



Date December 17, 2018

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM EMOGINE, INC. FOR VACATION OF A SEGMENT OF MAINE STREET ADJOINING 100 INDIANA AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 6, 2018, its members voted 9-0 to recommend APPROVAL of a request from Emogine, Inc. (owner), represented by Stuart Alexander Napier (officer), to vacate a 4-foot by 4-foot segment on the west side of Maine Street, adjoining 100 Indiana Avenue, to accommodate a door swing encroachment by the existing building, subject to reservation of easements for all public utilities in place.

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:

Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(11-2018-1.28)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and 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



Date December 17, 2018

Agenda Item 24

Roll Call # \_\_\_\_\_

December 12, 2018

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their December 6, 2018 meeting, the following action was taken regarding a request from Emogine, Inc. (owner), 100 Indiana Avenue, represented by Stuart Alexander Napier (officer) for vacation of surface rights on a 4-foot by 4-foot segment on west side of Maine Street adjoining the subject property to accommodate a door swing encroachment by the existing building.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 9-0 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			

**RECOMMEND APPROVAL** of the requested vacation of right-of-way subject to the reservation of easements for all public utilities in place.

(11-2018-1.28)

Written Responses

0 in Favor

0 in opposition

## RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested vacation of right-of-way subject to the reservation of easements for all public utilities in place.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed vacation would allow an existing door swing encroachment to be retained.
2. **Size of Site:** The applicant's property measures 100 feet by 450 feet (45,000 square feet). A total of 8 square feet of right-of-way is proposed to be vacated.
3. **Existing Zoning (site):** "M-1" Light Industrial District, "GGP" Gambling Games Prohibition Overlay District, and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** The adjoining parcel is occupied by a warehouse type building that the applicant is planning to occupy with 8,373 square feet of assembly space, 16,342 square feet of warehouse space, and 1,505 square feet of office space.
5. **Adjacent Land Use and Zoning:**
  - North** – "M-1"; Uses are light industrial.
  - South** – "M-1"; Use is a coffee shop.
  - East** – "M-1"; Uses are light industrial.
  - West** – "M-1"; Use is the Des Moines Public School District central food facility.
6. **General Neighborhood/Area Land Uses:** The site is located on the southwest corner of the Indiana Avenue and Maine Street intersection in the Central Place Industrial Park, which is bounded by the Des Moines River, 2nd Avenue, and University Avenue.
7. **Applicable Recognized Neighborhood(s):** The subject property is in the River Bend Neighborhood. This neighborhood was notified of the Commission meeting by mailing of the Preliminary Agenda on November 16, 2018. Additionally, separate notifications of the hearing for this specific item were mailed on November 26, 2018 (10 days prior to the hearing) to the Downtown Des Moines Neighborhood Association. A final agenda was mailed on November 30, 2018.

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. The River Bend Neighborhood Association notices were mailed to Breanne Barnum, 1919 Arlington Avenue, Des Moines, IA 50314.
8. **Relevant Zoning History:** On July 25, 2018, by Docket Number ZON2018-00106, the Zoning Board of Adjustment granted an Exception of up to 32 parking spaces less than

the calculated minimum 64 off-street parking spaces required for 8,373 square feet of assembly use, 16,342 square feet of warehouse use, and 1,505 square feet of office use. The Board also granted a Variance of 25 feet less than the minimum required 25-foot front yard setback to allow retention of the existing building that is within 0 feet of the front property lines.

9. **PlanDSM Land Use Plan Designation:** The subject property and rights-of-way are designated as "Industrial" on the Future Land Use Map.
10. **Applicable Regulations:** The Commission, considering the criteria set forth in Chapter 18B of the Iowa Code, 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:** No utilities have been identified that would be impacted by the proposed vacation. Staff recommends approval subject to the reservation of easements for any existing utilities.
2. **Street System/Access:** The proposed vacations would have a negligible impact on the function of the Maine Street sidewalk.

## SUMMARY OF DISCUSSION

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

## COMMISSION ACTION:

Jann Freed made a motion to recommend approval of the requested vacation of right-of-way subject to the reservation of easements for all public utilities in place.

