★ **Roll Call Number**

Agenda Item Number 29

Date December 8, 2014

RESOLUTION SETTING HEARING ON REQUEST FROM CASEY'S MARKETING COMPANY (OWNER), REPRESENTED BY MELANI SAMORA (AGENT), TO REZONE PROPERTY LOCATED AT 4560 AND 4570 EAST 14TH STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 20, 2014, its members voted 9-0 to recommend **APPROVAL** of a request from Casey's Marketing Company (owner), represented by Melani Samora (agent), to rezone real property locally known as 4560 and 4570 East 14th Street ("Property") and owned by Casey's Marketing Company and by V&C Real Estate, LLC, respectively, from "C-2" General Retail and Highway Oriented Commercial District and Limited "C-2" General Retail and Highway Oriented Commercial District to "PUD" Planned Unit Development, to allow redevelopment of the existing gas station/convenience store into a new 4,606 square foot gas station/convenience store with canopy islands for 10 standard fueling locations and 4 tractor-trailer Diesel fuelling locations; and

WHEREAS, the Property is legally described as follows:

All of Lots 11 and 12 and part of Lot 14 in Stickler Heights, an Official Plat in Polk County, Iowa, described as follows: Commencing at a point 50 feet South and 241.71 feet West of the Northeast corner of Section 23-79-24 (being the Northeast corner of said Lot 14); thence West a distance of 54 feet to the center of the existing special public road connection in said Lot 14; thence South on the center line of said special public road connection a distance of 158.71 feet; thence East to the Southwest corner of Lot 11, Stickler Heights; thence North along the West line of said Lot 11 to the place of beginning; reserving to Grantors, their heirs and assigns a joint easement of access and right of way, of the same extent as that hereinafter described, over the North 45 feet of the West 22 ½ feet of said land; also an easement of access and right of way over the North 45 feet of the East 22 ½ feet immediately West of and adjoining the land hereinabove described; and except that part of said Lots 11, 12 and 14 conveyed to the City of Des Moines by Quit Claim Deed recorded in Book 5676 Page 228;

AND

Lot Thirteen (13) in STICKLER HEIGHTS, an official plat in Polk County, Iowa and that part of Lot Fourteen (14) in STICKLER HEIGHTS described as follows:

Beginning at the Northwest Corner of said Lot thirteen (13), thence West Fifty-four feet (54'); thence South Thirty-three feet (33'); thence East Fifty-four-(54'); to the Southwest Corner of Lot Thirteen (13); thence North along the West boundary line of Lot Thirteen (13) a distance of Thirty-three feet (33') to the point of beginning, subject to highway right-of-way and easements and covenants of record;

AND

The South 10.00 feet of the North 201.71 feet of the East 245.71 feet of Lot 14 in Stickler Heights, an Official Plat, lying North and adjacent to Lot 1 in Vista Broadway Industrial Plat 1, an Official Plat, all being in and forming a part of the city of Des Moines, Polk County, Iowa,

SUBJECT, however, to highway right-of-way and easements and covenants of record;

AND

(continued)

Roll Call Number

Agenda Item Number 29

Date December 8, 2014

Lot 1 in Vista Broadway Industrial Plat 1, an Official Plat in the City of Des Moines, Polk County, Iowa.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.

2. 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 December 22, 2014, at which time the City Council will hear both those who oppose and those who favor the proposal.

3. 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.

MOVED by _____ to adopt.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank
Assistant City Attorney

(ZON2014-00215)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

_____ Mayor

CERTIFICATE

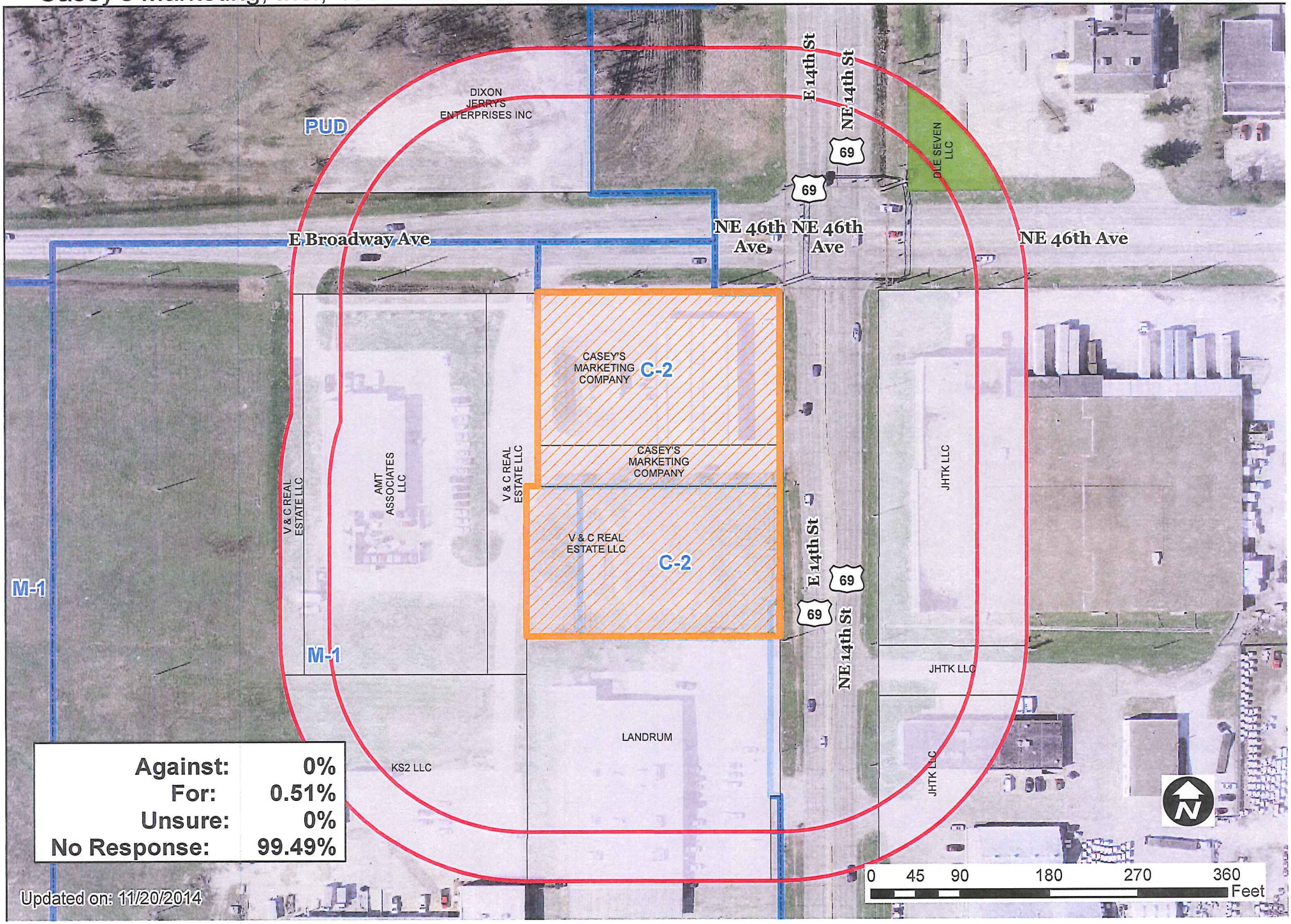
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

_____ City Clerk

Casey's Marketing, Inc., 4560 East 14th Street

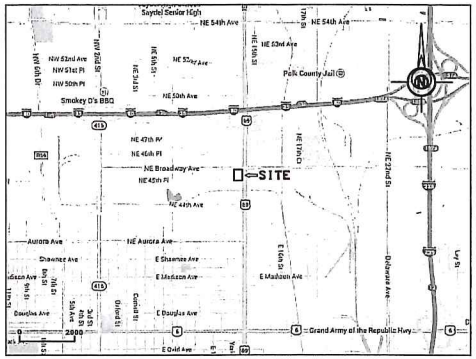
ZON2014-00215



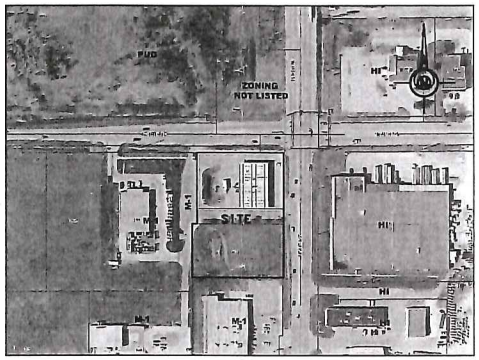
Conceptual Plan

for

Casey's General Stores
4560 East 14th Street
Des Moines, Iowa



VICINITY SKETCH



VICINITY SKETCH

LEGAL DESCRIPTION:

A tract of land including all of Lots 11, 12, and 13 and a part of Lot 14 of Stickler Heights, an official plat, City of Des Moines, Polk County, Iowa, that is more particularly described as follows:

Beginning at the Northeast corner of Lot 12, Stickler Heights, an official plat, City of Des Moines, Polk County, Iowa, said point being on the West right-of-way line of E. 14th Street/Highway #69, as it is presently established; thence S 00°07'11" W, 200.43 feet along said West right-of-way line; thence S 89°55'12" W, 245.96 feet; thence N 00°05'29" E, 199.73 feet to a point on the South right-of-way line of E. Broadway Avenue, as it is presently established; thence N 89°45'30" E, 246.06 feet along said South right-of-way line to the Point of Beginning.

And

Lot 1, Vista Broadway Industrial Plat 1, an official plat, City of Des Moines, Polk County, Iowa.

Said tract of land containing 2.05 acres more or less.

Said tract of land being subject to any and all easements of record.

TOTAL LOT AREA:
2.05 acres

ZONING OF ADJACENT PROPERTIES:
M-1, HI AND PUD, SEE VICINITY MAP

STATUS OF DES MOINES 2020 COMMUNITY CHARACHTER PLAN:
COMMUNITY COMMERICIAL & GENERAL INDUSTRIAL

GENERAL DEVELOPMENT CONCEPT:
SITE REDEVELOPMENT OF A CASEY'S GENERAL STORE WITH GASOLINE AND DIESEL SALES.

PROPOSED TIMING AND PHASING OF DEVELOPMENT:

GRADING	APRIL 2015 – JUNE 2015
UTILITIES	APRIL 2015 – JUNE 2015
PAVEMENT	APRIL 2015 – JULY 2015
BUILDING	APRIL 2015 – AUGUST 2015
LANDSCAPING	JULY 2015 – AUGUST 2015

PERMITTED LAND USES:
GAS STATIONS/CONVENIENCE STORES

BULK STANDARDS:
LOT AREA: NONE
FRONT YARD: 25 ft
SIDE YARD: 25 ft, WHEN ADJACENT TO A STREET LINE
REAR YARD: 0 ft
MAXIMUM HEIGHT: 45 ft
MAXIMUM NUMBER OR STORES: 3
CANOPY HEIGHT: MIN: 13'-9" MAX: 18'

OPEN SPACE: MINIMUM 20% OF THE TOTAL AREA
LANDSCAPING – OPEN SPACE: 1 OVERSTORY TREE, 1 EVERGREEN TREE AND 1 SHRUB PER 2,500 sq.ft. OF REQUIRED OPEN SPACE
LANDSCAPING – PARKING LOT PERIMETER: 1 OVERSTORY TREE and 3 shrubs per 50 lf OF PAVED PARKING AREA

ENVIRONMENTALLY SIGNIFICANT FEATURES:
PROTECT STORM SEWER AS REQUIRED BY NPDES PERMIT

PRE-APPLICATION MEETING HELD AUGUST 19, 2014
NEIGHBORHOOD MEETING TO BE HELD NOVEMBER 11, 2014 AT PARK FAIR MALL

SHEET INDEX

Sheet 1.....Cover Sheet
Sheet 2.....Plan Map
Sheet 3.....Proposed Conceptual Building Exterior Designs
Sheet 4.....Proposed Conceptual Building Exterior Designs

SITE PLAN
☐ APPROVED ☐ APPROVED WITH CONDITIONS See exhibit "A" attached hereto.

