhood District and “F” Flood District.

4. **Existing Land Use (site):** Low Density Residential and Parks and Open Space.

5. **Adjacent Land Use and Zoning:**
   - **North** – “NX1”; Use is low density residential.
   - **South** – “N3b”; Use is low density residential.
   - **East** – “F” and “N3a”; Use is parks and open space and low density residential.
   - **West** – “F” and “N3a”; Use is parks and open space and low density residential.

6. **General Neighborhood/Area Land Uses:** The subject property is located on the south side of East Titus Avenue, in a predominantly low-density residential...
A portion of the subject property and other adjacent properties include flood plain areas with the Yeader Creek running across those properties.

7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Fort Des Moines Neighborhood. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on November 12, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on November 12, 2021 (20 days prior to the hearing) and November 22, 2021 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. Additionally, a Final Agenda for the hearing will be mailed to all recognized neighborhoods on November 24, 2021.

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 Fort Des Moines Neighborhood notices were mailed to Scott Durham, 301 E. Kenyon Ave, Des Moines, IA 50315.

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 and Parks and Open Space.

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

II. **ADDITIONAL APPLICABLE INFORMATION**

1. **PlanDSM Creating Our Tomorrow:** The subject property is designated as “Low Density Residential” and “Parks and Open Space” on the Future Land Use Map. PlanDSM describes this designation as follows:

   **LOW DENSITY RESIDENTIAL**
   
   *Areas developed with primarily single family and two family residential units with up to 6 dwelling units per net acre.*

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

The proposed “N3a” District zoning for part of the subject property requires the “Low Density Residential” designation on the Future Land Use Map in order to find the proposed rezoning in conformance with PlanDSM. Staff believes that the requested amendment to designate the future land use to “Low Density Residential” is not necessary and appropriate.

Low Density Residential is described 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.

The Zoning Ordinance states that “N3a” Residential Districts is intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s, 1960s, and 1970s, typically in the ranch or split-level style pursuant to House B building type.

2 **Floodplain Regulations**: A portion of the subject property is zoned “F” Flood District since it is within the FEMA-designated floodplain.

In order for Staff to support a rezoning from “F” District, the applicant would need to raise the elevation of the land that would be rezoned so that it is above the FEMA-designated base flood elevation (BFE). The BFE for this area is 844.6 feet. The applicant has hired a surveyor, which found the elevation of the area of interest to be 843.1 feet. Therefore, the land would need to be raised about 1.5 feet. This would require a Floodplain Permit and Letter of Map Amendment.

Staff recommends denial of the requested rezoning from “F” Flood District to “N3a” Neighborhood District unless the applicant requests continuance of the rezoning proposal until such time that the property is raised above the Base Flood Elevation (floodplain) to the satisfaction of the City’s Engineer. This would require a Floodplain Permit and a Letter of Map Amendment approved by FEMA. The applicant would then need to provide the City with a Legal Description for any area would be above the Base Flood Elevation.

3. **Planning and Design Ordinance**: Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for any proposed additions or modifications for review before the property can be occupied by the proposed use.

Agenda Items #4A - 4C
Page 3

Revised 11/23/21
III. STAFF RECOMMENDATION

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

Part B) Staff recommends denial of the requested amendment to the PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Parks and Open Space to Low Density Residential.

Part C) Staff recommends denial of the requested rezoning from “F” Flood District to “N3a” Neighborhood District unless the applicant requests continuance of the rezoning proposal until such time that the property is raised above the Base Flood Elevation (floodplain) to the satisfaction of the City’s Engineer. This would require a Floodplain Permit and a Letter of Map Amendment approved by FEMA. The applicant would then need to provide the City with a Legal Description for any area would be above the Base Flood Elevation.
Applicant: Mid-Eastern Council on Chemical Abuse (owner), represented by Michelle De La Riva (officer).

Location: 3451 Easton Boulevard.

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

Part B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to Neighborhood Mixed Use. (ZONG-2021-000045)

Part C) Rezone property from “N3a” Neighborhood District to “RX1” Mixed Use District, to allow the expansion of an existing outpatient rehabilitation facility (“Group Living” use). (ZONG-2021-000042)

GENERAL INFORMATION

1. Purpose of Request: The proposed rezoning would allow for the expansion of an existing outpatient rehabilitation facility. The applicant is also seeking to provide overnight stay accommodations for patients.

