



Roll Call Number

16-2154

Agenda Item Number

25

Date December 19, 2016

**RESOLUTION SETTING HEARING ON REQUEST FROM
QUIK TRIP CORPORATION TO REZONE PROPERTY LOCATED AT
3941 SOUTHEAST 14TH STREET**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 1, 2016, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Quik Trip Corporation (owner), represented by Michael Talcott (officer), to rezone property located at 3941 Southeast 14th Street ("Property") from "C-2" General Retail and Highway-Oriented Commercial District to "PUD" Planned Unit Development, and to approve the Quik Trip #0544 "PUD" Conceptual Plan for the Property to allow redevelopment of the existing gas station/convenience store site with a new 5,773-square foot convenience store and gas canopy island with 12 fueling locations, subject to the following revisions to the Conceptual Plan:

1. The PUD Conceptual Plan shall include a note stating that existing overhead electrical utility lines that are not transmission lines will be placed underground as part of any PUD Development Plan.
2. The PUD Conceptual Plan shall demonstrate a landscape island within the row of parking spaces along the west front property line.
3. The "air station" shall be relocated so that it is located at least 25 feet from any front property line; and

WHEREAS, the Property is legally described as follows:

Lots 1 and 2 of QUIKTRIP PLAT NO 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, containing 2.057 acres more or less.

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 rezoning and the proposed Quik Trip #0544 "PUD" Conceptual Plan are 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 January 9, 2017, at which time the City Council will hear both those who oppose and those who favor the proposals.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposals 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

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414.4 of the Iowa Code.

MOVED BY Gatto TO ADOPT.

FORM APPROVED:

Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(ZON2016-00196)

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