IN ACCORDANCE WITH SECTION 82-207(c). 2000 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OR NOW AMENDED DATED PLAN.

DATE _____ PLANNING DIRECTOR _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA AND THAT I AM COMPETENT TO PREPARE THESE ITEMS.

SIGNATURE _____ DATE _____

REG. NO. 259 REG. RENEWAL DATE: 08-30-2015

SHEETS COVERED BY THIS SEAL: _____

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. FELDS, P.E. IA. LIC. NO. 16842 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): _____

A. LEO FELDS ENGINEERING COMPANY
Engineering | Planning | Surveying
2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50305 - P: (515) 265-6156 F: (515) 265-2253

EXISTING UTILITIES NOTE:
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).

DISCLAIMER:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO FELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:
STANDARD SYMBOLS:

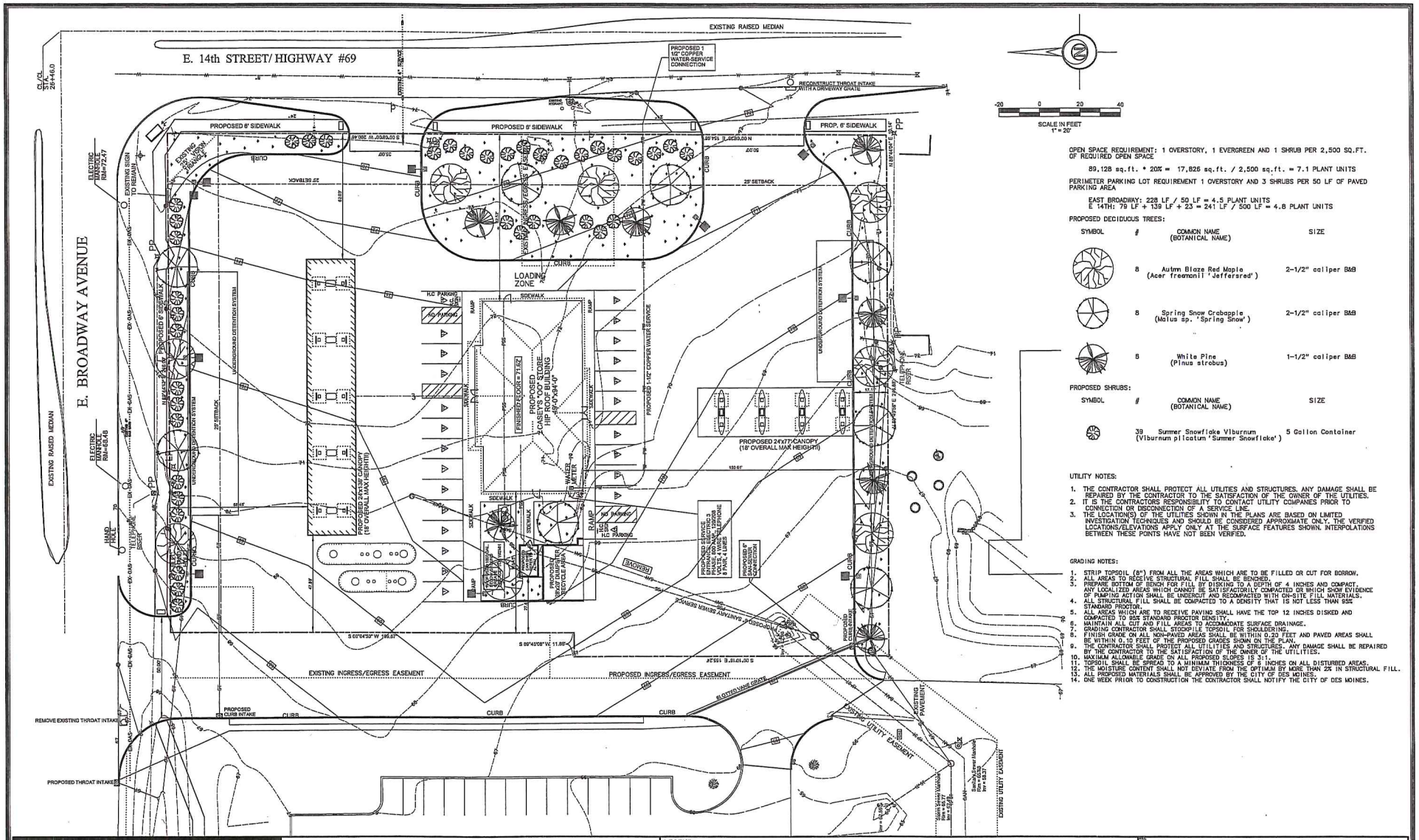
●	IRON ROD OR PIPE FOUND	+/-	MORE OR LESS	P.C.C.	PORTLAND CEMENT CONCRETE
○	CALCULATED CORNER	-x-x-	FENCE LINE	-xxx-	UTILITY LINE OR PIPE
▲	SECT. COR. MONUMENT FOUND		FIRE HYDRANT	W	WATER
△	SECT. COR. MONUMENT CALC.		SANITARY SEWER MANHOLE	G	GAS
ø	POWER POLE		STORM SEWER MANHOLE	S	SANITARY SEWER
●☐	LIGHT POLE		VALVE	ST	STORM SEWER
F.F.	FINISHED FLOOR	125.3	SPOT ELEVATION (@ x)	UGE/T	UNDERGROUND ELEC. / TEL.
		N.T.S.	NOT TO SCALE	OHE/T	OVERHEAD ELEC. / TEL.
		H.M.A.	HOT MIX ASPHALT	CATV	CABLE TELEVISION

Conceptual Plan, Casey's General Stores, a Planned Unit Development, in the City of Des Moines, County of Polk, State of Iowa

DATE	DRAWN	SCALE	PROJECT NO.
10-10-2014	E. Jandle	NTS	14-062

FILE: J:\Casey's\Des Moines\#44 E 14th & Broadway\Site Plan\CDS - DM44 - Cover

SHEET 1 - TEXT



-20 0 20 40
SCALE IN FEET
1" = 20'

OPEN SPACE REQUIREMENT: 1 OVERSTORY, 1 EVERGREEN AND 1 SHRUB PER 2,500 SQ.FT. OF REQUIRED OPEN SPACE

89,128 sq.ft. * 20% = 17,826 sq.ft. / 2,500 sq.ft. = 7.1 PLANT UNITS

PERIMETER PARKING LOT REQUIREMENT 1 OVERSTORY AND 3 SHRUBS PER 50 LF OF PAVED PARKING AREA

EAST BROADWAY: 228 LF / 50 LF = 4.5 PLANT UNITS
E 14TH: 79 LF + 139 LF + 23 = 241 LF / 500 LF = 4.8 PLANT UNITS

PROPOSED DECIDUOUS TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	SIZE
	8	Autumn Blaze Red Maple (Acer freemanii 'Jeffersred')	2-1/2" caliper B&B
	8	Spring Snow Crabapple (Malus sp. 'Spring Snow')	2-1/2" caliper B&B
	8	White Pine (Pinus strobus)	1-1/2" caliper B&B

PROPOSED SHRUBS:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	SIZE
	39	Summer Snowflake Viburnum (Viburnum plicatum 'Summer Snowflake')	5 Gallon Container

UTILITY NOTES:

1. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
3. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE SURFACE FEATURES SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.

GRADING NOTES:

1. STRIP TOPSOIL (8") FROM ALL THE AREAS WHICH ARE TO BE FILLED OR CUT FOR BORROW.
2. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 4 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL MATERIALS.
4. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
5. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
7. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
8. FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FEET AND PAVED AREAS SHALL BE WITHIN 0.10 FEET OF THE PROPOSED GRADES SHOWN ON THE PLAN.
9. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
10. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
11. TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6 INCHES ON ALL DISTURBED AREAS.
12. THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
13. ALL PROPOSED MATERIALS SHALL BE APPROVED BY THE CITY OF DES MOINES.
14. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY OF DES MOINES.

A. LEO PELDS ENGINEERING COMPANY
Engineering | Planning | Surveying
2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4426, Des Moines, IA 50305 - P: (515) 265-4186 F: (515) 266-2256

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LEGEND:

STANDARD SYMBOLS:

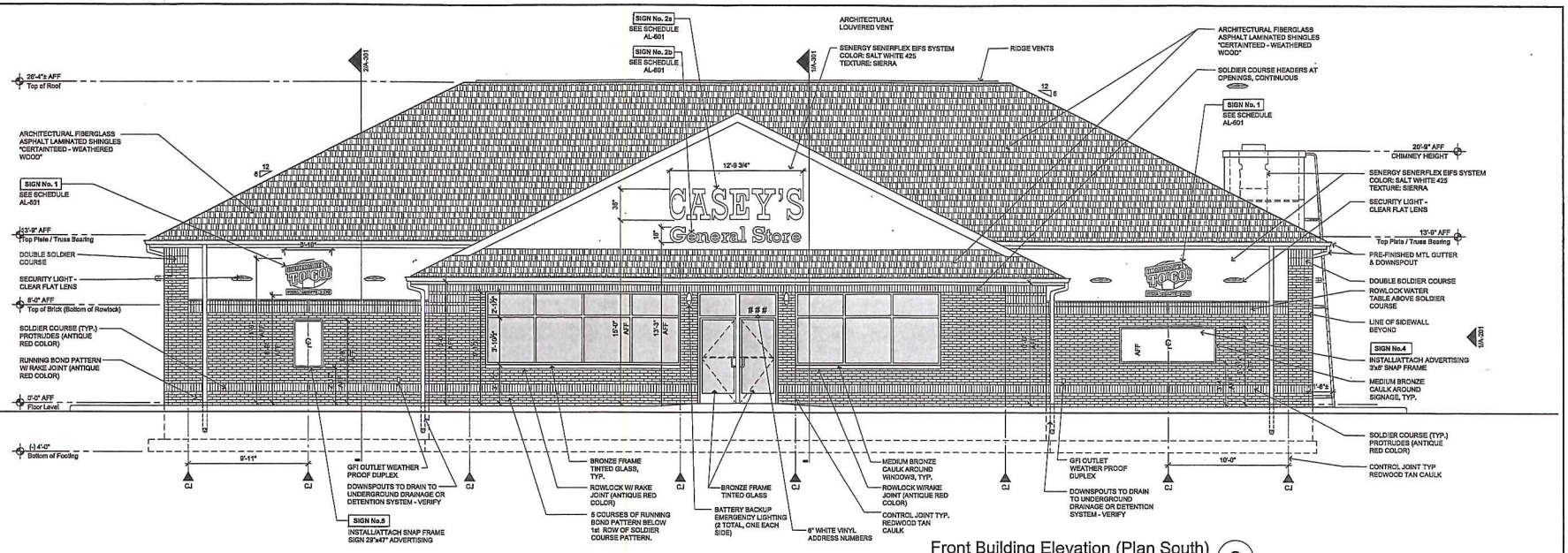
⊕	IRON ROD OR PIPE FOUND	+/-	MORE OR LESS
○	CALCULATED CORNER	-x-x-	FENCE LINE
△	SECT. COR. MONUMENT FOUND	⊕	FIRE HYDRANT
△	SECT. COR. MONUMENT CALC.	⊙	SANITARY SEWER MANHOLE
ø	POWER POLE	○	STORM SEWER MANHOLE
⊸□	LIGHT POLE	⊖	VALVE
F.F.	FINISHED FLOOR	99'25.3	SPOT ELEVATION (@ x)
		N.T.S.	NOT TO SCALE
		H.M.A.	HOT MIX ASPHALT