Motion passed: 9-0

Respectfully submitted,



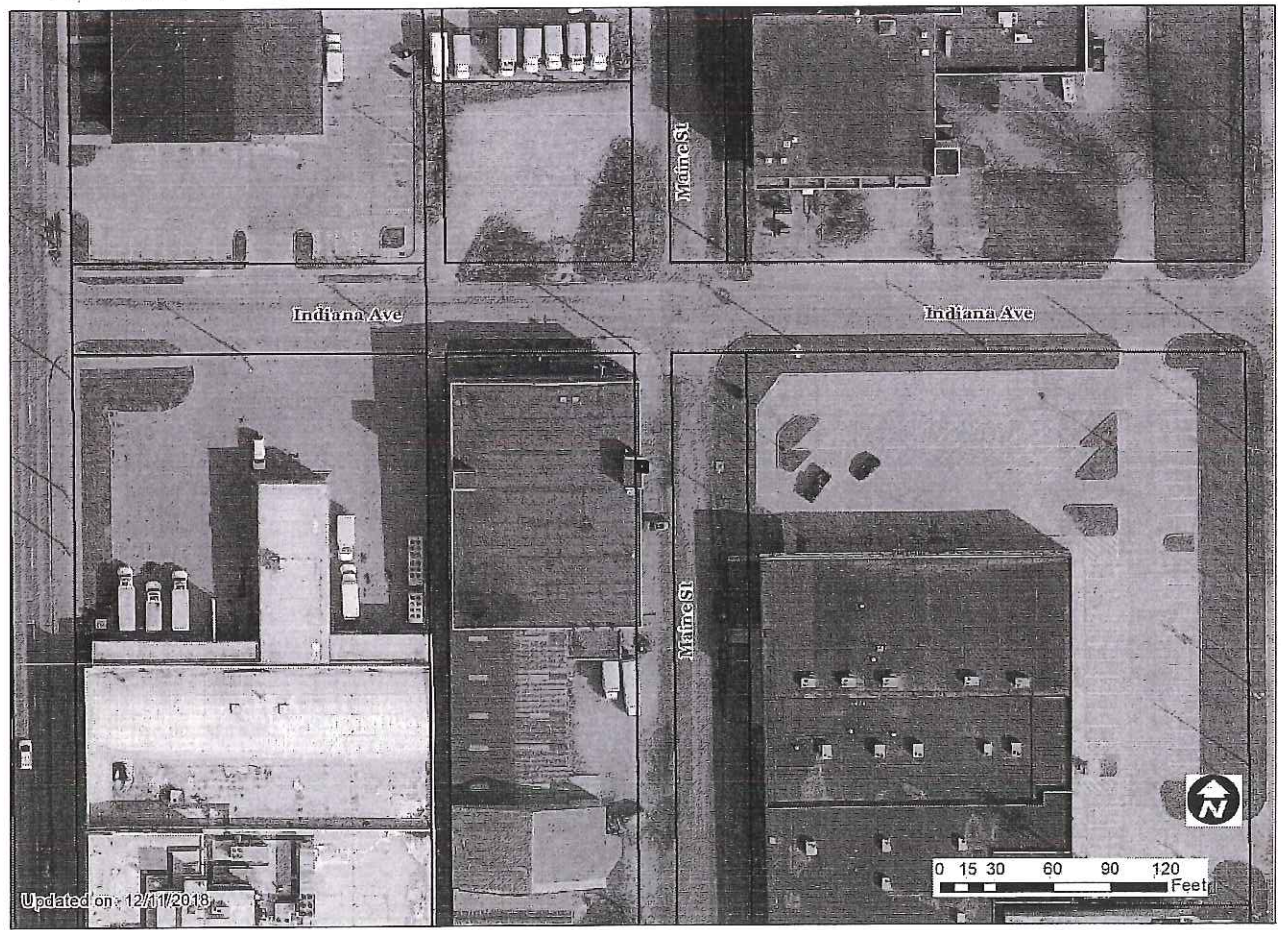
Michael Ludwig, AICP  
Planning Administrator

