



Roll Call Number

Agenda Item Number

15

Date February 6, 2023

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM HOYT, LLC (OWNER), REPRESENTED BY RYAN WADE (OFFICER) FOR VACATION OF ALLEY RIGHT-OF-WAY IN THE VICINITY OF 1601 HIGH STREET TO ALLOW FOR TRASH ENCLOSURE GATES TO SWING INTO THE EXISTING ALLEYWAY

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 19, 2023, its members voted 14-0 to recommend **APPROVAL** of a request from Hoyt, LLC (owner), represented by Ryan Wade (officer), for the vacation of alley right-of-way in the vicinity of 1601 High Street bounded by 16th Street to the east, 17th Street to the west, High Street to the south, and Woodland Avenue to the north, subject to the following conditions:

1. Reservation of easements for any existing utilities until such time that they area abandoned or relocated at the applicant’s expense.
2. The requested vacation area shall be leased not conveyed, to the applicant.
3. Any future door swing easement shall note that enclosure doors are to remain closed except during trash pick-up.

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

MOVED BY _____ TO ADOPT. SECOND BY _____.

APPROVED AS TO FORM:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(ROWV-2022-000025)

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| BOESEN | | | | |
| GATTO | | | | |
| SHEUMAKER | | | | |
| MANDELBAUM | | | | |
| 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.

_____ City Clerk

Date February 16, 2023
 Agenda Item 15
 Roll Call # _____

January 31, 2023

Communication from the City Plan and Zoning Commission advising that at their January 19, 2023 meeting, the following action was taken regarding a request from Hoyt, LLC (owner), represented by Ryan Wade (officer), regarding the vacation of alleyway surface rights-of-way adjoining property in the vicinity of 1601 High Street to allow trash enclosure gates to swing into the right-of-way.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows.

| Commission Action: | Yes | Nays | Pass | Absent |
|--------------------|-----|------|------|--------|
| Francis Boggus | X | | | |
| Dan Drendel | X | | | |
| Leah Rudolphi | X | | | |
| Carol Maher | 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 | | | |
| Katie Gillette | X | | | |

APPROVAL of the requested vacation, subject to the following conditions:

- A) Reservation of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.
- B) The requested vacation area shall be leased, not conveyed, to the applicant.
- C) Any future door swing easement shall note that enclosure doors are to remain closed except during trash pick-up.

Written Responses

1 in Favor

0 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested vacation, subject to the following conditions:

- A) Reservation of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.
- B) The requested vacation area shall be leased, not conveyed, to the applicant.
- C) Any future door swing easement shall note that enclosure doors are to remain closed except during trash pick-up.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to construct an apartment building at 1601 High Street with a footprint that would extend up to the site's northern property line, which abuts an alley. As part of the site improvements, the applicant is proposing to locate the building's trash enclosure directly adjacent to the alley right-of-way. The requested portion of alley right-of-way represents the extents of swinging doors from the building's proposed trash enclosure when they would be opened.
2. **Size of Site:** The requested surface rights-of-way consists of approximately 95 square feet of area (approximately 15.75 feet by 6 feet).
3. **Existing Zoning (site):** "RX1" Mixed-Use District.
4. **Existing Land Use (site):** The subject area consists of public alley right-of-way.
5. **Adjacent Land Use and Zoning:**
 - North** – "NX2a", Uses are one- and multiple-household dwellings.
 - East** – "RX1", Uses are 16th Street, a one-household dwelling unit, and a 7-unit apartment building.
 - South** – "MX2"; Uses are High Street, a parking lot, and Big Grove (restaurant and brewery).
 - West** – "RX1"; Uses are vacant commercial and multiple-household dwellings.
6. **General Neighborhood/Area Land Uses:** The subject portion of alley right-of-way is located on the north side of High Street between 16th Street and 17th Street. It is within

a transitional area located among a variety of residential uses at varying densities, as well as a mix of office, hospitality, and other supportive commercial uses.

- 7. Applicable Recognized Neighborhood(s):** The subject right-of-way is within the Sherman Hill Neighborhood. The neighborhood associations were notified of the public hearing by email of the Preliminary Agenda on January 3, 2023, and by email of the Final Agenda on January 13, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on January 9, 2023 (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 adjacent to the request right-of-way.

All agendas and notices are sent to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Sherman Hill Neighborhood Association emails and mailings were sent to Angela Broughton-Romain, 731 16th Street, Des Moines, IA 50314.

- 8. Relevant Zoning History:** N/A.

