



Date April 23, 2018

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM 15TH & GRAND PROPERTIES, LLC FOR VACATION OF EAST/WEST AND NORTH/SOUTH ALLEY SEGMENTS ADJOINING 1511 GRAND AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 5, 2018, its members voted 12-0 to recommend **APPROVAL** of a request from 15th & Grand Properties, LLC (owner), represented by Charles Campbell (officer), for vacation of the east/west and north/south alley segments in the block bounded by Ingersoll Avenue, 15th Street, Grand Avenue and 16th Street, adjoining 1511 Grand Avenue, to allow for assemblage with the adjoining property for redevelopment, subject to the following conditions:

- (1) Reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or are relocated; and
- (2) Any conveyance of the vacated right-of-way shall be subject to approval of a redevelopment plan by the City Council.

MOVED by _____ to receive and file the attached communication from the Plan and Zoning Commission, and refer to the Engineering Department, Real Estate Division.

FORM APPROVED:

Lawrence R. McDowell
Deputy City Attorney

(11-2018-1.03)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

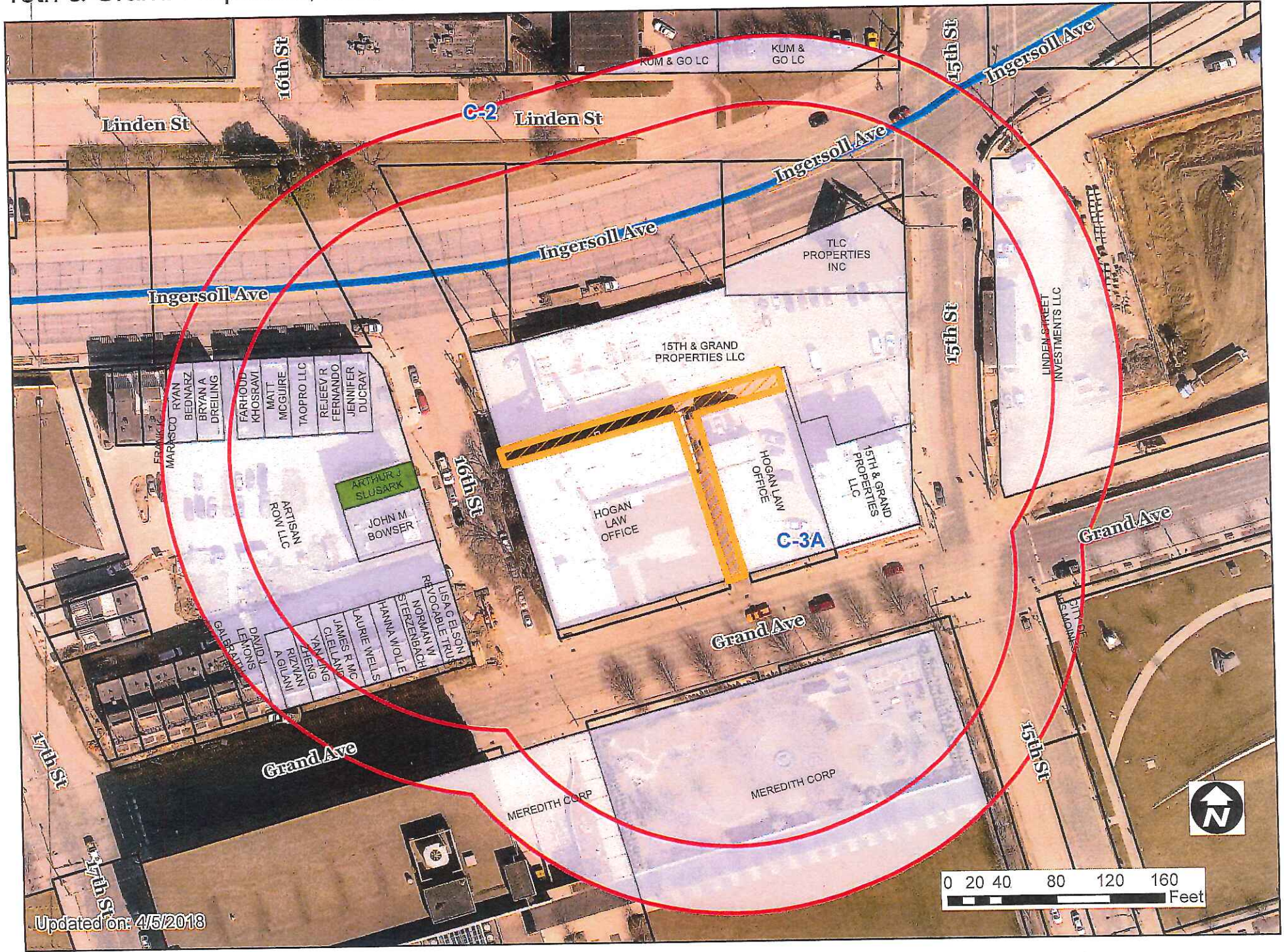
Mayor

CERTIFICATE

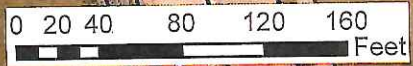
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

City Clerk



Updated on: 4/5/2018



110



Date April 23, 2018
 Agenda Item 16
 Roll Call # _____

April 18, 2018

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their April 5, 2018 meeting, the following action was taken regarding a request from 15th & Grand Properties, LLC (owner) 1511 Grand Avenue, represented by Charles Campbell (officer), for vacation of the east/west and north/south alley segments in the block bounded by Ingersoll Avenue, 15th Street, Grand Avenue and 16th Street, to allow assembly of land for redevelopment.

COMMISSION RECOMMENDATION:

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

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

APPROVAL of the requested vacation subject to the following conditions:

1. Reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or are relocated.
2. Any conveyance shall be subject to approval of a redevelopment plan by City Council. (11-2018-1.03)

Written Responses

1 in Favor

0 in opposition

RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested vacation subject to the following conditions:

1. Reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or are relocated.
2. Any conveyance shall be subject to approval of a redevelopment plan by City Council.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed vacation would allow assembly of the existing Right-of-Ways with the adjoining parcels for redevelopment.
