



**Roll Call Number**

**Agenda Item Number**

46 A

**Date** November 7, 2016

**RESOLUTION ON REQUEST FROM 2425 HUBBELL AVENUE, INC. TO AMEND THE  
PLANDSM: CREATING OUR TOMORROW PLAN FUTURE LAND USE DESIGNATION  
(VICINITY OF 2323 HUBBELL AVENUE)**

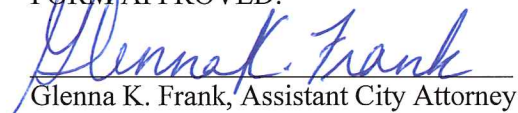
**WHEREAS**, on April 25, 2016, by Roll Call No. 16-0717, the City Council adopted the PlanDSM: Creating Our Tomorrow Plan; and

**WHEREAS**, on October 24, 2016, by Roll Call No. 16-1820, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held October 20, 2016, its members voted 12-0 to recommend **APPROVAL** of a request from 2425 Hubbell Avenue, Inc., 2323 Hubbell, LLC and EPC, LLC, respectively represented by Todd Mendenhall (officer), Dereck Lewis (officer) and Tyler Tompkins (officer), to amend the existing PlanDSM: Creating Our Tomorrow Plan future land use designation from Low Density Residential to Industrial for property located at 1420, 1424, 1428, 1432 and 1436 East 25<sup>th</sup> Street, to allow for warehouse, gymnasium/fitness center, religious assembly, and commercial bakery uses in addition to currently permitted office and light industrial uses on the remaining property in the vicinity of 2323 Hubbell Avenue.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, that the proposed amendment to the PlanDSM: Creating Our Tomorrow Plan, as described above, is hereby **approved / denied**.

MOVED by \_\_\_\_\_ to adopt and **APPROVE / DENY** the proposed amendment.

FORM APPROVED:

  
Glenna K. Frank, Assistant City Attorney

(21-2016-4.11)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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

46A



EXISTING BUILDING LOOKING NORTH



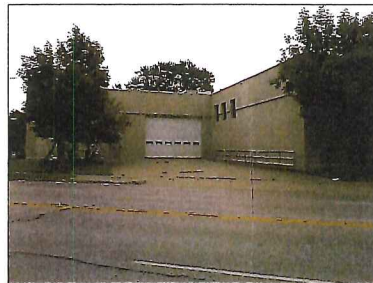
EXISTING BUILDING LOOKING EAST



EXISTING BUILDING LOOKING NORTHWEST



EXISTING BUILDING LOOKING NORTHEAST



EXISTING BUILDING LOOKING EAST



EXISTING BUILDING LOOKING SOUTH

CP-4

<b>FRG</b> Engineering & Surveying Group, Inc. Professional Engineers and Surveyors 1105 N. W. 11th Ave., Suite 100 Fort Lauderdale, FL 33304 (954) 582-4522		<b>TOWNSEND ENGINEERING PUD</b>				NO. _____ REVISION _____ DATE _____ BY _____ FOR _____	LOCATION _____ SCALE: 1" = 10' DATE: 10/07/16 CHECKED BY: _____ SHEET 1 OF 4 FIELD BOOK: 16-098	DRAWN BY: P.W. DATE: 10/07/16 FILE NO.: 16-098
						16-098-CP-4	16-098	

ADDRESS  
2323 & 2425 HUBBELL AVE.

