



Date October 7, 2013

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 19, 2013, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Youth Emergency Services (owner) represented by Stephen Quirk (officer) for the following action related to rezoning of property located at 918 Southeast 11<sup>th</sup> Street to PUD Planned Unit Development, and approval of the proposed PUD Conceptual Plan subject to the following revisions:

- 1) Addition of a note that any Development Plan shall comply with all Tree Preservation and Mitigation Ordinances.
- 2) Revision of the stormwater management statement to reflect compliance with the minimum requirements in the City's Site Plan policies.
- 3) Indication of conceptual location(s) for storm water management features.
- 4) Restoration of the Southeast 11<sup>th</sup> Street right-of-way to remove encroachment of off-street parking in addition to providing a minimum five-foot off-street parking setback with a three-foot landscape screen on both Southeast 10<sup>th</sup> Street and Southeast 11<sup>th</sup> Street.
- 5) Provision of minimum bufferyard requirements as applicable to "R-3" Districts as part of any future off-street parking extension.
- 6) Relocation of the public sidewalk to the south shall be shown based on the displacement by proposed building addition.
- 7) Revision of the parking standards to define parking requirements as they are required for shelters for the homeless contained in Section 134-1377(a)(30).
- 8) Provision of a note requiring architectural screening of any roof top mechanical units as part of any building addition.
- 9) Provision of fencing details for all site fencing to be permitted.

The subject property is more specifically described as follows:

Vacated Vale Street Right-of-Way North of and adjoining and vacated intervening North/South alley Right-of-Way, and also vacated 20 feet Railroad Avenue Right-of-Way located South of and adjoining, and all Block 6, Allens Second Addition, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on October 21, 2013, at which time the City Council will hear both those who oppose and those who favor the proposal.

★ Roll Call Number

Agenda Item Number

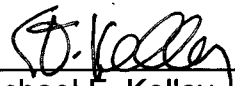
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2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
\_\_\_\_\_  
Michael F. Kelley  
Assistant City Attorney

(ZON2013-00141)

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

**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.

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk