

Date January 26, 2009

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 15, 2009, its members voted 7-3 in support of a motion to recommend **DENIAL** of a request from Ronald Brenizer Jr. (contract owner) to find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan and to rezone property located at 4506 Southwest 9th Street, from "C-1A" Neighborhood Commercial Reuse District to Limited "C-2" General Retail and Highway Oriented Commercial District, to allow a construction contractors business limited to use of the building for offices and for parking over-the-road vehicles related to the business.

The subject property is more specifically described as follows:

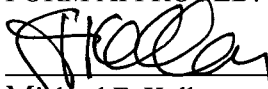
S 165 F E 125 F LT 20 & TRI PC LT C E & ADJ AMEND PLACE, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on February 9, 2009, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. 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.

MOVED by _____ to adopt.

FORM APPROVED:



 Michael F. Kelley
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, 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.

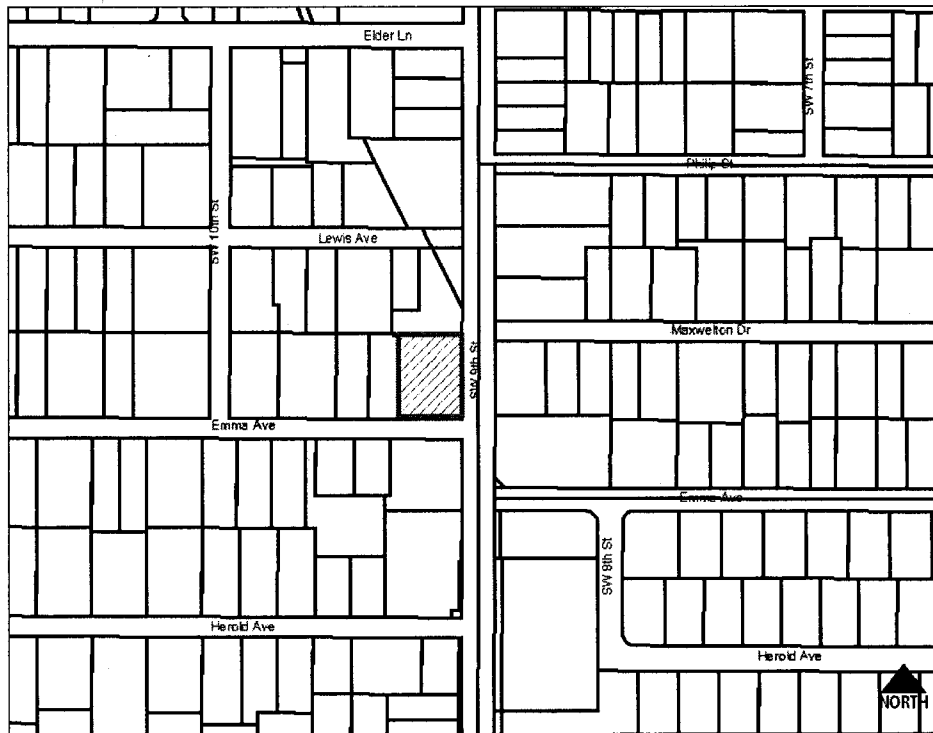
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

Request from Ronald Brenizer Jr. (contract owner) to rezone property located at 4506 Southwest 9 th Street from "C-1A" Neighborhood Commercial Reuse District to Limited "C-2" General Retail and Highway Oriented Commercial District, to allow a construction contractors business limited to use of the building for offices and the site for parking of over-the-road vehicles related to the business.				File #	
				ZON2008-00179	
Description of Action	Rezone property located at 4506 Southwest 9 th Street from "C-1A" Neighborhood Commercial Reuse District to Limited "C-2" General Retail and Highway Oriented Commercial District, to allow a construction contractors business limited to use of the building for offices and the site for parking of over-the-road vehicles related to the business.				
2020 Community Character Plan	Commercial: Auto-Oriented Small-Scale Strip Development				
Horizon 2025 Transportation Plan	SW 9 th Street from Raccoon River to Army Post Road to widen from 4 lanes undivided to 5 lanes undivided				
Current Zoning District	"C-1A" Neighborhood Commercial Reuse District				
Proposed Zoning District	Limited "C-2" General Retail and Highway Oriented Commercial District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	1	4		>20%	
Outside Area				>20%	
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes	X
	Denial	7-3		No	