ZONING  
EXISTING = PUD  
PROPOSED = PUD

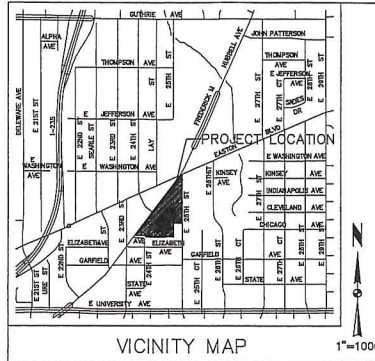
2020 COMMUNITY CHARACTER PLAN

EXISTING = INDUSTRIAL  
PROPOSED = INDUSTRIAL

REGULATIONS

- A) THE REGULATIONS FOR THIS PUD SHALL COMPLY WITH THAT OF M-1 AND C-2 EXCEPT AS DENOTED.
- ADDITIONALLY ALLOWED USES:  
CHURCHES  
MUSEUMS  
COMMERCIAL BAKERIES, NO LIMITATION OF SIZE  
AND SEVENTEEN TRUCKS SHALL BE ALLOWED  
FOR DELIVERY OF MATERIALS AND DISTRIBUTION  
OF PRODUCT WITH OR WITHOUT ON-SITE SALES.
- COMMERCIAL/RETAIL CENTERS  
ANY LIGHT MANUFACTURING USE WILL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED BUILDING
- USES NOT ALLOWED:  
ADULT ENTERTAINMENT  
OFF-PREMISES ADVERTISING SIGNS  
TANNING AND SOLARIUMS  
LIQUOR STORES  
FINANCIAL SERVICE CENTERS PROVIDING CHECK CASHING  
AND LOANS SECURED BY POST DATED CHECKS OR PAYROLL  
GUARANTEE AS PRIMARY ACTIVITY.
- B) SETBACKS:  
FRONT = 25' MIN.  
SIDE = 0' EXCEPT ADJOINING "R" DISTRICT THEN 10'  
REAR = SAME AS SIDE  
PARKING LOT PAVEMENT 10'
- C) R DISTRICT PROTECTION:  
WHEN ANY PARKING LOT OR VEHICLE MANEUVERING AREA OF THE PUD ABUTS AN R DISTRICT A 4' HIGH OPAQUE SCREEN SHALL BE INSTALLED AND MAINTAINED ALONG THE ADJACENT R DISTRICT.
- D) PARKING:  
PARKING REQUIREMENTS SHALL COMPLY WITH CITY STANDARDS.  
REQUIRED PARKING VOLUMES MAY BE OBTAINED BY APPLYING THE OVERALL PARKING STALLS  
WITHIN THE PUD BOUNDARY REGARDLESS OF PROPERTY OWNERSHIP.  
OFF-STREET PARKING SHALL BE IN ACCORDANCE WITH CODE SECTION 134-1377.  
BICYCLE RACKS SHALL BE PROVIDED THROUGHOUT THE SITE.
- E) LANDSCAPE REQUIREMENTS  
ANY NEW CONSTRUCTION SHALL REQUIRE THE OWNERSHIP PARCEL TO COMPLY WITH THE PLANTING  
REQUIREMENTS FOR C-2 ZONING
- MINIMUM OPEN SPACE: 20%
- ANY DEVELOPMENT PLAN SHALL COMPLY WITH THE CITY'S TREE PROTECTION AND MITIGATION  
ORDINANCE.
- FENCING SHALL BE IN ACCORDANCE WITH THE FENCING STANDARDS APPLICABLE IN THE C-2  
DISTRICT; ANY CHAIN LINK FENCE SHALL HAVE BLACK VINYL-CLADDING
- ANY REFUSE COLLECTION CONTAINER ENCLOSURE STRUCTURE SHALL BE CONSTRUCTED WITH  
MASONRY MATERIALS THAT MATCH THE MASONRY MATERIALS USED ON THE PRIMARY STRUCTURE  
AND 100% OPAQUE STEEL GATES. ANY ENCLOSURE SHOULD ALSO INCLUDE NON-GATED  
PEDESTRIAN ENTRANCE AND BE SIZED TO ACCOMMODATE RECYCLING CONTAINERS. IF NO OUTDOOR  
ENCLOSURES ARE PROPOSED, THEN A NOTE SHOULD BE ADDED TO STATE THAT ALL REFUSE  
COLLECTION CONTAINERS MUST BE LOCATED WITHIN A BUILDING.
- ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY ARCHITECTURALLY INTEGRATED  
SCREENING ELEMENTS.
- ALL MECHANICAL EQUIPMENT, METERS, CONDENSERS, ETC. SHALL BE INTERIOR TO THE CAMPUS OR  
APPROPRIATELY SCREENED SO THAT IT IS NOT VISIBLE FROM ANY PUBLIC STREET.
- ANY TRANSFORMERS SHALL BE LOCATED WITHIN THE BUILDINGS OR WITHIN OFF-STREET PARKING  
AREAS AND SCREENED FROM VIEW OF PUBLIC STREETS.
- F) ARCHITECTURAL STANDARDS:  
THE SITE CONTAINS EXISTING BUILDINGS  
ALLOWED EXTERIOR MATERIALS:  
EIFS CLADDING, USED AS ACCENT MATERIAL ONLY AND MINIMUM 4' ABOVE GRADE.  
CONCRETE BLOCK OR PRECAST CONCRETE
- G) STORMWATER MANAGEMENT:  
ANY NEW EXTERIOR CONSTRUCTION (EXCLUDING MAINTENANCE OF EXISTING BUILDINGS OR  
PAVEMENTS) SHALL REQUIRE STORM WATER MANAGEMENT IN ACCORDANCE WITH CITY STANDARDS.  
METHODS MAY INCLUDE BELOW GRADE STORAGE OF STORM WATER AND CONSERVATION METHODS.
- H) NO ACCESS FROM EAST 25TH STREET FOR ANY COMMERCIAL USES, INCLUDING ANY OFF-STREET  
PARKING OR TRUCK LOADING AREAS.
- ACCESS SHALL BE PROVIDED FROM THE EXISTING DRIVE APPROACHES ALONG HUBBELL AVENUE  
ONLY.
- PROVISION OF A MINIMUM 30-FOOT PAWING SETBACK FROM THE FRONT PROPERTY LINE ALONG  
EAST 25TH STREET.
- PROVISION OF A 6-FOOT TALL SOLID FENCE TO SCREEN ANY PARKING OR LOADING AREAS,  
WHERE THE FENCE SHALL BE SET BACK AT LEAST 30 FEET FROM THE FRONT PROPERTY LINE  
ALONG EAST 25TH STREET.
- PROVISION OF LANDSCAPING BETWEEN THE FENCE AND THE FRONT PROPERTY LINE ALONG EAST  
25TH STREET.
- I) SIGNS:  
ANY SIGNAGE SHALL BE IN ACCORDANCE WITH THE REGULATIONS APPLICABLE IN THE C-2  
DISTRICT AND THE FSO FREESTANDING SIGNS OVERLAY DISTRICT.