2. **Size of Site:** The north/south segment of Right-of-Way measures 14.5 feet by 128 feet (2,889 square feet) and the east/west segment of Right-of-Way measures 13.5 feet wide for 132 feet and 16.5 feet wide for 68 feet (2,904 square feet).
3. **Existing Zoning (site):** "C-3A" Central Business District Support.
4. **Existing Land Use (site):** Alley Right-of-Ways.
5. **Adjacent Land Use and Zoning:**
North – "R1-60": Uses are retail and warehouse.
South - "R1-60" & "PUD": Use is demonstration garden for Meredith Corporation.
East – "R1-60": Uses are retail, multiple family dwellings, and surface parking.
West - "C-3A": Uses are single-family and multiple-family residential.
6. **General Neighborhood/Area Land Uses:** The surrounding neighborhood consists of a mix of single-family and multiple-family dwellings, open space, and commercial development.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Downtown Des Moines Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on March 19, 2018. Additionally, separate notifications of the hearing for this specific item were mailed on March 26, 2018 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property adjacent to the requested rezoning and to the Downtown

Des Moines Neighborhood Association. A Final Agenda was mailed to all the recognized neighborhood associations on March 30, 2018.

All agendas and notices are mailed to the primary contact designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Downtown Des Moines Neighborhood Association mailings were sent to Tony Filippini, 1719 Grand Avenue #210, Des Moines, IA 50309.

8. Relevant Zoning History: NA.

9. PlanDSM Land Use Plan Designation: Downtown Mixed Use.

10. Applicable Regulations: In consideration of the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. Utilities: There is a lateral water service line identified along the east edge of the north/south alley segment. Easements must be reserved for any existing utilities until such time that they are abandoned or relocated.

2. Street System/Access: The requested vacation would not impact the existing street system or the vehicular or pedestrian flow in the area. The requested vacation would not impact any existing parking areas on the adjoining properties as the alley rights-of-way do not provide direct access to these areas.

SUMMARY OF DISCUSSION

Jacqueline Easley asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

Greg Jones made a motion for approval of the requested vacation subject to the following conditions:

1. Reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or are relocated.
2. Any conveyance shall be subject to approval of a redevelopment plan by City Council.

