

Date May 6, 2024

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM PACIFIC STAR COMMUNICATIONS, INC. (OWNER) REPRESENTED BY MOLLY WINKLER (OFFICER) FOR THE FOLLOWING REGARDING TWO PARCELS LOCATED IN THE VICINITY OF 3900 EAST BROADWAY AVENUE, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL TO COMMUNITY MIXED USE, AND TO REZONE THE PROPERTY FROM “N2A” NEIGHBORHOOD DISTRICT TO LIMITED “MX3” MIXED USE DISTRICT, TO ALLOW USE OF THE PROPERTY FOR AN “INDUSTRIAL SERVICE, LIGHT” USE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 4, 2024, its members voted 8-0 in support of a motion to recommend **APPROVAL** of a request from Pacific Star Communications, Inc. (Owner), represented by Molly Winkler (Officer), for the proposed rezoning from “N2a” Neighborhood District to Limited “MX3” Mixed Use District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 4, 2024, its members voted 8-0 in support of a motion to recommend **APPROVAL** of a request from Pacific Star Communications, Inc. (Owner), represented by Molly Winkler (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to Neighborhood Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on April 4, 2024, its members voted 8-0 in support of a motion to recommend **APPROVAL** of a request from Pacific Star Communications, Inc. (Owner), represented by Molly Winkler (Officer), to rezone the two (2) parcels from “N2a” Neighborhood District to Limited “MX3” Mixed Use District, to allow use of the property for an “Industrial Service, Light” use, subject to the following conditions:

1. Permitted uses shall be limited to the following:
 - a. Uses permitted in the “MX3” Mixed-Use District that are allowed in the “RX1” Mixed-Use District.
 - b. Industrial Service, Light.; and

WHEREAS, the Property is legally described as follows:

PART OF LOTS 1 AND 2 IN BROADWAY ACRES, AN OFFICIAL PLAT IN POLK COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SYLVAN HEIGHTS PLAT 4, AN OFFICIAL PLAT IN POLK COUNTY IOWA; THENCE NORTH

.....
Date May 6, 2024

00°26'34" WEST, A DISTANCE OF 485.59 FEET; THENCE NORTH 89°57'30" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 30°38'51" EAST, A DISTANCE OF 273.01 FEET; THENCE NORTH 89°50'32" EAST, A DISTANCE OF 154.00 FEET; THENCE SOUTH 00°09'13" WEST, A DISTANCE OF 250.15 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF E. BROADWAY AVENUE; THENCE SOUTH 89°51'53" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 464.75 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.; and

WHEREAS, on April 15, 2024, by Roll Call No. 24-0579, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on May 6, 2024, at 5:00 p.m., at the City Council Chambers; 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 proposals; and

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

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 amendment and rezoning are hereby overruled, and the hearing is closed.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Low Density Residential to Neighborhood Mixed Use is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "N2a" Neighborhood District to Limited "MX3" Mixed Use District, to allow use of the property for an "Industrial Service, Light" use, subject to the conditions set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.



Roll Call Number

Agenda Item Number

49

Date May 6, 2024

MOVED BY _____ TO ADOPT.

SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(ZONG-2024-000006) (COMP-2024-000006)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

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.

MOTION CARRIED APPROVED

Mayor

City Clerk

Date May 6, 2024

Agenda Item 49

Roll Call # _____

April 5, 2024

Communication from the City Plan and Zoning Commission advising that at their April 4, 2024 meeting, the following action was taken for request Pacific Star Comm Inc (owner), represented by Molly Winkler (officer), for the following regarding portions of two (2) parcels located in the vicinity of 3900 East Broadway Avenue:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to Community Mixed Use.
- C) Rezone property from "N2a" Neighborhood District to "MX3" Mixed Use District, to allow a proposed industrial service light use.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 8-0-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi	X				
Abby Chungath					X
Kayla Berkson	X				
Chris Draper					X
Laura Kessel					X
Todd Garner	X				
Johnny Alcivar	X				
Justyn Lewis					X
Carolyn Jenison	X				
William Page					X
Andrew Lorentzen					X
Emily Webb	X				
Katie Gillette					X
Rick Trower	X				

Approval of a revised request to rezone the property from “N2a” Neighborhood District to Limited “MX3” Mixed Use District, subject to the following condition:

- 1) Permitted uses shall be limited to the following:
 - a. Uses permitted in the “MX3” Mixed-Use District that are allowed in the “RX1” Mixed-Use District.
 - b. Industrial Service, Light

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “MX3” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Staff recommends approval of a revised request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to Neighborhood Mixed Use.

Part C) Staff recommends approval of a revised request to rezone the property from “N2a” Neighborhood District to Limited “MX3” Mixed Use District, subject to the following condition:

- 2) Permitted uses shall be limited to the following:
 - a. Uses permitted in the “MX3” Mixed-Use District that are allowed in the “RX1” Mixed-Use District.
 - b. Industrial Service, Light

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the subject property to allow re-use of the existing building for a commercial office and indoor storage of materials for a rental property business. The operations of the proposed business are considered an “industrial service, light” use by the Municipal Zoning Ordinance.
2. **Size of Site:** 4.0 acres.
3. **Existing Zoning (site):** “N2a” Neighborhood District.
4. **Existing Land Use (site):** The subject property consists of a vacant 6,723-square foot commercial building, undeveloped land, and a paved parking area and driveway in dilapidated condition.

5. Adjacent Land Use and Zoning:

North – “N3a”; Uses are one-household residential.

South – “N3a”; Uses are one-household residential.

East – “N3a”; Uses are one-household residential.

West – “N3a”; Uses are one-household residential.

6. General Neighborhood/Area Land Uses: The subject property is located on the north side of East Broadway Avenue east of the intersection with East 38th Street. The surrounding area is predominantly one-household uses.

7. Applicable Recognized Neighborhood(s): The subject property is not located within a recognized Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on March 15, 2024 and of the Final Agenda on March 29, 2024. Additionally, separate notifications of the hearing for this specific item were mailed on March 15, 2024 (20 days prior to the public hearing) and March 25, 2024 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The applicant can provide a summary of the neighborhood meeting at the public hearing.

8. Relevant Zoning History: None.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Low Density Residential.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. PlanDSM: Creating Our Tomorrow: The applicant is requesting that the future land use designation of the property be amended from “Low Density Residential” to “Community Mixed Use”. PlanDSM describes these designations as follows:

Low Density Residential: Areas developed with primarily single family and two-family residential units with up to 6 dwelling units per net acre.

