



Roll Call Number

Agenda Item Number
43A

Date January 27, 2020

**RESOLUTION ON REQUEST FROM CASEY'S MARKETING COMPANY (LESSEE)
TO AMEND THE EXISTING PLANDSM: CREATING OUR TOMORROW PLAN
FUTURE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 3200 AND 3212
SOUTHWEST 9TH STREET AND 930 PARK AVENUE**

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

WHEREAS, at a public hearing held on December 19, 2019, the City Plan and Zoning Commission has advised that, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from Casey's Marketing Company (Lessee of Tursi, L.C., owner), represented by Marni Beck (officer) to amend the existing PlanDSM: Creating Our Tomorrow future land use designation for property located at 3200 and 3212 Southwest 9th Street and 930 Park Avenue, from Low Density Residential in a Neighborhood Node to Community Mixed Use in a Neighborhood Node; and

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.

FORM APPROVED:

Judy K. Parks-Kruse
Judy K. Parks-Kruse, Assistant City Attorney

(21-2019-4.24)

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

MOTION CARRIED

APPROVED

CERTIFICATE

I, P. Kay Cmelik, 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

January 7, 2020

Date January 29, 2020
Agenda Item 43A
Roll Call # _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their December 19, 2019 meeting, the following action was taken regarding a request from Casey's Marketing Company (lessee) represented by Marni Beck (officer) to rezone property located at 3200 and 3212 Southwest 9th Street from "C-1" Neighborhood Retail Commercial District and "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development. This will allow for redevelopment of the existing 21,664-square foot general food sales store with a 4,817-square foot gas station/convenience store to include sales of wine and beer and a pump island canopy with 14 fueling locations. The subject property is owned by Tursi, LC.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	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			
Rocky Sposato	X			
Steve Wallace				X
Greg Wattier				X
Emily Webb	X			

APPROVAL of Part A) the Commission find that the proposed rezoning is **not** in conformance with the PlanDSM Creating Our Tomorrow future land use map, Part B) **APPROVAL** of the requested amendment to PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from Low Density Residential in a Neighborhood Node to Community Mixed Use in a Neighborhood Node, Part C) **APPROVAL** of rezoning the subject property from “C-1” Neighborhood Retail Commercial District and “R1-60” One-Family Low-Density Residential District to “PUD” Planned Unit Development and Part D) **APPROVAL** of the proposed PUD Conceptual Plan subject to the following conditions:

1. Reduction of the canopy height for the major portion of the canopy to 18 feet maximum. This would exclude any articulation feature that is designed to break up the expanse of the canopy length.
2. Provision of at least one articulation in the canopy to break the long expanse and cladding of the support columns in brick to match the building, to the satisfaction of the Planning Administrator.
3. Revision of the proposed monument sign to comply with the “FSO” Freestanding Signs Overlay District provisions.
4. Addition of a note indicating that existing overhead electrical utility service lines will be placed underground as part of any PUD Development Plan.
5. Provision of Class A sidewalks along both public streets with street tree planters.
6. Provision of decorative iron type fencing in the perimeter lot landscaped area along both Southwest 9th Street and Park Avenue.
7. Provision of bicycle racks and outdoor seating areas within the sidewalk area in front of the building. This may require the building to be shifted to the west slightly to accommodate a wider sidewalk in front of the store.

(21-2019-4.24) & (ZON2019-00220)

Written Responses

14 in Favor

4 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find that the proposed rezoning is not in conformance with the PlanDSM Creating Our Tomorrow future land use map.

Part B) Staff recommends approval of the requested amendment to PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from Low Density Residential in a Neighborhood Node to Community Mixed Use in a Neighborhood Node

Part B) Staff recommends approval of rezoning the subject property from “C-1” Neighborhood Retail Commercial District and “R1-60” One-Family Low-Density Residential District to “PUD” Planned Unit Development.

Part C) Staff recommends approval of the proposed PUD Conceptual Plan subject to the following conditions:

1. Reduction of the canopy height for the major portion of the canopy to 18 feet maximum. This would exclude any articulation feature that is designed to break up the expanse of the canopy length.
2. Provision of at least one articulation in the canopy to break the long expanse and cladding of the support columns in brick to match the building, to the satisfaction of the Planning Administrator.
3. Revision of the proposed monument sign to comply with the “FSO” Freestanding Signs Overlay District provisions.
4. Addition of a note indicating that existing overhead electrical utility service lines will be placed underground as part of any PUD Development Plan.
5. Provision of Class A sidewalks along both public streets with street tree planters.
6. Provision of decorative iron type fencing in the perimeter lot landscaped area along both Southwest 9th Street and Park Avenue.
7. Provision of bicycle racks and outdoor seating areas within the sidewalk area in front of the building. This may require the building to be shifted to the west slightly to accommodate a wider sidewalk in front of the store.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed PUD Conceptual Plan would allow the construction of a “Casey’s” convenience store with 14 fueling locations. The proposed configuration would place the pump canopy with an array of seven (7) pumps toward Southwest 9th Street. The proposed 4,817-square foot store would be to the west of the canopy with the front oriented toward Southeast 14th Street. There would be customer entrances on the east side of the building. The western portion of the site is proposed for surface storm water detention.
2. **Size of Site:** 2.1 acres.
3. **Existing Zoning (site):** “C-1” Neighborhood Retail Commercial District, “R1-60” One-Family Low-Density Residential District and “FSO” Freestanding Sign Overlay District.
4. **Existing Land Use (site):** Vacant land.
5. **Adjacent Land Use and Zoning:**

North – “C-1” & “R1-80”; Uses are a barber shop and single-family dwellings.

South – “C-1” & “R1-80”; Use is the Park Avenue Plaza commercial center.

East – “C-1”; Uses are Park Avenue Christian Church, Des Moines Vacuum, and Sellers Trustworthy Hardware Store.

West – “R1-60”; Uses are single-family dwellings.

6. **General Neighborhood/Area Land Uses:** The subject site is located on the Southwest 9th Street commercial corridor at the intersection with Park Avenue. This is considered a Neighborhood Node with a grocery store, a commercial center, a church, and a public elementary school located at the intersection.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Grays Lake Neighborhood and within 250 of the Indianola Hills and Watrous Heights Neighborhoods. The neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda December 2, 2019 to all recognized neighborhood associations on November 1, 2019. Additionally, separate notifications of the hearing for this specific item were mailed on November 1, 2019 (20 days prior to the original public hearing) and on November 11, 2016 (10 days prior to the original public hearing) to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

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 at the time of the mailing. The Grays Lake Neighborhood Association notices were mailed to Rick Trower, 1310 Broad Street, Des Moines, IA 50315. The Indianola Hills Neighborhood Association notices were mailed to Jeni Dooley, 712 Virginia Avenue, Des Moines, IA 50315. The Watrous Heights Neighborhood notices were mailed to David Johnston, 604 Philip Street, Des Moines, IA 50315.

8. **Relevant Zoning History:** N/A.
9. **2020 Community Character Land Use Plan Designation:** Community Mixed Use and Low Density Residential within a Neighborhood Node.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries 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, and taking into consideration the criteria set forth in Chapter 18B of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.
The application, accompanying evidence and 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 this division 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 Conceptual Plan and request for rezoning 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. Drainage/Grading:** All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center during the review of the site plan. Because the site would be over an acre in area, water quality detention is required as is a Storm Water Pollution Protection Plan approved by the Iowa DNR. Development of the site must comply with the Tree Preservation and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.

A stormwater detention basin is shown on the Conceptual Plan in the western portion of the site. There is public storm sewer available in Park Avenue at the northwest corner of the site and in Southwest 9th Street at the northeast corner of the site.

- 2. Utilities:** There is public sanitary sewer along both adjoining street frontages of the subject property.

There are not overhead transmission lines along the street frontage. However there are overhead service connections to electrical transmission lines across the street or in front of adjoining property. Staff believes all new electrical services and all existing street light services for lights abutting the building should be placed underground as part of any PUD Development Plan as a requirement of the Conceptual Plan.

- 3. Street System:** A traffic study was prepared by the developer. The City Traffic and Transportation Division has reviewed the report and has recommended that left turn movements on the eastern driveway to Park Avenue be limited to right-in, right-out only. There were no other recommendations that would require modifications to the adjoining streets or intersection.
- 4. Parking:** The City's standard off-street parking requirement for retail uses with fuel sales is 1 parking space per 300 square feet. This would require a minimum of 17 spaces for a 4,817-square foot building. A total of 23 parking spaces are conceptually proposed.
- 5. Design Guidelines:** The Conceptual Plan includes a note that states the proposed convenience store project will be developed in accordance with the City's Gas Station/Convenience Store Site Plan Design Guidelines. The following are the guidelines as listed in Chapter 82 of the City Code (Section 82-214.8) with staff comments as appropriate in italics.

Site Design

- A. The optimal layout of any individual site requires an in-depth understanding of local context and a thorough site analysis. The components of a gas station and convenience store to be considered in site design include, but are not limited to:
 - (i) Primary structure/retail sales building/single or multiple tenant;

- (ii) Pump island, canopy structure, and lighting;
- (iii) Refuse, service and storage area;
- (iv) Circulation systems and parking;
- (v) Service bays;
- (vi) Ancillary uses such as car washes, drive through uses, ATMs and telephones.

Staff believes the proposal would generally meet this guideline with the addition of pedestrian-oriented adjoining Class "A" sidewalks, outdoor seating and bicycle racks. The site has substantial frontage towards both Southwest 9th Street and Park Avenue and has residential development to the west. The layout follows the configuration contemplated in the Southwest 9th Street Corridor Plan for an expansion of the existing grocery store. The submitted revision to the Conceptual Plan contemplates identified pedestrian routes to the adjoining public sidewalk system.

