

Date March 21, 2022**RESOLUTION SETTING HEARING ON REQUEST FROM HOM INVESTMENTS 6, LLC
TO REZONE PROPERTY LOCATED AT 740 18TH STREET**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 3, 2022, its members voted 11-2 in support of a motion to recommend **APPROVAL** of a request from HOM Investments 6, LLC (owner), represented by Danny Heggen (officer), to rezone real property locally known as 740 18th Street ("Property") from NX2a Neighborhood Mix District to Limited MX1 Mixed Use District, to allow adaptive reuse of the existing building as a restaurant, brewery, and private office space, subject to the following conditions:

1. The maximum space allocated within the building on the Property for eating and drinking areas, excluding circulation space, restrooms, and kitchen, shall not exceed 1,650 square feet.
2. The hours of operation of businesses on the Property shall end no later than 10:00 p.m. each Sunday, Monday, Tuesday, Wednesday, and Thursday, and no later than 12:00 a.m. each Friday and Saturday; and

WHEREAS, the Property is legally described as follows:

Lots 44 and 45 in T.E. BROWN'S ADDITION TO DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed rezoning of the Property is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on April 4, 2022.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

/s/Glenna K. Frank

Glenna K. Frank

Assistant City Attorney

(ZONG-2022-000007)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
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

March 15, 2022

Communication from the City Plan and Zoning Commission advising that at their March 3, 2022 meeting, the following action was taken regarding a request from Hom Investments 6 LLC (owner), represented by Danny Heggen (officer) to rezone property located at 740 18th Street from "NX2a" Neighborhood Mix District to "MX1" Mixed Use District, to allow use of the existing building as a restaurant and brewery.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-2 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper		X		
Jann Freed	X			
Todd Garner	X			
Johnny Alcivar	X			
Lisa Howard				X
Carolyn Jenison		X		
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			

APPROVAL of Part A) The requested rezoning be found in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

Part B) Approval of the proposed rezoning of the subject property from "NX2a" Neighborhood Mix District to "MX1" Mixed Use District subject to the condition that the maximum space allocated for eating and drinking areas, excluding circulation space, restrooms, and kitchen, shall not exceed 1,650 square feet and closing hours being 10pm Sunday-Thursdays and midnight on Friday and Saturday. (ZONG-2022-000007)

Written Responses

8 in Favor

1 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

Part B) Staff recommends approval of the proposed rezoning of the subject property from "NX2a" Neighborhood Mix District to "MX1" Mixed Use District subject to the condition that the maximum space allocated for eating and drinking areas, excluding circulation space, restrooms, and kitchen, shall not exceed 1,650 square feet.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing an adaptive reuse of the building on the subject property including a restaurant with a bar area and an outdoor patio seating on the first floor, a small brewery operation and parking in the basement, and private office space on the second floor. The proposed project does not conform to what is allowed in the "N2Xa" zoning district as per Table 134-3.1-1 of Chapter 134-3.1 and would require a rezoning to allow such a reuse of the existing building. Any future construction or site improvements would be subject to compliance with a site plan.
2. **Size of Site:** Approximately 7,500 square feet (0.17 acre).
3. **Existing Zoning (site):** "NX2a" Mixed Use District.
4. **Existing Land Use (site):** The subject property consists of a 6,451 square-foot, 2-story building. The current uses within the building include apartments, warehouse, office space, and indoor parking. The building generally occupies the entire property, except for the southeast corner where the proposed patio would be located. The properties in the area consist of a mix of residential uses.
5. **Adjacent Land Use and Zoning:**
 - North** – "NX2a"; Uses are one-household residential.
 - South** – "NX2a"; Uses are multi-household apartment building.
 - East** – "NX2a"; Uses are multi-household apartment building and surface parking lot.
 - West** – "NX2a"; Uses are multi-household apartment building and surface parking lot.
6. **General Neighborhood/Area Land Uses:** The subject property is located on 18th Street on the block between Center Street and Pleasant Street. The area contains a mix of residential uses with some office and small-scale commercial uses.

- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the Sherman Hill Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on February 11, 2022 and by mailing of the Final Agenda on February 25, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on February 11, 2022 (20 days prior to public hearing) and February 21, 2022 (10 days prior to the public hearing) to the neighborhood association 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 Services Department on the date of the mailing. The Sherman Hill Neighborhood Association mailings were sent to Ryan Howell, 831 16th Street, Des Moines, IA 50314.

The applicant is required to conduct neighborhood outreach. They will be available to provide a summary of that outreach during the public hearing.

- 8. Relevant Zoning History:** None.

- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Neighborhood Mixed Use.

- 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.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. PlanDSM Creating Our Tomorrow:** The subject property is designated as "Neighborhood Mixed Use" on the Future Land Use Map. PlanDSM describes this designation as follows:

NEIGHBORHOOD MIXED USE

Small-scale mixed-use development typically located at the intersections of collector and/ or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service-oriented development. Low-medium density residential may be included in mixed use development.

The applicant is proposing to rezone the property from "NX2a" Neighborhood Mixed Use District to "MX1" Mixed Use District. The Zoning Ordinance states that "MX1" is intended for mixed-use, neighborhood-scale nodes and corridors within the city, where daily uses are accessible by walking from surrounding neighborhoods. Building types allowed in this district include Storefront, Commercial Cottage, Civic Building and Principal Use Parking Structure.

Staff believes that the requested rezoning would be in conformance with the land use designation of Neighborhood Mixed Use.

2. **Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review.
3. **Limited Fabrication and Production:** The proposed brewery must be completely subordinate and accessory to the principal restaurant use allowed by right in the “MX1” District and alcohol should be for on-site sales and consumption only. Any distribution activities would be considered a Limited Fabrication and Production Use as per Chapter 134-3.6.1 and would require a Conditional Use Approval from the Board of Adjustment following rezoning for that use.
4. **Parking:** Parking must be provided in accordance with minimum parking ratios established in Table 135-6.4-1 of Section 135-6 of the Planning and Design Ordinance. Uses in “MX1” and “MX2” districts must provide parking equal to 60% of the minimum parking ratios. Design alternatives to minimum or maximum motor vehicle off-street parking ratios pursuant to City Code Section 135-6.1 can be requested during the site plan review process.

The subject property is located in a walkable neighborhood with an established grid street network that allows easy access to on-street parking. Non-residential uses may count on-street parking spaces on public street rights-of-way abutting the subject property towards satisfying off-street motor vehicle parking requirements at the rate of 1 parking space per linear 25 feet. The applicant is able to receive a credit of 2 parking spaces due to 60 feet of linear property frontage along 18th Street. The applicant is also providing 5 off street parking spaces in the basement of the building, for a combined 7 parking spaces. The applicant has also indicated the desire to utilize the availability of on street parking within the vicinity of the site. The number of on-street parking spaces within a block of the subject property fronting the following streets on both sides include approximately 41 spaces on 18th Street, 18 spaces on Center Street, and 18 spaces on Pleasant Street.

Minimum Parking Requirements for Existing and Proposed Use

Existing Use Category	Min. Spaces Required	Existing	Min. Spaces Required
Apartment	1 per household unit	1 unit	1
Warehouse and Storage	1 per 10k sq. ft	4225 sq. ft	3
Office	1 per 400 sq. ft	2226 sq. ft	6
Total Spaces			10

Use Category	Min. Spaces Required	Proposed	Min Spaces Req'd.	MX1 & MX2 Districts (60 percent of
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				minimum required)
Eating and Drinking Space	1 per 150 sq. ft	1650 sq ft	11	6.6
Kitchen Space	1 per 150 sq. ft	500 sq ft	4	2.4
Fabrication and Production	1 per 2 staff	4 staff	2	1.2
Warehouse and Storage	1 per 3 staff	3 staff	1	0.6
Office	1 per 400 sq. ft	742 sq ft	2	1.2
Total Spaces			20	12

* Uses in MX1 and MX2 districts must provide parking equal to 60% of the minimum parking ratios.

As noted in the tables above, the existing uses on the property would require provision of 10 parking spaces while the proposed uses would require provision of 12 parking spaces in the "MX1" District. Thus, the proposed change of use for this building would only generate a slightly greater demand for parking.

The minimum parking requirements for this site is contingent on the final design and layout of the restaurant on the first floor and brewery, parking, and storage area in the basement. Staff does not anticipate more than a minimum of 12 parking spaces would be required for this use based on the established minimum parking ratios in Section 135-6 and as calculated in the table above.

5. **Staff Rationale:** In order to ensure that the restaurant would not generate parking needs that would negatively impact the surrounding properties, Staff recommends that the proposed maximum space allocated for eating and drinking areas, excluding circulation space, restrooms, and kitchen, shall not exceed 1,650 square feet. The proposed adaptive reuse of this property would activate the space and streetscape elements in the general vicinity of this proposed project. There would be greater demand for parking with the change in use which can be mitigated with appropriate design and efficient utilization of existing parking supply. The proposed use complements the general character and design of this neighborhood where uses are accessible by walking from surrounding areas.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented the staff report and recommendation.

Chris Draper asked if city code references the reduction in minimum parking requirements as a function of proximity to public transit.

Sreyoshi Chakraborty stated MX1 and MX2 Districts are typically located in transit corridors and walkable neighborhoods. As a result of that, developments within MX1 and MX2 districts automatically get 60% of the minimum parking ratio.

Jason Van Essen stated the parking standards for all zoning districts can be reduced by staff with a Type 1 Design Alternative. Proximity to public transit routes is one of the things staff looks at when considering a reduction request.

Chris Draper stated the 1,650 square feet may be an unnecessary restriction on the business operation. There is an opportunity to reduce that minimum further to allow for an expanded space to ensure a sustainable business.

Jason Van Essen stated city council would adopt that as a condition and create a cap on how much space could be restaurant use, that doesn't mean there might be other uses. Staff was trying to limit the amount of the building that could be occupied by a restaurant use, which is a high generator of parking. The zoning condition is addressing how much square footage is occupied by the restaurant, not parking numbers.

Chris Draper stated if that cap is passed today, that cap will remain no matter what happens going forward. If they need more restaurant space because of an airborne issue, that cap would restrict the size of the square footage for that business generating purpose.

Jason Van Essen stated permanent expansion of a restaurant use would be capped by this recommended zoning condition.

Glenna Frank stated if they wanted to remove that specific condition in the future, they could apply for another rezoning.

Will Page asked staff to address the comment about closing hours.

