

Date September 14, 2009

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 3, 2009, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Casey's Marketing Company (purchaser), represented by Melani Sanora (officer), to rezone property located in the southern portion of 6120 Douglas Avenue from the "R1-60" One-Family Low Density Residential District to the "C-2" General Retail and Highway Oriented Commercial District, subject to the following conditions:

1. The following uses of land and structures shall be prohibited upon the property:
 - a. Adult entertainment business.
 - b. Vehicle display.
 - c. Off-premises advertising signs.
 - d. Package goods stores for sale of liquor.
 - e. Taverns/nightclubs.
 - f. Pawn shops.
 - g. Financial service centers that provide check cashing and loans secured by post dated checks or payroll guarantee as their primary activity.
 - h. Communication towers.

2. Any commercial building along with any associated gas canopy supports, and utility/trash enclosures shall be required to be constructed primarily of brick, masonry block or stone on all exterior walls.

The subject property is more specifically described as follows:

All Lot 87 and the North 19 feet of Lot 88, Clover Acres, an Official Plat, all now included in and forming a part of the City of Des Moines, in 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 September 28, 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.

(continued)

★ Roll Call Number

Agenda Item Number

23-I

Date September 14, 2009

-2-

MOVED by _____ to adopt.

FORM APPROVED:

Roger K Brown
Roger Brown
Assistant City Attorney

(ZON2009-00131)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VCLASSIS				
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

September 10, 2009

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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 September 3, 2009, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	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 Casey's Marketing Company (purchaser) represented by Melani Sanora (officer) to find the proposed rezoning not in conformance with the current Des Moines' 2020 Community Character Plan. (ZON2008-00131)

By separate motion Commissioners recommended 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	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

APPROVAL of the request to amend the Des Moines' 2020 Community Character Plan future land use designation from Low Density Residential to Commercial: Auto-Oriented Small-Scale Strip Development and to rezone property located in the southern portion of 6120 Douglas Avenue from "R1-60" One-Family Low Density Residential District to "C-2" General Retail and Highway Oriented Commercial District, to allow for gas/convenience store redevelopment of the property subject to the following conditions: (21-2009-4.04)

1. Prohibit use of the property for the following:
 - a. Adult entertainment business.
 - b. Vehicle display.
 - c. Off-premises advertising signs.
 - d. Package goods stores for sale of liquor.
 - e. Taverns/nightclubs.
 - f. Pawn shops.
 - g. Financial service centers that provide check cashing and loans secured by post dated checks or payroll guarantee as their primary activity.
 - h. Communication towers.
2. Any commercial building along with any associated gas canopy supports, and utility/trash enclosures shall be required to be constructed primarily of brick, masonry block or stone on all exterior walls

Written Responses

4 In Favor

2 In Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with the current Des Moines' 2020 Community Character Plan.

Part B) Staff recommends approval of the requested amendment to the Des Moines' 2020 Community Character Plan future land use designation from Low Density Residential to Commercial: Auto-Oriented Small-Scale Strip Development.

Part C) Staff recommends approval of the requested rezoning subject to the following conditions:

1. Prohibit use of the property for the following:
 - a. Adult entertainment business.
 - b. Vehicle display.
 - c. Off-premises advertising signs.
 - d. Package goods stores for sale of liquor.
 - e. Taverns/nightclubs.
 - f. Pawn shops.
 - g. Financial service centers that provide check cashing and loans secured by post dated checks or payroll guarantee as their primary activity.
2. Any commercial building along with any associated gas canopy supports, and utility/trash enclosures shall be required to be constructed primarily of brick, masonry block or stone on all exterior walls.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant proposes to rezone the property to allow for development of a gas station with convenience store. The submitted schematic design shows 16 fueling locations which would increase the minimum open space requirement from 20% to 23.6%, or 16,000 square feet, based on the site design guidelines for gas stations and convenience stores.
2. **Size of Site:** 21,865.5 square feet for the rezoning. The entire site proposed for development is 1.56 acres.
3. **Existing Zoning (site):** "R-3" Multiple Family Residential District and "GGP" Gambling Games Prohibition Overlay District.
4. **Existing Land Use (site):** Paved parking as part of the overall property which contains a vacant 9,179 square foot restaurant building.
5. **Adjacent Land Use and Zoning:**
 - North** – "C-2" and "C-4", Uses are vacant restaurant and Merle Hay Mall regional commercial center.
 - South** – "R1-60", Uses are single-family dwellings.
 - East** – "R-3", Uses are off-street parking for an office building and multiple-family residential apartment dwelling.
 - West** – "C-2" and "R1-60", Uses are dental offices and single-family dwellings.
6. **General Neighborhood/Area Land Uses:** The subject property is located on Douglas Avenue two blocks west of Merle Hay Road south of the Merle Hay Mall. This is all within the greater Merle Hay Road commercial corridor.
7. **Applicable Recognized Neighborhood(s):** Merle Hay Neighborhood Association.
8. **Relevant Zoning History:** N/A.
9. **2020 Community Character Land Use Plan Designation:** Low Density Residential.
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.

