



Date May 23, 2022

RESOLUTION SETTING DATE OF PUBLIC HEARING REGARDING REQUEST FROM CITY OF DES MOINES PARKS AND RECREATION (OWNER), REPRESENTED BY BENJAMIN PAGE (OFFICER), FOR PRINCIPAL PARK, LOCATED IN THE VICINITY OF 1 LINE DRIVE.

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 19, 2022, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from **City of Des Moines Parks and Recreation (Owner), represented by Benjamin Page (Officer)**, to amend the PlanDSM: Creating Our Tomorrow future land use designation from Parks and Open Space to Public/ Semi-Public, and to rezone the property from “F” Flood District and “P2” Public, Civic and Institutional District to “P2” Public, Civic and Institutional District, to allow interior renovations and additions to the existing facility; and

WHEREAS, the Property is legally described as follows:

A PARCEL OF LAND IN A PART OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., AND IN A PART OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH BANK OF THE RACCOON RIVER AND EAST RIGHT OF WAY LINE OF SOUTHWEST 3RD STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 3RD STREET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 2ND STREET; THENCE CONTINUING NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 2ND STREET TO THE SOUTH RIGHT OF WAY LINE OF WEST MARTIN LUTHER KING JR PARKWAY; THENCE EAST ALONG SAID WEST MARTIN LUTHER KING JR PARKWAY TO THE WEST BANK OF THE DES MOINES RIVER; THENCE SOUTHERLY ALONG SAID WEST BANK OF THE DES MOINES RIVER TO SAID NORTH BANK OF THE RACCOON RIVER; THENCE WESTERLY ALONG SAID NORTH BANK OF THE RACCOON RIVER TO THE POINT OF BEGINNING, ALL INCLUDED IN AND FORMING A PART OF 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 amendment to the comprehensive plan future land use designation is to be considered, and at which time the City Council will



Roll Call Number

Agenda Item Number

17

Date May 23, 2022

hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on June 13, 2022 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.

- 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. Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock
 Gary D. Goudelock
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHUEMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, P. Kay Cmelik, 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

May 20, 2022

Communication from the City Plan and Zoning Commission advising that at their May 19, 2022 meeting, the following action was taken regarding a request from the City of Des Moines Parks and Recreation (owner), represented by Benjamin Page (officer) to rezone property located in the vicinity of 1 Line Drive from “F” Flood District and “P2” Public, Civic and Institutional District to “P2” Public, Civic and Institutional District, to allow interior renovations and additions to the existing ballpark.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0-1 as follows

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi			X	
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner				X
Johnny Alcivar	X			
Justyn Lewis				X
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			

APPROVAL of Part A) The requested “P2” District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Parks and Open Space to Public/Semi-Public.

Part C) Approval of the request to rezone the property from “F” Flood District and “P2” Public, Civic and Institutional District to “P2” Public, Civic and Institutional District.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “P2” District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Parks and Open Space to Public/Semi-Public.

Part C) Staff recommends approval of the request to rezone the property from “F” Flood District and “P2” Public, Civic and Institutional District to “P2” Public, Civic and Institutional District.

Written Responses

7 in Favor

0 in opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the subject properties to “P2” District to allow for construction of an addition to and renovation of the Principal Park clubhouse. The proposed location of the addition would be along the north façade of the existing clubhouse and would increase the size of the clubhouse by approximately 1,000 square feet. A portion of the subject properties is within the FEMA-designated floodplain.

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

2. **Size of Site:** Approximately 20.1 acres (883,000 square feet) with 17.3 acres (755,252.4 square feet) in “F” District and 2.93 acres (127,442 square feet) in “P2” District.
3. **Existing Zoning (site):** “F” Flood District and “P2” Public, Civic and Institutional District.
4. **Existing Land Use (site):** Principal Park baseball stadium facility and surface parking lots.
5. **Adjacent Land Use and Zoning:**

North – “DX2”; Uses are multiple-household residential and commercial.

South – “DXR”; Uses are office/warehouse, vacant land, and a mix of multiple-household residential and single-household residential.

East – “DX2”, “DXR”, and “DX1”; Uses are governmental, institutional, industrial, and multiple-household residential and single-household residential.

West – “DX2” and “P1”; Uses are multiple-household residential and surface parking lots.

6. **General Neighborhood/Area Land Uses:** The subject property is located on the southeast corner of the intersection of Southwest 2nd Street and West Martin Luther King Jr. Parkway. The area consists of a mix of entertainment, commercial, office, retail, multiple-household residential and single-household residential, and open space/public uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Downtown Des Moines Neighborhood Association and within 250 feet of the McKinley School/Columbus Park Neighborhood Association. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on April 29, 2022 and by mailing of the Final Agenda on May 13, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on April 29, 2022 (20 days prior to the public hearing) and May 9, 2021 (10 days prior to the public hearing) to the Downtown Des Moines and McKinley School/Columbus Park Neighborhood Associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing. The Downtown Des Moines Neighborhood mailings were sent to Brandon Brown, 120 Southwest 5th Street, Unit 101, Des Moines, IA 50309. The McKinley School/Columbus Park Neighborhood mailings were sent to Jim Post, 224 Southeast Livingston Avenue, Des Moines, IA 50315.

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

8. **Relevant Zoning History:** On March 22, 2004, by Ordinance No. 14,324, the City Council rezoned the subject property to “D-R” District.

On June 24, 2015, by Docket No. ZON2015-00097, the Zoning Board of Adjustment conditionally approved a Special Permit for a use on public grounds, provided such use is under contract with a government entity and is intended to serve the users of the public ground and a Variance to allow a sign type (portable/banner signs) that is prohibited in all zoning designations, to allow display of up to eight portable banner signs (each generally measuring 10 feet tall by 2 feet wide or 20 square feet) along Southwest 2nd Avenue, Southwest 3rd Street, and West Martin Luther King, Jr. Park on any day that there is a home Iowa Cubs baseball game.

On April 26, 2017, by Docket No. ZON2017-00041, the Zoning Board of Adjustment conditionally approved a Special Permit for sales activities and signage in conjunction with seasonal and special events to allow Use of the premises from June 1, 2017 to June 12, 2017 for a special event. The event is the MLB Hall of Fame traveling exhibit consisting of thirteen trailers, a covered platform, and auxiliary equipment, all enclosed within temporary fencing.

On July 25, 2018, by Docket No. ZON2018-00119, the Zoning Board of Adjustment conditionally approved a Special Permit for any use of a building located on public grounds, provided such use is under contract with a government entity and is intended to serve the users of the public grounds to allow Installation of a 34.27-foot by 7-foot (240 square feet) sign on the east-facing wall of the stadium building.

On October 24, 2018, by Docket No. ZON2018-00192, the Zoning Board of Adjustment conditionally approved a Special Permit for sales activities and signage in conjunction with seasonal and special events to allow Use of the parking lot to the west of the stadium for special events, such as a charitable event and run events, where two or more mobile food vendors could be present. The Special Permit would be valid for a 5-year period to end October 31, 2023.

On October 16, 2019, by Ordinance No. 15,818, the City Council rezoned approximately 90,000 parcels of land within the City limits, including the subject properties, to “F” Flood District. This district was applied to any publicly or privately owned land that is designated as either a Floodplain or Floodway on the FEMA Flood Insurance Rate Maps that were approved by the U.S. Congress. Existing uses in a Flood District can remain, but expansions or new uses are required to rezone the property. Rezoning the property from “F” Flood District to “P2” Public, Civic and Institutional District would facilitate current and future improvements to the existing Principal Park facility.