2. Size of Site: 7.929 acres.

3. Existing Zoning (site): “N3a” Neighborhood District.

4. Existing Land Use (site): The subject property consists of an outpatient rehabilitation facility, paved surface parking lot, accessory storage building, large wireless telecommunications facility, and a large area of wooded, undeveloped land.

5. Adjacent Land Use and Zoning:

   North – “N3b”, “P1”, and “P2”; Uses are one- and two-household residential, a church and school, and a public park.

   South – “N3b”, “N3a”, and “P2”; Uses are one- and two-household residential and a school.

   East – “P1” and “F”; Use is Polk County’s Fourmile Creek open space area.

   West – “N3b”; Use is one-household residential.

6. General Neighborhood/Area Land Uses: The subject property is located southeast of the irregular intersection of Easton Boulevard and East 33rd Street. The
entrance to the subject property is located at the intersection of Easton Boulevard and East 35th Street. The surrounding area primarily consists of residential, open space, and educational and religious assembly uses.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within Grays Woods neighborhood and within 250 feet of ACCENT and Sheridan Gardens neighborhoods. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on November 12, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on November 12, 2021 (20 days prior to the hearing) and November 22, 2021 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. Additionally, a Final Agenda for the hearing was mailed to all recognized neighborhoods on November 24, 2021.

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 Grays Woods Neighborhood notices were mailed to Linda Adamson, 1330 East 41st Street, Des Moines, IA 50317. The ACCENT Neighborhood notices were mailed to Kevin Marken, 2109 East 28th Street, Des Moines, IA 50317. The Sheridan Gardens Neighborhood notices were mailed to Kurt Lee, 3507 East 39th Street, Des Moines, IA 50317.

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

8. **Relevant Zoning History:** On August 23, 2006, the Board of Adjustment, by Docket ZON2006-00115, conditionally granted amended appeals for a Conditional Use Permit for a communication tower and antennas and an Exception of 2.07 acres less than the minimum required 10 acres for a communications tower, to allow installation of a 180'-tall monopole communications tower within a 50'x 50' lease area on a 7.93-acre site.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential.

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

1. PlanDSM Creating Our Tomorrow: The subject property is designated as “Low Density Residential” on the Future Land Use Map. PlanDSM describes this designation as follows:

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

The proposed “RX1” District zoning requires the “Neighborhood Mixed Use” designation on the Future Land Use Map in order to find the proposed rezoning in conformance with PlanDSM. Staff believes that the requested amendment to designate the future land use to “Neighborhood Mixed Use” is necessary and appropriate.

Neighborhood Mixed Use is described as follows:

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

The Zoning Ordinance states that “RX1” Mixed Use District is 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.” Building types allowed in this district include the Commercial Cottage, General Building, Civic Building, Principal-Use Parking Structure, Flat Building, and Row Building.

The applicant has proposed the “RX1” Mixed Use District in order to allow for the expansion of an existing outpatient rehabilitation facility and provide patient overnight stay accommodations, which are activities that are defined under the Zoning Ordinance as a Group Living use.

Staff believes that the “RX1” Mixed Use District designation is compatible with the uses and aesthetic design that currently exist at the site and in the surrounding area. The site can remain compatible with applicable “RX1” Mixed Use District regulations provided that future site improvements incorporate contemporary site design and landscaping principles, appropriate levels of organized outdoor storage, a plan for a clean property that minimizes impacts to adjacent property owners, and any new building construction conforms to the General Building, Flat Building, or Row Building Types described in Chapter 135 of the Municipal Code.

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Page 3

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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 any proposed additions or modifications for review before the property can be occupied by the proposed use.

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.

3. **Grading & Storm Water Management:** Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR. Tree removal and mitigation calculations must be submitted with any site plan in accordance with Section 42-550 of the Municipal Code.

### III. STAFF RECOMMENDATION

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

Part B) Staff recommends approval of the requested amendment to the PlanDSM Creating Our Tomorrow Plan 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 “N3a” Neighborhood District to “RX1” Mixed Use District, subject to the condition that any use of the property shall be limited to the following:

1. Group Living; or

2. Any use permitted by right or by Conditional Use, as allowed and regulated in the “N3a” Neighborhood District.
Applicant: Capital City Real Estate, Inc. (owner), represented by Bruce Fillman (officer).

