

37A

Date July 23, 2012

WHEREAS, on August 7, 2000, by Roll Call No. 00-3381 the City Council adopted the Des Moines 2020 Community Character Land Use Plan; and

WHEREAS, the City Plan and Zoning Commission has advised in the attached letter that at a public hearing held June 21, 2012, the members voted 10-0 to recommend **APPROVAL** of a request Blank Park Zoo Foundation (lessee) represented by Mark Vukovich (officer), City of Des Moines (owner) to amend the Des Moines' 2020 Community Character Plan future land use designation from Park/Open Space to Public/Semi Public for property in the vicinity of 7401 Southwest 9th Street.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed amendment to the Des Moines 2020 Community Character Land Use Plan described above, is hereby approved/denied.

MOVED by _____ to adopt, and approve/deny the proposed amendment.

FORM APPROVED:


 Michael F. Kelley
 Assistant City Attorney

(21-2012-4.07)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

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.

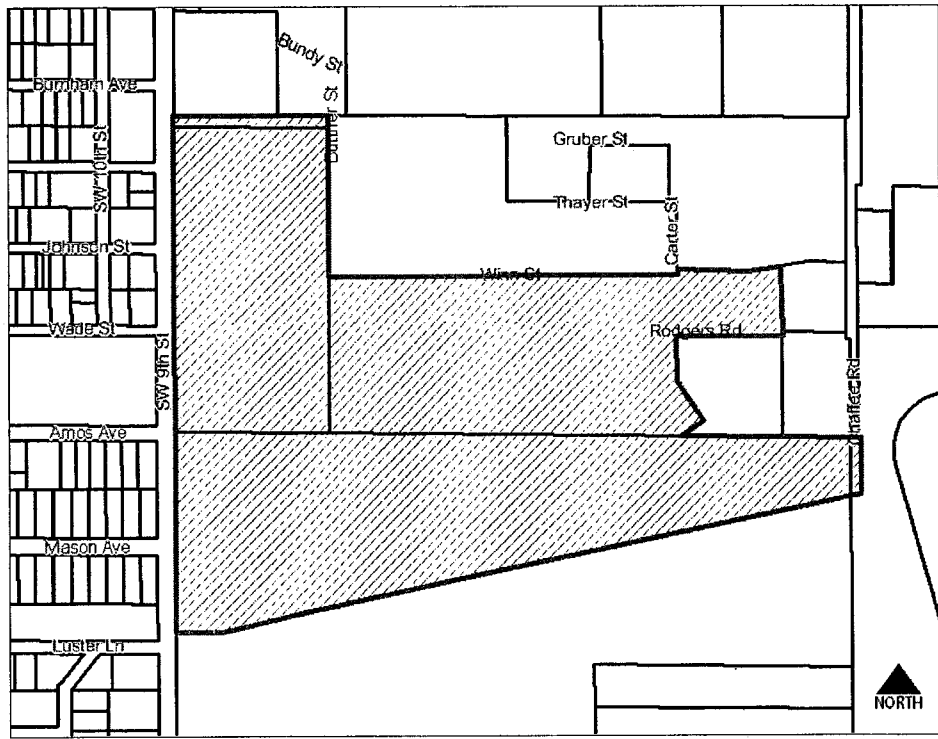
 Mayor

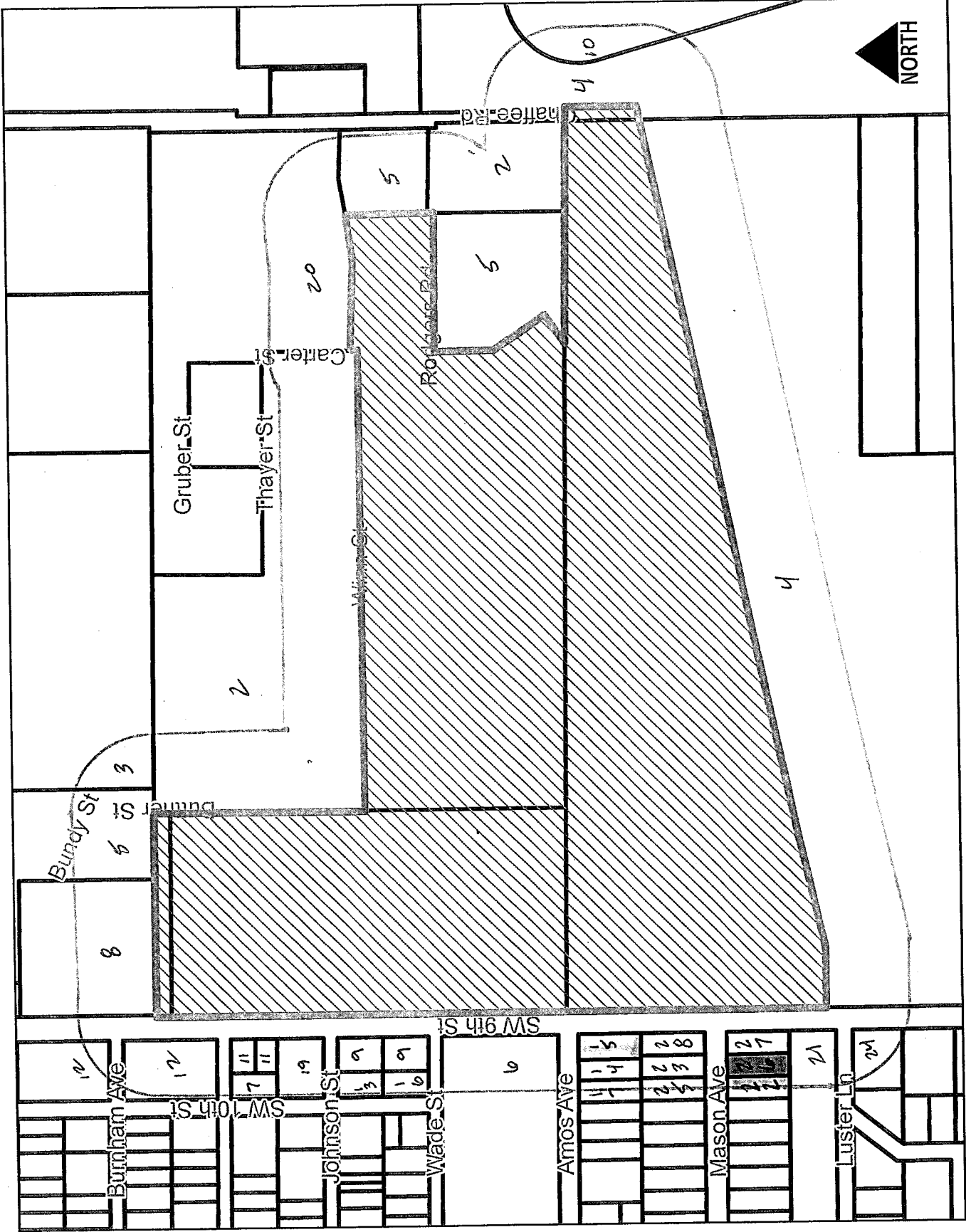
 City Clerk

37

Request from Blank Park Zoo Foundation (lessee) represented by Mark Vukovich (officer) to rezone property in the vicinity of 7401 Southwest 9 th Street. The subject property is owned by the City of Des Moines.				File # ZON2012-00090	
Description of Action	Review and approval to rezone from "A-1" Agricultural District and "R1-80" One-Family Residential District to "PUD" Planned Unit Development and approval of a PUD Conceptual Plan for "Blank Park Zoo" on a 66.75 acre site for development of expanded outdoor exhibits, reconfiguration of the primary off-street parking lot, and to allow for unimproved overflow off-street parking.				
2020 Community Character Plan	Park/Open Space				
Horizon 2035 Transportation Plan	No Planned Improvements				