Any future development for a gas station convenience store will require Site Plan review by the Plan and Zoning Commission in conformance with Gas Station/Convenience Store design guidelines in Section 82-214.8 of the City Code.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Natural Site Features:** The subject property is a built site with a small amount of open space area. There are a few existing mature trees along the southern boundary of the property and the western boundary of the property.
- 2. Drainage/Grading:** The terrain slopes gradually downward from south to north with the site draining generally toward Douglas Avenue. There is an existing 30-inch public storm sewer running east to west across the northern part of the property outside of the rezoning area. Based on the submitted schematic design, this will be rerouted to avoid the proposed pump island canopy. Future development of the subject property will require a storm water management plan and a soil erosion protection and grading plan as part of the Site Plan review submittal. Iowa DNR will also require a Storm Water Pollution Protection Plan (SWPPP) because the overall site will be greater than an acre in size.
- 3. Landscaping & Buffering:** Development of the property will require site landscaping and buffering in accordance with the City's Landscaping Standards as applicable to "C-2" Districts. A minimum of 1,000 square feet of open space per fuelling station will be required of any gas station/convenience store with an absolute minimum of 20% for the overall site regardless of the number of fuelling stations. Bufferyards will be required along the residential properties to the south and west with perimeter lot landscaping required along Douglas Avenue and 61st Street.
- 4. Access/Parking:** Off-street parking will be required at one space per 400 square feet for the first 4,000 square feet of gross floor area for any retail store and then one space per 200 square feet for any gross floor area over that.

Traffic engineering staff indicates that any drive entrances will be required to be a minimum of 60 feet away from the intersection of 61st Street and Douglas Avenue.

- 5. 2020 Community Character Plan:** In order to find the requested rezoning in conformance with the comprehensive plan, the future land use designation must be amended from Low Density Residential to Small-Scale Strip Development. Because of the proximity to residential use in this instance, staff recommends that any rezoning be conditioned on prohibition of adult businesses, vehicle display, taverns/night clubs, off-premises advertising signs, and pawn shop or pay day loan operations.

The Merle Hay Neighborhood Plan adopted in October 2008 as an element of the Des Moines' 2020 Community Character Plan. The Plan indicates a goal to keep the Merle Hay commercial corridor a vibrant commercial destination. One of the implementation methods for this end is to ensure high quality commercial design and construction.

- 6. Urban Design:** Any convenience store developed on the subject property will be required to provide design elevations with any site plan for review. The Commission shall consider building design under the design guidelines as part of a formal site plan review process. The design guidelines for gas stations and convenience stores call for use of durable materials for all buildings and associated structures. In this instance, staff recommends that any store building, canopy supports, and utility/trash enclosures consist primarily of brick and masonry block material on all exterior walls as a condition of the zoning. This will ensure better design quality in an attempt to improve the Douglas Avenue corridor.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

JoAnne Corigliano questioned the scale of the proposed development, in particular the number of pumps.

Larry Hulse stated that the pumps are stacked against each other making the site visually compact in comparison to other proposed gas stations the Commission has seen. Further stated that staff is sensitive to the scale and scope of convenient stores and expressed staff's belief that the proposed development is appropriate for the Douglas Avenue and Merle Hay Road area. Indicated that the Commission will get a chance to look at how the site is laid out during the site plan review process.

Leisha Barcus asked if any response cards were received.

Jason Van Essen stated that response cards and a letter of support from the neighborhood association were received. Indicated that the comments received in opposition generally focused on the level of traffic and noise associated with commercial development.

Leisha Barcus asked if the store would be open 24-hours a day.

Jason Van Essen stated that he did not believe that any of Casey's stores were 24-hour but would leave it up to the applicant to verify.

Doug Beech, 729 NE Brookhaven, Ankeny, IA, legal counsel for Casey's General Stores, stated that the purpose of rezoning the rear portion of the property was to facilitate the development of a convenient store. Indicated that the store would be open 6 a.m. to 11 p.m. and not 24-hours.