CONCEPTUAL PLAN  
TOWNSEND ENGINEERING  
A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF DES MOINES,  
COUNTY OF POLK, STATE OF IOWA  
SHEET 1 OF 4  
AMMENDMENT 2



LEGAL DESCRIPTION

Lots 98 through 125 inclusive and the intervening  
vacated unnamed streets and alleys, and vacated  
Dubuque Avenue right-of-way all in Hubbell Avenue  
Addition, an Official Plat; and Lots 5 through 13  
inclusive in Salm's Addition to Easton Place, an Official  
Plat; and Lots 1, 2, 3, 9 and 10 in Bayard Place, an  
Official Plat, all now included in and forming a part of  
the City of Des Moines, Polk County, Iowa.

Containing 9.87 acres.

APPROVED BY PLAN AND ZONING COMMISSION  
ON XX/XX/2018

APPROVED BY CITY COUNCIL ON:  
XX/XX/16  
ROLL CALL NO. XX-XXXX; ORDINANCE NO. XX,XXX

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ERIC  
R. GARDNER  
8418 GRAND AVENUE  
DES MOINES, IOWA 50315  
(515) 281-1234

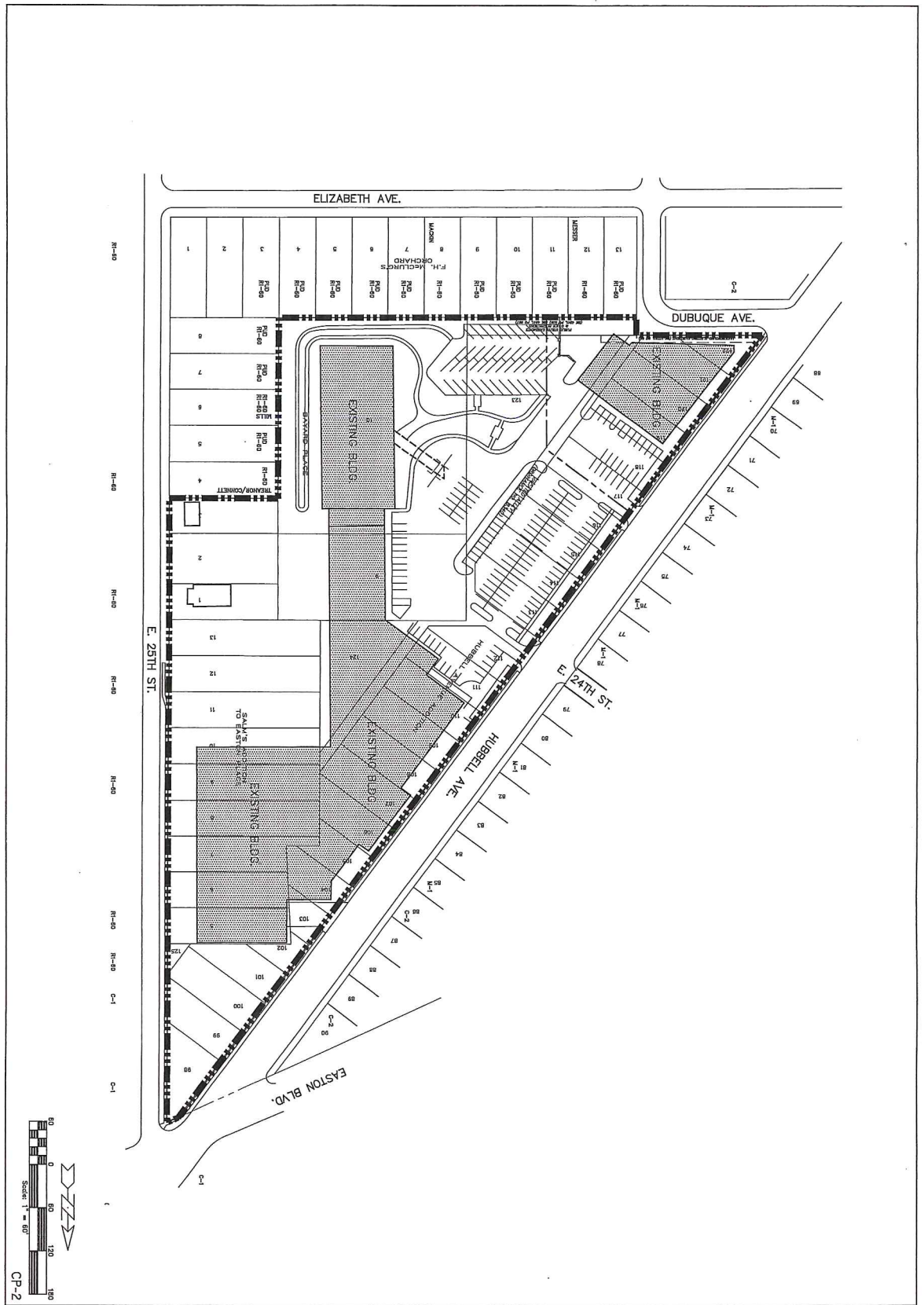
TOWNSEND ENGINEERING PUD

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE	FIELD BOOK	SHEET	OF	FILE NO.	DATE	BY	FOR
								1	4	16-098	10/06/16		