Ronald Brenizer - 4506 SW 9th Street

ZON2008-00179



Date _____

Agenda Item 29

Roll Call # _____

January 16, 2009

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held January 15, 2009, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 7-3 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus		X		
JoAnne Corigliano	X			
Shirley Daniels				X
Jacqueline Easley				X
Dann Flaherty	X			
Bruce Heilman	X			
Ted Irvine		X		
Jeffrey Johannsen				X
Greg Jones	X			
Frances Koontz				X
Jim Martin	X			
Brian Millard	X			
Mike Simonson		X		
Kent Sovern	X			

APPROVAL of a request from Ronald Brenizer Jr. (contract owner) to find the proposed rezoning **not** in conformance with the Des Moines' 2020 Community Character Plan's future land use designation of Commercial: Auto-Oriented, Small-Scale Strip Commercial.

By separate motion Commissioners recommended 7-3 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus		X		
JoAnne Corigliano	X			
Shirley Daniels				X
Jacqueline Easley				X
Dann Flaherty	X			
Bruce Heilman	X			
Ted Irvine		X		
Jeffrey Johannsen				X
Greg Jones	X			
Frances Koontz				X
Jim Martin	X			
Brian Millard	X			
Mike Simonson		X		
Kent Sovern	X			



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

DENIAL to rezone property located at 4506 Southwest 9th Street, from “C-1A” Neighborhood Commercial Reuse District to Limited “C-2” General Retail and Highway Oriented Commercial District, to allow a construction contractors business limited to use of the building for offices and the site for parking of over-the-road vehicles related to the business. (ZON2008-00179)

Written Responses

- 1 In Favor
- 4 In Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning with the recommended conditions be found in conformance with the Des Moines’ 2020 Community Character Plan’s future land use designation of Commercial: Auto-Oriented, Small-Scale Strip Commercial.

Part B) Staff recommends approval of the requested rezoning subject to the owner of the property agreeing to the following conditions:

1. Prohibiting the use of the property adult entertainment business, automobile establishments for display, hire, rental, or sales; financial institutions whereby a majority of loans are made based on collateral of future payroll or vehicle titles; off-premises advertising signs; outdoor storage, package goods stores for the sale of alcoholic beverages; pawn brokerages; and taverns and nightclubs.
2. The site, including landscaping standards and paving of all off-street parking, shall be brought into conformance with an approved Site Plan to the extent it does not eliminate minimum required parking and maneuvering.
3. Any outdoor trash receptacles shall be enclosed and gated with an enclosure built of block, stone, masonry or other material compatible with the primary building, and with 100% opaque metal gates.
4. No materials or equipment shall be stored outside of a building.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is seeking to continue use of the property for a building contractor business office with the outside parking of over-the-road vehicles. This is currently in violation of the approved “C-1A” re-use plan that allows for the only use above “C-1” permitted uses to be auto glass repair business. The “C-2” District zoning is required to allow a contractor business.
2. **Size of Site:** 20,556 square feet (0.47 acres).
3. **Existing Zoning (site):** “C-1A” Neighborhood Commercial Reuse District.
4. **Existing Land Use (site):** “Brothers Gutter” contractor business office with outside storage of trailers, equipment, and vehicles involved in the business. The building was originally developed for a full-service gas station.
5. **Adjacent Land Use and Zoning:**

North – “C-1”, Use is vehicle display lot.

South – “C-1”, Use is office building.

East – “C-1”, Uses are a pizza delivery restaurant; and a commercial center with an insurance office, pharmacy, and medical clinic.

West – “R1-60”, Use is a two-family dwelling.

- 6. **General Neighborhood/Area Land Uses:** The subject property is located along the Southwest 9th Street Commercial Corridor on the northwest corner of the intersection with Emma Avenue.
- 7. **Applicable Recognized Neighborhood(s):** Watrous South Neighborhood.
- 8. **Relevant Zoning History:** The City Council rezoned the property from “C-1” to “C-1A” on February 3, 1997. This included the approval of a reuse plan that restricted the use of the property to “C-1” permitted uses and auto glass repair use only.
- 9. **2020 Community Character Land Use Plan Designation:** Commercial: Auto-Oriented, Small-Scale Strip Commercial.
- 10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, prior to the City Council Hearing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. **Landscaping & Buffering:** The site is developed based on the original site development of a gas station. The “C-1A” reuse plan required a 6-foot tall opaque fence along the west property line to protect adjoining residential property. The property has limited open space with no landscape perimeter along Southwest 9th Street and a narrow landscape perimeter west of the south drive entrance along Emma Avenue. The site is mostly built or paved, with a rock or gravel surface generally west and south of the building.