P.C.C.	PORTLAND CEMENT CONCRETE		
-XXX-	UTILITY LINE OR PIPE		
W	WATER		
G	GAS		
S	SANITARY SEWER		
ST	STORM SEWER		
UG/T	UNDERGROUND ELEC. / TEL.		
OHE/T	OVERHEAD ELEC. / TEL.		
CATV	CABLE TELEVISION		

Conceptual Plan, Casey's General Stores, a Planned Unity Development, in the City of Des Moines, County of Polk, State of Iowa

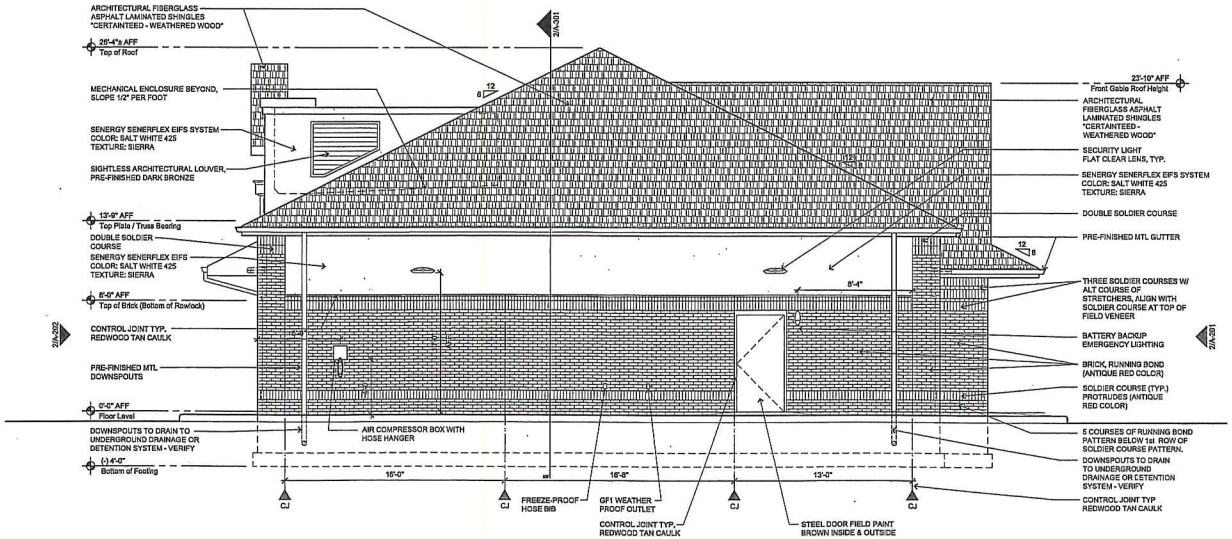
BENCHMARK	DATUM
TEMPORARY BENCHMARK OPEN ARROW ON HYDRANT ON E. 14th STREET ON SOUTH SIDE OF DRIVE. ELEV=75.67	
SURVEYED	DRAWN	SCALE	DATE	JOB NO.
10-10-2014	E. Jondle	1" = 20'	10-10-2014	14-062

SHEET: PLAN MAP



Front Building Elevation (Plan South) 2

1/4" = 1' - 0"



Left Side Building Elevation (Plan West) 1

1/4" = 1' - 0"

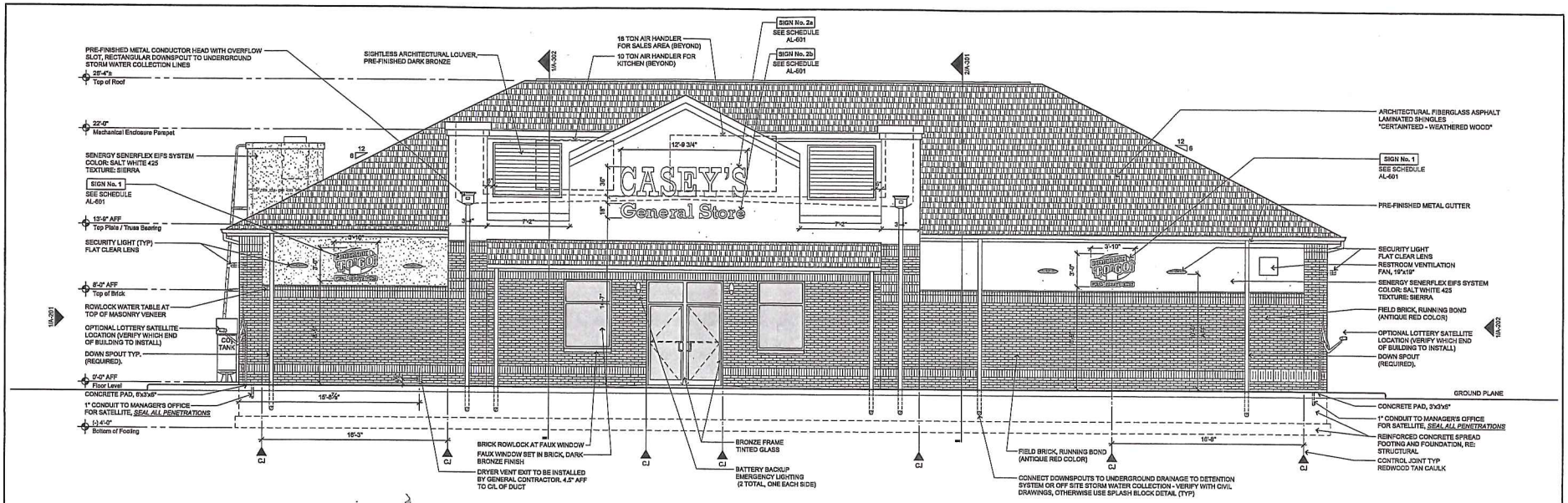
General Notes

1. GENERAL CONTRACTOR TO INSTALL BOTH PIPING CHASE FOR REFG. LINES
2. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

CASEY'S General Store

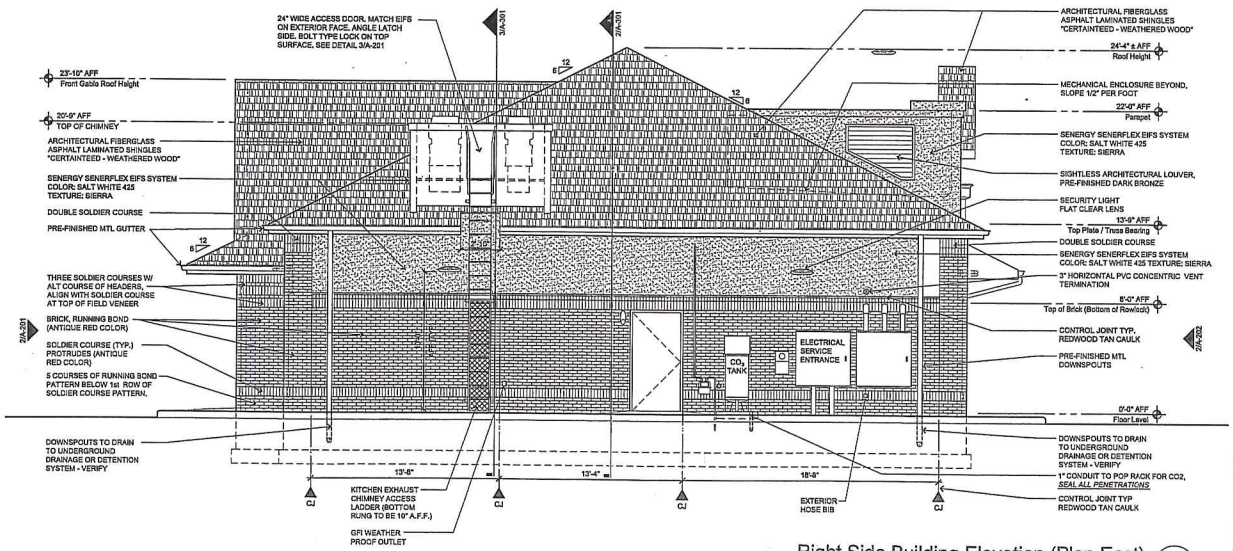
CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "OO" STYLE STORE HIP ROOF	PUBLISH DATE: 02-01-14	SHEET DESCRIPTION: EXTERIOR ELEVATIONS
	REVISED TO: 05-20-14	
DRAWN INFORMATION: CONSTRUCTION DIVISION		
DRAWN BY: JACOB CLARK	REVISED BY:	SHEET NO.: A-201



Rear Building Elevation (Plan North) 2

1/4" = 1' - 0"



Right Side Building Elevation (Plan East) 1

1/4" = 1' - 0"

General Notes

1. GENERAL CONTRACTOR TO INSTALL BOTH PIPING CHASE FOR REFG. LINES
2. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "OO" STYLE STORE HIP ROOF	PUBLISHED: 02-01-14
DRAWING INFORMATION: EXTERIOR ELEVATIONS	
DRAWING NO.: A-202	
DRAWN BY: CONSTRUCTION DIVISION	
CHECKED BY: JACOB CLARK	

Project Signage Schedule

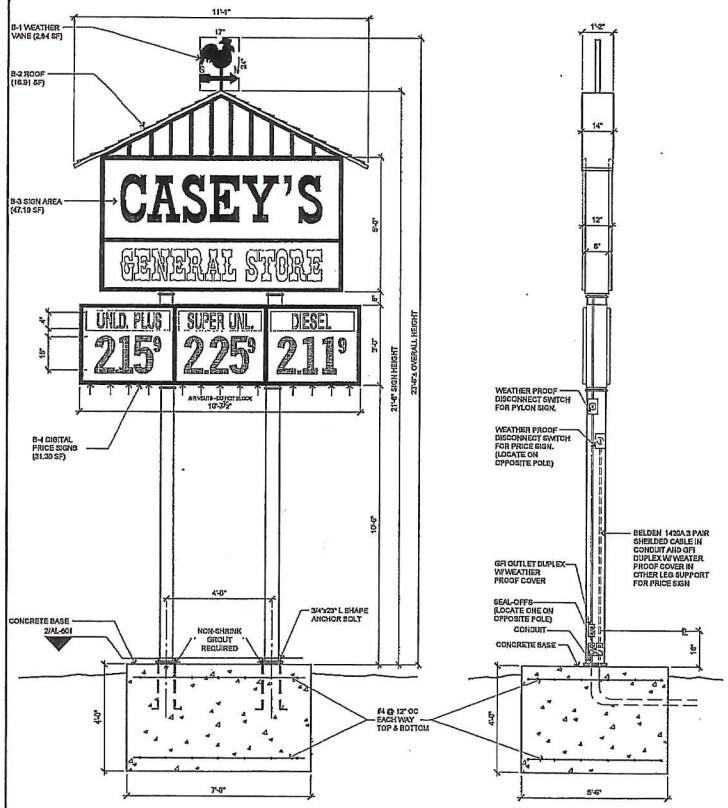
Proposed Casey's General Store, Inc. Corporate Signage Package

Building & Canopy Wall Sign(s)