Current Zoning District	"A-1" Agricultural District and "R1-80" One-Family Residential District				
Proposed Zoning District	"PUD" Planned Unit Development District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	3	1			
Outside Area					
Plan and Zoning Commission Action	Approval	10-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Blank Park Zoo Foundation Inc - 7401 SW 9th Street ZON2012-00090





Date JUL 23 2012

June 29, 2012

Agenda Item 37

Roll Call # _____

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 June 21, 2012, the following action was taken regarding a request from Blank Park Zoo Foundation (lessee) represented by Mark Vukovich (officer), City of Des Moines (owner) to rezone property in the vicinity of 7401 Southwest 9th Street:

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Ted Irvine				X
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson				X
CJ Stephens	X			
Vicki Stogdil	X			

APPROVAL of Part A) to find the proposed rezoning not in conformance with the current Des Moines' 2020 Community Character Plan future land use designation of Park/Open Space, as the future land use designation of Public/Semi Public is more appropriate; Part B) to amend the Des Moines' 2020 Community Character Plan future land use designation from Park/Open Space to Public/Semi Public; Part C) to approve the requested rezoning to "PUD" Planned Unit Development; and Part D) to approve the PUD Concept Plan, subject to the following: (ZON2012-00090 & 21-2012-4.07)

1. Provision of a note to state that any gravel-surfaced parking lot shall be sprayed annually with a dust control agent.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the proposed rezoning not in conformance with the current Des Moines' 2020 Community Character Plan future land use designation of Park/Open Space, as the future land use designation of Public/Semi Public is more appropriate.