Sreyoshi Chakraborty stated a neighbor has requested a zoning condition that would require the restaurant to close by 10pm on weekdays and by 11pm on Friday and Saturday.

Andrew Lorentzen asked if the patio counts towards eating and drinking space.

Jason Van Essen stated no, it's the square footage within the building.

Chris Draper asked if the commission could recommend hours of operation.

Jason Van Essen stated it could be a zoning condition that limits hours and would then be enforced by our zoning enforcement staff.

Danny Heggen, 921 39th Street stated as we looked at this project and restoring the historic commercial building, our mind was around activating the space and creating a presence along the street. This building has been vacant for 30 years with parking on the first floor and in the basement. There were 3 existing leases for the entire building to give a sense of parking stalls used today. Businesses are open till 9pm or 10pm during weekdays with Lua Brewing being open until 11pm on Friday and Saturday nights, alignment with these businesses is reasonable. They want this to be a walking and biking destination, there are no bike racks at the property today but those will be added. It's important to them that this becomes a destination for people who live in the Sherman Hill District.

Chris Draper asked if the reduction of square footage for the restaurant was a result of the community outreach or would they want more square footage for the restaurant.

Danny Heggen stated we don't want a large capacity in this area, we want it to be on neighborhood scale that would align with the MX1 district.

CHAIRPERSON OPENED THE PUBLIC HEARING

Martha Green, 815 18th Street stated she is generally supportive and is really excited to see the adjoining Concord apartment building and this commercial building being activated. She finds the idea of walking down the street to a good restaurant very exciting. This building was originally constructed to contain parking for the Concord and hasn't been used as parking for that apartment for a long time. There are 50 or 60 units on 18th Street that have no onsite parking but Center Street has plenty of on-street parking. She has concerns with a potential bar in the future if the current owner was to sale the property, so she would support the idea of limited operating hours of 10pm on weekdays and 11pm or midnight on Friday and Saturday.

David Carlson, 818 18th Street stated he totally support what Danny's doing and hopes it's successful, but hours of operation need to be limited to give the neighborhood some insurance going forward.

Robert McCammon, 801 18th Street stated he is excited about that commercial space being reactivated and this fits within the character of our neighborhood. There is an issue with speeders on Center Street and hope these patrons parking on Center Street will slow traffic down.

Cale Johnson, 744 19th Street stated this is a good thing for the neighborhood and wants to thank Danny for the work they have put forth thus far.

Matt Warner Blankenship, 829 19th Street stated Danny has done a good job convincing him that the use of the space is going to be appropriate and be an asset to the neighborhood going forward.

Angela Broughton-Romain, 731 16th Street stated she is the current president of Sherman Hill Neighborhood Association and affirmed the Association's support of the proposal. They've really appreciated Danny's outreach and attention to neighbors.

Jarod Ballew, 726 18th street stated he's in support of this project as well. Danny has proven to be a really good neighbor and much better than what they've dealt with in the past.

Brett, 743 19th Street stated he does have concerns about parking, especially since the Concord is now vacant. He is concerned about the long term viability of a restaurant in this area, he doesn't know if they would have enough seating to keep the lights on after the initial excitement wears off.

Trent Leopold, 717 19th Street stated he is generally pro investment in the neighborhood. It's the question of, is this the right investment in terms of do we want a bar here. Hours of operation need to be a strong consideration because you are in a residential area. There will need to be something worked out to manage bottlenecks along the alley, during the summer the alleyway becomes impassable due to overgrowth.

Mike Carrie, 1800 Center Street stated his concerns are largely related to parking, potential smells and noise pollution as his proximity is closer to the structure than a lot of other people's. He expects this will be appealing to a younger professional crowd and therefore create more cars along Center Street and 18th Street. If the new capacity for this floor plan allows 40-60 people, account for 2 people per car, we're looking at 20-30 additional vehicles that need to find parking. He believes the amount of cars parking on street is being underestimated.

Jaylen Cavil, 743 19th Street stated he would like to reiterate the concerns about parking and the potential danger of the alleyway being an access point for parking.

Carol Maher, 701 Polk Blvd stated since so many people have concerns about driving, she would encourage the applicant to make bike parking front and center, something that people would love to ride their bikes to.

Danny Heggen stated they will be reducing the parking stalls from 20 down to 11 in the bottom garage but will keep an eye on congestion along the alleyway and respond accordingly. He believes they are on the right track, offering the right rental rate for the tenant to be successful. The operator will brew once a week on Monday mornings. Concern was raised at the neighborhood meeting around noise from the units on the rooftop, this is a commercial building, it's been there for 100 years and they will be redoing all electrical service, plumbing and water to the building. Regardless of what they do, a new system going up will be quieter than 42 running air conditioning units hanging outside of all the neighboring buildings. They will follow proper screening and make sure that it's an efficient system that meets all code requirements. They will have 6 to 12 new bike racks installed as they want to encourage walkability and bike-ability throughout the neighborhood.

Will Page asked for a response to operation hours.

Danny Heggens stated aligning with all the neighboring commercial use, he believes the hours of weekdays, 10pm, weekend, Friday, Saturday 11pm is reasonable.

Will Page asked if he would be willing to have that within the Commission's motion this evening.

Danny Heggen stated that is reasonable.

Emily Webb stated to enforce that, city staff would have to visit the location or it would have to be reported as a violation.

Jason Van Essen stated the MX1 zoning district does not allow a bar. To be considered a restaurant, at least 50% of sales must come from food. If there was a different operator and staff was concerned that they weren't operating in conformance, the City's zoning enforcement staff can request an audit, if they fail that audit, then they'll lose their liquor license. Also, bike parking is required, nobody's asking to waive that and staff will keep that in mind when the site plan comes forward.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Chris Draper stated he has a concern as someone who used to live at 16th and Center and doesn't anymore by what he thinks are unreasonable restrictions put on the ability to expand modern uses. Putting a size restriction in here that has the ability for a restaurant to potentially be non-economically viable, is a concern. This is a great use of the building, has been designed very well and has great public support. Restrictions on size, similar to the hours, doesn't make a ton of sense. Mixed use is natural to this neighborhood and would encourage moving the staff recommendation without the size restrictions.

Will Page state he worked with the Sherman Hill Neighborhood Association on their national register nomination amendment. He has always been struck by the Sherman Hill Association as an exemplary neighborhood group. People share their ideas, they share their complaints, they work together, and they work successfully together. Today, we heard from the president of the association, and they are strongly in favor of this application as it stands, this is worthy of serious consideration by the commission.

Andrew Lorentzen stated he agrees that it's important the association considered this and have advocated for the project. He could see where Chris's concerns come into play if there's ever a change in the parking calculation down the road.

Emily Webb asked how much leeway city staff would have to administratively relieve some of these concerns.

Jason Van Essen stated if the restriction or cap isn't there, then parking becomes an issue that's looked at during the site plan review stage and based off whatever the use is at any given time. Going into this knowing there will be a reduction in the amount of parking required or provided, we are making the assumption that there's available parking on Center Street. If the commission is comfortable leaving it in staff's hands, as this comes forward through the site plan process, we will review it just like any other site plan. If it is a little more open ended, 10 years down the road and they need to expand, that's going to become another decision possibly made by staff.

Andrew Lorentzen stated 1,650 square feet is a good-sized establishment, they wouldn't get much larger than that. That would be 110 occupants in the restaurant at peak capacity.

Chris Draper stated again, he has opposition to unnecessary restrictions at this time. There are plenty of other places where it could be put in if needed.

COMMISSION ACTION:

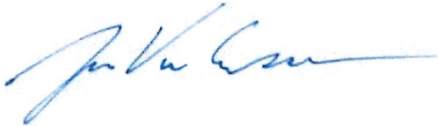
Will Page made a motion for:

Part A) The requested rezoning be found in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

Part B) Approval of the proposed rezoning of the subject property from "NX2a" Neighborhood Mix District to "MX1" Mixed Use District subject to the condition that the maximum space allocated for eating and drinking areas, excluding circulation space, restrooms, and kitchen, shall not exceed 1,650 square feet and closing hours being 10pm Sunday-Thursday and midnight on Friday and Saturday.

Motion passed: 11-2

Respectfully submitted,

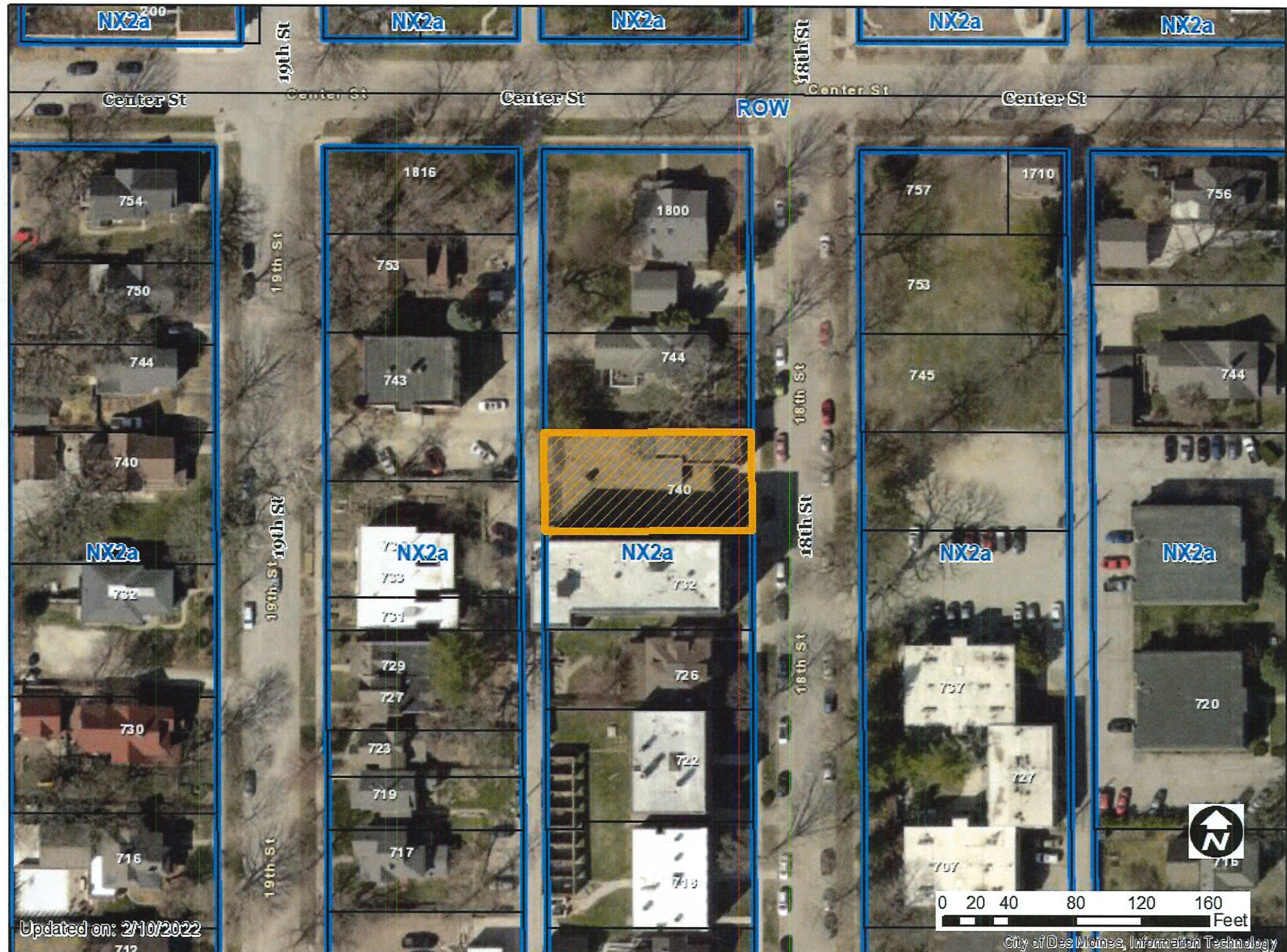
A handwritten signature in blue ink, appearing to read "Jason Van Essen", written in a cursive style.