Sign No.	Sign	Sign Type	Mounting	Illumination	Dimensions				
					Bottom of Sign	Top of Sign	Width	Height	Area (SF)
1.	Casey's Standard Sign (Oval Sign)	Surface	Bldg. Front & Back	Internally Illuminated	A-201 & A-202	A-201 & A-202	4'-.75"	3'-1.5"	12.83 sf
2a.	Channel Letters "Casey's"	Surface	Bldg. Front & Back	Internally Illuminated	A-201 & A-202	A-201 & A-202	12'-9.875"	3'-0"	38.19 sf
2b.	Channel Letters "General Store"	Surface	Bldg. Front & Back	Internally Illuminated	A-201 & A-202	A-201 & A-202	12'-2"	1'-4.25"	63.81 sf
3.									
4.	Casey's Standard (Banner Advertising)	Snap Frame	Bldg. Front	Non Illuminated	See A-201	See A-201	6'-0"	3'-0"	24.00 sf
5.	Casey's Standard (General Advertising)	Snap Frame	Bldg. Front	Non Illuminated	See A-201	See A-201	2'-5"	3'-10"	8.63 sf
6a. 6b. 6c.	Casey's Standard (Corporate Logo)	Surface	a. Canopy Side b. Canopy Side c. Canopy Front	Internally Illuminated	See AL-201	See AL-201	5'-8 7/8" Each	4'-0" Each	17.485 sf Each
7a. 7b. 7c.	Casey's Standard (Corporate Logo)	Surface	a. Canopy Side b. Canopy Side c. Canopy Front	Internally Illuminated	See AL-201	See AL-201	3'-5 5/8" Each	2'-5" Each	8.3 sf Each
8.	Casey's Standard (General Advertising)	Snap Frame	Canopy Columns	Non Illuminated	See AL-201	See AL-201	2'-5"	3'-10"	8.63 sf
							Total Signage Copy Area Provided		

Pylon Sign - 3 Product Horizontal

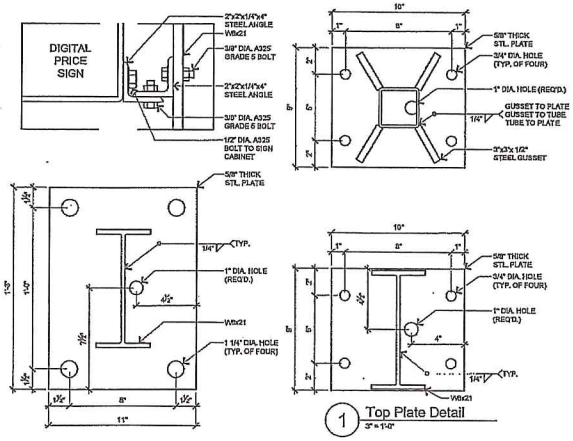
Sign No.	Sign	Sign Type	Mounting	Illumination	Dimensions				
					Bottom of Sign	Top of Sign	Width	Height	Area (SF)
9. (B-1)	Casey's Standard (Pylon Sign - Weather Vane)	Pylon	Freestanding	Non Illuminated	21'-5"	23'-5"	1'-5"	2'-0"	3.16 sf
10. (B-2)	Casey's Standard (Pylon Sign - Roof)	Pylon	Freestanding	Non Illuminated	19'-0"	21'-6"	11'-1"	2'-6"	14.30 sf
11. (B-3)	Casey's Standard (Pylon Sign - Casey's Logo)	Pylon	Freestanding	Internally Illuminated	14'-0"	19'-0"	6'-5"	5'-0"	47.10 sf
13. (B-4)	Casey's Standard (Price Sign)	Pylon	Attached	Digital	10'-5"	13'-6"	10'-10 7/8"	3'-0"	32.72 sf
							Total Signage Copy Area Provided		97.28 sf



NOTICE: "PRICE SUBJECT TO CHANGE"

4 Front Elevation 1/2" = 1'0"

3 End Elevation 1/2" = 1'0"



2 Base Plate Detail 3" = 1'-0"

1 Top Plate Detail 3" = 1'-0"

General Notes

1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
   - G-001 FOR GENERAL PROJECT NOTES
   - AL101 FOR GENERAL SITE PLAN
   - AL201 FOR CANOPY ELEVATIONS
   - A-201/202 FOR EXTERIOR ELEVATIONS (REFERENCING SIGN LOCATIONS
2. DIMENSIONS PROVIDED IN THE SCHEDULE ARE DIVIDED INTO BACKGROUND AREA AND COPY AREA
3. SNAP FRAME SIGN - 23 1/4" x 44" INSIDE, 30 1/8" x 48 1/8" OVERALL
4. ALL SIGNAGE TO COMPLY WITH LOCAL CODES AND ADOPTED SIGN REGULATIONS
5. SIGN NO 6 & 7 - VERIFY WHICH SIGNS (IF ANY) ARE ALLOWED BY LOCAL CODE

Design Criteria

1. DESIGN IS BASED ON 90 MPH 3 SEC GUST DESIGN SPEED PER IBC 2003 EXPOSURE C.
2. FOUNDATION IS BASED ON A SAFE LATERAL SOIL BEARING PRESSURE MIN. OF 500 PSF PER FT. OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE FOUNDATION IN FILL.
3. CONCRETE SHALL BE MIXED TO ATTAIN A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
4. SUPPORT MEMBER SHALL BE FREE FROM DEFECTS AND SHALL MEET ASTM A500 GRADE B W A MIN. YIELD STRENGTH OF 46,000 PSI FOR TUBE, ASTM A500 GRADE B W A MIN. YIELD STRENGTH OF 36,000 PSI FOR W SHAPES. PLATE AND ANGLE SHALL MEET ASTM A36.
5. STRUCTURAL BOLTS SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
6. ANCHOR BOLTS SHALL BE CUT FROM A36 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR COATED TO PREVENT CORROSION.
7. ALL VOIDS BETWEEN COLUMN BASE PLATE AND FOUNDATION SHALL BE COMPLETELY FILLED W/ HIGH-STRENGTH, NON-SHRINK GROUT.
8. WELDS SHALL BE MADE W E70xx ELECTRODES BY PERSONS QUALIFIED IN ACCORDANCE W AWS STANDARDS WITHIN THE PAST TWO YEARS.
9. STEEL REINFORCING BARS SHALL CONFORM TO ASTM 615 GRADE 60 W DEFORMATIONS IN ACCORDANCE W ASTM A-305. WELDING OF REINFORCING BARS IS PROHIBITED.

Electrical Criteria

1. PYLON SIGN 120 VOLT / 3 AMPS TOTAL
2. TRIPLE DIGITAL PRICE SIGN 120 VOLT / 20 / 2 / 5 AMPS TOTAL
3. CUT OFF SWITCH LOCATED ON BOTTOM OF SIGN
4. CONDUIT TO MANGERS OFFICE FOR DIGITAL SIGN.
5. DIGITAL SIGN SWITCH TO BE ON W SALES AREA LIGHTS.
6. BELDEN #14/20 A 0601000 - FOR DIGITAL SIGN.

Sign Installation

1. VERIFY LOCATION W/PLOT PLAN.
2. CAUTION! LOOK UP, POWER LINES SHOULD NOT BE OVER SIGN LOCATION.
3. VERIFY ANY UNDERGROUND UTILITIES.
4. EXCAVATE FOR FOOTING.
5. INSTALL REBAR, CONDUIT, AND BOLTS.
6. POUR CONCRETE AND ALLOW FOR PROPER CURING PRIOR TO SETTING SIGN- TOP OF COND. SIGN BASE TO BE FLUSH WITH FINISH GRADE.
7. HOIST COLUMNS INTO POSITION AND CONNECT TO ANCHOR BOLTS WITH WASHERS AND NUTS.
8. REMOVE BOLTS AND WASHERS FROM BOTTOM OF SIGN BOX
9. HOIST SIGN BOX INTO POSITION AND CONNECT MATCHING PLATE WITH BOLT AND WASHERS.
10. REMOVE LIFTING ANGLES AND REPLACE 3/8" BOLT AND FLAT WASHER.
11. PLACE RUBBER GROMMETS AND WEATHER VANE ON TOP AND MATCH DIRECTION FLOW. ATTACH TO 5/16" HOLES DRILLED IN CASE CONNECT WITH 1/4" LRG. HEX. HD BOLT AND WASHER.
12. CONNECT ELECTRICAL CONNECTIONS AND TEST FOR CONTINUITY AND GROUND.
13. CONTRACTOR TO INSTALL LOCAL DISCONNECT SWITCH WITH WEATHER PROOF BO FOR PYLON/PRICE SIGN. USE A WEATHER PROOF BELL BOX #270, OR RACO 5330-3 WEATHER PROOF DIECAST ALUMINUM BOX W/NO. 5151 WEATHER PROOF SWITCH COVER, OR EQUAL.
14. CONTRACTOR TO PAINT SIGN LEGS WITH TWO (2) COATS OF BLACK PAINT

General Construction Notes

1.) UNDERGROUND CONDUIT TO BE SCH 40 PVC INTERIOR

2.) UNDERGROUND CONDUIT TO BE SCH 80 PVC EXTERIOR

WITH THE LAST 10' AT EACH END CONNECTION GALV. RIGID.

3 Product Horizontal Pylon

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA. 50021 515-965-6100

"OO" STYLE STORE
HIP ROOF

02-01-14

CONSTRUCTION DIVISION

JACOB CLARK

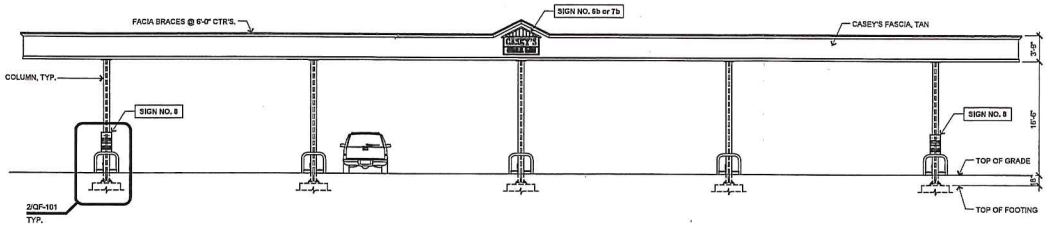
SIGNAGE SCHEDULE
PYLON SIGN
ELEVATIONS/DETAILS

AL-601

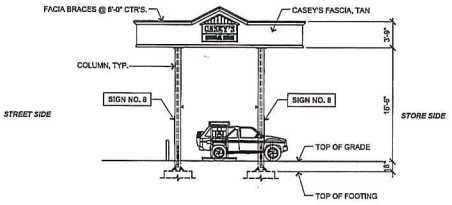
****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

General Notes

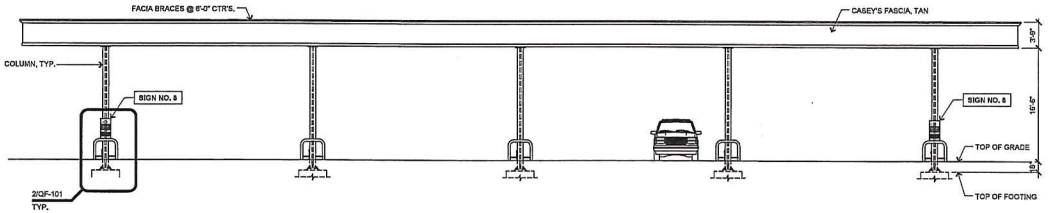
1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
   - G-001 FOR GENERAL PROJECT NOTES
   - AL-101 FOR GENERAL SITE PLAN
   - AL-601 FOR SIGNAGE SCHEDULE AND NOTES
   - QF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
2. GASOLINE ISLAND CANOPY: REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
3. EMERGENCY GAS SHUT OFFS: REFER TO SHEETS A-201, AD-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



