


Date March 11, 2013

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 28, 2013, its members voted 11-0-1 in support of a motion to recommend **APPROVAL** of a request from Quik Trip Corporation (developer) represented by Michael Talcott (officer) for vacation of the east/west and north/south segments of alley south of University Avenue between 6th Avenue and 7th Street for property located at 614 University Avenue subject to the following:

1. Provision of necessary easements for the existing public storm and sanitary sewers within the alley in accordance with requirements of the Public Works Department.
2. Dedication of additional 4.5 feet of right-of-way along University Avenue west of the drive entrance and along 6th Avenue so that there is a minimum of 12 feet right-of-way from the street curb to the property line along that street side.

MOVED by _____ to receive and file and refer to the Engineering Department, Real Estate Division.

FORM APPROVED:


 Michael F. Kelley
 Assistant City Attorney

(11-2013-1.02)

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.

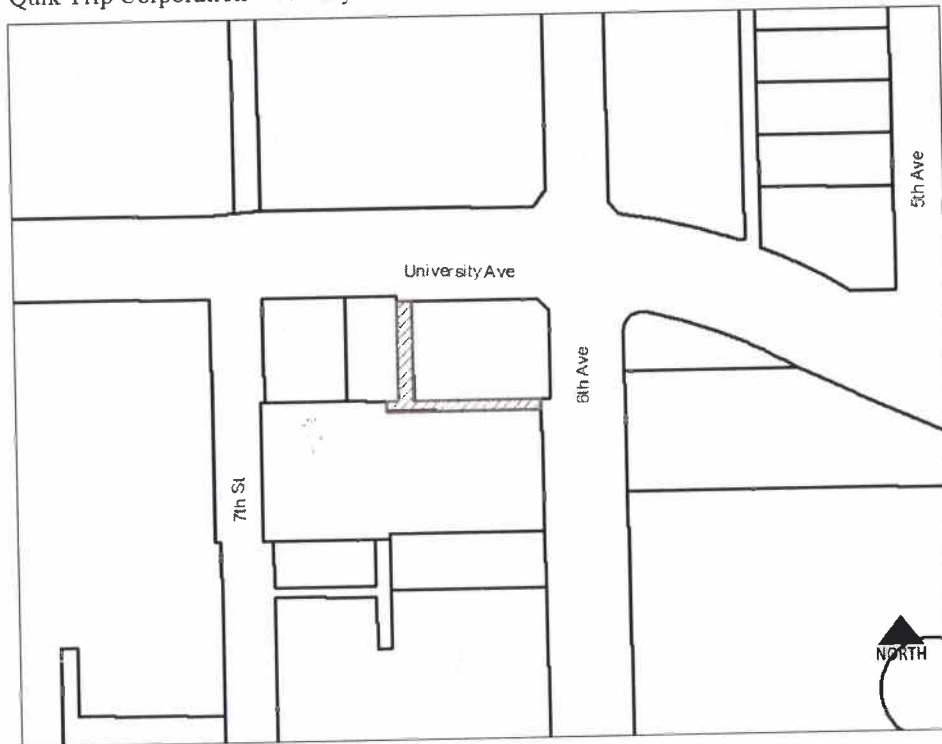
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor_____
City Clerk

15A

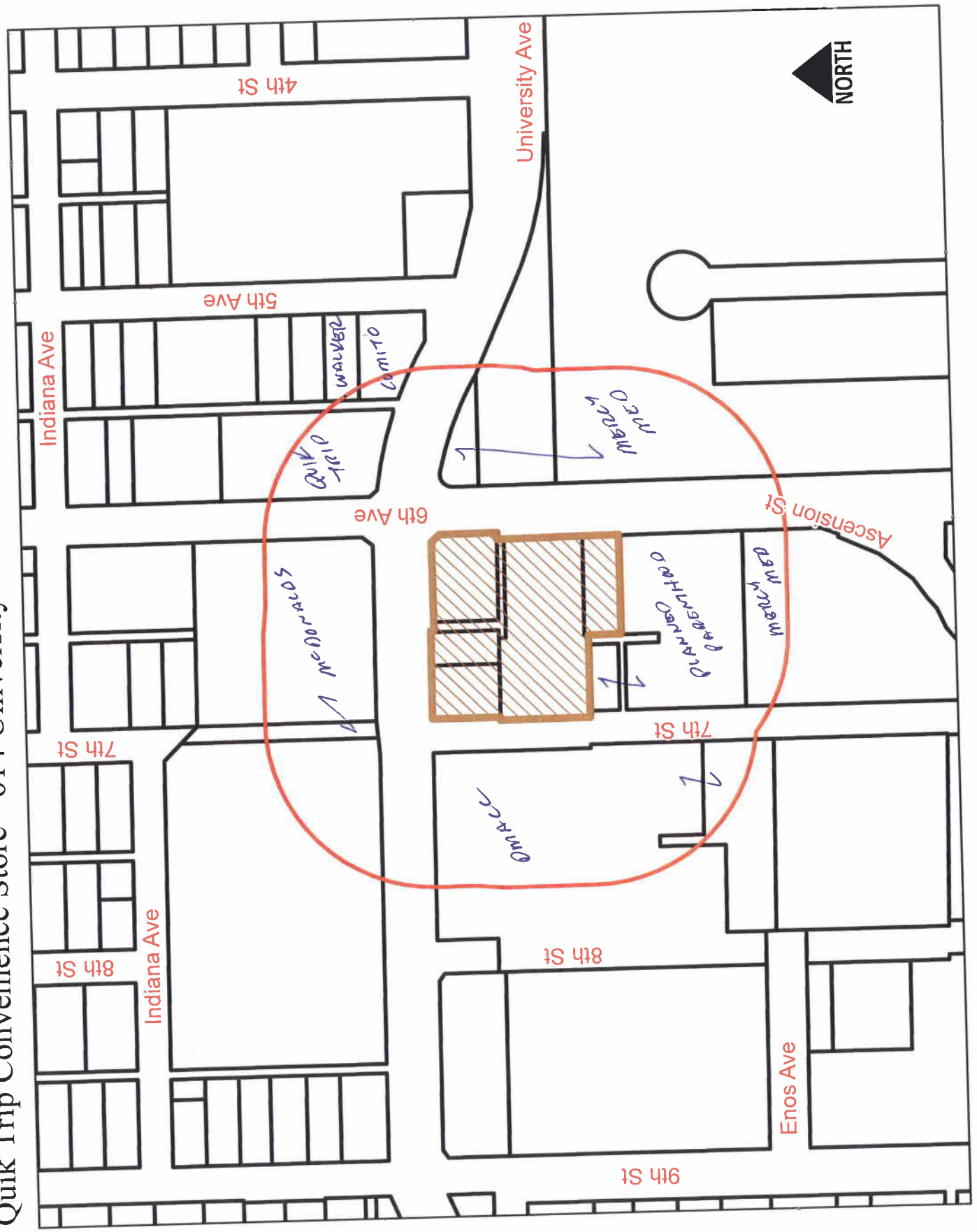
Request from Quik Trip Corporation (developer) represented by Michael Talcott (officer) for vacation of the east/west and north/south segments of alley south of University Avenue between 6 th Avenue and 7 th Street.					File #
					11-2013-1.02
Description of Action	Approval) for vacation of the east/west and north/south segments of alley south of University Avenue between 6 th Avenue and 7 th Street subject to conditions.				
2020 Community Character Plan	Commercial: Pedestrian-Oriented Commercial Corridor				
Horizon 2035 Transportation Plan	No Planned Improvements				
Current Zoning District	"C-2" General Retail and Highway Oriented Commercial 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					
Outside Area					
Plan and Zoning Commission Action	Approval	11-0-1	Required 6/7 Vote of the City Council	Yes	N/A
	Denial			No	

Quik Trip Corporation - Vicinity of 6th Ave and University Ave 11-2013-1.02



10-2013-7.64

Quik Trip Convenience Store - 614 University Ave



Date _____

Agenda Item 15A

Roll Call # _____

March 6, 2013

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 February 28, 2013, the following action was taken regarding a request from Quik Trip Corporation (developer) represented by Michael Talcott (officer) for the following items related to development of property located at 614 University Avenue. The subject property is owned by Mercy Hospital Medical Center.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles				X
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 Stogdill	X			
Greg Wattier				X

APPROVAL of Part A) the requested vacation subject to the following:
(11-2013-1.02)

1. Provision of necessary easements for the existing public storm and sanitary sewers within the alley in accordance with requirements of the Public Works Department.
2. Dedication of additional 4.5 feet of right-of-way along University Avenue west of the drive entrance and along 6th Avenue so that there is a minimum of 12 feet right-of-way from the street curb to the property line along that street side.