- B. Maximum size of site should not exceed two (2) acres without a rezoning to a PUD Planned Unit Development pursuant to Chapter 134, Division 13 of the Municipal Code of the City of Des Moines and site review under a Conceptual Plan approved by the Plan and Zoning Commission and City Council.

The proposal complies with this guidelines as the site measures 2.1 acres and the applicant is proposing to rezone the property to a "PUD" District.

- C. Minimum open space should be 20% of the site or 1,000 square feet per vehicle fueling location, whichever is greater.

The site measures 92,356 square feet and would contain 14 fueling locations. A minimum of 18,471 square feet of open space is required to meet this guideline. The submitted Conceptual Plan shows that the site would have at least 30,200 square feet (32.7% of site) of open space. This meets and exceeds this guideline.

- D. All development proposals should show evidence of coordination with the site plan as well as arrangement of buildings and planning elements of neighboring properties by:
 - (i) Responding to local development patterns and the streetscape by use of consistent building setbacks, orientation and relationship of structures to the street and linkages to pedestrian facilities;
 - (ii) Seeking shared-access with adjoining commercial uses where feasible to minimize curb cuts and enhance pedestrian and vehicular circulation;
 - (iii) Minimizing cross traffic conflicts within parking areas.

Dedicated pedestrian routes are shown and provided from the both Southwest 9th Street and Park Avenue sidewalks to the building.

The site is separated from other commercial properties by streets. Therefore, shared driveways and circulation points are not necessary. Shared access would be maintained for the commercial center adjoining to the south.

- E. The site plan shall mitigate the negative impacts from site activities on adjoining uses as follows:
- (i) Service areas, storage areas and refuse enclosures should be oriented away from public view and screened from adjacent sites;
 - (ii) Drive-through windows, menu boards and associated stacking lanes should be oriented away from residential areas or screened from public view;
 - (iii) Auto repair bay openings and car-wash openings should be oriented away from residential uses;
 - (iv) Lighting should be non-invasive to adjoining residential use.

The proposed trash and can crusher enclosure would be located at the west rear of the site and in the least visible portion of the site.

- F. The site plan shall provide identifiable pedestrian access from adjoining public pedestrian routes through the site to the primary building and from accessory functions within the site. This can be accomplished by use of special paving colors or textures and appropriately scaled lighting.

Pedestrian routes to the building are identified to the public sidewalk system on both public streets.

Architecture

- A. The following architectural guidelines encourage creative response to local and regional context and contribute to the aesthetic identity of the community.
- B. Building design should consider the unique qualities and character of the surrounding area and be consistent with the city's 2020 Character Area Plans. Where character is not defined by 2020 Community Character Plan, building design should be of a high quality with primary use of durable materials such as masonry, block, or stone.
- C. A facility occupying a pad or portion of a building within a larger commercial center should be designed to reflect the design elements of that center.
- D. Drive-through elements should be integrated into the building rather than appear to be applied or "stuck-on" to the building.
- E. All sides of a building should express consistent architectural detail and character, with a primary use of durable materials such as brick, masonry block, or in special instances a predominant material found in the surrounding commercial area. Columns should be designed to minimize visual impact.
- F. Walls, pump island canopies and other outdoor covered areas should be compatible with the building, using similar material, color and detailing.
- G. To encourage visually interesting roofs, variations in the roof line and treatments such as extended eaves and parapet walls with cornice treatments are encouraged.
- H. Perceived height and bulk should be reduced by dividing the building mass into smaller-scaled components. Examples of treatments that could be used to avoid excessive bulk and height include:
 - (i) Low-scale planters and site walls.
 - (ii) Wainscot treatment.
 - (iii) Clearly pronounced eaves or cornices.

- (iv) Subtle changes in material color and texture.
- (v) Variation in roof forms.
- (vi) Covered pedestrian frontages and recessed entries.
- (vii) Deeply set windows with mullions.

All facades of the proposed building would be sided with brick and stone and would have an architectural panel system above the first-floor ceiling over the entrance. The proposed building design includes wall plane variation and parapet wall height on the street facing facades.

I. Canopies:

- (i) Integration of materials on canopies that are similar or compatible to those used on the building or site walls is desirable (e.g., wrap the canopy columns with brick that matches the building). Multiple canopies or canopies that express differing masses are encouraged.

The proposed fuel pump island canopy would be sided with metal and supported by metal columns. Staff believes that these should be clad with brick to match the building. There needs to be an articulation in the canopy to break up the long linear pump array that is proposed. Staff recommends a canopy design similar to the Casey's Store at 63rd Street and Grand Avenue. The applicant is in the process of submitting a revised canopy concept that would be similar to that location in terms of the articulation but would also provide the brick wrapped columns.

- (ii) Canopy height should not be less than 13'-9" as measured from the finished grade to the lowest point on the canopy fascia. The overall height of canopies should not exceed 18'.

The previously submitted information indicates the total canopy height would be approximately 20 feet 7-inches. The height of the underside of the canopy would 16.5 feet. In this location the site is relatively flat. Therefore, staff believes these maximum heights can be stepped down to meet this standard and still provide enough flexibility for grades. The applicant is submitting a revised design with a center articulation that would exceed the maximum height. However, the overall height of the remaining portion of the canopy should be kept under the 18 foot maximum.

- J. All display items for sale, excluding seasonal items (i.e., sand, salt, pop, firewood) should be located within the main building. All outdoor display of seasonal items shall be identified on the site plan and be located outside of any required setbacks. No display of seasonal items should exceed 5' in height.

The Conceptual Plan does not address this guideline.

Landscape Design

- A. Landscaping is integral to the overall design concept and should be carefully planned to enhance the overall appearance and function of the site.

- B. Landscape buffers with screen fencing should mask the site from adjacent residential uses. Plantings that exceed the minimum Des Moines Landscaping Standards may be required.
- C. Dense landscaping or architectural treatments should be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets and other similar elements.
- D. A site design for projects located at a street intersection should provide special landscape treatments, including by way of example perennial plant beds, site walls, native grasses, decorative sign foundations and housing.
- E. Proper maintenance and timely replacement of plant material is required and will be enforced based on the approved site plan.
- F. Monument signs are encouraged and are required when the site adjoins a residential district.

The Conceptual Plan shows a mix of trees and shrubs throughout the site. Landscaping would be fully evaluated at the site plan stage. The plan includes a note that landscaping shall be provided in accordance with the City's "C-2" District Landscaping Standards or exceeded as illustrated on the Conceptual Plan. Additionally, the Conceptual Plan should show a significant landscape feature at the intersection.

The Conceptual Plan includes a note that states "the required landscaping shall be maintained for the life of the certificate of occupancy or certificate of zoning compliance."

Staff believes that because the property is located in a Neighborhood Node in PlanDSM it is intended to provide more pedestrian intensity, Therefore, the streetscape on both sides should be a Class A sidewalk with tree planter beds and decorative fencing between the sidewalk and interior paved area. This will give the edges of the site a more pedestrian scale.

The submitted Conceptual Plan includes a monument style sign. The sign would be 13 feet tall with a 1-foot 9-inch tall brick base. The City has adopted the "FSO" Freestanding Sign Overlay District and amended the monument sign design requirements. Below are the relevant portions of Section 134-1276 and Section 134-3 of the Zoning Ordinance.

Sec. 134-1276. General regulations.

(p) Sign exceptions. The regulations applicable to signage in this chapter, including the district regulations, shall be subject to the following exceptions:

(4) FSO Freestanding sign overlay district. The intent of the FSO freestanding sign overlay district is to decrease visual clutter along city corridors, streetscapes, and throughout the entirety of the city by requiring height restrictions for freestanding signs and encouraging the use of monument signs. The FSO freestanding sign overlay district applies to all land within the city or hereafter annexed into the city. The following regulations supersede any less restrictive regulations established in the district regulations:

(a) Pole signs are prohibited.

(b) Any on-premises advertising sign that is a freestanding sign shall be a monument sign, and shall comply with the following height restrictions measured from grade to the highest point on the sign:

(1) If located at or within 25 feet from the front lot line, the sign shall be no more than 8 feet in height.

(2) If located more than 25 feet from the front lot line, the sign shall be no more than 15 feet in height.

Sec. 134-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Sign, freestanding means a sign not attached to any building and is further defined as follows:

(2) Sign, monument means a sign affixed to a structure built on grade, having a solid opaque base, constructed of brick, stone, concrete block or other durable material matching the exterior of the primary building and extending from grade to the bottom of the sign face across the entire width of the sign face. The height of the sign base must be not less than the larger of 2 feet or 25 percent of the total sign height. Monument signs are sometimes referred to in this chapter as monumental signs.

Staff believes the proposed monument signs should comply with these standards including the provision of a solid opaque base, constructed of brick, stone, concrete block or other durable material that is no less than 2 feet tall or 25% of the total height whichever is greater.

Lighting

- A. Lighting of gas stations and convenience stores should enhance safety and provide light levels appropriate to the visual task with minimal glare, light trespass and excess site brightness. Lighting should not be a nuisance or a hazard.
- B. Direct light trespass beyond property lines is prohibited. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade measured at the property line should not exceed Illuminating Engineering Society of North America (IESNA) recommended practices for light trespass. (0.5 footcandles for residential, 2.0 footcandles for commercial). The site plan must contain illuminance models showing light levels throughout the site.
- C. Light fixtures mounted under canopies should be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy. Generally, lights shall not be mounted on the top or sides (fascias) of the canopy and internally illuminated/entirely translucent canopies should be prohibited. However, accent lighting on the sides (fascias) of the canopy may be permitted.
- D. Parking Lot and Site Lighting:
 - (i) All luminaries should be of full cut-off design, aimed downward and away from the property line;

- (ii) Maximum pole heights should not exceed 20'.
- F. Building-Mounted Lighting:
- (i) All luminaries should be a full cut-off design and aimed downward.
 - (ii) All luminaries should be recessed or shielded so the light source is not directly visible from the property line.

