



Date July 18, 2022

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM CITY OF DES MOINES FOR VACATION OF AN UNDEVELOPED EAST/WEST ALLEY RIGHT OF WAY IN THE VICINITY OF SOUTHEAST 15TH STREET AND E. RAILROAD AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on July 7, 2022, its members voted 10-0 to recommend APPROVAL of a request from City of Des Moines (Owner) represented by Ann Sobiech Munson (City Architect), to vacate an undeveloped east/west alley Right-of-Way within the block bounded by Southeast 15th Street to the west, East Railroad Avenue to the north, and Harriett Street to the south in order to allow assembly of parcels of the City of Des Moines' solar field, subject to reservation of easements for any existing utilities until such time as they are abandoned or relocated at the applicant's expense.

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

Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

Table with columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, MANDELBAUM, SHEUMAKER, VOSS, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED, Mayor.

CERTIFICATE
I, LAURA BAUMGARTNER, Acting 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.
Acting City Clerk

Date 7/18/22

Agenda Item 24

Roll Call # _____

July 12, 2022

Communication from the City Plan and Zoning Commission advising that at their July 7, 2022 meeting, the following action was taken regarding a request from City of Des Moines (owner), represented by Ann Sobiech Munson (City Architect), for vacation of an undeveloped east/west alley Right-of-Way within the block bounded by Southeast 15th Street to the west, East Railroad Avenue to the north, and Harriett Street to the south, in order allow assembly of parcels for the City of Des Moines' solar field.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus	X			
Dan Drendel				X
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper				X
Todd Garner				X
Johnny Alcivar	X			
Justyn Lewis	X			
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb				X

APPROVAL of the requested vacation, subject to the reservation of any necessary easements for any existing utilities until such time that they are abandoned or relocated.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested vacation, subject to the reservation of any necessary easements for any existing utilities until such time that they are abandoned or relocated.

Written Responses

0 in Favor

0 in opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The requested vacation of undeveloped segments of right-of-way would allow conversion of segments of an alley to be assembled and used for the City's Harriet Street Solar Field project.

The Harriet Street Solar Field project will construct solar arrays to provide solar-generated energy to two new City of Des Moines facilities currently under construction – the Animal Control Facility (1441 Harriet Street) and the Greenhouse Facility (1553 Maury Street). Arrays will be located on approximately four acres of City-owned property in the area east of Southeast 15th St, north of Harriet Street, and south of Maury Street.

- 2. Size of Site:** Approximately 4 acres.

- 3. Existing Zoning (site):** "I1" Industrial District.

- 4. Existing Land Use (site):** Undeveloped segments of right-of-way.

- 5. Adjacent Land Use and Zoning:**

North – "I1"; Use is undeveloped land.

South – "I1"; Use is undeveloped land.

East – "I1"; Use is SE Agri Business Park.

- 6. General Neighborhood/Area Land Uses:** The surrounding area contains a mix of various industrial uses.

- 7. Applicable Recognized Neighborhood(s):** The subject property is not within a designated Neighborhood Association and not within 250 feet of any other Neighborhood Associations. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on June 17, 2022 and by mailing of the Final Agenda on July 1, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on June 17, 2022 (20 days prior to the public hearing) and June 27, 2022 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property adjoining the requested Right-of-Way.

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.

- 8. Relevant Zoning History:** None.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Industrial.

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

II. ADDITIONAL APPLICABLE INFORMATION

1. Traffic Circulation: The requested vacation would not negatively impact access to private properties or traffic patterns in the area.

SUMMARY OF DISCUSSION

Abby Chungath asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Kayla Berkson made a motion for approval of the requested vacation, subject to the reservation of any necessary easements for any existing utilities until such time that they are abandoned or relocated.

