



Roll Call Number

17-0823

Agenda Item Number

79

Date May 8, 2017

**RESOLUTION HOLDING HEARING ON REQUEST FROM
NB GOLF, LLC TO REZONE PROPERTY LOCATED AT 4905 HUBBELL AVENUE**

WHEREAS, on April 17, 2017, by Roll Call No. 17-0674, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on April 6, 2017, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from NB Golf, LLC (lessee), represented by Dan Thomsen (officer), to rezone property owned by 5035, LLC, and located at 4905 Hubbell Avenue ("Property") from Limited "M-1" Light Industrial District to amended Limited "M-1" Light Industrial District to remove the zoning condition that prohibits a "vehicle display lot" use and allow use of the premises for the sale of golf carts, subject to the following conditions:

1. The following uses of structures and land shall be prohibited upon the Property:
 - a. Residential dwellings, duplexes, town homes, apartments, group homes, institutional residential facilities, mobile homes, or any other residential facility of any kind, except that hotels and motels who rent to transient guests are permitted.
 - b. Farms, except growing crops on any land that has not been improved.
 - c. Asphalt or concrete mixing or production facilities.
 - d. Refining, smelting or mining operations, including, but not limited to gravel extraction, or drilling for or extraction of subsurface substances.
 - e. Electrical, or gas generating facilities, except for use primarily on the premises where the same is generated.
 - f. Cemeteries.
 - g. Adult entertainment businesses.
 - h. Arcades or game rooms as a substantial portion of a business.
 - i. Taverns and nightclubs.
 - j. Animal rendering or slaughter facility.
 - k. Off-premises advertising signage.
 - l. Sanitary sewer treatment facility (other than for waste material generated on the premises) or solid waste disposal facility.
 - m. Jail, prison, or any other correctional facility of any kind.
 - n. Any public or private nuisance or illegal activity.
 - o. Any use that presents an undue hazard of pollution, fire or explosion, including, but not limited to, the manufacture, storage, display or sale of explosives or fireworks.
 - p. Any use that creates hazardous or otherwise unreasonable levels of smoke, noise, vibrations, dust, pollutants, refuse, water borne waste, fumes, odors or other emissions; provided, that what level is "unreasonable" shall be determined with consideration given to the fact that the Property is dedicated for use as a retail commercial and light industrial area.
 - q. Temporary structures of any kind other than during construction for construction purposes, unless determined by the Community Development Director to be adequately screened and designed in such a manner that the overall development and design of Broadway Business Park is not compromised.
 - r. Pole buildings, unless determined by the Community Development Director to be adequately screened and designed in such a manner that the overall development and design of Broadway Business Park is not compromised.
 - s. Package goods store for the sale of alcoholic beverages.



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- t. Vehicle display lots, including but not limited to used car sales lots; however, allowing for the outdoor display of golf carts only in accordance with approval of a Site Plan by the Plan and Zoning Commission under design guidelines for vehicle display lots.
 - u. Pawn brokerages.
 - v. Financial institutions where the majority of revenue is derived from lending guaranteed by collateral of future payroll or vehicle titles.
2. The following standards shall apply to any building hereafter constructed on the Property for miniwarehouse use:
- a. All storage unit building walls facing external to the Property shall consist of a stone, masonry, or brick exterior material, or other durable material as approved by the Community Development Director.
 - b. No storage access doors shall be oriented toward a public street, any adjoining residential zoning or development, or toward the west property line.
3. Any fencing along the north, west, and south perimeter of the Property shall consist of wrought iron style fencing unless providing a privacy fence is necessary to provide screening for an adjoining property.
4. Outside storage on the Property shall be prohibited unless it occurs within an area fully screened by a fencing or landscaping that is at least as tall as the items being stored.
5. Downward directed, shielded lighting shall be provided on the Property to avoid shining obtrusively onto adjoining properties.
6. All facades on the exterior wall of any building on the Property facing a public street must be comprised of no less than 20% in windows, doors, or masonry materials such as brick, cut stone, or decorative pre-cast concrete units, unless unique in architectural design and such design is approved by the Community Development Director as being comparable in overall quality.
7. All overhead doors and loading docks on any principal or accessory building on the Property shall not face Hubbell Avenue or East Broadway Avenue, unless determined by the Community Development Director that no other reasonable location for the overhead doors and loading docks exists and that they are adequately screened and designed in such a manner that their visual impact would be minimal.
8. Any development of the Property shall comply with the City's Landscaping Standards applicable to the "C-2" District, and;

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendment to the Zoning Ordinance; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and



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WHEREAS, the Legal Department has prepared an amendment to the Zoning Ordinance of the City of Des Moines to rezone the Property locally known as 4905 Hubbell Avenue, legally described as:

LOTS 44 AND 45, GLEN ACRES, AN OFFICIAL PLAT, AND THE WEST 330 FEET OF THE NORTH 660 FEET OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT STREETS.

from Limited "M-1" Light Industrial District to amended Limited "M-1" Light Industrial District to remove the zoning condition that prohibits a "vehicle display lot" use and allow use of the Property for the sale of golf carts, subject to the conditions stated above as agreed to and accepted by execution of an Acceptance of Rezoning Ordinance in writing by the owner of the Property, which is binding upon the owner and its successors, heirs and assigns.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed rezoning of the Property to amended Limited "M-1" Light Industrial District with conditions as set forth above, are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property to amended Limited "M-1" Light Industrial District with conditions as set forth above, is hereby found to be in conformance with the existing PlanDSM: Creating Our Tomorrow plan and is approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY Westergaard TO ADOPT.

FORM APPROVED:

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

(ZON2017-00033)

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