



Roll Call Number

18-1070

Agenda Item Number

22

Date June 25, 2018

RESOLUTION SETTING HEARING ON REQUEST FROM WALDINGER CORPORATION TO REZONE PROPERTY IN THE 4701 BLOCK OF SOUTHWEST 63RD STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on June 7, 2018, its members voted 10-0-1 in support of a motion to recommend APPROVAL of a request from Waldinger Corporation (purchaser), represented by Guy Gast (officer), to rezone property located in the 4701 Block of Southwest 63rd Street ("Property") from Limited "C-2" General Retail and Highway-Oriented Commercial District to Limited "M-1" Light Industrial District, to allow the development of the Property for the headquarters and warehouse/distribution center for a mechanical, electrical and sheetmetal contractor, subject to the following rezoning conditions:

- 1. Overhead doors shall not face Iowa Highway 28 or any residentially developed property unless screened by another building or by earthen berms and landscaping materials.
2. Provision of landscaping in accordance with the City's standards for "C-2" Districts.
3. No portion of the property within 50 feet of the public Rights-Of-Way or adjoining residentially zoned property may be used for the outside storage of materials, trailers or equipment. Any area used for the outside storage of materials or equipment shall be paved and screened from public street views and residential development by an architectural screening panel system or fencing/landscaping as approved by the Commission or Planning Administrator.
4. The public street facades of any building or portion thereof located within the Property which is not blocked from view by other structures or landscaping shall be construed using exterior materials that are predominately glass, brick, masonry, architectural steel panels and other durable materials. No Exterior Insulations and Finish System ("EIFS") shall be used below an elevation of 6 feet above grade on such facades.
5. Compliance with all recommendations of the traffic study as part of any submitted subdivision or site plan.
6. Any site plan for development shall be reviewed by the Plan and Zoning Commission; and

WHEREAS, the Property to be rezoned is legally described as follows:

OUTLOTS X AND Y IN AIRPORT INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY.



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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 is to be considered shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on July 9, 2018, 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 Coleman TO ADOPT.

FORM APPROVED:

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

(ZON2018-00082)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
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