



Date September 9, 2013

WHEREAS, on August 26, 2013, by Roll Call No. 13-, the City Council duly resolved that a public hearing to be held on September 9, 2013, at 5:00 p.m., in the Council Chambers at City Hall, 400 Robert D. Ray Drive in Des Moines, to consider a proposal from Kum & Go, LC (developer) represented by Nick Halfhill (officer), to amend the approved Kum & Go Store #120 PUD Planned Unit Development District Conceptual Plan for property located in the vicinity of 6304 Southwest 9th Street; and

WHEREAS, due notice of the hearing was published in the Des Moines Register on August 29, 2013, as provided by law, setting forth the time and place for hearing on the proposed amendment to the approved PUD Conceptual Plan; and

WHEREAS, at a public hearing on August 15, 2013, the Plan and Zoning Commission recommended by a vote of 9-3 that the proposed amendment to the approved PUD Conceptual Plan be approved, subject to the following condition and subject to the conceptual plan being first amended as set forth in the attached letter from the Planning Administrator:

To allow a maximum canopy height of 20'-10"

WHEREAS, in accordance with the published notice those interested in the proposed amendment to the approved PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts, statements of interested persons and arguments of counsel, the objections to the proposed amendment to the approved PUD Conceptual Plan for the property in the vicinity of 6304 Southwest 9th Street, and more specifically described below, are hereby overruled and the hearing is closed.

PUD BOUNDARY

PARCEL "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14052 AT PAGE 229 OF LOTS 1, 2, 21, & 22 IN LANGDON PLACE, AN OFFICIAL PLAT, NOW IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

Date September 9, 2013

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A PARCEL OF LAND THAT IS A PART OF LOT ONE (1) EXCEPT THE SOUTH 10 FEET THEREOF, IN LANGDON PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PART DEEDED TO THE STATE OF IOWA BY WARRANTY DEED RECORDED IN BOOK 4986, PAGE 219, AND EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES, IOWA BY WARRANTY DEED RECORDED IN BOOK 4986, PAGE 222;

AND PART OF LOT TWO (2), IN LANGDON PLACE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA;

AND PART OF LOT TWENTY-ONE (21), IN LANGDON PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES, IOWA BY DEED RECORDED IN BOOK 4986, PAGE 222;

AND PART OF LOT TWENTY-TWO (22), IN LANGDON PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES, IOWA BY DEED RECORDED IN BOOK 4986, PAGE 222;

MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NW CORNER OF SAID LOT 21; THENCE N 01°17'07" E, A DISTANCE OF 30.26 FEET TO THE NE CORNER OF SAID LOT 2; THENCE N 89°44'53" W, A DISTANCE OF 122.27 FEET TO THE NW CORNER OF SAID LOT 2; THENCE S 00°16'17" W, A DISTANCE OF 87.81 FEET; THENCE S 89°58'53" W, A DISTANCE OF 10.62 FEET; THENCE S 00°17'50" E, A DISTANCE OF 154.82 FEET; THENCE S 89°47'48" E, A DISTANCE OF 132.80 FEET; THENCE S 00°18'33" E, A DISTANCE OF 10.00 FEET; THENCE S 89°47'48" E, A DISTANCE OF 250.80 FEET TO A POINT ON THE WEST R.O.W. OF SW 9TH ST.; THENCE N 00°09'50" W, A DISTANCE OF 139.73 FEET ALONG SAID R.O.W.; THENCE N 02°38'07" E, A DISTANCE OF 81.60 FEET ALONG SAID R.O.W.; THENCE N 89°33'35" W, A DISTANCE OF 255.18' ALONG THE NORTH LINE OF SAID LOT 21 TO THE POINT OF BEGINNING, AND CONTAINING 2.00 ACRES MORE OR LESS, AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

(Continued on Page 3)



Roll Call Number

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2. The proposed amended PUD Conceptual Plan is hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the condition identified above.

