

Date June 11, 2012

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 17, 2012, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a City Council initiated request to rezone property in the vicinity of 1540 Scott Avenue from M-2 Heavy Industrial District to PUD Planned Unit Development.

The subject properties are more specifically described as follows:

A PORTION OF LOTS 23, 24, 51, 60, 61, 82, 93, 94, AND 107, AND ALL OF LOTS 25 THRU 50, 62 THRU 81, 95 THRU 106 AND A PORTION OF VACATED ALLEY ADJOINING LOTS 102 THRU 107, VACATED SOUTHEAST 15TH COURT, VACATED ALLEY ADJOINING LOTS 61 THRU 72, VACATED ASTOR STREET, VACATED ALLEY ADJOINING LOTS 38 THRU 51, COTTAGE ADDITION, AN OFFICIAL PLAT; AND ALL OF LOTS 4 THRU 23, AND A PORTION OF LOTS 3 AND 24, AND A PORTION OF THE VACATED ALLEY ADJOINING LOTS 3 THRU 13, GEO GARVER'S SUB-DIVISION OF LOTS 1 & 2 OF OFFICIAL PLAT OF LOT 47 OF BROOKS & COS ADD TO DES MOINES, AN OFFICIAL PLAT; AND ALL OF LOT 3 OF THE OFFICIAL PLAT OF LOT 46 OF BROOKS & COS ADDITION TO THE CITY OF DES MOINES, AN OFFICIAL PLAT; AND A PORTION OF VACATED SOUTHEAST 16TH STREET, AND A PORTION OF VACATED SOUTHEAST 16TH COURT, AND A PORTION OF VACATED RAILROAD RIGHT OF WAY, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF EAST 15TH STREET AND THE FORMER CHICAGO BURLINGTON AND QUINCY RAILROAD RIGHT OF WAY; THENCE NORTH 00°(DEGREES)03'(MINUTES)46"(SECONDS) EAST, 228.66 FEET ON THE WEST RIGHT OF WAY LINE OF SOUTHEAST 15TH STREET; THENCE SOUTH 89°56'14" EAST, 80.00 FEET TO THE EAST LINE OF SOUTHEAST 15TH STREET RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE NORTH 83°07'17" EAST, 536.46 FEET; THENCE 586.46 FEET ON A 4884.98 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD LENGTH OF 586.11 FEET AND BEARS NORTH 86°33'39" EAST; THENCE NORTH 90°00'00" EAST, 37.57 FEET TO THE EASTERLY LINE OF THE VACATED RAILROAD RIGHT OF WAY; THENCE 456.56 FEET ON A 984.83 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD LENGTH OF 452.48 FEET AND BEARS SOUTH 11°30'34" EAST ON SAID EASTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF SCOTT STREET RIGHT OF WAY; THENCE NORTH 89°47'31" WEST, 736.56 FEET ON SAID NORTH RIGHT OF WAY LINE TO THE NORTHERLY LINE OF FORMER CHICAGO, BURLINGTON AND

Date June 11, 2012

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QUINCY RAILROAD; THENCE NORTH 69°38'46" WEST, 542.91 FEET ON SAID NORTHERLY LINE TO THE EAST LINE OF SOUTHEAST 15TH STREET RIGHT OF WAY; THENCE NORTH 00°03'46" EAST, 152.47 FEET ON SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 10.26 ACRES MORE OR LESS;

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

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on June 25, 2012, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

FORM APPROVED:

MOVED by _____ to adopt.