Location: Vicinity of 1415 East 38th Street.

Requested Action: Review and approval of a Preliminary Plat “Fillman Preliminary Plat” on 1.74 acres of property for development of seven (7) one-household residential lots along a new cul-de-sac from East 38th Street.

I. GENERAL INFORMATION

1. Purpose of Request: The applicant is proposing to subdivide the subject property to create seven (7) single-family lots that would be accessed by a cul-de-sac from East 38th Street.

2. Size of Site: 1.74 acres.

3. Existing Zoning (site): “N3a” Neighborhood District.

4. Existing Land Use (site): The existing site is comprised of two (2) undeveloped parcels.

5. Adjacent Land Use and Zoning:
   
   - North – “N3a”, Use is one-household dwellings.
   - South – “N3a”, Uses are one-household dwellings and vacant land.
   - East – “N3a”, Uses are one-household dwellings and vacant land.
   - West – “N3b”, Use is vacant land.

6. General Neighborhood/Area Land Uses: The area consists of a mix of one-household dwellings and undeveloped land. The surrounding area is heavily wooded parcels.

7. Applicable Recognized Neighborhood(s): The subject property is located within the Grays Woods Neighborhood. The neighborhood association was notified of the Commission meeting by mailing of the Preliminary Agenda on November 12, 2021, and mailing of the Final Agenda on November 24, 2021. Notifications of the hearing for this specific item were mailed on November 22, 2021 (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 Development Division. The Grays Woods Neighborhood notices were mailed to Karen Shoopman at 3804 Indianapolis Avenue, Des Moines, IA 50317.

8. Relevant Zoning History: None.


10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such Plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission’s action for approval or conditional approval shall be null and void unless the Final Plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the Final Plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

1. Traffic/Street System: The Preliminary Plat proposes a private street from East 38th Street that would provide access to the proposed seven (7) lots for one-household residential use. It also demonstrates sidewalks along both sides of the private street. Property lines must be shifted to the exterior edge of the sidewalk to create an outlot for the private street and sidewalks. Also, a public access easement must be provided for the emergency vehicle turnaround and curbs and gutters shall be added along all sides of the private street.

2. Natural Features: Portions of the subject properties are heavily wooded. Notes about tree mitigation and tree protection must be added to the proposed Preliminary Plat. Street trees will need to be provided along the private road at one street tree per 30 linear feet.

3. Drainage: The proposed Preliminary Plat demonstrates a stormwater detention basin at the northeastern corner of the site. This basin would provide storm water management for the proposed lots. A dedicated grading plan and utility plan with storm sewer information would need to be provided prior to any construction.

4. Utilities: There are sanitary sewer and water mains along Indianapolis Avenue to the north that would be extended down East 38th Street to serve the development. These mains are shown to extend along the proposed private street.
III. STAFF RECOMMENDATION

Staff recommends approval of the proposed Preliminary Plat, subject to the following conditions:

1) Compliance with all administrative review comments.

2) Property lines shall be shifted to the exterior edge of the sidewalk to create an outlot for the private street and sidewalks.

3) A public access easement shall be provided for the emergency vehicle turnaround.

4) Curbs and gutters shall be added along all sides of the private street.
Applicant: Genesis Health Club Sports Complex SE, LLC (owner), represented by Rodney Steven II (officer).

Location: 1111 East Army Post Road.

Requested Action: Review and approval of Public Hearing Site Plan “Genesis Health Club Southridge Mall” for further consideration of the following Type 1 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.2.1(B):

A) Waiver of the Interior Parking Lot Landscaping requirements found in Section 135-7.9 that require an additional 87 islands with 94 shade trees.

B) Waiver of the Berm Frontage Buffer requirements found in Section 135-7.7 that require a 12'-wide buffer area that contains a berm or retaining wall, 321 shrubs/grasses and 17 additional shade trees along the mall ring road.

C) Waiver of the 15% Tree Canopy requirement found in Section 135-7.4 that requires an additional 54 trees. *(note: trees provided to meet other requirements are counted towards this requirement)*

I. GENERAL INFORMATION

1. Purpose of Request: The applicant is requesting waiver of the required landscaping across portions of the site. Design alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the request can be found in Section II of the report.