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

Part B) Staff recommends that the Commission amend the Des Moines' 2020 Community Character Plan future land use designation from Park/Open Space to Public/Semi Public.

Part C) Staff recommends approval of the requested rezoning to "PUD" Planned Unit Development.

Part D) Staff recommends approval of the PUD Concept Plan, subject to the following:

1. Provision of a note to state that any gravel-surfaced parking lot shall be sprayed annually with a dust control agent.

Written Responses

3 In Favor

1 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed PUD would allow development of expanded outdoor zoo exhibits, reconfiguration of the primary off-street parking lot, and to allow for unimproved overflow off-street parking. By rezoning the site to "PUD", the zoo would not be required to return to the Zoning Board of Adjustment to amend their Conditional Use Permit each time they construct improvements at the zoo.
2. **Size of Site:** 66.75 acres.
3. **Existing Zoning (site):** "R1-80" One-Family Residential District and "A-1" Agricultural District.
4. **Existing Land Use (site):** The proposed PUD is currently comprised the Blank Park Zoo and a portion of the Blank Golf Course.
5. **Adjacent Land Use and Zoning:**
 - North** – "A-1", Uses include the Fort Des Moines Historical National Landmark and the Fort Des Moines Residential Correctional Facility.
 - South** – "R1-80", Use is the Blank Golf Course.
 - East** – "M-2", Use is a vehicle repair business.
 - West** – "R1-60", Uses include residential uses.
6. **General Neighborhood/Area Land Uses:** The subject property is located along Southwest 9th Street between Army Post Road and the Highway 5 bypass.
7. **Applicable Recognized Neighborhood(s):** NA.
8. **Relevant Zoning History:** On September 22, 2010, the Zoning Board of Adjustment granted a Special Permit to allow expansion of the Blank Park Zoo to include the Australian Trail Adventure exhibit that would include new space for animal species

native to Australia, the Gateway to Africa exhibit that would include new exhibit space for animal species native to Africa, and the Gibbons exhibit.

On April 27, 2011, the Zoning Board of Adjustment granted a Special Permit to allow development of two off-street parking lots that are not paved or marked to the required standards for a period of 18 months and a Special Permit to allow expansion of the Blank Park Zoo to include relocation of the main vehicular access from Southwest 9th Street, relocation of the existing monument sign, installation of an additional entry sign, expansion of off-street parking areas, relocation of the park shelter and playground, expansion of the area for animal exhibits, and an animal holding building. These approvals were subject to submittal of an application on the Zoo's behalf to rezone the zoo to "PUD" Planned Unit Development no later than May 3, 2012.

9. 2020 Community Character Land Use Plan Designation: Public/Semi Public and Park/Open Space.

10. Applicable Regulations: The Commission reviews all proposals to amend zoning boundaries or regulations 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 make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning Commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the Conceptual Plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. Access or Parking: The PUD Conceptual Plan demonstrates that the existing paved parking lot would be reconfigured to have 306 parking spaces for cars and 6 parking spaces for buses. The Conceptual Plan also demonstrates two smaller paved parking lots near the administration building.

The Conceptual Plan also includes three existing overflow parking lots along the north boundary. These include a 2.15-acre granular (crush limestone) surface lot with 284 spaces, a grass-surfaced lot with 96 spaces, and a grass-surfaced lot with 170 spaces. The Conceptual Plan states that these overflow parking lots are generally only used during special events, such as Night Eyes in October or July 4th celebrations, and that the overflow lots are not used for employee parking.

The overflow parking lots are within the area designated as the historic Fort Des Moines National Landmark. The State's Historical Preservation Office (SHPO) has submitted a letter in support of the zoo's continued use of the graveled parking lot for overflow parking. They are opposed to any improvements, such as concrete, asphalt,

or recycled asphalt, which would increase the visual presence or make the parking lot more permanent. SHPO would not oppose "grass-crete" pavers that allow grass to grow through or a dust control agent applied to the gravel to minimize dust.

In order to ensure that the parking lot does not create fugitive dust, staff recommends that a note be added to the Conceptual Plan to require any gravel-surfaced parking lot to be sprayed annually with a dust control agent. Staff consulted a local company to get a cost estimate for treating the 2.15-acre graveled parking lot. It would cost approximately \$1,575 per acre to treat the parking lot with calcium chloride, which computes to \$3,386 for the 2.15-acre lot. Only one application would be necessary during a summer with normal weather. A second application would be needed only during a really dry summer.