Community Mixed Use: Small- to medium-scale mixed use development, located on high-capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

Staff believes that the “Neighborhood Mixed Use” designation is more appropriate for the area than the proposed “Community Mixed Use” designation. It is described as follows:

Neighborhood Mixed Use: Small-scale mixed-use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service-oriented development. Low-medium density residential may be included in mixed use development.

The subject parcel is currently zoned “N2a” District. The Zoning Ordinance describes this district as, “intended for contemporary, large size lots for single- and two-household residential houses within a more flexible building form and located in contemporary neighborhoods pursuant to House A building type in section 135-2.13 of this code.”

The applicant is proposing to rezone the parcel to the “MX3” District. The Zoning Ordinance describes this district as, “intended for mixed-use nodes and corridors within the city, where residents and visitors may access multiple uses by walking and automobile. This district accommodates higher intensity commercial uses at a smaller scale.”

- 2. Additional Information:** The applicant is proposing to renovate the existing building and site to re-use as an office for a rental property business and for indoor storage of materials, tools, trailers, etc. for the business which constitutes a “industrial service, light” under the Municipal Zoning Ordinance. The property was previously used as a radio station/broadcasting office but has been vacant for sufficient time to have lost any non-conforming rights to be used as an office use. The existing building and site configuration would support the proposed use.

However, the subject property is now located in a predominantly residential area of large parcels and larger one-household residences. The residential character of the neighborhood should be protected from any unintended consequences of the proposed rezoning. Therefore, the requested land use amendment should be revised to “Neighborhood Mixed Use” and the requested rezoning district should be revised to “Limited MX3” District with conditions of approval that limit uses on the subject property to those compatible with the “RX1” District and “industrial service, light”. The “RX1” District “provides for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low-scale neighborhoods”. The proposed conditions would ensure that the proposed office use could operate within a more compatible land use designation of Neighborhood Mixed Use which also eliminates the possibility of construction of warehouses which would not be compatible with the neighborhood character.

Staff believes that the proposed land use amendment and proposed rezoning would be consistent with the goals of PlanDSM: Creating Our Tomorrow Comprehensive Plan, so long as the property is developed according to the recommended conditions of approval in Section III.

3. **Supplemental Use Regulations:** Staff notes that any approved industrial service use would be required to comply with the Supplemental Use Regulations as listed in Section 135-3.6.2.C:
 - a. No part of the use may be a residential use.
 - b. No odors, gases, noise, vibration, pollution of air, water or soil, or lighting shall be emitted onto any adjoining property so as to create a nuisance.
 - c. For intensive uses, the owner or occupant must provide the neighborhood services director with an acceptable written statement describing the use and the nature of any odors, gases, noise, vibration, and other environmental impacts that may be generated by such use; and certifying that the use upon the property will be operated in a manner that does not permit any odors, gases, noise, vibration, pollution of air, water or soil, or lighting to be emitted onto any adjoining property so as to create a nuisance.
 - d. For intensive uses, the use shall be operated in strict conformance with the written statement provided to the neighborhood services director.
 - e. For intensive uses, all outdoor storage areas shall be designed to allow no part of any stored material, vehicles or equipment to encroach into the required setbacks.
 - f. Outdoor storage of inoperable or unsafe vehicles in quantities constituting a junk or salvage yard is prohibited.

4. **Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for any proposed additions or modifications.

SUMMARY OF DISCUSSION

Johnny Alcivar asked if any member of the public or commission desired to speak on the item. No one requested to speak.


COMMISSION ACTION:

Caroline Jenison made motion for approval of a revised request to rezone the property from "N2a" Neighborhood District to Limited "MX3" Mixed Use District, subject to the following condition:

- 1) Permitted uses shall be limited to the following:
 - a. Uses permitted in the "MX3" Mixed-Use District that are allowed in the "RX1" Mixed-Use District.
 - b. Industrial Service, Light

THE VOTE 8-0-0- (Chris Draper had not yet arrived)

