



Council Communication

Office of the City Manager

Date	January 28, 2008
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Agenda Item No.	52
Roll Call No.	<u>08-</u>
Communication No.	<u>08-037</u>
Submitted by:	Larry Hulse Community Development Director

AGENDA HEADING:

Request from Foods, Inc. (owner) represented by David Sinnwell (officer) for the rezoning of the property at 3425 Ingersoll Avenue from “R1-60” (One-Family Low-Density Residential) and “NPC” (Neighborhood Pedestrian Commercial) to “PUD” (Planned Unit Development).

SYNOPSIS:

Foods, Inc. (4343 Merle Hay Road, Des Moines, IA 50310; David Sinnwell, President) is proposing to redevelop its existing Dahl’s store located at the northeast corner of the Ingersoll and 35th Street intersection. The development proposal includes the construction of a grocery store building towards the rear of the site and a second building along Ingersoll Avenue with gas pumps. This request was considered by the Plan and Zoning Commission on December 20, 2007. The Commission approved a motion to recommend conditional approval of the request to the City Council. Foods, Inc. (Dahl’s) has submitted a revised Concept Plan that incorporates many of the conditions of the Commission’s motion. These changes are discussed below.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

On December 20, 2007, the Plan and Zoning Commission approved a motion to recommend conditional approval of the requested rezoning and PUD Concept Plan (see roll call and letter from the P&Z). Foods, Inc. (Dahl’s) has submitted a revised Concept Plan that incorporates changes based on the conditions recommended by the Commission. Below is a list of these changes:

- Increased the building setback from 34th Street by reconfiguring the loading dock area of the building;
- Reduced the height of the roof above the trash compactor, which is located at the eastern end of the loading dock and is one of the tallest points of the building due to grade;
- Reconfigured the eastern (loading dock area) parking lot to contain more spaces and to have vehicle and pedestrian access to the main parking lot;
- Moved the truck entrance further to the north as a result of reconfiguring the eastern parking lot;
- Reduced the width of the pedestrian walk from Ingersoll Avenue to the store. This allows an additional row of parking to be provided. This also removes the elaborate plantings previously proposed along the walk. Diamond shape planters with ornamental grass are now proposed along the walk;
- Removed the coffee shop space in the front building. This reduces parking demand but increases the visibility of the pumps;

- Increased the number of off-street parking spaces from 215 to 264 as a result of the above-mentioned changes. The demand for parking has also been reduced as the proposed coffee shop has been eliminated from development. Two hundred and sixty-four (264) stalls is 75% of the 352 parking spaces that the Zoning Ordinance would require if the development was in a standard “C” Commercial District;
- Added a retaining wall generally at the back of the sidewalk along the eastern half of the north property line and along the northern portion of the east property line. The retaining wall varies in height, but would be a maximum of 4 feet tall. This reduces the exposed portion of the building.

PREVIOUS COUNCIL ACTION(S):

Date: January 7, 2008

Roll Call Number: 08-036

Action: On request from Foods Inc. (Dahl’s) to rezone 3425 Ingersoll Avenue from “NPC” (Neighborhood Pedestrian Commercial) and “R1-60” (One-Family Low-Density Residential) to “PUD” (Planned Unit Development), (1-28-08). Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): Plan and Zoning Commission

Date: December 20, 2007

Roll Call Number: N/A

Action: Recommended approval of the rezoning subject to conditions by a vote of 9-1-1.

Date: August 2, 2007

Roll Call Number: N/A

Action: Continued the item indefinitely by a vote of 10-0.

Date: May 3, 2007

Roll Call Number: N/A

Action: Continued the item indefinitely by a vote of 12-0-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Hold second consideration of the proposed ordinance on February 11, 2008.