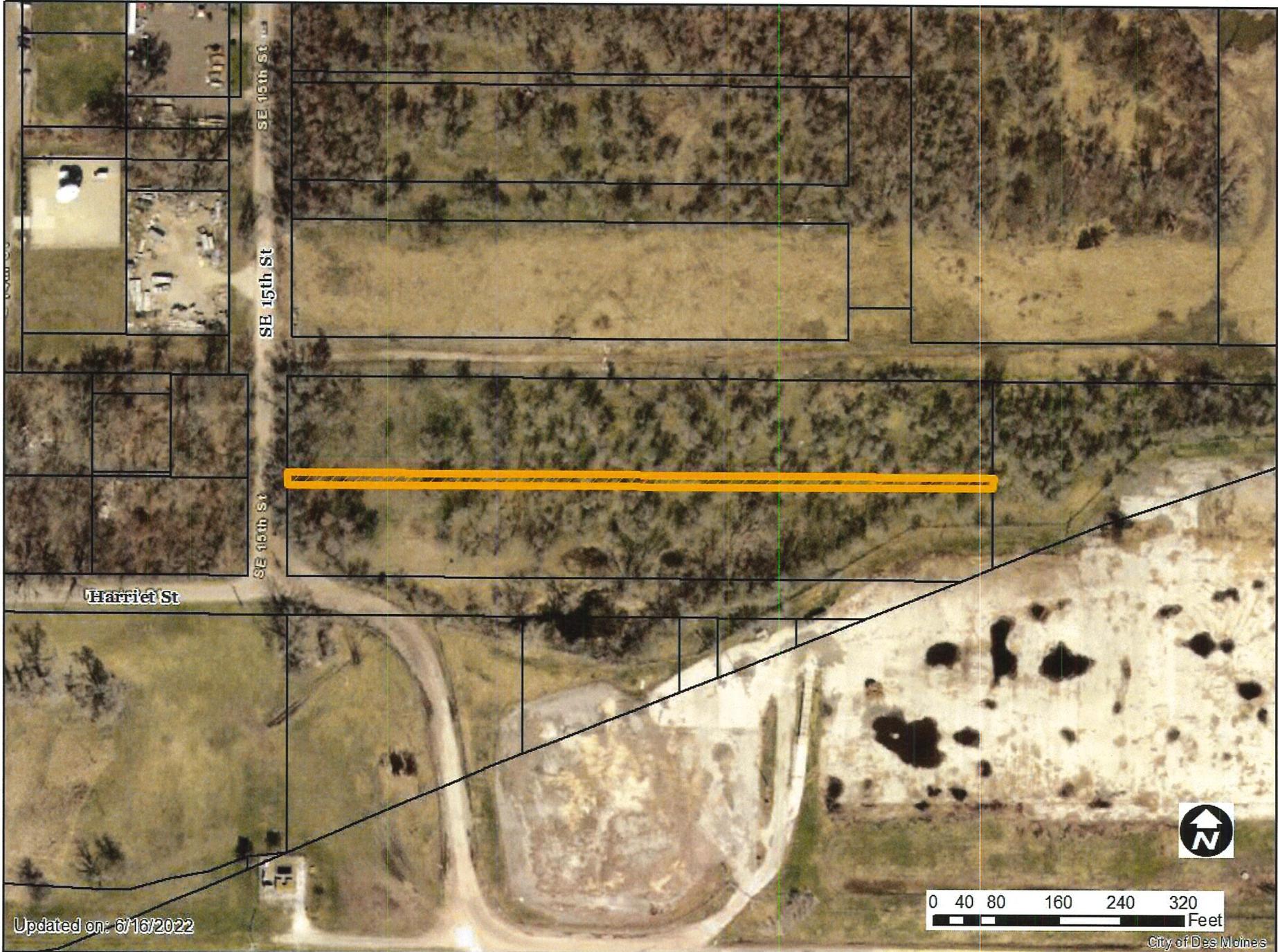
Motion passed: 10-0

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

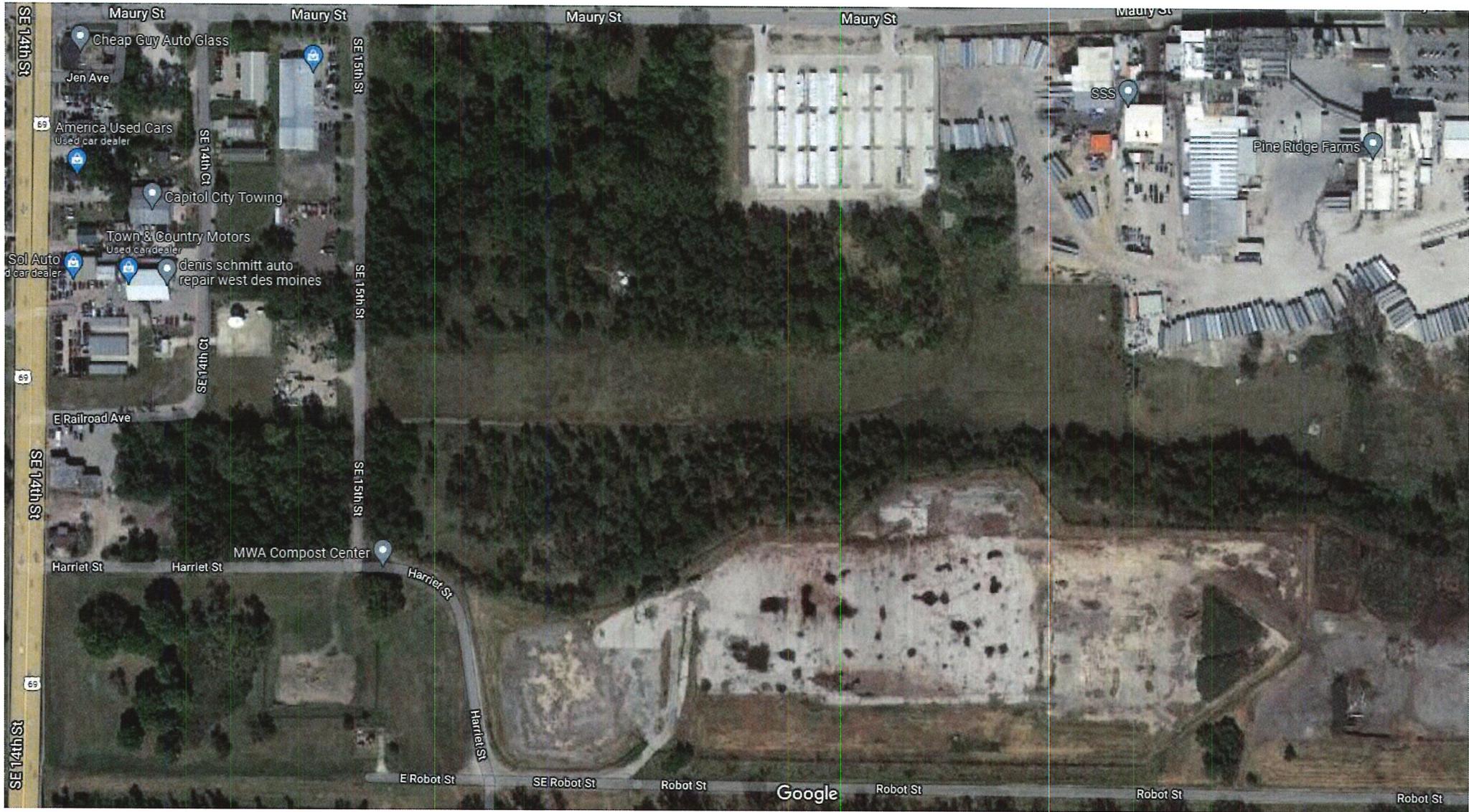
JMV:tjh



Updated on: 6/16/2022

City of Des Moines

1 inch = 163 feet



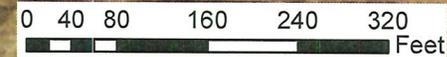
CITY OF DES MOINES | HARRIET STREET SOLAR FIELD

6/27/2022





Updated on: 7/7/2022



City of Des Moines

1 inch = 163 feet