CP-1

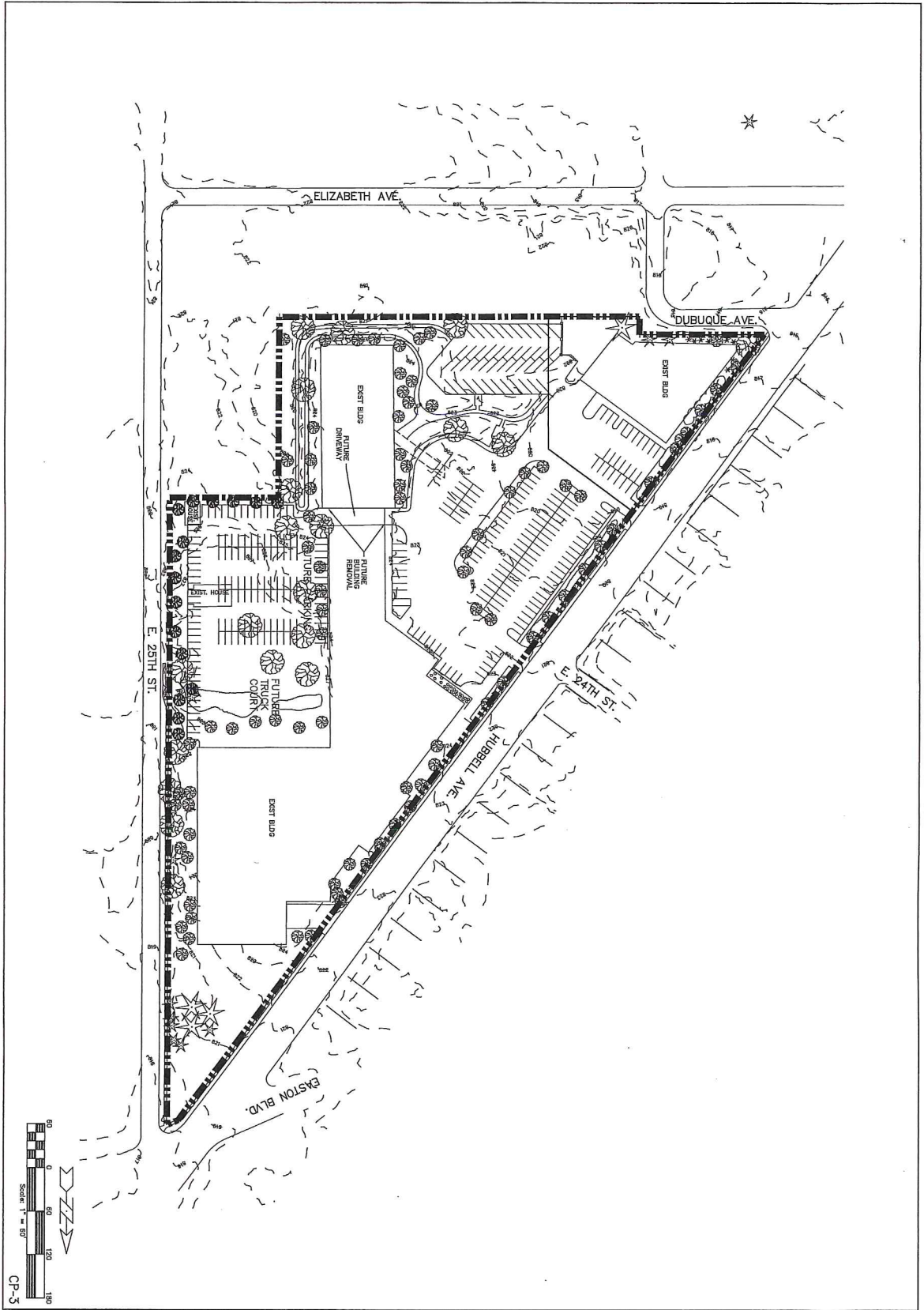
16-098





<b>ERG</b> Engineering Resource Group, Inc. Engineers and Surveyors 8415 GRAND AVENUE DES MOINES, IOWA 50312 (515) 281-4553					<b>TOWNSEND ENGINEERING PUD</b>				
NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE	DESIGNED BY:	DRAWN BY:	
						1" = 60'		PJV	
						DWG: 16-098-GP-2.dwg	CHECKED BY:	DATE: 10/05/16	
						FIELD BOOK:	SHEET 2 OF 4	FILE NO.: 16-098	

CP-2



<b>16-098</b> <b>ERG</b> Engineering Resource Group, Inc. Engineers and Surveyors 5415 GRAND AVENUE DES MOINES, IOWA 50312 (515) 235-4223					<b>TOWNSEND ENGINEERING PUD</b>				
NO.	REVISION	DATE	BY	FOR	LOCATION:	SCALE: 1" = 60'	DESIGNED BY:	DRAWN BY: PJV	
						DWG: 16-098-CP-3.dwg	CHECKED BY:	DATE: 10/05/16	
						FIELD BOOK:	SHEET 3 OF 4	FILE NO.: 16-098	

October 27, 2016

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning regarding request from 2425 Hubbell Avenue, Inc. represented by Todd Mendenhall (officer) for the following actions on property located at 2323-2449 Hubbell Avenue and 1402, 1404, 1412, 1420-1436 East 25<sup>th</sup> Street and 2400, 2404-2408, 2412-2424 Elizabeth Avenue. Additional subject property is owned by 2323 Hubbell, LLC and EPC, LLC.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed				X
John "Jack" Hilmes	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			

**APPROVAL** of staff recommendation Part A) the proposed rezoning and "PUD" Conceptual Plan amendment be found in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Industrial and Low Density Residential, with the exception of the five (5) parcels known as 1420, 1424, 1428, 1432, and 1436 East 25th Street, approval of Part B) for the five (5) parcels known as 1420, 1424, 1428, 1432,



and 1436 East 25th Street, the PlanDSM: Creating Our Tomorrow Plan future land use designation should be amended from Low Density Residential to Industrial, approval of Part C) the request to rezone the following parcels from “PUD” Planned Unit Development to “R1-60” One-Family Low-Density Residential District: 2400, 2404, 2406, 2408, 2412, 2414, 2416 (known as 2434), 2418, 2420, 2422, & 2424 Elizabeth Avenue and 1402, 1404 & 1412 East 25th Street and approval of Part D) the proposed 2nd Amendment to the Townsend Engineering “PUD” Conceptual Plan. (ZON2016-00177)