The Conceptual Plan includes a note that states "all site lighting will be in compliance with the lighting standards of City Code Section 82-214.8 to the satisfaction of the Community Development Director" and that "lighting shall consist of low-glare cut off type fixtures to reduce the glare of light pollution on surrounding area." Lighting would be reviewed in detail during the site plan phase.

6. **Liquor Sales Use:** The appellant has withdrawn the intent to sell liquor, and is only proposing to sell wine, beer, and tobacco products as less than 40% of the total sales within the convenience store. Because the property is zoned "PUD" District, it is not required to comply with City Code Section 134-954 that otherwise regulates the sale of alcohol. However, as a baseline for consideration of alcohol sales, the Commission should apply the standards normally necessary for a Conditional Use Permit for a gas station/convenience store in a "C-2" District.

In accordance with City Code Section 134-954(b), any use of a premise for the sale of alcoholic liquor, wine and beer should be granted only where the business, when operated in conformance with such reasonable conditions, satisfies the following criteria:

- Any gas station/convenience store selling wine and beer shall be at least 150 feet from any church, school, public park or licensed child care facility.

The property is 90 feet from the Park Avenue Christian Church at 3219 Southwest 9th Street. It is 143 feet from Park Avenue Elementary School. Staff believes the proposal for beer and wine is appropriate as the site is over 2 acres in size creating its own context and is separated from this property by a major street that carries a significant level of traffic.

- The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety and general welfare of persons residing in the adjoining or surrounding residential area.

The subject property is located along major traffic corridors and is separated from residential uses by distance. Staff believes that the sale of wine and beer at this location would adequately safeguard the health, safety and general welfare of persons residing in the area so long as it is accessory to a gas station/convenience store and comprises no more than 40% of gross revenues.

- The business is sufficiently separated from the adjoining residential area by distance, landscaping, walls or structures to prevent any noise, vibration or light generated by the business from having a significant detrimental impact upon the adjoining residential uses.

Staff believes that this site is sufficiently separated from any residential uses by

distance. The proposed detention basin would keep the development along the corridor away from residential apartments to the east.

- The business will not unduly increase congestion on the streets in the adjoining residential area.

The subject property fronts Southwest 9th Street and Park Avenue. The proposed business would have minimal impact on the traffic pattern and would not increase congestion in the area so long as the site is developed in conformance with the recommendations of the Traffic Study and the City Traffic Engineer.

- The operation of the business will not constitute a nuisance.

Staff believes that the sale of wine and beer at this location as an accessory use to a convenience store with fuel sales would not constitute a nuisance. The proposed PUD Conceptual Plan includes a statement that the PUD Conceptual Plan shall be subject to a legislative amendment if the Zoning Enforcement Officer determines that the operation of the business becomes a nuisance.

The proposed PUD Conceptual Plan does reflect City Code Section 134-954(c) in its which further regulates any use of a premise for the sale of wine and beer, as follows:

- Any parking area provided for the use of customers of the business shall be illuminated at an intensity of at least one footcandle of light on the parking surface at all times. The entire site shall be landscaped and illuminated so as to minimize hiding places for possible criminal activity.
- The business shall comply with article IV of chapter 42 of this Code pertaining to noise control. The business shall have no outside speakers or amplified sound except when used in compliance with a type E sound permit.
- Any such business must comply with the following requirements:
 - Every limited food sales establishment, limited retail sales establishment and gas station/convenience store shall display alcoholic liquor only in a locked case or behind a counter accessible only to employees. Any other business selling alcoholic liquor for off premises consumption shall either: i) display alcoholic liquor only in a locked case or behind a counter accessible only to employees; ii) employ an electronic security cap or tag system on all containers of alcoholic liquor on display; or iii) have more than one employee on duty at all times the business is open to the public.
 - Conspicuously post 24-hour contact information for a manager or owner of the business near the main public entrance.
 - Institute a strict no loitering policy, conspicuously post one or more "No Loitering" signs, and cooperate with police in addressing loitering on the premises.
 - Not dispense alcoholic beverages from a drive-through window.
- Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of such business shall remove all trash and debris from the premises and adjoining public areas on a daily basis.
- The use is subject to amendment or revocation if the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the PUD Conceptual Plan.

- If the zoning enforcement officer determines at any time that the operation of such a business exhibits a pattern of violating the conditions set forth in the PUD Conceptual Plan, the zoning enforcement officer may apply to the Plan and Zoning Commission and City Council for legislative amendment to the PUD Conceptual Plan to revise the use allowances.

The proposed PUD Conceptual Plan reflects compliance with all of these notes. Staff would recommend that alcoholic liquor not be permitted with the PUD and therefore and notes specific to this would be removed.

SUMMARY OF DISCUSSION

Erik Lundy presented staff report and recommendations.

Will Page asked for provisions around lighting within a monument sign?

Erik Lundy stated they limit the scale of electronic within the sign.

Will Page asked if there were regulations around signs being integrated in the canopies?

Erik Lundy stated he believes that electronic signs can only be placed within monument signs. Staff will have to confirm if that provision exists.

Jacqueline Easley asked for clarification on whether the sale of beer, wine and liquor is prohibited within the PUD.

Erik Lundy stated the applicant has withdrawn the request to sell liquor. The PUD would allow the sale of beer and wine.

Mike Ludwig stated the revised site plan shows 930 Park Avenue removed from the rezoning boundary.

Erik Lundy stated they have reduced the PUD area. A map was shown for comparison to the first proposal and revised site plan to the commission via the overhead projector.

Mike Ludwig asked if the revised PUD boundary still necessitated a land use plan amendment along the north edge of the store?

Erik Lundy stated that the land use designation for 930 Park Avenue was no longer necessary but the PlanDSM land use designation for the small strip of land north of the existing store would still need to be amended from Low Density Residential to Community Mixed Use.

Mike Ludwig stated the maps will be corrected for Council to show only the land use amendment on the north of the existing store and the reduction of the PUD boundary.

(Rocky Sposato arrived at 6:30)

CHAIRPERSON OPENED THE PUBLIC HEARING

Doug Beach 729 NE Brook Haven, Ankeny, IA representing Casey's General Store stated they are excited for another new store within the Des Moines area and do agree with all staff recommendations.

Carolyn Jension asked if the Save-A-Lot will be repurposed.

Doug Beach stated it will be demolished.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Jacqueline Easley asked if their parking lot will be open for people waiting to pick up their kids from the elementary school across the street?

Doug Beach stated they don't see that being a problem a few times a day for 15-20 minutes.

Carolyn Jenison asked if having the building closer to the street with the gas pumps behind the building was considered in this project?

Mike Ludwig stated it was certainly considered. After working with the SW 9th business group, they were willing to accept the pumps facing SW 9th rather than the long edge of the building along Park Avenue with the pumps to the south. There were also conflicts with where the underground tanks would be placed as it could create conflicts with parking for the strip center to the south.

Erik Lundy stated they also took in consideration of the SW 9th Corridor plan that was adopted by Council. The plan anticipated an addition to the grocery store building but still had parking between the building and SW 9th.

COMMISSION ACTION:

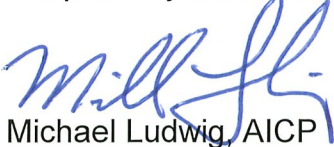
Greg Jones made a motion for approval of Part A) the Commission find that the proposed rezoning is **not** in conformance with the PlanDSM Creating Our Tomorrow future land use map, Part B) **APPROVAL** of the requested amendment to PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from Low Density Residential in a Neighborhood Node to Community Mixed Use in a Neighborhood Node, Part C) **APPROVAL** of rezoning the subject property from "C-1" Neighborhood Retail Commercial District and "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development and Part D) **APPROVAL** of the proposed PUD Conceptual Plan subject to the following conditions:

1. Reduction of the canopy height for the major portion of the canopy to 18 feet maximum. This would exclude any articulation feature that is designed to break up the expanse of the canopy length.
2. Provision of at least one articulation in the canopy to break the long expanse and cladding of the support columns in brick to match the building, to the satisfaction of the Planning Administrator.

3. Revision of the proposed monument sign to comply with the "FSO" Freestanding Signs Overlay District provisions.
4. Addition of a note indicating that existing overhead electrical utility service lines will be placed underground as part of any PUD Development Plan.
5. Provision of Class A sidewalks along both public streets with street tree planters.
6. Provision of decorative iron type fencing in the perimeter lot landscaped area along both Southwest 9th Street and Park Avenue.
7. Provision of bicycle racks and outdoor seating areas within the sidewalk area in front of the building. This may require the building to be shifted to the west slightly to accommodate a wider sidewalk in front of the store.

Motion passed: 13-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Ludwig".

