

Date October 24, 2022

SET HEARING FOR APPROVAL OF DOCUMENTS FOR VACATION OF EAST JEFFERSON AVENUE RIGHT-OF-WAY AND CONVEYANCE, ALONG WITH ADDITIONAL EXCESS CITY PROPERTY ALL LOCATED SOUTH OF AND ADJOINING 1700 DIXON STREET, TO JSB FIONTAIR, LLC FOR \$5,000

WHEREAS, on August 8, 2022, by Roll Call No. 22-1245, the City Council of the City of Des Moines, Iowa voted to receive and file a recommendation from the City Plan and Zoning Commission to approve a request from JSB Fiontair, LLC to vacate a segment of the east-west street right-of-way of East Jefferson Avenue located to the west of Dixon Street, Des Moines, Iowa, subject to the reservation of any necessary easements for all existing utilities in place until abandoned or relocated at the applicant’s expense; and

WHEREAS, JSB Fiontair, LLC, owner of 1700 Dixon Street, has offered to the City of Des Moines (“City”) the purchase price of \$5,000.00 for the purchase of a portion of vacated East Jefferson Avenue right-of-way, and a portion of excess City property, all adjoining their property, (hereinafter “Property”) for assemblage with its adjoining property, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, which price reflects the fair market value of the City Property as determined by the City’s Real Estate Division; and

WHEREAS, the City has no known current or anticipated public need for the street right-of-way proposed to be vacated, and the City will not be inconvenienced by the vacation of said right-of-way and conveyance of said vacated right-of-way, and a portion of adjoining excess City property, to JSB Fiontair, LLC.

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

1. That the City Council of the City of Des Moines, Iowa, shall consider adoption of an ordinance permanently vacating the east-west East Jefferson Avenue right-of-way located west of Dixon Street and south of 1700 Dixon Street, legally described as follows:

ALL THAT PART OF EAST JEFFERSON AVENUE RIGHT OF WAY LYING BETWEEN THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 12 IN BLOCK 8 AND THE NORTHERLY EXTENSION OF THE CENTERLINE OF LOT G (DIXON COURT), ALL IN T.E. BROWN’S OFFICIAL PLAT OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M. (EXCEPT THE NORTHEAST 40 ACRES), AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 0.44 ACRES (19,000 SQUARE FEET).

Date October 24, 2022

2. The City Council of the City of Des Moines, Iowa, further proposes to sell a portion of the vacated East Jefferson Avenue right-of-way, and a portion of excess City property, all adjoining 1700 Dixon Street, as legally described, to the grantee, and for the consideration identified below, subject to a reservation of easements therein:

Grantee: JSB Fiontair, LLC

Consideration: \$5,000.00

Legal Description:

ALL THAT PART OF VACATED EAST JEFFERSON AVENUE RIGHT OF WAY LYING BETWEEN THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 12 IN BLOCK 8 AND THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT G (VACATED DIXON COURT),

AND

LOTS 1 AND 24 IN BLOCK 9,

AND

ALL THAT PART OF LOT T LYING WEST OF AND ADJOINING SAID LOT 24, ALL IN T.E. BROWN'S OFFICIAL PLAT OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M. (EXCEPT THE NORTHEAST 40 ACRES), AN OFFICIAL PLAT,

AND

LOT 1 IN BROWN'S OFFICIAL PLAT OF THE S 610 FT OF LOT 27 OF T.E. BROWN'S OFFICIAL PLAT OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M. (EXCEPT THE NORTHEAST 40 ACRES), AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 0.81 ACRES (35,500 SQUARE FEET).

3. That the meeting of the City Council at which the adoption of said ordinance and the sale and conveyance of such Property is to be considered shall be on November 7, 2022, said meeting to be held at 5:00 p.m., in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa. Persons interested in the proposal will be given the opportunity to express their views at that hearing.

Please check the posted agenda in advance of the November 7, 2022 meeting for any update on the manner in which the public hearing will be conducted to comply with COVID-19 social distancing and safety guidelines.

4. The City Clerk is hereby authorized and directed to publish notice of said proposal and hearing in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.

 **Roll Call Number**

Agenda Item Number

25

Date October 24, 2022

5. Non-project related land sale proceeds are used to support general operating budget expenses:
Org – EG064090.

Moved by _____ to adopt.

