

Date September 8, 2014

RESOLUTION SETTING HEARING ON REQUEST FROM MATTHEW CONNOLLY (PURCHASER) TO REZONE PROPERTY LOCATED AT 400 SOUTHEAST 7TH STREET AND 401 SOUTHEAST 6TH STREET FROM "M-1" LIGHT INDUSTRIAL DISTRICT TO "C-3B" CENTRAL BUSINESS MIXED USE DISTRICT, TO ALLOW MIXED-USE DEVELOPMENT WITH MULTIPLE-FAMILY RESIDENTIAL DWELLINGS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 21, 2014, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Matthew Connolly, proposed purchaser to rezone City-owned real property locally known as 400 Southeast 7th Street and 401 Southeast 6th Street ("Property") from "M-1" Light Industrial District to "C-3B" Central Business Mixed Use District, to allow mixed-use development with multiple-family residential dwellings, as set forth in the attached communication from the Commission; and

WHEREAS, the Property is legally described as follows:

Lots 9 and 10 of Block 42; and Lot 1 of Block 42; and Except Tract 3 Book 14139 Page 432, Lot 2 of Block 42; all in TOWN OF DE MOINE, an Official Plat, 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 attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on September 22, 2014, at which time the City Council will hear both those who oppose and those who favor the proposal.
3. 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.

FORM APPROVED:


Glenna K. Frank, Assistant City Attorney

MOVED BY _____ TO ADOPT.

(ZON2014-00132)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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



HEV Board of Directors November Meeting
Monday, July 21, 2014; 5:30 – 7:00 p.m.
Metro Waste Conference Room, 300 East Locust, Des Moines, Iowa

Board Present

Josh Garrett, *President*
Brad Willemsen
Colleen MacRae, *Treasurer*
Mark Tezak, *Vice President*
Travis Etchison
Sam Summers
Andy McCoy, *Acting Secretary*
Sam Erickson
Keith Snow
Tyler Wyngarden,

Board Absent

Braxton Pulley, *Secretary*

Guests

Sgt. Lori Neely, *DMPD*
Robin, *Brenton Skating Plaza*
Marsha Steele

Meeting called to order at 5:34 PM by president Josh Garrett.

Executive Session

Josh

Discussion on filling out HEV board roster with the top vote getters from the June 2014 elections. No objections.

Board Appointments

Josh

Motion to approve four board memberships to fill out full HEV board roster with David Hance (1 year), Ashley Holter (1 year), Chris LoRang (2 year) and Carol Wyckoff (1 year) (top runner up vote getters from the June elections) was made by Colleen MacRae, Seconded by Keith Snow. The motion carried.

Board Officers Elections

Josh

No contended positions. Motion to approve election of officers including Colleen MacRae to President, Mark Tezak to Vice President, Carol Wyckoff to Treasurer, and Andy McCoy to Secretary was made by Tyler Wyngarden and seconded by Travis Etchison. The motion Carried. The meeting was taken over by newly elected President Colleen MacRae.

Approval of Agenda, Minutes, and Treasurer’s Report

Colleen MacRae

Ashley Holter makes motion to approve agenda, minutes from June 2014, and Treasurer’s report and was seconded by Josh Garrett. Motion carried.

Old Business

HEV Bash Update

Travis

2014 Bash will happen Monday September 29th at Wooly’s.
The silent auction will still be happening and the music will happen during the socializing at the beginning as opposed to at the end. Madhouse brewery will be sponsoring a keg or two. Initial ticket pricing is \$25 for members, \$35 for non-members. \$15,000 is the target for fundraising. New East Village branding to be unveiled at the Bash.

East Village Sunday Bazaar*Brad*

Sunday Bazaar will no longer be sponsored by HEV. Additional discussion led by Travis regarding trademarking, which events should be named HEV events, and guidelines for using the HEV (or Des Moines East Village) name to sponsor events. Colleen to follow up with EV Bazaar leadership to make sure they understand that the HEV isn't sponsoring Bazaar.

New Business**Lower East Village Residential Project***Matt Connolly*

Matt Connolly (John Walker) briefed the group on this mixed use development. See meeting materials describing the development.

220 East 6th Street (proposed mini-storage) **Mark**

The board discussed support for this development. Mark Tezak to write a letter outlining concerns and non-support for this project on basis of E. 6th being a major corridor through the East Village. The project would not enhance walkability through the neighborhood, it doesn't line up with any of the long term plans developed by the City of Des Moines, it doesn't provide housing for additional residents. It doesn't line up with the boards view of where the East Village needs to be moving. The feeling is that the board can be choosy in who gets support and who doesn't. Well-designed context sensitive developments that are multi-use or residential will have an easier time gaining support of board.