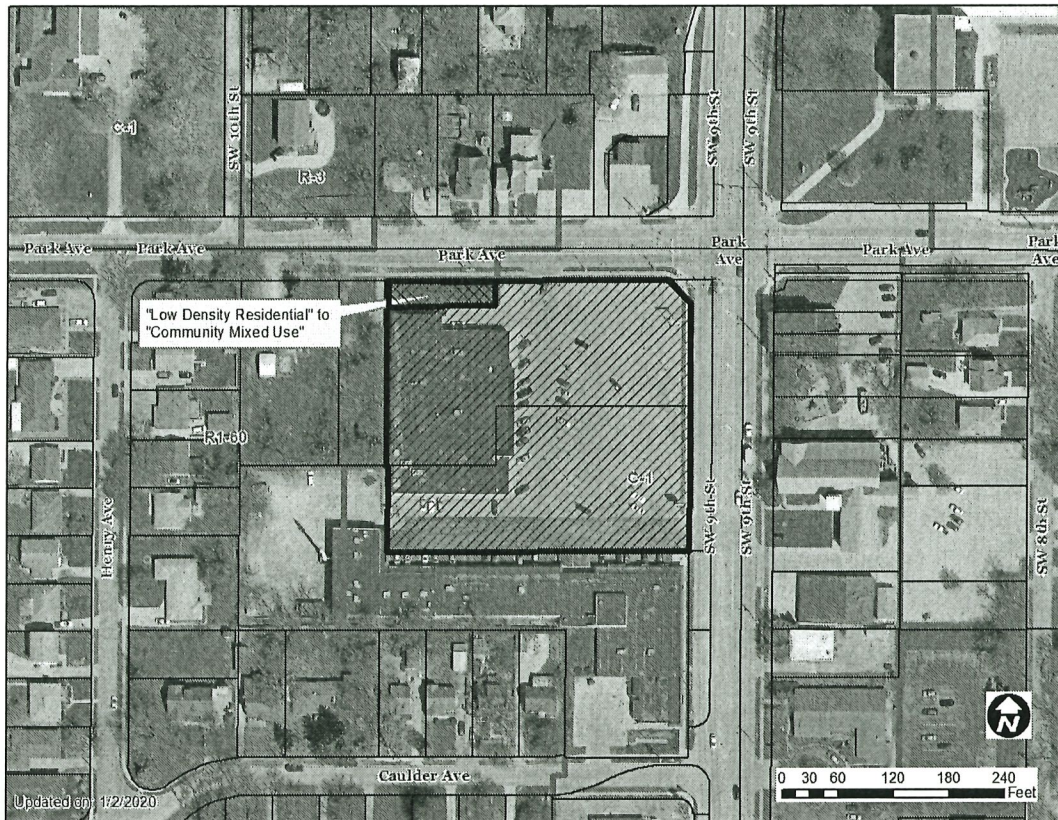
Michael Ludwig, AICP
Planning Administrator

MGL:tjh

Casey's Marketing Company (lessee) represented by Marni Beck (officer) for located at 3200 and 3212 Southwest 9th Street and 930 Park Avenue. The subject property is owned by Tursi, LC.				File #
				21-2019-4.24
Description of Action	Amend the PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from Low Density Residential in a Neighborhood Node to Community Mixed Use in a Neighborhood Node.			
PlanDSM Future Land Use	Current: Community Mixed Use and Low Density Residential within a Neighborhood Node. Proposed: Community Mixed Use within a Neighborhood Node.			
Mobilizing Tomorrow Transportation Plan	2035 – 2050 SW 9 th Widening, Widen from 4 to 5 Lanes. (LRTP ID #285)			
Current Zoning District	"C-1" Neighborhood Retail Commercial District, "R1-60" One-Family Low-Density Residential District and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No X

Casey's Marketing Company, 3200 & 3212 Southwest 9th Street

21-2019-4.24

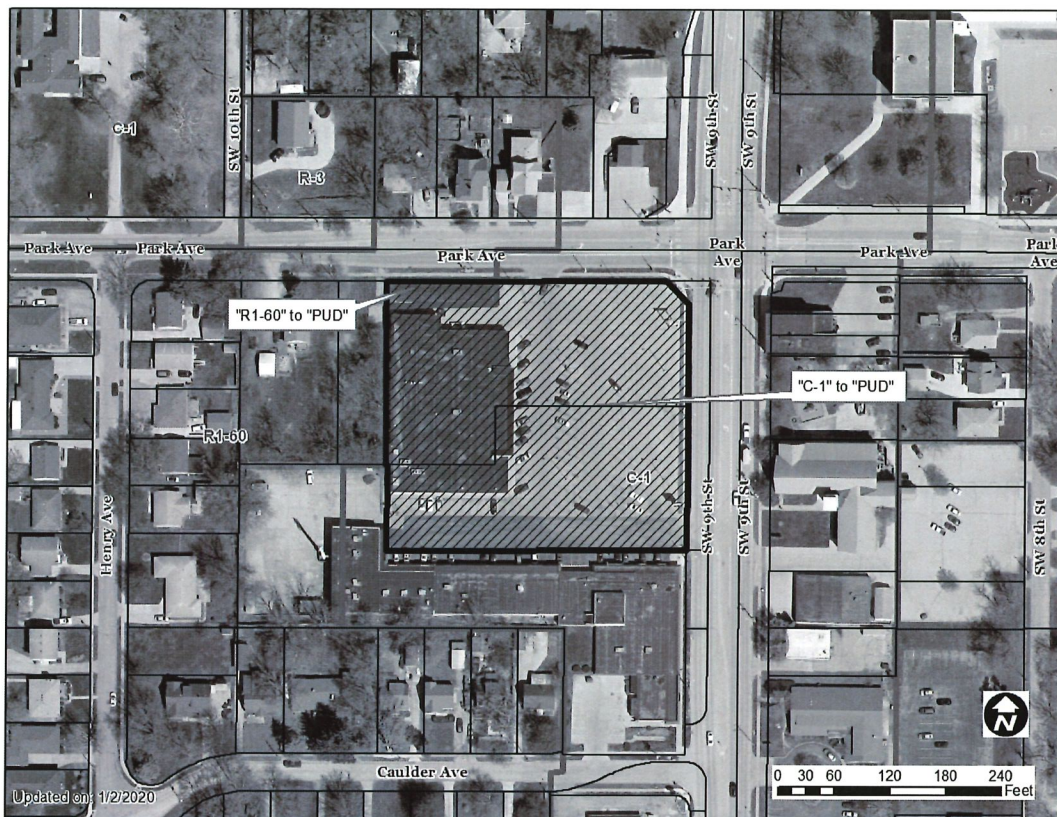


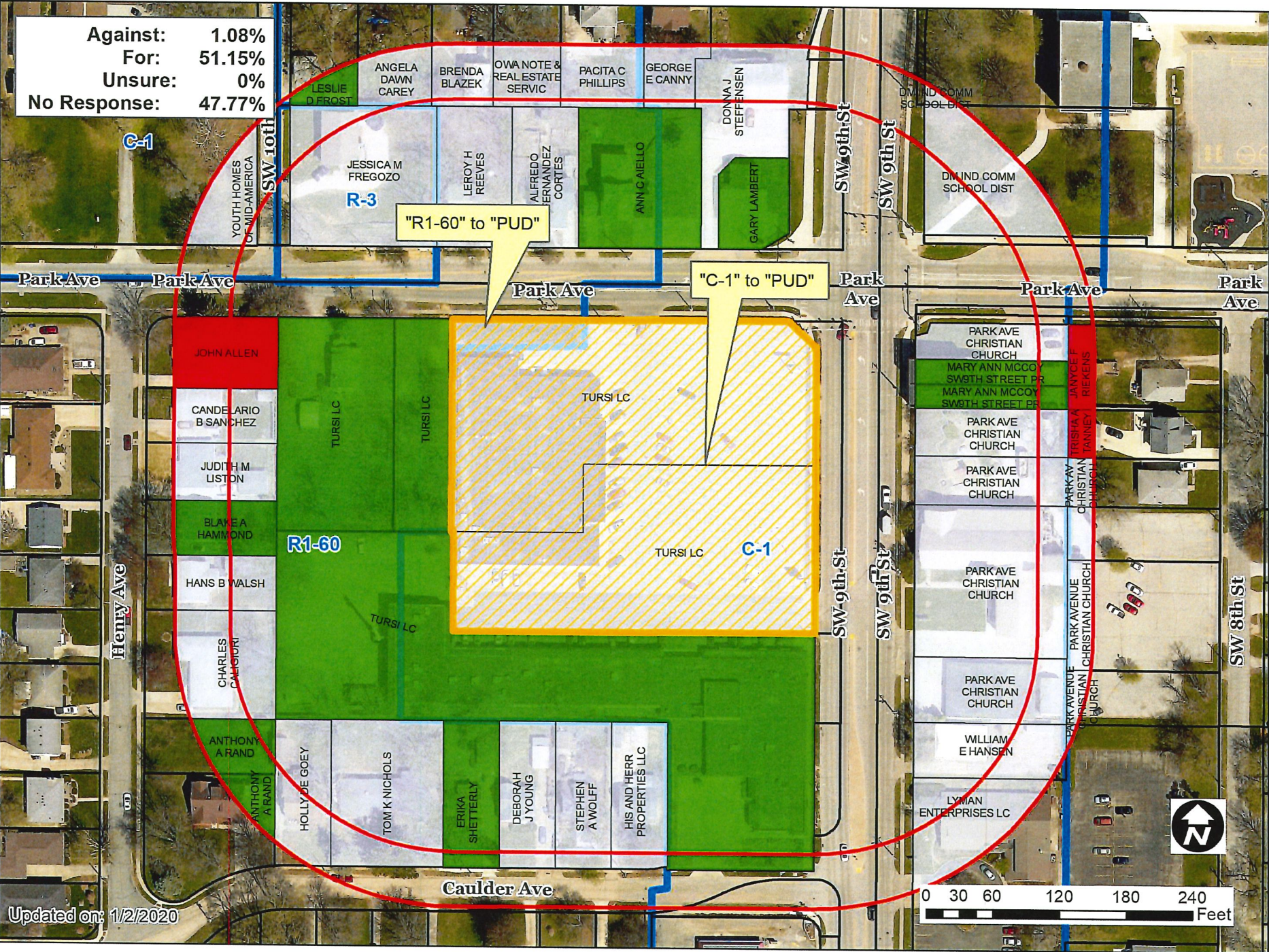
1 inch = 114 feet

Casey's Marketing Company (lessee) represented by Marni Beck (officer) for located at 3200 and 3212 Southwest 9th Street and 930 Park Avenue. The subject property is owned by Tursi, LC.				File # ZON2019-00220	
Description of Action	Rezone property from "C-1" Neighborhood Retail Commercial District and "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development. Review and approval of the proposed Casey's General Store #1192 PUD Conceptual Plan, to allow for redevelopment of the existing 21,664-sqaure foot general food sales store with a 4,817-square foot gas station/convenience store to include sales of liquor, wine and beer and a pump island canopy with 14 fueling locations.				
PlanDSM Future Land Use	Current: Community Mixed Use and Low Density Residential within a Neighborhood Node. Proposed: Community Mixed Use within a Neighborhood Node.				
Mobilizing Tomorrow Transportation Plan	2035 – 2050 SW 9 th Widening, Widen from 4 to 5 Lanes. (LRTP ID #285)				
Current Zoning District	"C-1" Neighborhood Retail Commercial District, "R1-60" One-Family Low-Density Residential District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	14	4			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Casey's Marketing Company, 3200 & 3212 Southwest 9th Street