Staff believes that the owner of the property should agree, as a condition of any rezoning, to comply with the current landscaping requirements as part of Site Plan to the extent that it does not remove the ability to meet minimum off-street parking requirements. This would involve removing paving along the Southwest 9th Street perimeter, adding plant material to meet open space and perimeter landscaping minimums, and providing a trash enclosure for any outdoor receptacles amongst other requirements. Any enclosure should be built of block, stone, masonry or other material compatible with the primary building, and with 100% opaque metal gates.

- 2. **Access or Parking:** There is access to the site from two drive entrances off Southwest 9th Street and one drive entrance off Emma Avenue. The applicant plans to keep over-the-road vehicles related to the business parked on-site in addition to customer and employee parking.

The property has been recently cited by zoning enforcement inspectors regarding outdoor storage of equipment and materials related to the contractor business. The applicant has agreed to cease this activity and store those items in a legal location. The Zoning Ordinance requires that all vehicles be parked on a paved surface. Staff believes that the owner of the property should agree to comply with Site Plan regulations as a condition of the rezoning to

include paving of all parking areas and removal of non-paved gravel surfaces that won't be paved for parking.

3. **2020 Community Character Plan:** Staff believes that the scale of the developed site is within the neighborhood scale intended by the Commercial: Auto-Oriented, Small-Scale Strip Commercial designation.

Staff believes that the adjoining surrounding residential neighborhood would be served by prohibiting several uses that would present a negative impact to include: adult entertainment business, automobile establishments for display, hire, rental, or sales; financial institutions whereby a majority of loans are made based on collateral of future payroll or vehicle titles; off-premises advertising signs; outdoor storage, package goods stores for the sale of alcoholic beverages; pawn brokerages; and taverns and nightclubs.

SUMMARY OF DISCUSSION

Erik Lundy presented the staff report and recommendation.

Jacqueline Easley left @7:10 p.m.

Brian Millard asked about the canopy out front and whether staff is going to require them remove it.

Erik Lundy stated that he would check into whether there were legal non-conforming rights.

Brian Millard asked what the City ordinance is of the outdoor storage of tires and has any voluntary abatement by the owner occurred at all since July.

Erik Lundy stated that according to discussion with the applicant, they have been working to comply but he is not sure if they are a 100% in compliance.

Brian Millard asked would it be appropriate for the Commission, if the request is approved, to set a date where they would have to finish the improvements by.

Erik Lundy stated that they would be under initial enforcement if they did not proceed with working towards the site plan.

Larry Hulse affirmed a date could be given as to the time the project should be in conformance.

Erik Lundy addressed the tire question. If they are displayed for sale they have to be kept out of the front yard setback but can be put outdoors. If they are storage for waste material they are not to be outdoors which is a constant enforcement issue city-wide.

JoAnne Corigliano stated that there is no reason for tires to be there in the first place. Since that business has been there, they have made a mess out of it and she cannot support the request.

Bruce Heilman asked for clarification under the requested action part B. Are over the road vehicles considered equipment?

Erik Lundy stated the sweeper, the trailer that is not hooked up to something is equipment, but the vehicles are not equipment.

Dann Flaherty asked if this project is in conformance today.

Erik Lundy stated that this project is not in conformance without this rezoning.

Dann Flaherty then asked if it was rezoned would they be in conformance with the new zoning.

Erik Lundy stated he needed to look at the canopy issue and they would also have to develop in conformance with a site plan. They would need to do the types of things we would expect under a site plan.

Dann Flaherty asked if they would need that under a "C-1" use.

Erik Lundy stated with the change of use staff would ask for the site plan requirement. These recommended conditions under the rezoning are reinforcing things that we would impose if it was just a change of use that didn't require rezoning.

Nate Barber, 2829 Forest Drive, attorney and friend of the Brenizer family. Stated that Mr. Brenizer was not aware of the particular zoning this property had when they purchased it on contract. They understood that they would be able to operate their Gutter Plus and maid service business. Since the pictures of the property in July they have made an effort to clean up the property, but have not spent a lot of money on the site, they are waiting to see what the Commission decides.

Dan Flaherty asked if he had any current photographs of the property.

