

★ Roll Call Number
11-1576

Agenda Item Number
23

Date September 12, 2011

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 1, 2011, its members voted 12-1 in support of a motion to recommend **APPROVAL** of a request from McDonald's Corporation (developer) represented by Richard Pauner (officer), Archland Property I, LLC (owner) to rezone property located at 3002 Forest Avenue from Limited "C-1" Neighborhood Retail Commercial District to a revised Limited "C-1" Neighborhood Retail Commercial District, to allow revision of conditions defining the site circulation and parking configuration and exterior design of the building subject to the following conditions:

1. Any Site Plan amendment shall be in substantial conformance with the schematic drawings submitted in June, 2011.
2. Any expansion or modification of the building shall incorporate an all brick or stone material exterior.
3. The site shall be brought into conformity to the current site design standards which shall include not less than 5 over-story street trees and that the site lighting shall also be brought into current conformity.
4. A consideration to have a Drake tie in elements other than awnings that could go on the site rather than the building (i.e. sculpture).

The subject properties are more specifically described as follows:

14 Foot Vacated North/South Alley Right-of-Way West and Adjacent Lots 1 through 5, and All Lots 1 through 5 and Lots 20 through 22, Ridgewood, an Official Plat, all 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 meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on September 26, 2011, at which time the City Council will hear both those who oppose and those who favor the proposal.

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2. 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.

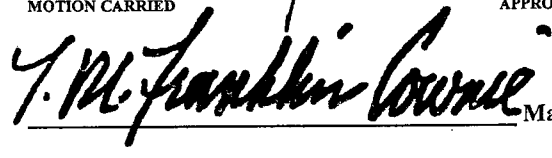
MOVED by Mahaffey to adopt.

FORM APPROVED:


 Michael F. Kelley
 Assistant City Attorney

(ZON2011-00114)

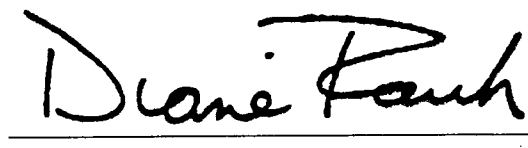
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	7			
MOTION CARRIED			APPROVED	


 T. M. Franklin
 Mayor

CERTIFICATE

I, DIANE RAUH, 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.


 Diane Rauh
 City Clerk