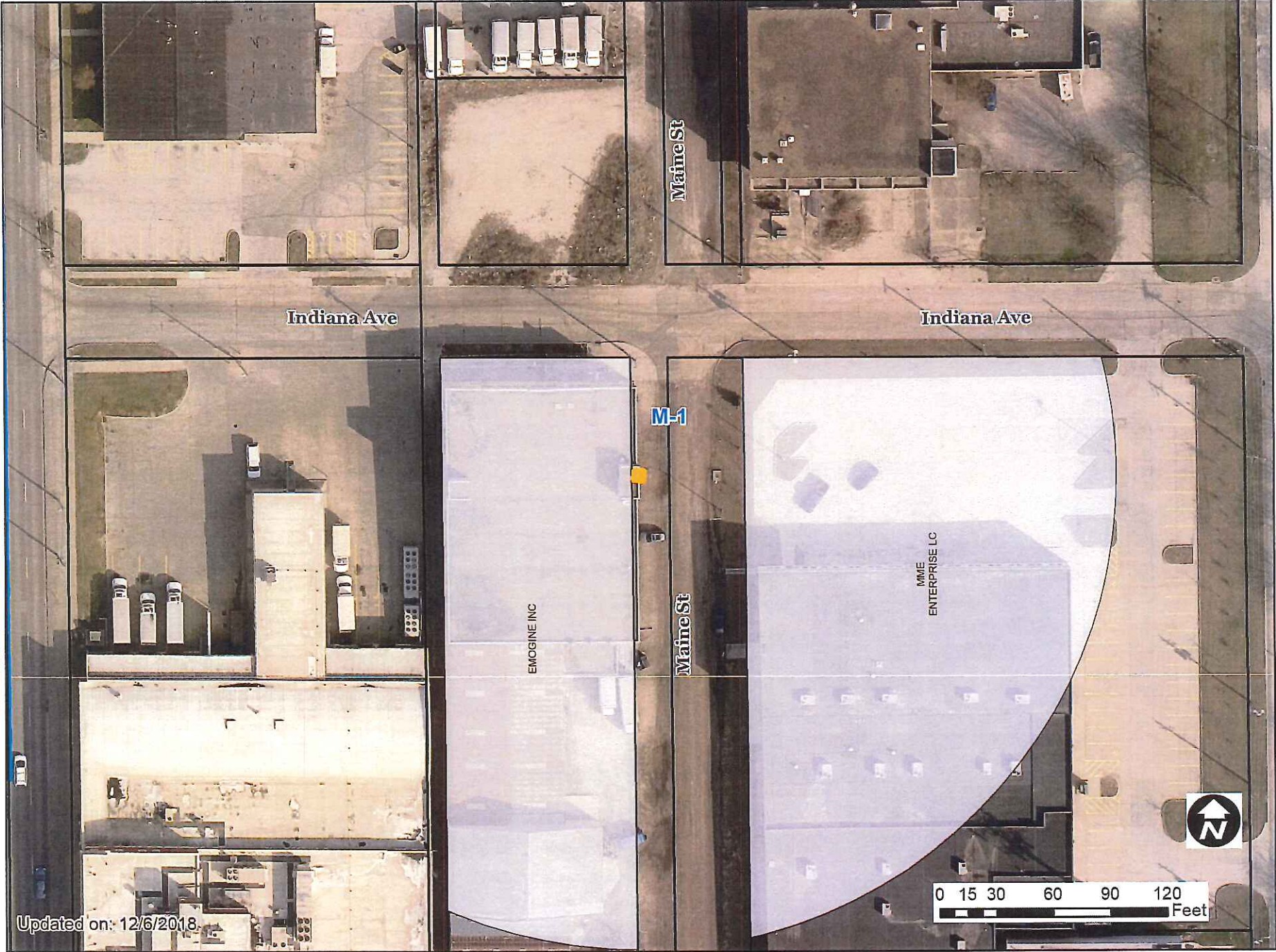
MGL:tjh  
Attachments

Emogine, Inc. (owner), 100 Indiana Avenue, represented by Stuart Alexander Napier (officer) .				File #	
				11-2018-1.28	
Description of Action	Vacation of surface rights on a 4-foot by 4-foot segment on west side of Maine Street adjoining the subject property, to accommodate a door swing encroachment by the existing building.				
PlanDSM Future Land Use	Current: Industrial. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"M-1" Light Industrial District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	0	0			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Emogine, Inc., 100 Indiana Avenue

11-2018-1.28





Updated on: 12/6/2018.

1 inch = 68 feet