## **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the proposed rezoning and “PUD” Conceptual Plan amendment be found in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Industrial and Low Density Residential, with the exception of the five (5) parcels known as 1420, 1424, 1428, 1432, and 1436 East 25<sup>th</sup> Street.

Part B) Staff recommends that for the five (5) parcels known as 1420, 1424, 1428, 1432, and 1436 East 25<sup>th</sup> Street, the PlanDSM: Creating Our Tomorrow Plan future land use designation should be amended from Low Density Residential to Industrial.

Part C) Staff recommends approval of the request to rezone the following parcels from “PUD” Planned Unit Development to “R1-60” One-Family Low-Density Residential District: 2400, 2404, 2406, 2408, 2412, 2414, 2416 (known as 2434), 2418, 2420, 2422, & 2424 Elizabeth Avenue and 1402, 1404 & 1412 East 25<sup>th</sup> Street.

Part D) Staff recommends approval of the proposed 2<sup>nd</sup> Amendment to the Townsend Engineering “PUD” Conceptual Plan.

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

- 1. Purpose of Request:** Marel (formerly known as Townsend Engineering) recently vacated the premise and has sold multiple parcels comprising the former industrial complex to multiple owners for various reuses and redevelopments. The applicant has indicated that tenants may include a bakery facility, a gymnasium/fitness center, a church, a light manufacturing use, and a warehouse use. The proposed amendment to the “PUD” Conceptual Plan states that permitted uses would be those as allowed in the “C-2” General Retail and Highway-Oriented Commercial District, as well as light manufacturing, warehousing, commercial bakeries, and gymnasiums/fitness centers. It also states that adult entertainment and delayed deposit services businesses would be prohibited.