Respectfully submitted,

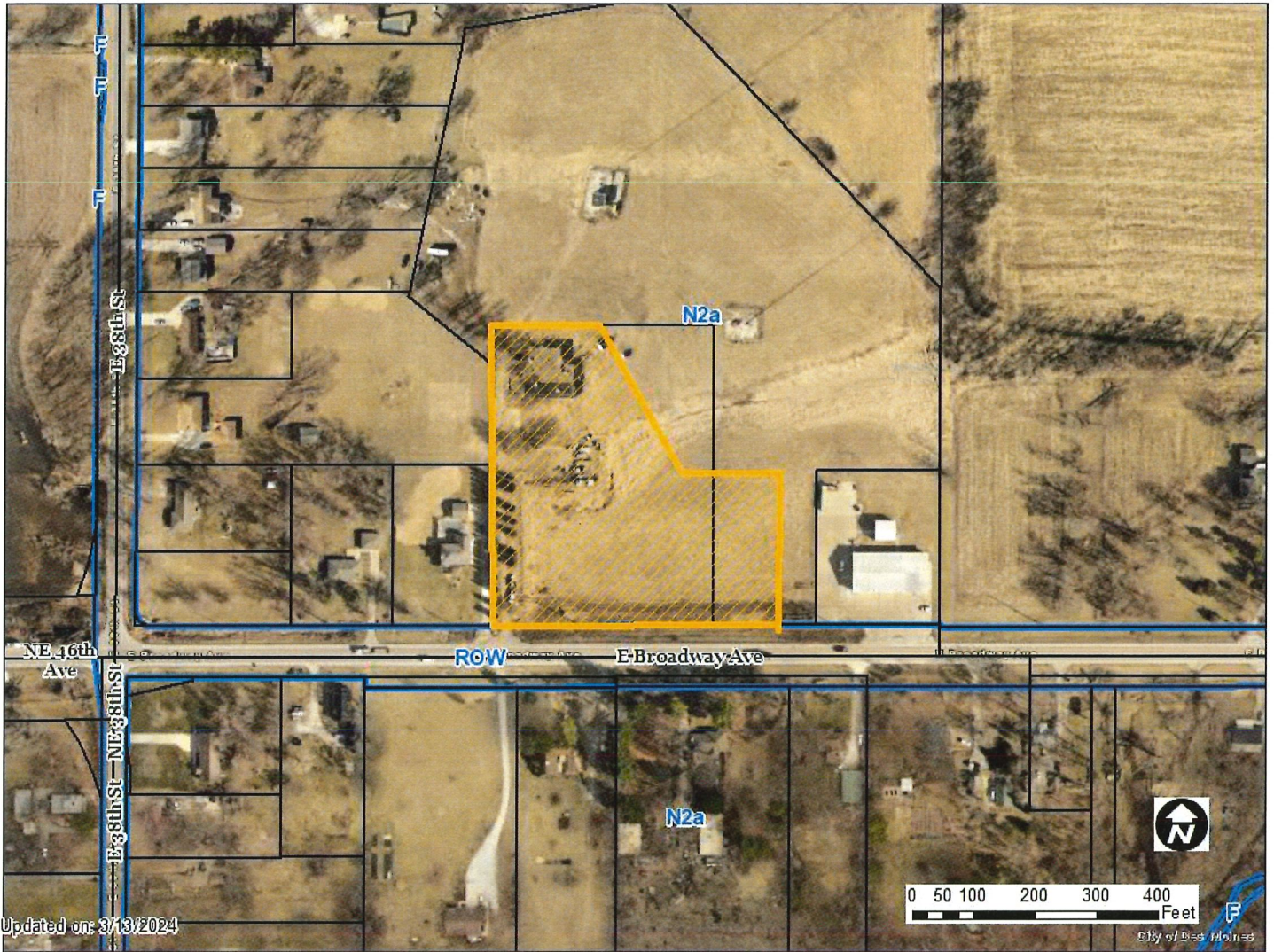


Jason Van Essen, AICP
Planning & Urban Design Administrator

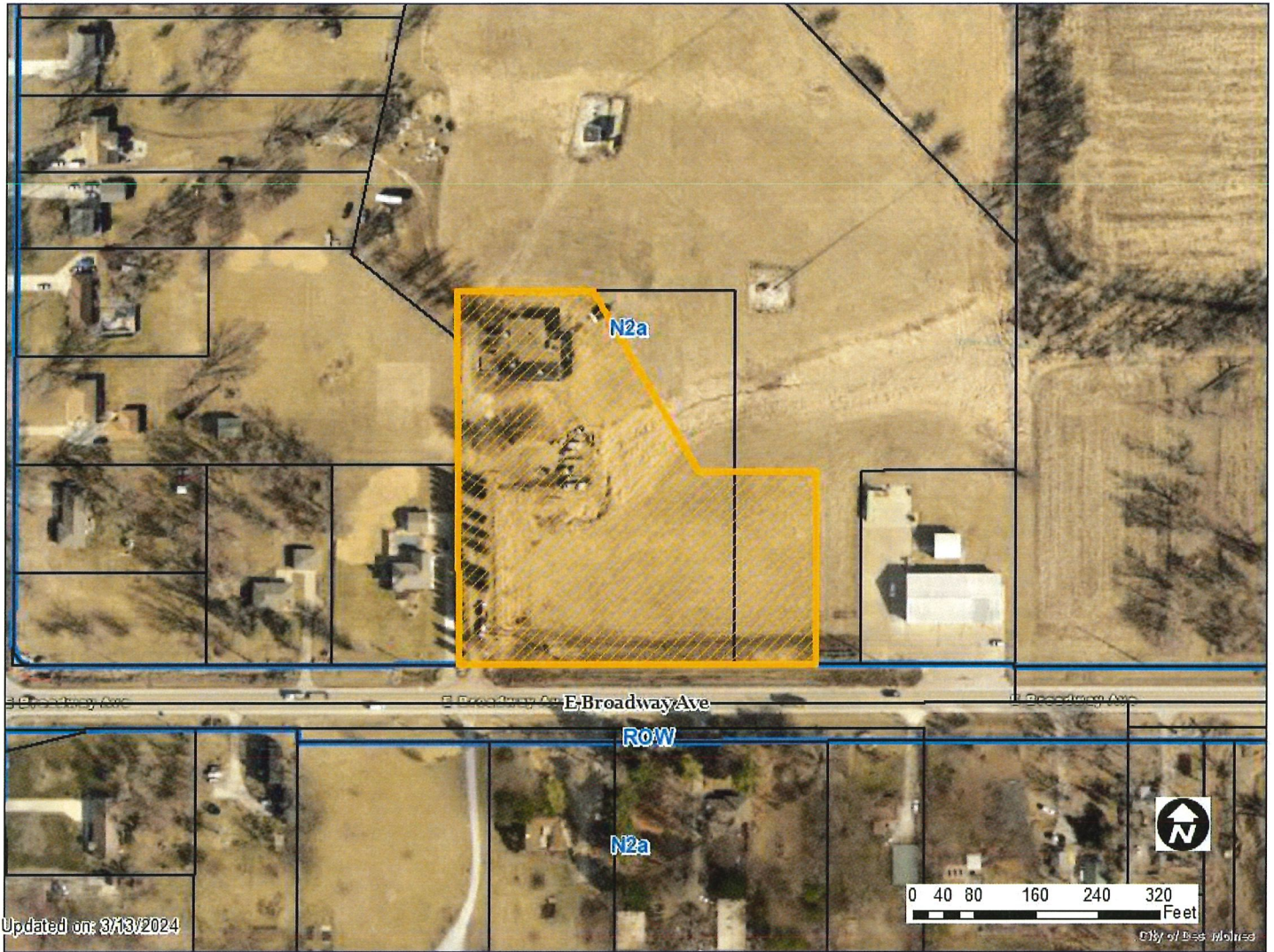
JMV:mrw

Pacific Star Comm Inc. 3900 East Broadway Avenue

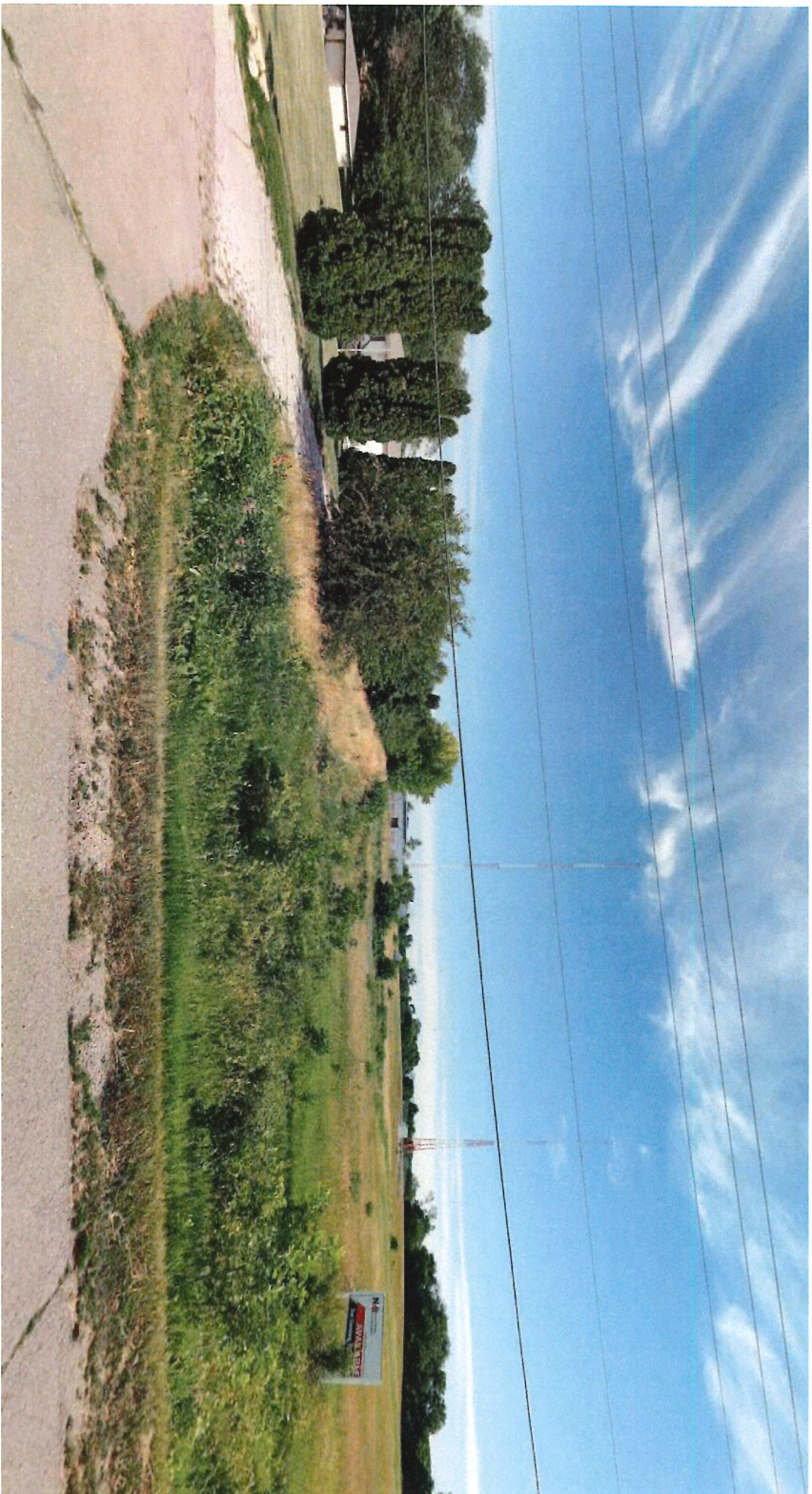
COMP-2024-000006



1 inch = 205 feet



1 inch = 164 feet



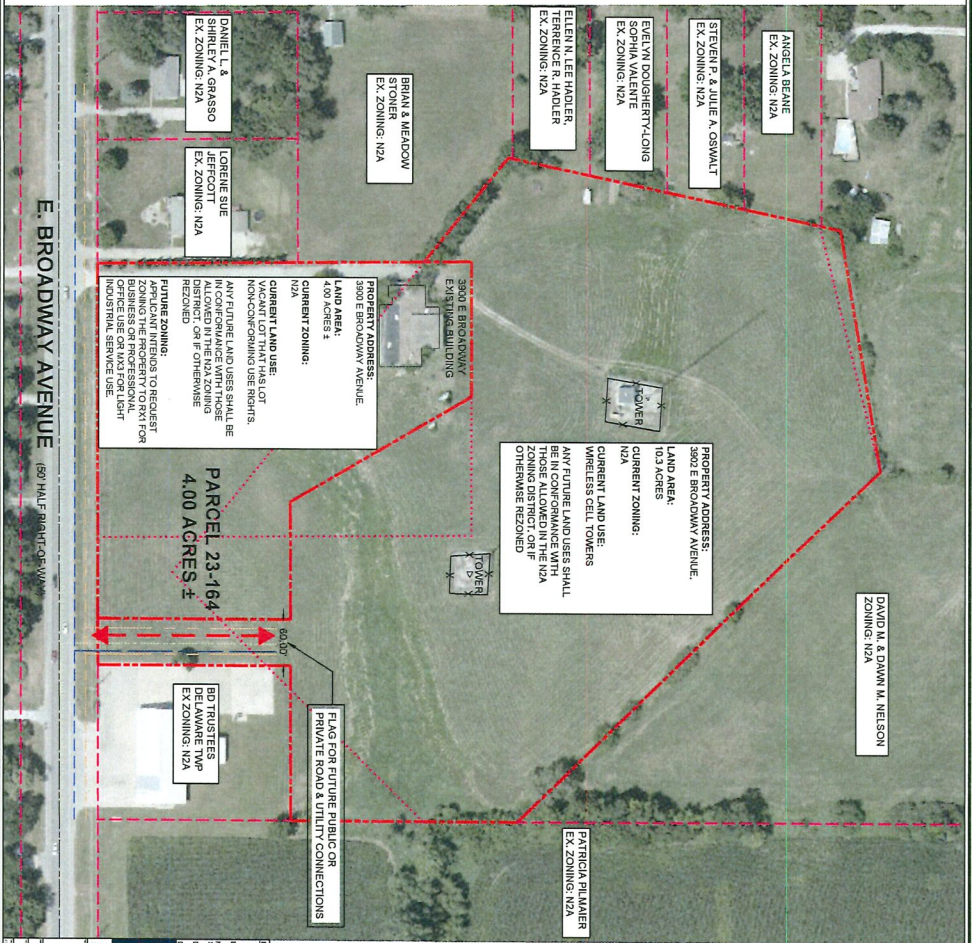
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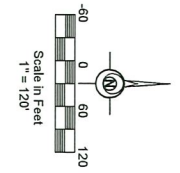
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Local: Mar 18, 2024 at 12:51:37 PM CDT



LARGE SCALE DEVELOPMENT PLAN



REQUESTOR/PROPRIETOR INFO
 REQUESTOR: CHEZ
 PROPRIETOR: CLEAR CHANNEL
 PROPRIETOR ADDRESS: 2880 STONE CREEK TRAIL
 DES MOINES, IA 50319
 PROPRIETOR PHONE: (210)-481-2395



