



Agenda Item:

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COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 12/19/05
Agenda Item Type: Ordinance

Communication No.: 05-735
Roll Call No.:

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Public hearing regarding request from Git-N-Go Convenience Stores, Inc. to rezone property proposed for annexation at 9536 County Line Road.

SYNOPSIS—

The subject property is the site of an existing Git-N-Go convenience store. Upon annexation to the City of Des Moines, the location would be zoned "A-1" (Agricultural) which does not allow for convenience stores as a permitted use. Git-N-Go Convenience Stores is requesting to rezone property at 9536 County Line Road (Warren County) from "A-1" (Agricultural) to Limited "C-2" (General Retail and Highway oriented Commercial). The applicant has agreed to a Limited "C-2" zoning that allows for the operation of a convenience store but prohibits adult entertainment business, tavern/nightclub, vehicle display and off-premises advertising. Future expansion or alteration to the existing building and site would require conformance with the City's landscape and buffering requirements.

FISCAL IMPACT—

N/A

RECOMMENDATION—

Approval

BACKGROUND—

The proposed zoning is consistent with the existing Des Moines' 2020 Community Character Plan designation of Commercial – Small Scale Strip Development. The Plan and Zoning Commission is

scheduled to review and make a recommendation on the request to rezone at its December 15, 2005 meeting. The Plan and Zoning Commission's recommendation will be forwarded to the City Council prior to the December 19, 2005 meeting.