The request would also allow for multiple parcels fronting Elizabeth Avenue and/or East 25th Street, which are either vacant or contain a single-family residential use, to be rezoned from “PUD” Planned Unit Development District to “R1-60” One-Family Low-Density Residential District.

- 2. Size of Site:** Approximately 9.87 acres.

- 3. Existing Zoning (site):** “PUD” Planned Unit Development District.
- 4. Existing Land Use (site):** The site contains the vacated Marel (formerly known as Townsend Engineering) complex, which included buildings containing office, manufacturing, laboratory, and warehouse uses. The site also includes multiple single-family dwellings fronting Elizabeth Avenue and East 25<sup>th</sup> Street.
- 5. Adjacent Land Use and Zoning:**
- North* - “C-1” & “C-2”, Uses include a liquor store (Lickety Liquors) and Fire Station #3.
- South* - “R1-60”, Uses include single-family residential.
- East* - “R1-60”, Uses include single-family residential and a church (Eastside Church of the Nazarene).
- West* - “M-1” & “C-2”, Uses include commercial businesses, including Quik Trip and Standard Bearings, and Hy-Vee Wine & Spirits.
- 6. General Neighborhood/Area Land Uses:** The subject property is located to the south of the Hubbell Avenue and Easton Boulevard intersection.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the ACCENT Neighborhood and within 250 feet of the Fairmont Park Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on September 16, 2016. Additionally, separate notifications of the hearing for this specific item were mailed on September 16, 2016 (20 days prior to the October 6, 2016 hearing), on September 26, 2016 (10 days prior to the October 6, 2016 hearing), and on October 10, 2016 (10 days prior to the October 20, 2016 hearing) to the ACCENT Neighborhood, Fairmont Park Neighborhood, 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 September 30, 2016.
- 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 on the date of the mailing. The ACCENT Neighborhood Association mailings were sent to John Avery, 2328 Hubbell Avenue, Des Moines, IA 50317 and the Fairmont Park Neighborhood Association mailings were sent to Jeff Witte, 2501 Morton Avenue, Des Moines, IA 50317.
- The applicant held their neighborhood meeting on September 28, 2016. The applicant will be available to provide a summary of the neighborhood meeting at the hearing.
- 8. Relevant Zoning History:** The Townsend Engineering “PUD” Conceptual Plan was originally approved on December 16, 2002. The first amendment to allow the expansion of an existing office building to the south was approved on June 21, 2004.
- 9. PlanDSM Land Use Plan Designation:** Industrial & Low Density Residential.



**10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and “PUD” 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 the City Code 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 amended “PUD” Conceptual Plan 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. Permitted Uses:** The proposed amendment to the “PUD” Conceptual Plan states that permitted uses would be those as allowed in the “C-2” General Retail and Highway-Oriented Commercial District, as well as churches, warehouses, commercial bakeries, gymnasiums/fitness centers, and any light manufacturing use conducted entirely within an enclosed building. It also states that adult entertainment, off-premises advertising signs, taverns or nightclubs, liquor stores, and financial service centers that provide check cashing and loans secured by postdated checks or payroll guarantee as their primary activity would be prohibited.
- 2. Traffic/Parking:** The submitted “PUD” Conceptual Plan demonstrates that the existing off-street parking areas and access drives from Hubbell Avenue would be maintained. It also demonstrates an off-street parking area and loading dock for trucks to the east of the existing building, where the pavement would be setback at least 30 feet of the front property line along East 25<sup>th</sup> Street and where the parking lot parking would be screened by a minimum 6-foot tall solid fence with landscaping provided between the fence and the property line. The “PUD” Conceptual Plan demonstrates that the parking area to the east of the building would be accessed by removing a segment of the existing building in order to construct a driveway.

The “PUD” Conceptual Plan states that off-street parking shall comply with City Code Section 134-1377. The “PUD” Conceptual Plan allows uses within the “PUD” area to share parking, as it states “required parking volumes may be obtained by applying the overall parking stalls within the PUD boundary regardless of property ownership”.

The PUD Conceptual Plan states that bicycle racks shall be provided throughout the site.

The PUD Conceptual Plan appears to demonstrate a pedestrian path along the south

and east perimeters of the buildings.

3. **Drainage/Grading:** A grading and erosion control plan will be required for any future development on the site. Any future construction must comply with storm water management policies as part of the review of the final PUD development plan. The “PUD” Conceptual Plan states that any new exterior construction (excluding maintenance of structures or pavements) shall require stormwater management in accordance with City requirements.
4. **Landscaping:** The proposed “PUD” Conceptual Plan states that any new off-street parking area shall be landscaped in accordance with the Landscape Standards applicable to the “C-2” District and shall provide a minimum 20% open space.
5. **PlanDSM Creating Our Tomorrow:** The recently adopted PlanDSM Land Use Plan designates the parcels with existing commercial structures as “Industrial” and the parcels that are undeveloped or that contain single-family residential dwellings as “Low Density Residential”.