- SYMBOLS LEGEND**
- 4 MORE OR LESS
 - VEHICULAR ACCESS
 - PROPERTY LINES
 - - - - - FENCE

- CONCEPTUAL UTILITIES:**
- - - - - FUTURE WATER
 - - - - - FUTURE SEWER
 - - - - - FUTURE ELECTRIC
 - - - - - EXISTING WATER
 - - - - - EXISTING ELECTRIC

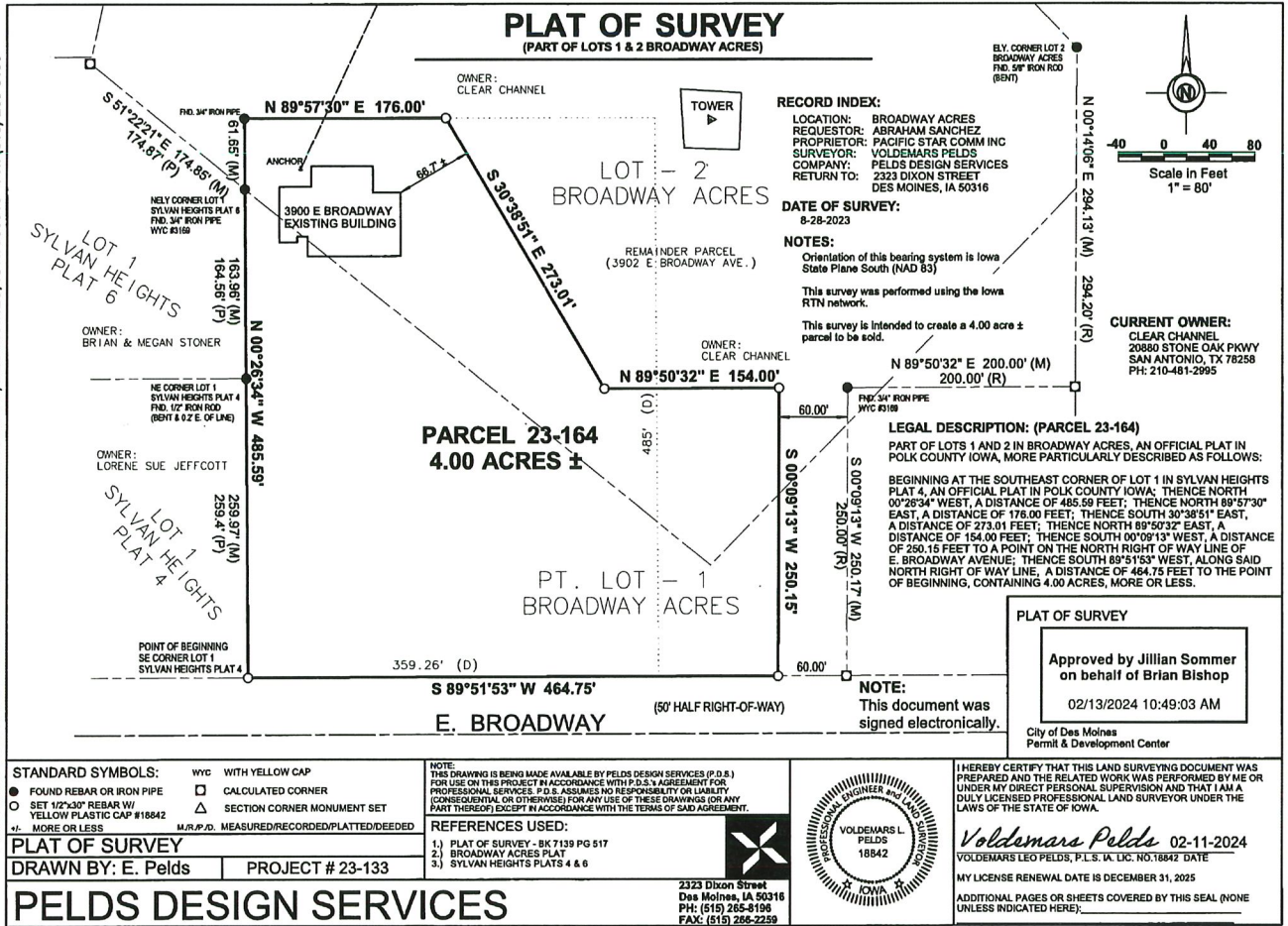
APPROVED DEVELOPMENT SERVICES:

1. PREPARE DEVELOPMENT PLAN AND PERMITS
 2. OBTAIN NECESSARY PERMITS
 3. OBTAIN NECESSARY APPROVALS
 4. OBTAIN NECESSARY PERMITS
 5. OBTAIN NECESSARY PERMITS

PELDS DESIGN SERVICES
 Architects & Engineers | Surveying
 3000 BROADWAY AVE.
 DES MOINES, IA 50317
 2025
 2323 DIXON STREET, DES MOINES, IA 50316
 23-113

