 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: October 20, 2014
	Agenda Item No. 10 Roll Call No. <u>14-1619</u> Communication No. <u>14-500</u> Submitted by: Pamela S. Cooksey, P.E., Interim City Engineer

AGENDA HEADING:

Acceptance of real estate documents from QuikTrip Corporation for voluntary acquisition of a portion of the properties at 2401 Easton Boulevard and 2426 Hubbell Avenue for East 24th Street widening and sidewalk improvements.

SYNOPSIS:

Recommend Council acceptance of real estate documents for voluntary acquisition of a portion of the properties at 2401 Easton Boulevard and 2426 Hubbell Avenue. This action is required to authorize the purchase of this property from QuikTrip Corporation, Matt Brooks, Real Estate Project Manager, 5725 Foxridge Drive, Mission, Kansas, 66202, for \$15,000, plus closing costs. This is a voluntary acquisition, and in exchange QuikTrip will construct the East 24th Street widening and sidewalk improvements as defined on their approved site plan for the adjacent property.

FISCAL IMPACT:

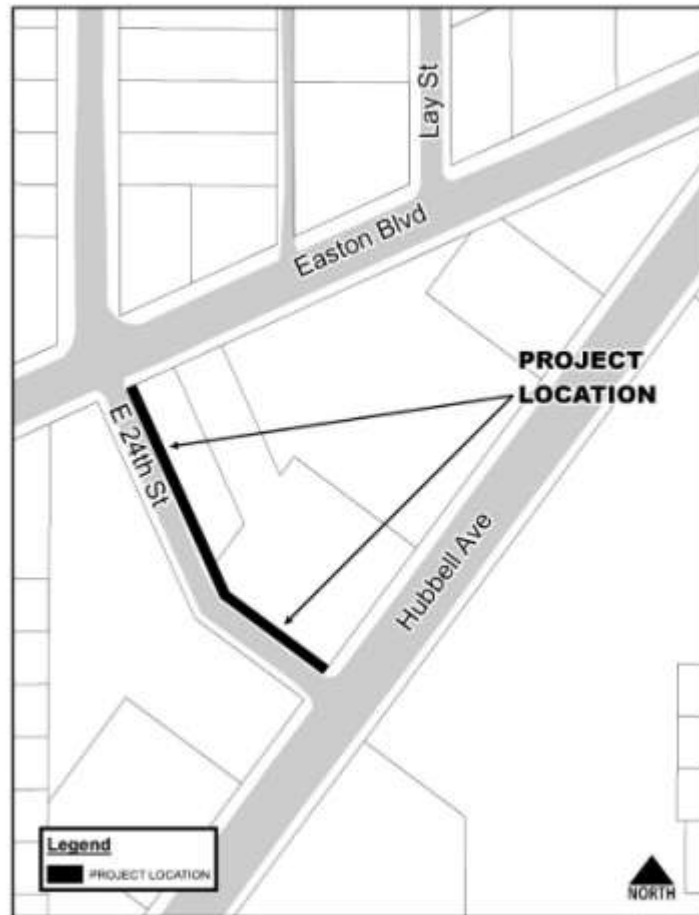
Amount: \$15,000 plus closing costs

Funding Source: 2014-15 CIP, Page Street Improvements – 25, Residential Paving Program, ST013

ADDITIONAL INFORMATION:

QuikTrip recently purchased the properties at 2401 Easton Boulevard and 2426 Hubbell Avenue for redevelopment of their gas station and convenience store at 2428 Hubbell Avenue. They have offered to sell a strip of land along the west edge of the properties to the City, in exchange for QuikTrip constructing the East 24th Street widening and sidewalk improvements as defined on their approved site plan for the adjacent property.

The property being conveyed to the City consists of approximately 0.08 acre, and QuikTrip has agreed to sell it to the City for \$15,000, which price represents a substantial discount for the property as estimated by the City’s Real Estate Division. QuikTrip voluntarily agreed to the discounted purchase price in order to accommodate the City’s request for the above improvements. Relocation assistance is not required for this acquisition.

**PREVIOUS COUNCIL ACTION(S):**

Date: October 6, 2014

Roll Call Number: [14-1590](#), [14-1591](#), and [14-1592](#)

Action: On request from QuikTrip Corporation to rezone 2426 and 2428 Hubbell Avenue and 2401 Easton Boulevard from “C-1” (Neighborhood Retail Commercial), Ltd. “M-1” (Light Industrial) and “M-1” (Light Industrial) to Ltd. “C-2” (General Retail and Highway-Oriented Commercial). Moved by Mahaffey to adopt. Motion Carried 7-0.

- (A) First consideration of ordinance above. Moved by Mahaffey that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (B) Final consideration of ordinance above (waiver requested by the applicant), requires six votes. Moved by Mahaffey that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15.319](#). Motion Carried 7-0.

Date: September 22, 2014

Roll Call Number: [14-1465](#)

Action: [On](#) request from QuikTrip Corporation to rezone 2426 and 2428 Hubbell Avenue and 2401 Easton Boulevard from “C-1” (Neighborhood Retail Commercial), Ltd. “M-1” (Light Industrial) and “M-1” (Light Industrial) to Ltd. “C-2” (General Retail and Highway-Oriented Commercial), (10-6-14). Moved by Coleman to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: City Plan and Zoning Commission

Date: September 4, 2014

Resolution Number: 10-2015-7.08

Action: Request from QuikTrip Corporation (owner) represented by Matt Brooks (officer) for the following actions on property located at 2428 and 2426 Hubbell Avenue and 2401 Easton Boulevard:

- (A) Determination as to whether the proposed rezoning is in conformance with the existing Des Moines’ 2020 Community Character Plan.
- (B) Rezone property from “C-1” Neighborhood Retail Commercial District, Limited “M-1” Light Industrial District and “M-1” Light Industrial District to “C-2” General Retail and Highway Oriented Commercial District. (ZON2014-00131).
- (C) Review and approval of a Site Plan “QuikTrip No. 0541R” under design guidelines for gas stations/convenience stores, to allow redevelopment and expansion of the existing site with construction of a 5,858-square foot convenience store and a pump island canopy with 12 fuelling locations. (10-2015-7.08).

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to cityclerk@dmgov.org.