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

Hom Investments 6 LLC, 740 18th Street

ZONG-2022-000007













**AD.01**

EXTERIOR PERSPECTIVE - EXISTING

SHYFT
CollectiveState Historic Project ID #: STC22-77-006
Federal Historic Project ID #: 44244**The Concord - Commercial**

01.28.2022

1300 Walnut St - Suite 100 / Des Moines, IA 50309 / SHYFTCOLLECTIVE.COM



* FUTURE STREET TREES (AS REQUIRED BY CITY ORDINANCES) OMITTED FOR CLARITY

AD.02

EXTERIOR PERSPECTIVE - NEW (DAY)

SHYFT
Collective

State Historic Project ID #: STC22-77-006
Federal Historic Project ID #: 44244

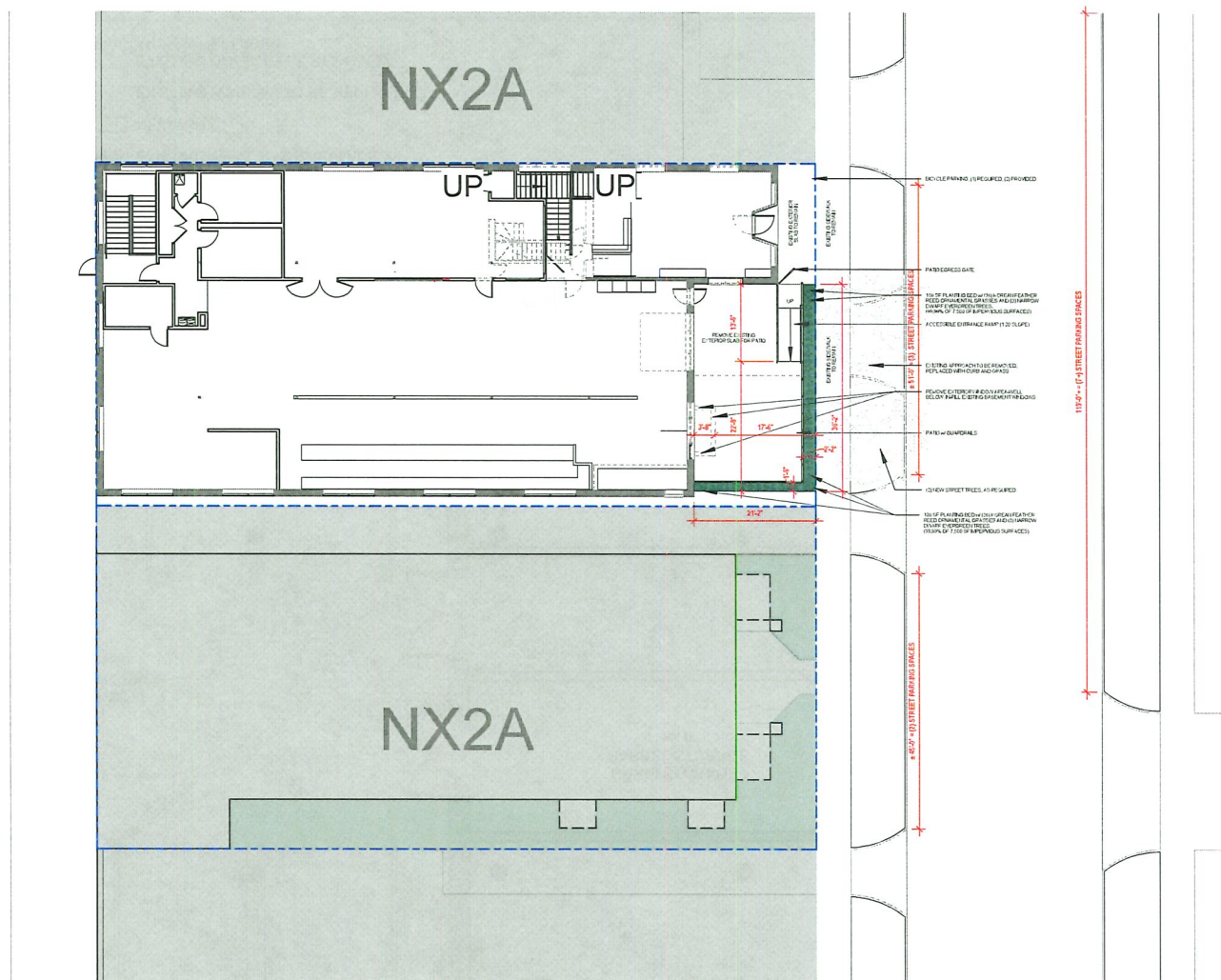
The Concord - Commercial

01.28.2022

1300 Walnut St - Suite 100 / Des Moines, IA 50309 / SHYFTCOLLECTIVE.COM

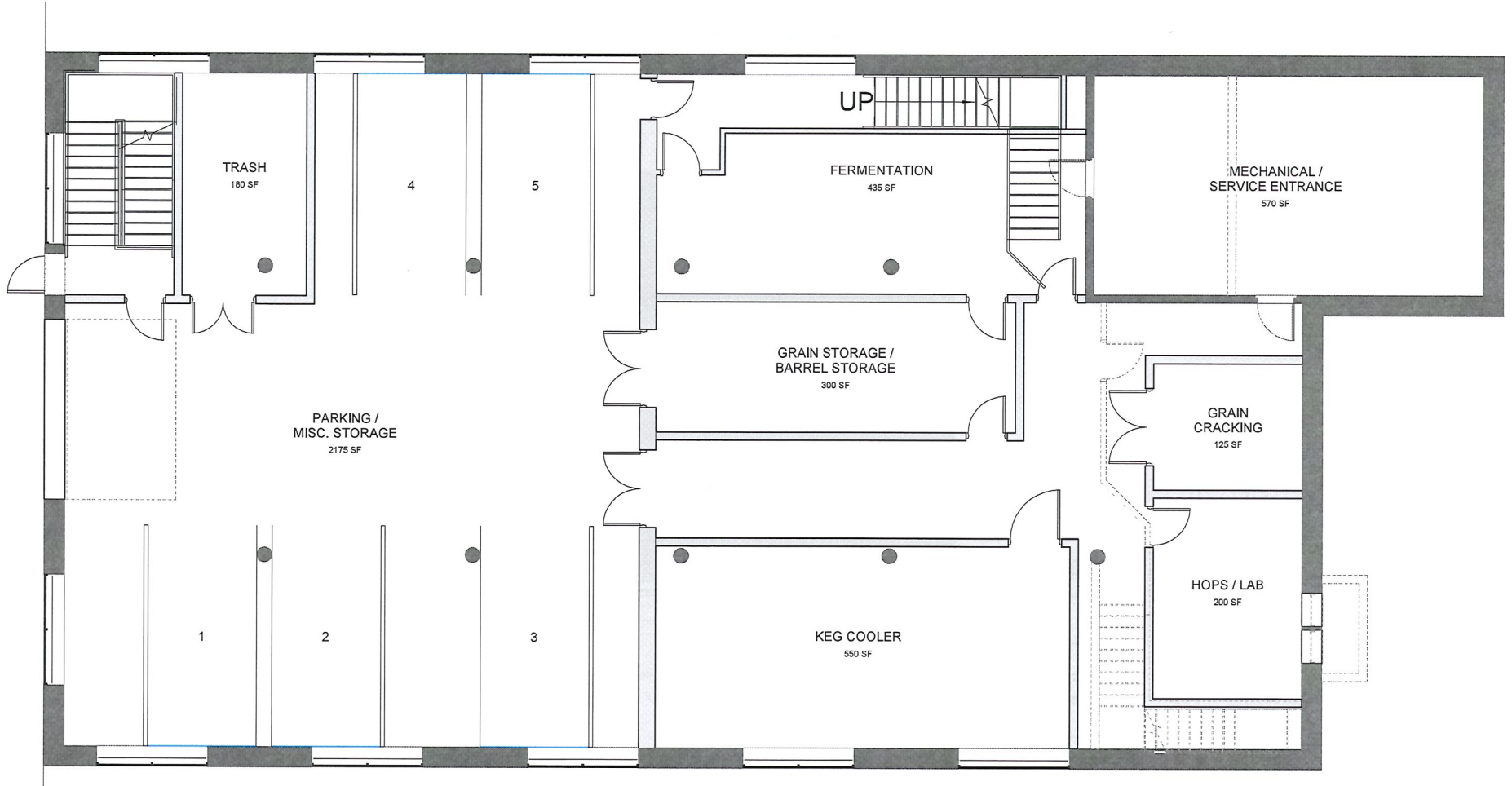
ZONING NARRATIVE (SITE / LANDSCAPE)