- 9. PlanDSM: Creating Our Tomorrow Land Use Plan Designation:** Downtown 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 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 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. The existing alley is 16 feet wide. The doors would swing no more than 6 feet into the right-of-way only when a garbage truck is present.

SUMMARY OF DISCUSSION

Bert Drost presented staff report and recommendation.

Mike Welch, Welch Design and Development, North Liberty, IA stated this request is to allow for an easement within the alley, access will not be taken away. They would provide 14-feet of paving within the 16-foot wide alley right-of-way. To avoid impediments with the alley, pedestrian access to the enclosure would be at the southwest corner. The property manager and trash company would be the only personnel with keys to the gate.

Francis Boggus asked how often trash would be picked up.

Mike Welch stated that hasn't been determined but every other day is typical for a building this size.

Carol Maher asked if they would be supporting both trash and recycling.

Mike Welch stated yes.

Francis Boggus asked how long it takes the trash company to empty the dumpsters.

Mike Welch stated less than 10 minutes.

Dan Drendel asked if any bollards would stick out beyond the trash enclosure structure.

Mike Welch stated there will be a bollard on each corner of the trash enclosure.

CHAIRPERSON OPENED THE PUBLIC HEARING

Josh Boghs, 614 16th Street stated he is opposed to this request due to his garage being directly across from the proposed trash enclosure. This would impact his ability to get in and out of his garage and would impact the safety of people walking through the alley. With the adjacent property being new construction, he believes there is opportunity to find a better place for the trash enclosure.

Angela Broughton-Romain, President of the Sherman Hill Neighborhood Association, 731 16th Street stated that overtime this is going to create issues with long standing residence as there are exiting problems with alleyways in Sherman Hill.

Angie Pfannkuch, Owners Rep for Hoyt, LLC, 220 SE 6th Street stated this trash enclosure is one of the first in this neighborhood that would comply with current standards including having a pedestrian access door. Noted that many apartments in the area only have dumpsters and no enclosure. The doors should only be open when the garbage truck is there to empty it. The tenants occupying the new building would not be using the alley for vehicular access since parking would be accessed from High Street.

Dan Drendel asked if she could speak to the next phase of development.

Angie Pfannkuch stated they are required to provide a trash enclosure on the site covered by this site plan. Therefore, they cannot put it on the adjoining property they own. They do not have plans for the adjacent site at this time.

Carol Maher asked if enforcement action can be taken if the enclosure becomes a problem.

Jason Van Essen stated yes, it would be an enforcement action based on the easement agreement.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Francis Boggus made a motion for approval of the requested vacation, subject to the following conditions:

- A) Reservation of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.
- B) The requested vacation area shall be leased, not conveyed, to the applicant.
- C) Any future door swing easement shall note that enclosure doors are to remain closed except during trash pick-up.