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

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

II. ADDITIONAL APPLICABLE INFORMATION

1. PlanDSM: Creating Our Tomorrow: The applicant is requesting that the future land use designation for the property be amended from Parks and Open Space to Public/Semi-Public. PlanDSM describes these designations as follows:

Parks and Open Space: Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate private or public open spaces reserved for natural resource conservation.

Public/Semi-Public: Areas that are mostly open to public use or public access. May include government facilities, schools, hospitals, libraries, and community facilities.

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

The majority of the subject property is currently zoned “F” District. The Zoning Ordinance describes this district as “intended for flood plain and floodways pursuant to chapter 50 of this code.”

The applicant is proposing to rezone the area to the “P2” District. The Zoning Ordinance describes this district as “intended for civic and institutional facilities, such as religious assembly places, cultural or arts centers, community centers, schools, infrastructure, recreational facilities, and other institutional facilities. Infrastructure includes public or private infrastructure, including rail corridors and utility corridors or sites.”

The site, as a public facility, is not permanently occupied. Staff believes that any potential flooding would not negatively impact the health, safety, and welfare of the public as the proposed construction would be minimal in comparison to the existing facility.

- 2. Grading & Storm Water Management:** Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR.
- 3. Nature Features:** Any development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- 4. Utilities:** Stormwater sewers are located in Southwest 2nd Street, West Martin Luther King Jr. Parkway, and between Southwest Water Street and the Des Moines River. Sanitary sewers are located along the southern property line of the facility and between Southwest Water Street and the Des Moines River. An 8-inch water main is located in Southwest 2nd Street and a private 8-inch water main is located within the southern parcel.
- 5. Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the proposed building addition can be occupied by the proposed use.

SUMMARY OF DISCUSSION

Emily Webb asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Abby Chungath made a motion for:

Part A) The requested "P2" District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Parks and Open Space to Public/Semi-Public.

Part C) Approval of the request to rezone the property from "F" Flood District and "P2" Public, Civic and Institutional District to "P2" Public, Civic and Institutional District.

Motion passed: 11-0-1

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

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COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0-1 as follows

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi			X	
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner				X
Johnny Alcivar	X			
Justyn Lewis				X
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			

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SUMMARY OF DISCUSSION

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Part C) Approval of the request to rezone the property from "F" Flood District and "P2" Public, Civic and Institutional District to "P2" Public, Civic and Institutional District.