2. **2020 Community Character Plan:** The Blank Park Zoo use is most consistent with the Public/Semi Public land use designation in the Des Moines 2020 Community Character Plan. Therefore, a portion of the site needs to be amended from Park/Open Space to Public/Semi Public on the land use plan map.
3. **Drainage/Grading:** The PUD Conceptual Plan demonstrates existing and proposed stormwater detention basins scattered throughout the site. Engineering staff has reviewed the PUD Conceptual Plan and believes the conceptual locations for drainage and stormwater management are adequate. Approval of any future Development Plan will be subject to compliance with grading/silt control, stormwater management requirements, and Site Plan policies for drainage and grading.
4. **Landscaping & Buffering:** The PUD Conceptual Plan states that the site would be landscaped in accordance with the landscaping standards as applicable to the "C-2" District. The PUD Conceptual Plan demonstrates a mix of perimeter and interior plantings within the main parking lot, with provision of one landscape island per 20 off-street parking spaces within the off-street parking lot.
5. **Urban Design:** The proposed PUD Conceptual Plan states that architectural elements for buildings and signage shall be considered on a project by project basis. Given the unique nature of the zoo use, unique materials are allowed. Unique materials shall be those of a permanent nature and those consistent with the intended use of the proposed structures.
6. **Signage:** The zoo currently has a 20-foot tall sign along Southwest 9th Street with a digital reader board and a 37-foot tall decorative sign over the entrance to the parking lot. The PUD Conceptual Plan states that signage visible from public right-of-way shall include monument and entrance signs that may be illuminated and have heights up to 40 feet. Signage not visible from public right-of-way would be allowed without review.
7. **Additional Information:** The PUD Conceptual Plan states the following:
 - All outdoor storage would be screened by a minimum 6-foot tall screen.
 - Any transformer, junction box, air conditioner, or other such item over 3 feet in height shall not be located within a required front yard setback. All rooftop mechanical units shall be screened from street level.
 - Any trash container visible from the street shall be screened by an enclosure constructed of masonry walls and steel gates.

- Various fencing types would be utilized for security, animal containment, and other purposes. Allowed fence type include chain link, chain link with security top, wood, metal, vinyl, and electric.

SUMMARY OF DISCUSSION

CJ Stephens asked about the dust control for item #8.

Bert Drost stated that the applicant would use a calcium chloride spray once per year.

CJ Stephens asked what effect the chemical would have on ground water.

Mike Ludwig stated the spray would be under the purview of the City Engineer. It is routinely used for dust control on gravel roads.

Shirley Daniels moved Item #8 to the Consent Agenda. Motion carried 10-0.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition

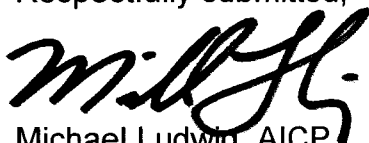
COMMISSION ACTION:

JoAnne Corigliano moved Part A) to find the proposed rezoning not in conformance with the current Des Moines' 2020 Community Character Plan future land use designation of Park/Open Space, as the future land use designation of Public/Semi Public is more appropriate; Part B) to amend the Des Moines' 2020 Community Character Plan future land use designation from Park/Open Space to Public/Semi Public; Part C) to approve the requested rezoning to "PUD" Planned Unit Development; and Part D) to approve the PUD Concept Plan, subject to the following:

1. Provision of a note to state that any gravel-surfaced parking lot shall be sprayed annually with a dust control agent.

Motion passed 10-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

Item ZON2012-00090

Date 6-16-12

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

RECEIVED
COMMUNITY DEVELOPMENT DEPARTMENT

JUN 19 2012

Print Name Danny Townsend

Signature [Handwritten Signature]

DEPARTMENT Address 900 Amos Ave. DM JA 50315

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

I approve of this request only for Zoo expansion and not for multiple family dwellings (Apts.) in this area.