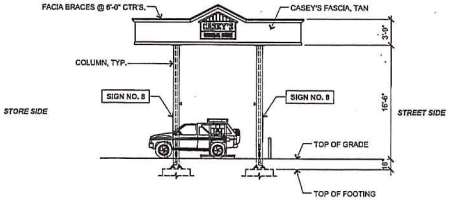
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



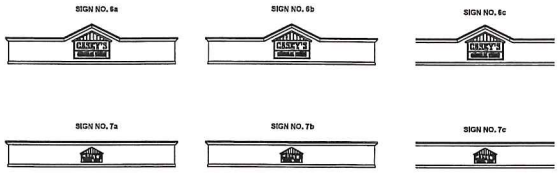
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Facia Signage
1/8" = 1'-0"

5 DISPENSERS - IN-A-ROW - H.I.

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "OZ" STYLE STORE FLAT ROOF	ISSUED: 02-01-14
CONSTRUCTION DIVISION	
DRAWN: JACOB CLARK	CHECKED:
	GASOLINE ISLAND CANOPY ELEVATIONS
	AL-201

Date

Agenda Item 29

Roll Call #

CITY OF DES MOINES
COMMUNITY DEVELOPMENT

December 2, 2014

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held November 20, 2014, the following action was taken regarding a request from Casey's Marketing Company (owner) represented by Melani Samora (agent) to rezone property located at 4560 and 4570 East 14th Street. Additional subject property is owned by V&C Real Estate, LLC.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles				X
JoAnne Corigliano	X			
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty				X
Jann Freed	X			
John "Jack" Hilmes	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
CJ Stephens				X
Vicki Stogdill	X			
Greg Wattier				X

APPROVAL of staff recommendation that the rezoning be found in conformance with the with the existing Des Moines' 2020 Community Character Plan; **APPROVAL** of the proposed rezoning to "PUD" Planned Unit Development District; and Approval of the requested proposed Conceptual Plan, subject to the following modifications:

(ZON2014-00215)

1) The number of driveway entrances to East 14th Street shall be reduced to one, unless Traffic and Transportation and IDOT approves a second access as part of development plan.
2) Provision of a direct pedestrian connection from the building to the public sidewalk in East 14th Street. The portion running through any drive or parking area shall be striped or have some other pavement treatment to clearly identify it.
3) Provision of an identified pedestrian route from the public sidewalk in East Broadway Avenue sidewalk to the building. The portion running through any drive or parking area shall be striped or have some other pavement treatment to clearly identify it.
4) Provision of a canopy design elevations demonstrating compliance with all design guidelines for gas stations/convenience stores including flush mounted lighting and support columns that are clad in masonry material to match the primary building. Overall canopy heights should not exceed 22 feet inclusive of sign elements. All proposed canopy sign allowances shall be included on the elevations or with an overall sign plan sheet.
5) A sign allowance table shall be defined and provided on the building elevations or a separate sign plan sheet, to include size dimensions and a key to their locations.
6) Limit the applicant to one freestanding sign of existing height if a brick base is provided around and between the columns to make it look like a monument sign.
7) Provision of landscaping material types that demonstrate the minimum requirements for "C-2" Districts.
8) Provision of the following notes on the Conceptual Plan:
    a. Permitted land uses are retail/office uses permitted in the "C-2" District and gas station/convenience store with liquor, wine and beer sales, having a maximum of 10 gasoline fuelling locations and 4 tractor-trailer diesel fueling locations.
    b. Any refuse enclosure and/or can redemption storage shed shall be constructed of masonry to match the primary building with solid metal doors and gates.
    c. Any seasonal or outdoor retail display areas shall be approved as part of a Development Plan approved by the Permit and Development Center.
    d. Landscaping minimums shall be in accordance with standards as applied to "C-2" Districts.
    e. Site lighting shall be in compliance with the lighting standards of City Code Section 82-214.8 as part of a Development Plan approved by the Permit and Development Center.
    f. Sale of liquor, wine and/or beer shall be in accordance with the proper license obtained through the Office of the City Clerk as approved by the City Council.
    g. In accordance with City Code Section 134-954(c), any use of a premise for the sale of alcoholic liquor, wine and beer shall be subject to the following general conditions:
        - Any parking area provided for the use of customers of the business shall be illuminated at an intensity of at least one footcandle of light on the parking surface at all times. The entire site shall be landscaped and illuminated so as to minimize hiding places for possible criminal activity.

- The business shall comply with article IV of chapter 42 of this Code pertaining to noise control. The business shall have no outside speakers or amplified sound except when used in compliance with a type E sound permit.
- Any such business must comply with the following requirements:
- Every limited food sales establishment, limited retail sales establishment and gas station/convenience store shall display alcoholic liquor only in a locked case or behind a counter accessible only to employees. Any other business selling alcoholic liquor for off premises consumption shall either: i) display alcoholic liquor only in a locked case or behind a counter accessible only to employees; ii) employ an electronic security cap or tag system on all containers of alcoholic liquor on display; or iii) have more than one employee on duty at all times the business is open to the public.
- Conspicuously post 24-hour contact information for a manager or owner of the business near the main public entrance.
- Institute a strict no loitering policy, conspicuously post one or more "No Loitering" signs, and cooperate with police in addressing loitering on the premises.
- Not dispense alcoholic beverages from a drive-through window.
- Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of such business shall remove all trash and debris from the premises and adjoining public areas on a daily basis.

h. The PUD Conceptual Plan shall be subject to a legislative amendment to preclude the sale of alcoholic liquor if the Zoning Enforcement Officer determines that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions of approval.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends the Plan and Zoning Commission find the requested rezoning in conformance with the existing Des Moines' 2020 Community Character Plan.

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

Part C) Staff recommends approval of the proposed Conceptual Plan, subject to the following modifications:

1) The number of driveway entrances to East 14th Street shall be reduced to one.
2) Provision of a direct pedestrian connection from the building to the public sidewalk in East 14th Street. The portion running through any drive or parking area shall be striped or have some other pavement treatment to clearly identify it.
3) Provision of an identified pedestrian route from the public sidewalk in East Broadway Avenue sidewalk to the building. The portion running through any drive or parking area shall be striped or have some other pavement treatment to clearly identify it.
4) Provision of a canopy design elevations demonstrating compliance with all design guidelines for gas stations/convenience stores including flush mounted lighting and

support columns that are clad in masonry material to match the primary building. Overall canopy heights should not exceed 22 feet inclusive of sign elements. All proposed canopy sign allowances shall be included on the elevations or with an overall sign plan sheet.

5) A sign allowance table shall be defined and provided on the building elevations or a separate sign plan sheet, to include size dimensions and a key to their locations.

6) Elimination of the existing pole sign. Any freestanding signs shall be monument signs with an approved sign elevation sheet as part of any PUD Conceptual Plan. Freestanding monument signs within 25 feet of the Right-Of-Way shall not exceed 12 feet in height and with all other freestanding monument signs not to exceed 15 feet in height if setback more than 25 feet.

7) Provision of landscaping material types that demonstrate the minimum requirements for "C-2" Districts.

8) Provision of the following notes on the Conceptual Plan:

   a. Permitted land uses are retail/office uses permitted in the "C-2" District and gas station/convenience store with liquor, wine and beer sales, having a maximum of 10 gasoline fuelling locations and 4 tractor-trailer diesel fueling locations.

   b. Any refuse enclosure and/or can redemption storage shed shall be constructed of masonry to match the primary building with solid metal doors and gates.

   c. Any seasonal or outdoor retail display areas shall be approved as part of a Development Plan approved by the Permit and Development Center.

   d. Landscaping minimums shall be in accordance with standards as applied to "C-2" Districts.

   e. Site lighting shall be in compliance with the lighting standards of City Code Section 82-214.8 as part of a Development Plan approved by the Permit and Development Center.

   f. Sale of liquor, wine and/or beer shall be in accordance with the proper license obtained through the Office of the City Clerk as approved by the City Council.

   g. In accordance with City Code Section 134-954(c), any use of a premise for the sale of alcoholic liquor, wine and beer shall be subject to the following general conditions:

      - Any parking area provided for the use of customers of the business shall be illuminated at an intensity of at least one footcandle of light on the parking surface at all times. The entire site shall be landscaped and illuminated so as to minimize hiding places for possible criminal activity.

      - The business shall comply with article IV of chapter 42 of this Code pertaining to noise control. The business shall have no outside speakers or amplified sound except when used in compliance with a type E sound permit.

      - Any such business must comply with the following requirements:

      - Every limited food sales establishment, limited retail sales establishment and gas station/convenience store shall display alcoholic liquor only in a locked case or behind a counter accessible only to employees. Any other business selling alcoholic liquor for off premises consumption shall either: i) display alcoholic liquor only in a locked case or behind a counter accessible only to employees; ii)

employ an electronic security cap or tag system on all containers of alcoholic liquor on display; or iii) have more than one employee on duty at all times the business is open to the public.

- Conspicuously post 24-hour contact information for a manager or owner of the business near the main public entrance.
- Institute a strict no loitering policy, conspicuously post one or more "No Loitering" signs, and cooperate with police in addressing loitering on the premises.
- Not dispense alcoholic beverages from a drive-through window.
- Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of such business shall remove all trash and debris from the premises and adjoining public areas on a daily basis.

h. The PUD Conceptual Plan shall be subject to a legislative amendment to preclude the sale of alcoholic liquor if the Zoning Enforcement Officer determines that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions of approval.

Written Responses
2 In Favor
0 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** Because the proposed gas/station convenience store proposes a site of 2 acres or larger, the developer/owner is required to rezone the property to PUD Planned Unit Development under standards for gas stations/ convenience stores. The proposed PUD would allow development of a new convenience store selling liquor, wine and beer with 5 standard fuel pumps (10 fueling locations) and 4 tractor-trailer diesel fuel pumps which only allow width to fuel one vehicle each at the same time. The existing convenience store is proposed to remain open with the staging for the development of the new store.

   The submitted Conceptual Plan proposes a single access drive to East Broadway Avenue, two access drives to East 14th Street and cross-access with the properties to the south and west. Future development of the site must be in accordance with a Development Plan that complies with the requirements established in the PUD Conceptual Plan and with the Design Guidelines for Gas Stations/Convenience Stores in Section 82-214.8 of the Site Plan Ordinance.

2. **Size of Site:** 2.046 acres or 89,128 square feet.

3. **Existing Zoning (site):** "C-2" General Retail and Highway-Oriented Commercial District, Limited "C-2" General Retail and Highway Oriented Commercial District, "VDL" Vehicle Display Lot Overlay District, and "FSO" Freestanding Sign Overlay District.

4. **Existing Land Use (site):** Casey's General Store convenience store with 12 fueling location sales and vacant land.

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

   North – *"North Ridge PUD"; Use is vacant land.*

   South – *"M-1"; Use is a tavern and billiards parlor.*

   East –*"HI" Heavy Industrial District (Polk County): Use is warehousing and distribution business.*

   West – *"M-1"; Uses is a garage for general motor vehicle repair and retail for automotive parts and accessories.*

6. **General Neighborhood/Area Land Uses:** The subject site is located on the southwest corner of the East Broadway Avenue and East 14th Street intersection. The area contains a mix of industrial and commercial uses. The site is in close proximity to the I-35/I-80 interchange with East 14th Street.

7. **Applicable Recognized Neighborhood(s)**: The subject property is located in the Highland Park Neighborhood. All recognized neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on October 31, 2014. Additionally, separate notifications of the hearing for this specific item were mailed on October 31, 2014 (20 days prior) and November 10, 2014 (10 days prior) to the Highland Parking Neighborhood and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on November 14, 2014.