Motion passed: 11-0-1

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

May 17, 2022 11:56



May 17, 2022 11:56

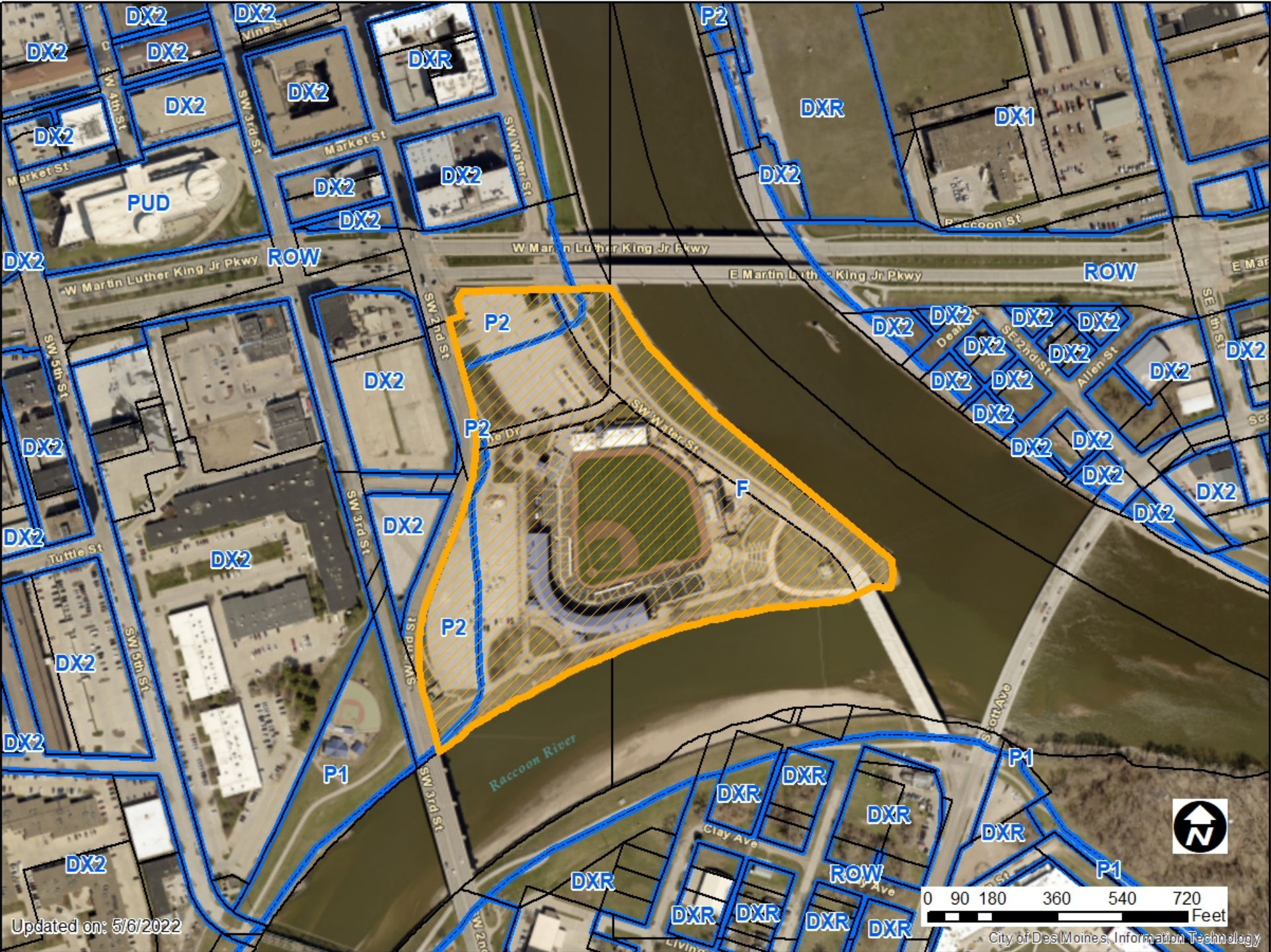


BETFRED SPORTS
LOUNGE

Left Field Suites
Entrance
Gate A
Right Field Suites

May 17, 2022 11:56



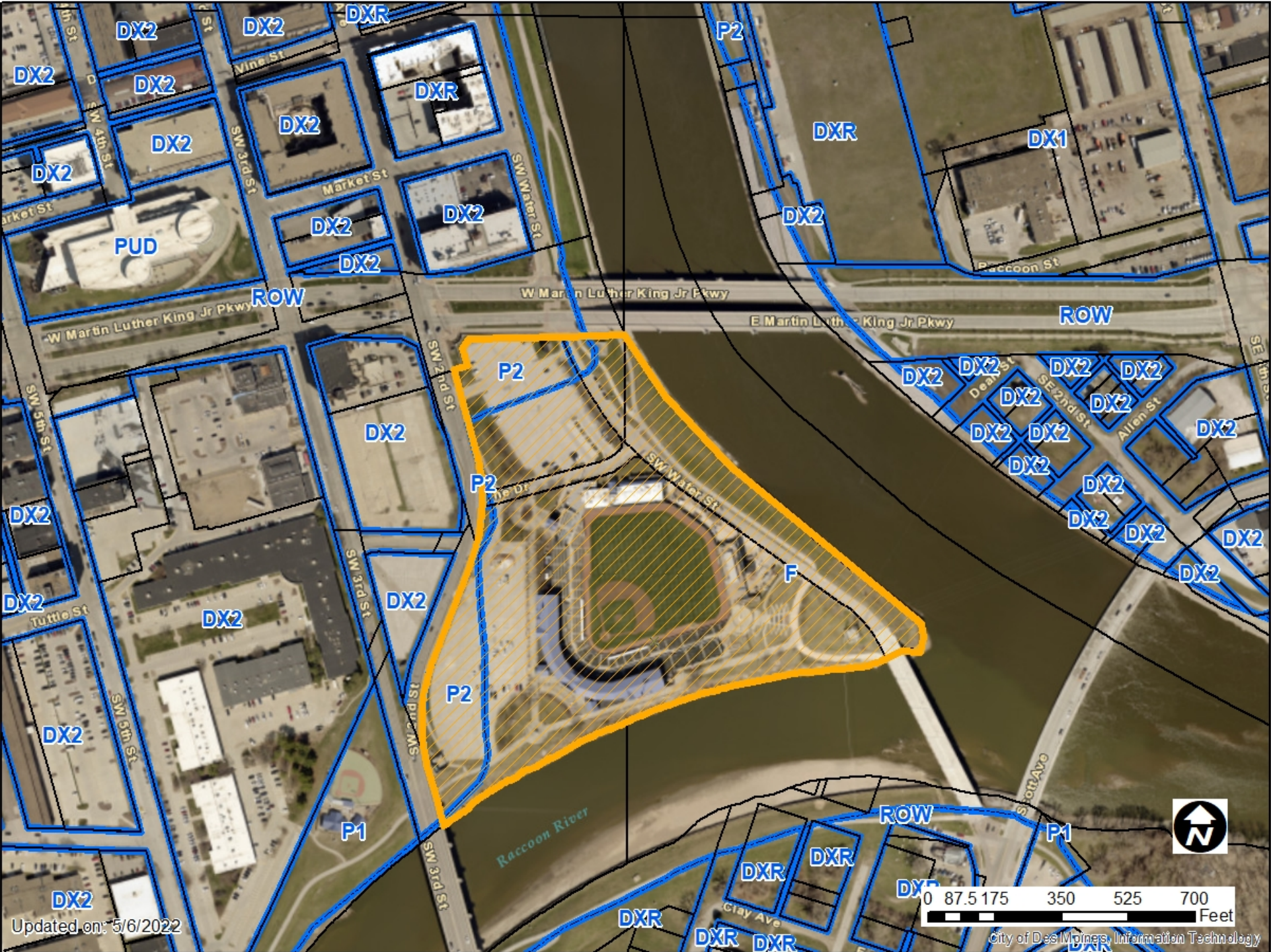


Updated on: 5/6/2022

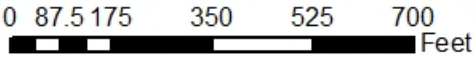
0 90 180 360 540 720 Feet

City of Des Moines, Information Technology

1 inch = 352 feet



Updated on: 5/6/2022



City of Des Moines, Information Technology

1 inch = 333 feet



Principal Park Master Plan - Phase 1

Urban Design Review - Schematic Design Package

April 8, 2022

Project Narrative

Schedule

- August 8, 2022: City Council Approves Bid-Letting
- September 13, 2022: Bid Letting
- October 2022- April 2024: Construction

Project Team

- City of Des Moines
- Iowa Cubs
- Substance Architecture

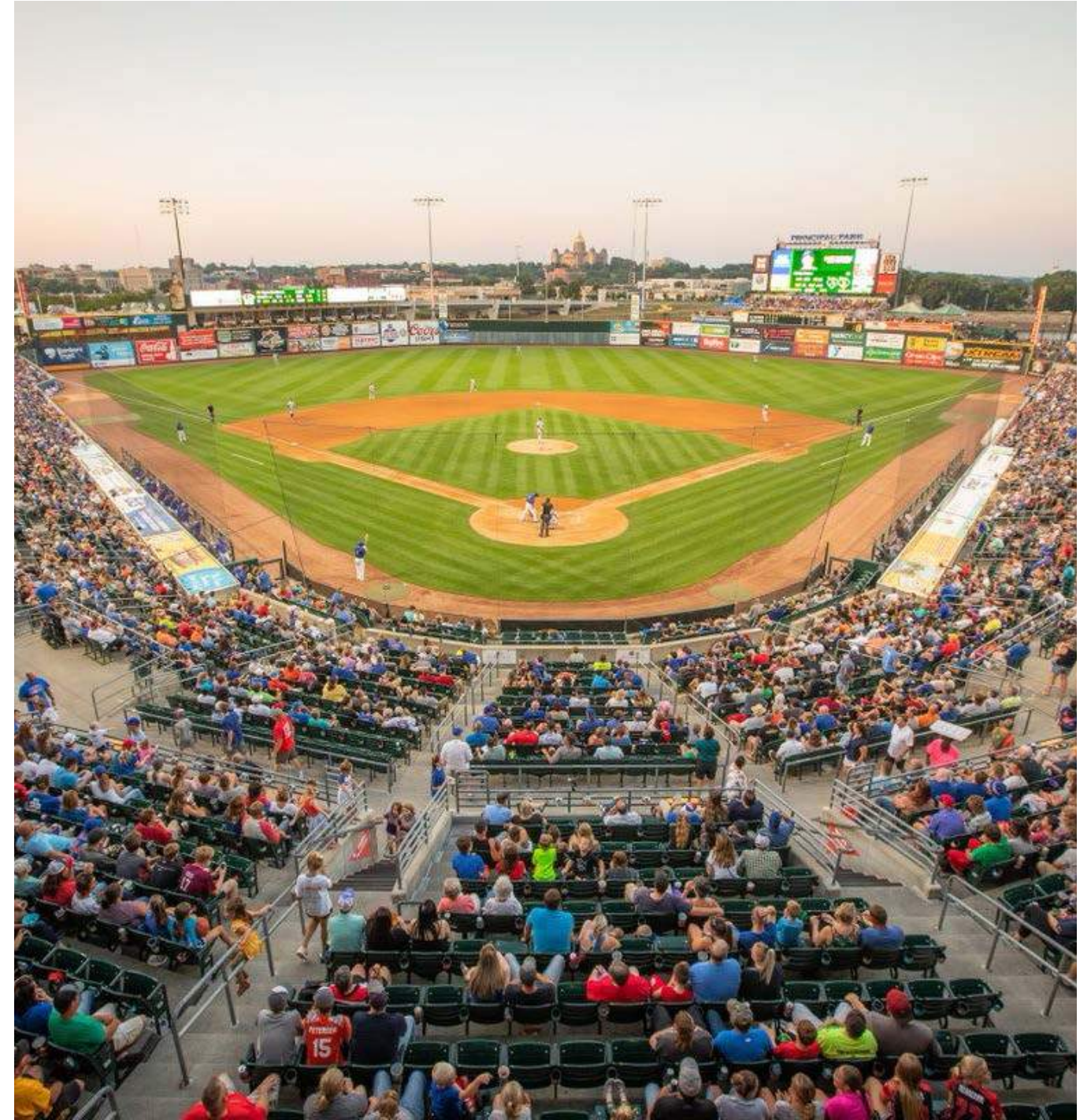
Project Description

The Principal Park Phase One Improvement Project consists primarily of an interior renovation and minor addition to the Principal Park clubhouse on the north side of the baseball stadium facility and additional ancillary outdoor structures northeast of the centerfield wall. The original Principal Park facility was constructed in 1984 and added onto in 1994, 2007, and 2012. The existing clubhouse facility houses all the operations for both the home and visiting team staff and players for game day and training operations.