201 East Locust Street Letter of Support*Troy Hansen*

Eagle view lofts. Tremendous views of the Eagles near the river, the Raccoon/Des Moines River confluence, and Downtown. First floor would be covered parking. 120 units. Dan from Slingshot and Brad from Reynolds Design took the board through the plans at this stage in the development. Hansen has reached out to the Pioneer and Columbus Park neighborhood associations. Hansen needs a letter of support, No objections, and Mark Tezak was to draft and send by 7/25/2014.

HEV Spooky Paws Parade*Josh*

HEV has supported Spooky Paws parade for insurance and sponsorship in the past. Also Josh will head committee to make Halloween the focus a few more events – Brad brought up trick or treating and the board is supportive of exploring what can be done to capitalize on this series of events to promote the East Village. Travis made a motion to support Spooky Paws Parade \$250 for insurance and sponsorship, seconded by Josh, and the motion carried.

Grant Funding*Tyler*

Tyler Wyngarden brought up a grant application that would require a 25% match if HEV receives it. The grant could be used for marketing efforts either moving forward or a reimbursement for past expenditures. The board is supportive of Tyler submitting the grant application.

Public Forum

Guests in attendance not on the agenda are welcome to address the board. Due to time restraints, we ask guests keep their comments within three minutes.

Adjournment*Josh*

Next Meeting Date – Monday, August 18th, 2014

Request from Matthew Connolly (purchaser) on property located at 400 Southeast 7th Street and 401 Southeast 6th Street. The subject property is owned by the City of Des Moines.				File # 11-2014-1.09	
Description of Action	Approval of request to vacate the north/south alley between Southeast 6th Street and Southeast 7th Street from Raccoon Street to East Martin Luther King Jr. Parkway subject to the Plan and Zoning Commission approving a Site Plan for any future development prior to any conveyance of the property.				
2020 Community Character Plan	Current: General Industrial. Proposed: Downtown Support Commercial.				
Horizon 2035 Transportation Plan	2011 -2015 Add 4 lanes SE Connector				
Current Zoning District	"M-1" Light Industrial District.				
Proposed Zoning District	"C-3B" Central Business Mixed Use District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	1	0			
Outside Area					
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Connolly, 400 Southeast 7th Street

11-2014-1.09



1 inch = 84 feet

Item 11-2014-1.09

Date 8/14/14

1

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

(Circle One) RECEIVED

COMMUNITY DEVELOPMENT

Print Name Cindy Stanley

Signature Cindy Stanley

AUG 18 2014

Address 509 S.E. 6th

DEPARTMENT

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

Request from Matthew Connolly (purchaser) on property located at 400 Southeast 7th Street and 401 Southeast 6th Street. The subject property is owned by the City of Des Moines.				File # 21-2014-4.09	
Description of Action	Approval of amendment to the Des Moines' 2020 Community Character Plan to revise the existing designation for future land use from General Industrial to Downtown Support Commercial.				
2020 Community Character Plan	Current: General Industrial. Proposed: Downtown Support Commercial.				
Horizon 2035 Transportation Plan	2011 -2015 Add 4 lanes SE Connector				
Current Zoning District	"M-1" Light Industrial District.				
Proposed Zoning District	"C-3B" Central Business Mixed Use District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	1	1			
Outside Area					
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Connolly, 400 Southeast 7th Street

21-2014-4.09



1 inch = 104 feet

Request from Matthew Connolly (purchaser) on property located at 400 Southeast 7th Street and 401 Southeast 6th Street. The subject property is owned by the City of Des Moines.				File # ZON2014-00132	
Description of Action	Approval of request to rezone from "M-1" Light Industrial District to "C-3B" Central Business Mixed Use District, to allow mixed-use development with multiple-family residential dwellings.				
2020 Community Character Plan	Current: General Industrial. Proposed: Downtown Support Commercial.				
Horizon 2035 Transportation Plan	2011 -2015 Add 4 lanes SE Connector.				
Current Zoning District	"M-1" Light Industrial District.				
Proposed Zoning District	"C-3B" Central Business Mixed Use District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	1	1			
Outside Area					
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Connolly, 400 Southeast 7th Street