   All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Highland Park Neighborhood Association mailings were sent to Andy Anderson, 4011 North Union Street, Des Moines, IA 50313.

8. **Relevant Zoning History:** On July 6, 2006 the City Council rezoned the northern portion of the subject property from "M-1" to "C-2" and the southern portion of the subject property from "M-1" to Limited "C-2" with the following conditions:

   A) The following uses of structures and land shall not be permitted upon the Property:
      1) Adult entertainment business; b) Automobile display, hire, rental and sales, including used car sales lots;
      2) Mobile home parks;
      3) Off-premises advertising signs;
      4) Pawn shops, payroll and title loan institutions; and,
      5) Taverns and night clubs.

   B) Landscaping shall be provided upon the development or redevelopment of any lot or parcel to satisfy the minimum landscape standards applicable to development in the "C-2" District under the adopted Des Moines Landscape Standards.

C) A six (6') foot wide public sidewalk shall be provided as part of any site plan for the development or redevelopment of property fronting NE 14th Street.

D) Outdoor storage of equipment and materials shall be located entirely behind the northernmost and westernmost walls of the principal building. All remaining perimeters of the outdoor storage area shall be screened by a 100% opaque wood or masonry fence. No materials may be stacked higher than the height of the perimeter fence.

E) All buildings constructed or placed on this portion of the Property shall satisfy the following architectural design requirements:

1) At least 60% of the exterior facade facing NE 14th Street, excluding windows and doors, shall be covered with stone, brick, architectural tilt-up concrete panels, tile or architectural block such as split-face block.
2) Not more than 40% of the exterior façade facing NE 14th Street shall be metal (such as standing seam metal) or synthetic stucco (such as EFIS or Dryvit).
3) No metal (such as standing seam metal) or synthetic stucco material (such as EFIS or Dryvit) shall be used as an exterior material below 4 feet above grade on any exterior facade fronting an adjoining public or private street.
4) The required materials used for the exterior facades facing a public street must wrap around the sides of the building in either a wainscot application across the entire side or extend the entire height of the facade a distance of at least four (4) feet back from the street facade.
5) No overhead doors or loading docks shall face SE 14th Street.
6) Pole construction buildings are prohibited.

On September 28, 2009, the City Council rezoned all of the subject property with the "VDL" Vehicle Display Lot Overlay District prohibiting new automobile sales and display dealerships on properties fronting the East 14th Street corridor.

On June 23, 2014, the City Council rezoned the subject property to the "FSO" Freestanding Sign Overlay District, which required all new freestanding signs be monument type signs.

9. **2020 Community Character Land Use Plan Designation:** Commercial: Auto-Oriented Community Commercial and General Industrial.

10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries 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 recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. 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. **Natural Features:** There are trees on the existing Casey's site that would be removed for the proposed development. Any PUD Development Plan will require a tree protection and mitigation plan in accordance with the City Code.

2. **Drainage/Grading:** The applicant must comply with the City's storm water management, soil erosion protection and grading requirements as approved by the City's Permit and Development Center's engineering staff during the Development Plan (site plan) review. The site is large enough to also require water quality detention for more frequent rain events of one-and-a-half inches or less. The submitted Conceptual Plan identifies underground stormwater detention facilities in the northern and southern parking lots. Collected storm water would be piped to public storm sewer located at the southwest corner of the subject property.

3. **Utilities:** The subject property has access to necessary utilities. The Conceptual Plan proposes to utilize the water main located in the East 14th Street Right-Of-Way. The proposed sanitary sewer services would connect to public sanitary sewer main at the southwest corner of the subject property.

4. **Traffic/Parking:** Comments from the Traffic Engineering staff indicate that access off of East 14th Street to this site should be limited to a single driveway entrance. East 14th Street is a state highway with higher speed traffic flows, so additional conflict points should be minimized. A driveway approach width somewhat larger than our 35-foot maximum standard to accommodate the anticipate truck traffic could be acceptable for this site. The design for the approach could include a radius larger than normal, instead of the tapers shown on the submitted Conceptual Plan. Iowa DOT would also have to approve any changes to the single driveway access that is currently allowed at this Casey's Store location.

   The City's standard off-street parking requirement for retail uses with fuel sales is 1 parking space per 300 square feet. This would require a minimum of 16 spaces for a 4,606-square foot building. The submitted Conceptual Plan provides 25 spaces.

5. **Design Guidelines for Gas Stations/Convenience Stores:** The Conceptual Plan includes a note that states the proposed convenience store project will be developed in accordance with the City's Gas Station/Convenience Store Site Plan Design Guidelines. The following are the guidelines as listed in Section 82-214.8 of the City Code with staff comments as appropriate in italics.

Site Design

A. The optimal layout of any individual site requires an in-depth understanding of local context and a thorough site analysis. The components of a gas station and convenience store to be considered in site design include, but are not limited to:
   (i) Primary structure/retail sales building/single or multiple tenant;
   (ii) Pump island, canopy structure, and lighting;
   (iii) Refuse, service and storage area;
   (iv) Circulation systems and parking;
   (v) Service bays;
   (vi) Ancillary uses such as car washes, drive through uses, ATMs and telephones.
B. Maximum size of site should not exceed two (2) acres without a rezoning to a PUD Planned Unit Development pursuant to Chapter 134, Division 13 of the Municipal Code of the City of Des Moines and site review under a Conceptual Plan approved by the Plan and Zoning Commission and City Council.
C. Minimum open space should be 20% of the site or 1,000 square feet per vehicle fueling location, whichever is greater.

The site measures 2.046 acres and would contain 14 fueling locations. A minimum of 17,826 square feet of open space (20% of site) is required to meet this guideline. The submitted Conceptual Plan notes that complying with this standard is a requirement but does not indicate the exact amount of open space shown. The Development Plan must identify the amount of open space provided. The site is large enough that compliance with this standard should not be an obstacle.

D. All development proposals should show evidence of coordination with the site plan as well as arrangement of buildings and planning elements of neighboring properties by:

   (i) Responding to local development patterns and the streetscape by use of consistent building setbacks, orientation and relationship of structures to the street and linkages to pedestrian facilities;
   (ii) Seeking shared-access with adjoining commercial uses where feasible to minimize curb cuts and enhance pedestrian and vehicular circulation;
   (iii) Minimizing cross traffic conflicts within parking areas.

The subject site is located on the southwest corner of the East Broadway Avenue and East 14th Street intersection. The submitted Conceptual Plan proposes two access points to East 14th Street and a single access point to East Broadway Avenue via a shared driveway with the properties to the south and west. Traffic Engineering staff have recommended that there be only a single drive entrance off of East 14th Street, with consideration for a wider drive than is typically allowed.

The building would be located in the center of the site with tractor-trailer fueling to the south of the building and standard vehicle fueling to the north of the building. This is proposed to minimize conflicts between the two vehicle types.

E. The site plan shall mitigate the negative impacts from site activities on adjoining uses as follows:

(i) Service areas, storage areas and refuse enclosures should be oriented away from public view and screened from adjacent sites;
(ii) Drive-through windows, menu boards and associated stacking lanes should be oriented away from residential areas or screened from public view;
(iii) Auto repair bay openings and car-wash openings should be oriented away from residential uses;
(iv) Lighting should be non-invasive to adjoining residential use.

A refuse enclosure, can redemption storage shed, and below ground grease interceptor are proposed west of the building. Utility meters are also shown on this side of the building. Design and building material notes for the shed and the refuse enclosure are not provided. Staff recommends the use of masonry that matches the building with solid steel gates be a condition of approval. The applicant should consider constructing these structures as a uniform element to reduce visual clutter on the site. This could be accomplished by having a shared wall.

F. The site plan shall provide identifiable pedestrian access from adjoining public pedestrian routes through the site to the primary building and from accessory functions within the site. This can be accomplished by use of special paving colors or textures and appropriately scaled lighting.

The Conceptual Plan shows public sidewalks along East Broadway Avenue and East 14th Street. No direct sidewalk connections are provided from these walks to the building. Staff recommends a sidewalk connection from the East 14th Street sidewalk be provided. Staff also believes that an identified pedestrian route needs to be proved from the East Broadway Avenue sidewalk and/or from the shared access drive to the west. This could be accomplished with paint or special paving treatment. All of the proposed parking spaces have access to pedestrian routes adjoining the primary building.

Architecture

A. The following architectural guidelines encourage creative response to local and regional context and contribute to the aesthetic identity of the community.
B. Building design should consider the unique qualities and character of the surrounding area and be consistent with the city's 2020 Character Area Plans. Where character is not defined by 2020 Community Character Plan, building design should be of a high quality with primary use of durable materials such as masonry, block, or stone.
C. A facility occupying a pad or portion of a building within a larger commercial center should be designed to reflect the design elements of that center.
D. Drive-through elements should be integrated into the building rather than appear to be applied or "stuck-on" to the building.
E. All sides of a building should express consistent architectural detail and character, with a primary use of durable materials such as brick, masonry block, or in special instances a predominant material found in the surrounding commercial area. Columns should be designed to minimize visual impact.
F. Walls, pump island canopies and other outdoor covered areas should be compatible with the building, using similar material, color and detailing.

G. To encourage visually interesting roofs, variations in the roof line and treatments such as extended eaves and parapet walls with cornice treatments are encouraged.
H. Perceived height and bulk should be reduced by dividing the building mass into smaller-scaled components. Examples of treatments that could be used to avoid excessive bulk and height include:

(i) Low-scale planters and site walls.
(ii) Wainscot treatment.
(iii) Clearly pronounced eaves or cornices.
(iv) Subtle changes in material color and texture.
(v) Variation in roof forms.
(vi) Covered pedestrian frontages and recessed entries.
(vii) Deeply set windows with mullions.

The proposed building would be sided with brick would have EIFS accents. Solider course treatment would be used to add visual interest to the building. The building would have hipped and gable roof elements and architectural asphalt shingles. The primary façade would be oriented to East Broadway Avenue with a secondary entrance oriented towards the south. No entrance or windows are proposed on the east façade facing East 14th Street. Normally, for the project to be eligible for tax abatement, the façades oriented toward East Broadway Avenue and East 14th Street would need to be modified to provide 20% window and door openings. Staff believes that the proposed building design is appropriate in this setting. The area is made up of light industrial uses with substantial tractor-trailer traffic and has a strong, auto-orientated character. Given this character, staff believes that windows and/or an entrance facing East 14th Street is not necessary.

I. Canopies:

(i) Integration of materials on canopies that are similar or compatible to those used on the building or site walls is desirable (e.g., wrap the canopy columns with brick that matches the building). Multiple canopies or canopies that express differing masses are encouraged.

The proposed canopy would be supported by metal columns. Given that the building and canopies will be entirely new, staff believes that the columns should be wrapped in masonry that matches the building for this guideline to be met.

(ii) Canopy height should not be less than 13'- 9" as measured from the finished grade to the lowest point on the canopy fascia. The overall height of canopies should not exceed 18'.

The proposed canopy for the standard fuelling area for would have a total height of 22'-9" due to the integrated signs that would project 2'-6" above the top edge for a width of 6'-3" on each fascia. There is also a proposed canopy for the diesel pump area for larger trucks that would have a taller canopy height.

Staff believes that the maximum canopy height should be kept at the 23 feet for both standard fuelling area and the diesel fuelling area with to include sign projections. This would still allow provision for adequate clearance for tractor trailers which would be 16'-17' depending on whether the main canopy fascia height is adjusted.