New standard requirements for Minor League Baseball stadiums and clubhouses have been set forth by the Major League Baseball organization, which the existing facility is short of meeting as it stands today. As part of a multi-phase upgrade to the entire city owned stadium, the intent of phase one is to address all of the shortcomings that immediately affect the facility standard compliance.

This scope of work will include a reorganization of the existing interior spaces to provide adequate sizes, locker and fixture counts, and proper adjacencies as required by the new standards. Existing building systems will be replaced to meet code requirements and energy efficiency goals. An addition will be added to the North to create more space to address new square footage required by the program. The addition will visually and spatially connect previous additions, creating a new entrance for the general public. Exterior materials, primarily brick and glazing, will be chosen to match the existing facility.

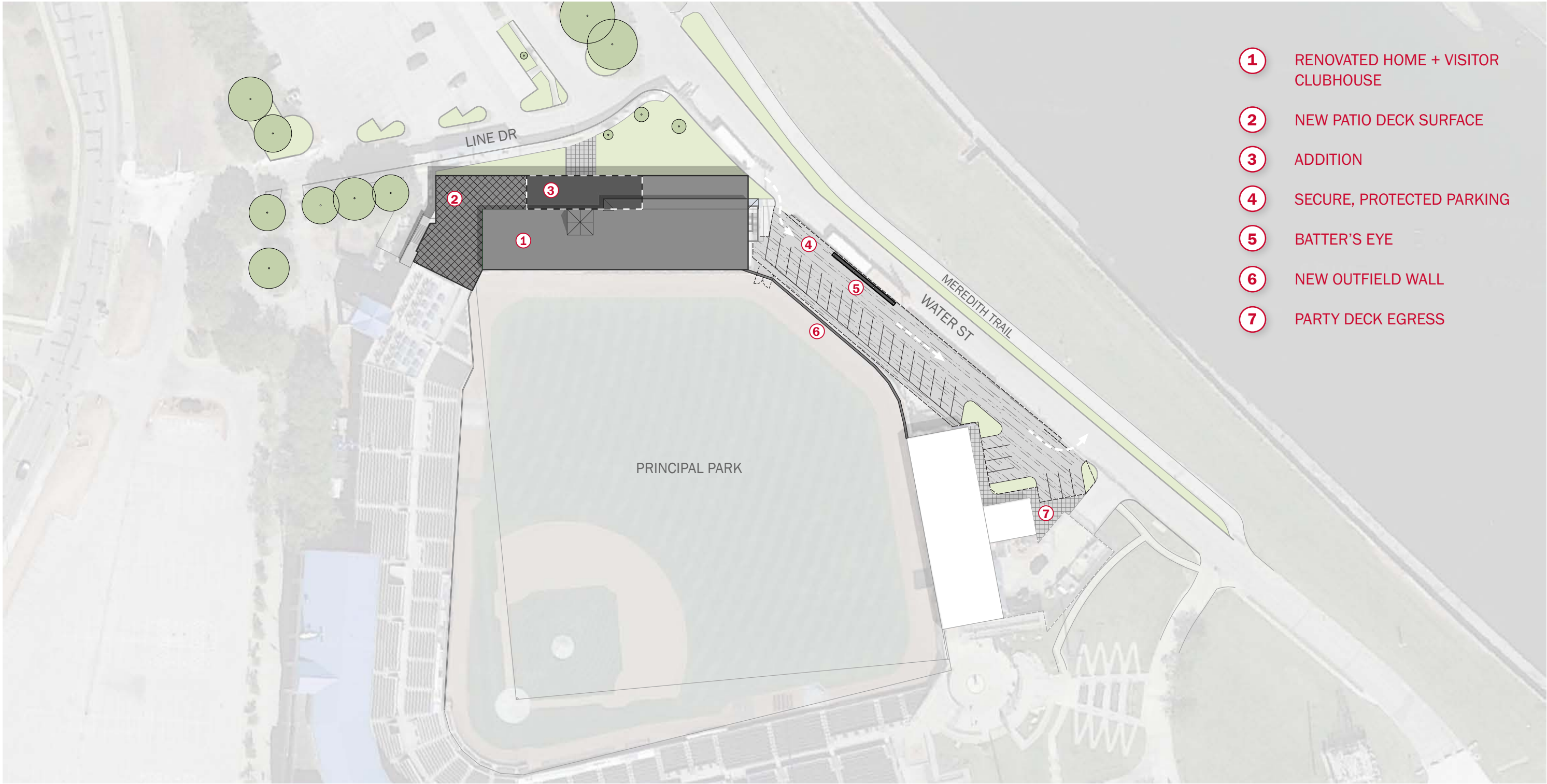
Beyond the outfield wall, a new “Batter’s Eye” wall structure will be built to provide visual clarity for the batter. This structure is required as part of the MLB standards and will be solid visually from both the interior and exterior of the stadium. The centerfield outfield wall will be replaced and secure paved parking behind the wall will be provided as budget allows. All of these structures will be built with materials matching the existing stadium.



