



Date May 19, 2025

**RESOLUTION REGARDING REQUEST FOR OUTDOOR SPECIAL EVENT
(BEAVERDALE BLUEGRASS MUSIC FESTIVAL) IN ACCORDANCE WITH
“FRANKLIN JUNIOR HIGH SCHOOL” PUD CONCEPTUAL PLAN FOR PROPERTY
AT 4801 FRANKLIN AVENUE**

WHEREAS, on June 24, 2019, by Roll Call No. 19-1053, the City Council held a public hearing regarding the proposed rezoning of real property located at 4801 Franklin Avenue ("Property") to "PUD" Planned Unit Development District, and We Can Build It, LC's "Franklin Junior High School" PUD Conceptual Plan for said Property, to allow a mixed-use renovation of the existing school and church building for uses identified in said resolution, and approved said rezoning and PUD Conceptual Plan subject to final passage of an ordinance rezoning the Property and subject to the developer submitting a PUD Development Plan for review and approval by the Plan and Zoning Commission and the City Council; and

WHEREAS, on July 15, 2019, by Roll Call No. 19-1136, the City Council approved Ordinance No. 15,787 rezoning the Property from "Limited "C-1" Neighborhood Retail Commercial District to "PUD" Planned Unit Development District; and

WHEREAS, on December 19, 2019, by Roll Call No. 19-2029, the City Council conditionally approved We Can Build It, LC's "Franklin Junior High School" PUD Development Plan consistent with the previously approved PUD Conceptual Plan; and

WHEREAS, the Property is legally described as follows:

THE SOUTH 685.6 FEET OF THE EAST 608.3 FEET AND THE NORTH 220.8 FEET OF THE EAST 500 FEET OF LOT 2 IN FRANKLIN PLAZA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; and

WHEREAS, the "Franklin Junior High School" PUD Conceptual Plan, and the Council approval thereof, contain a requirement as follows:

- "Outdoor special events shall only be allowed by resolution of the Des Moines City Council...."; and

WHEREAS, on May 6, 2024, by Roll Call No. 24-0677, the City Council approved the request from the current owner, 4801 Franklin, LLC and the Beaverdale Neighborhood Association, to operate an outdoor special event, Beaverdale Bluegrass Music Festival, at the Property in accordance with the “Franklin Jr. High School” PUD Conceptual Plan subject to conditions set forth in said resolution; and

WHEREAS, 4801 Franklin, LLC and the Beaverdale Neighborhood Association have submitted a request to operate the Beaverdale Bluegrass Music Festival on the Property in the calendar year 2025, with a noise



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control permit and signage, which request requires Council consideration in accordance with the "Franklin Jr. High School" PUD Conceptual Plan; and

WHEREAS, Neighborhood Services staff recommend that the City Council approve the Owner and Beaverdale Neighborhood Association's request to allow said event in accordance with the conditions stated below.

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

1. The request from 4801 Franklin, LLC ("Owner") and the Beaverdale Neighborhood Association is in accordance with the "Franklin Jr. High School" PUD Conceptual Plan, to operate the outdoor special event, Beaverdale Bluegrass Music Festival, during calendar year 2025, is hereby received and filed.

2. Said request to operate the outdoor special event, Beaverdale Bluegrass Music Festival, is hereby approved subject to the following conditions:

a. The event may occur, between the hours of 3:00 p.m. and 10:00 p.m. on July 19, 2025.

b. All associated amplified music on adjoining Tower Park and Hazen Water Tower is subject to compliance with issuance of a Type "B" Sound Permit with a 65 dBC sound level limit.

c. Use of adjoining Tower Park and Des Moines Water Works Hazen Water Tower property is subject to obtaining necessary use permits from the City of Des Moines Parks and Recreation Department and Des Moines Water Work.

3. Any outdoor special event use of the Property other than such use approved herein shall require separate City Council consideration in accordance with the "Franklin Junior High School" PUD Conceptual Plan.

MOVED BY _____ TO ADOPT.

SECOND BY _____.

APPROVED AS TO FORM:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

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

Beaverdale Neighborhood Association

April 16, 2025

To: City of Des Moines

From Beaverdale Neighborhood Association

The Beaverdale Neighborhood Association is planning the 2025 Beaverdale Bluegrass Festival scheduled for July 19th, 2025 at Tower Park. The lineup this year includes local and touring bluegrass acts, including the Central Iowa Music Lab Bluegrass All Stars, Songs from the Road Band, The Weary Ramblers, and the PO' Ramblin Boys.

The event will be held primarily in the property adjacent to the water tower, with food trucks parked on the north side of the Franklin Jr. High parking lot. Our stage, dumpsters, trash cans, portable toilets, handwashing stations and other amenities will be located in adjoining areas. Attached please find a sketch of the festival layout. This event is free and open to the public.

Per the Franklin Jr. High PUD, the Beaverdale Neighborhood Association (BNA) requests permission from the Des Moines City Council for up to six licensed food trucks to park in the Franklin Jr. High parking lot for the duration of the event. While Franklin Jr. High is not organizing the festival, they have graciously agreed to open their parking lot for the neighborhood to use during the event. Please see attached letter authorizing use of their property for the BNA event.