AND



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 Part B) the requested Site Plan subject to the following:

10-2013-7.64

1. Compliance with all administrative review comments by the Permit and Development Administrator. Except for allowing mesh material as presented on the trash enclosure gates.
2. Provision of a minimum 12,000 square feet of open space, requiring a waiver of the provision to provide 20%, subject to installing the 6th Avenue streetscape improvements at a future time when the design is determined.
3. Provision of identifiable pedestrian access routes from adjoining public sidewalks on University Avenue and 6th Avenue through the site to the primary entrances to the gas station/convenience store.
4. Provision of a note on the building elevations that states that the mechanical equipment screening mesh is a minimum of 75% opaque.
5. Demonstration that the canopies generally conform to the intent of a 18-foot maximum height design guideline with the understanding that there is a variation based on finished grade, but that no portion of any canopy shall be greater than 23 feet above grade.
6. Add a provision that all free standing signs be ground mounted or monument type signs.
7. Provision of perimeter lot setbacks to extent that they do not allow vehicles to encroach less than five (5) feet from any street property line but also maximized to the extent possible given the need to provide additional right-of-way on 6th Avenue.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends approval of the requested vacation of alley rights-of-way subject to the following:

1. Provision of necessary easements for the existing public storm and sanitary sewers within the alley in accordance with requirements of the Public Works Department.
2. Dedication of additional 4.5 feet of right-of-way along University Avenue west of the drive entrance and along 6th Avenue so that there is a minimum of 12 feet right-of-way from the street curb to the property line along that street side.

Part B) Staff recommends approval of the requested Site Plan subject to the following:

1. Compliance with all administrative review comments by the Permit and Development Administrator.

2. Provision of a minimum 12,000 square feet of open space, requiring a waiver of the provision to provide 20%, subject to installing the 6th Avenue streetscape improvements at a future time when the design is determined.
3. Provision of identifiable pedestrian access routes from adjoining public sidewalks on University Avenue and 6th Avenue through the site to the primary entrances to the gas station/convenience store.
4. Provision of a note on the building elevations that states that the mechanical equipment screening mesh is a minimum of 75% opaque.
5. Demonstration that the canopies generally conform to the intent of a 18-foot maximum height design guideline with the understanding that there is a variation based on finished grade, but that no portion of any canopy shall be greater than 23 feet above grade.
6. Add a provision that all free standing signs be ground mounted or monument type signs.
7. Provision of perimeter lot setbacks to extent that they do not allow vehicles to encroach less than five (5) feet from any street property line but also maximized to the extent possible given the need to provide additional right-of-way on 6th Avenue.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to construct a 5,858-square foot gas station/convenience store with 12 vehicle fueling locations.
2. **Size of Site:** 1.55 acres (67,625 square feet).
3. **Existing Zoning (site):** "C-2" General Retail and Highway-Oriented Commercial District and "GGP" Gambling Games Prohibition Overlay District.
4. **Existing Land Use (site):** Medical supply retail store, hospital grounds maintenance facility, and vacant land.

5. **Adjacent Land Use and Zoning:**

North – "PUD", Use is McDonald's drive-thru restaurant.

South – "C-2", Offices and clinic for Planned Parenthood of Greater Iowa.

East – "PUD", Use is Mercy Medical Center campus.

West – "C-2", Use is off-street parking lot for Des Moines Area Community College campus.

6. General Neighborhood/Area Land Uses: The subject property is located at a major commercial node southwest of the intersection of University Avenue and 6th Avenue.

7. Applicable Recognized Neighborhood(s): The subject property is located in the Cheatom Park Neighborhood and is within 250 feet of the River Bend Neighborhood. These neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on February 1, 2013. Additionally, separate notifications of the original February 7, 2013 hearing for this specific item were mailed on January 28, 2013 (10 days) prior to the hearing. A Final Agenda was mailed to the neighborhood associations on February 15, 2013. All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Cheatom Park Neighborhood Association notices were mailed to Don Curry, 1189 10th Street. The River Bend Neighborhood notices were mailed to Mike Hildebrand, 410 Franklin Avenue.

Representatives of the developer have met with the affected neighborhood associations in a series of meetings where the Site Plan was presented. On January 17, 2013 they met with the Cheatom Park Association and on January 14, 2013 with River Bend Association. They have also met with leadership of these organizations on separate occasions as well as with leadership of the 6th Avenue Corridor organization. All three of these entities have taken official action to indicate their support for the project.

8. Relevant Zoning History: N/A.

9. 2020 Community Character Land Use Plan Designation: Commercial: Auto-Oriented, Small-Scale Strip Development.

10. Applicable Regulations: Any Site Plan application which includes property used as a gas station or convenience store shall be approved by the Plan and Zoning Commission if the proposed Site Plan conforms with the design regulations in Section 82-213 and the following additional design guidelines in Section 82-214.08 of the City Code, unless the commission determines that the construction and use of the site will have a significant detrimental impact on the use and enjoyment of adjoining residential uses:

1. Site Design.

- A. The optimal layout of any individual site requires an in-depth understanding of local context and a thorough site analysis. The components of a gas station and convenience store to be considered in site design include, but are not limited to:
- (i) Primary structure/retail sales building/single or multiple tenant;
 - (ii) Pump island, canopy structure, and lighting;
 - (iii) Refuse, service and storage area;
 - (iii) Circulation systems and parking;
 - (iv) Service bays;
 - (v) Ancillary uses such as car washes, drive through uses, ATMs and telephones.

Staff has determined that there needs to be improved internal routes which are identifiable by the pedestrian to ensure safety negotiating through and around the

fueling area to the entrances. There are no marked routes through the vehicular circulation areas to identify the safest and most direct route for customers to take to the store entrances from off-site or from within the site. Additionally, staff recommends better linkage for pedestrians to the adjoining public sidewalk system. There is currently only one separate pedestrian connection shown east of the north driveway entrance.

- B. Maximum size of site should not exceed two (2) acres without a rezoning to a PUD Planned Unit Development pursuant to Chapter 134, Division 13 of the Municipal Code of the City of Des Moines and site review under a Conceptual Plan approved by the Plan and Zoning Commission and City Council.

The subject property is 1.55 acres and would not be eligible for rezoning to PUD.

- C. Minimum open space should be 20 percent (20%) of the site or 1,000 square feet per vehicle fueling location, whichever is greater.

The Site Plan proposes 12 fueling locations. Twenty percent of the proposed site is equivalent to 13,525 square feet, which is more than the 12,000 square feet required for the proposed fueling locations. The proposed Site Plan provides, 12,267 square feet, for a net deficiency of this design guideline minimum of 1,258 square feet. The Commission would need to grant a waiver of this design guideline as part of an action to approve the Site Plan. Staff believes that given the site constraint of property width from west to east along with grade differential, that achieving a 1,000-square foot per fueling location open space amount will meet the intent of this design guideline. Staff would recommend that the 1,258-square foot deficiency be waived by the Commission based on that determination. This is based on the fact that the necessary right-of-way for 6th Avenue streetscape improvements will be provided.

- D. All development proposals should show evidence of coordination with the Site Plan as well as arrangement of buildings and planning elements of neighboring properties by:
- (i) Responding to local development patterns and the streetscape by use of consistent building setbacks, orientation and relationship of structures to the street and linkages to pedestrian facilities;
 - (ii) Seeking shared-access with adjoining commercial uses where feasible to minimize curb cuts and enhance pedestrian and vehicular circulation;
 - (iii) Minimizing cross traffic conflicts within parking areas.

The submitted plan indicates a pedestrian connection to University Avenue and to 6th Avenue. The one from 6th Avenue requires steps due to the grade differential. A connection from 7th Street is not practical due to the grade differential.

- E. The Site Plan shall mitigate the negative impacts from site activities on adjoining uses as follows:
- (i) Service areas, storage areas and refuse enclosures should be oriented away from public view and screened from adjacent sites;
 - (ii) Drive-through windows, menu boards and associated stacking lanes should be oriented away from residential areas or screened from public view;

- (iii) Auto repair bay openings and car-wash openings should be oriented away from residential uses;
- (iii) Lighting should be non-invasive to adjoining residential use.

Staff believes the existing site and the proposed addition generally conform to these provisions. There are no proposed auto repair bays or drive-through windows. The trash enclosure is constructed of masonry material with durable polymer opaque gates. This meets the intent of the standard.

The lighting photometric plan complies with the maximum footcandles levels permitted by the Convenience Store Guidelines, which is 2.0 footcandles along commercial property lines, at points along the west frontage of the lot.

- F. The Site Plan shall provide identifiable pedestrian access from adjoining public pedestrian routes through the site to the primary building and from accessory functions within the site. This can be accomplished by use of special paving colors or textures and appropriately scaled lighting.

Public sidewalk exists along 7th Street, University Avenue and 6th Avenue. There are pedestrian links from within the proposed site to the public sidewalk on 6th Avenue and University Avenue. The Site Plan needs to be revised to identify the internal pedestrian route to the entrances.