Item ZON2012-00090

Date 6-13-12

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

RECEIVED
COMMUNITY DEVELOPMENT DEPARTMENT
JUN 13 2012

Print Name Mark Welborn

Signature [Handwritten Signature]

Address 920 Mason Des Moines 50315

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

I've heard rumors of Houses being torn down

Item ZON2012-00090

Date 4/18/2017

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

RECEIVED
COMMUNITY DEVELOPMENT
JUN 21 2012

Print Name MARK Vukovich

Signature [Handwritten Signature]

DEPARTMENT Address 7401 SW 9th

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

Item ZON2012-00090

Date 6-17-12

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

RECEIVED
COMMUNITY DEVELOPMENT
JUN 13 2012

Print Name David Oltroye

Signature [Handwritten Signature]

DEPARTMENT Address 930 Mason

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



SOMERSET NEIGHBORHOOD ASSOCIATION

President – Mel Pins – 210 E. Bundy Ave – Des Moines, Iowa 50315
Tel. 953-4289 email: melpins69@msn.com

June 21, 2012

Mr. Mark Vukovich
Chief Operating Officer
Blank Park Zoo
7401 SW 9th St.
Des Moines, Iowa 50315

RE: Rezoning Request – Blank Park Zoo – for Planned Unit Development (ZON2012-00090)

Dear Mark:

I am writing to provide a statement of support from the Somerset Neighborhood Association, in regard to your request to the City of Des Moines' Planning & Zoning Commission, for rezoning of Zoo property in the vicinity of 7401 SW 9th St. from A-1 and R1-80 Zoning Districts to a "PUD" Planned Unit Development.

The Somerset Neighborhood Association received a notice of this request and upcoming public hearing on this item, and after discussion by the members and residents within our Association boundaries, we wish to provide this formal statement of support for the rezoning and expansion plan as presented in your public outreach meeting on this rezoning request.

The proposed rezoning for these parcels is consistent with the expansion plans for the Blank Park Zoo, which have been developed in consultation with community groups, area neighborhoods (including Somerset), and with the approval of the Des Moines City Council.

This rezoning will not only support and enhance the character and viability of the Blank Park Zoo and its exhibits, but it will also reflect well the surrounding area, by adding to the aesthetics, quality, and character of this area of the south side of Des Moines.

We look forward to continuing to work with the Blank Park Zoo to help enhance the public's use and enjoyment of the zoo and the surrounding Fort Des Moines area.

Sincerely,

Mr. Mel Pins
President
Somerset Neighborhood Assoc.



Response card for ZON2012-00090

Mel Pins <melpins69@msn.com>

Thu, Jun 21, 2012 at 10:04 AM

To: Bert Drost <badrost@dmgov.org>, SuAnn Donovan <smdonovan@dmgov.org>, Erik LUndy <emlundy@dmgov.org>

In lieu of returning the response card to Mr. Klinkefus, I wish to submit this following statement, as the person and property owner listed below.

I am in favor of the request by the Blank Park Zoo to rezone A-1 and R 1-80 property in the vicinity of 7401 SW9th St. for rezoning to a PUD district.

Sincerely,

Mr. Mel Pins
210 E Bundy Ave.
Des Moines, IA 50315

IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

STATE
HISTORICAL
SOCIETY of
IOWA
JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
50319

T. (515) 281-5111
F. (515) 282-0502

CULTURALAFFAIRS.ORG

May 17, 2012

Eric Lundy,
Community Development Office
City of Des Moines,
602 Robert D. Ray Drive, Des Moines, 50309

RE: Fort Des Moines Provisional Army Officer Training School, a National Historic Landmark

Dear Mr. Lundy,

We have been requested by Mark Vukovich to write a letter explaining our concerns with the City of Des Moines's request to pave a parking area for the zoo. As you are aware, the parking area is located within the boundaries of the Fort Des Moines Provisional Army Officer Training School (aka Fort Des Moines No. 3), a National Historic Landmark designated on May 30, 1974. As a result, our office and the National Park Service review and comment on issues that might affect the visual impact on this national treasure.

We followed *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* in consultation with staff of the National Park Service to evaluate the proposed parking improvements on this site. Our concern is to maintain the existing historic integrity of the fort grounds as a cultural landscape and its existing historic buildings. Paving this area appears to have the potential to negatively impact the historic integrity of the grounds. While installation of pavement, lights and fencing would have a negative impact on the visual quality of the fort, and this work could also potentially have a harmful impact to the character-defining features to the cultural landscape. Paving, curbing, fencing, and lighting are intrusive, non-historic elements that would be introduced into this cultural landscape.

In addition, in our opinion and shared by staff with the National Park Service this area lies within and is adjacent to one of the most intact areas of the historic fort. This kind of improvement would compromise an area of the fort that retains historic integrity.

We recommend the temporary parking area be maintained and can be designated for parking, but not paved or improved. You may wish to consult the recently completed preservation survey conducted by Chip Overton's office.

We encourage the City of Des Moines not require paving this parking area.

Should you have any questions, please contact me at jack.porter@iowa.gov or at 515.242.6152.

Sincerely,

Jack C. Porter, Preservation Consultant

Cc. Mark Chavez, NPS
Rachel Franklin-Weekley, NPS
Mark Vukovich, DSM Zoo