1. STREET PARKING IN EXCESS OF 1 PER 150 SF OF DINING / DRINKING SPACE, EXCLUDING CIRCULATION, BACK-OF-HOUSE, STAIRS, RESTROOMS, WAITING AREAS, NON-PUBLIC AREAS, ETC. (1,600 SF = 11 STREET PARKING SPACES FOR PATRONS)
2. BICYCLE PARKING PROVIDED AT 1 PER 4,000 SF OF DINING / DRINKING SPACE, EXCLUDING CIRCULATION, BACK-OF-HOUSE, STAIRS, RESTROOMS, WAITING AREAS, NON-PUBLIC AREAS, ETC. (1,600 SF = 1 BICYCLE SPACE FOR PATRONS)
3. 7,360 SF (99.99%) IMPERVIOUS SURFACES OF 7,600 SF LOT.
4. LANDSCAPING TO BE 10% PLANTING BED w/ (2) KOREAN FEATHER REED ORNAMENTAL GRASSES AND (3) NARROW DWARF EVERGREEN TREE (SITE TREE REQUIREMENT MET)



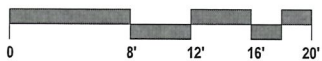
AD.04

ARCHITECTURAL SITE PLAN



CONSTRUCTION LEGEND -

- ORIGINAL [1919] TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING WALL TO BE REPLACED
- NEW WALL
- EXISTING WINDOW TO BE REPLACED
- EXISTING DOOR TO BE REMOVED AND/OR REPLACED



SHYFT
Collective

The Concord - Commercial

N
AD.05

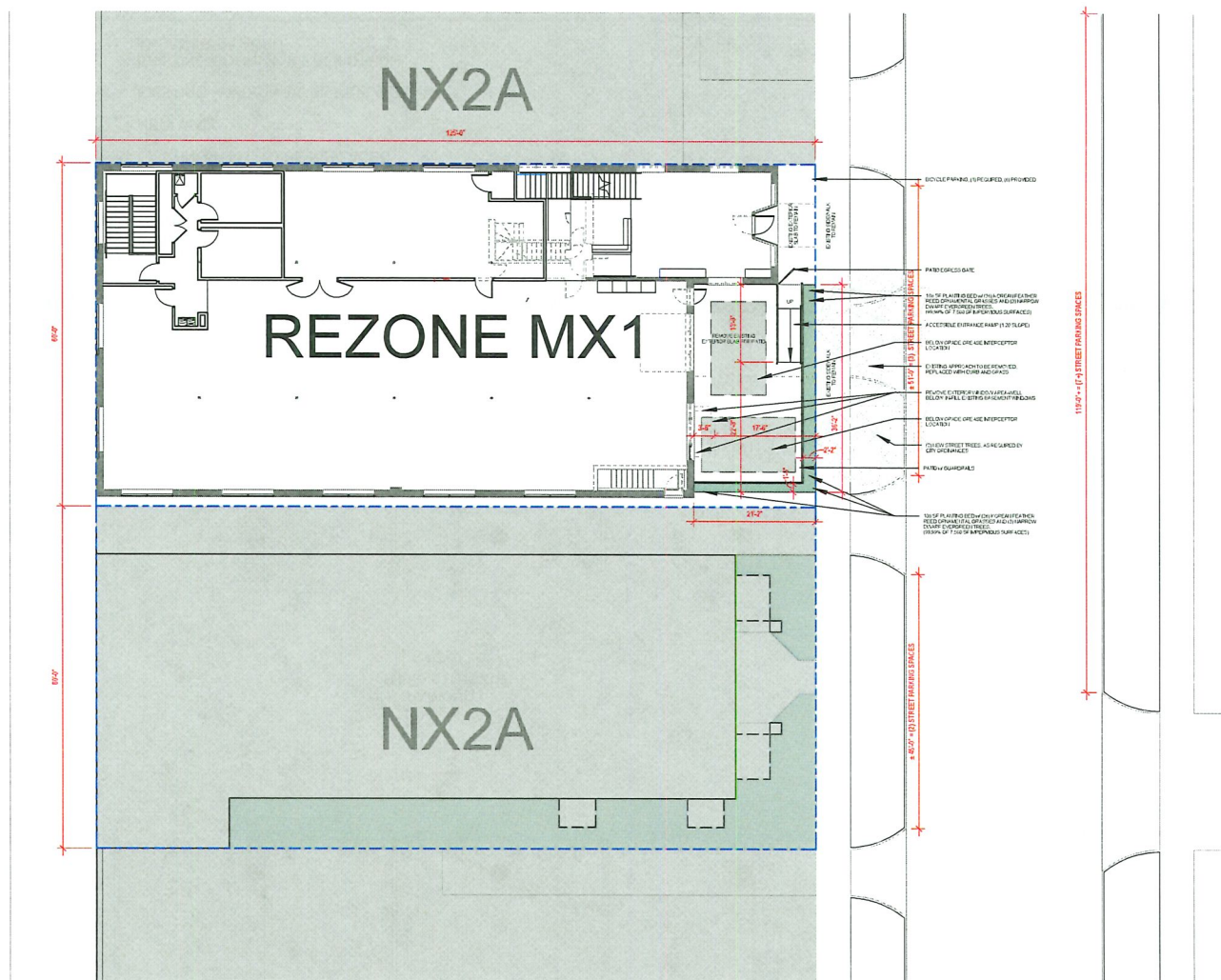
BASEMENT FLOOR PLAN

10.27.2021

1300 Walnut St - Suite 100 / Des Moines, IA 50309 / SHYFTCOLLECTIVE.COM

ZONING NARRATIVE (SITE / LANDSCAPE)

1. PARKING SPACE REQUIREMENTS ARE AS FOLLOWS:
1 PER 150 SF - EATING / DRINKING PLACES (EXCLUDING CIRCULATION / STAFF AREAS)
1,272 SF = 150 SF = 9 (PATRON) SPACES
1 PER 2 STAFF:
= 10 STAFF = 2 = 5 (STAFF) SPACES
= 14 TOTAL
MX1 DISTRICT - 60% of 14 = 9 SPACES REQUIRED
11 (INT) + 2 (FRONTAGE) = 13 SPACES PROVIDED
2. BICYCLE PARKING REQUIREMENTS ARE AS FOLLOWS:
1 PER 4,000 SF - DINING / DRINKING PLACES:
2,590 = 4,000 SF = 1 SPACE REQUIRED
WHERE REQUIRED FOR NON-RESIDENTIAL USES:
= 2 SPACES PROVIDED, MIN.
= 2 SPACES PROVIDED
3. 7,382 SF (89.89%) IMPERVIOUS SURFACES OF 7,500 SF LOT.
4. LANDSCAPING TO BE 10% PLANTING BED w/ (3) KOREAN PEAKEE REED ORNAMENTAL GRASSES AND (3) NARROW LEAF EVERGREEN TREES (SITE TREE REQUIREMENT MET)



AD.04

ARCHITECTURAL SITE PLAN

SHYFT
Collective

State Historic Project ID #: STC22-77-006
Federal Historic Project ID #: 44244

The Concord - Commercial

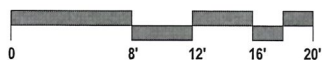
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CONSTRUCTION LEGEND -

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- EXISTING WALL TO BE REPLACED
- NEW WALL
- EXISTING WINDOW TO BE REPLACED
- EXISTING DOOR TO BE REMOVED AND/OR REPLACED



SHYFT
Collective

State Historic Project ID #: STC22-77-006
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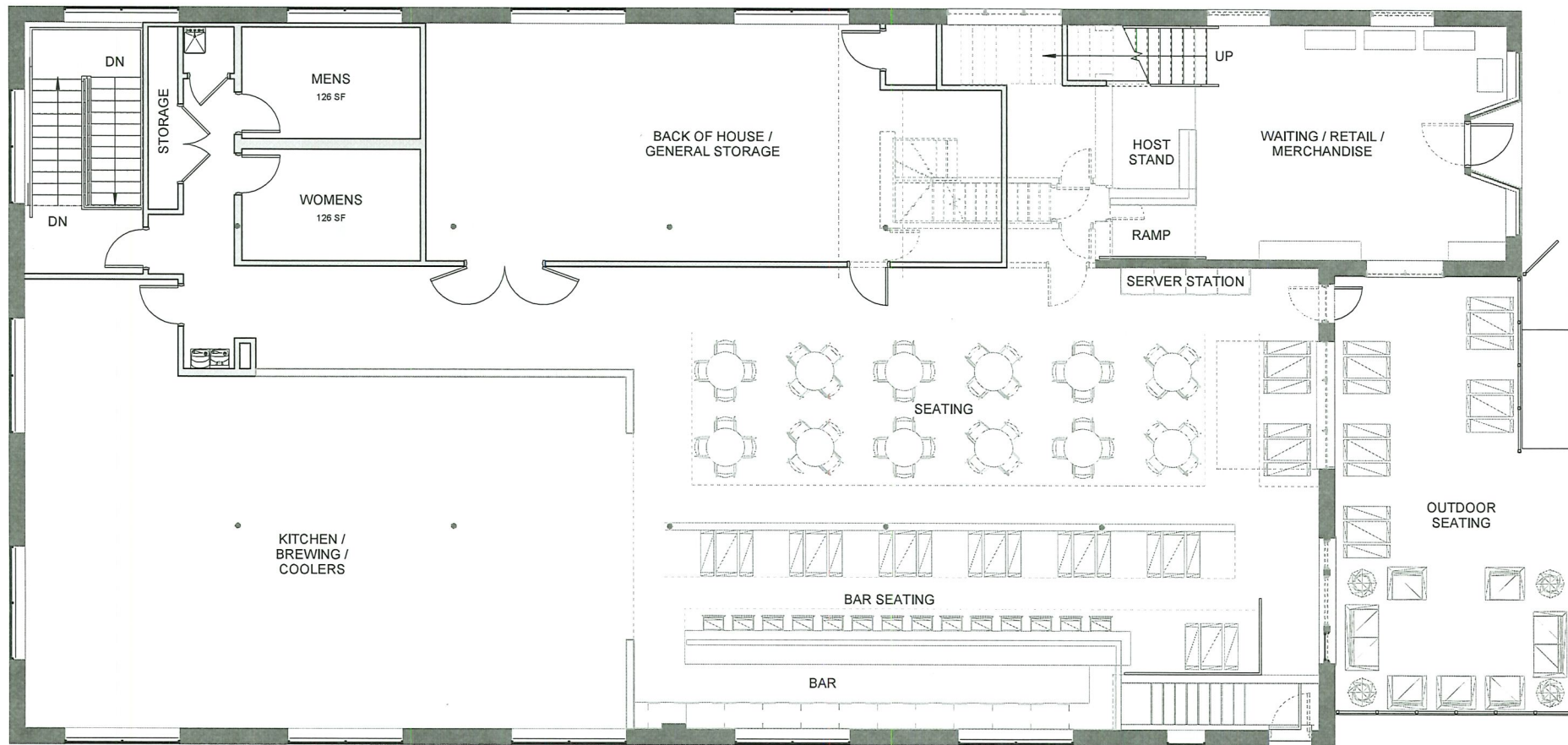
The Concord - Commercial