Dann Flaherty asked if the applicant would consent to the prohibition of cell towers on the property as a condition of approval.

Doug Beech indicated that this was the first time he had heard of that concern and has not had time to review it but that he did not believe they would have any objections.

Greg Jones asked if they intend to close any other nearby stores if this one is constructed.

Doug Beech stated that he was not aware of any plans to close other Casey's in the area.

CHAIRPERSON OPENED THE PUBLIC HEARING

The following individuals spoke in support.

JoAnn Hanover, 1406 Merle Hay Road, stated that the existing building has been vacant for years and overrun with weeds. Showed pictures of the building illustrating her concerns. Stated that the building is deteriorating and is an eyesore. Indicated that the Merle Hay Neighborhood Association Board is in favor of the proposed development.

Jacqueline Easley asked if the whole neighborhood met or just the board to review the proposed rezoning.

JoAnn Hanover stated that the board met along with an additional 3 or 4 interested persons. Indicated that the full neighborhood membership only meets four times a year and that the next meeting is not until October.

Joseph Raymond 2425 Raymond Drive, general contractor acting on behalf of Douglas Dental, Dwight Rastettler, DDS who owns the adjoining property at 6128 Douglas Avenue. Indicated that Dr. Rastettler just spent a quarter of a million dollars on improvements. Made the following points on Dr. Rastettler's behalf.

- The subject property has been vacant for almost 10 years and has become run down and overgrown with weeds.
- The area is a terrible watershed to adjacent properties.
- Merle Hay Mall and several other businesses in the area have done nice renovations and updating. The area would benefit greatly from another well respected business such as Casey's.
- Casey's is not open 24 hours and therefore, will not generate noise and traffic at all hours of the night that would impact nearby residence.

There was no one in the audience to speak in opposition.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Jeffrey Johannsen asked if there would be lighting behind the store that would face the residents to the south and asked where deliveries would take place.

Doug Beech showed a picture of how the building mounted lighting would be downward directional and stated that some lighting is needed for safety and burglary type issues. Showed on a site sketch where delivery trucks would access the site and where their movements on the site would take place.

Leisha Barcus asked if they have multiple stock designs they select from for their stores.

Doug Beech stated that they are proposing to use their most recent design as represented in the drawings they have been showing.

Kent Sovern stated that he believes that the design they are showing meets the new convenient stores design guidelines.

COMMISSION ACTION

Kent Sovern moved Part A) that the requested rezoning be found not in conformance with the current Des Moines' 2020 Community Character Plan.

Motion passed 10-0

Kent Sovern moved Part B) to approve the requested amendment to the Des Moines' 2020 Community Character Plan future land use designation from Low Density Residential to Commercial: Auto-Oriented Small-Scale Strip Development; and Part C) to approve the requested rezoning subject to the following conditions:

1. Prohibit use of the property for the following:
 - a. Adult entertainment business.
 - b. Vehicle display.
 - c. Off-premises advertising signs.
 - d. Package goods stores for sale of liquor.
 - e. Taverns/nightclubs.
 - f. Pawn shops.

- g. Financial service centers that provide check cashing and loans secured by post dated checks or payroll guarantee as their primary activity.
 - h. Communication towers.
2. Any commercial building along with any associated gas canopy supports, and utility/trash enclosures shall be required to be constructed primarily of brick, masonry block or stone on all exterior walls.

