



Roll Call Number

20-0362

Agenda Item Number

44

Date February 24, 2020

RESOLUTION SETTING HEARING ON REQUEST FROM HOPE MINISTRIES CENTER FOR WOMEN AND CHILDREN TO AMEND PLANDSM FUTURE LAND USE DESIGNATION AND TO REZONE AND APPROVE PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED AT 3800 EAST DOUGLAS AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 6, 2020, its members voted 10-1 in support of a motion to recommend **APPROVAL** of a request from Hope Ministries Center for Women and Children (“Hope Ministries”)(applicant), represented by Leon Negen (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for real property locally known as 3800 East Douglas Avenue (“Property”) from Public/Semi-Public to Medium Density Residential to allow rezoning to “PUD” Planned Unit Development; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on February 6, 2020, its members voted 10-1 in support of a motion to recommend **APPROVAL** of a request from Hope Ministries to rezone the Property from “R1-60” One-Family Low-Density Residential District to “PUD” Planned Unit Development, and to approve the “Hope Ministries Center for Women and Children” PUD Conceptual Plan for the Property, to allow the existing church building to be converted to a 50-bed short-term program and 50-bed long-term life support program for homeless women and children, including classroom, office, daycare, and similar supporting uses, subject to the following revisions to the PUD Conceptual Plan:

1. Any revisions necessary as part of the administrative final Mylar review to reflect final action by the City Council and to meet non-substantive staff comments for formatting and final documentation.
2. Provision of an additional note to fencing requirements that any future fencing added or to replace existing shall only be black clad chain link fencing or black decorative iron-type open fencing no greater than 6-feet in height or 6-foot tall solid wood fencing or architectural panels when required for screening; and

WHEREAS, the Property is legally described as follows:

LOT 1, EXCEPT THE NORTHWESTERLY 13.0 FEET LYING ADJACENT TO THE NORTHWEST LINE OF SAID LOT 1 (BEING ADJACENT TO HUBBELL AVENUE) AQUARIUS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. SAID TRACT OF LAND CONTAINS 5.49 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.

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2. That the meeting of the City Council at which the proposed amendment to the PlanDSM: Creating Our Tomorrow future land use designation, proposed rezoning, and proposed PUD Conceptual Plan 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 March 23, 2020, 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 414.4 of the Iowa Code.

Moved by Boesen to receive and file documents. Motion Carried 7-0

MOVED BY Gatto TO ADOPT.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(21-2019-4.25)
(ZON2019-00236)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

J. M. Franklin Cownie Mayor

CERTIFICATE

I, P. KAY CMELIK, 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.

P. Kay Cmelik

City Clerk