Motion passed: 14-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

Hoyt, LLC, Alleyway Rights-of-Way in Vicinity of 1601 High Street

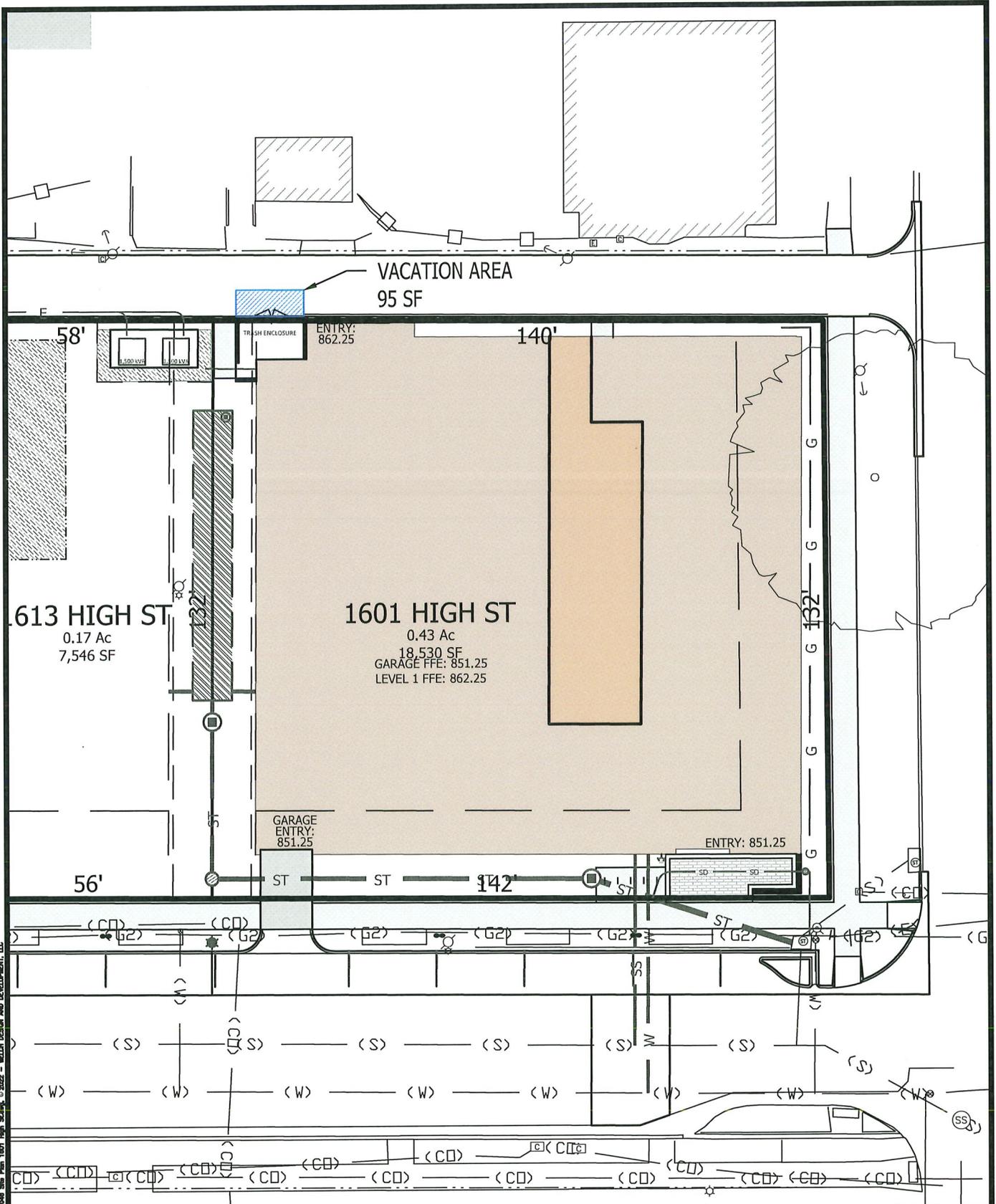
ROWV-2022-000025



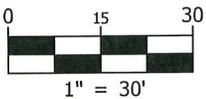
Updated on: 12/23/2022

1 inch = 68 feet





PLOTTED: 12/21/2022 6:48 PM
 PLOT: P:\20 Project\1046\30 Drawings\DWG\1046_30.dwg
 © 2022 - WELCH DESIGN AND DEVELOPMENT, LLC



ENGINEER:

welch
— design + development

CLIENT:
STREAMLINE ARCHITECTURE

PROJECT NAME:
1601 HIGH STREET
DES MOINES

SHEET NAME:
RIGHT-OF-WAY VACATION

| | | |
|---------------------|----------------------------|-------------------------|
| PROJECT NO: 1046 | PROJECT MANAGER: WELCH | SHEET NUMBER: 1 OF 1 |
| REVISION: --- | ISSUED DATE: 12/21/2022 | |

Hoyt, LLC, Alleyway Rights-of-Way in Vicinity of 1601 High Street

ROWV-2022-000025



Updated on: 1/19/2023

1 inch = 68 feet

Item: ROWV-2022-000025

Date: 1/16/2023

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 JAN 19 2023

Titleholder Signature: *Josh Boggs*

Name/Business: Josh Boggs

Impacted Address: 614 16th St DSM, IA 50309

- Comments: _
- This property's reduced/zero setbacks will directly impact the ability to get in and out of my garage.
 - Reducing the setback to zero feet will make it impossible for two-way traffic in the alley. This will result in cars driving on adjacent residences' private properties.
 - This property's reduced/zero setbacks will increase the risk of accidents to people and property in a high-traffic alley.
 - Trash enclosure doors will come halfway out into the alley, prohibiting the ability for vehicles from driving through when left open.