2. Architecture.

The following architectural guidelines encourage creative response to local and regional context and contribute to the aesthetic identity of the community.

- A. Building design should consider the unique qualities and character of the surrounding area and be consistent with the city's 2020 Character Area Plans. Where character is not defined by 2020 Community Character Plan, building design should be of a high quality with primary use of durable materials such as masonry, block, or stone.

The submitted elevation indicates using brick and porcelain tile on all facades of the principal building. There are aluminum cornices on street oriented facades and opaque polymer mesh screening material on the south roof to screen rooftop mechanical equipment from street level views. Staff would recommend that it be shown on the Site Plan as a minimum 75% opaque material.

- B. A facility occupying a pad or portion of a building within a larger commercial center should be designed to reflect the design elements of that center.

N/A.

- C. Drive-through elements should be integrated into the building rather than appear to be applied or "stuck-on" to the building.

N/A.

- D. All sides of a building should express consistent architectural detail and character, with a primary use of durable materials such as brick, masonry block, or in special instances a predominant material found in the surrounding commercial area. Columns should be designed to minimize visual impact.

The proposed addition is comprised primarily of brick and porcelain tile on all facades. This is consistent with materials of nearby commercial structures in the area surrounding the Mercy Medical Center campus and along the University Avenue and 6th Avenue corridors.

- E. Walls, pump island canopies and other outdoor covered areas should be compatible with the building, using similar material, color and detailing.

The canopy structure is proposed with brick wrapped columns and aluminum fascia to match the principal structure.

- F. To encourage visually interesting roofs, variations in the roof line and treatments such as extended eaves and parapet walls with cornice treatments are encouraged.

The proposed addition would have a flat roof with parapets that have aluminum cornices on all three street facing facades. There is considerable articulation proposed in the roofline.

- G. Perceived height and bulk should be reduced by dividing the building mass into smaller-scaled components. Examples of treatments that could be used to avoid excessive bulk and height include:

- (i) Low-scale planters and site walls.
- (ii) Wainscot treatment.
- (iii) Clearly pronounced eaves or cornices.
- (iv) Subtle changes in material color and texture.
- (v) Variation in roof forms.
- (vi) Covered pedestrian frontages and recessed entries.
- (vii) Deeply set windows with mullions.

The proposed design uses contrasting color horizontal brick soldier coursing and aluminum cantilevered awnings to divide of the vertical height of the building. Metal roof cornices are proposed to define the parapets.

H. Canopies:

- (i) Integration of materials on canopies that are similar or compatible to those used on the building or site walls is desirable (e.g., wrap the canopy columns with brick that matches the building). Multiple canopies or canopies that express differing masses are encouraged.
- (ii) Canopy height should not be less than 13'- 9" as measured from the finished grade to the lowest point on the canopy fascia. The overall height of canopies should not exceed 18'.

The applicant is proposing to wrap canopy columns in brick to match the principal building. There is a proposed variation in canopy height from 18 feet to 23 feet. The Zoning Ordinance requires the measurement to be based on an average of the high and low elevation points at grade within five feet of the perimeter of the canopies. Staff recommends that the canopies be approved to generally conform to the 18-foot maximum height design guideline with the understanding that there is a variation based on finished grade and the need to accommodate fueling truck clearance. However, the height in any location should be no greater than 23 feet.

- I. All display items for sale, excluding seasonal items (i.e., sand, salt, pop, firewood) should be located within the main building. All outdoor display of seasonal items shall be identified on the Site Plan and be located outside of any required setbacks. No display of seasonal items should exceed 5' in height.

The submitted Site Plan identifies outdoor display areas around the building front and beneath the pump canopies. The proposed amount of outdoor merchandise display is not in an amount that would be intrusive or detrimental to the character of the area.

3. Landscape Design.

- A. Landscaping is integral to the overall design concept and should be carefully planned to enhance the overall appearance and function of the site.
- B. Landscape buffers with screen fencing should mask the site from adjacent residential uses. Plantings that exceed the minimum Des Moines Landscaping Standards may be required.

No fencing is required nor proposed for screening on the proposed site.

- C. Dense landscaping or architectural treatments should be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets and other similar elements.

The proposed trash enclosure is constructed of masonry materials that match the building. It is adequately set back from 6th Avenue. Significant plant material is proposed to the south to break up views from adjoining commercial property to the south. Plant material is discussed in Section II, subparagraph 2 of this report.

- D. A site design for projects located at a street intersection should provide special landscape treatments, including by way of example perennial plant beds, site walls, native grasses, decorative sign foundations and housing.

The site is located on the southwest corner of the University Avenue and 6th Avenue intersection. There is not a signature landscape treatment proposed. In this instance there are limitations in right-of-way width and site dimensions to provide additional area for a feature. Staff believes it is more important to provide necessary right-of-way and landscape setback areas as a priority. The developer has agreed to make the streetscape improvements along 6th Avenue that correspond to the design planning process underway.

- E. Proper maintenance and timely replacement of plant material is required and will be enforced based on the approved Site Plan.
- F. Monument signs are encouraged and are required when the site adjoins a residential district.

Although the site does not adjoin any residentially zoned districts, staff recommends that all freestanding signs be ground mounted or monument type signs. The PUD to the north for the McDonald's and grocery store requires ground mounted freestanding signs, as does the PUD for the Mercy Hospital campus.

4. Lighting.

- A. Lighting of gas stations and convenience stores should enhance safety and provide light levels appropriate to the visual task with minimal glare, light trespass and excess site brightness. Lighting should not be a nuisance or a hazard.
- B. Direct light trespass beyond property lines is prohibited. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade measured at the property line should not exceed Illuminating Engineering Society of North America (IESNA) recommended practices for light trespass. (0.5 footcandles for residential, 2.0 footcandles for commercial). The Site Plan must contain illuminance models showing light levels throughout the site.

Based on existing adjoining commercial zoning, lumens outside the property lines should not exceed 2.0 footcandles. The submitted plan complies with this design guideline.

- C. Light fixtures mounted under canopies should be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy. Generally, lights shall not be mounted on the top or sides (fascias) of the canopy and internally illuminated/entirely translucent canopies should be prohibited. However, accent lighting on the sides (fascias) of the canopy may be permitted.

The submitted information does indicate that the canopy light fixtures will be completely recessed.

- D. Parking Lot and Site Lighting:
 - (i) All luminaries should be of full cut-off design, aimed downward and away from the property line;
 - (ii) Maximum pole heights should not exceed 20'.

The proposed pole mounted lights comply with these guidelines.

- F. Building-Mounted Lighting:
 - (i) All luminaries should be a full cut-off design and aimed downward.
 - (ii) All luminaries should be recessed or shielded so the light source is not directly visible from the property line.

The applicant is proposing to use cut-off sconces to comply with this provision.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Drainage/Grading:** All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. Because the site is over one acre, the project must also comply with the City's water quality detention provisions and a Stormwater Pollution Protection Plan (SWPPP). The applicant is proposing to use underground stormwater detention within the eastern part of the parking lot.
- 2. Utilities:** The subject request includes the vacation of the alley rights-of-way within the site. The east/west segment of alley contains both underground public storm sewer and sanitary sewer mains. By vacating these rights-of-way, easements will be required to be protected. Administrative review comments by Public Works staff indicate that standards applied to public improvements would require an easement that would give 15 feet on each side of the centerline of the pipes. This is triple the width of the 10-foot alley available currently. The applicant is negotiating with Public Works to reduce the necessary easement width to avoid interference with proposed site and building improvements. Staff believes that easements need to be provided to the satisfaction of the Public Works Department as part of any vacation of alley.
- 3. Landscaping & Buffering:** The project is subject to providing landscaping in accordance with standards for "C-2" Districts, which requires open space, perimeter lot and interior lot landscaping. The proposed plan exceeds the plant material minimums by 16 additional shrubs.

The perimeter lot landscaping standard requires a 10-foot minimum landscaped setback from public streets. This is met in most locations around the proposed site with some narrow constraints as low as a 6-foot setback along the east property line due to variation in the right-of-way line. With additional right-of-way recommended by traffic engineering to provide 12 feet from street curb to the property line, these perimeter lot standards would be reduced further in some of the constraint areas. Staff believes the need for right-of-way takes precedence over the landscape policy for 10 feet. With that said, staff also believes that every effort should be made to meet the landscaping requirement where there are not constraints to meet the right-of-way needs. The Zoning Ordinance requires that no vehicle shall encroach less than five (5) feet from any street property line without seeking relief from the Board of Adjustment. Staff recommends that the Commission approve the plan subject to the developer maximizing the perimeter lot setback distance while still providing the recommended additional rights-of-way along 6th Avenue to allow for future streetscape needs.

