

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 25, 2012
	Agenda Item No. 53 Roll Call No. <u>12-1034</u> Communication No. <u>12-326</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Public hearing regarding request to rezone property in the vicinity of 1540 Scott Avenue from “M-2” Heavy Industrial District to “PUD” Planned Unit Development and the “City of Des Moines Municipal Services Center PUD Conceptual Plan” to allow the initial phase of development of a municipal services campus with approximately 85,000-square foot facility for offices, shops, and storage; and a 50,000-square foot outdoor storage yard for combined functions of the Parks and Recreation, Public Works, and Engineering Departments of the City.

SYNOPSIS:

On May 17, 2012, the Plan & Zoning Commission voted 11-0, to recommend approval of a rezoning to “PUD” Planned Unit Development and approval of a “PUD” Conceptual Plan for the City’s Municipal Services Center in the vicinity of 1540 Scott Avenue. Following the Plan & Zoning Commission’s public hearing, a revised “PUD” Conceptual Plan has been submitted for consideration by City Council. The two differences between the Conceptual Plan reviewed by the Plan & Zoning Commission and the Conceptual Plan reviewed City Council are as follows:

1. Provision of a note to state that Small Wind Energy Conservation Systems shall be permitted in accordance with City Code Section 134-1280. No systems are currently proposed or shown on the Concept Plan.
2. The minimum required setback for structures would be 25 feet except for the northwest corner of the proposed building, which would have setback of zero (0) feet from the property line adjoining the Southeast Connector right-of-way. The reduced setback is necessary to accommodate a shift in the building and site improvements that minimizes impacts on the adjoining Burlington Northern Santa Fe railroad line. The impact of the reduced setback for the northwest corner of the building would be minimal since there will be approximately 70 feet of right-of-way between the travelled path of the Southeast Connector and the property line.

Staff recommends approval of the PUD Zoning and revised PUD Conceptual Plan.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION: NONE

PREVIOUS COUNCIL ACTION(S):

Date: June 11, 2012

Roll Call Number: [12-0886](#)

Action: On request to rezone 1540 Scott Avenue from “M-2” (Heavy Industrial) to “PUD” (Planned Unit Development) and approve the “City of Des Moines Municipal Services Center PUD Conceptual Plan” to allow the initial phase of development of a municipal services campus with approximately 85,000-square foot facility for offices, shops, and storage; and a 50,000-square foot outdoor storage yard for combined functions of the Parks and Recreation, Public Works, and Engineering Departments of the City, (6-25-12). Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 19, 2011

Roll Call Number: [11-2153](#)

Action: Municipal Services Center Master Plan and authorizing the City Manager to proceed with an RFP for design and construction services for Phase 1 of the project and directing staff to prepare the PUD Conceptual Plan and initiate the rezoning. (Council Communication No. 11-770) Moved by Meyer to adopt. Motion Carried 7-0.

Date: August 8, 2011

Roll Call Number: [11-1390](#)

Action: On intent to acquire property for Municipal Services and authorize acquisition of necessary property interests from affected property owners for the Municipal Service Center – Phase 1. ([Council Communication No. 11-527](#)). Moved by Meyer to adopt. Motion Carried 7-0.

Date: July 25, 2011

Roll Call Number: [11-1324](#)

Action: Setting date of hearing on intent to acquire property for Municipal Services and authorize acquisition of necessary property interest from affected property owners for the Municipal Services Center – Phase 1, (8-8-11). ([Council Communication No. 11-506](#)). Moved by Moore to adopt. Motion Carried 7-0.

Date: July 25, 2011

Roll Call Number: [11-1323](#)

Action: Resolution approving components of the Executive Summary of the Draft Municipal Services Center Master Plan, and directing the City Manager to proceed with specific actions to advance the Municipal Services Center Project. Moved by Moore to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan & Zoning Commission

Date: May 17, 2012

Resolution Number: ZON2012-00063

Action: Recommended approval of a rezoning to “PUD” Planned Unit Development and approval of a “PUD” Conceptual Plan for the City’s Municipal Services Center in the vicinity of 1540 Scott Avenue by a vote of 11-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Rezoning and concept plan amendments for the addition of future phases and approval of individual construction contracts.

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