ZON2014-00132



1 inch = 104 feet

Item ZON2014-00132

Date 8/14/14

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

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT

Print Name Cindy Stanley

AUG 18 2014

Signature Cindy Stanley

DEPARTMENT

Address 509 SE 6th

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

Item ZON2014-00132

Date 8-13-2014

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

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT

AUG 18 2014

Print Name SUN TOOL INC. JOHN W. JOHNSON

Signature John W. Johnson

DEPARTMENT

Address 304 SE 8th DES MOINES IA

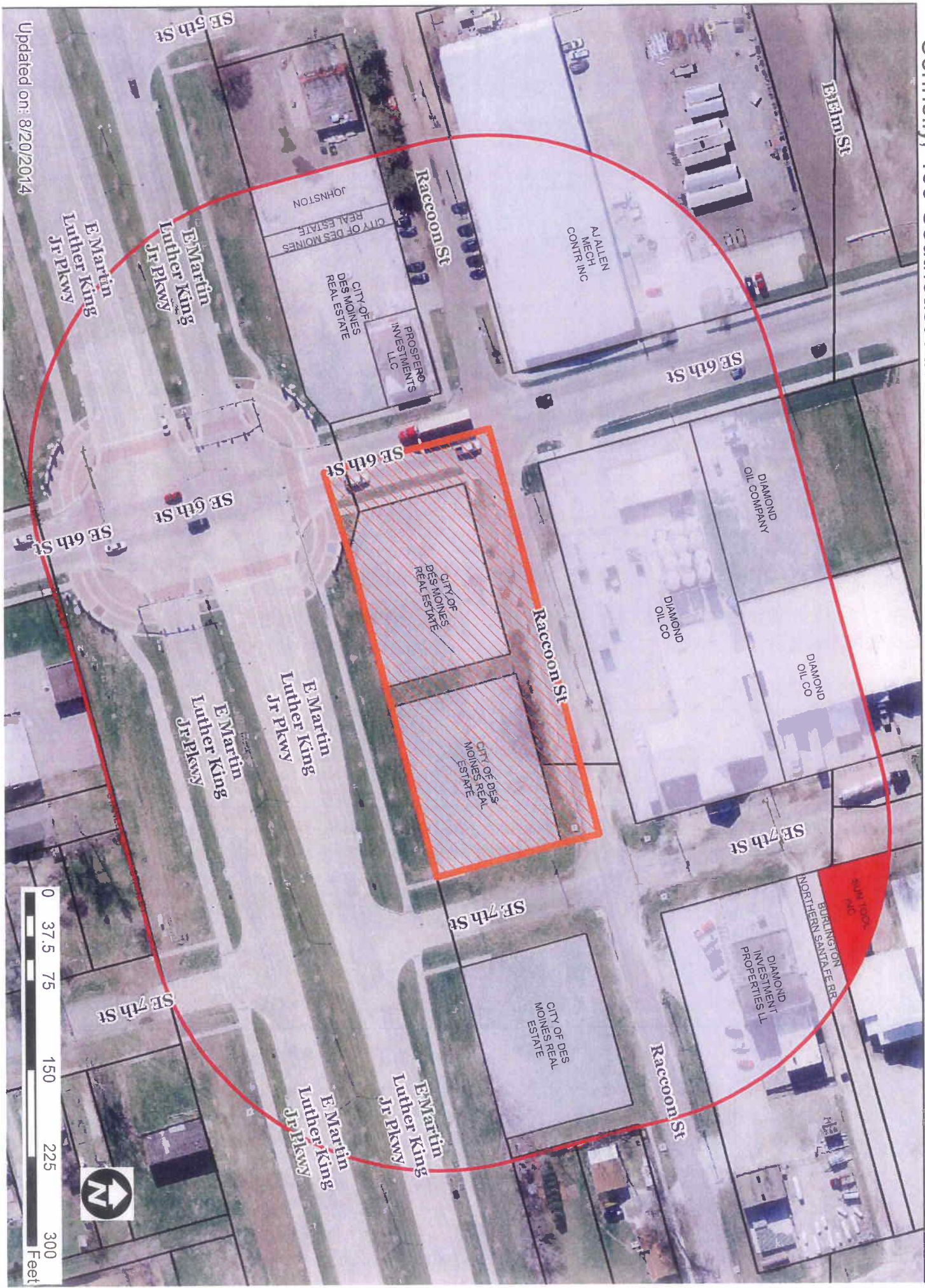
Reason for opposing or approving this request may be listed below:

I WANT TO KEEP ZONE IING - "M-1
LIGHT INDUSTRIAL - TO HELP REDEVELOPING
FOR BUSINESS

H

Connolly, 400 Southeast 7th Street

ZON2014-00132



Updated on: 8/20/2014