3. The amended PUD Conceptual Plan for the Property described above, which is on file in the Community Development Department, is hereby APPROVED, subject to the plan being first amended to satisfy the condition recommended by the Plan and Zoning Commission as set forth in the attached letter from the Planning Administrator, and subject to approval of such amendment by the Community Development Director.

MOVED by _____ to adopt and to approve the proposed amendment to the PUD Conceptual Plan.

FORM APPROVED:

Michael F. Kelley
Assistant City Attorney

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

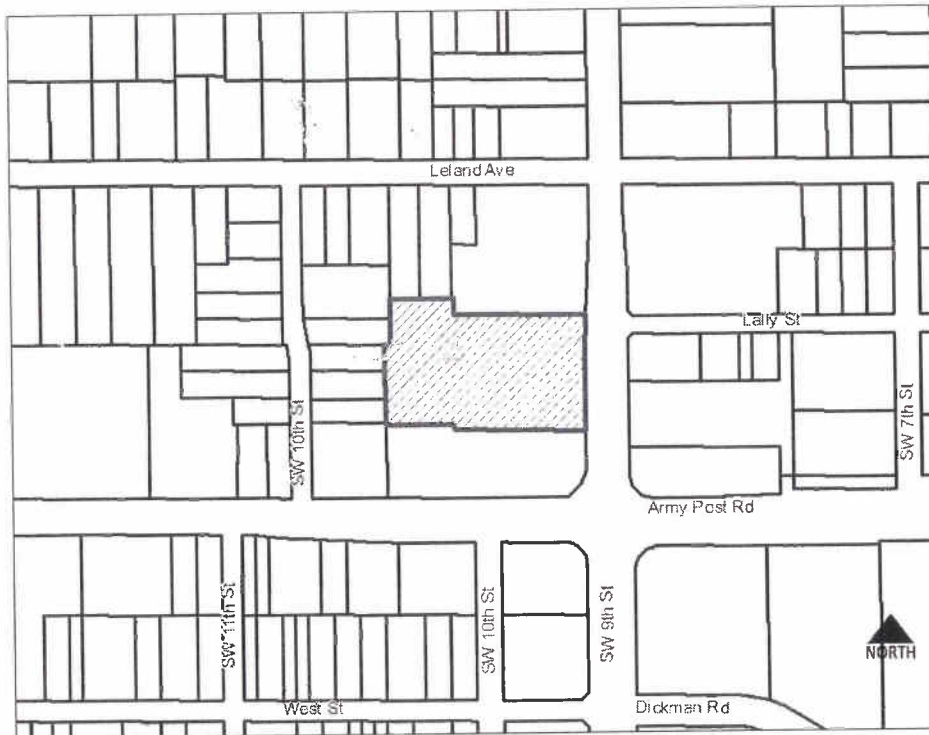
ZON2013-00093



Request from Kum & Go, LC (owner) represented by Nick Halfhill (officer) for an amendment to the PUD Conceptual Plan "Kum & Go Store # 120" on property located at 6304 Southwest 9 th Street.				File # ZON2013-00093	
Description of Action		Approval for an amendment to the PUD Conceptual Plan "Kum & Go Store # 120" on property located at 6304 Southwest 9 th Street, to revise the provisions to increase the maximum canopy height to allow a pump island canopy of up to 20-feet 10-inches.			
2020 Community Character Plan		Commercial: Auto-Oriented Small-Scale Strip Development (current & no change proposed)			
Horizon 2035 Transportation Plan		SW 9 th Street from Raccoon River to Army Post Road to widen from 4 lane undivided to 5 lane undivided			
Current Zoning District		"PUD" Planned Unit Development 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	9-3	Required 6/7 Vote of the City Council	Yes
		Denial			No
					X

Kum & Go LC - 6304 SW 9th Street

ZON2013-00093



August 22, 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 August 15, 2013, the following action was taken regarding a request from Kum & Go, LC (developer) represented by Nick Halfhill (officer) for an amendment to the PUD Conceptual Plan "Kum & Go Store # 120" on property located at 6304 Southwest 9th Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-3 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			
CJ Stephens	X			
Vicki Stogdill				X
Greg Wattier	X			

APPROVAL of the proposed Conceptual Plan amendment to revise the provision limiting the maximum canopy height in order to allow a canopy with a maximum height of 20-feet 10-inches. (ZON2013-00093)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed Conceptual Plan amendment.