Motion passed: 12-0

Respectfully submitted,



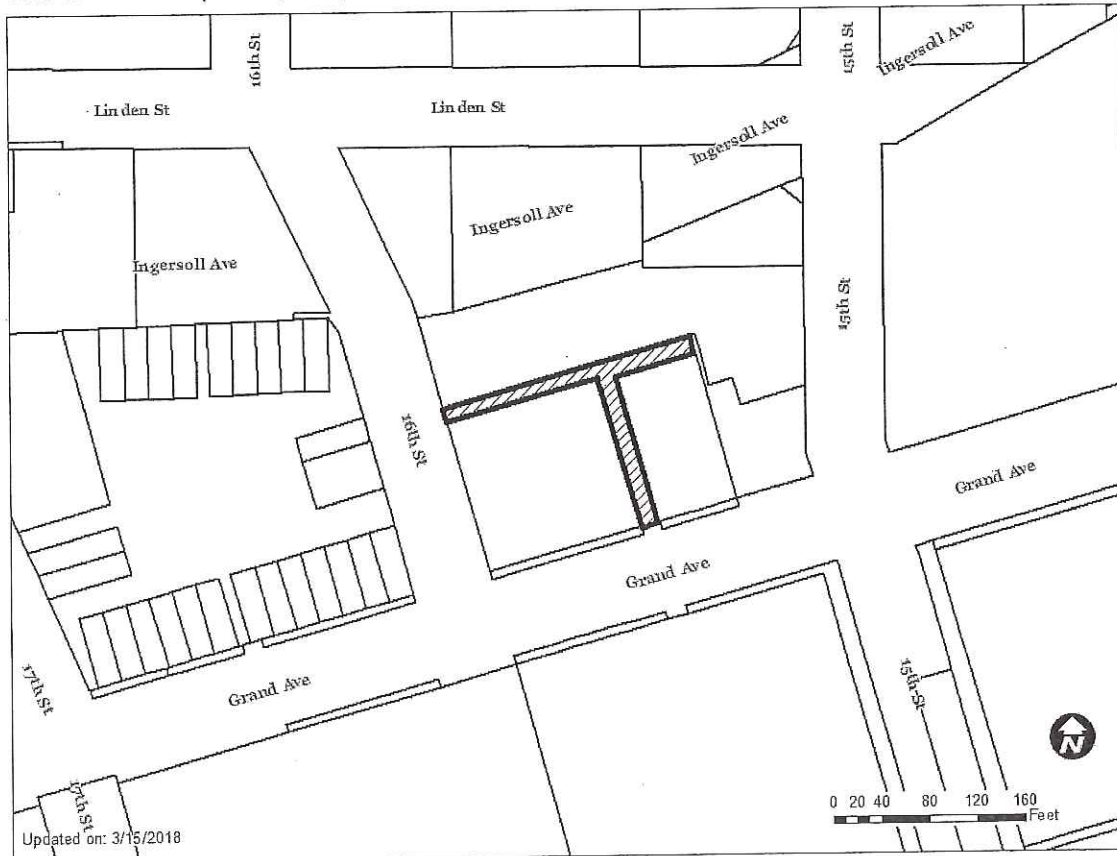
Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

15th & Grand Properties, LLC (owner) represented by Charles Campbell (officer), for property located at 1511 Grand Avenue.				File #	
				11-2018-1.03	
Description of Action	Vacation of the east/west and north/south alley segments in the block bounded by Ingersoll Avenue, 15th Street, Grand Avenue and 16th Street, to allow assembly of land for redevelopment.				
PlanDSM Future Land Use	Current: Downtown Mixed Use. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"C-3A" Central Business District Support Commercial District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	1	0			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council		Yes
	Denial				No X

15th & Grand Properties, LLC, 1511 Grand Avenue

11-2018-1.03



1 inch = 93 feet

Item 11-2018-1.03

Date 4/2/18

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name ARTHUR SLUSARK

Signature *Arthur Slusark*

APR 05 2018 Address 524 16TH ST Des Moines 50309

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

Five horizontal lines for providing reasons for opposing or approving the request.