N
AD.05

BASEMENT FLOOR PLAN

01.28.2022

1300 Walnut St. - Suite 100 / Des Moines, IA 50309 / SHYFTCOLLECTIVE.COM



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- EXISTING DOOR TO BE REMOVED AND/OR REPLACED



SHYFT
Collective

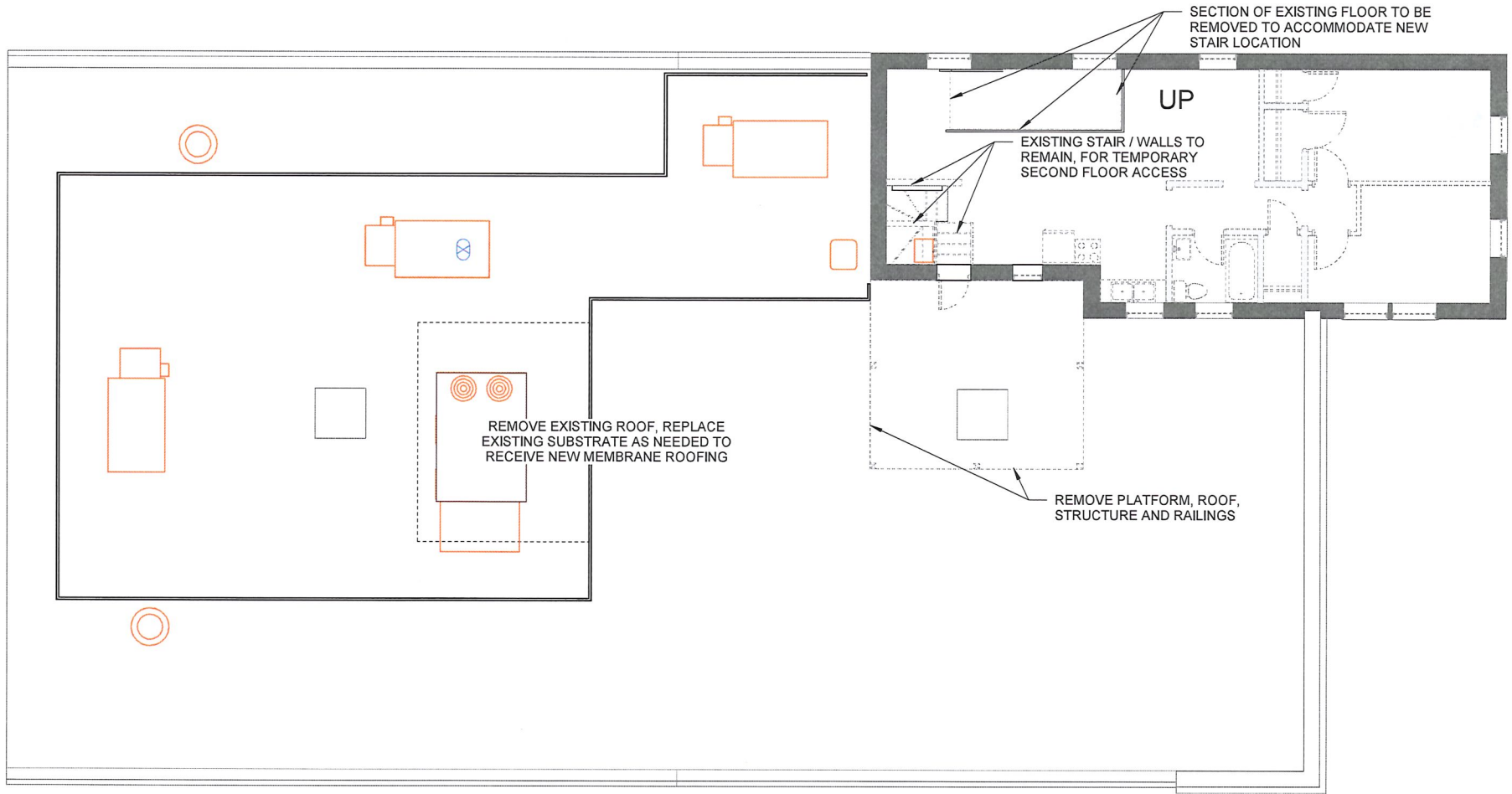
State Historic Project ID #: STC22-77-005
Federal Historic Project ID #: 44244

The Concord - Commercial

N
▲
AD.06
MAIN FLOOR PLAN

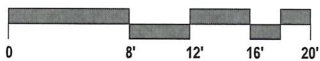
01.28.2022

1300 Walnut St - Suite 100 / Des Moines, IA 50309 / SHYFTCOLLECTIVE.COM



CONSTRUCTION LEGEND -

- ORIGINAL [1919] TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING WALL TO BE REPLACED
- NEW WALL
- EXISTING WINDOW TO BE REPLACED
- EXISTING DOOR TO BE REMOVED AND/OR REPLACED



SHYFT
Collective

State Historic Project ID #: STC22-77-006
Federal Historic Project ID #: 44244

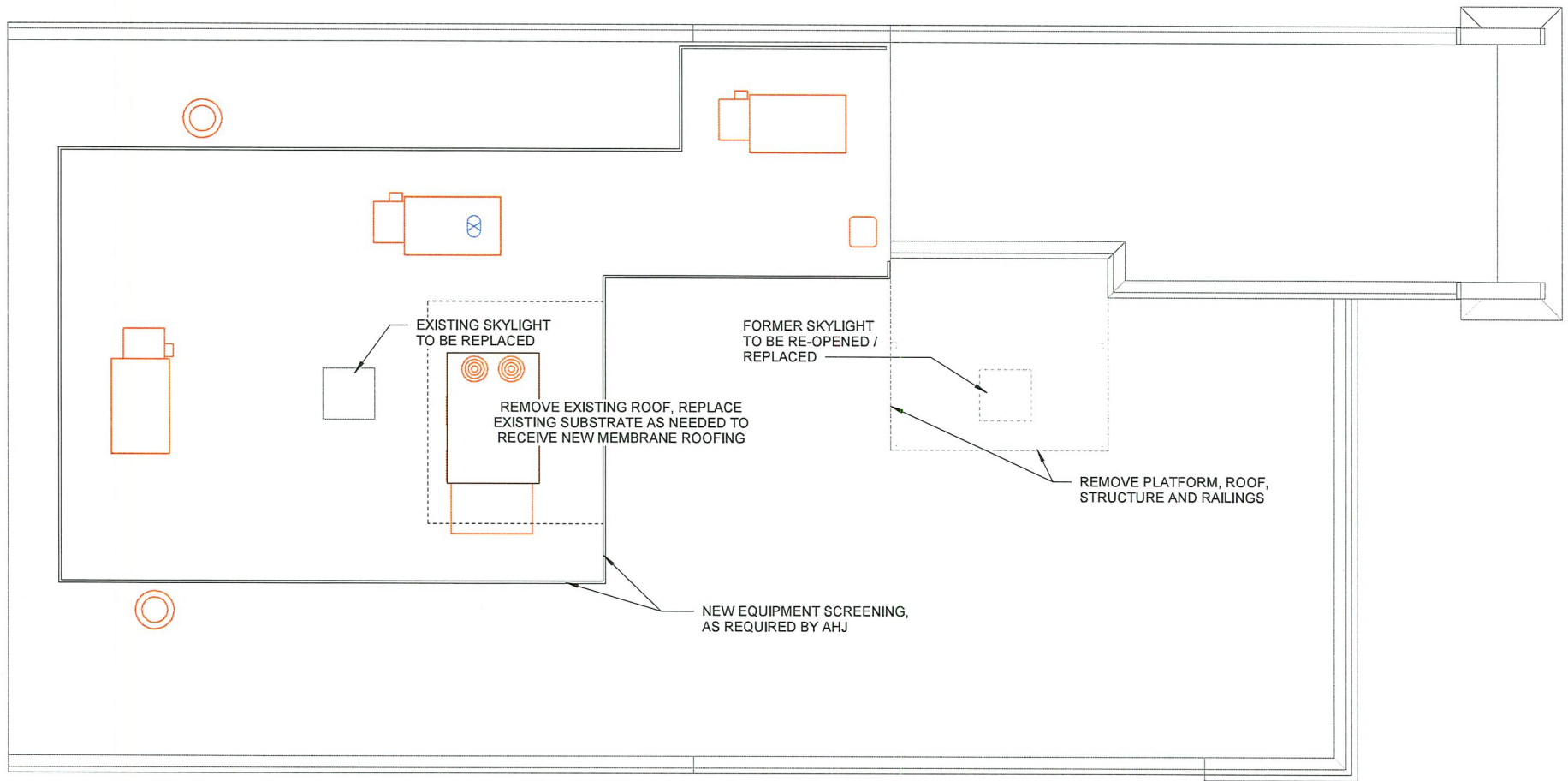
The Concord - Commercial

N
AD.07

UPPER FLOOR PLAN

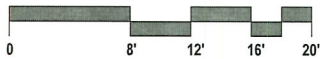
01.28.2022

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CONSTRUCTION LEGEND -

- ORIGINAL [1919] TO REMAIN
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SHYFT
Collective