Written Responses

3 In Favor

1 In Opposition



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

STAFF REPORT

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I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment would allow the height of the pump island canopy to be increased from a maximum of 19 feet, 6 inches to 20 feet, 10-inches to allow for canopy signage that matches their other newer locations in the area. The only portions of the canopy that would exceed 18 feet, 6 inches would be at the locations of the three signs.
2. **Size of Site:** 2 acres.
3. **Existing Zoning (site):** "Kum & Go Store #120" PUD District.
4. **Existing Land Use (site):** Development site.
5. **Adjacent Land Use and Zoning:**
 - North** – "C-2" & "R1-60"; Uses are single-family dwellings and religious based community center.
 - South** – "C-2"; Use is the Hardee's Restaurant site.
 - East** – "C-2"; Uses are a veterinarian clinic and a church.
 - West** – "R1-60"; Uses are single-family dwellings.
6. **General Neighborhood/Area Land Uses:** The proposed development is located along the Southwest 9th Street commercial corridor just north of the Army Post Road intersection.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Watrous South Neighborhood and within 250 feet of the Fort Des Moines Neighborhood. These neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on July 1, 2013. Additionally, separate notifications of the hearing for this specific item were mailed on June 28, 2013 (20 days prior to the hearing) and on July 8, 2013 (10 days prior to the hearing) to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on July 12, 2013.

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Watrous South Neighborhood notices were mailed to James Spiller, P.O. Box 35845, Des Moines, IA 50315. The Fort Des Moines Neighborhood notices were mailed to Debbie Jorgenson, 5500 SE 1st Court, Des Moines, IA 50315.

8. **Relevant Zoning History:** The subject site was zoned "PUD" District by the City Council on July 23, 2012 by Ordinance Number 15,122.

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9. **2020 Community Character Land Use Plan Designation:** Commercial: Auto-Oriented Community Commercial.

10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. 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. **Drainage/Grading:** A stormwater detention basin exists in the western portion of the site. This facility was constructed with the Hardee's redevelopment to the south and was designed to have enough capacity for both developments.
2. **Parking:** Forty-one parking spaces were previously approved. No changes are proposed.
3. **Urban Design:** The Conceptual Plan includes a note that states the proposed convenience store project will be developed in accordance with the City's Gas Station/Convenience Store Site Plan Design Guidelines. The following are the guidelines as listed in Chapter 82 of the City Code (Section 82-214.8) with staff comments as appropriate in italics.

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;
 - (iv) Circulation systems and parking;
 - (v) Service bays;
 - (vi) Ancillary uses such as car washes, drive through uses, ATMs and telephones.

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

The site measures 2 acres and would contain 20 fueling locations. A minimum of 20,000 square feet of open space is required to meet this guideline. The submitted Concept Plan shows that the site would have at least 30,661 square feet (35.5% of site) of open space as previously approved. This meets and exceeds this guideline.

- 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 Conceptual Plan contains a note that states "cross access easements will be provided to the north and south as determined at the Development Plan stage."

- 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;
 - (iv) Lighting should be non-invasive to adjoining residential use.
- 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.

The Conceptual Plan shows a marked pedestrian route that connects the proposed building to the Hardee's building to the south. From this point a pedestrian can take marked routes to the SW 9th Street or Army Post Road sidewalks. A pedestrian route is also provided from the store to SW 9th Street along the north perimeter of the site.