2. Size of Site: 574,992 square feet (13.2 acres).

3. Existing Zoning (site): “CX” and “CX-V” Mixed Use District.

4. Existing Land Use (site): The property contains a 108,807 square foot commercial building that is connected to the existing Southridge Shopping Center. There is also a surface parking lot.

5. Adjacent Land Use and Zoning:

   North – “MX3” and “MX3-V”; Use is commercial.
   South – “CX-V”; Use is a movie theater.
   East – “MX3-V”; Uses are commercial and medical.
   West – “CX”; Use is a large shopping center.
6. **General Neighborhood/Area Land Uses:** The subject property is located along the Southridge Mall ring road near the intersection of East Army Post Road and Southeast 14th Street, in a commercial corridor area that includes a mix of commercial uses.

7. **Applicable Recognized Neighborhood(s):** The subject property is within 250 feet of the Easter Lake Area and South Park neighborhoods. The neighborhood associations were notified of the public hearing by mailing of the Final Agenda on November 24, 2021. Notifications of the hearing for this specific item were mailed on November 22, 2021 (10 days prior to the public hearing) to the neighborhood associations and the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Easter Lake Area Neighborhood mailings were sent to Jim Bollard at 4007 Southeast 26th Street, Des Moines, IA 50320. The South Park Neighborhood mailings were sent to Jeff Scieszinski at 607 East Wall Avenue, Des Moines, IA 50315.

8. **Relevant Zoning History:** None.

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

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**Agenda Item #7**

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Revised 11/24/21
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. Interior Parking Lot Landscaping: Section 135-7.9 of the Planning and Design Ordinance requires that off-street surface parking lots with more than 10 spaces have terminal end islands and row islands for every ninth parking space, to result in no more than eight continuous parking spaces in a row without a landscape island. There must be one shade tree within each island. There are six existing islands within the parking lot, three of which have trees within them. This site would be required to provide 87 additional islands and 94 additional shade trees within the existing off-street surface parking lots. The applicant has indicated that full compliance with the interior parking lot requirements would cost an estimated $100,524.

Staff is supportive a partial reduction of the number of interior parking lot islands. Staff recommends that terminal end islands be provided for all rows.
within the south, east, and north surface parking lots to the satisfaction of the City’s Planning Administrator. Staff also recommends provision of one (1) landscape island with a shade tree shall for every 16 parking spaces within the north surface parking lot, to the satisfaction of the City’s Planning Administrator. This reduction in islands would decrease the number of required landscape islands from 87 to approximately 52 (40.2% reduction). This would significantly reduce the total cost incurred by the applicant.

2. Berm Frontage Buffer: Section 135-7.7 of the Planning and Design Ordinance requires that a frontage buffer be implemented to lessen the visual impact of off-street surface parking and maneuvering areas. A buffer must be a minimum 12 feet in depth, with a 2.5-foot-tall retaining wall, a berm, ornamental grasses or shrubs, as well as one (1) shade tree per 40 linear feet. For this site, the Southridge Mall ring road is treated as a public street and, therefore, requires a berm frontage buffer. There are currently seven trees within the frontage buffer area. The site would require a 12-foot-deep buffer with 17 new shade trees, 321 shrubs or ornamental grasses, and a 2.5-foot-tall retaining wall and berm. The applicant has indicated that full compliance with the berm frontage buffer requirements would cost an estimated $90,000.

The applicant has proposed to add 11 shade trees to the existing buffer strip in lieu of the requirements. Staff recommends provision of one (1) additional shade tree to fill in the gap along the existing landscaping on the ring road resulting in a total of 12 additional shade trees within the buffer along the ring road.

3. Tree Canopy: Section 135-7.4.B of the Planning and Design Ordinance requires that a minimum of 15% of lot area shall have mature canopy coverage. This 15% tree canopy can include street trees, existing trees, interior parking lot landscaping, and frontage buffer trees. Staff believes that this requirement would be met if the conditions recommended for Parts A and B are satisfied.

III. STAFF RECOMMENDATION

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

Part A: Staff recommends the approval of the requested Type 2 Design Alternative for the Interior Parking Lot Islands, subject to the following conditions:

1. Terminal end islands shall be provided for all rows within the south, east, and north surface parking lots, to the satisfaction of the City’s Planning Administrator.