 Michael F. Kelley
 Assistant City Attorney

(ZON2012-00063)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

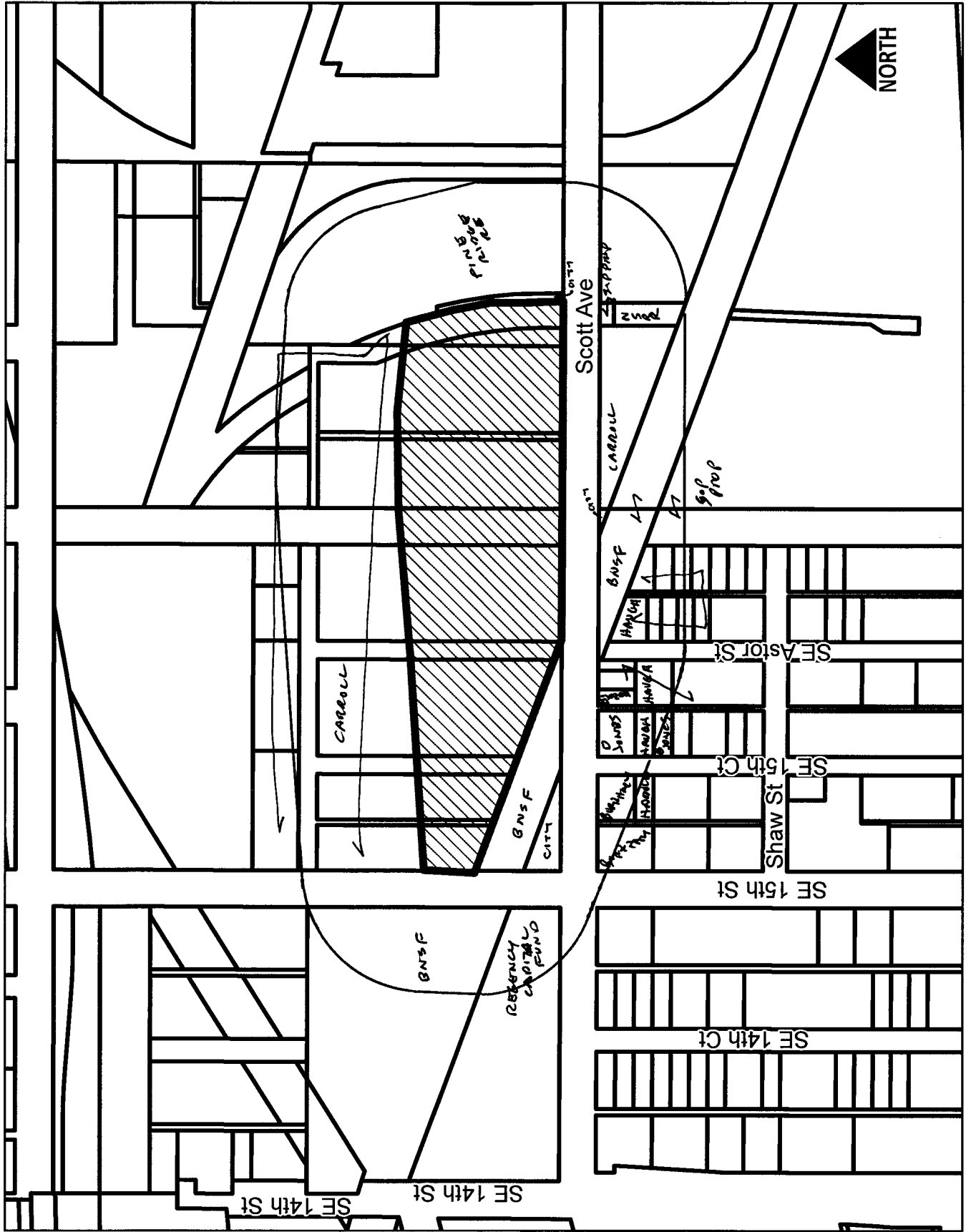
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