Thank you,

Nicholas Mertes

Beaverdale Neighborhood Association- Bluegrass Festival Committee

BEAVERDALE BLUEGRASS FESTIVAL MAP 2025

LEAVE NO TRACE - RECYCLE - DRINK LOTS OF WATER
NO OUTSIDE ALCOHOL - NO GLASS - NO FIREWORKS



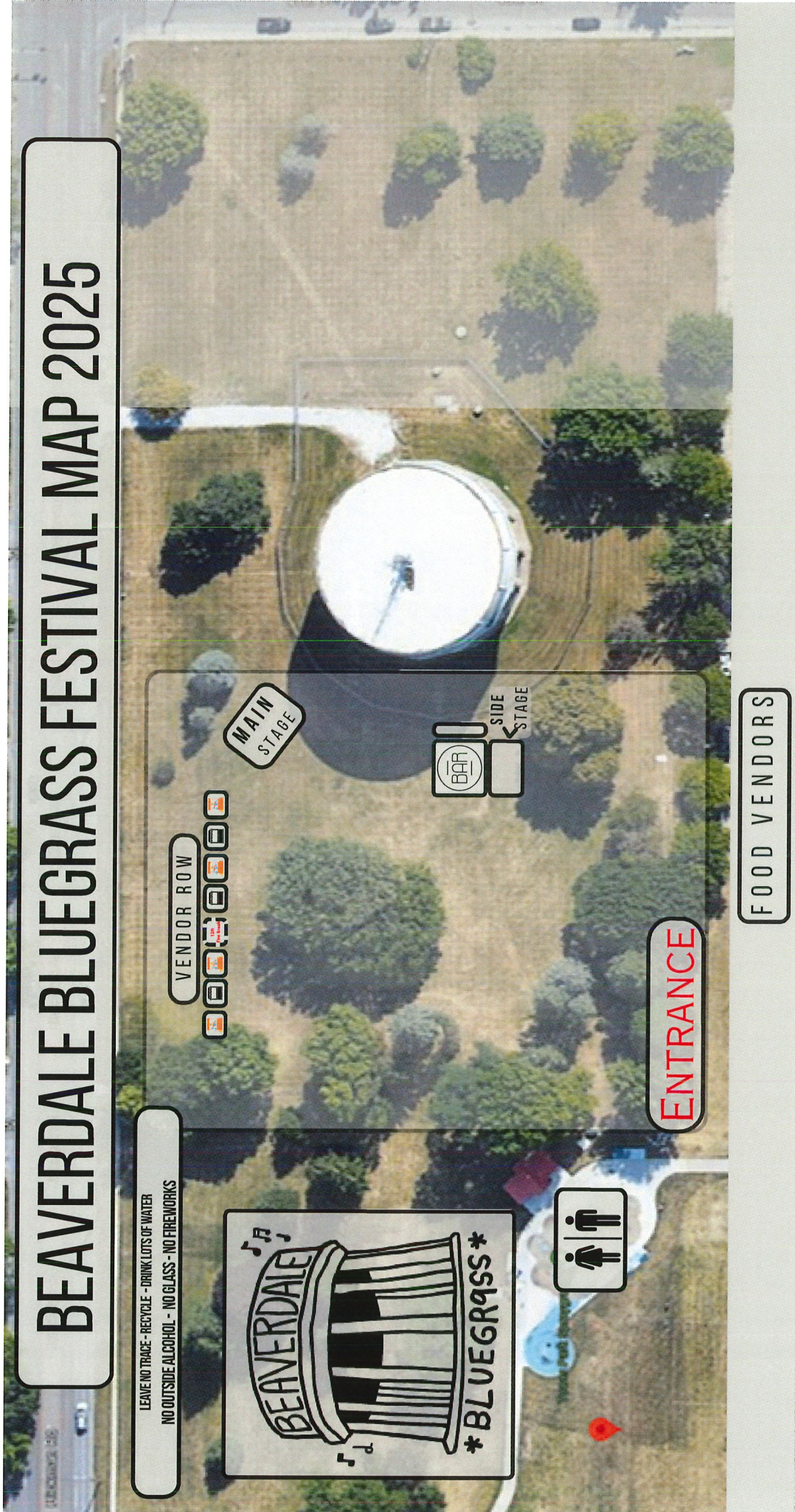
VENDOR ROW

MAIN STAGE

BAR
SIDE STAGE

ENTRANCE

FOOD VENDORS



April 4, 2025

I, Tim Rowley, General Manager/Property Manager, am an authorized representative of 4801 Franklin, LLC, the Franklin Jr. High property located at 4801 Franklin Avenue, Des Moines, Iowa. I hereby grant permission for use of the Franklin Jr. High parking lot on Saturday, July 19th 2025 for the 2025 Beaverdale Bluegrass Festival. This permission includes the use of the lot for vehicle parking and food truck vendors.

Tim Rowley