Location Map

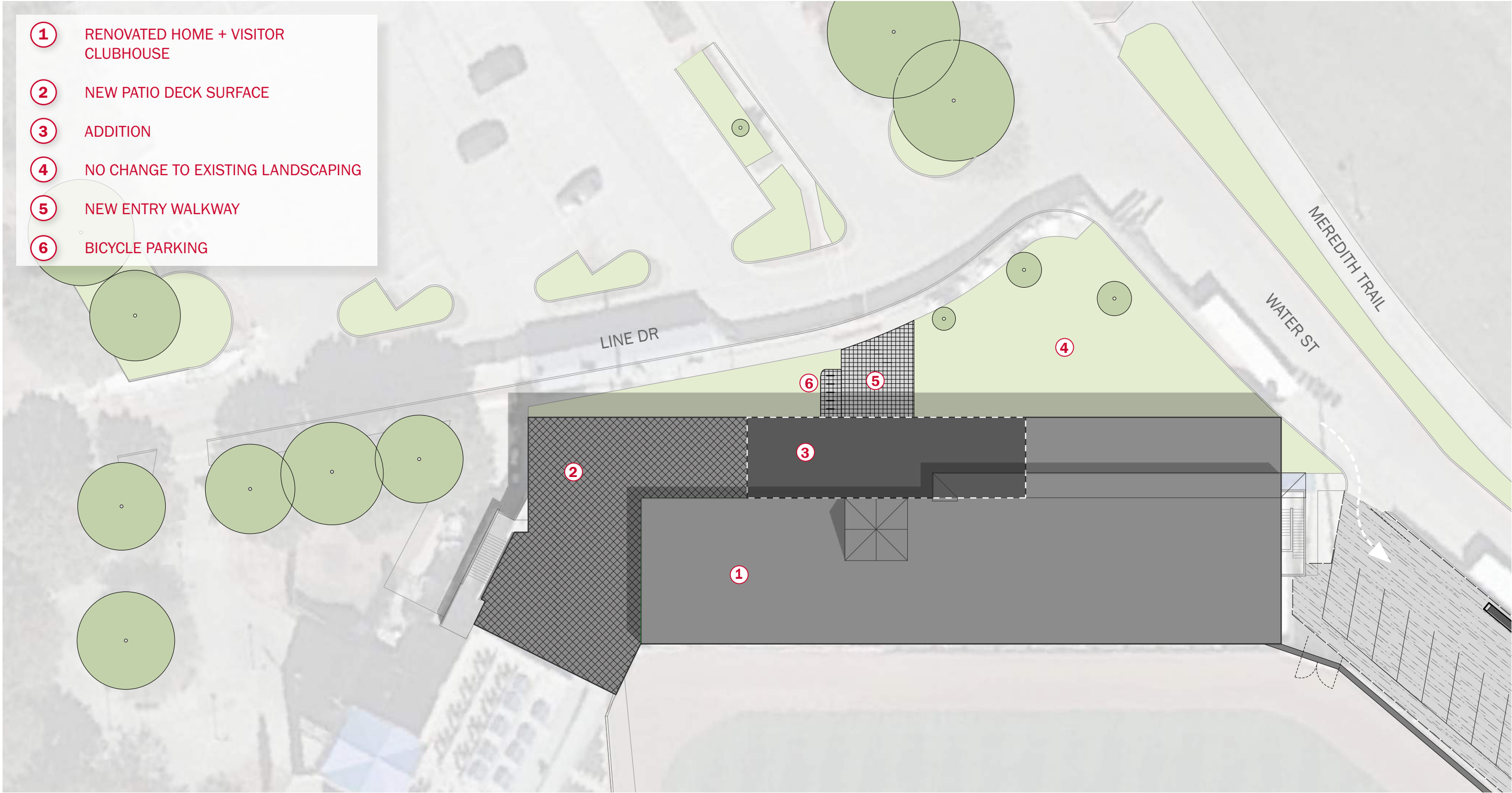


Site Plan



- 1 RENOVATED HOME + VISITOR CLUBHOUSE
- 2 NEW PATIO DECK SURFACE
- 3 ADDITION
- 4 SECURE, PROTECTED PARKING
- 5 BATTER'S EYE
- 6 NEW OUTFIELD WALL
- 7 PARTY DECK EGRESS

