



Roll Call Number

16.0955

Agenda Item Number

28

Date June 13, 2016

RESOLUTION SETTING HEARING ON REQUEST FROM DES MOINES COLD STORAGE COMPANY, INC. FOR REVIEW AND APPROVAL OF A SECOND AMENDMENT TO THE VISION FUELS PUD CONCEPTUAL PLAN ON PROPERTY LOCATED IN THE VICINITY OF 3805 VANDALIA ROAD

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 19, 2016, its members voted 10-0 in support of a motion to recommend APPROVAL of a request from Des Moines Cold Storage Company, Inc. (developer), represented by C.J. Morton (officer), for review and approval of a Second Amendment to the Vision Fuels PUD Conceptual Plan on property located in the vicinity of 3805 Vandalia Road, to allow development of an approximately 43.17-acre portion of the property for refrigerated warehousing and distribution with an initial phase of an approximately 111,000-square foot office/refrigerated storage/distribution facility that could be expanded with additional phases of 244,000 square feet and 400,000 square feet, respectively, subject to the following revisions to the Plan:

- 1. Revise the storm water statement to indicate that conveyance of storm water from the site to an off-site regional detention facility shall be provided either structurally or overland as approved by a final Development Plan.
2. Add a note that any site development is subject to compliance with the City Floodplain Development Regulations.
3. Add a note that a traffic study analysis of proposed driveways is required as part of any Development Plan reviewed as prescribed by the City Traffic Engineer.
4. Add a note that any subsequent phases of the Plan shall necessitate a future PUD Conceptual Plan amendment review (either administrative or formal).
5. Revise the landscaping requirements to indicate that landscaping will be required as applicable in "C-2" Districts.
6. Show conceptual landscaping throughout all projected phases of the plan in the same line weight.
7. Add a note regarding the requirement for perimeter screening berms for loading dock areas which directly face public street views.
8. Add a note that any fencing would be in accordance with standards applicable to "M-1" Districts. Any outdoor storage would be in accordance with standards in the "M-1" District.
9. Additional landscaping including evergreen species should be planted on the berm near Vandalia Road to screen views of rooftop mechanical equipment; and

WHEREAS, the Property is legally described as follows:

2nd Amendment Legal Description

THE NORTH 726 FEET OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE EAST 157 FEET OF THE NORTH 726 FEET OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SEVENTEEN (S17), TOWNSHIP SEVENTY-EIGHT NORTH (T78N), RANGE TWENTY-THREE WEST (R23W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA, SUBJECT TO EASEMENTS OF RECORD, AND CONTAINING APPROXIMATELY 24.28 ACRES (1,057,653 SQUARE FEET).

AND

(continued)



Roll Call Number

16-0955

Agenda Item Number

28

Date June 13, 2016

-2-

THE SOUTH 560 FEET OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE EAST 157 FEET OF THE SOUTH 560 FEET OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SEVENTEEN (S17), TOWNSHIP SEVENTY-EIGHT NORTH (T78N), RANGE TWENTY-THREE WEST (R23W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA, SUBJECT TO EASEMENTS OF RECORD, AND CONTAINING APPROXIMATELY 18.89 ACRES (822,859 SQUARE FEET).

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 Second Amendment to the Vision Fuels PUD Conceptual Plan is to be considered shall be held at the Richard A. Clark Municipal Service 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 (handwritten signature)

Glenna K. Frank, Assistant City Attorney

(ZON2016-00078)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and TOTAL (7).

MOTION CARRIED

APPROVED

T. M. Franklin Council Mayor (handwritten signature)

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 (handwritten signature)

City Clerk