APPROVED AS TO FORM:

/s/ Mackenzie L. Moreno
Mackenzie L. Moreno, Assistant City Attorney

DM

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

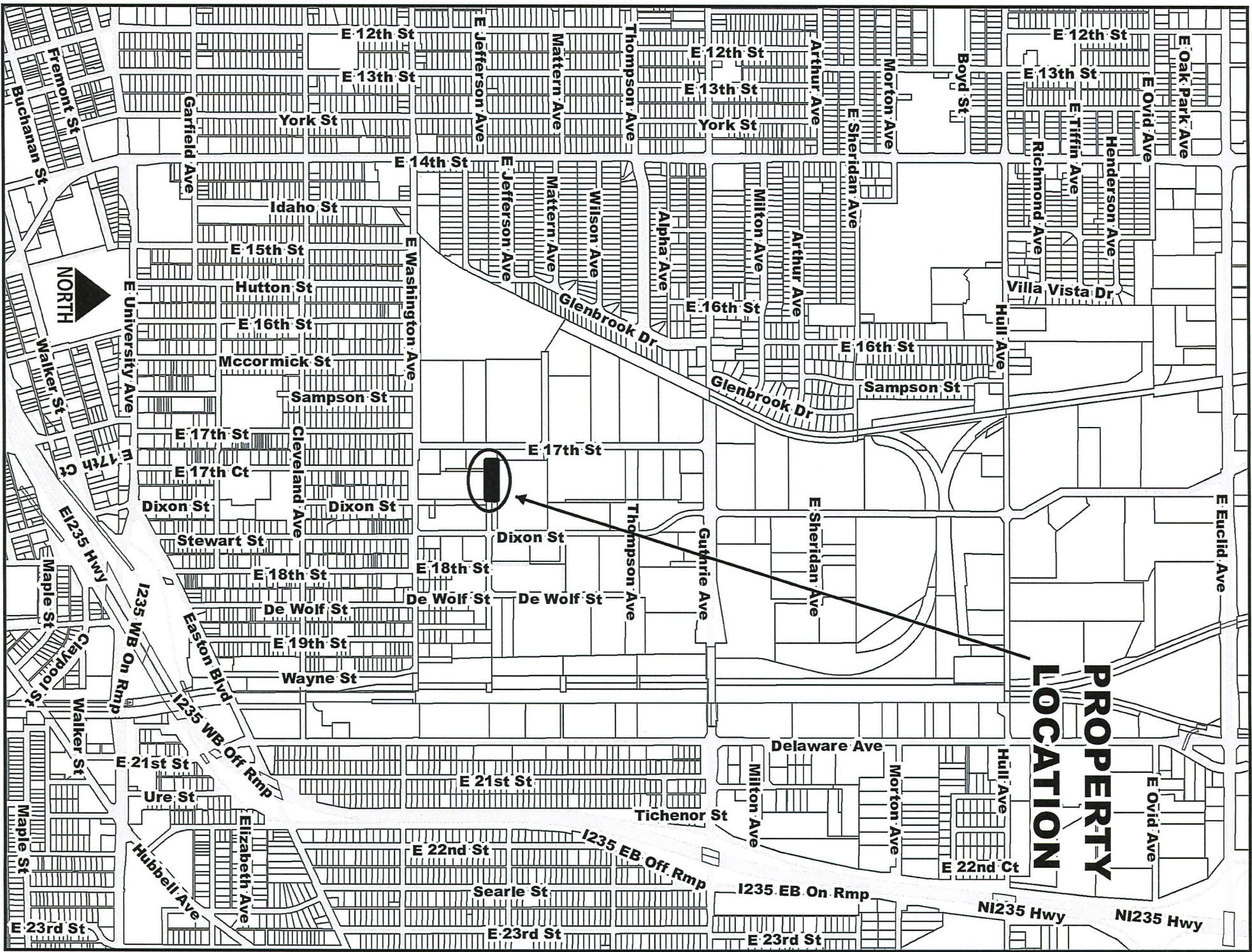
Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

Laura Baumgartner, City Clerk



**PROPERTY
LOCATION**

August 2, 2022

Communication from the City Plan and Zoning Commission advising that at their July 21, 2022 meeting, the following action was taken regarding a request from JSB Fiontair, LLC (owner, 1700 Dixon Street), represented by David Brick (officer), for vacation of the westernmost 381 lineal feet of the east/west right-of-way of East Jefferson Avenue located to the west of Dixon Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 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 easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

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

Written Responses

1 in Favor

0 in opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to vacate this segment of the right-of-way to be able to clean up and maintain the area. This segment of the right-of-way has experienced vandalism and illegal trash disposal.
- 2. Size of Site:** The requested right-of-way segment consists of approximately 19,019 square feet of area (381 feet by 50.4 feet).
- 3. Existing Zoning (site):** "I2" Industrial District.
- 4. Existing Land Use (site):** The subject area consists of undeveloped public right-of-way.
- 5. Adjacent Land Use and Zoning:**

 North – "I1"; Use is office and warehouse.