Enlarged Site Plan



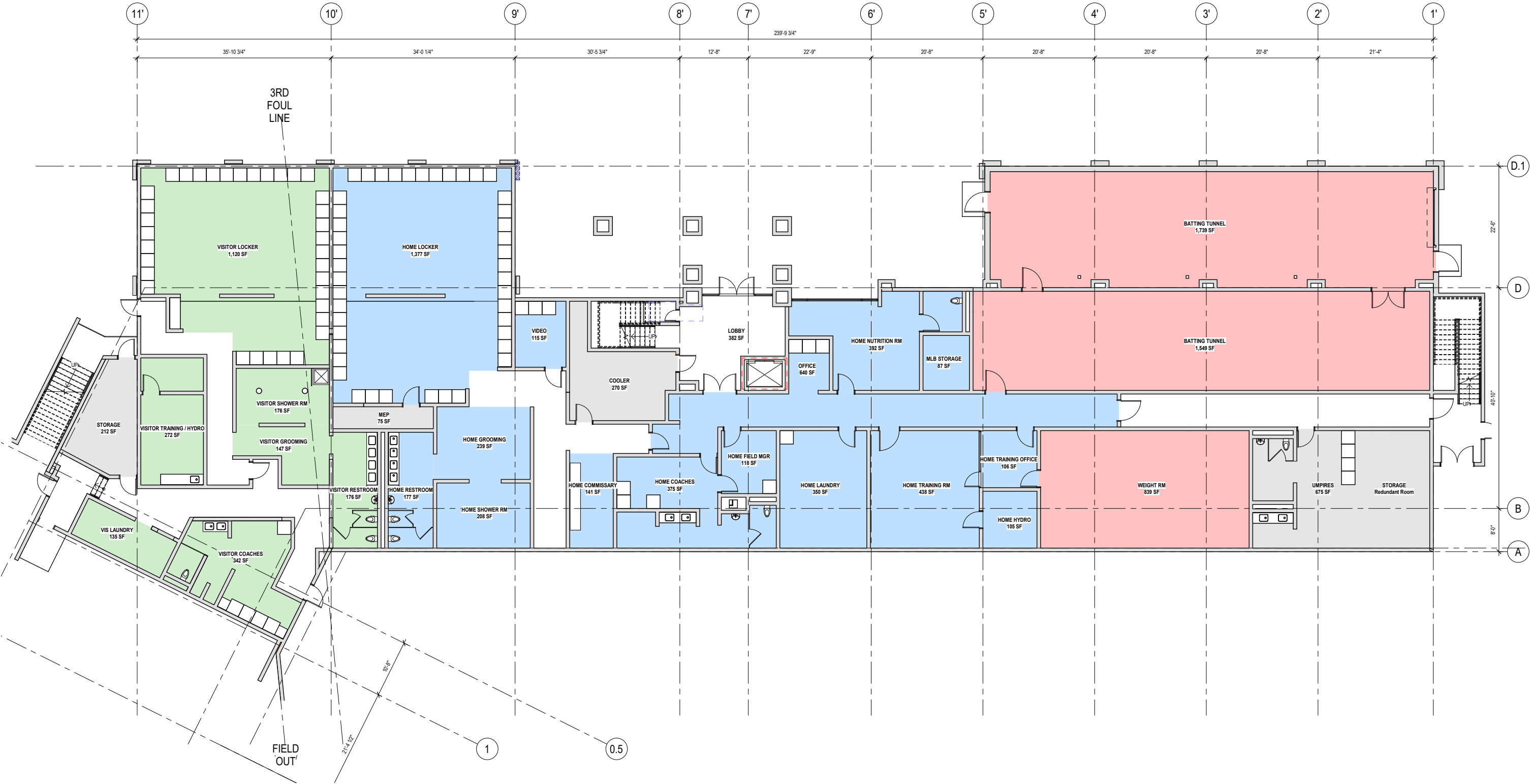
Enlarged Parking Lot Plan



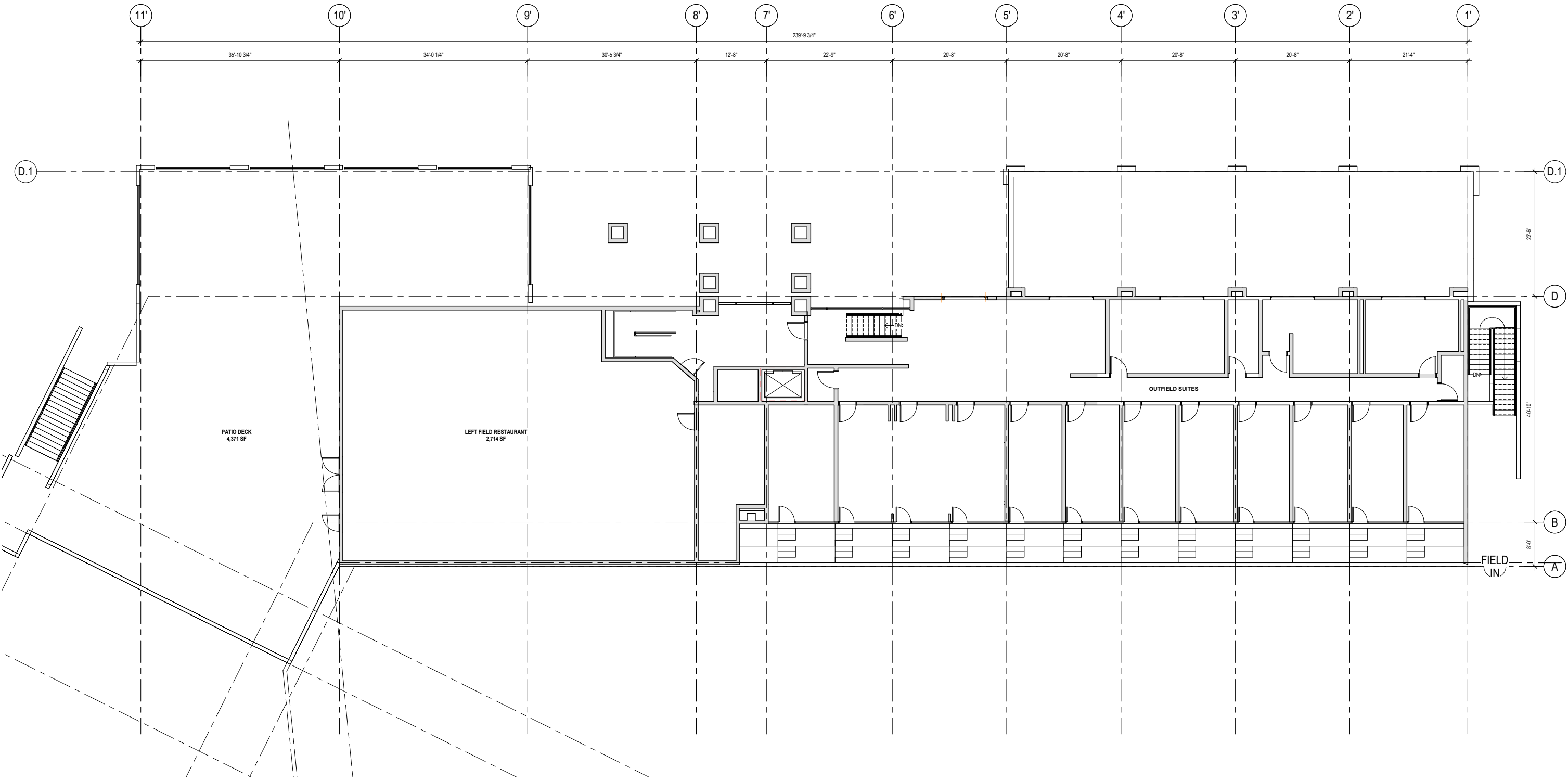
- ① PARKING LOT FENCE W/ ACCESS CONTROLLED GATES
- ② NEW PARKING LANDSCAPE ELEMENTS