2. One (1) landscape island with a shade tree shall be provide for every 16 parking spaces within the northern, to the satisfaction of the City’s Planning Administrator.
Part B: Staff recommends the approval of the requested Type 2 Design Alternative for the Berm Frontage Buffer, subject to the condition that one (1) additional shade tree shall be provided within the landscaping buffer along the west side of the ring road, resulting in a total of 12 additional shade trees within the buffer along the ring road.

Part C: Staff recommends the denial of the requested Type 2 Design Alternative for the 15% Tree Canopy, as this requirement would be met if the conditions recommended for Parts A and B are satisfied.
GENESIS HEALTH CLUBS
SOUTHRIDGE MALL, DES MOINES, IOWA

SUBMISSION - 2       SITE-2021-000040-10-21-7.169

INDEX TO DRAWINGS

TILE
CODE 1 - General Site Information
CODE 2 - Parking, Bicycle and Pedestrian Calculations, Spot Elevations to demonstrate ADA compliance
CODE 2a - Parking Details
CODE 2b - Zoning Map
CODE 2c - Property Dimensions
CODE 2d - Building Footprint Dimensions
CODE 3 - Occupancy Calculations
CODE 4 - Public Access, Primary Frontage Ground-Floor Height Calculations CODE 5 - Photometric
CODE 5a - Code Footnotes
A4.1 - Exterior Finishes, Materials / Finishes
A4.1a - Exterior Elevations
A4.1b - Exterior Elevations - percentage of materials used
A4.1c - Wall Sections with vertical heights
A4.2 - Rooftop Sizing Diagrams
L1.1 - Landscape Plan and Details

INDEX TO DRAWINGS

1. USBR APPROVAL - October 5, 2021. No conditions were requested.
2. This site will be maintained in compliance with all city codes applicable on the site at the site plan approval.
3. All exterior mechanical equipment must be screened on all sides with architectural screening equal to the height of the equipment.
4. Exterior 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.
5. Any amendments or changes to the project site that do not meet what is shown on the site plan need to be approved with the Permit and Development Center prior to installation / construction.
6. Lighting must be low glare cut off type fixtures to reduce the glare of light pollution on surrounding properties.
7. The required landscaping, both existing and proposed, shall be maintained for the life of the Covenants of Occupancy.
8. This project is not seeking commercial tax abatement.

I hereby certify that the portion of this technical submission described above was prepared by me or under my direct supervision and responsibility. I am a duly licensed architect under the laws of this State of Iowa.

Signature: ___________________________ Date: ____________

Printed Name: Martin Hangney
License Number: 0767

My License renewal date is: May 15, 2022

Page of project required by this plan:
Title: Plan, Code: 2
Scale: 1"=20'

WATERCOLOR, ARCHITECTS/ENGINEERS
135 First Ave. North
Des Moines, Iowa 50315

2021 GENESIS HEALTH CLUBS
SOUTHRIDGE MALL
1111 East Army Post Road
Des Moines, Iowa 50315
This is a photo of the existing light pole and fixture head. The fixture heads on the parking light poles vary from 2-heads to 4-heads.

The parking lot light poles are considered "pre-existing" site elements and can remain "as-is" until the need for repair or replacement. Any new pole/fixture will need to meet the current requirements.

### Statistics

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Our electrical engineer - Hoss & Brown generated the photometric diagram to the right. They used information on the existing poles and the existing light fixtures. The illustration and chart above indicates compliance with the City of Des Moines zoning requirement of maintaining at least 0.5 fc.

New building mounted lighting will increase the parking lot light levels at the entrances and exit only openings to be compliant with a specified building codes.
**Exterior Paint Colors**

- Sherwin-Williams SW7713 - Neutral Grey
- Sherwin-Williams SW7703 - Web Grey
- Sherwin-Williams SW7703 - Web Grey
- Sherwin-Williams SW7703 - Web Grey
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- Sherwin-Williams SW7703 - Web Grey
- Sherwin-Williams SW7703 - Web Grey
- Sherwin-Williams SW7703 - Web Grey

**Exterior Insulation Finish System (EIFS)**

- The construction of the South, East, and North elevations are all very similar.
- The existing walls are made up of brick. The upper portion of the wall has an EIFS band. The EIFS band will be extended down, to the top of the new windows being cut into the existing exterior walls.
- The EIFS color will match SW7703 - Network Grey.