- 4. Access/Parking:** The proposed Site Plan provides an access drive from each of the three (3) street frontages. The entrances are off University Avenue, 7th Street and 6th Avenue. Traffic Engineering staff have requested an impact analysis for the proposed drive entrance on 6th Avenue to ensure that it can allow for traffic to turn left from this

drive and go north bound without unsafe conflict with traffic cuing for a left turn movement at University Avenue.

Traffic Engineering staff have also recommended that the developer provide the additional necessary right-of-way (4.5 feet) west of the drive entrance proposed along University Avenue to accommodate a future five-lane facility. Also, it is recommended that additional right-of-way along 6th Avenue be dedicated to ensure that there is a minimum of 12 feet of right-of-way from the street curb to the property line along that street to ensure the ability to provide 6th Avenue streetscape improvements, which the developer has agreed to install after the design process. The applicant is requesting to vacate the intervening east/west and north/south alleys within the site, and look to swap land with the City to the extent possible with the recommended dedications.

The Site Plan proposes 54 off-street parking spaces in addition to the fueling stations. The Zoning Ordinance requires a minimum of one parking space per 300 square feet of the gas station/convenience store, which would calculate to 20 spaces minimum for the proposed 5,858-square foot store. The developer indicates that their proposed parking demand will be more characteristic of a restaurant which would be required to have a minimum of one space per 150 square feet or 40 spaces. Even at this standard the parking would exceed the minimum by 35%.

SUMMARY OF DISCUSSION

Bert Drost presented the report and staff recommendation.

Larry James Jr. 3101 Ingersoll, introduced Matt Brooks with Quik Trip 5725 Foxridge Drive in Mission, Kansas. Mr. James gave a presentation of the store they are proposing. Quik Trip and Mercy Hospital agree that the old Quik Trip will be completely torn down, the tanks will be removed, cleaned with DNR and no further action letter so that Mercy Hospital can do with it what they wish in the future. They have met with the 6th Avenue Streetscape Committee and they voted to support this project along with River Bend Neighborhood Association and Cheatom Park Neighborhood Association. The applicant accepts the staff recommendation and commits to working with the 6th Avenue Streetscape Committee. He showed a photo of other stores that have the mesh material they are proposing stating it is used as a screening material for the mechanical units on the roof. If there is an issue with this material, Quik Trip replaces it quickly. In regards to the doors on the trash enclosure this material would make the doors much lighter to open than a metal door. It is 95% opaque and meets the screening standard.

Jacqueline Easley joined the meeting at 6:13.

JoAnne Corigliano expressed concern regarding the material the applicant is proposing to use for the trash enclosure door. The material only have a 3 year shelf life and is easy to damage.

Larry James Jr. stated that Quik Trip has used this material successfully in 60 stores. It is a small part of the design simply on the front of the trash enclosure and it does not show from the street. Quik Trip is investing a ton of money in this store and would like for it to look nice so if there was ever to be a rip in that material the applicant would fix it. He

reiterated that the applicant does accept staff recommendation and if staff determines that this material is not acceptable for the front of the trash they will find another material.

Ted Irvine stated he believes the idea for that material is that it can be replaced very easily versus something else that might cost a lot more. It looks very nice until it doesn't.

Matt Brooks Quik Trip Corporation 5725 Foxridge Drive in Mission, KS stated they do have their own facility support department that employs over 30 people here in Des Moines that just maintains all of their stores. They are at a store almost every day and the supervisors visit the stores every week so those items are maintained in the log and if anything is ripped it will be replaced very quickly.

Dann Flaherty stated how much turnaround time would it take if there is a rip in the material.

Matt Brooks stated that material would be locally in stock at their facility support department so it would take anywhere from 24 to 48 hours to replace.

CJ Stephens stated that she is okay with the material being used with this good corporate entity because they do have a reputation of doing what is right. However, she believes that using this type of material for the gates should be for everybody.

Mike Ludwig stated that each C-Store requires a site plan review by the Commission. Staff has been fairly consistent in requiring a masonry enclosure and steel gates on just about every trash enclosure that has been proposed as either a PUD or a P&Z site plan review. Staff recommends that the trash enclosure have steel gates and if the applicant wants to use this material for their screening material for their rooftop mechanical equipment that might be more appropriate. There have been other C-Stores where the screening was not acceptable.

Shirley Daniels stated as much as the employees have to go in and out of those gates many times during the course of the day, she believes the employees would appreciate the lighter weight of the gates.

Jacqueline Easley stated she will be abstaining because she is an employee of Mercy, but she appreciates the support Quik Trip is getting from the 6th Avenue Streetscape Committee, River Bend Neighborhood Association and Cheatom Park Neighborhood Association. She noted that one of the letter of support request that Quik Trip make an effort to partner with both River Bend Neighborhood Association and 6th Avenue Corridor to communicate job availability and continue to support local hiring. It looks like a good project.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of the applicant's request.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Tim Fitzgerald asked to make a friendly amendment to condition #1 of the site plan to allow the applicant to use the mesh screening material they proposed for the trash

enclosure gates as a trial period of 12 months. If it does not work the applicant will need to replace the material with steel.

Ted Irvine accepted the friendly amendment.

Tim Fitzgerald asked if there were some way to get an update as to how the material worked.

Mike Ludwig stated that the mesh was proposed for the mechanical units. The friendly amendment would also allow the mesh material for the trash enclosure gate.

CJ Stephens stated that the applicant pointed out that they already use this material at other store location and if it does get ripped they have said that it would be replaced in 48 hours so she believes that they are pretty safe.

JoAnne Corigliano asked if this is going to be used as a test case for the mesh material for the trash enclosure gates.

COMMISSION ACTION:

Ted Irvine moved to approve Part A) the requested vacation of alley rights-of-way subject to the following:

1. Provision of necessary easements for the existing public storm and sanitary sewers within the alley in accordance with requirements of the Public Works Department.
2. Dedication of additional 4.5 feet of right-of-way along University Avenue west of the drive entrance and along 6th Avenue so that there is a minimum of 12 feet right-of-way from the street curb to the property line along that street side.

AND

Part B) to approve the requested Site Plan subject to the following:

1. Compliance with all administrative review comments by the Permit and Development Administrator. Except for allowing mesh material as presented on the trash enclosure gates.
2. Provision of a minimum 12,000 square feet of open space, requiring a waiver of the provision to provide 20%, subject to installing the 6th Avenue streetscape improvements at a future time when the design is determined.
3. Provision of identifiable pedestrian access routes from adjoining public sidewalks on University Avenue and 6th Avenue through the site to the primary entrances to the gas station/convenience store.
4. Provision of a note on the building elevations that states that the mechanical equipment screening mesh is a minimum of 75% opaque.
5. Demonstration that the canopies generally conform to the intent of a 18-foot maximum height design guideline with the understanding that there is a variation based on

finished grade, but that no portion of any canopy shall be greater than 23 feet above grade.

6. Add a provision that all free standing signs be ground mounted or monument type signs.
7. Provision of perimeter lot setbacks to extent that they do not allow vehicles to encroach less than five (5) feet from any street property line but also maximized to the extent possible given the need to provide additional right-of-way on 6th Avenue.

Motion passed 11-0-1 (Jacqueline Easley abstained)

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw
Attachment

Date _____
Agenda Item _____
Roll Call # _____



January 28th, 2013

Matt Brooks
Real Estate Project Manager
Quik Trip Corporation
5725 Foxridge Drive
Mission, KS 66202

RE: 614 University Avenue, Quik Trip Convenience Store

10-13-7.64

Dear Matt:

We have reviewed the first (1st) submittal of the site plan for the Quik Trip Convenience Store, located at 614 University Avenue in Des Moines, and have determined that the following conditions must be satisfied before plan approval can be granted.

Engineering

1. Provide an approved City datum elevation benchmark on the plans.
2. Show the building floor elevation on the plans.
3. Show all proposed roof drainage outlet locations on the plans.
4. Show the size and flow line elevation of the public sanitary sewer in 6th Avenue.
5. The proposed sewer easement north of the building needs to encompass an area at least 15 feet from the centerline of each pipe. See the attached for documents required by our Real Estate division.
6. Show the size, slope and material of all proposed sanitary service and storm sewer piping on the plans.
7. Dimension the border area (back-of-street-curb to ROW line) on each street near the proposed drive approaches.
8. Specify the type and thickness of all proposed pavements on the plans.