J. All display items for sale, excluding seasonal items (i.e., sand, salt, pop, firewood) should be located within the main building. All outdoor display of seasonal items shall be identified on the site plan and be located outside of any required setbacks. No display of seasonal items should exceed 5' in height.

The Conceptual Plan does not address this guideline. Any Development Plan reviewed by the Permit and Development Center must identify any proposed display areas if the applicant wishes to have outdoor display.

Landscape Design

A. Landscaping is integral to the overall design concept and should be carefully planned to enhance the overall appearance and function of the site.
B. Landscape buffers with screen fencing should mask the site from adjacent residential uses. Plantings that exceed the minimum Des Moines Landscaping Standards may be required.
C. Dense landscaping or architectural treatments should be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets and other similar elements.
D. A site design for projects located at a street intersection should provide special landscape treatments, including by way of example perennial plant beds, site walls, native grasses, decorative sign foundations and housing.
E. Proper maintenance and timely replacement of plant material is required and will be enforced based on the approved site plan.

The Conceptual Plan shows a mix of trees, evergreens and shrubs throughout the site. The conceptual landscaping plantings should be shown at minimums that would be necessary for "C-2" Districts. This would require 5 overstory trees and 15 shrubs along the north perimeter lot, 5 overstory trees and 15 shrubs along the east perimeter lot, and 7 overstory trees, 7 evergreen trees and 7 shrubs within the open space areas. Up to 30% of the plant material may be substituted in accordance with the substitution ratio in the City's Landscaping Standards. The plant material types shown on the Conceptual Plan do not demonstrate intent to comply with the "C-2" Standards. Staff recommends that a note be added into the PUD Standards that all landscaping will comply with minimums that would be required in a "C-2" District.

F. Monument signs are encouraged and are required when the site adjoins a residential district.

The site does not adjoin a residential district. However, since the adoption of these design guidelines, the City Council has adopted the Freestanding Sign Overlay District which requires all new freestanding signs to be monument type signs. A corner site typically earns a freestanding sign on each street frontage in standard districts. The submitted Conceptual Plan identifies building mounted signage and notes that the

existing pole sign would remain. The submitted elevation indicates that the pricing would be converted to digital display. Since the existing site is being expanded and the convenience store is being replaced, staff believes the pole sign should be replaced with a monument style sign to bring the signage into conformance with the current desire for monument signs by the City Council.
Taller monument signs of up to 12 feet in height could be proposed since the property would be zoned "PUD." Staff would be supportive of taller monument signs given the development pattern of the area.

Lighting

A. Lighting of gas stations and convenience stores should enhance safety and provide light levels appropriate to the visual task with minimal glare, light trespass and excess site brightness. Lighting should not be a nuisance or a hazard.
B. Direct light trespass beyond property lines is prohibited. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade measured at the property line should not exceed Illuminating Engineering Society of North America (IESNA) recommended practices for light trespass. (0.5 footcandles for residential, 2.0 footcandles for commercial). The site plan must contain illuminance models showing light levels throughout the site.
C. Light fixtures mounted under canopies should be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy. Generally, lights shall not be mounted on the top or sides (fascias) of the canopy and internally illuminated/entirely translucent canopies should be prohibited. However, accent lighting on the sides (fascias) of the canopy may be permitted.
D. Parking Lot and Site Lighting:
    (i) All luminaries should be of full cut-off design, aimed downward and away from the property line;
    (ii) Maximum pole heights should not exceed 20'.
F. Building-Mounted Lighting:
    (i) All luminaries should be a full cut-off design and aimed downward.
    (ii) All luminaries should be recessed or shielded so the light source is not directly visible from the property line.

The submitted Conceptual Plan does not address lighting. Staff recommends that a note be provided that states "all site lighting will be in compliance with the lighting standards of City Code Section 82-214.8 as part of any Development Plan approved by the Permit and Development Center." Lighting would be reviewed in detail during the Development Plan phase under these standards. In this instance illumination would not exceed 2.0 footcandles at any point along the property boundary based on the surrounding zoning.

6. **2020 Community Character Plan:** Staff believes that the proposed rezoning to "PUD" and the submitted PUD Conceptual Plan conform to the Des Moines' 2020 Community Character Plan existing future land use designations of Commercial: Auto-Oriented Commercial Corridor and General Industrial for the subject property.

   Because the property is zoned PUD, it is not required to comply with City Code Section 134-954. However, as a baseline for review of a PUD Conceptual Plan, the

Commission should consider applying the standards necessary for, a Conditional Use Permit for a gas station/convenience store in a "C-2" District. This would require at least 150 feet of separation from any church, school, public park or licensed child care center, and allow no more than 40% of gross receipts being from the sale of liquor, wine, beer or tobacco products.

There are not any churches, schools, public parks or licensed child care centers within 150 feet of the subject property.

In accordance with City Code Section 134-954(b), any use of a premise for the sale of alcoholic liquor, wine and beer should be granted only where the business, when operated in conformance with such reasonable conditions, satisfies the following criteria:

- The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety and general welfare of persons residing in the adjoining or surrounding residential area.

  The subject property is located along major traffic corridors. Staff believes that the sale of liquor, wine, and beer at this location would adequately safeguard the health, safety and general welfare of persons residing in the area so long as it is accessory to a gas station/convenience store and comprises no more than 40% of gross revenues.

- The business is sufficiently separated from the adjoining residential area by distance, landscaping, walls or structures to prevent any noise, vibration or light generated by the business from having a significant detrimental impact upon the adjoining residential uses.

  Staff believes that this site is sufficiently separated from any residential uses by distance and major traffic thoroughfares. The entire site is separated from the closest residential use by 1,100 feet.

- The business will not unduly increase congestion on the streets in the adjoining residential area.

  The subject property fronts the major corridors of East 14th Street and East Broadway Avenue. The proposed business would have minimal impact on the traffic pattern and would not likely increase congestion in the area.

- The operation of the business will not constitute a nuisance.

  Staff believes that the sale of liquor, wine, and beer at this location as an accessory use to a convenience store with fuel sales will not constitute a nuisance.

In accordance with City Code Section 134-954(c), any use of a premise for the sale of alcoholic liquor, wine and beer shall be subject to the following general conditions:

- Any parking area provided for the use of customers of the business shall be illuminated at an intensity of at least one footcandle of light on the parking surface at all times. The entire site shall be landscaped and illuminated so as to minimize hiding places for possible criminal activity.
- The business shall comply with article IV of chapter 42 of this Code pertaining to noise control. The business shall have no outside speakers or amplified sound except when used in compliance with a type E sound permit.
- Any such business must comply with the following requirements:
    - Every limited food sales establishment, limited retail sales establishment and gas station/convenience store shall display alcoholic liquor only in a locked case or behind a counter accessible only to employees. Any other business selling alcoholic liquor for off premises consumption shall either: i) display alcoholic liquor only in a locked case or behind a counter accessible only to employees; ii) employ an electronic security cap or tag system on all containers of alcoholic liquor on display; or iii) have more than one employee on duty at all times the business is open to the public.
    - Conspicuously post 24-hour contact information for a manager or owner of the business near the main public entrance.
    - Institute a strict no loitering policy, conspicuously post one or more "No Loitering" signs, and cooperate with police in addressing loitering on the premises.
    - Not dispense alcoholic beverages from a drive-through window.
- Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of such business shall remove all trash and debris from the premises and adjoining public areas on a daily basis.
- The use is subject to amendment or revocation if the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the PUD Conceptual Plan.
- If the zoning enforcement officer determines at any time that the operation of such a business exhibits a pattern of violating the conditions set forth in the PUD Conceptual Plan, the zoning enforcement officer may apply to the Plan and Zoning Commission and City Council for legislative amendment to the PUD Conceptual Plan to revise the use allowances.

  Staff recommends reference of these standards be added to the PUD Standards of the Conceptual Plan as a condition of approval for the sale of liquor, wine, and beer.

7. **Liquor Licensing:** Any sale of alcoholic liquor, wine, and/or beer must be in accordance with the proper license issued through the Office of the City Clerk as approved by the City Council.

SUMMARY OF DISCUSSION

Erik Lundy presented the staff report and recommendation.

Mike Simonson asked if Traffic and Transportation Department was concerned with the distance between the two driveways.

Erik Lundy stated they have a standard for distance that is probably being met. Their concern is the fact that it is on a highway corridor and the volume and speeds.

Mike Simonson asked if the automobile entrance being too close to the intersection is a concern.

Erik Lundy stated that is not the concern. The concern is the actual number of driveways. They are meeting the traffic code in terms of the separation and distance from the intersection. The one thing that would not be met is that the drive entrance is larger than allowed.

JoAnne Corigliano asked if Broadway is still a highway.

Erik Lundy stated it is county road but not state or federal highway.

John "Jack" Hilmes asked if the applicant is in agreement with all of the staff recommended conditions.

Erik Lundy stated he has not heard from the applicant.

Wally Pelds Pelds Engineering 2323 Dixon Street stated this is not an easy site because of platting restrictions. The platting restrictions mean if the common drive is touched they will need sign offs by everybody. They have gotten the sign offs and they met with the Highland Park Association. They only object to two proposed conditions. They would really like to keep the vehicle and truck traffic separated. They have gone through Statewide Urban Design and Specifications (SUDAS) showing that their proposal complies and technically it meets code. They do understand the concern of the speed and the traffic. They would like to meet with the Traffic and Transportation Department and get their approval on it and see what the IDOT would say. It is a joint jurisdiction because it is Highway 69. The separation of vehicle and truck traffic operates better for Casey's and they believe that it is a safer environment. Additionally it allows maneuvering space and creates a beautiful green space. If the entrances are combined they will have logistical issues of getting their 20% green space to comply with the "C-2" zoning. The other point is the monument sign. They would like to keep their pole sign to attract the highway traffic.

Mike Simonson asked if they are in a hurry for this or would they be willing to continue to give them an opportunity to meet with the Traffic and Transportation Department.

Wally Pelds suggested the Commission modify the condition to allow the applicant the opportunity to meet with the Traffic and Transportation Department to try to convince them as to the safety of the proposal and because their proposal does comply with SUDAS.

Mike Simonson stated he would not shop there if he had to comingle with semis trying to get in and out of this property. However, he believes that Traffic and Transportation does a phenomenal job.

Erik Lundy clarified the applicant is stating that the PUD would allow for the second driveway if it was approved as part of the development plan.

Wally Pelds agreed. He stated the applicant is always wanting things done as fast as possible and as long as they are in limbo on this site he is not sure what they will do. They might reconsider and might not purchase the property to the south. His concern is that the zoning says it is only going to be one entrance versus allowing the applicant the opportunity to prove their case.

Greg Jones stated he agrees with Commissioner Simonson that he too would rather have the two entrances versus the one.

Mike Ludwig stated as an option to condition #1 the Commission could leave the wording as it is and just continue the sentence to say "unless Traffic and Transportation and IDOT approves second access as part of development plan."

Wally Pelds stated he rather have the one pole sign than the two monument signs.

Vicki Stogdill stated she supports the two driveways. She asked how tall is the existing pole sign?

Wally Pelds stated he believes it is about 25'9".

JoAnne Corigliano asked if the existing sign can be lowered.

Wally Pelds stated they would probably not want to lower the sign. He would ask for a variance if he had too. There have been no complaints about the sign and they would like to keep it where it is, dress it up with digital display on the bottom so they can change the fuel price numbers.

CHAIRPERSON OPENED THE PUBLIC HEARING

James Landrum 4510 E. 14th Street partner with Randy Hansen, owner of the adjoining property stated when their property was developed there is a leaky underground storage tank and he questions if during this redevelopment will the applicant be addressing it.

