

★ Roll Call Number

17-0269

Agenda Item Number

20

Date February 20, 2017

**RESOLUTION SCHEDULING PUBLIC HEARING ON APPEAL BY
QUIK TRIP CORPORATION OF THE CONDITIONS OF A SITE PLAN
FOR PROPERTY LOCATED AT 1501 EAST GRAND AVENUE**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 2, 2017, its members voted 14-0 to recommend **APPROVAL** of a request from Quik Trip Corporation (owner), represented by Mike Talcott (officer), for approval of an amendment to Site Plan "Quik Trip No. 0535" for property located at 1501 East Grand Avenue under design guidelines for gas stations/convenience stores, subject to the following conditions:

- (1) The "urban edge" along East Grand Avenue shall incorporate piers and trellis elements.
- (2) The Site Plan is subject to compliance with all administrative review comments including, but not limited to:
 - a. Providing an amount of open space on the site that is no less than the amount of open space identified on the site plan presented to the Plan and Zoning Commission by Case Number 10-2017-7.19 on September 15, 2016.
 - b. Providing minimum buffer yard plantings as required by the City's Landscaping Standards, to the extent and in the locations discussed at the Plan and Zoning Commission meeting (Case No. 10-2017-7.77, February 2, 2017).
 - c. Providing the minimum pavement perimeter setback distance (10 feet along street right-of-way).
 - d. Providing the minimum landscape perimeter plantings along Capitol Avenue.
 - e. Providing a special landscape treatment at the intersection corner of East Grand Avenue and East 15th Street as defined by the City's design guidelines for gas stations/convenience stores.
 - f. Providing a pedestrian route to East 15th Street from the building.
 - g. Providing lighting coverage that complies with City of Des Moines lighting standards.
 - h. Complying with the City's design guidelines for gas stations/convenience stores maximum fuel canopy height provisions.
 - i. Providing sidewalk and planter bed details on the site plan.
 - j. Utilizing cut-off light fixtures for all building mounted lighting.
 - k. Providing consistent architectural detail on all sides of the building including porcelain elements and cornices on the rear façade that match the other three facades.
 - l. Removal of the commercial access drive on to Capitol Avenue; and

WHEREAS, Quik Trip Corporation has timely appealed to the City Council pursuant to Municipal Code Section 82-210, seeking to have the conditions set forth above as determined by the Plan and Zoning Commission overturned and/or modified.

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

(continued)

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1. The communication from the Plan and Zoning Commission is hereby received and filed.
2. The City Council shall consider the appeal by Quik Trip Corporation at a public hearing to be held on March 6, 2017, at 5:00 p.m., in the Council Chambers, Richard A. Clark Municipal Service Center, 1551 E. Martin Luther King, Jr. Parkway.
3. The City Clerk is hereby authorized and directed to publish notice of said hearing in the form hereto attached, in accordance with §362.3 of the Iowa Code.

MOVED by Hensley to adopt.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(10-2017-7.77)

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

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.

Diane Rauh

City Clerk

T. M. Franklin
Mayor