9. Show separate public sidewalk sections through the drive approaches.
10. Provide calculations to justify the $T_c = 5$ min. value used in the storm water drainage report. We usually see a value closer to 15 min. for undeveloped areas. More comments are anticipated with the "Final Design" submittal. Provide detail of the proposed underground storm water detention system on the plans and provide a separate sheet entitled "Stormwater Management Facilities Plan". The plan sheet shall include the following as a minimum:
 - A scale drawing of the Stormwater Management Facilities to include all piping directly connected to it. All improvements that are not part of the Stormwater Management Facilities should be shown in half-tone or otherwise clearly distinguished.
 - A listing of the Stormwater Management Facilities components.
 - As related to the 1.25" rainfall event, list the volume; basin bottom elevation; and the design water surface elevation.
 - A **verbatim** list of long-term maintenance requirements as follows:

City Code Section 106-136(h) Stormwater Facilities Maintenance Requirements

 - a. The Stormwater Management Facilities, including pipes, inlets and outlets, shall be annually inspected and maintained in substantial compliance with the approved Stormwater Management Plan.
 - b. Litter, silt, sediment and debris shall be promptly removed from such facilities.
 - c. The plantings and vegetation within the Stormwater Management Facilities shall be maintained in conformance with the approved Stormwater Management Plan. If any vegetation dies, it shall be replaced with vegetation in conformance with the Plan as soon as the weather permits.
 - d. No grass clippings, leaves or other yard wastes, soil, rocks, concrete, or similar materials, shall be placed within a swale, or retention or detention pond without the prior written consent of the City Engineer.
 - e. No portion of the Stormwater Management Facilities shall be altered or removed without the prior written consent of the City Engineer.
 - f. Records of inspection, maintenance and repair must be maintained and kept for at least five years and made available upon request to the City Engineer.
11. Dimension the width of all HC parking stalls and access aisles. Show the location of the required HC stall vertical identification signs.
12. Detectable warning strips are not desired where the public sidewalk crosses drive approaches. A strip is needed where the on-site sidewalk connection to the University Avenue public sidewalk meets the traffic aisle north of the fueling stations.
13. Apply for a Grading Permit in conformance with Code (application form attached). Be sure to include details of any proposed retaining walls on the plans along with engineered calculations for any wall 48" or more in height from the bottom of footing to the top of wall.

Traffic

14. A driveway approach radius should not extend beyond the adjacent property line without an agreement with that owner.

15. The sidewalk elevations should be maintained through driveway approaches, without ramps or truncated dome panels.
16. The sidewalk along 6th Avenue should be setback 5 feet from the street curb.
17. Show a 20' X 70' vision triangle, measured from the curb, at each street intersection. Nothing taller than 2 ft. is allowed in this area.
18. The City plans to widen University Avenue to 5 lanes along this site. An extension of the additional right-of-way from 6th Avenue along this site to 7th Street should be dedicated for this improvement.
19. Dedicate right-of-way to allow at least 12' from the street curb to the property line along 6th Avenue and 7th Avenue.
20. The property owner is responsible for coordinating any street lighting removal/replacement necessary with Mid-American Energy. Any relocation of street lighting will require a plan for the new layout and an evaluation of the lighting levels.
22. If traffic signals or traffic signs will be impacted, contact City Traffic and Transportation at 283-4975 prior to construction beginning.
23. Provide trip generation estimates and traffic distribution for the new development, including traffic impact analysis of the proposed driveway location on 6th Avenue.

Planning

24. An address of 614 University Avenue has been assigned to this project. Show the address on the site plan.
25. It is noted that a right-of-way vacation request has been filed. Once the property is under common ownership, combine all tax parcels onto one tax parcel.
26. Add a Planning Director's Site Plan Approval Box to Sheet 1 of the site plan. A copy has been attached for your use.
27. The landscape setback note in the "Site Development Data" section appears incorrect. The minimum required front yard landscape setback for this zoning district is 5 ft. from property line; however, Site Plan Design Guidelines call for parking lots of this size to have a minimum 10 ft. front yard parking lot setback.
28. The parking calculation indicated on the "Site Development Data" section appears incorrect. The correct parking calculation for this use is 1 stall per 300 sq. ft. of gross floor area.

There appears to be ample ability to reduce the parking stall lengths and maneuvering space dimensions throughout this site to get closer to providing a 10 ft. landscaping setback, and still meet the Zoning Code for a parking layout.

29. Dimension the width of existing public sidewalk on the plan.

30. Comment from Des Moines Area Rapid Transit Authority: Future general needs for a proposed future Bus Rapid Transit (BRT) stop on 6th Avenue adjacent to this location appear to be a 60' wide by 10' deep pad for station amenities and vehicle accommodation. At least 10 ft. behind the sidewalk will need to be made available for the station at a length of 60 ft. or more. Contact Tony Filippini at DART with questions at 283-5035.

This request may affect drive approach and paving setback locations along 6th Avenue. Please revise the site plan accordingly.

31. Provide the total site impervious surface area (in sq. ft.) on the plan.

32. Provide the typical width of parking stalls on the plan.

33. A design guideline for Gas Stations and Convenience Stores is to provide an identifiable pedestrian route(s) from the building to the public sidewalk, minimizing the conflict points. This site plan does not appear to accomplish this guideline. Examine providing **marked** pedestrian circulation routes from public sidewalk to the building entrances on the 6th Avenue, 7th Street, and University Avenue street frontages.

34. The Zoning Code requires that air pump stations and other similar appearances be located at least 12 ft. from the property line (Sect 134-1276(n)) on street-facing sides of the property. The air pump in the NW corner of the site does not appear to meet the required setbacks, and should be relocated elsewhere on site.

35. Add bike racks to the site. Identify the rack locations on the site plan, and provide an elevation view or detail of the proposed racks on the plan.

36. Provide a note on the site plan or building elevations that the metal gates on the trash enclosure shall be 100% opaque. Consider moving the trash enclosure to west to provide additional distance from the proposed DART Transit Stop, and further from view of 6th Avenue.

37. The proposed height of the canopy shown on the building elevations appears to exceed the design guidelines for the maximum height allowed (18 ft).

38. The photometric plan provided shows a few light level locations on the west and south sides of the property that will exceed the design guideline for lighting levels at the property line (2.0 ft. candles when adjacent to commercial uses).

39. Identify areas used for the sales and storage of seasonal display and merchandise on the site plan.

40. At the request of the Municipal Arborist, replace the species of crabapple tree shown along 6th Avenue to a species of overstory shade tree.

41. By staff calculation, there are a total of 12 fueling locations for this site. The open space sq. ft. calculations based on fueling locations on Sheet L100 appear to be incorrect.

This site appears to be 1,474 sq. ft. deficient of the minimum required 20% open space amount.

42. Add the following notes to the site plan:

- This site shall be maintained in compliance with all city code applicable on the date of site plan approval.
- All lighting installed under the fuel canopies shall be recessed or flush-mounted with the canopy ceiling to prevent light spillover to adjoining properties.
- Any new rooftop mechanical equipment must be screened from street level view.
- Transformers, junction boxes, air conditioners over 3 ft. in height or other such items may not be located in the required setback areas.
- Any amendments or changes to the project site that do not meet what is shown on the site plan need to be approved with the Permit and Development Center prior to installation/construction.
- Lighting must be low glare cut-off type fixtures to reduce the glare of light pollution on surrounding properties.
- The required landscaping, both existing and proposed, shall be maintained for the life of the Certificate of Occupancy.
- All disturbed areas should be restored by seeding or sodding.

43. All new exterior signs are reviewed separately and must be approved with Zoning Enforcement (237-1412) before sign permits can be issued. This note is for your information only and requires no formal addressing on the future submittal.

44. Add the following note to the final copy of the site plan: Site plan approved by the Plan and Zoning Commission on February 7th, 2013, and in conformance with design guidelines for Gas Stations and Convenience Stores.

45. On the final copy of the site plan, show the right-of-way vacation and conveyance ordinance number.

46. The final copy of the landscape plan will need to be signed and dated by an architect, landscape architect, or certified nurseryman. The final copy of the site plan must have the preparer's certification statement signed and dated.

47. A reminder that all new water services 2 inches in diameter or larger require SEPARATE submittals for review by the Des Moines Water Works Engineering Department.

48. Submit a copy of the Commercial Tax Abatement Acknowledgement Form if tax abatement is desired for this project.

Please submit **three (3) review copies** of the revised plan satisfying the above listed items. Failure to resubmit such amended plan within 90 days from the date of this letter shall cause the application to lapse, and will require the payment of a new application fee to resume the application process.

If you have any questions contact Ryan Moffatt @ **283-4975** or email him @ rlmoffatt@dmgov.org.

Sincerely,



Ross Stafford
Permit & Development Administrator



Michael Hildebrand
410 Franklin Avenue
Des Moines, IA 50314

January 28, 2013

Larry James Jr.
Hogan Law Office
3101 Ingersoll Avenue
Des Moines, Iowa 50312

Dear Mr. James:

Thank you for presenting along with Matt Brooks, the site plans for the Quik Trip Corporation's plan to relocate the store from the northeast corner to the southwestern corner of 6th and University.

Your presentation included plans to demolish the building, canopy, the removal of the underground fuel tanks and parking lot from the existing Quik Trip location on the Northeast corner of 6th and University and landscaping the property.

The River Bend Board unanimously supports the physical plans as well as Quik Trip's plan to not obtain a class E liquor license for this site.