 Mayor

 City Clerk

City of Des Moines (Municipal Services Center PUD) -
1540 Scott Avenue

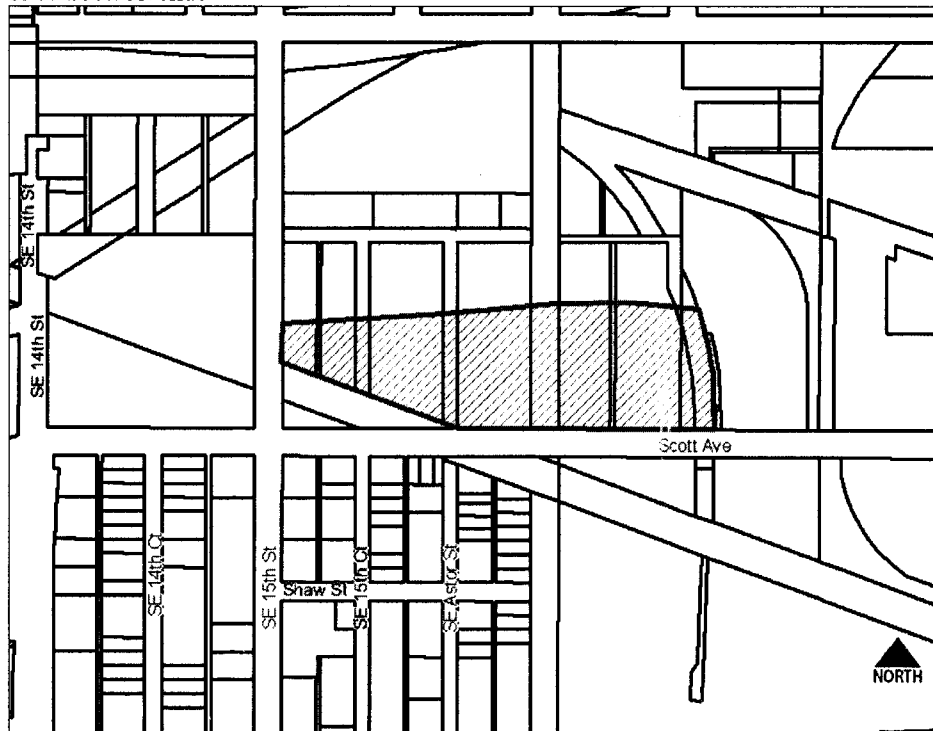
ZON2012-00063



City Council initiated request to rezone property in the vicinity of 1540 Scott Avenue.		File #		
		ZON2012-00063		
Description of Action	Review and approval to rezone from "M-2" Heavy Industrial District to "PUD" Planned Unit Development and approval of a PUD Conceptual Plan for the "City of Des Moines Municipal Services Center" to allow the initial phase of development of a municipal services campus with an approximately 85,000-square foot facility for offices, shops, and storage; and a 50,000-square foot outdoor storage yard for combined functions of the Parks and Recreation, Public Works, and Engineering Departments of the City.			
2020 Community Character Plan	General Industrial			
Horizon 2035 Transportation Plan	New SE Diagonal from SE 14 th Street to E 30 th Street to add 4 lanes divided			
Current Zoning District	"M-2" Heavy Industrial District			
Proposed Zoning District	"PUD" Planned Unit Development			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area				
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes
	Denial			No
				X

City of Des Moines (Municipal Services Center PUD) -
1540 Scott Avenue

ZON2012-00063



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gēnus
[landscape architects]

375 EAST 54th STREET
DES MOINES, IA 50309
P 515 284 0000
F 515 284 0049
WWW.GENUSIA.COM

OWNER
City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50319
P 515 281 6000

ARCHITECT
Genus Architects
505 SW Ave #500
Des Moines, IA
P 515 338 7075

CIVIL ENGINEER
Stevens & Associates
505 SW Ave #500
Des Moines, IA 50319
P 515 394 2000

CITY OF DES MOINES
MUNICIPAL SERVICES CENTER

NO.	DATE	DESCRIPTION
1	4/18/2012	3RD SUB. 2ND SUB. REVISION
2	8/8/2012	REVISION

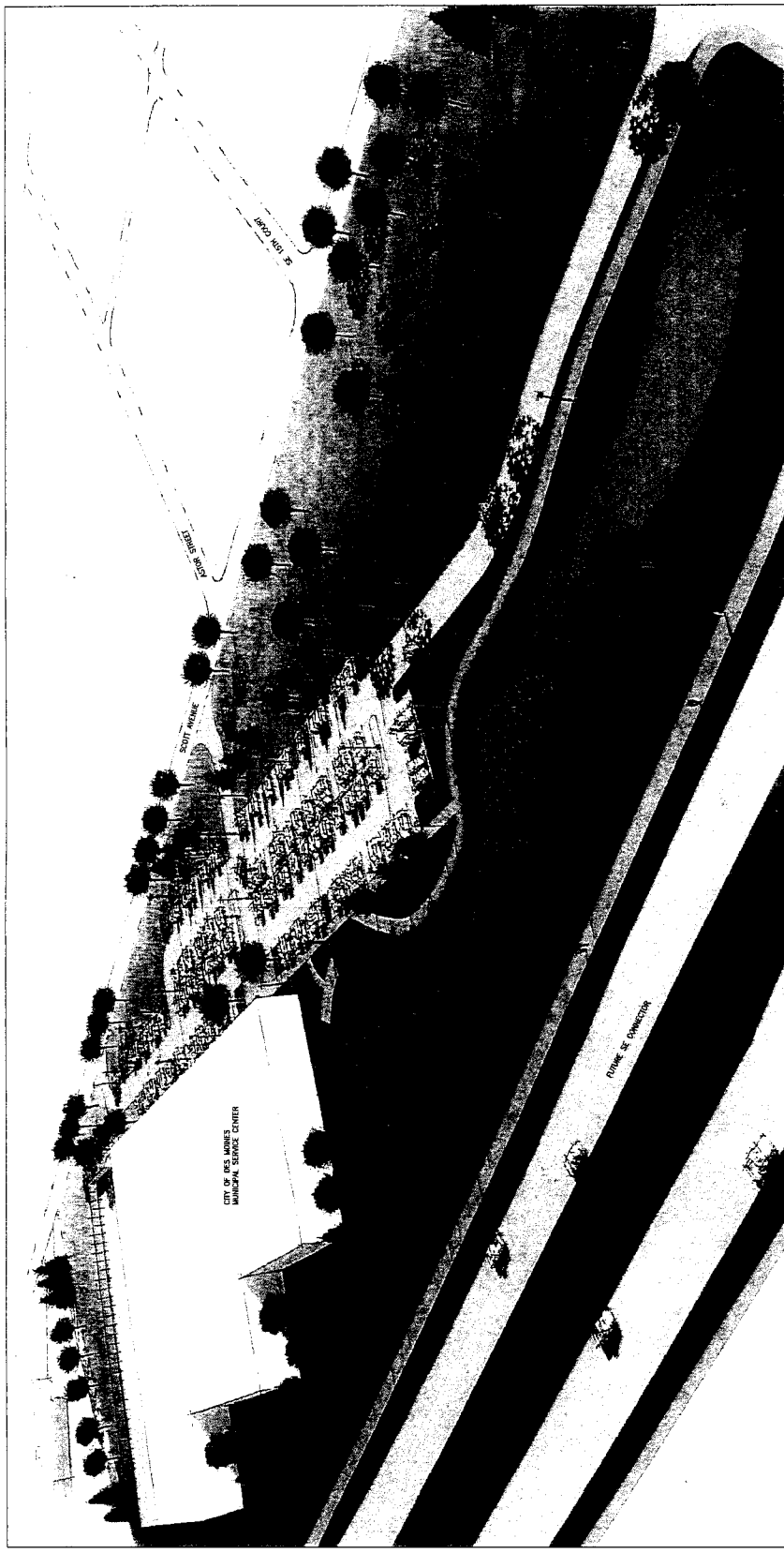
PROJECT NO. 1000000000
SHEET NO. 01
DATE 8/8/2012
BY [Signature]
CHK [Signature]