The request to remove multiple parcels fronting Elizabeth Avenue and East 25<sup>th</sup> Street, which are vacant or contain single-family dwellings, from “PUD” District to “R1-60” District would be compatible with the “Low-Density Residential” future land use designation.

The applicant has also requested that the designation for five (5) parcels (1420, 1424, 1428, 1432, and 1436 East 25<sup>th</sup> Street) be amended from Low Density Residential to Industrial. Staff believes that this is appropriate since any commercial driveway from East 25<sup>th</sup> Street is prohibited and since any building addition or off-street parking lot within this area must provide a minimum 30-foot setback from the front property line along East 25<sup>th</sup> Street.

6. **Architecture:** The proposed “PUD” Conceptual Plan indicates that the existing buildings would remain in their current forms, except for the potential removal of a portion of a building to allow a driveway to access the eastern portion of the site. The “PUD” Conceptual Plan states that any future buildings or building additions would be sided with either concrete block or precast concrete, and that EIFS siding to match the existing buildings may be used as an accent material only so long as it is located at least 4 feet above grade.
7. **Signage:** The proposed “PUD” Conceptual Plan states that on premise signage shall be allowed in accordance with the standards as applicable in the “C-2” District and the “FSO” Freestanding Signs Overlay District, which requires any freestanding sign to have a minimum 2-foot tall durable base and limits any freestanding sign to a maximum height of 8 feet.
8. **Fencing:** The proposed “PUD” Conceptual Plan states that any fence shall be in accordance with the fencing standards applicable in the “C-2” District, so long as any chain link fence shall have black vinyl-cladding.
9. **Other Information:** The “PUD” Conceptual Plan states that any refuse collection container enclosure structure will be constructed with masonry materials that match the



masonry materials used on the primary structure and 100% opaque steel gates, and that any enclosure structure would also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, it states that all refuse collection containers must be located within a building.

The "PUD" Conceptual Plan states that all roof top mechanical equipment shall be screened by architecturally integrated screening elements.

The "PUD" Conceptual Plan states that all mechanical equipment, meters, condensers, etc. shall be interior to the campus or appropriately screened so that it is not visible from any public street.

The "PUD" Conceptual Plan states that any transformers shall be located within the buildings or within off-street parking areas and screened from view of public streets to the satisfaction of the Planning Administrator.

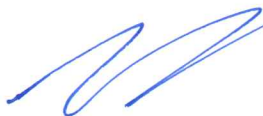
## SUMMARY OF DISCUSSION

Greg Jones asked if anyone was present to speak on this item. None were present or requested to speak.

## COMMISSION ACTION:

Mike Simonson moved staff recommendation for approval of Part A) the proposed rezoning and "PUD" Conceptual Plan amendment be found in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Industrial and Low Density Residential, with the exception of the five (5) parcels known as 1420, 1424, 1428, 1432, and 1436 East 25th Street, approval of Part B) for the five (5) parcels known as 1420, 1424, 1428, 1432, and 1436 East 25th Street, the PlanDSM: Creating Our Tomorrow Plan future land use designation should be amended from Low Density Residential to Industrial, approval of Part C) the request to rezone the following parcels from "PUD" Planned Unit Development to "R1-60" One-Family Low-Density Residential District: 2400, 2404, 2406, 2408, 2412, 2414, 2416 (known as 2434), 2418, 2420, 2422, & 2424 Elizabeth Avenue and 1402, 1404 & 1412 East 25th Street and approval of Part D) the proposed 2nd Amendment to the Townsend Engineering "PUD" Conceptual Plan.

Respectfully submitted,



Jason Van Essen, AICP  
Senior City Planner

JMV:clw

Attachment



2425 Hubbell Avenue, Inc. represented by Todd Mendenhall (officer) for property located at 1420-1436 East 25th Street.			File #	
			21-2016-4.11	
<b>Description of Action</b>	Approval of request to amend the existing PlanDSM: Creating Our Tomorrow Plan future land use designation from Low Density Residential to Industrial.			
<b>PlanDSM Future Land Use</b>	Current: Low Density Residential. Proposed: Industrial.			
<b>Mobilizing Tomorrow Transportation Plan</b>	No planned improvements.			
<b>Current Zoning District</b>	"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.			
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
<b>Inside Area</b>				
<b>Outside Area</b>				
<b>Plan and Zoning Commission Action</b>	Approval	12-0	<b>Required 6/7 Vote of the City Council</b>	Yes
	Denial			No X