Architecture

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- A. The following architectural guidelines encourage creative response to local and regional context and contribute to the aesthetic identity of the community.
- B. 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.
- C. 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.
- D. Drive-through elements should be integrated into the building rather than appear to be applied or "stuck-on" to the building.
- E. 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.
- F. Walls, pump island canopies and other outdoor covered areas should be compatible with the building, using similar material, color and detailing.
- G. To encourage visually interesting roofs, variations in the roof line and treatments such as extended eaves and parapet walls with cornice treatments are encouraged.
- H. 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 building was approved with varying patterns to create visual interest. The building would have metal canopies over all entrances. No changes are proposed.

I. 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.

The proposed canopy would be sided with a metal material and supported by columns wrapped in masonry that matches the building. No changes are proposed.

- (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 proposed canopy would have a total maximum height of 20'-10".

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Staff believes that the proposed height is appropriate given the change in grade on the site and the design to have canopy signage that matches their other new stores in the area.

- J. 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 Conceptual Plan includes a note that addresses this guideline.

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.
- 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.
- 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.
- 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.

The Conceptual Plan shows a mix of trees and shrubs throughout the site with an 8-foot tall fence along the west property line to buffer the adjoining single-family dwellings except for along the property line that abuts 6217 SW 10th Street and 6219 SW 10th Street. During the rezoning process the owners of these properties requested that no fence be constructed along their properties.

The Conceptual Plan includes a note that states "the required landscaping shall be maintained for the life of the certificate of occupancy or certificate of zoning compliance."

The submitted Conceptual Plan includes one monument style sign along SW 9th Street. The sign would include a 10-foot by 5-foot (50 square feet) component and a 2.833-foot by 10.625-foot (30 square feet) component. All additional signage would be mounted to the building and canopy.

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.
- 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.
- 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'.
- 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 Conceptual Plan includes a note that states "all site lighting will be in compliance with the lighting standards of City Code Section 82-214.8 to the satisfaction of the Community Development Director." Lighting would be reviewed in detail during the Development Plan phase.

4. **2020 Community Character Plan:** Staff believes that the proposed amendment to the PUD Conceptual Plan conforms to the Des Moines' 2020 Community Character Plan Future Land Use designation of Commercial: Auto-Oriented Commercial Corridor.

SUMMARY OF DISCUSSION

Erik Lundy presented the staff report and recommendation.

Dann Flaherty asked what does the guideline say for the height of a canopy.

Erik Lundy stated the guideline says 18 feet. The guideline in itself does not really define any difference in grade. Staff has to defer to the building heights definition to give a little flexibility on average height. The terrain across the site varies.

Nick Halfhill 6400 Westown Parkway, West Des Moines stated he realizes at the previous meeting regarding this site they agreed to the condition to lower their canopy and basically change the signage so it would fit within that 3 foot façade. They are looking for brand of consistency and believe it is a fair request.

JoAnne Corigliano stated she does not understand why this is back. It was their representative that suggested lowering the button down into the canopy. The reason for the request was that the applicant is in a residential area not a highway. No one will miss this store, the design is quite prominent. Therefore, having the canopy at the proper height because of the grading issue and lowering those buttons in the canopy to her is perfectly reasonable.

Nick Halfhill stated they wanted to be consistent across their brand image. It is not arbitrary to them.

Mike Ludwig had staff to point out the uses across the street of this site.

Erik Lundy stated a church, vacant gas station where the tanks were removed, office building, old appliance and television store that was converted to church offices.

Tim Fitzgerald wanted staff to point out where the person in opposition lived in regards to this site.

Greg Wattier stated he believes the sign is discreet and well designed.

John "Jack" Hilmes stated that the applicant is not proposing the change of size they are only asking to move the button up on the façade.