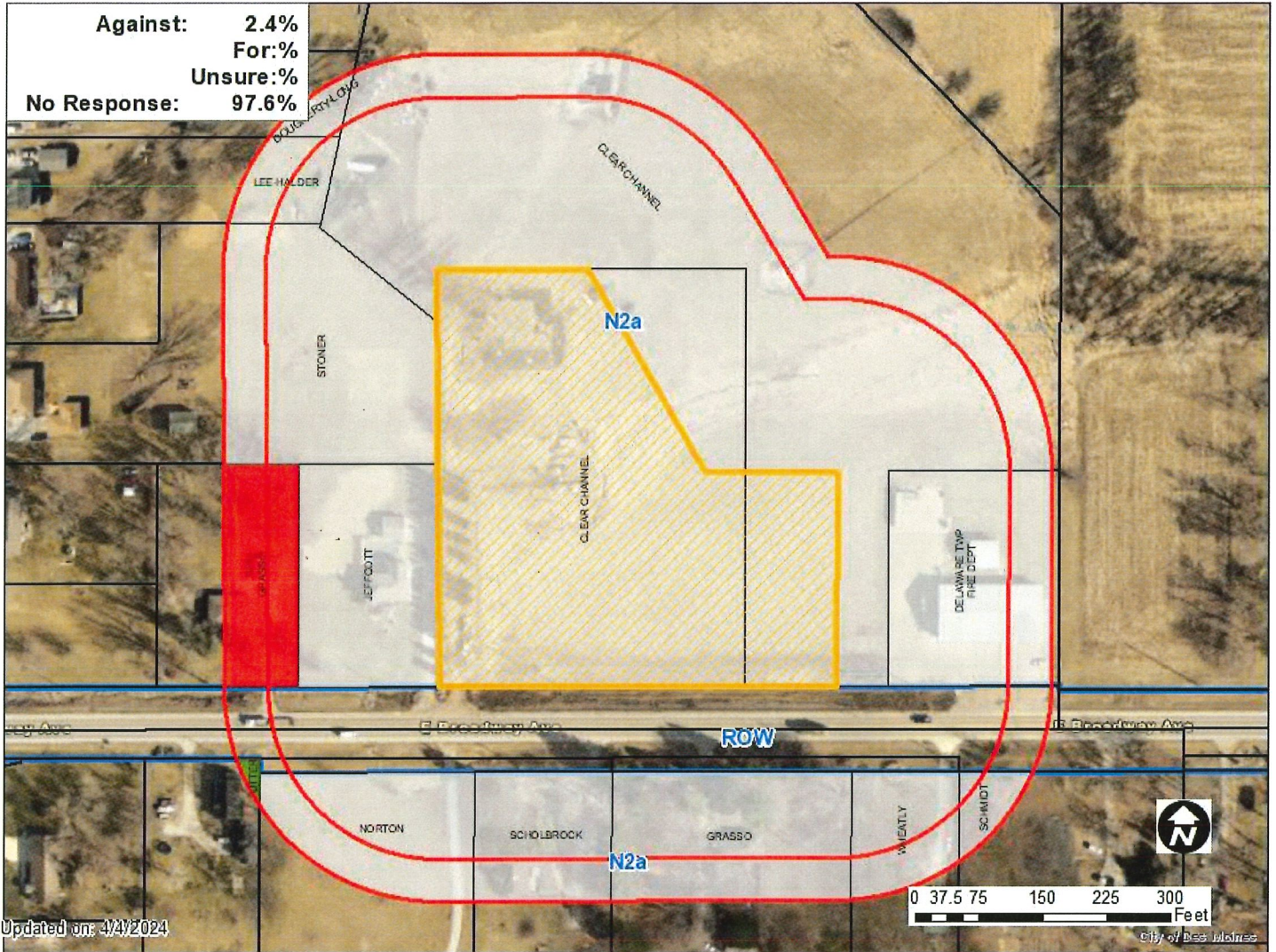
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 File Name: 23-164-PLT-1-01.dwg
 User: JILLIAN SOMMER
 Title: PLT MGR/PROPERTY RECORDER
 File # 2024-0000690
 BK 19717 Pg 461

PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515) 265-9196



Pacific Star Comm Inc Vicinity of 3900 East Broadway Avenue

ZONG-2024-000006



1 inch = 148 feet

Item: ZONG-2024-000006

Date: 3/28/24

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request



Titleholder Signature: [Handwritten Signature]

Name/Business: Dan Orrego

Impacted Address: 3856 E Broadway

Comments: _____

Item: ZONG-2024-000006

Date: 4/3/24

Please mark one of the following:

- I support the request EVAN
 I am undecided DARCI
 I oppose the request

Staff Use Only

Titleholder Signature: For letter Darci Witter

Name/Business: EVAN and DARCI WITER

Impacted Address: 3853 EAST BROADWAY AVE DES MOINES 50317

Comments: We believe that since the likelihood of a buyer actually building a single family home is very low, we would rather the property be rehabbed into a small office business/indoor only storage/no heavy industry use. We do support improvement as long as the planned business doesn't largely disrupt with noise/traffic.

From: [Darci Davis](#)
To: [Dostart, Katherine E.](#)
Subject: Re: 3900 E Broadway rezone proposal
Date: Friday, March 22, 2024 10:31:28 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Katherine Drahos:

I am writing to request that the “ Reply Card” regarding the rezoning proposal for 3900 E Broadway be promptly mailed to my forwarding address: PO Box 3105 Des Moines IA 50316.

Evan Utter and I (Darci Utter) are homeowners at 3853 E. Broadway. Please acknowledge our opposition to this rezoning proposal. We strongly urge the Development Services Department to maintain this section as a Neighborhood District.

There are many young families with small children in this area and we have been very pleased with the new construction and updates made recently, including the roundabout, new sidewalk and lower speed limit. This has been seen among nearby residents as an effort to make our neighborhood safer and more supportive for families.

Allowing the rezoning of the property at 3900 E Broadway to a light industrial use zone will negate these positive improvements and increase commercial traffic even more. There are only single-family residences along this section of Broadway from E 29th all the way to E 46th, with the exception of Rieman Music, which is a longstanding family-owned small business, and the Delaware township fire station. The fire dept has minimal traffic and is respectful with sirens and serves as a stop for the sheriffs to patrol traffic. As a community we support this station because it serves the safety of our community directly.

The property at 3900 has been in dilapidation for many years and has since had no traffic. If a light industrial use were allowed at 3900 E Broadway, it would measurably and detrimentally change the dynamic of this neighborhood.

Rezoning this property would affect our small community which struggles to maintain togetherness, adding an impersonal industrial business to the exact center of our neighborhood. Adding light industrial use to this single property in the middle of a neighborhood district will cause further separation and loss of our small family cohesiveness that is currently developing among the surrounding young families.

We request that our opinion be strongly prioritized as we are community stakeholders in this area. We request that you do not change the zoning for 3900 E Broadway and that light industries be kept in the zones which have recently been changed to such, as there is very large areas surrounding us that have been changed for this purpose and have eliminated neighborhood options in our area.

We appreciate your time and request to keep home owners at the center of development of this area. Please reply to my email to acknowledge my comments.

Sincerely,

Evan and Darci Utter
HomeOwner 3853 E. Broadway Ave
Cell#515-402-5407



April 3, 2024

RE: 3900 E Broadway Avenue, Des Moines, IA – Neighborhood meeting summary

To whom it may concern:

A neighborhood meeting was held on Tuesday, April 2, 2024 from 6:00 pm to 7:30 pm at the Norwoodville Community Center, located at 3077 NE 46th Avenue in Des Moines, Iowa. A letter was sent out on March 26th, to the attached list of owners provided by the city. A copy of this letter has also been attached for your records. The meeting was hosted by developers, Abraham Sanchez, Rubi Sanchez and Julio Calvo, Real Estate Agents Tom Hudson and Dan Dempsey, and Civil Design Consultant Ed Pelds. The meeting was attended by Council Member Linda Westergaard and 5 members of the community. Attached is a sign in sheet for your use.