 South – "I2"; Uses are industrial.
- 6. General Neighborhood/Area Land Uses:** The subject segment of right-of-way is located to the west of the intersection of East Jefferson Avenue and Dixon Street. It is located within an area consisting of large scale industrial uses.
- 7. Applicable Recognized Neighborhood(s):** The subject property is not within 250 feet of a designated Neighborhood Association. The neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on July 1, 2022, and by mailing of the Final Agenda on July 15, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on July 11, 2022 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property adjacent to the request right-of-way.

 All agendas are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association.
- 8. Relevant Zoning History:** NA.
- 9. PlanDSM: Creating Our Tomorrow 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. **Utilities:** While no utilities have been identified Existing storm and sanitary sewer conduits are within the requested right-of-way. Easements must be reserved for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.
2. **Traffic/Access:** The requested vacation would not negatively impact access to the surrounding public and private properties or existing traffic patterns.

SUMMARY OF DISCUSSION

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

COMMISSION ACTION:

Francis Boggus made a motion for approval of the requested vacation, subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.

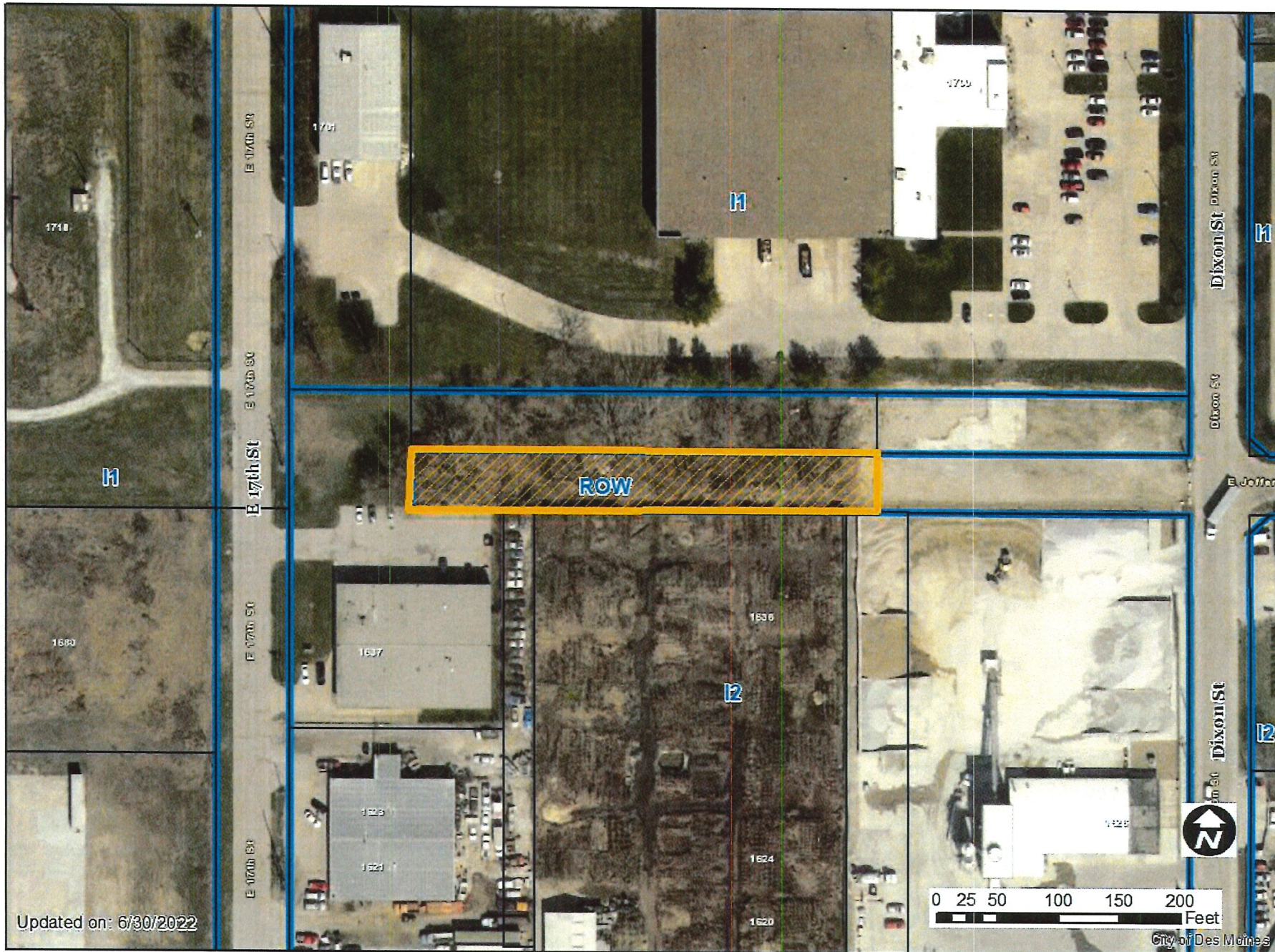
Motion passed: 13-0

Respectfully submitted,



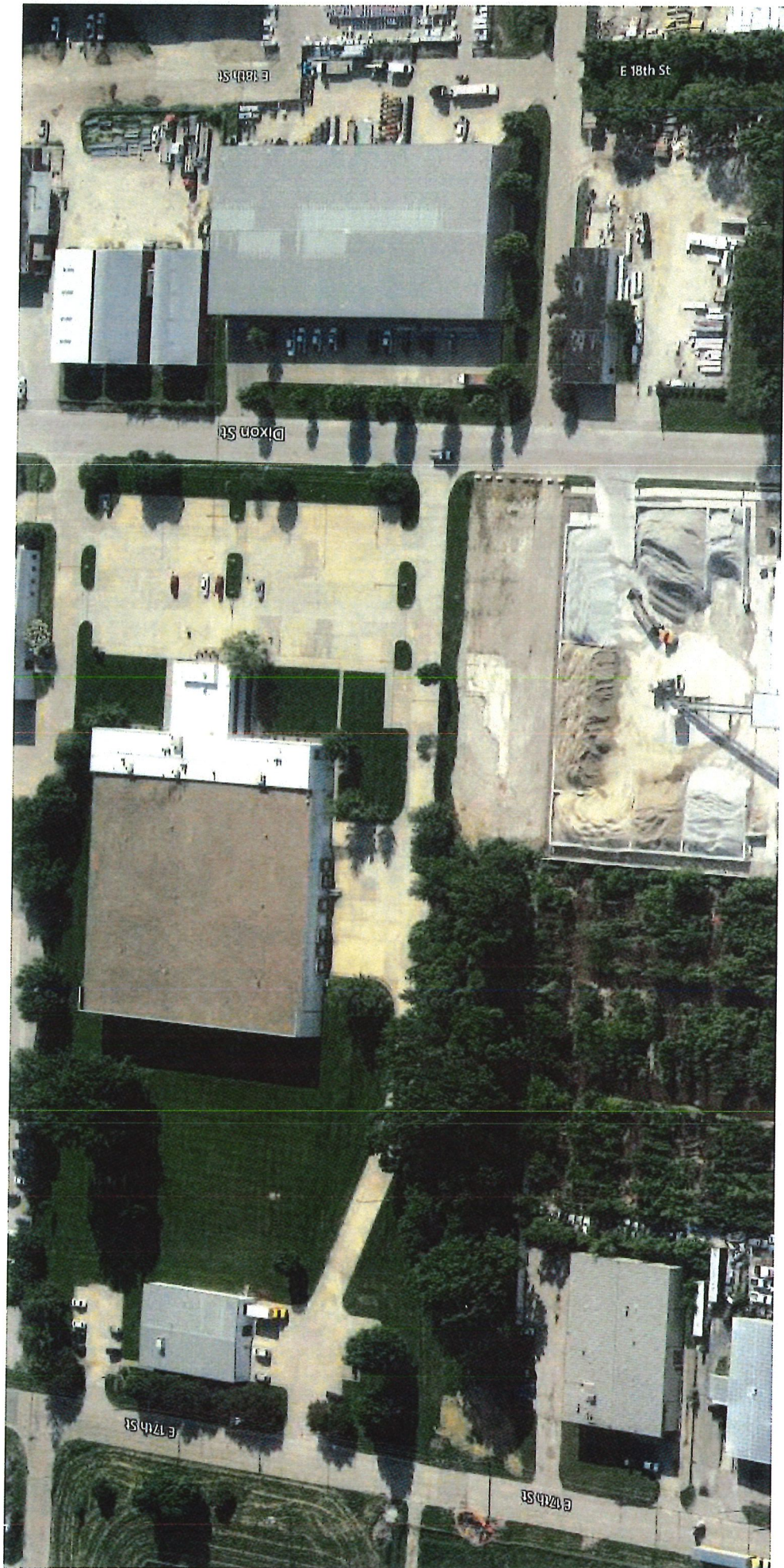
Bert Drost, AICP
Deputy Planning & Urban Design Administrator