PUD ZONING SET.
SITE PERSPECTIVES

PROJECT NO. 1000000000
DATE 8/8/2012
BY [Signature]
CHK [Signature]

PUD-3
NOT FOR CONSTRUCTION

PUD CONCEPTUAL PLAN FOR CITY OF DES MOINES MUNICIPAL SERVICES CENTER PLANNED UNIT DEVELOPMENT CITY OF DES MOINES, POLK COUNTY, IOWA



① NW AERIAL PERSPECTIVE VISUALIZATION

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

WILLIAM ANDERSON, I.A.
LICENSE NO. 12304
LICENSE EXPIRES DATE: JUNE 30, 2012
PUD-3 COVERED BY THIS SEAL

DATE



Date 24

May 23, 2012

Agenda Item _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Roll Call # _____

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held May 17, 2012, the following action was taken regarding a City Council request to rezone property in the vicinity of 1540 Scott Avenue:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Ted Irvine				X
Greg Jones	X			
William Page				X
Christine Pardee	X			
Mike Simonson	X			
CJ Stephens	X			
Vicki Stogdil	X			

APPROVAL of Part A) to find the proposed amendments in conformance with the Des Moines' 2020 Community Character Plan; Part B) approval of the requested rezoning from "M-2" Heavy Industrial District to "PUD" Planned Unit Development; and Part C) approval of the PUD Concept Plan for the "City of Des Moines Municipal Services Center" to allow the initial phase of development of a municipal services campus with approximately 85,000-square foot facility for offices, shops, and storage; and a 50,000-square foot outdoor storage yard for combined functions of the Parks and Recreation, Public Works, and Engineering Departments of the City, subject to the following: (ZON2012-00063)

1. The PUD Conceptual Plan shall demonstrate landscaping around the perimeter of the paved storage yard space on the eastern portion of the site

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan future land use designation of **General Industrial**.



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309-1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

Part B) Staff recommends approval of the requested rezoning to "PUD" Planned Unit Development.

Part C) Staff recommends approval of the PUD Concept Plan, subject to the following:

- 1. The PUD Conceptual Plan shall demonstrate landscaping around the perimeter of the paved storage yard space on the eastern portion of the site.

STAFF REPORT

I. GENERAL INFORMATION

1. Purpose of Request: The proposed PUD would allow the initial phase of development of a municipal services campus with approximately 88,000-square foot facility for offices, mechanical shops, and storage; and a 50,000-square foot outdoor storage yard for combined functions of the Parks and Recreation, Public Works, and Engineering Departments of the City.