ZON2019-00220





43A



Item ~~ZON~~2019-00220

Date _____

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

(Circle One)

Print Name

JAN RIEGENS

Signature

Jan Riegens

Address

3704 SW 9th St

RECEIVED
COMMUNITY DEVELOPMENT

NOV 19 2019

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

Because we already have 3 different
stores within a mile of each other
right now. We need a grocery
store without guns

Item ~~ZON~~2019-00220

Date

11-14-19

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

(Circle One)

Print Name

June Schauer

Signature

June Schauer

Address

3322 SW 8th

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

Cost too much to shop
in Casey's - we need
a grocery store in the
neighborhood

428A

Item ~~ZON~~2019-00220

Date

11/21/19

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

(Circle One)

RECEIVED

COMMUNITY DEVELOPMENT

Print Name

Teresa Inoué

Signature

Teresa Inoué

Address

3206 SW 9th St

DEC 03 2019

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

THIS IS ALREADY A VERY BUSY INTERSECTION
A CASEY'S CREATES A CONSTANT FLOW OF TRAFFIC
DAY & NIGHT. ALSO INCREASES PEDESTRIAN RISK
(ALREADY ACROSS THE STREET FROM AN
ELEMENTARY SCHOOL). (TO MUCH TRAFFIC INCREASES
SAFETY)

I will ↑ traffic around my Property.

Item ZON2019-00220

Date NOV 14 - 2019

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

(Circle One)

NOT!

Print Name

John M Allen

Signature

[Signature]

Address

3201/3203 Henry Ave

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

The selling of tobacco & alcohol in such close proximity to an Elementary School ~~is~~ will create the opportunity & harm to children. Also the increase in auto & foot traffic to the intersection will ↑ accidents to children & families.

Item ZON2019-00220

Date NOV. 13 2019

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

NOV 19 2019

Print Name

CHARLES A. CATALDO

Signature

Charles A. Cataldo

Address

3205 HENRY AV.

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

43A

Item ZON2019-00220

Date 11-18-19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

Anthony A. Rand

Signature

[Signature]

Address

939 Candler Ave

NOV 20 2019

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

Item ZON2019-00220

Date 11/13/19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

NOV 15 2019

Print Name LESLIE A. FROST

Signature Leslie A. Frost

Address 938 Boulder Ave

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

Item ZON2019-00220

Date 11-15-19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

NOV 20 2019

Print Name ANN C. AIELLO

Signature Ann C Aiello

Address 919 Park Ave Apt A

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

Will be very convenient
for our neighborhood.

43A

Item ZON2019-00220

Date 11-13-19

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

OUTSIDE 250 FEET

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

NOV 16 2019

Print Name Marybeth + Joe Rodis

Signature Marybeth Rodis

Address 1019 Cayden Ave

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

Casey's will be a good neighbor
with well run & family friendly
stores.

Item ZON2019-00220Date November 10, 2019☒ (am) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

NOV 15 2019

Print Name Blake HammondSignature Blake HammondAddress 3215 Henry Ave. DSM 50315

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

I do support the Casey's project. As a neighbor to the west, I do hope the grade along the west side of the property is handled along with proper drainage. The property currently floods over the parking lot washing out land onto my property.

Item ZON2019-00220Date 11-15-19☒ (am) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

NOV 19 2019

Print Name Cheryl AugspurgerSignature Cheryl AugspurgerAddress 934 Caulder Ave

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

OUTSIDE 250 FEET

18A

Item ZON2019-00220Date Nov. 13, 2019☒ (am) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

NOV 15 2019

Print Name MARY ANN McCOYSignature Mary Ann McCoyAddress 3463 Grand Ave #908

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

I am a property owner & I look forward to the fine company coming into our neighborhood! Very happy for this new library business coming.

Item ZON2019-00220Date 11-13-19I ☒ (am) (am not) in favor of the request.

(Circle One)

Print Name GARY LAMBERTSignature Gary LambertAddress 901 Park AveRECEIVED
COMMUNITY DEVELOPMENT

NOV 15 2019

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

Item ZON2019-00220Date 11-13-2019I ☒ (am) (am not) in favor of the request.

(Circle One)

Print Name Steven McGeeSignature Steven McGeeAddress 3200/3202 Henry AveRECEIVED
COMMUNITY DEVELOPMENT

NOV 19 2019

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

Item ZON2019-00220Date 11-26-19I ☒ (am) (am not) in favor of the request.

(Circle One)

RECEIVED

COMMUNITY DEVELOPMENT

DEC 03 2019

Print Name Erika ShetterlySignature Erika ShetterlyAddress 925 Coulter Ave

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

I think it would be a great addition
to the neighborhood!

42A

Item ZON2019-00220

Date 11-15-2019

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

OUTSIDE 250 FEET

(Circle One)

Print Name Deanna L. Galobert

Signature Deanna L. Galobert

Address 936 Caulder Ave.

RECEIVED
COMMUNITY DEVELOPMENT

NOV 19 2019

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

Item ZON2019-00220

Date Nov 24, 2019

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

(Circle One)

Print Name Paul Tymosko

Signature P. Tymosko

Address 3310 Henry Ave., Dec Moines, IA

RECEIVED
COMMUNITY DEVELOPMENT

DEC 03 2019

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

43A

Item ZON2019-00220

Date 11/17/19

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

(Circle One)

Print Name

Lin Cosner Turnille

Signature

Lin Cosner

Address

3300 SW 9th

RECEIVED
COMMUNITY DEVELOPMENT

NOV 20 2019

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

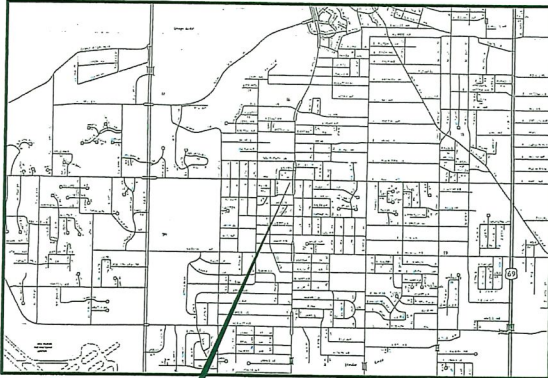
CONCEPTUAL PLAN CASEY'S GENERAL STORE

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
SHEETS 1 OF 4

SHEET INDEX

1. COVER SHEET
2. PLAN MAP
- 3A-3D PROPOSED CONCEPTUAL BUILDING EXTERIOR DESIGNS
4. NON-RESIDENTIAL PROPOSED SIGNAGE PLAN

VICINITY MAP



PROJECT LOCATION

OWNERS

TURS LLC
3015 143RD STREET
URBANDALE, IA 50323

APPLICANT

CASEY'S GENERAL STORES
ONE SE CONVENIENCE BLVD
ANKENY, IA 50021

ENGINEER/SURVEYOR

BOLTON & MENK, INC.
1519 BALTIMORE DRIVE
AMES, IA 50010
PHONE: 515-231-6100

CRITICAL DATES

PRE-APPLICATION MEETING: 5/28/2019
NEIGHBORHOOD MEETING: 11/5/2019

ZONING

EXISTING: C-1
PROPOSED: MX-1

LAND USE

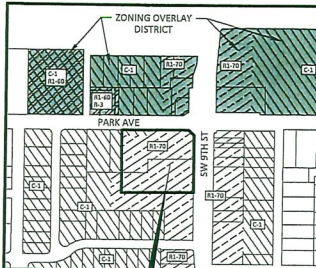
EXISTING: GROCERY STORE
PROPOSED: CONVENIENCE STORE
PLANDSM FUTURE LAND USE DESIGNATION: MX-1

PROJECT SITE ADDRESS

CONSTRUCTION TIMELINE

ANTICIPATED START DATE: WINTER 2019
ANTICIPATED END DATE: SPRING 2020

ZONING MAP



PROPOSED P.U.D.

P.U.D. AREA SUMMARY		
AREA	SQUARE FEET	ACRES
P.U.D.	92,187	2.12
TOTALS =	92,187	2.12

P.U.D. DESCRIPTION

ALL OF LOTS 3, 4, AND 5, AND ALSO PART OF LOTS 6, 7, 8, 9, AND 10, ALL IN LITTLETON PLACE, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, LITTLETON PLACE; THENCE N 89° 47' 28" E, 300.50 FEET ALONG THE NORTH LINE OF LOTS SAID 3, 4, 5, AND 6 TO THE PARK AVENUE RIGHT-OF-WAY (THE NEXT TWO CALLS ARE ALONG THE RIGHT-OF-WAY LINES PER THE CONDEMNATION PLAT RECORDED IN BOOK 5181, PAGE 11 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE S 67° 02' 54" E, 18.37 FEET; THENCE S 25° 01' 22" E, 19.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW 9TH STREET; THENCE S 00° 01' 55" W, 259.20 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SW 9TH STREET; THENCE S 89° 47' 28" W, 312.77 FEET; THENCE N 00° 05' 13" E, 30.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N 00° 05' 13" E, 193.28 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD DEED FROM BKT31 PG566

P.U.D. STANDARDS

GENERAL DEVELOPMENT CONCEPT:

DESCRIPTION: NEW CONSTRUCTION OF FOURTEEN (14) FUELING STATIONS AT SEVEN (7) CANOPIED PUMPS AND AN ASSOCIATED 4,817 SQUARE FOOT BUILDING. DEVELOPMENT WILL CONSIST OF 32.7% OPEN SPACE WITH TWENTY-SIX (26) PARKING STALLS AT THE SOUTHWEST CORNER OF PARK AVENUE AND SW 9TH STREET.

