



Roll Call Number

16.1151

Agenda Item Number

46

Date July 11, 2016

**RESOLUTION APPROVING SITE PLAN FOR A QUIKTRIP
CONVENIENCE STORE AT 1200 KEOSAUQUA WAY AND 1201
CENTER STREET**

WHEREAS, on November 19, 2015, the City Plan and Zoning Commission voted to deny an application by QuikTrip Corporation (purchaser) represented by Matt Brooks (officer), for approval of a site plan titled "QuikTrip No. 0526" under design guidelines for gas stations/convenience stores, on property located at 1200 Keosauqua Way and 1201 Center Street, to allow development of a 5,773-sqaure foot convenience store with a pump island canopy for 12 fueling locations; and,

WHEREAS, QuikTrip timely appealed to the City Council pursuant to §82-210 of the Des Moines Municipal Code, seeking to have the Commission's decision reversed.

WHEREAS, after notice and public hearing, the City Council adopted Roll Call No. 16-0162 on January 25, 2016, conditionally approving the site plan subject to the following conditions:

- a) Compliance with the standard engineering and Building Code requirements;
- b) Conforming to the applicable landscape standards; and,
- c) Resolving the issues with traffic flow and access onto 12th Street and the intersection of 12th Street and Keosauqua Way, including appropriate cost sharing on the study, design and construction of any necessary traffic improvements, to the reasonable satisfaction of the City Council; and,

WHEREAS, QuikTrip has diligently worked with the City staff and UnityPoint Health to incorporate a traffic solution into its site plan that provides for the construction of the following traffic improvements at QuikTrip's expense:

- A four-lane roadway on 12th Street, including a southbound right-turn lane at Center Street;
- A raised median on 12th to prohibit the left-turn access into the QuikTrip driveway on 12th Street;
- The QuikTrip driveway on 12th Street will be angled to only allow right-in only, no right-out;
- The northbound 12th Street approach at Keosauqua Way will be re-stripped to allow for a left-turn lane and a left-thru-right lane; and,
- Improvements to the signal at 12th Street and Keosauqua Way including new signal heads and signal timing changes to create a split phase for 12th Street; and,

WHEREAS, the planned traffic improvements are expected to reduce delays and improve traffic flow, even with the construction of the new QuikTrip convenience store; and,

★ Roll Call Number

Agenda Item Number

16. 1151

46

Date July 11, 2016

-2-

WHEREAS, UnityPoint has submitted the accompanying letter expressing its support for the amended site plan.

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

1. The City Council hereby finds that the amended site plan satisfactorily resolves the issues with traffic flow and access onto 12th Street and the intersection of 12th Street and Keosauqua Way.
2. The site plan titled "QuikTrip No. 0526" is hereby conditionally approved including the existing building placement and height, subject to:
 - a) Compliance with the standard engineering and Building Code requirements, the applicable landscape standards, and the administrative review comments;
 - b) Final approval by the City Council of the vacation and conveyance to QuickTrip Corporation or its designee, of the irregular segment of Center Street right-of-way adjoining 1201 Center Street for assembly into the site as shown by the site plan; and,
 - c) QuikTrip Corporation or its designee entering into a Private Construction Contract in standard form for the construction of the street and traffic improvements identified in the site plan.

MOVED by Hensley to adopt.

FORM APPROVED:

(Council Communication No. 16- 379)

Roger K Brown

Roger K. Brown, Assistant City Attorney

U:\Rog Docs\Zoning\Site Plan\Appeals\QuikTrip 1200 Keo\RC Conditional Approval.docx

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	1			
COLEMAN		1		
GATTO	1			
GRAY	1			
HENSLEY	1			
MOORE	1			
WESTERGAARD	1			
TOTAL	6	1		
MOTION CARRIED	APPROVED			

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.

T. M. Franklin
Mayor

Diane Rauh

City Clerk