State Historic Project ID #: STC22-77-006
Federal Historic Project ID #: 44244

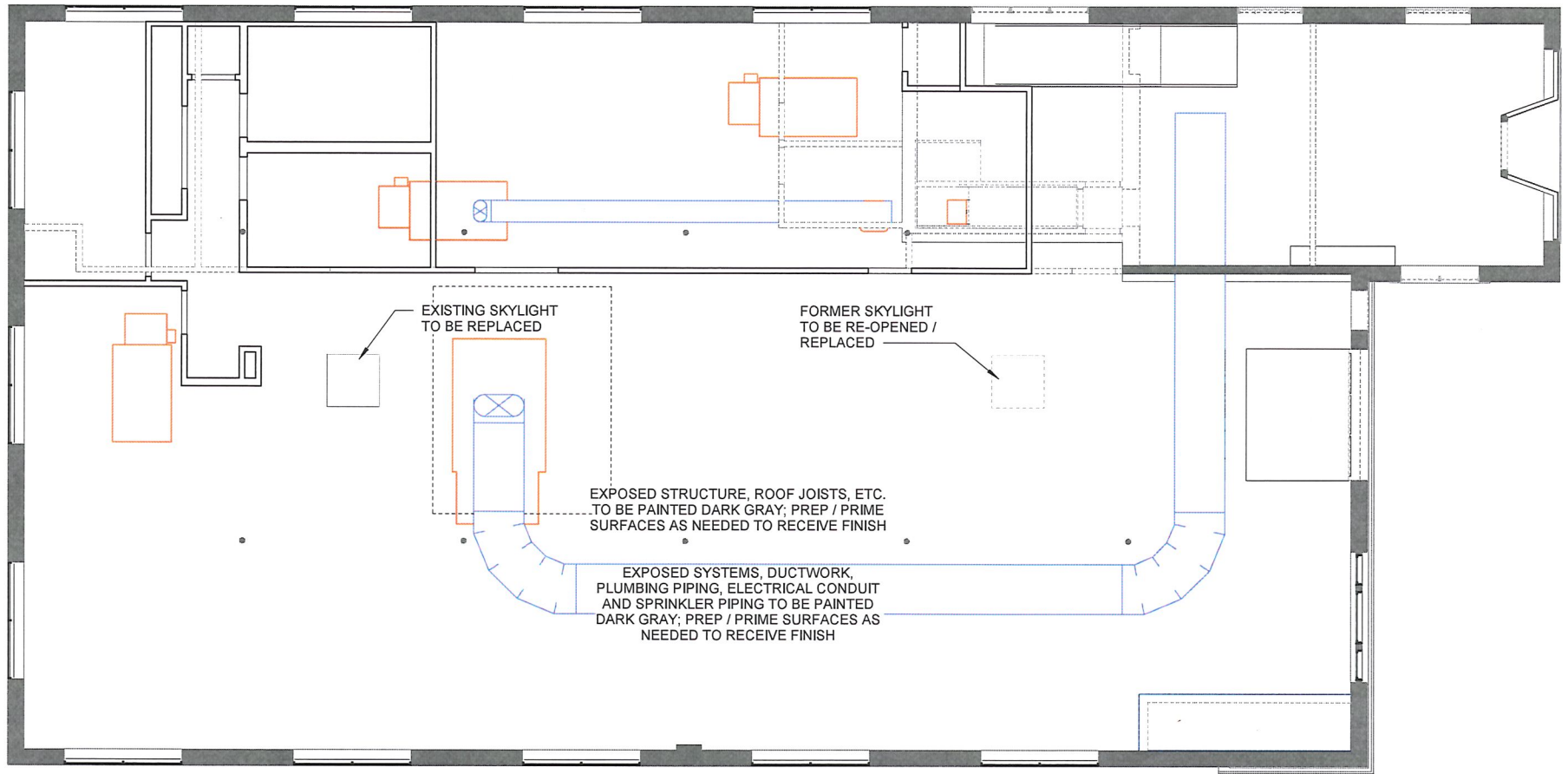
The Concord - Commercial

AD.08

ROOF PLAN

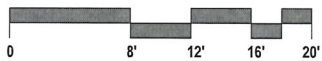
01.28.2022

1300 Walnut St - Suite 100 / Des Moines, IA 50309 / SHYFTCOLLECTIVE.COM



CONSTRUCTION LEGEND -

- ORIGINAL [1919] TO REMAIN
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- EXISTING WALL TO BE REPLACED
- NEW WALL
- EXISTING WINDOW TO BE REPLACED
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SHYFT
Collective

State Historic Project ID #: STC22-77-006
Federal Historic Project ID #: 44244

The Concord - Commercial

AD.09

REFLECTED CEILING PLAN

01.28.2022

1300 Walnut St - Suite 100 / Des Moines, IA 50309 / SHYFTCOLLECTIVE.COM

HISTORIC NARRATIVE (EXTERIOR) -

1. TUCKPOINTING AND / OR LOCALIZED REPAIR OF EXISTING BRICK, STONE AND MORTAR, AS NEEDED. MORTAR TESTED NEEDED TO ENSURE MORTAR USED TO TUCKPOINT IS OF SIMILAR STRENGTH. MORTAR TO BE PIGMENTED, AS NEEDED, TO MATCH COLOR OF EXISTING (POST-CLEANED) MORTAR.
2. HEADER / LINTEL REPLACEMENT, AS NEEDED.
3. EXISTING BRICK, STONE AND MORTAR TO BE CHEMICALLY CLEANED, AS NEEDED.
4. EXISTING STEEL WINDOWS ARE IN EXTREME STATE OF DISREPAIR. REPLACED W/ THERMALLY-BROKEN, ALUMINUM WINDOWS W/ LOWE INSULATED GLASS. (LOWE COATING SHALL NOT CONTRIBUTE TO AN INCREASE IN REFLECTANCE OF GLAZING UNITS) EXISTING WOOD HUNG WINDOWS ARE IN EXTREME STATE OF DISREPAIR. FRAMES/GASHERS ARE TO BE REPAIRED AND / OR RECONSTRUCTED AS NEEDED TO PROVIDE WEATHER-TIGHTNESS / OPERABILITY. SIZE, PROPORTION, OPERATION, DIVISIONS, MUNTIN & GRILLE CONFIGURATIONS TO EMULATE HISTORIC CHARACTER OF EXISTING WINDOWS. AS INDICATED ON AD.14. GRILLES BETWEEN GLASS TO MATCH THE EXTERIOR AND INTERIOR APPLIED GRILLES.
5. MEMBRANE ROOF TO BE REPLACED IN ITS ENTIRETY, SO AS NOT TO DIMINISH THE HISTORICAL CHARACTER, EXCEPT IN CASES OF EXTREME DAMAGE / DISREPAIR.
6. EXISTING SKYLIGHT IS IN EXTREME DISREPAIR. TO BE REPLACED WITH THERMALLY-BROKEN, ALUMINUM SKYLIGHT WITH INSULATED POLYCARBONATE DOVE. FORMER EXISTING SKYLIGHT TO BE RE-OPENED AND REPLACED WITH SIMILAR SKYLIGHT.
7. ORIGINAL OVERHEAD DOORS HAVE SINCE BEEN REPLACED. OVERHEAD DOOR AT FRONT FACADE REPLACED WITH INSULATED ALUMINUM DOOR TO EMULATE HISTORIC CHARACTER OF ORIGINAL.
8. REPAIR AND / OR REPLACE EXISTING FITCHED ROOF ELEMENT, TILE BRACKETS, CORNICE. AS NEEDED, SO AS NOT TO DIMINISH HISTORICAL CHARACTER, EXCEPT IN CASES OF EXTREME DAMAGE / DISREPAIR.
9. EXISTING STOREFRONT IS IN EXTREME DISREPAIR. TO BE REPLACED IN ITS ENTIRETY, WITH THERMALLY-BROKEN ALUMINUM STOREFRONT WITH INSULATED GLAZING UNITS TO EMULATE HISTORIC CHARACTER OF ORIGINAL.
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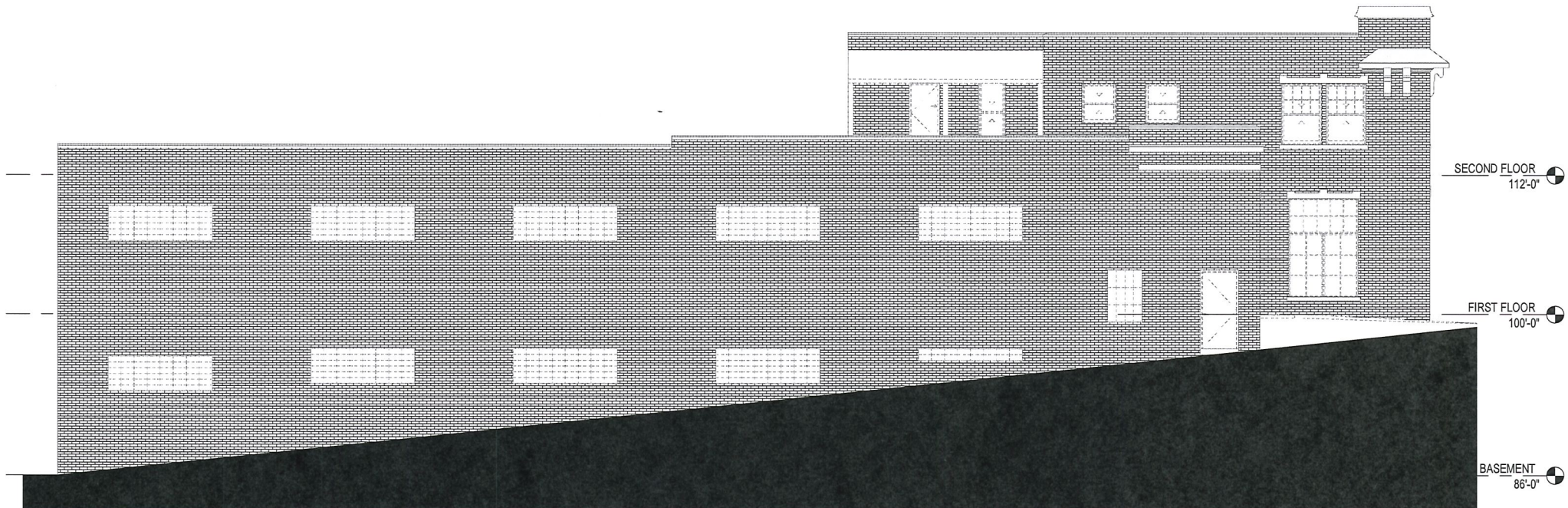