PERMITTED LAND USES: THE LAND USE SHALL CONSIST OF A FUEL CANOPY AND AN ASSOCIATED CONVENIENCE STORE WHICH MAY INCLUDE THE SALE OF BEER AND WINE AS AN ACCESSORY USE TO THE CONVENIENCE STORE SUBJECT TO THE FOLLOWING LIMITATIONS:

- ANY SALE OF BEER AND/OR WINE SHALL BE ACCESSORY TO A GAS STATION/CONVENIENCE STORE, WHERE NO MORE THAN 40% OF THE BUSINESS' GROSS REVENUE IS DERIVED FROM THE SALE OF TOBACCO PRODUCTS, BEER, AND/OR WINE.
- ANY SALE OF BEER AND/OR WINE SHALL BE IN ACCORDANCE WITH A PROPER LICENSE OBTAINED THROUGH THE OFFICE OF THE CITY CLERK AS APPROVED BY THE CITY COUNCIL.
- ANY PARKING AREA PROVIDED FOR THE USE OF CUSTOMERS OF THE BUSINESS SHALL BE ILLUMINATED AT AN INTENSITY OF AT LEAST ONE FOOTCANDLE OF LIGHT ON THE PARKING SURFACE AT ALL TIMES. THE ENTIRE SITE SHALL BE LANDSCAPED AND ILLUMINATED TO AS TO MINIMIZE HIDING PLACES FOR POSSIBLE CRIMINAL ACTIVITY.
- THE BUSINESS SHALL COMPLY WITH ARTICLE IV OF CHAPTER 42 OF THE CITY CODE PERTAINING TO NOISE CONTROL. THE BUSINESS SHALL HAVE NO OUTSIDE SPEAKERS OR AMPLIFIED SOUND EXCEPT WHEN USED IN COMPLIANCE WITH A TYPE E SOUND PERMIT.
- LITTER AND TRASH RECEPTACLES SHALL BE LOCATED AT CONVENIENT LOCATIONS INSIDE AND OUTSIDE THE PREMISES, AND OPERATORS OF SUCH BUSINESS SHALL REMOVE ALL TRASH AND DEBRIS FROM THE PREMISES AND ADJOINING PUBLIC AREAS ON A DAILY BASIS.
- CONSPICUOUSLY POST 24-HOUR CONTACT INFORMATION FOR A MANAGER OR OWNER OF THE BUSINESS NEAR THE MAIN PUBLIC ENTRANCES.
- INSTITUTE A STRICT NO LITTERING POLICY, CONSPICUOUSLY POST ONE OR MORE "NO LITTERING" SIGNS, AND COOPERATE WITH POLICE IN ADDRESSING LITTERING ON THE PREMISES.
- NO SALE OF ALCOHOLIC BEVERAGES SHALL BE MADE FROM A DRIVE-THROUGH WINDOW.
- THE PUD CONCEPTUAL PLAN SHALL BE SUBJECT TO A LEGISLATIVE AMENDMENT TO PRECLUDE THE SALE OF BEER AND/OR WINE IF THE ZONING ENFORCEMENT OFFICER DETERMINES THAT THE OPERATION OF THE BUSINESS BECOMES A NUISANCE OR EXHIBITS A PATTERN OF VIOLATING THE CONDITIONS OF APPROVAL.

DEVELOPMENT PROVISION: ANY GAS STATION/CONVENIENCE STORE SHALL BE DEVELOPED IN COMPLIANCE WITH THE CITY'S GAS STATION/CONVENIENCE STORE SITE PLAN DESIGN GUIDELINES (SECTION 82-214.8) AS DEMONSTRATED AT THE DEVELOPMENT PLAN STAGE, EXCEPTING THOSE PROVISIONS AMENDED HERE IN THIS PUD DOCUMENT.

OPEN SPACE: THE SITE IS REQUIRED TO HAVE 20.0% OPEN SPACE AND 32.7% HAS BEEN PROVIDED.

CANOPY: CANOPY HEIGHT SHALL PROVIDE A MINIMUM OF 13'-9" FOR VEHICLE CLEARANCE. A LEVEL STRUCTURE AND ANY DIFFERENTIATION IN HEIGHT SHALL BE INCIDENTAL TO THE FINAL PROPOSED GRADE NECESSARY FOR SITE DRAINAGE. THE CANOPY SHALL BE ARTICULATED WITH VARYING HEIGHTS. CANOPY SHALL BE CLAD WITH BRICK TO MATCH THE BUILDING.

SEASON ITEMS: LOCATIONS FOR SEASON DISPLAY ITEMS WILL BE LOCATED ON THE EAST AND SOUTH SIDES OF THE BUILDING; ALL OTHER DISPLAY ITEMS FOR SALE, EXCLUDING SEASONAL ITEMS (I.E. SAND, SALT, SODA POP, FIREWOOD ETC.) SHALL BE LOCATED WITHIN THE MAIN BUILDING. ALL OUTDOOR DISPLAY OF SEASON ITEMS SHALL BE IDENTIFIED ON THE DEVELOPMENT PLAN AND BE LOCATED OUTSIDE OF ANY REQUIRED SETBACKS.

PARKING: 1 SPACE PER 300 SQUARE FEET OF GROSS BUILDING AREA.

TRAFFIC: AS PART OF ANY DEVELOPMENT PLAN, A TRAFFIC STUDY WAS COMPLETED FOR THE PROPOSED DEVELOPMENT.

SITE SPECIFIC BULK REGULATION

SETBACKS:

BUILDING FRONT YARD: 25 FEET
BUILDING SIDE YARD: 10 FEET
BUILDING REAR YARD: 0 FEET
BUILDING HEIGHT (MAXIMUM): 45 FEET
PARKING FRONT YARD: 10 FEET

CONSERVATION MITIGATION AND CONSTRUCTION PROTECTION MEASURES: THE SUBJECT PROPERTY IS NOT KNOWN TO BE A WETLAND AND NO MITIGATION IS PLANNED. THIS SITE WILL HAVE CONSTRUCTION BEST MANAGEMENT PRACTICES INCLUDING, BUT NOT LIMITED TO, TO SILT FENCE, INLET PROTECTION, AND A ROCK CONSTRUCTION ENTRANCE TO REDUCE STREET TRACKING. THESE WILL BE INCORPORATED INTO THE SITE CONSTRUCTION DOCUMENTS.

DRAINAGE: STORM WATER RUNOFF SHALL BE TREATED IN A DETENTION/WATER QUALITY UNDERGROUND STORAGE SYSTEM. DRAINAGE WILL BE DESIGNED TO ADHERE TO THE CITY OF DES MOINES DRAINAGE STANDARDS.

SIGNAGE: C-2 ZONING DISTRICT STANDARDS SHALL BE USED FOR ALL SIGN REQUIREMENTS. REFERENCE SHEET NO. 3 FOR ADDITIONAL SIGNAGE INFORMATION.

SITE LIGHTING: ALL SITE LIGHTING WILL BE IN COMPLIANCE WITH THE LIGHTING STANDARDS OF CITY CODE SECTION 82-214.8 TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR. LIGHTING SHALL CONSIST OF LOW-GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.

MECHANICAL SCREENING: ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE BUILDING PARAPET WALL OR OTHER MATERIALS AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IN ACCORDANCE WITH CITY CODE SECTION 134-127(1)(2).

LANDSCAPING AND SCREENING:

THE SITE LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE STANDARDS APPLICABLE IN THE C-2 (GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT) ZONING DISTRICT OR EXCEEDED AS ILLUSTRATED ON THE CONCEPTUAL PLAN.

THE REQUIRED LANDSCAPING SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.

NO MECHANICAL OR UTILITY EQUIPMENT OVER 3 FEET IN HEIGHT SHALL BE ALLOWED IN ANY MINIMUM REQUIRED FRONT YARD SETBACK AREA.

ANY TRASH ENCLOSURE VISIBLE FROM A PUBLIC STREET SHALL BE SCREENED BY AN ENCLOSURE CONSTRUCTED OF CHAIN LINK MATERIAL.

FENCINGS: FENCING TYPES AND HEIGHTS SHALL BE CONSISTENT TO USES ALLOWED WITHIN THE C-2 (GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT) ZONING DISTRICT.

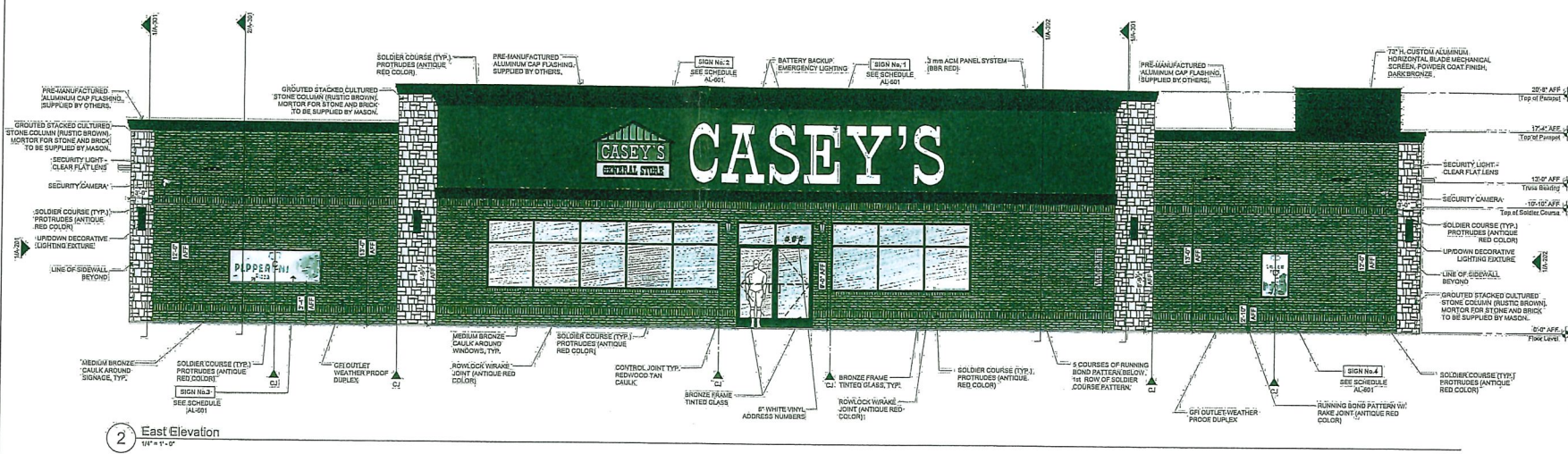
ARCHITECTURAL STANDARDS: ALL ARCHITECTURAL STANDARDS WILL BE IN COMPLIANCE WITH THE ARCHITECTURAL STANDARDS OF CITY CODE SECTION 82-214.8.