2425 Hubbell Ave, Inc., 1424-1436 East 25th Street

21-2016-4.11



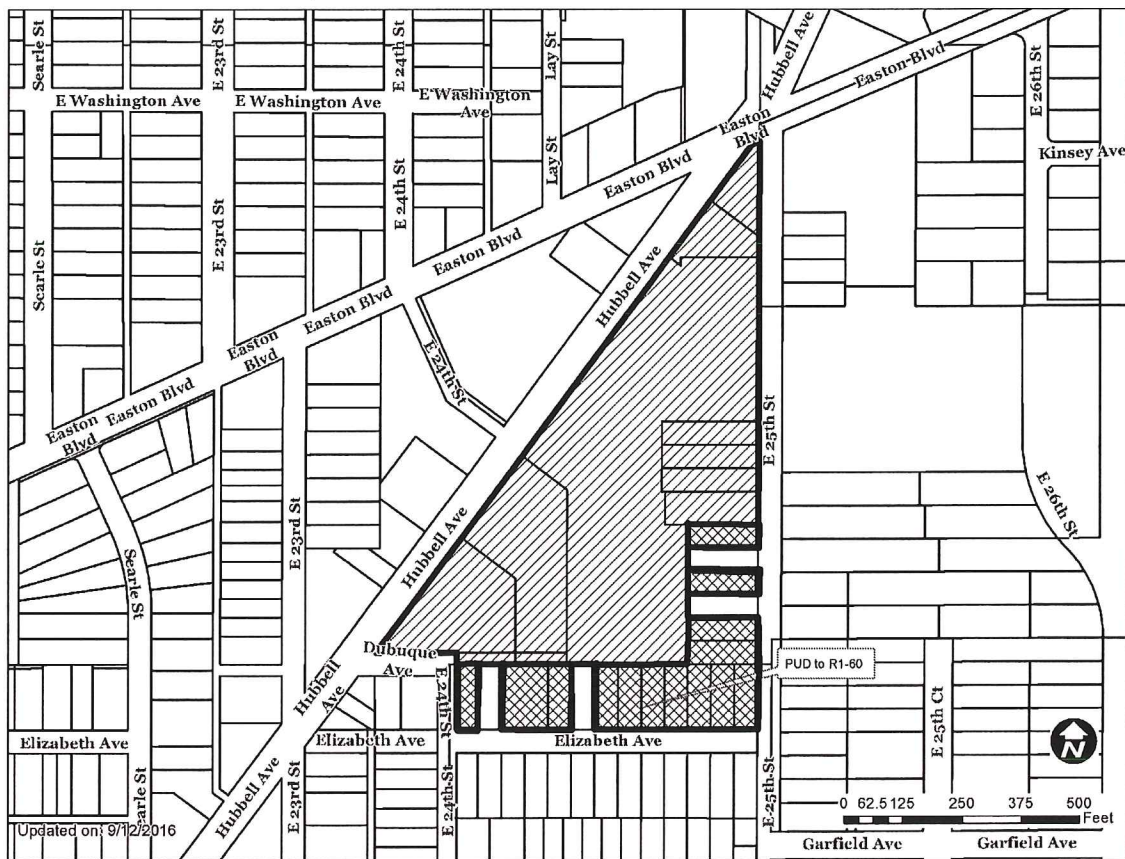
1 inch = 98 feet

46A

2425 Hubbell Avenue, Inc. represented by Todd Mendenhall (officer) for property located at 2323-2449 Hubbell Avenue and 1402, 1404, 1412, 1420-1436 East 25th Street and 2400, 2404-2408, 2412-2424 Elizabeth Avenue. Additional subject property is owned by 2323 Hubbell, LLC and EPC, LLC.				File #		
				ZON2016-00177		
Description of Action	Approval to rezone property located at 2400, 240 -2408, 2412-2424 Elizabeth Avenue and 1402, 1404 & 1412 East 25th Street from "PUD" Planned Unit Development to "R1-60" One-Family, Low-Density Residential District, to allow existing single-family dwellings. Amend the Townsend Engineering PUD Conceptual Plan.					
PlanDSM Future Land Use	Current: Low Density Residential. Proposed: Industrial.					
Mobilizing Tomorrow Transportation Plan	No planned improvements.					
Current Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.					
Proposed Zoning District	"R1-60" One-Family Low-Density Residential District, "PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.					
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition		
Inside Area						
Outside Area						
Plan and Zoning Commission Action	Approval	12-0	Required 6/7 Vote of the City Council		Yes	
	Denial				No	X

2425 Hubbell Avenue Inc., 2323-2449 Hubbell Avenue

ZON2016-00177



ZON2016-00177

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Date 10/21/16

Item

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

Fairmont Park NH Assoc.

(Circle One)

Print Name

Jeff White

Signature

*Jeff White*

Address

2501 Morton

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

Non Issue