AD.10

EXTERIOR ELEVATION - EAST

HISTORIC NARRATIVE (EXTERIOR) -

1. TUCKPOINTING AND / OR LOCALIZED REPAIR OF EXISTING BRICK, STONE AND MORTAR, AS NEEDED. MORTAR TESTED NEEDED TO ENSURE MORTAR USED TO TUCKPOINT IS OF SIMILAR STRENGTH. MORTAR TO BE PIGMENTED, AS NEEDED, TO MATCH COLOR OF EXISTING POST-CLEANED MORTAR.
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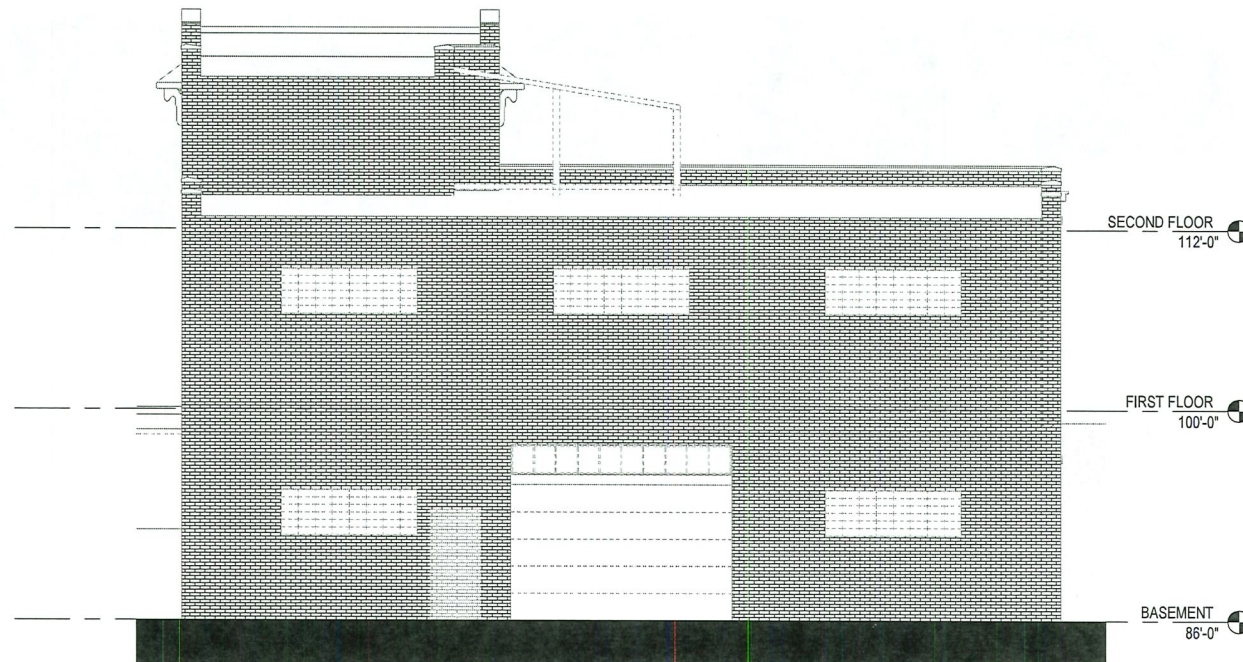


AD.11

EXTERIOR ELEVATION - SOUTH

HISTORIC NARRATIVE (EXTERIOR) -

1. TUCKPOINTING AND / OR LOCALIZED REPAIR OF EXISTING BRICK, STONE AND MORTAR, AS NEEDED. MORTAR TESTED NEEDED TO ENSURE MORTAR USED TO TUCKPOINT IS OF SIMILAR STRENGTH. MORTAR TO BE PIGMENTED, AS NEEDED, TO MATCH COLOR OF EXISTING (POST-CLEANED) MORTAR.
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8. REPAIR AND / OR REPLACE EXISTING PITCHED ROOF ELEMENT, TILE BRACKETS, GORNICE, AS NEEDED, SO AS NOT TO DIMINISH HISTORICAL CHARACTER, EXCEPT IN CASES OF EXTREME DAMAGE / DISREPAIR.
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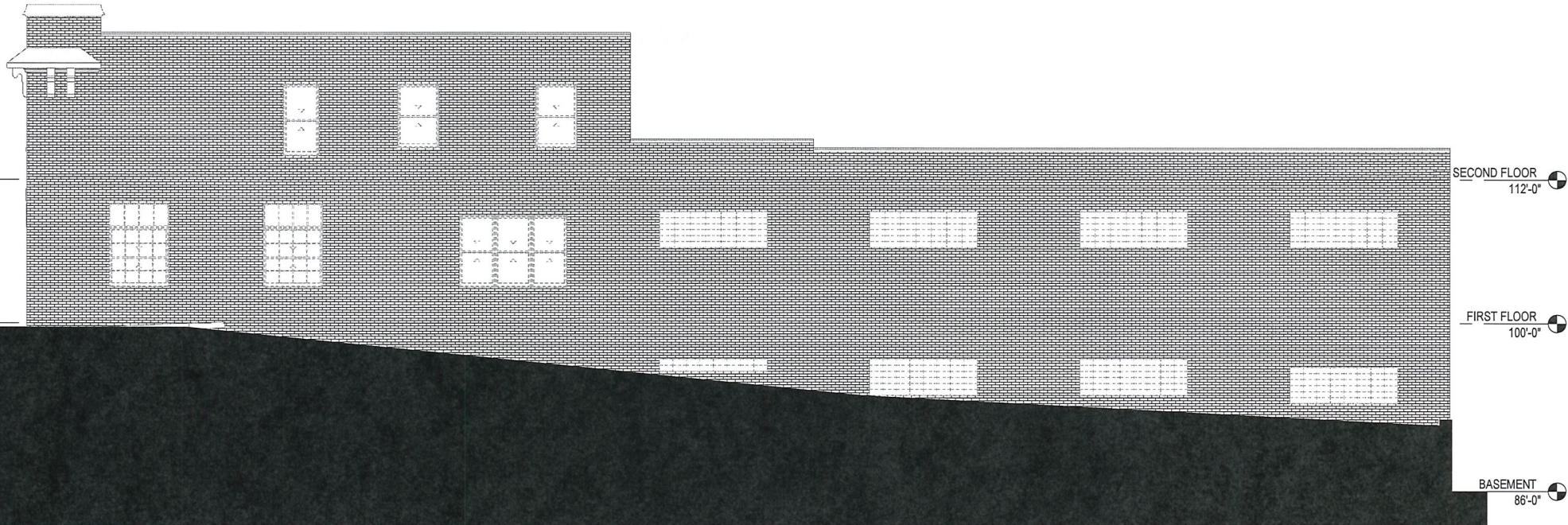
AD.12

EXTERIOR ELEVATION - WEST

HISTORIC NARRATIVE (EXTERIOR) -

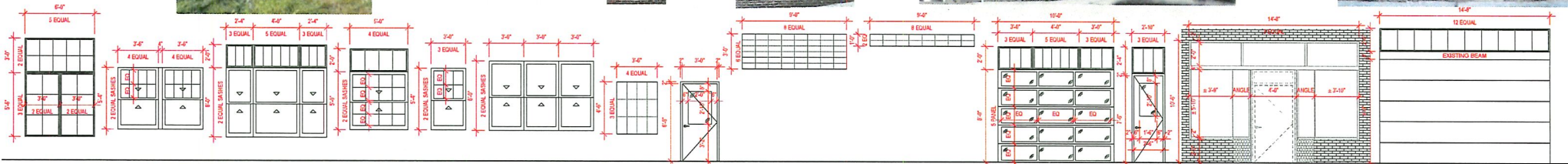
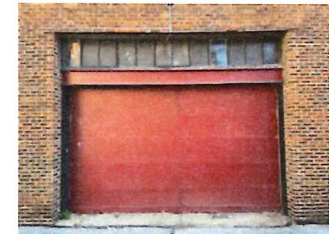
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8. REPAIR AND / OR REPLACE EXISTING PITCHED ROOF ELEMENT, I.E. BRACKETS, CORNICE, AS NEEDED, SO AS NOT TO DIMINISH HISTORICAL CHARACTER, EXCEPT IN CASES OF EXTREME DAMAGE / DISREPAIR.
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AD.13

EXTERIOR ELEVATION - NORTH



1300 Walnut St - Suite 100 / Des Moines, IA 50309 / SHYFTCOLLECTIVE.COM



Concord Commercial

Sherman Hill Neighborhood Meeting 2.23.22

1. Project Overview

2. Parking

- **How will the operation impact parking?**
 - Staff parking will be on-site in the basement.
 - May look at negotiating leased space with Dave Carlson for the lot across the street as needed.
- **How we intend to reduce vehicle traffic?**
 - Intent to be seen as a neighborhood location and promote as a walkable destination for Sherman Hill residents.
 - Connectivity to downtown and surrounding neighborhoods and promote as a bikeable destination. Bike racks will be added with improvements.
- **Where do people plan to park on an already congested street?**
 - Along 18th Street, Center Street, and surrounding blocks.
 - The building is highly visible from surrounding streets – if you see it you can park there
 - The use of parking along Center Street has been encouraged by Sherman Hill District. Density will help reduce traffic speed seen today.
- **How will people know to park on Center Street?**
 - Utilize operator website; will include a map showing the property and outline nearby parking.
 - Seen as an opportunity to educate new and repeat customers to minimize parking impact

3. How will neighborhood safety be addressed?

- As a landlord, we feel accountable to our tenants, neighbors, and any property visitors to maintain a safe secure environment.
- We feel occupancy of the building and increased traffic will improve safety.
- We will be adding security cameras, outdoor lighting, etc.

4. What are the impacts of on-site brewing to the neighborhood? Will there be an odor?

- Brewing will be limited to one day a week (Monday)
- All new HVAC system with proper ventilation will mitigate any potential odor

5. What is the anticipated occupancy?

- Design and layout is in progress, but assumed around 60-80

6. Will there be a grease interceptor? Where will it be located?

- Yes. It will be located at the front of the building, underneath the new patio.
- Cleanout will be offset and emptied off hours.

7. What are the hours of operation?

- Intent will be to follow similar commercial uses in the neighborhood; most comparable being Lua
 - Ex. 9:00 PM – 10:00 PM closure on weekdays and 10:00 PM or 11:00PM closure on weekends
- Follow up question asked on whether these limitations would be formally written into the lease. Team to review and update as needed.

8. Where will deliveries be received?



DEV PARTNERS

- Front of the building off 18th Street is intended for majority of deliveries due to location of the kitchen and brew operations. There won't be an elevator in the building making alley deliveries less desirable.

9. Are there any stipulations to rezoning for future tenants?

- If rezoned to an MX1, does it revert back to a NX2a if the building has a new tenant?
- Danny to follow up on requirements

10. How frequently will the building and exterior grounds be cleaned? Regular trash, clean up, smoking pick up, etc.

- Cleaning will be handled by the operator.
- Danny to follow up with specifics, assumed at every or every other day.