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

Ted Irvine stated that he understands Commissioner Corigliano is concern. Des Moines is not the same everywhere and there are different expected design standards in different neighborhoods. He will not sign up for letting everybody do what they do for their marketing plan everywhere in town because it is easier for them. He has no issue with this request.

Tim Fitzgerald stated he is excited for Kum & Go for building on SW 9th. However, Commissioner Corigliano did make a very valid point. His concern is to pay special attention to when we get into those neighborhoods they do micromanage them.

Greg Jones stated he do not like the fact that they are inching this canopy higher and higher and higher. It is low for a reason both to light pollution and for signage pollution and no matter what the applicant says this is a sign and it does matter how tall it is and he wishes they weren't allowing them taller. However, from a design point of view he like the button being above the canopy. He does not see that there is a way of getting the whole thing lowered allowing for a grade change on the bottom. His opinion is that it is the applicant's problem to grade the site so it can fit within the standard of height. With all of this said and this being a PUD and the history of PUD he is going to vote in favor.

Will Page stated he believes the Director when he says the c-stores are going to be looked at in the future. The discussion tonight and other discussions that have occurred beforehand has shown that there are real problems along this line and the City of Des Moines is not addressing correctly these problems to come up with an appropriate solution. The Commissioners are put into a difficult situation all the time because of the guidelines and the recommendations they have. He regret having to call a member of staff on the carpet because staff has had to use a reason to allow something that in his opinion common sense.

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JoAnne Corigliano stated she would like for this canopy to stay where it is because neighborhoods matter. There are a number of things in our City planning that is different for different areas in the City and why this cannot work in a neighborhood as opposed to a highway like SE 14th. Directly behind all of the retail is homes. She finds these great big gas stations intrusive anyway but Kum and Go is a real good company. She has nothing against Kum and Go. Their design is light and bright and is going to be noticed. It does not need the extra height in a neighborhood. Because so many companies are requiring or asking for additional height that the City would think that it is okay to go ahead and give it to them bothers her. She would like to see different recommendations for different parts of the City between highway and residential.

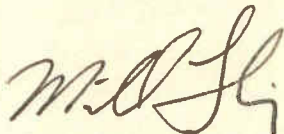
John "Jack" Hilmes asked about the height of the building and noted none of these buttons are directed towards the residential portion of the neighborhood.

COMMISSION ACTION:

Ted Irvine moved staff recommendation to approve the proposed Conceptual Plan.

Motion passed 9-3 (JoAnne Corigliano, Dann Flaherty and Will Page voted in opposition)

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

Item ZON2013-00093Date 7/12/13

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I (am) ☒ (am not) in favor of the request.**RECEIVED**
(Circle One)
COMMUNITY DEVELOPMENT

JUL 17 2013

DEPARTMENT

Print Name

Rebecca Prazak

Signature

Rebecca Prazak

Address

6307 SW 10th St Dsm
50315

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

Although my property backs up to where
Kum & Go is going to build, the signage
does not bother me. I only ask that they
be good neighbors.

Item ZON2013-00093Date 7/10/13I (am) ☒ (am not) in favor of the request.**RECEIVED**
(Circle One)
COMMUNITY DEVELOPMENT

JUL 15 2013

DEPARTMENT

Print Name

Donna GrangeProperty
owner

Signature

Donna Grange

Address

6301 SW 10th

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

A higher canopy will increase the
amount of light shining on the
adjoining property.

Item ZON2013-00093

Date 7-10-13

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

RECEIVED
(Circle One)
COMMUNITY DEVELOPMENT

JUL 15 2013

Print Name Larry J. Brown

Signature Larry J. Brown

Address 6220 SW 10th St.

DEPARTMENT

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

Better compatitoin -

Item ZON2013-00093

Date 7-15-13

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

RECEIVED
(Circle One)
COMMUNITY DEVELOPMENT

JUL 23 2013

Print Name Christian Murray

Signature [Signature]

Address P.O. Box 187

Ankney, IA 50021

DEPARTMENT

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