


# COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>23-205</b>	Meeting:	<b>April 24, 2023</b>
	Agenda Item:	<b>18</b>	Roll Call:	<b>23-0578</b>
	Submitted by:	<b>Michael Ludwig, Interim Development Services Director</b>		

## AGENDA HEADING:

Approval of final subdivision plat for Western Gateway.

## SYNOPSIS:

Recommend approval of the final plat for Western Gateway located in the vicinity of 555 17th Street. The owner and developer of the property is KG Store 543 LLC, represented by Charles W. Campbell (Authorized Agent), 1459 Grand Avenue, Des Moines, Iowa 50309.

## FISCAL IMPACT: NONE

## ADDITIONAL INFORMATION:

- The plat contains approximately 3.508 acres of land zoned MX2 – Mixed Use District. The proposed development will consolidate multiple lots into a single parcel for the renovation of the Crescent Chevrolet Building and includes one (1) outlot for future redevelopment. The development will comply with all zoning regulations of the MX2 zoning district.



**PREVIOUS COUNCIL ACTION(S):**

Date: October 24, 2022

Roll Call Number: [22-1647](#)

Action: [Issuance](#) of Certificate of Completion for KG Store 543, LLC, 555 17th Street, Metro Center Urban Renewal Project. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

Date: May 9, 2022

Roll Call Number: [22-0731](#)

Action: [On](#) request from KG Store 543, LLC (Aubrie Gould, Officer), for designation of the “Crescent Chevrolet Internally - Lit Acrylic Sign” at 555 17th Street as a local Landmark and on the issuance of Certificate of Appropriateness for proposed exterior alterations to the Crescent Chevrolet Rooftop Sign at 555 17th Street. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

Date: February 7, 2022

Roll Call Number: [22-0178](#)

Action: [Proposed](#) Final District Plan for the Capital City Reinvestment District and approving the submission of an application to the Iowa Economic Development Authority for approval of the District. ([Council Communication No. 22-048](#)) Motion by Sheumaker to allow the public to speak failed no second. Moved by Mandelbaum to adopt. Second by Gatto. Motion Carried 6-1. Nays: Sheumaker.

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: April 7, 2022

Resolution Number: N/A

Action: Recommend designation of the Crescent Chevrolet Rooftop Sign at 555 17th Street as a local Landmark. THE VOTE: 9-0

Board: Plan and Zoning Commission

Date: October 21, 2021

Resolution Number: N/A

Action: Approval of the following regarding property in the vicinity of 555 17th Street: Part A) Approval of a Preliminary Plat “Western Gateway Phase 1 Preliminary Plat” to allow for consolidation of multiple lots, subject to conditions. Part B) Approval of a Public Hearing Site Plan “Big Grove Brewery” 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 use and expansion of an existing parking lot within a yard fronting a primary street (High Street), per City Code Section 135-2.5.3.A.8, subject to compliance with all administrative review comments. THE VOTE: 8-0-1

Board: Plan and Zoning Commission

Date: July 15, 2021

Resolution Number: N/A

Action: Approval of the following regarding property generally located at 1619 Ingersoll Avenue and 1620 High Street: Approval of the requested vacation of Linden Street from 17th Street to Ingersoll Avenue and 16th Street from Ingersoll Avenue to the southern line of the vacated east-west alley between 15th Street and 16th Street.

- A) Determination that the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

- B) Approval of the proposed rezoning for property in the vicinity of 1619 Ingersoll Avenue from “DX2” Downtown District to “MX2” Mixed Use District and property at 1620 High Street from “RX1” Mixed Use District to “MX2” Mixed Use District, to allow reuse of the property at 555 17th Street for a microbrewery with additional commercial uses. THE VOTE: 12-0-1

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).