Motion passed 10-0

Respectfully submitted,



Jason Van Essen, AICP
Senior Planner

JMV:clw

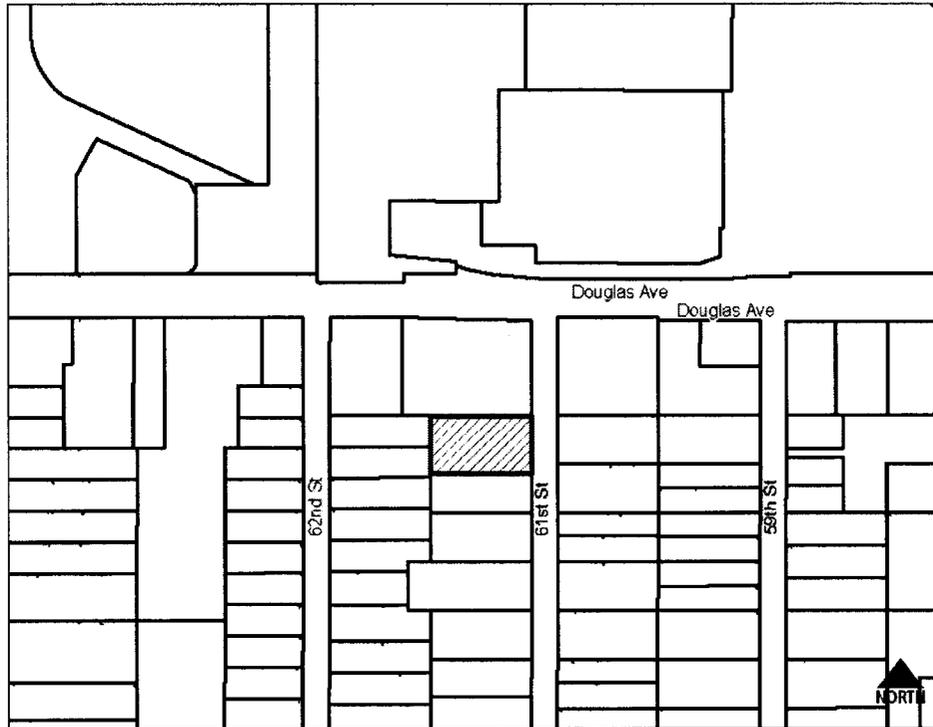
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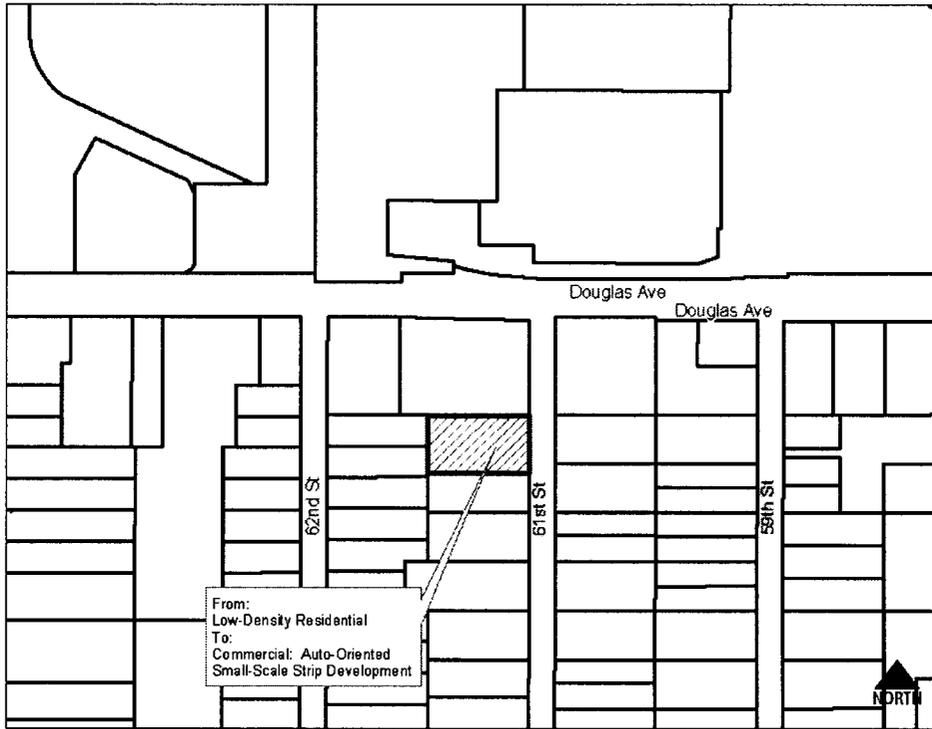
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Request from Casey's Marketing Company (purchaser) represented by Melani Sanora (officer) to rezone property located in the southern portion of 6120 Douglas Avenue. The subject property is owned by the Robert J. Conley, LC and Traviss Family Investments.				File # ZON2009-00131	
Description of Action	Rezone property from "R1-60" One-Family Low Density Residential District to "C-2" General Retail and Highway Oriented Commercial District, to allow for gas/convenience store redevelopment of the property.				
2020 Community Character Plan	Low-Density Residential				
Horizon 2025 Transportation Plan	No Planned Improvements				
Current Zoning District	"R1-60" One-Family Low Density Residential District				
Proposed Zoning District	"C-2" General Retail and Highway Oriented Commercial District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	4	2		<25%	
Outside Area					
Plan and Zoning Commission Action	Approval	10-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Casey's Marketing Company - 6120 Douglas Avenue

ZON2009-00131





23-11

Item 2009 00131

Date 8/27/09

(am not) in favor of the request.