Tom Hudson gave an overview of the project and rezoning that is being requested, Ed Pelds provided additional information as well as displays of existing photographs and renderings of the proposed improvements to the building. The developers gave a brief history and summary of their business operations. All individuals that attended participated in open discussions of the project.

A primary concern for the neighborhood was the type of vehicles a light industrial use would generate. They wanted to make sure that dump trucks and semi-trucks would not be part of their business plans. The developers indicated that the largest vehicles they have are pickup trucks and trailers. It was also stated that all supplies for their business would be stored indoors.

Some of the attendees asked about future development plans for the property. The developers stated that there are no plans for additional buildings at this time, but as their business grows there could be some consideration for an additional building for expansion.

Another concern for the neighborhood was their ability to access their back yards through the subject site. They had a verbal agreement in place with current ownership for access to store campers and trailers on their own property. The developers indicated that they would be agreeable to the same type of agreement.

All that attended were in agreement that this will be vast improvement of the existing conditions of the property. At the end of the meeting, it seemed that all that everyone was satisfied with the proposed redevelopment of the property.

Ed Pelds

Ed Pelds
Pelds Design Services



Cas_Num	Name	Organization	Address1	CityStateZip
ZONG-2024-000006	ANDREW J NORTON		3889 E BROADWAY AVE	DES MOINES IA 50317
ZONG-2024-000006	BRIAN STONER		4657 E 38TH ST	DES MOINES IA 50317
ZONG-2024-000006	CLEAR CHANNEL		20880 STONE OAK PKWY	SAN ANTONIO TX 78258
ZONG-2024-000006	DANIEL L GRASSO		4973 WILLOW DR	PLEASANT HILL IA 50327
ZONG-2024-000006	DELAWARE TWP FIRE DEPT		PO BOX 267	BERWICK IA 50032
ZONG-2024-000006	ELLEN N LEE-HALDER		4697 E 38TH ST	DES MOINES IA 50317
ZONG-2024-000006	EVAN UTTER		PO BOX 3105	DES MOINES IA 50316
ZONG-2024-000006	EVELYN DOUGHERTY-LONG		4717 E 38TH ST	DES MOINES IA 50317
ZONG-2024-000006	KEVIN O SCHOLBROCK		3901 E BROADWAY AVE	DES MOINES IA 50317
ZONG-2024-000006	LORENE SUE JEFFCOTT		3880 E BROADWAY AVE	DES MOINES IA 50317
ZONG-2024-000006	RANDY GRASSO		3985 E BROADWAY AVE	DES MOINES IA 50317
ZONG-2024-000006	THOMAS L WHEATLY		3987 E BROADWAY AVE	DES MOINES IA 50317



March 26, 2024

RE: 3900 E Broadway Avenue, Des Moines, IA

To whom it may concern:

My name is Ed Pelds and I am the Vice President at Pelds Design Services. We are a consultant for AJ Homes, LLC. Our client's plan involves a comprehensive renovation of the existing building with interior storage and the office space. We would like to invite you to an informational neighborhood meeting to fill you in on what we're proposing and to give you a chance to offer feedback and ask questions.

We are planning to meet on Tuesday, April 2, 2024. Open House from 6-7 pm at the Norwoodville Community Center, 3077 NE 46th Avenue, Des Moines, IA 50317. A short presentation will begin at 6:15.

If you have any questions, please contact me at the information below, so we may discuss this matter further.

Sincerely,
Pelds Design Services

Ed Pelds

Ed Pelds

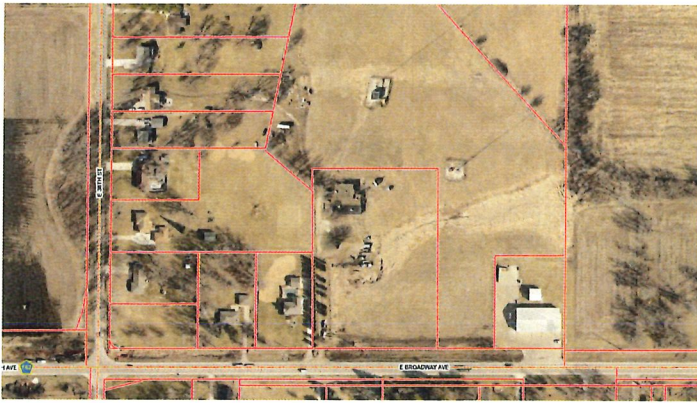
Pelds Design Services
Attn: Ed Pelds
2323 Dixon Street
Des Moines, IA 50316
E-mail: ed@pelds.com
Phone: 515-265-8196



**3900 E Broadway Avenue
Neighborhood Meeting Sign in Sheet**

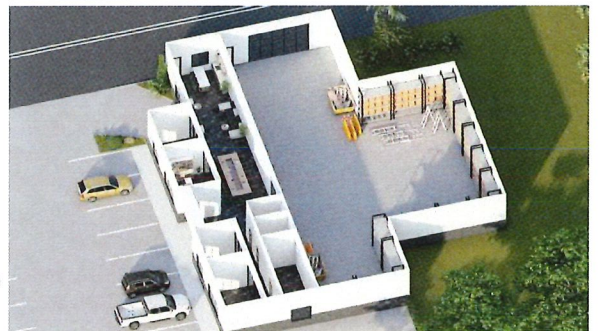
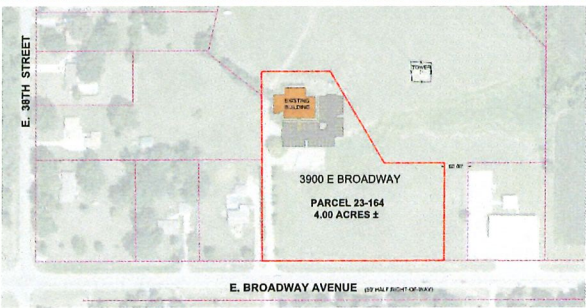
1. Abraham Sanchez
2. Rubi Sanchez
3. Ellen Lee Habler
4. Joshua Pasa
5. Darci Utter
6. EVAN UTTER
7. Lois Scholbrock
8. Des Dempsey
9. Brian Jones
10. TOM HUDSON
11. Linda Westergaard
12. Julio Calvo
13. _____
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30. _____





3900 East Broadway Ave
Existing Conditions





**3900 East Broadway Ave
Proposed Exteriors**



**3900 East Broadway Ave
Proposed Interiors.**



March 26, 2024

RE: 3900 E Broadway Avenue, Des Moines, IA

To whom it may concern:

My name is Ed Pelds and I am the Vice President at Pelds Design Services. We are a consultant for AJ Homes, LLC. Our client's plan involves a comprehensive renovation of the existing building with interior storage and the office space. We would like to invite you to an informational neighborhood meeting to fill you in on what we're proposing and to give you a chance to offer feedback and ask questions.