	<p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>GREGORY A. BROUSSARD, P.E. EXP. DATE: 12/31/2020</p> <p>DATE: DECEMBER 31, 2019</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1</p>		<p>I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>JOSHUA L. SHIELDS, L.A. EXP. DATE: 06/30/2020</p> <p>DATE: JUNE 30, 2020</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 2</p>																		
		<p>1519 BALTIMORE DRIVE AMES, IOWA 50010 Phone: (515) 231-6100 Email: Ames@bolton-menk.com www.bolton-menk.com</p>																			
<table><tr><th>DATE</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>DEM</td><td></td><td></td></tr><tr><td>DEM</td><td></td><td></td></tr><tr><td>DEM</td><td></td><td></td></tr><tr><td>GAB</td><td></td><td></td></tr><tr><td>11/11/2019</td><td></td><td></td></tr></table>		DATE	DESCRIPTION	DATE	DEM			DEM			DEM			GAB			11/11/2019			<p>CASEY'S GENERAL STORE DES MOINES, IOWA CONCEPTUAL PLAN</p>	
DATE	DESCRIPTION	DATE																			
DEM																					
DEM																					
DEM																					
GAB																					
11/11/2019																					
		SHEET 1 OF 4																			

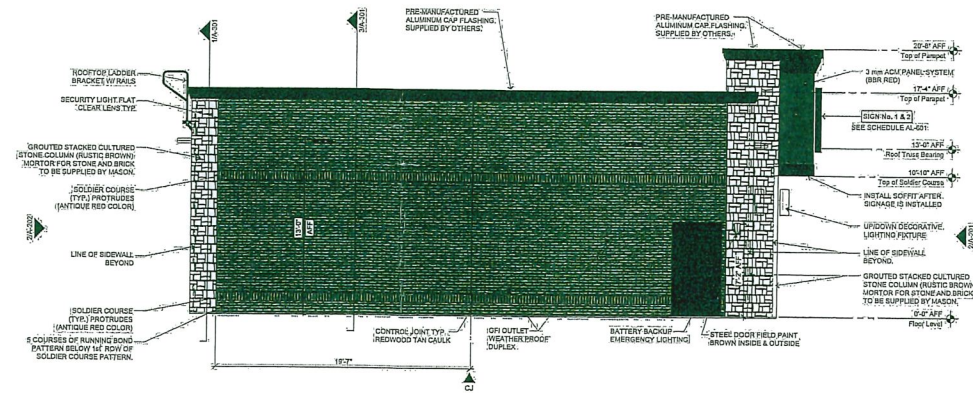
A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
SHEETS 2 OF 4

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
SHEETS 2 OF 4

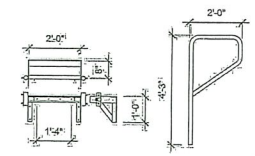




2 East Elevation
1/8" = 1'-0"



1 South Elevation
1/8" = 1'-0"



3 Ladder Bracket
NTP

General Notes

1. REFER TO AL-001 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

ELDS DESIGN SERVICES

Architecture | Engineering | Interiors

222 East 17th Ave, Suite 200, Des Moines, IA 50319-1720, Des Moines, Iowa 50319 | P: 515-265-0233
F: 515-265-1944

CASEY'S CONSTRUCTION DIVISION

One Commonwealth Blvd., P.O. Box 2907, Des Moines, IA 50319-0297

PROJECT: SW 9TH & PARK AVE, DES MOINES, IA

CONSTRUCTION DIVISION: []

DESIGNED BY: []

10/18/19

DATE

EXTERIOR ELEVATIONS

A-201

CASEY'S GENERAL STORE
A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES,
COUNTY OF POLK, STATE OF IOWA SHEETS 3A OF 4



1519 BALTIMORE DRIVE
AMES, IOWA 50010
Phone: (515) 333-4100
Email: Ames@bolton-menk.com
www.bolton-menk.com

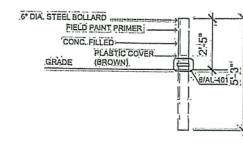
REVISION	DATE	APPROVED BY	NOTES
DEM			
DEM			
GAB			
DATE: 10/18/19			

CASEY'S GENERAL STORE
DES MOINES, IOWA
CONCEPTUAL PLAN

SHEET
3A OF 4

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PROJECT: 1519 BALTIMORE DRIVE, DES MOINES, IOWA 50010. SHEET 3A OF 4. 10/18/19

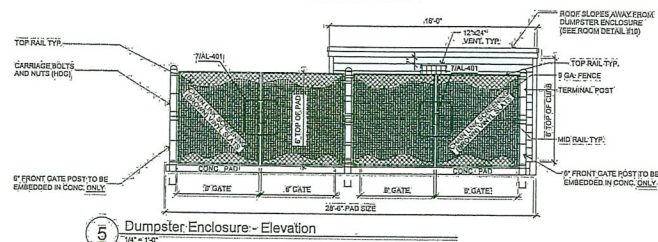
7 Commercial Double Gate Latch Detail
No Scale



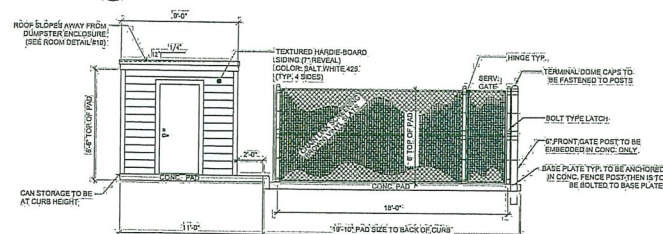
G-001
AL101

Construction Notes

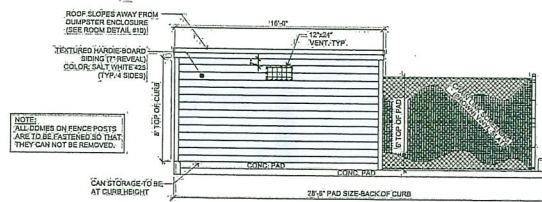
- 1) ALL DOWELS ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.
- 2) VERIFY SCREENING WITH LOCAL AUTHORITY.
- 3) CONTRACTOR TO PRIME ALL 6" BOLLARDS PRIOR TO FINISHED PAINT COAT.



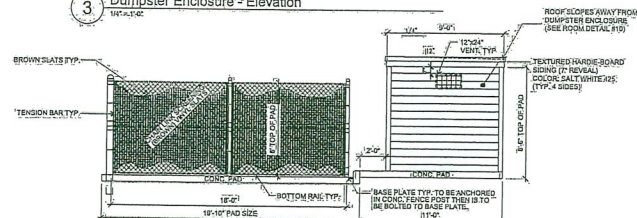
5 Dumpster Enclosure - Elevation



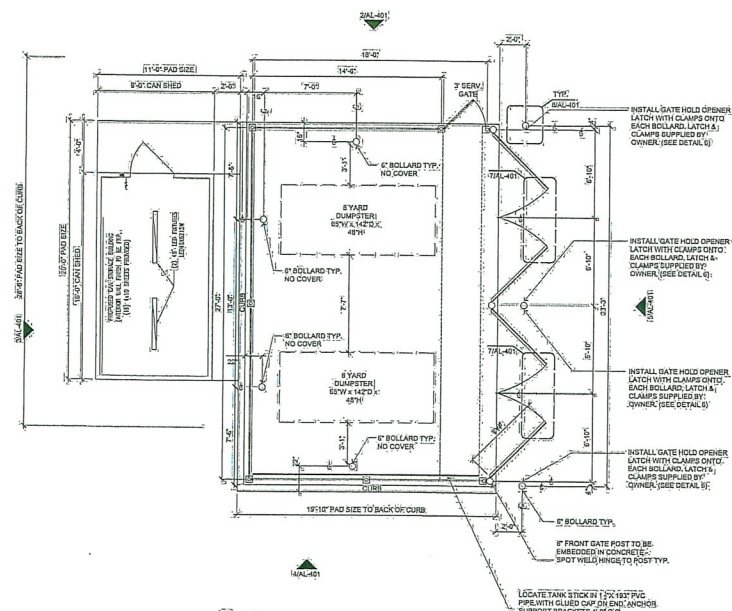
4 Dumpster Enclosure - Elevation



3 Dumpster Enclosure - Elevation



2 Dumpster Enclosure - Elevation



1 Dumpster Plan

CASEY'S GENERAL STORE
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COUNTY OF POLK, STATE OF IOWA SHEETS 3D OF 4



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DEPOSITED	MO.	RECEIVED FROM	DATE
DEM			
DEBIT			
DEM			
CHECKED			
GAB			
CLIENT PROJ. NO.			
A13.118877			

