



Roll Call Number

16.0954

Agenda Item Number

27

Date June 13, 2016

RESOLUTION SETTING HEARING ON REQUEST FROM NEIGHBORHOOD INVESTMENT CORPORATION, INC. FOR THE FIRST AMENDMENT TO THE SHERMAN HILL PUD CONCEPTUAL PLAN ON PROPERTY LOCATED AT 1620 PLEASANT STREET AND 701-711 16TH STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on June 2, 2016, its members voted 11-0 in support of a motion to recommend APPROVAL of a request from Neighborhood Investment Corporation, Inc. (owner), represented by Jack Porter (officer), for the First Amendment to the Sherman Hill PUD Conceptual Plan on property located at 1620 Pleasant Street and 701-711 16th Street to revise permitted uses to allow twenty percent (20%) of the gross floor area of the Mickle Center, 1620 Pleasant Street, to be used for a business incubator for entrepreneurial uses consistent with the community character including a community commercial kitchen, subject to the Amendment's land use notes for the property reading as follows:

- 1. Public purpose uses as approved by the owner and the City of Des Moines.
2. Community center activities for neighborhood organizations, operated by the owner.
3. Artist co-op studios.
4. Local cultural display center.
5. Office suites and meeting rooms for not-for-profit entities engaged in charitable, educational, and community activities.
6. Business incubator to encourage development of entrepreneurial businesses consistent with the community character, including but not limited to a shared-use community kitchen. No more than twenty percent (20%) of the gross floor area of the existing building shall be dedicated to incubator use.
7. Dine-in and take-out food sales from the premises is prohibited.
8. Commercial vehicle parking is limited to the hours of operation.
9. Alterations to the structure or site are subject to the building setback, bulk and area requirements of the "R-HD" Residential Historic District Zoning Classification; and

WHEREAS, the Property is legally described as follows:

Lots 1, 2, 3 and 8 and the West 48.0 feet of the East 73.0 feet Lots 4 and 5, BOSCOBEL ADDITION, an Official Plat; and Lots 18 through 21 and the South 11.0 feet Lot 17 and the vacated alley lying South of and adjoining Lot 18, Marshes Subdivision of Lot 2 PURSLEY ESTATE, 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 attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed First Amendment to the Sherman Hill PUD Conceptual Plan is to be considered shall be held at the Richard A. Clark Municipal Service

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Center (MSC), located at 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa, at 5:00 p.m. on June 27, 2016, at which time the City Council will hear both those who oppose and those who favor the proposal.

- 3. 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 Hensley TO ADOPT.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(ZON2016-00090)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MOORE	✓			
WESTERGAARD	✓			
TOTAL	7			

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

MOTION CARRIED

APPROVED

T. M. Franklin
Mayor