



Roll Call Number

22-1884

Agenda Item Number

25

Date December 12, 2022

RESOLUTION SETTING HEARING REGARDING REQUEST FROM EASTGATE PLAZA, LLC (OWNER), REPRESENTED BY NORMAN S. WEINSTEIN, FOR REVIEW AND APPROVAL OF AN 8TH AMENDMENT TO EASTGATE PLAZA PUD CONCEPTUAL PLAN, ON PROPERTY LOCATED AT 1514 EAST EUCLID AVENUE, TO ALLOW A CAR WASH USE

WHEREAS, on December 1, 2022, the City Plan and Zoning Commission considered a request from Eastgate Plaza, represented by Norman S. Weinstein, for review and approval of an 8th amendment to the PUD Conceptual Plan, on property located at 1514 East Euclid Avenue, to allow a car wash use; and

WHEREAS, the City Plan and Zoning Commission voted 13-0 to **APPROVE** an 8th amendment to the Eastgate Plaza PUD Conceptual Plan, on property located at 1514 East Euclid Avenue, to allow a car wash use, subject to provision of the following information in the General Notes section on the Eastgate Plaza PUD Conceptual Plan:

1. A note documenting any final design of the required “street-like” appearance of the 60-foot north/south drive easement shall occur at the time the adjacent property to the north is developed.
2. A note outlining time frame and responsibility of the north/south drive along the easterly line of the subject property, as determined, to the satisfaction of the Planning and Urban Design Administrator.
3. Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).
4. Foundation plantings shall be provided along the east facade of the building in addition to site plantings in accordance with Chapter 135, Article 7 (Planning and Design Ordinance), of the City Code, as required in the “MX3” District, and shall be reviewed and approved by the City’s Planning and Urban Design Division.

WHEREAS, the Property is legally described as follows:

Parcel 2021-223 of Lots 13 and 14 of Brown's Lowland Place, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, as shown in Plat of Survey recorded December 8, 2021 in Book 18898 Page 238, in the Office of the Recorder of Polk County, Iowa.

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



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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 8th amendment to the Eastgate Plaza PUD Conceptual Plan is to be considered, shall be held at 5:00 p.m. on January 9, 2023, in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, 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 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 Sections 362.3 and 414.4 of the Iowa Code.

MOVED by Gatto to adopt.
 SECOND by Voss.

FORM APPROVED:

/s/ Lisa A. Wieland
 Lisa A. Wieland
 Assistant City Attorney

(ZONG-2022-000082)

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

MOTION CARRIED APPROVED

J. M. Franklin Cownie
 Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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.

Laura Baumgartner
 Acting City Clerk