CASEY'S GENERAL STORE
DES MOINES, IOWA
CONCEPTUAL PLAN

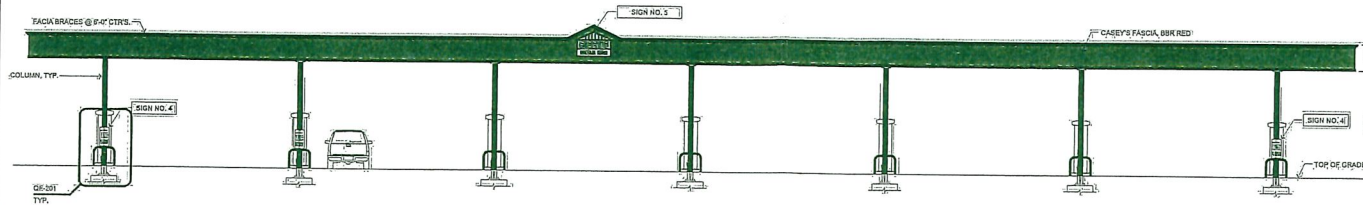
3D OF 4

General Notes

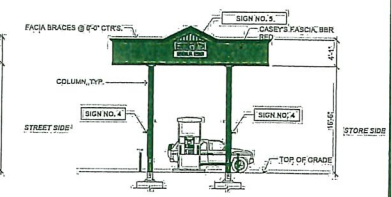
1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
 0-001 FOR GENERAL PROJECT NOTES
 AL-101 FOR GENERAL SITE PLAN
 Sign Package FOR SIGNAGE SCHEDULE AND NOTES
 20-001 FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
2. GASOLINE ISLAND CANOPY: REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGERS OF ANY DISCREPANCIES
3. EMERGENCY GAS SHUT OFF: REFER TO SHEETS A-201, AG-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS

Canopy									
Item #	Sign	Type	Location	Illumination	Dimensions	Width	Height	Area Ft.	
15	House Logo	Surface	Canopy Side	Internal	37 3/4" x 21 3/4"	36 7/8"	4 0"	17.49	
15	House Logo	Surface	Canopy Side	Internal	37 3/4" x 21 3/4"	36 7/8"	4 0"	17.49	
15	House Logo	Surface	Canopy Front	Internal	37 3/4" x 21 3/4"	36 7/8"	4 0"	17.49	
14	Snap Frame	Advertising	Canopy Column	N/A	3 0" x 7 0-1/2"	2 4"	3 8"	6.56	
14	Snap Frame	Advertising	Canopy Column	N/A	3 0" x 7 0-1/2"	2 4"	3 8"	6.56	
14	Snap Frame	Advertising	Canopy Column	N/A	3 0" x 7 0-1/2"	2 4"	3 8"	6.56	
Total									55.71

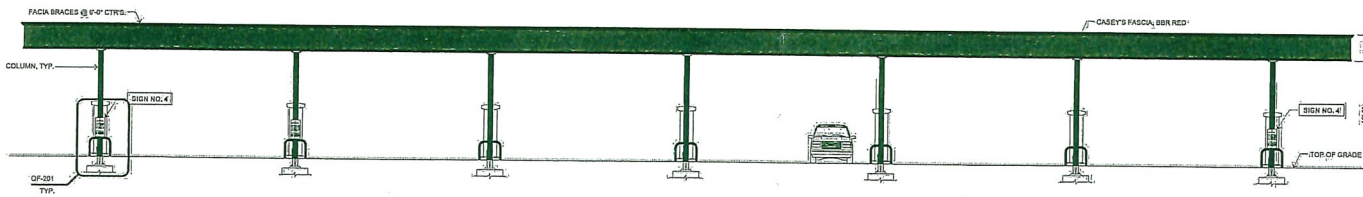
****VERIFY ALL SIGNAGE WITH SIGN PERMITS****



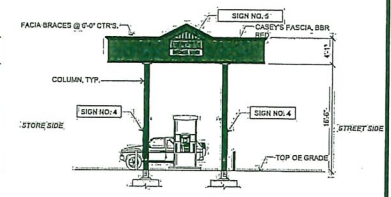
4 Pump Island Canopy - (Street Side)
18'-0" x 1'-0"



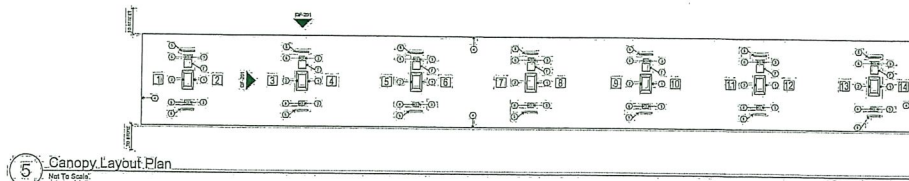
3 Pump Island Canopy - (Right Side Elevation)
18'-0" x 1'-0"



2 Pump Island Canopy - (Store Side)
18'-0" x 1'-0"



1 Pump Island Canopy - (Left Side Elevation)
18'-0" x 1'-0"



5 Canopy Layout Plan
Not To Scale

Keyed Canopy Layout Plan Notes

1. FUEL ISLANDS
2. FUEL DISPENSERS: SUPPLIED BY OWNER
3. CANOPY COLUMNS: SUPPLIED BY CANOPY MFG.
4. EDGE OF CANOPY: ABOVE
5. STEEL GUARD PILES SET INTO CONC. SLAB AS INDICATED IN DETAIL ELEVATIONS (2 PER ISLAND)
6. INTERNAL DOWNPOUR ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
7. TRASH CAN AND WASH BUCKETS
8. PUMP LABELS: MOUNTED ON CANOPY COLUMNS

P ELDS DESIGN SERVICES
 Architects | Engineers | Surveyors
 2000 10th Street, Suite 100, Des Moines, IA 50319
 515.281.1000

CASEY'S
 CONSTRUCTION DIVISION
 1018/19
 SW 6TH & PARK AVE.
 DES MOINES, IA

GASOLINE ISLAND CANOPY ELEVATIONS
AL-201

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 COUNTY OF POLK, STATE OF IOWA SHEETS 3C OF 4



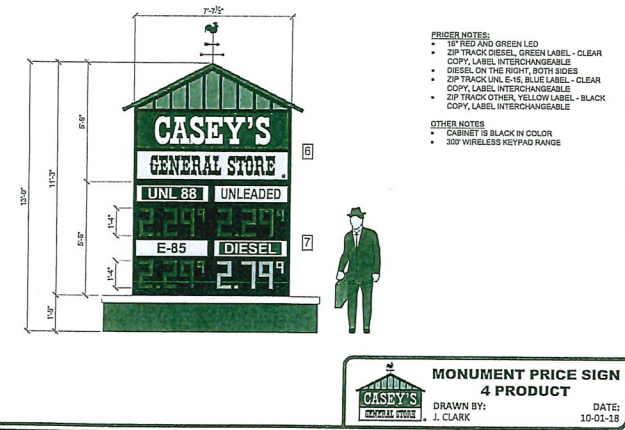
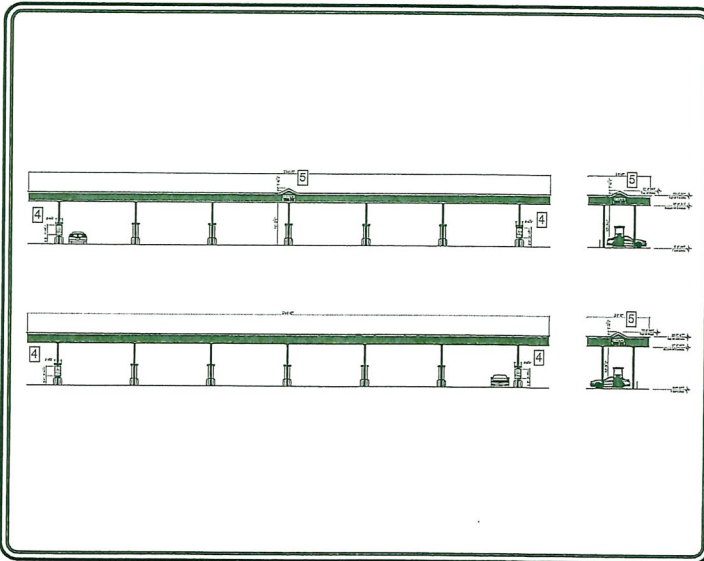
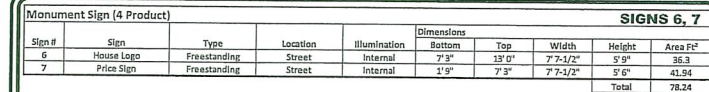
1513 BALTIMORE DRIVE
 AMES, IOWA 50010
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DESIGNER	DATE	REVISION	NOTES
DEM			
DEM			
GAB			
CONTR. BY	10/18/19		
A13.118877			

CASEY'S GENERAL STORE
 DES MOINES, IOWA
 CONCEPTUAL PLAN

SHEET
 3C OF 4

Monument Sign (4 Product)								
Sign #	Type	Location	Illumination	Dimensions		Height	Area Ft²	
				Bottom	Top			Width
6	House Logo	Freestanding	Street	Internal	7'3"	13'0"	7'7-1/2"	86.3
7	Price Sign	Freestanding	Street	Internal	1'9"	7'3"	7'7-1/2"	41.94
							Total	78.24



CASEY'S GENERAL STORE
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DESIGNED	FIG.	REVISED FROM	DATE
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DRAWN			
DEM			
CHECKED			
GAB			
CLIENT PROJ. NO.			
A13.118877			

CASEY'S GENERAL STORE
DES MOINES, IOWA
CONCEPTUAL PLAN

**MONUMENT PRICE SIGN
4 PRODUCT**

DRAWN BY: J. CLARK DATE: 10-01-18