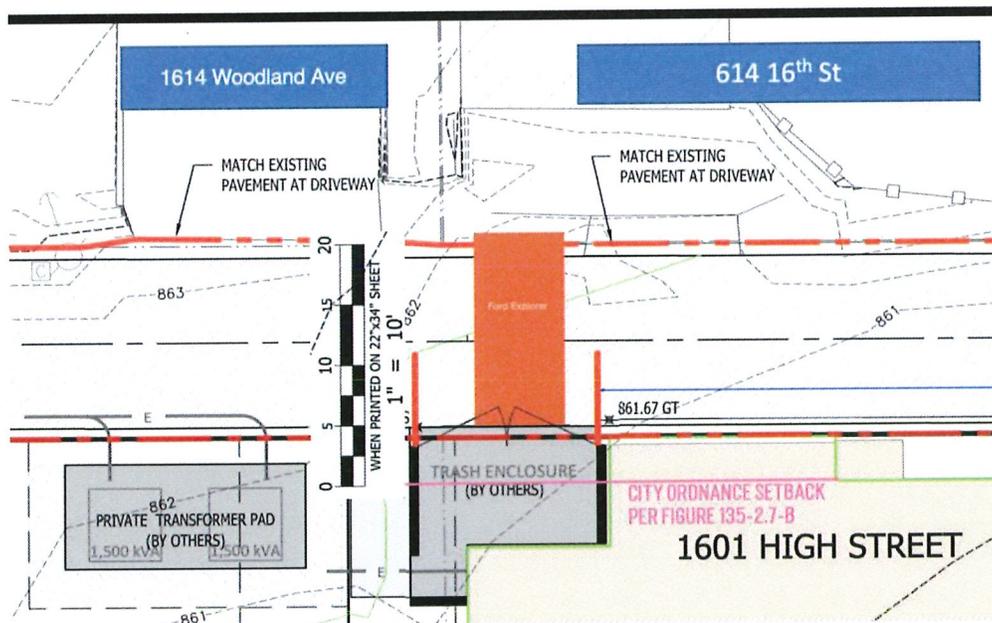
The following is being submitted for public hearing regarding ROWV-2022-000025 and SITE-2022-000137 on January 19, 2023.

Submitted by:

| | |
|-------------------------|--------------------------------|
| Josh & Sarah Bogus | Phil Ohnemus & Ashley Scheidel |
| 614 16 th St | 1614 Woodland Ave |
| Des Moines, IA 50309 | Des Moines, IA 50309 |

Comments:

- This is new construction. The existing property is completely empty.
- This property's reduced/zero setbacks will directly impact the ability to get in and out of my garage. The figure below illustrates this using a mid-sized SUV.
- Reducing the setback to zero feet will make it impossible for two-way traffic in the alley. This will result in cars driving on adjacent residences' private properties. This will be especially difficult in the winter.
- This property's reduced/zero setbacks will increase the risk of accidents to people and property in a high-traffic alley.
- Trash enclosure doors will come halfway out into the alley, prohibiting the ability for vehicles from driving through when left open.



- The above illustration is based on Project No:1046, Revision A, Sheet Number: C1.00, Issue Date 12-21-2022.
- Orange box – set to represent the size of a mid-sized SUV backing out of the garage in the alley.
- Two red lines on each side of the Trash Enclosure show how far out the doors will swing when open.

OWNER AFFIDAVIT



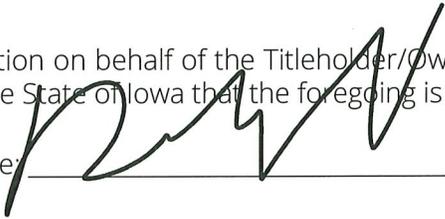
The City of Des Moines requires Property Owner's Consent for each development application. A completed and signed copy of this form is required to be included with every application request. For property with more than one owner/titleholder, each owner/titleholder must sign a copy of this form. If the owner/titleholder of the property is an organization/entity, proof of signature authority on behalf of the organization/entity must be attached to this form.

I Ryan Wade am the Titleholder(s)/Owner(s), or authorized representative of
 (printed name)
 the Titleholder(s)/Owner(s), of the property located at 1601 High St
 (address)
 in Des Moines, Iowa.

I hereby give consent to the submittal and consideration of the following application regarding my property:

- Zoning Map Amendment (Rezoning)
- Land Use Plan Amendment
- PUD Amendment
- Conditional Use Approval
- Zoning Exception
- Zoning Variance
- Site Plan
- Plat of Survey
- Preliminary Plat
- Vacation Request x
- Other (write in): _____

I am authorized to submit this application on behalf of the Titleholder/Owner. I certify under penalty of perjury and according to the laws of the State of Iowa that the foregoing is true and correct.

Signature:  Date: 1-30-23
 Signature: _____ Date: _____