RECEIVED

Print Name PATRICIA L. McMANUS

AUG 3 2009 Signature Patricia McManus

COMMUNITY DEVELOPMENT Address 3618-61st-8th Ave SO 310

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

I own the property directly south of the proposed
Covey Place. I have visited this property & feel
the light and traffic would be a hindrance
you venting it. I also would assume one
of the exterior would be from 61st & would be
at the meeting.

It would hurt the value of my property

Will increase noise level and disturb the peace

Will increase undesirable vehicle and foot traffic

Will draw criminal element into my yard.

back

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

I (am not) in favor of the request.

Print Name Daina Rudolph

Signature Daina Rudolph

Address 3612 61st Street

COMMUNITY DEVELOPMENT
AUG 31 2009
Case # 09-00131
TOP OUT

Item 2009 00131 Date 8/27/09

23-7

Item Analyzed 2009 00131 Date 8/25/09
FILES MOVING IN 3613 61ST ST

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

(Circle One)
RECEIVED

Print Name Andrea Chase

AUG 31 2009

Signature *Andrea Chase*

MUNITY DEVELOPMENT

Address 3613 61ST Street

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

I would love the convenience of having
a caseys close to my house. It will
certainly be much nicer than the non
down vacant building that is currently
here.

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

DM: JA
rising price
the offer for the
city for the
good site

Address 1050 W 11th Ave

MUNITY DEVELOPMENT

AUG 28 2009

Print Name Robert Conley
Signature *Robert Conley*

RECEIVED

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

Item 2009 00131 Date 8/25/09

23-I

Item 2009 00131 Date 8/29/09

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

(Circle one)
RECEIVED

SEP 04 2009

COMMUNITY DEVELOPMENT

Print Name Rasim Jastic

Signature *Rasim Jastic*

Address 3704 62nd St DSM IA 50322

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

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

Item 2009 00131 Date 8-26-09

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

RECEIVED
(Circle One)

AUG 28 2009

MUNITY DEVELOPMENT

Print Name Dwight Kautler

Signature [Handwritten Signature]

Address 6128 Douglas, DSM, 50222

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

See Attached letter

100% Support!!

23-I

Douglas Dental

6128 Douglas Avenue • Des Moines, IA 50322
515-270-6809

DWIGHT RASTETTER, DDS

JOEL WALSWORTH, DDS

RECEIVED

AUG 28 2009

COMMUNITY DEVELOPMENT

8/26/09

Attn: Steve Klinkefus

I am writing in regards to the proposed rezoning of the property located at 6120 Douglas Avenue to "C-2" by Casey's. I wish to voice my 100% support for such rezoning. My business, Douglas Dental, is located at 6128 Douglas, directly west of the vacant 6120.

The property 6120 has been vacant now for as long as I've been next door (9 yrs). It has become a real eye-sore. It would be nice to see the property cleaned up and taken over by a reputable business such as Casey's. The area around and including Merle Hay Mall has done a nice job of updating and renovating to improve the area, and this would be another step in the right direction.

It is my intention to attend the September 3rd meeting regarding this matter. Please feel free to contact me if there are any questions.



Dwight Rastetter, DDS



August 31, 2009

Mr. Dann Flaherty, Chair
 Mr. Kent Sovern, 2nd Vice-Chair
 Plan & Zoning Commission
 City of Des Moines
 400 Robert D. Ray Drive
 Des Moines, Iowa 50309

To: Members of the Plan & Zoning Commission
 Re: Casey's General Store
 6120 Douglas Ave.

The Merle Hay Neighborhood Association Board met with Voldemars (Wally) Pelds, of A. Leo Pelds Engineering Company, last week for a presentation of the plans for the property shown above.

The current unsightly, unkempt, deteriorating building has been vacant for several years. The new building will be brick, have a smaller canopy (in compliance with the city's new requirements), will have reasonable hours (6:00 a.m. to 11:00 p.m.), will have a large green space (90' x 193') at the rear of the building and they will buffer the adjoining lots to accommodate homeowners.

This is one of several projects within our neighborhood boundaries that are either in process or in the planning stages. This new development will be a benefit to our neighborhood as well as to the city and Des Moines.

We welcome the Casey's General Store to the area.

Sincerely,

Steve Berry
 President

Jo Ann Hanover, Chair
 Revitalization Planning Committee

- c: Rick Clark
- Tom Vlassis
- Larry Hulse ✓
- David Dunn
- Erik Lundy
- Wally Pelds