11. Where will the trash be stored and collected?

- There will be an interior trash enclosure within the basement.
- Trash collection will remain in the alley.

12. Is the operator considering local food sourcing for the kitchen?

- Question is specific to operator and hasn't yet been reviewed

13. Will there be air conditioning added to the building? How loud will that be?

- Yes, there will be new heating and cooling added to the building. Units will be housed on the roof, ~25+ feet in the air from the back alley, and fully screened to DSM requirements.

14. How long is a typical lease?

- 5 year with 2 options to extend, total of 15 years.

15. How does a mixed-use development impact surrounding land / property value?

- Ryan Howell confirmed during the meeting that Sherman Hill has seen an increase in property value, above that of surrounding areas, with the addition of Smokey Row and like businesses.
- Presumed that this property's reactivation would have a similar effect

16. When will you be able to disclose a potential tenant?

- Following rezoning and lease execution; April timeframe.

17. Additional comments / points of discussion

- Impact of renovation at Concord Apartments
 - General concern with overall density (existing)
 - Overview of improvements and anticipated rent rates
 - Screening of future tenants and improved culture of the neighborhood

Archived: Thursday, March 3, 2022 12:49:40 PM

From: [Mary Kay Frasier](#)

Mail received time: Thu, 3 Mar 2022 18:46:44

Sent: Thursday, March 3, 2022 12:46:45 PM

To: [Chakraborty, Sreyoshi](#)

Subject: Fwd: 740 18th St. variance

Importance: Normal

Sensitivity: None

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: **Mary Kay Frasier** <mkfrasier@gmail.com>

Date: Thu, Mar 3, 2022 at 11:44 AM

Subject: 740 18th St. variance

To: <schakreboty@dmgov.org>

Hello,

I have been an active participant and resident in Sherman Hill since 1978. I am very much in favor of the zoning change requested by Hom Investments. Our goal continues to be making Sherman Hill a neighborhood in which the residents have services and community. This restaurant has the potential to make Sherman Hill take one more step forward to make the community thrive.

Thank you for your attention to this matter.

Sincerely,

Mary Kay Frasier
Emerson Properties
710 18th St.



February 27, 2022

Des Moines Plan & Zoning Commission
Richard A. Clark Municipal Service Center
1551 East Martin Luther King Jr. Parkway
Des Moines, IA 50309

RE: Hom Investments 6 LLC - 740 18th Street

Dear Sir or Madam:

The Sherman Hill Association writes in favor of Hom Investments 6 LLC's request to rezone the property at 740 18th Street (the Concord Commercial building) from NX2A (owner-occupied commercial use) to MX1 (neighborhood-scale commercial use). This property has been seriously neglected and underutilized in recent years. We enthusiastically support Hom's plans for investment and improvement, which include a restaurant and small brewery operation.

The Concord Commercial building and the Concord apartment building next door significantly deteriorated under prior out-of-state ownership to the point where they require substantial investment to make them safe and usable. The renovation and investment by Hom is critical to stabilize the core of Sherman Hill and to encourage other investment in the neighborhood to continue. Plans to restore the historic character of the property while updating for modern use and efficiency are consistent with the neighborhood's action plans and vision. Although essentially dormant for many years, the storefront has served as a bakery, café, and restaurant in the past.

Hom has engaged in robust outreach activities with the neighborhood and with SHA, including a presentation at a SHA quarterly meeting in November 2021 and meetings with a group of neighbors and the SHA board last week. Several individual meetings have occurred as well. Throughout these discussions, Hom has emphasized its commitment to work as a community partner and has invited the neighborhood to hold it accountable for any issues that may arise during the project.

Please contact me (515-554-5850) if you have any questions regarding this letter of support.

Sincerely,

Angela Broughton-Romain

Sherman Hill Association, Inc. - President

Sherman Hill Association, Inc. • 1620 Pleasant Street, Suite 204 • Des Moines, IA 50314

Item: 2016-2022-00007 Date: March 4, 2022

Please mark one of the following

- ☒ I am in favor of the request Conventional
☐ I am not in favor of the request

Signature: [Signature]

Name: Sharon Hill Gop Housing

Address: 722, 707, 727, 737, 6105 & 14050
50 apt units

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

Clearinghouse No the 10 PM except Friday & Sat 11 PM

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 03 2022

Item: ZONG-2022-000007

Date: FEB 24 2022 ³³

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: TIPPA

Name: STUDIO 192° AND CO

Address: 707 19TH

STUDIO 192° AND CO

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 04 2022

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

Item: ZONG-2022-000007

Date: _____

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Thomas Hopes

Name: Thomas Hopes

Address: 1815 Center St

1815 Center St

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 04 2022

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

Provides another destination in our neighborhood
with low risk of creating a nuisance. Good
to see investment flowing to this run-down
property.

Item: ZONG-2022-000007

Date: 2/25/22

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Name:

Address:

[Signature]
RYAN P. HOWELL
831 16th ST

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 04 2022

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

GREAT COMMUNICATION BY OWNER/DEVELOPER
WITH NEIGHBORS + NEIGHBORHOOD. COMPATIBLE
USE TO ACTIVATE AN HISTORICALLY COMMERCIAL
PROPERTY.

Item: ZONG-2022-000007

Date: 2.25.2022

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Name:

Address:

[Signature]
Robert McCammon
801 18th St. DSM, IA 503

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 04 2022

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

Re-activating the commercial space at 740 18th St.
is good for the neighborhood. Adds another
amenity and walkability destination.

Item: ZONG-2022-000007

Date: 2-26-22

Please mark one of the following

☒

I am in favor of the request

☐

I am not in favor of the request

Signature: _____

Name: _____

Address: _____

Michele McCommon
801 18th St Dsm IA 50314

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 04 2022

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

Item: ZONG-2022-000007

Date: 2/28/22

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: _____

Name: Kevin Culver

Address: 731 19th St. Des Moines

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 10 2022

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

Item: ZONG-2022-000007

Date: Feb 28, 2022

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: _____

Name: Wade Britt

Address: 756 17th St.

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 02 2022

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

Love the idea of a new restaurant
and brewery in the neighborhood

Item: ZONG-2022-000007

Date: 2/23/22

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: _____

Name: Erika Wheeler

Address: 1811 Pleasant St, Des Moines, IA
50314

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

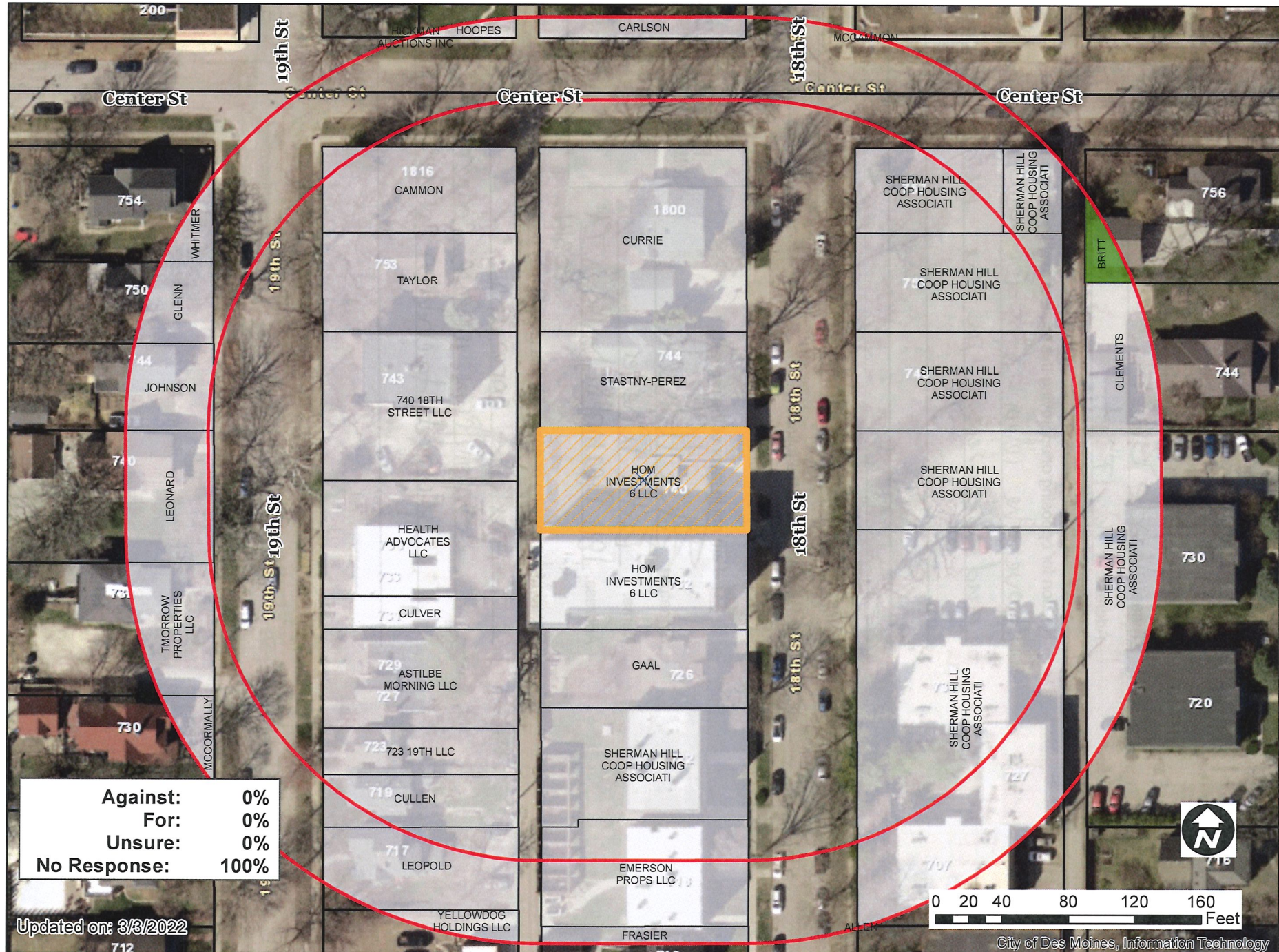
FEB 28 2022

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

parking concerns
safety/crime increase concerns
proximity to children concerns

Hom Investments 6 LLC, 740 18th Street

ZONG-2022-000007



Hom Investments 6 LLC, 740 18th Street

ZONG-2022-000007