**Architectural Composite Metal (ACM)**

- The sign tower will be a corrugated metal panel, with the applied ACM panel painted horizontally.
- The color will be black.

**EXISTING**

- On the South, East, and North elevations, the exterior wall construction is painted utility brick, in a running bond pattern, with an applied EIFS band.

**FINISHES**

1. Existing brick, exterior wall, to be painted Sherwin-Williams SW7703 Web Grey
2. Existing overhead doors, to be painted Sherwin-Williams SW7703 Web Grey
3. Existing yellow metal doors to be painted Sherwin-Williams SW7703 Web Grey
4. Existing EIFS band to be painted Sherwin-Williams SW7703 Network Grey
5. Existing EIFS accents, exterior wall, to be painted Sherwin-Williams White
6. Existing brick, exterior wall, to be painted Sherwin-Williams SW7703 Network Grey
7. Existing brick, exterior wall, to be painted Sherwin-Williams SW7703 Network Grey
8. Existing brick, exterior wall, to be painted Sherwin-Williams SW7703 Network Grey
9. Existing brick, exterior wall, to be painted Sherwin-Williams SW7703 Network Grey
10. Existing brick, exterior wall, to be painted Sherwin-Williams SW7703 Network Grey
11. Existing brick, exterior wall, to be painted Sherwin-Williams SW7703 Network Grey
12. Existing brick, exterior wall, to be painted Sherwin-Williams SW7703 Network Grey
13. Black pre-finished metal awnings
14. Existing Cultured Stone base for the EIFS wall.
15. Existing Cultured Stone base for metal wall panels
16. Existing Masonry Base for metal wall panels
17. Existing Masonry Base for metal wall panels
18. Existing Masonry Base for metal wall panels
19. Existing Masonry Base for metal wall panels
20. Existing Masonry Base for metal wall panels
Screening Rooftop Equipment

The existing parapet wall is approximately 6'-0" tall and currently surrounds several existing rooftop units (shown in the aerial photo below). The height of our new rooftop equipment will be similar to the existing rooftop equipment. The equipment shown in the yellow area will all be removed, the new equipment for the basketball area will be located on the lower roof to the west.

The yellow portion of the building is "basketball" - where the roof structure will be raised. The height of the basketball building will hide all the rooftop equipment viewed from the west. No rooftop equipment will be located on the basketball roof.

New RTU’s will generally match the height of the existing units. This will allow the existing parapets to screen the equipment.

Existing mechanical penthouse to remain.

Indicates new red accent band, ACM.

Concrete base below ACM wall panel.

New entrance portal, finished with black ACM, bay window.

Existing exterior wall and parapet.
PLANTING SCHEDULE

CROP | DERIVATIVE | TYPICAL TREE PROTECTION (TYP.)
--- | --- | ---
1 | 2 | 3

1. All trees shall be planted in accordance with the approved planting plan.
2. All trees shall be staked and supported with adequate material.
3. All trees shall be watered as necessary to maintain health.
4. All trees shall be labeled with species and age.
5. All trees shall be trimmed as necessary for maintaining health.
6. All trees shall be protected from human and vehicular traffic.
7. All trees shall be inspected annually and replaced as necessary.
8. All trees shall be maintained in a healthy condition.
9. All trees shall be fertilized as necessary for maintaining health.
10. All trees shall be pruned as necessary for maintaining health.

LANDSCAPE NOTES:

1. All sodding and landscape plantings shall be installed in accordance with the approved specifications.
2. All sodding and landscape plantings shall be installed in accordance with the approved specifications.
3. All sodding and landscape plantings shall be installed in accordance with the approved specifications.
4. All sodding and landscape plantings shall be installed in accordance with the approved specifications.
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8. All sodding and landscape plantings shall be installed in accordance with the approved specifications.
9. All sodding and landscape plantings shall be installed in accordance with the approved specifications.
10. All sodding and landscape plantings shall be installed in accordance with the approved specifications.

DECIDUOUS TREE PLANTING (TYP.)

- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC ROW.
- NO PLANTING SHALL BE REMOVED FROM THE PUBLIC ROW PRIOR TO PLANTING.

SITE LANDSCAPING PLAN