



Roll Call Number

23-0297

Agenda Item Number

20

Date March 6, 2023

RESOLUTION SETTING HEARING ON REQUEST FROM WESTCO HULL, LLC (OWNER), REPRESENTED BY DEREK WEST (OFFICER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED AT 2101 HULL AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 2, 2023, its members voted 11-2-1 in support of a motion finding the requested rezoning for Property located at 2101 Hull Avenue is not in conformance with the existing PlanDSM future land use designation of Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 2, 2023 its members voted 11-2-1 in support of a motion to recommend **APPROVAL** of a request from Westco Hull, LLC (owner), represented by Derek West (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property located at 2101 Hull Avenue from Low Density Residential to Industrial;

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 2, 2023 its members voted 11-2-1 in support of a motion to recommend **APPROVAL** of a request from Westco Hull, LLC (owner), represented by Derek West (officer), to rezone the Property from “N3a” Neighborhood District and “I1” Industrial District to Limited “I1” Industrial District to allow use of the property for a use that includes office and industrial components, subject to the following conditions:

1. Subject to the prohibition of outdoor storage as a principal or accessory use.; and

WHEREAS, the Property is legally described as follows:

LOTS 2, 3, AND 4 PERIN PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

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 amendment to the comprehensive plan future land use designation is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on March 27, 2023, in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.
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

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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 Gatto TO ADOPT. SECOND BY Voss

FORM APPROVED:

/s/ Chas M. Cahill
 Chas M. Cahill
 Assistant City Attorney

(ZONG-2023-000012) (COMP-2023-000010)

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, 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 City Clerk