Nate Barber stated that he did not have any current photographs with him. He stated that the applicant is acceptant to the conditions staff has recommended. He also wanted to point out that this is a family business that is employing a lot of people. His clients understand that they need to do certain things and have intent on complying with the conditions that the staff recommends.

Brian Millard asked if there were any environmental issues ongoing in this site.

Nate Barber stated that he did not think there were any environmental issues ongoing at this site, that it is a clean site.

Brian Millard asked should staff make a determination that the canopy grandfathering has ended, or the use is not proper, and it needs to come down, will the applicant comply.

Nate Barber stated that he thinks to remove the canopy would be cost prohibitive, and he is not sure if his client will do it. If the property is not in compliance, something will have to be done or they won't continue to operate at this location.

Joanne Corigliano asked if he needs to have all of that stuff that he uses for his business directly on premises.

Nate Barber stated that the applicant has other property outside of the City where trailers and other equipment can be moved.

JoAnne Corigliano asked if the applicant was purchasing or leasing.

Nate Barber stated that they are buying it on contract.

JoAnne Corigliano asked if the huge mound of dirt stored on the premises was meant to be temporary.

Nate Barber stated that it was intended to be temporary, but now knows that it does not comply and will not continue.

Bruce Heilman asked how long had client been on the site prior to the photos taken in July.

Nate Barber stated they had operated at the property since 2001.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak in favor or in opposition of this item.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Brian Millard asked if there is an active CO on this site.

Erik Lundy stated that the last CO that is valid was for the Auto Glass Repair business.

COMMISSION ACTION

JoAnne Corigliano moved to find that the requested rezoning is not in conformance with the Des Moines 2020 Community Character Plan.

Bruce Heilman stated that he agrees with his motion because the applicant has been there for 6 or 7 years and has done nothing. Past performance is the best indicator of future behavior. I have nothing against small business and people offering employment, this just seems to be the wrong spot.


Brian Millard stated that he wants to make sure that staff follows-up with enforcement.

Motion passed 7-3 (Ted Irvine, Leisha Barcus, and Mike Simonson opposed).

JoAnne Corigliano moved to deny the requested rezoning.

Motion passed 7-3 (Ted Irvine, Leisha Barcus, and Mike Simonson opposed).

Respectfully submitted,



Bert Drost, AICP
Senior Planner

BAD:clw

Attachment

Item ZON2008-00179 Date 11-12-08

I (am) (am not) in favor of the request.

RECEIVED

NOV 14 2008

Print Name John Reed
Signature Randal Seward
Address 4401 SW 9th St

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

We are leasing merchants as it is
we dont need the area trashed out
to drive away more business they
should be in an industrial area

Item ZON2008-00179 Date _____

I (am) (am not) in favor of the request.

RECEIVED

NOV 14 2008

Print Name SAM A. SALUKI
Signature Sam a. Saluki
Address 918. 920 SW EMMA AVE

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

this property has NOT complied with
zoning laws for years. They belong in
A LIGHT INDUSTRIAL AREA. A BUB
NEGATIVE TO THE B-1 STREET OF EMMA
THAT IS A... 11-12-08

Item ZON2008-00179

Date 11-13-08

(am) in favor of the request.

RECEIVED
(Circle One)

Print Name Michael Wojcik
Signature Michael Wojcik
Address 912 Lewis Avenue

NOV 18 2008

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

Good provides a level of security to the area. It is hoped the business maintains professional standards and a fine image.

Item ZON2008-00179

Date 11/10/08

(am) in favor of the request.

RECEIVED
(Circle One)

Print Name Norm Properties
Signature Norm Properties
Address 4214 SW 9th St

NOV 14 2008

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

THIS WILL NOT ENHANCE THE AREA. IT IS MY BELIEF THAT THE CURRENT ZONING STAY IN EFFECT.

I (am) in favor of the request.

Item ZON2008-00179

Date 11-18-08

Print Name Joseph L. Case
Partner, C+E Rentals

Signature Joseph L. Case

Address 4601 S.W. 9th

COMMUNITY DEVELOPMENT DEPARTMENT

NOV 20 2008

RECEIVED
(Circle One)

Reason for opposing or approving this request may be listed below:

Over The Road Vehicle Park World Severely Distract From The Business Located on S.W. 9th St. S.W. 9th is a main thoroughfare and should be limited to the current uses. I was born on the south side and lived here from 1933 through 1956 and maintained car property there for many years.