We encourage Quik Trip to work with 6th Avenue Corridor to coordinate the streetscape components with the recently approved 6th Avenue Corridor Streetscape Plan.

The River Bend board also requests that Quik Trip make an effort to partner with both the River Bend Neighborhood Association and 6th Avenue Corridor to communicate job availability and continue to support local hiring.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Hildebrand", written in a cursive style.

Michael Hildebrand
President, River Bend Neighborhood Association

15A



Larry James, Jr.
Legal Counsel
QuikTrip
3185 99th Street
Urbandale, IA 50322

January 28, 2013

Dear Mr. James,

On behalf of the 6th Avenue Corridor, I am writing to convey our support for the new QuikTrip planned for the southwest corner of 6th Avenue and University Avenue.

We have appreciated the opportunity to meet with you to learn about QuikTrip's plans and provide input into the design. We are particularly appreciative of QuikTrip's openness to consider how its development plan fits within the planned 6th Avenue Streetscape Improvement Project, and to adjust your site plan accordingly. While your plan already incorporates innovative stormwater management techniques, we look forward to incorporating this project within our discussions related to our Greening America's Capitals green stormwater initiative. Finally, we are excited that the new store will incorporate design that allows the store to be accessible to all persons regardless of physical ability.

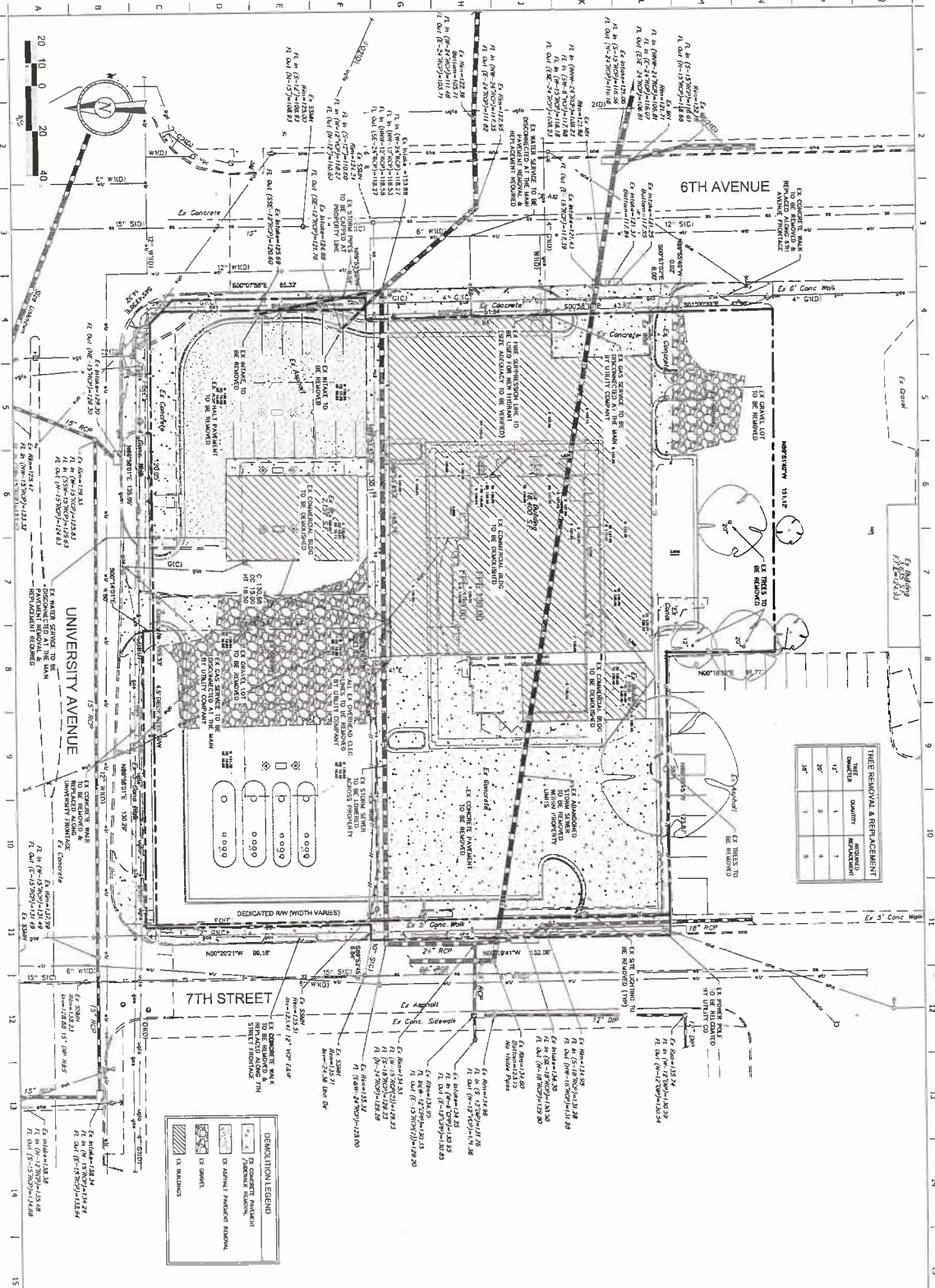
Thank you for the opportunity to express our support for this project. We are excited about the improvements to this site and look forward to your continued success within the Corridor. QuikTrip has our full support and we stand ready to assist in any way possible as the project moves forward.

Sincerely,

A handwritten signature in cursive script that reads 'Aaron L. Todd'.