Existing Plan - Level 1

■ SHARED SPACE ■ VISITOR
■ HOME ■ UMPIRE

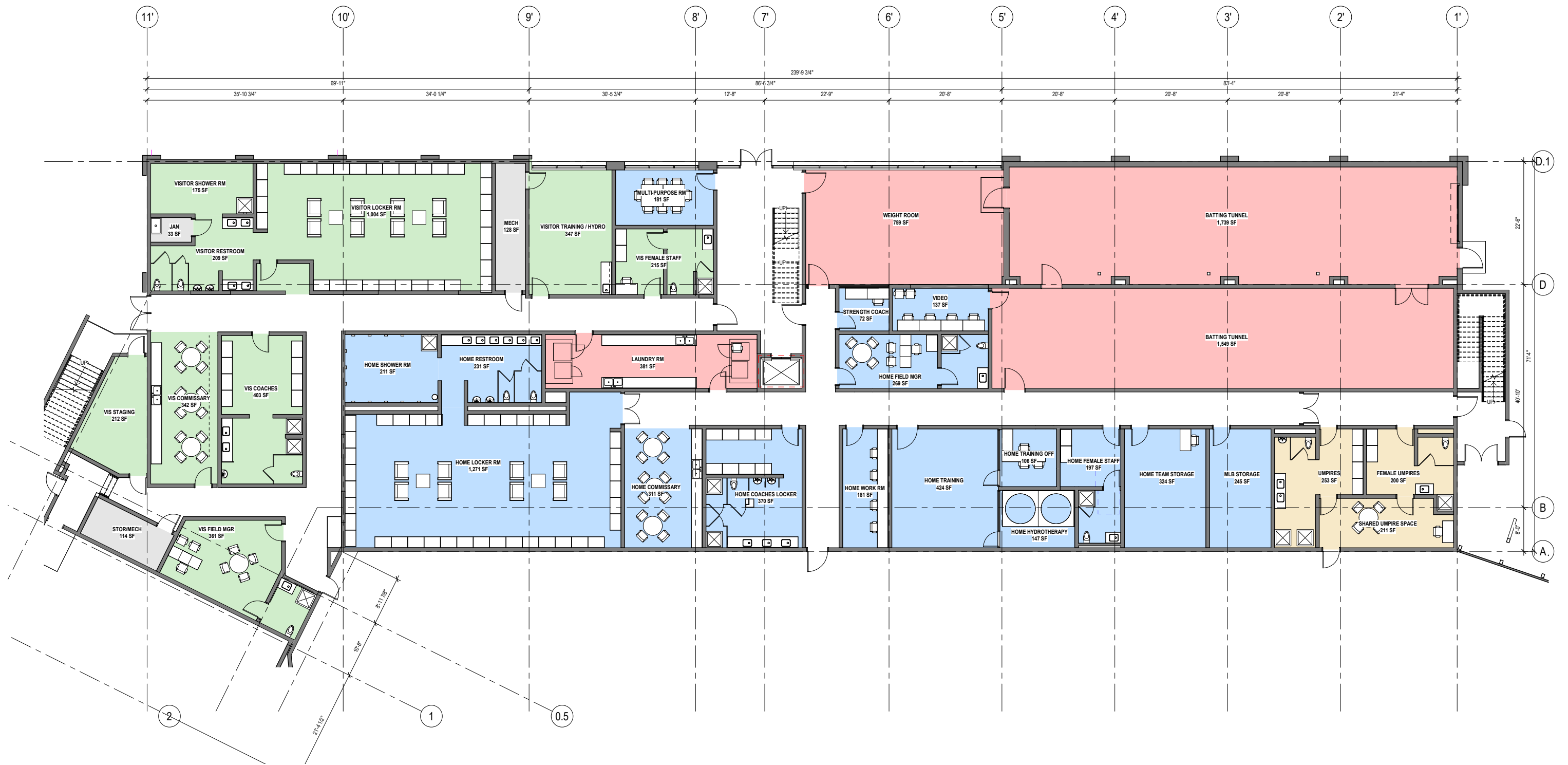


Existing Plan - Level 2

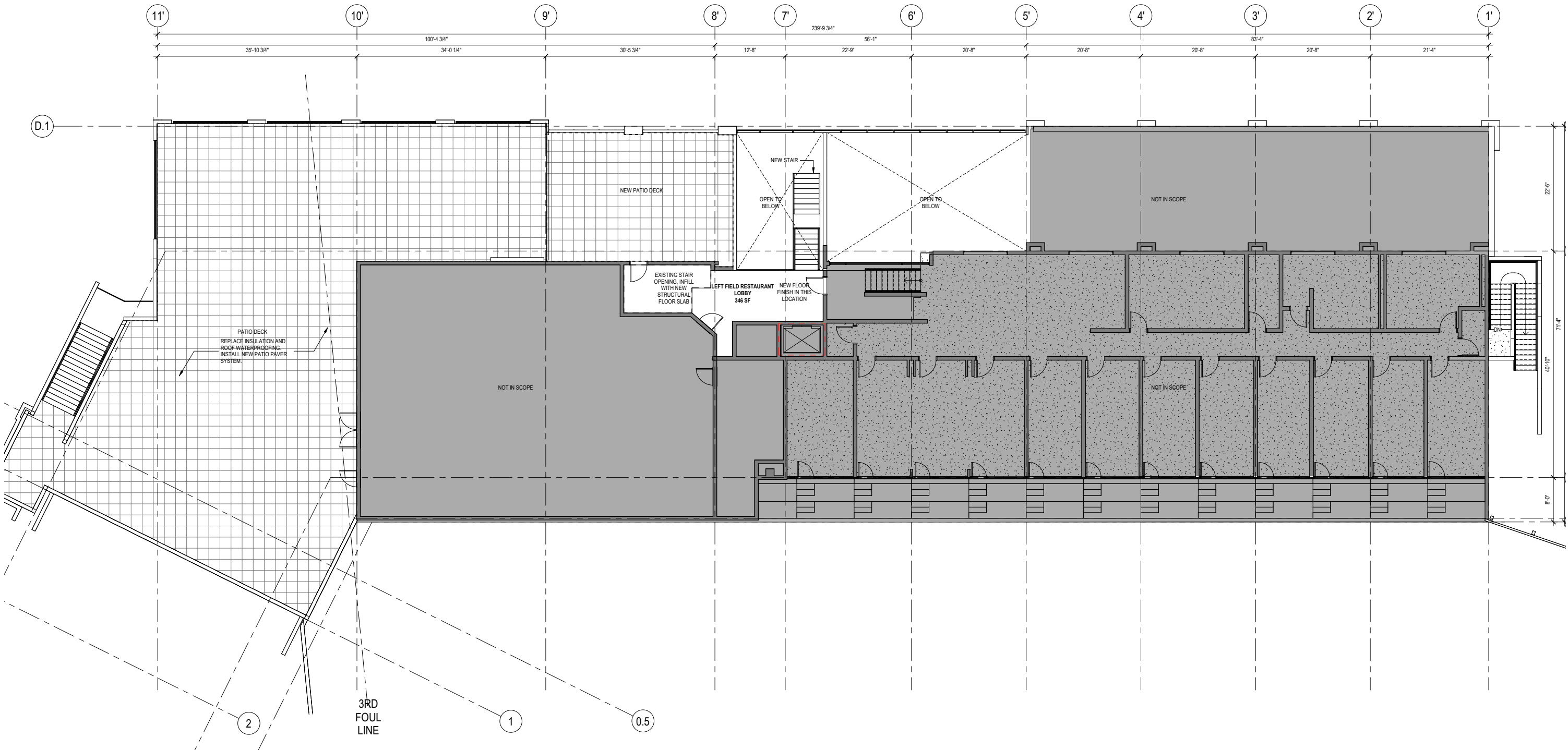


Level 1 Plan

■ SHARED SPACE ■ VISITOR
■ HOME ■ UMPIRE



Level 2 Plan

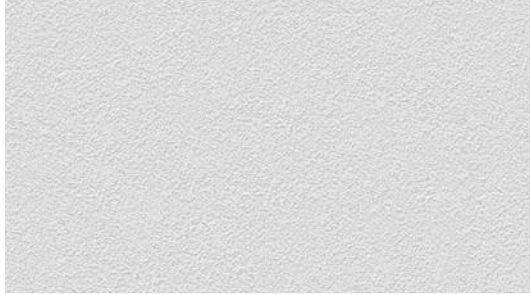


North Elevation

Exterior Materials



Existing Brick



Existing Stucco / Precast



Cast in Place Concrete



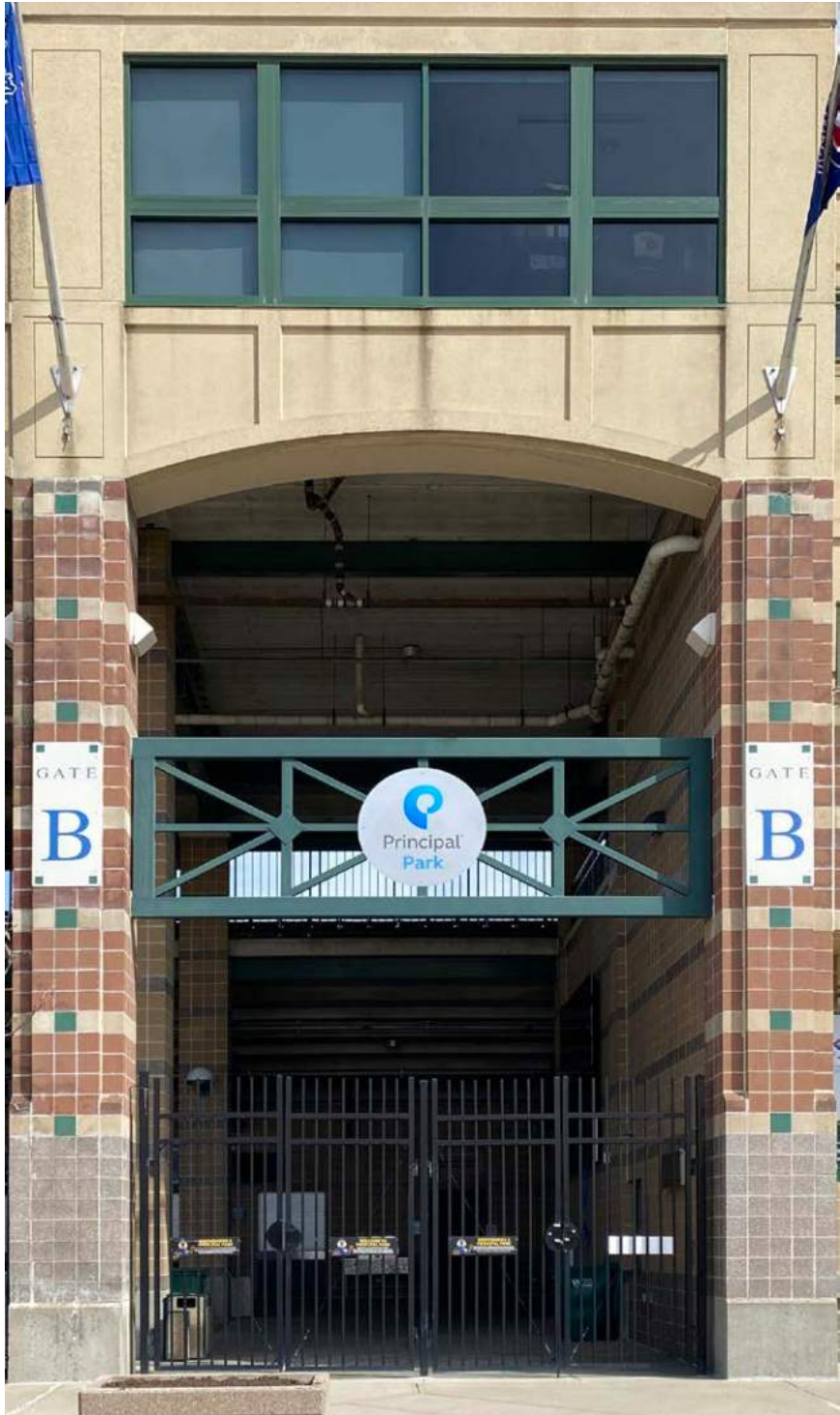
Curtain Wall



Metal Screening

Existing Site Conditions

Exterior Materials



Item: ZONG-2022-000042

Date: 5-12-22

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: *Al Geiger*

Name: Al Geiger

Address: 100 Market St. #307

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
MAY 17 2022

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

Item: ZONG-2022-000042

Date: May 12, 2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: *Nancy Geiger*

Name: Nancy Geiger

Address: 100 Market St #307

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
MAY 17 2022

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

Item: ZONG-2022-000042

Date: 5-12-2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Staff Use Only

Signature: [Handwritten Signature]

Name: Stephen C. Mize

Address: 100 Market St #401
Des Moines, IA

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

Item: ZONG-2022-000042

Date: 5/15/2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Staff Use Only