BAD:tjh



Updated on: 6/30/2022

1 inch = 104 feet



Item: ROWV-2022-000018

Date: 7-20-2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: FRANK HOLT

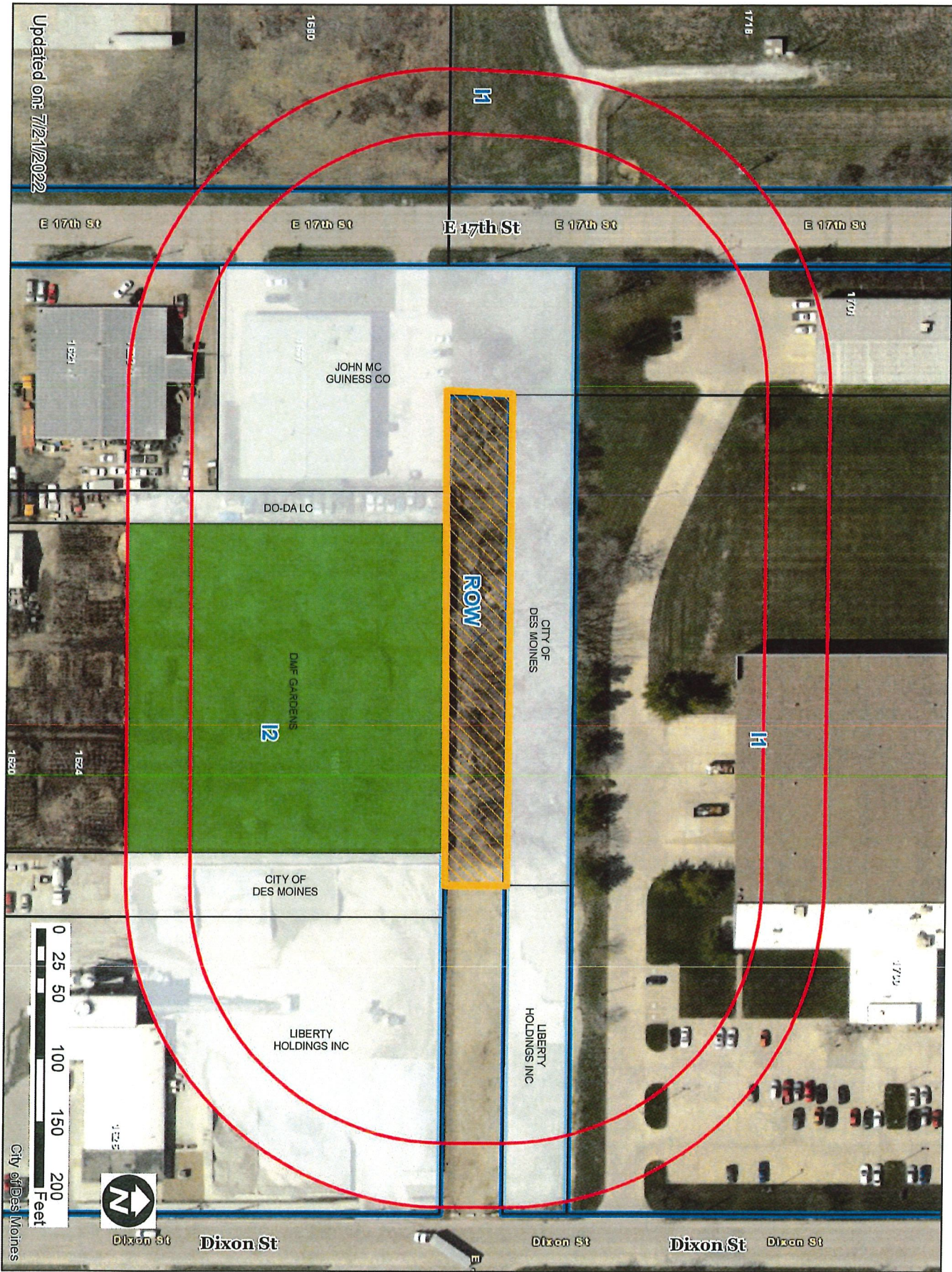
Name: FRANK HOLT

Address: 1730 E WASHINGTON

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
JUL 20 2022

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

NEED TO CLEAR OUT THE
HOMELESS CAMP AND KEEP IT
OUT.



Updated on: 7/21/2022

1 inch = 98 feet