Aaron L. Todd
President, 6th Avenue Corridor

ISA



QuikTrip No. 0527R

614 UNIVERSITY AVENUE
DES MOINES, IOWA

Demolition Plan

Sheet Number: **CO30**

Original Issue Date: 01/24/2013

Demolition Legend

CONCRETE REMOVAL

ASPHALT REMOVAL

STEEL REMOVAL

EXISTING CONCRETE

EXISTING ASPHALT

EXISTING STEEL

Tree Removal & Replacement

Tree	Quantity	Removal
1"	1	1
2"	1	1
3"	1	1

Project Information

Project No: 0527R

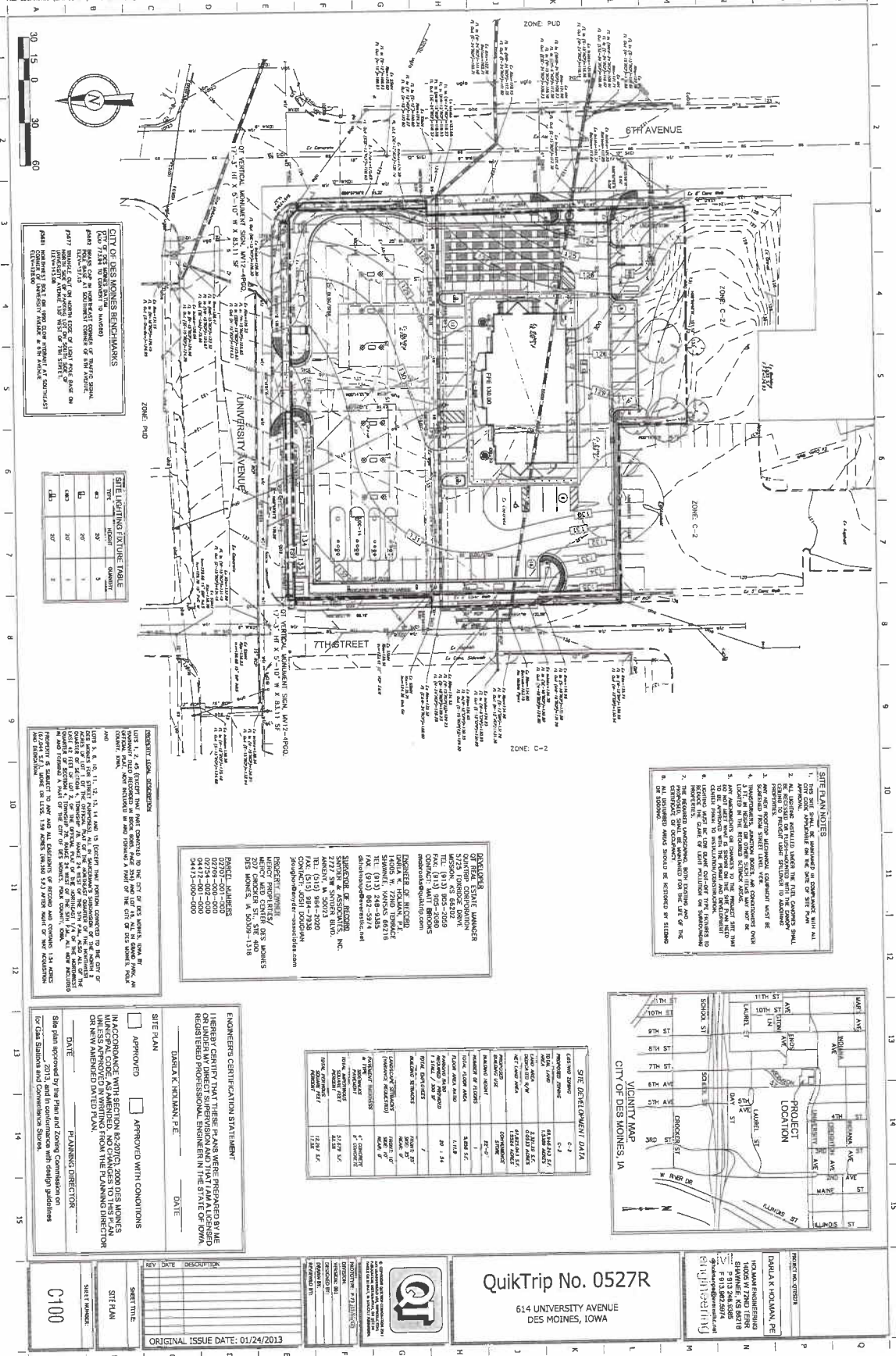
Client: K. HOLMAN, PE

Location: 1045 KENNEDY BLVD, DES MOINES, IA 50319

Phone: 515.281.5874

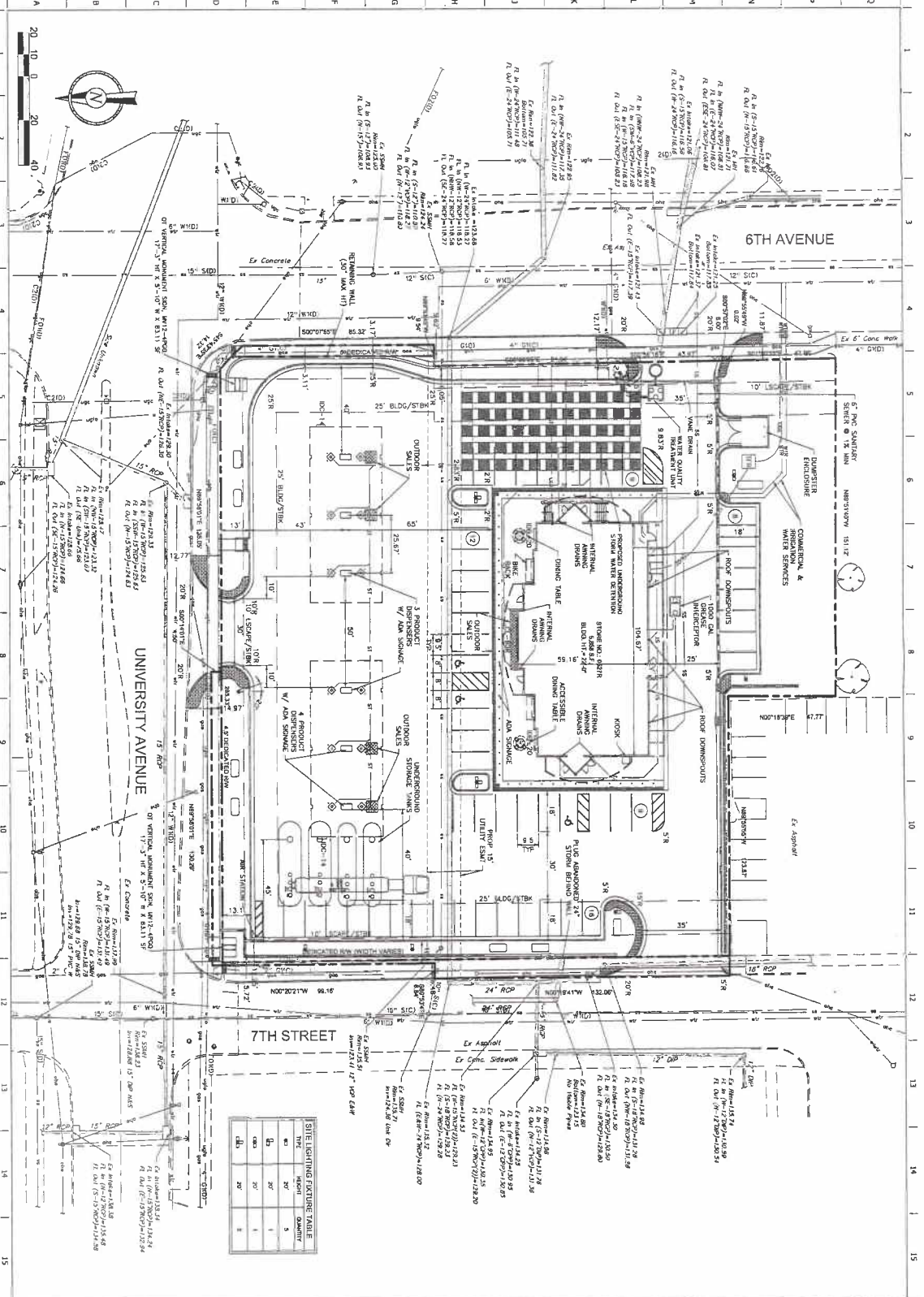
Fax: 515.281.5874

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12	1		
13	1		
14	1		
15	1		

REPORT NO. 0527R

DARLA K. HOLMAN, PE

HOLMAN ENGINEERING

1405 W 72ND STREET

DES MOINES, IOWA 50319

PHONE: 515.281.1111

FAX: 515.281.1112

WWW.HOLMANENGINEERING.COM

QuikTrip No. 0527R

614 UNIVERSITY AVENUE

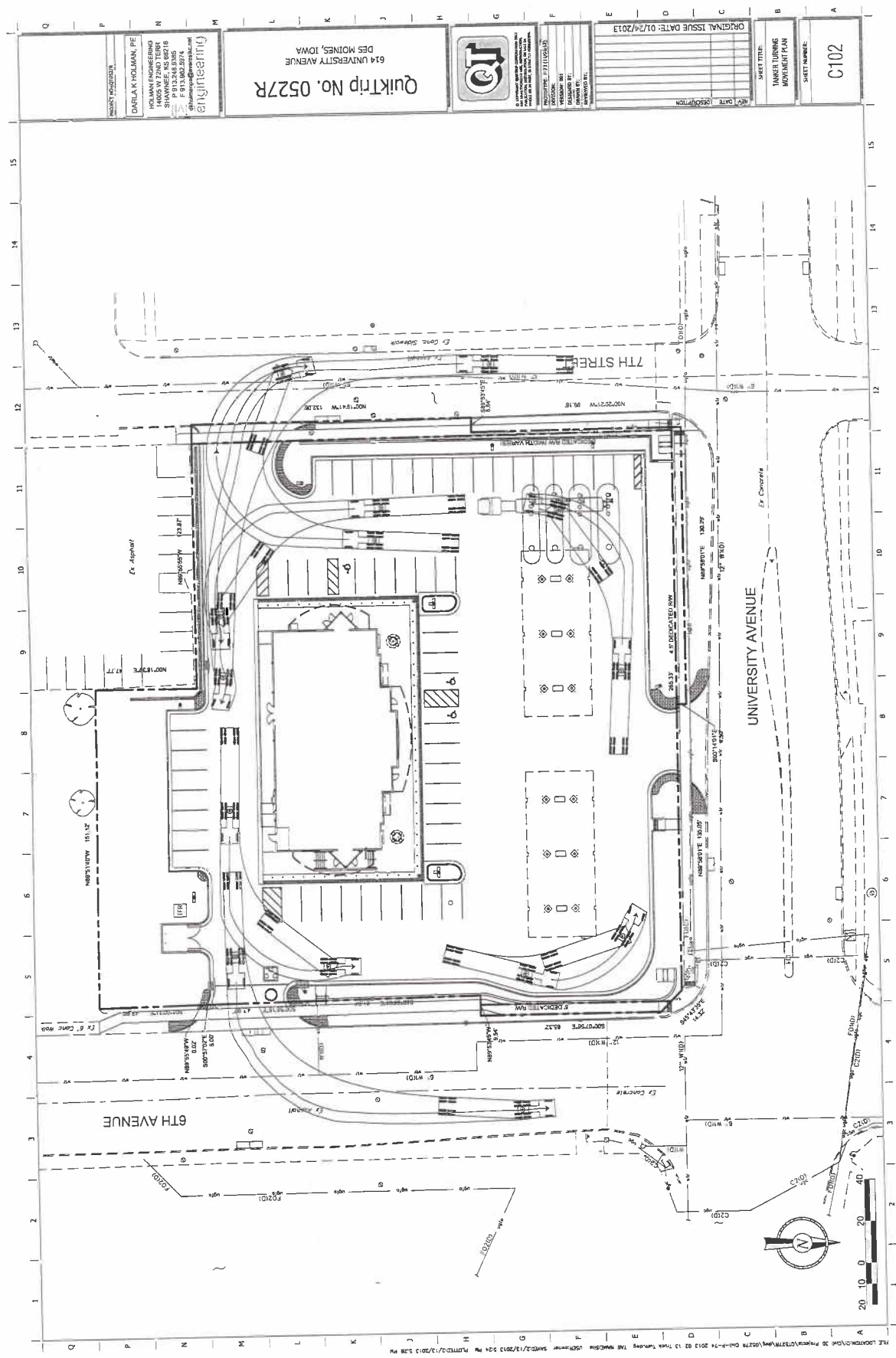
DES MOINES, IOWA

DATE: 01/24/2013

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SHEET NUMBER: C101

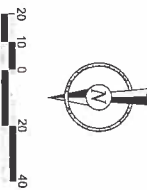
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QuikTrip No. 0527R