2. Size of Site: 447,141 square feet (10.26 acres).

3. Existing Zoning (site): "M-2" Heavy Industrial District.

4. Existing Land Use (site): The site was previously used as a salvage yard known as Carroll Auto Wrecking.

5. Adjacent Land Use and Zoning:

North – "M-2", Use is future Southeast Connector right-of-way.

South – "M-1" & "M-2", Uses include Scott Avenue and salvage yards.

East – "M-2", Use is a vehicle repair business.

West – "M-1", Use is undeveloped land owned by Burlington Northern Santa Fe Railroad.

6. General Neighborhood/Area Land Uses: The subject property is located in an industrial area along Scott Avenue to the east of East 14th Street. The planned Southeast Connector would pass along the north side of the site.

7. Applicable Recognized Neighborhood(s): NA.

8. Relevant Zoning History: NA.

9. 2020 Community Character Land Use Plan Designation: General Industrial.

10. Applicable Regulations: The Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. 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 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 this division 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 Conceptual Plan and request for rezoning 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. **2020 Community Character Plan:** The proposed usage of the subject property for the municipal services center is consistent with the General Industrial future land use designation in the Des Moines 2020 Community Character Plan.
2. **Drainage/Grading:** The PUD Conceptual Plan demonstrates two stormwater detention basins within the western portion of the site. Engineering staff has reviewed the PUD Conceptual Plan and believes the conceptual locations for drainage and stormwater management are adequate. Approval of any future Development Plan will be subject to compliance with grading/silt control, stormwater management requirements, and Site Plan policies for drainage and grading.
3. **Access or Parking:** The PUD Conceptual Plan would require off-street parking in accordance with City Code Section 134-1377. This includes 1 space per 400 square feet of office, 1 space per 5,000 square feet of storage, and 1 space per 2 employees within the mechanical shop areas. The Conceptual Plan demonstrates an off-street parking area with approximately 134 parking spaces that would be accessed by two drive approaches from Scott Avenue and one drive approach from the future extension of Southeast 15th Street between Scott Avenue and the Southeast Connector.
4. **Landscaping & Buffering:** The PUD Conceptual Plan states that the site would be landscaped in accordance with the landscaping standards as applicable to the "C-2" District. The PUD Conceptual Plan demonstrates a mix of perimeter and interior plantings and provision of one landscape island per 20 off-street parking spaces within the off-street parking lot. Staff recommends that the PUD Conceptual Plan be revised to also demonstrate landscaping around the perimeter of the paved storage yard space on the eastern portion of the site.
5. **Urban Design:** The proposed PUD Conceptual Plan indicates that the Municipal Service Center would include a building with approximately 69,000 square feet of space on the first floor and approximately 19,000 square feet of space on the second floor. The Conceptual Plan states that the building would have a minimum of 75% of the surface area (exclusive of windows and doors) of facades fronting and perpendicular to a public street constructed with glass, brick, concrete panels, architectural concrete block (such as split face or burnished block), architectural metal panels, or stone. No building elevation may have exterior insulation finish system (EIFS) within 5 feet of grade.

6. **Signage:** The PUD Conceptual Plan states that signage would be allowed in accordance with the signage regulations applicable within the "M-1" Light Industrial District, with the exception that any freestanding sign must be a monument sign constructed with a durable base. The PUD Conceptual Plan shows that a monument sign would be constructed at the northwest corner of the site along the planned Southeast Connector.

7. **Additional Information:** The PUD Conceptual Plan states the following:

- Fencing would generally be allowed in accordance with the fencing regulations applicable within the "M" Industrial Districts. Any chain link fence would be black and coated or finished. Barb-wire and electric fence would be allowed.
- All outdoor storage would be screened by a minimum 6-foot tall screen.
- Any transformer, junction box, air conditioner, or other such item over 3 feet in height shall not be located within a required front yard setback. All rooftop mechanical units shall be screened from street level.
- Any trash container visible from the street shall be screened by an enclosure constructed of masonry walls and steel gates.

SUMMARY OF DISCUSSION

There was no discussion

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition

COMMISSION ACTION:

Greg Jones moved staff recommendation to approve Part A) to find the proposed rezoning in conformance with the existing Des Moines' 2020 Community Character Plan future land use designation of General Industrial.

Part B) approval of the requested rezoning to "PUD" Planned Unit Development; and Part C) approval of the PUD Concept Plan, subject to the following:

1. The PUD Conceptual Plan shall demonstrate landscaping around the perimeter of the paved storage yard space on the eastern portion of the site

Motion passed 11-0

Respectfully submitted,



Jason Van Essen, AICP
Sr. Planner

MGL:clw

Attachment