



Date September 14, 2020

RESOLUTION SETTING HEARING ON REQUEST FROM MENARD INC. (OWNER) TO AMEND PLANDSM FUTURE LAND USE DESIGNATION, APPROVE A LARGE SCALE DEVELOPMENT PLAN, AND TO REZONE PROPERTIES LOCATED AT 6000 SOUTHEAST 14TH STREET; 5907, 5911, & 5917 SOUTHEAST 8TH STREET; AND 801 HART AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 20, 2020, its members voted 12-0 in support of a motion to recommend APPROVAL of a request from Menard Inc. (Owner), represented by Theron Berg (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for real property locally known as 6000 Southeast 14th Street, 5907, 5911 & 5917 Southeast 8th Street, and 801 Hart Avenue ("Property") from Low Density Residential within a Regional Node to Community Mixed Use within a Regional Node; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 20, 2020, its members voted 12-0 in support of a motion to recommend APPROVAL of a request from Menard Inc. (Owner), represented by Theron Berg (officer), to approve a Large-Scale Development Plan for expansion to the 20.8 acre site for Retail Sales, Large Format Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on August 20, 2020, its members voted 12-0 in support of a motion to recommend APPROVAL of a request from Menard Inc. to allow rezoning from "N3a" Neighborhood District and "MS3-V" Mixed-Use District to "CX-V" Mixed Use District to allow the expansion of the existing Menard's Home improvement center with an additional 30,855 square feet warehouse, where the additional subject property is owned by Nicholas Dingeman, Barbara Orr, Kimberly Howland and Carol Shields; and from MX2 Mixed-Use District to EX Mixed-Use District for the above-described purpose, subject to the following conditions:

- 1. That the development shall be carried out in accordance with the Large scale development plan presented to the Plan and Zoning Commission;
2. That no outdoor storage of merchandise in the outdoor display area of the Property shall be stacked higher than the perimeter fencing;
3. Any external lighting on the Property shall have a maximum height of 14 feet in height and shall be down-directed cut-off fixtures;
4. Any use of the Property for a bar or a liquor store shall be prohibited;
5. Any commercial use of the Property shall be in conformance with an approved site plan that demonstrates that the entire site is in conformance with the current landscaping standards contained in City Code Chapter 135. (This includes providing 8 evergreen trees and 4 overstory trees per 100 lineal feet along the north property line.)



Roll Call Number

20-1441

Agenda Item Number

33

Date September 14, 2020

- 6. Any commercial expansion on the Property shall be subject to the entire commercial development being brought into conformance with the current storm water management requirements;
- 7. All necessary permits shall be obtained for the construction of any building or wall upon the Property; and
- 8. Prior to issuance of the Certificate of Occupancy for any commercial use of the Property, the professional who signed the site plan shall submit a letter to the City's Planning Administrator, certifying that the Property has been improved in substantial conformance with the approved site plan; and

WHEREAS, the Property is legally described as follows:

(6000 SOUTHEAST 14TH STREET; 5907, 5911, AND 5917 SOUTHEAST 8TH STREET; AND 801 HART AVENUE)

PARCEL 1 (6000 SOUTHEAST 14TH STREET):

THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

EXCEPT:

PARCEL "C" IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., ALL BEING IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 834.66 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 60.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF S.E. 14TH STREET (U.S. HIGHWAY 69), SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, ALONG SAID WESTERLY R.O.W. LINE OF S.E. 14TH STREET, A DISTANCE OF 127.14 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 266.56 FEET;

THENCE NORTH 40°37'26" WEST, A DISTANCE OF 54.49 FEET;

THENCE NORTH 23°55'15" EAST, A DISTANCE OF 93.84 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 263.99 FEET, TO A POINT ON THE SAID WESTERLY R.O.W. LINE OF S.E. 14TH STREET, SAID POINT ALSO BEING THE



Roll Call Number

20-1441

Agenda Item Number

33

Date September 14, 2020

POINT OF BEGINNING, CONTAINING 36,035 SQUARE FEET, MORE OR LESS;
RECORDED IN POLK COUNTY BOOK 10068 AT PAGE 308.

AND

PARCEL "F" IN THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. POLK COUNTY, IOWA, AS DESCRIBED ON THE AMENDED PLAT OF SURVEY RECORDED JUNE 16, 2006 IN BOOK 11704, PAGE 659 IN THE OFFICE OF THE POLK COUNTY RECORDER.

PARCEL 2 (6000 SOUTHEAST 14TH STREET):

LOTS 5, 6 AND SOUTH 150 FEET OF WEST 88.4 FEET OF LOT 7, BOWLARAMA PLACE, ACCORDING TO THE PLAT THEREOF; AND ALSO NORTH HALF OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ (N½ OF NE¼ OF SE¼) OF SECTION 27, TOWNSHIP 78, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, EXCEPT THE EAST 661.4 FEET AND EXCEPT THE NORTH 505.7 FEET THEREOF, POLK COUNTY, IOWA.

5907 SE 8TH STREET:

LOT 9 AND THE SOUTH 6.5 FEET OF LOT 8 IN JORDAN PLACE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

5911 SE 8TH STREET:

LOT 10 IN JORDAN PLACE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

5917 SE 8TH STREET:

LOT 11 IN JORDAN PLACE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

801 HART AVENUE:



Roll Call Number

20-1441

Agenda Item Number

33

Date September 14, 2020

LOT 12 IN JORDAN PLACE PLAT 3, AN OFFICIAL PLAT, NOW 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, large scale development plan and proposed zoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at 5:00 p.m. on October 5, 2020, by electronic means in accordance with the Governor's and Mayor's Proclamations and to encourage and maintain social distancing to curb the spread of COVID19 in the community, with or without public access to the meeting location.
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. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above.

MOVED BY Gatto TO ADOPT.

FORM APPROVED: Judy K Parks-Kruse

Judy K. Parks-Kruse
Assistant City Attorney

(ZON2020-00085)
(21-2020-4.15)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL.

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.

J. M. Francklin Cownie Mayor

P. Kay Cmelik City Clerk