614 UNIVERSITY AVENUE
DES MOINES, IOWA

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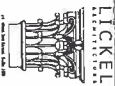
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ORIGINAL ISSUE DATE: 01/24/2013



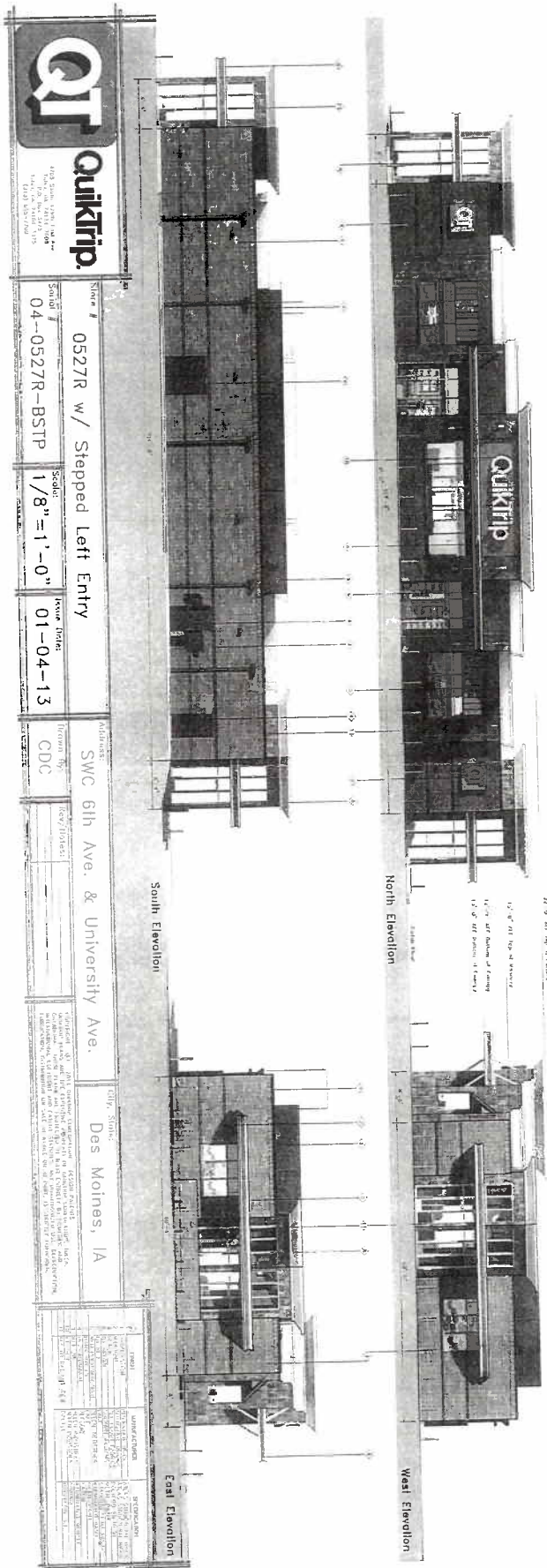
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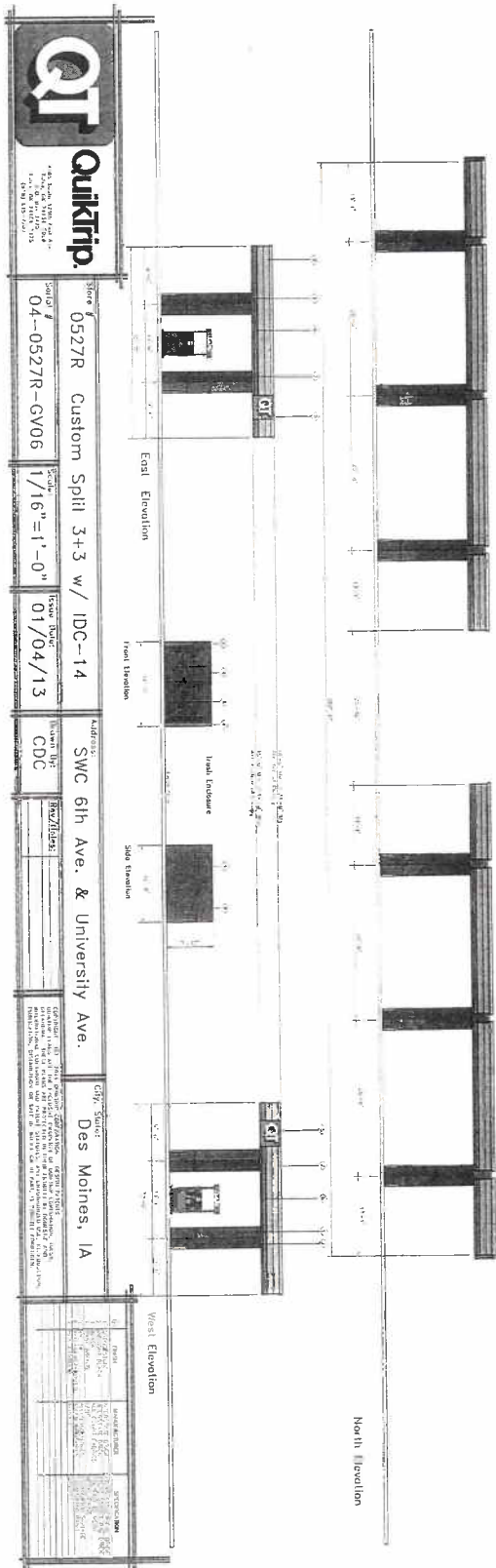
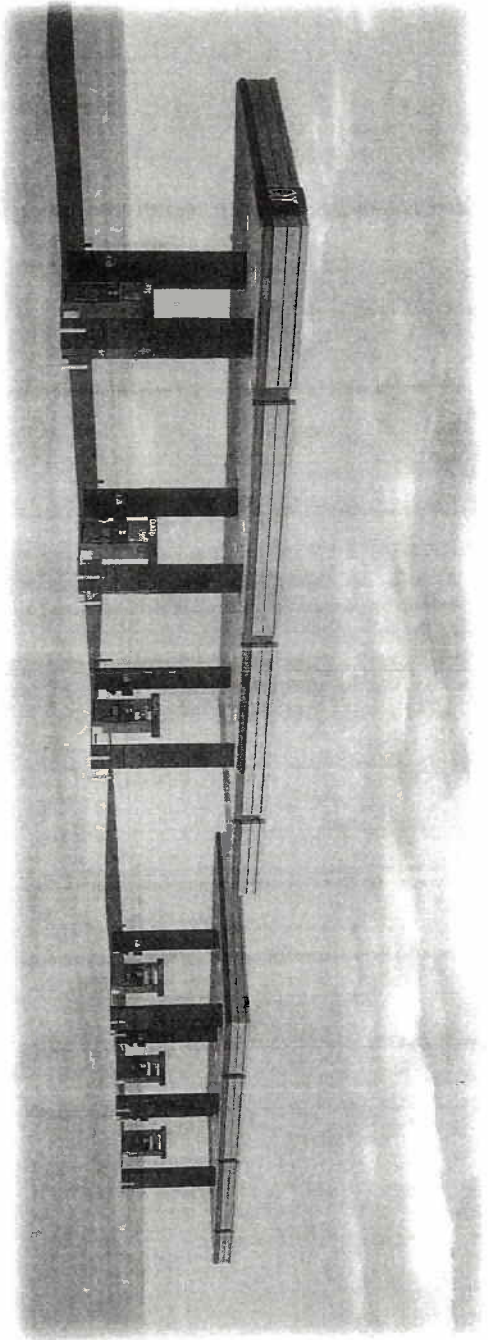
614 UNIVERSITY AVENUE
DES MOINES, IOWA



L100

ISA





QT	
QuikTrip	
1000 W. UNIVERSITY AVE. DES MOINES, IA 50319 (515) 281-7777	
Store #	0527R
Store Name	Custom Split 3+3 w/ IDC-14
Scale	1/16" = 1'-0"
Issue Date	01/04/13
Client	CDC
Project Name	SWC 6th Ave. & University Ave.
City - State	Des Moines, IA
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