Signature: [Handwritten Signature]

Name: Kirk J Tyler

Address: 100 Market St. #115
Des moines 50309

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

Item: ZONG-2022-000042

Date: 5/15/2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: [Handwritten Signature]

Name: Janet Tyler

Address: 100 Market St. #115
DSM, IA 50309

Staff Use Only

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

Item: ZONG-2022-000042

Date: 05-12-2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: [Handwritten Signature]

Name: Richard/Eileen Gloor

Address: 100 Market St #516

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
MAY 17 2022

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

Expands neighborhood protection from
flooding and supports neighborhood
development.

Item: ZONG-2022-000042

Date: MAY 11, 2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: _____

Name: _____

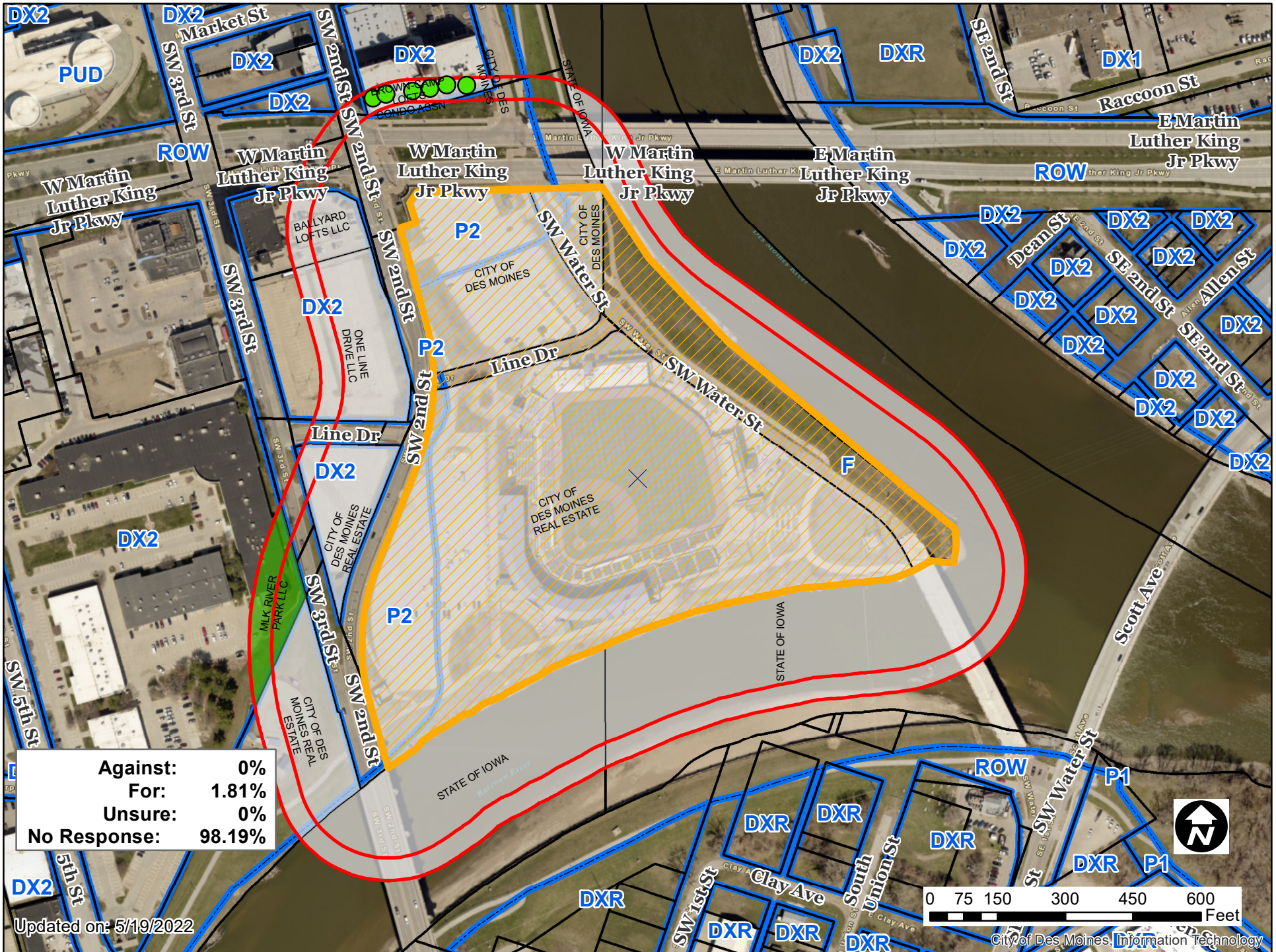
Address: _____

[Signature]
MLK RIVER PARK LLC, GREEN TOWNE
PO BOX 525 SW ST, 300 MLK

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
MAY 17 2022

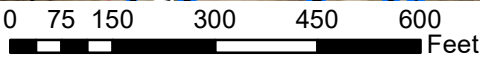
Reason for opposing or approving this request may be listed below:

IMPROVEMENTS HAVE REQUIRED TO KEEP
AAA BASEBALL IN DES MOINES.



Against:	0%
For:	1.81%
Unsure:	0%
No Response:	98.19%

Updated on: 5/19/2022



City of Des Moines, Information Technology

1 inch = 281 feet