We are planning to meet on Tuesday, April 2, 2024. Open House from 6-7 pm at the Norwoodville Community Center, 3077 NE 46th Avenue, Des Moines, IA 50317. A short presentation will begin at 6:15.

If you have any questions, please contact me at the information below, so we may discuss this matter further.

Sincerely,
Pelds Design Services

Ed Pelds

Ed Pelds

Pelds Design Services
Attn: Ed Pelds
2323 Dixon Street
Des Moines, IA 50316
E-mail: ed@pelds.com
Phone: 515-265-8196



From: [Edmunds Pelds](#)
To: [Dostart, Katherine E.](#); [Alex Bradfield](#)
Cc: [Chakraborty, Sreyoshi](#)
Subject: RE: Rezoning request for 3900 East Broadway Avenue - Owner Affidavit
Date: Thursday, April 4, 2024 1:58:04 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Katherine,

Here is the statement that the owners have asked that we include in the presentation. Thank you for your assistance.

The current property owner and buyer have worked together to create a Plat of Survey of Parcel 23-164 consisting of 4 acres. The buyer's intended use of Parcel 23-164 requires rezoning. Once this rezoning is completed it is anticipated that buyer will purchase Parcel 23-164.

*The requested rezoning applies only to Parcel 23-164, and the property being retained by the current property owner is not the subject of this rezoning request. **Further, the easement on to Parcel 23-164 for owner's guy anchor and ground radials shall also not be affected by the rezoning.***

ED PELDS

Vice President, Principal Project Manager



PELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street | Des Moines, IA | 50316

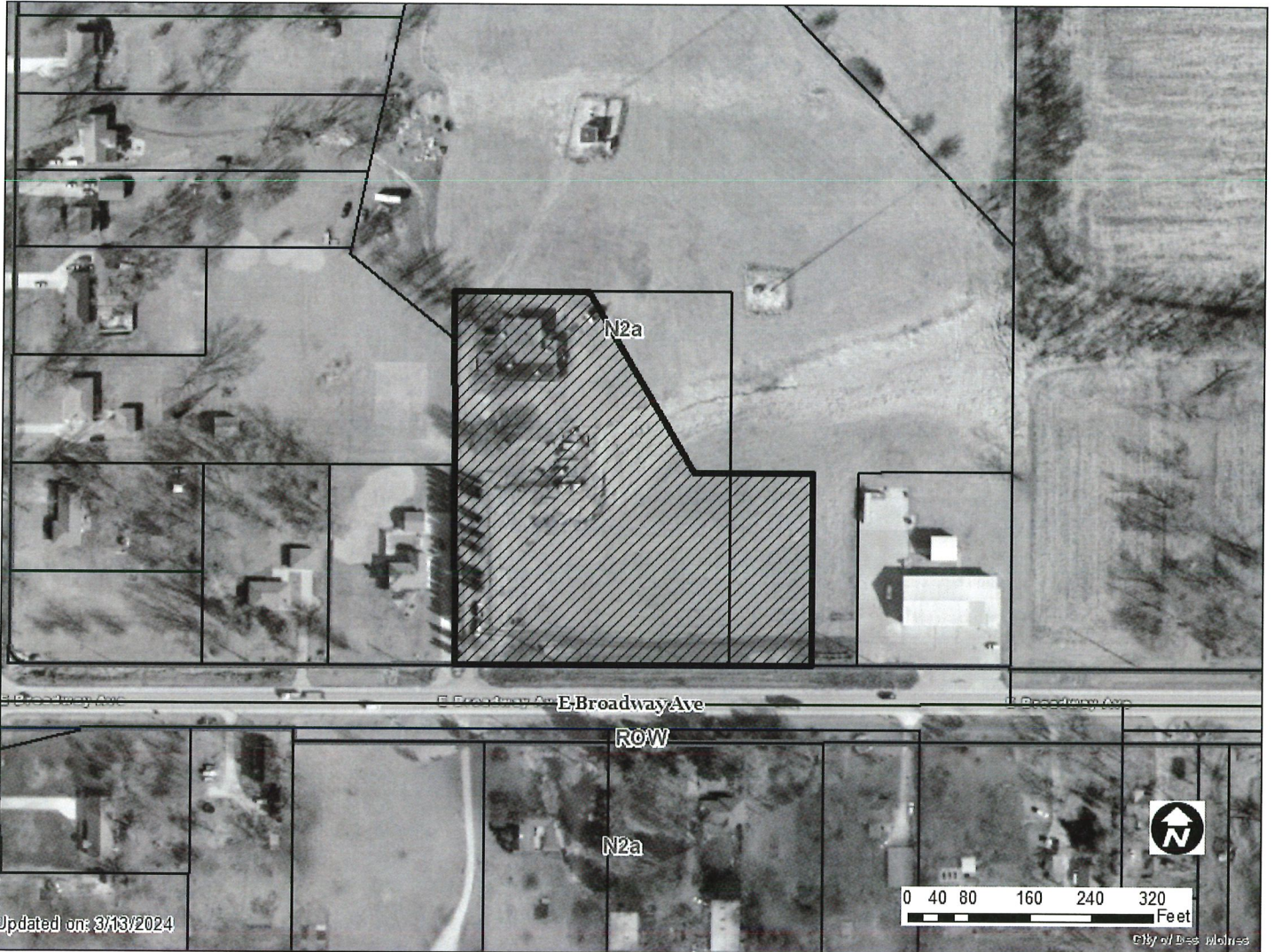
O: 515 | 265 | 8196 P: 515 | 978 | 4945

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From: Dostart, Katherine E. <KEDostart@dmgov.org>
Sent: Wednesday, April 3, 2024 1:44 PM
To: Edmunds Pelds <ed@pelds.com>; Alex Bradfield <alex@pelds.com>
Cc: Chakraborty, Sreyoshi <SChakraborty@dmgov.org>
Subject: RE: Rezoning request for 3900 East Broadway Avenue - Owner Affidavit

We have that email set up as a specific email location. Since you've sent it to both me and Sreyoshi, you're fine for this time.

Thanks for sending this today. It will be added to the staff presentation.



Updated on: 3/13/2024

1 inch = 164 feet