Wally Pelds stated he believes it has already been addressed.

Erik Lundy stated this is a registered site and staff can verify with DNR if it is already cleared and if no further action is needed.

Greg Jones asked if the applicant can let the adjoining property owner know the status of the storage tank.

Wally Pelds stated Casey's has an environmental department and it was brought up at the PreApplication meeting that this was a former underground tank site. He received the letter from the environmental division that no further action is needed at this site. Casey's does have experience in working with this. If the soil is contaminated they will have to treat it. They cannot put it back in the ground. They will install new double wall tanks that are compliant with code and standards.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Mike Simonson stated he does not mind the height of the sign but believes it should be brick or masonry to match the building from the ground up to wherever the sign element is so it has the appearance of a monument sign.

Tim Fitzgerald stated he would prefer to see two brick monument signs than poles.

Greg Jones stated he agrees with Commissioner Fitzgerald. He would rather see two brick monument signs than poles.

Will Page stated he agrees with Commissioner Simonson. These people have to compete with a QuikTrip that is right across the street that has a tall sign. Casey's sign has been there for a very long time.

Mike Simonson asked staff if they are limiting this site to one sign.

Mike Ludwig stated their pole sign is the only one shown on the plan.

Mike Simonson stated that if this is approved he believes it should say that the site is limited to one freestanding sign. If the pole sign has to be removed they could erect two monument signs.

John "Jack" Hilmes commented that they will recognize the place from the brand marking on the canopies and the building also.

Vicki Stogdill asked for a friendly amendment to limit the applicant to one freestanding sign of existing height if they dress up the base to make it look like a monument sign.

Jann Freed accepted the friendly amendment to condition #6.

John "Jack" Hilmes asked according to the friendly amendment there will be 10 to 12 feet wide brick up to the base of the sign or will there be brick column/wrap around each pole.

Mike Simonson stated he believes it should encompass each columns and in between the columns.

John "Jack" Hilmes stated he is looking at the visibility concerns for traffic.

Mike Ludwig stated staff will make sure that it complies with vision clearance at the intersection.

COMMISSION ACTION:

Jann Freed moved staff recommendation Part A) to find the requested rezoning in conformance with the existing Des Moines' 2020 Community Character Plan; Part B) approval of the proposed rezoning to "PUD" Planned Unit Development District; and Part C) for approval of the proposed Conceptual Plan, subject to the following modifications:

1) The number of driveway entrances to East 14th Street shall be reduced to one, unless Traffic and Transportation and IDOT approves a second access as part of development plan.

2) Provision of a direct pedestrian connection from the building to the public sidewalk in East 14th Street. The portion running through any drive or parking area shall be striped or have some other pavement treatment to clearly identify it.

3) Provision of an identified pedestrian route from the public sidewalk in East Broadway Avenue sidewalk to the building. The portion running through any drive or parking area shall be striped or have some other pavement treatment to clearly identify it.

4) Provision of a canopy design elevations demonstrating compliance with all design guidelines for gas stations/convenience stores including flush mounted lighting and support columns that are clad in masonry material to match the primary building. Overall canopy heights should not exceed 22 feet inclusive of sign elements. All proposed canopy sign allowances shall be included on the elevations or with an overall sign plan sheet.

5) A sign allowance table shall be defined and provided on the building elevations or a separate sign plan sheet, to include size dimensions and a key to their locations.

6) Limit the applicant to one freestanding sign of existing height if a brick base is provided around and between the columns to make it look like a monument sign.

7) Provision of landscaping material types that demonstrate the minimum requirements for "C-2" Districts.

8) Provision of the following notes on the Conceptual Plan:

   a. Permitted land uses are retail/office uses permitted in the "C-2" District and gas station/convenience store with liquor, wine and beer sales, having a maximum of 10 gasoline fuelling locations and 4 tractor-trailer diesel fueling locations.

   b. Any refuse enclosure and/or can redemption storage shed shall be constructed of masonry to match the primary building with solid metal doors and gates.

   c. Any seasonal or outdoor retail display areas shall be approved as part of a Development Plan approved by the Permit and Development Center.

   d. Landscaping minimums shall be in accordance with standards as applied to "C-2" Districts.

   e. Site lighting shall be in compliance with the lighting standards of City Code Section 82-214.8 as part of a Development Plan approved by the Permit and Development Center.

   f. Sale of liquor, wine and/or beer shall be in accordance with the proper license obtained through the Office of the City Clerk as approved by the City Council.

   g. In accordance with City Code Section 134-954(c), any use of a premise for the sale of alcoholic liquor, wine and beer shall be subject to the following general conditions:

      - Any parking area provided for the use of customers of the business shall be illuminated at an intensity of at least one footcandle of light on the parking surface at all times. The entire site shall be landscaped and illuminated so as to minimize hiding places for possible criminal activity.

      - The business shall comply with article IV of chapter 42 of this Code pertaining to noise control. The business shall have no outside speakers or amplified sound except when used in compliance with a type E sound permit.

- Any such business must comply with the following requirements:
- Every limited food sales establishment, limited retail sales establishment and gas station/convenience store shall display alcoholic liquor only in a locked case or behind a counter accessible only to employees. Any other business selling alcoholic liquor for off premises consumption shall either: i) display alcoholic liquor only in a locked case or behind a counter accessible only to employees; ii) employ an electronic security cap or tag system on all containers of alcoholic liquor on display; or iii) have more than one employee on duty at all times the business is open to the public.
- Conspicuously post 24-hour contact information for a manager or owner of the business near the main public entrance.
- Institute a strict no loitering policy, conspicuously post one or more "No Loitering" signs, and cooperate with police in addressing loitering on the premises.
- Not dispense alcoholic beverages from a drive-through window.
- Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of such business shall remove all trash and debris from the premises and adjoining public areas on a daily basis.

h. The PUD Conceptual Plan shall be subject to a legislative amendment to preclude the sale of alcoholic liquor if the Zoning Enforcement Officer determines that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions of approval.

Motion passed 9-0.

Respectfully submitted,

Michael G. Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

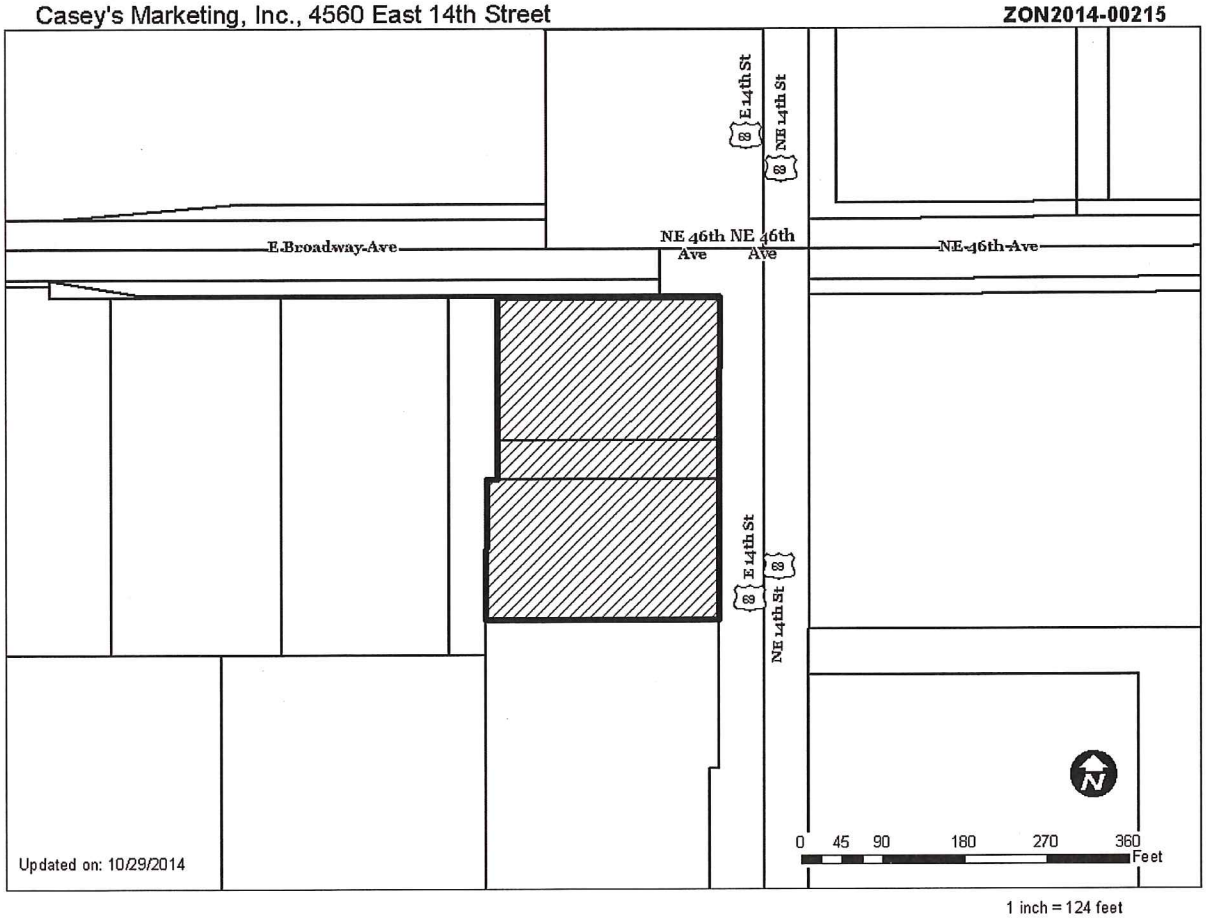
Casey's Marketing Company (owner) represented by Melani Samora (officer) for property located at 4560 and 4570 East 14th Street.	File # ZON2014-00215

Description of Action	Approval of requested rezoning of property from "C-2" General Retail and Highway Oriented Commercial District and Limited "C-2" General Retail and Highway Oriented Commercial District to "PUD" Planned Unit Development. Approval of a PUD Conceptual Plan for "Casey's General Store #44" to allow redevelopment of the existing gas station/convenience store property with a new 4,606-sqaure foot gas station/convenience store with canopy islands for 10 standard fuelling locations and four (4) tractor-trailer Diesel fuelling locations subject to conditions.
2020 Community Character Plan	Current: Commercial Auto-Oriented Community Commercial and General Industrial. Proposed: N/A.
Horizon 2035 Transportation Plan	No Planned Improvements.
Current Zoning District	"C-2" General Retail and Highway-Oriented Commercial District and Limited "C-2" General Retail and Highway-Oriented Commercial District.
Proposed Zoning District	"PUD" Planned Unit Development.

Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	2	0		
Outside Area				

Plan and Zoning Commission Action			**Required 6/7 Vote of the City Council**		
	Approval	9-0		Yes	
	Denial			No	X

Casey's Marketing, Inc., 4560 East 14th Street **ZON2014-00215**



1 inch = 124 feet

ZON2014-00215

Item Casey's Marketing Inc 4560 E. 14th St Date 11-12-14

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
NOV 14 2014
DEPARTMENT

Print Name DLE Gum LLC - Chris Murray Mgr

Signature

Address PO Box 187
Ankeny, IA 50021

Reason for opposing or approving this request may be listed below:

ZON2014-00215

Item Casey's - NE 14th Date 11-12-14

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
NOV 19 2014
DEPARTMENT

Print Name HIGHLAND PARK ASSO.

Signature Andy Anderson

Address 401 - N Union 50313

Reason for opposing or approving this request may be listed below:

We held our meeting Tues. (11th) & all agreed that your company may remodel your present station - NE 14th & Broadway - Sounds like a good move - do remember the 1st station built there. Andy Anderson Pres.