

.....
Date May 23, 2011

RECEIVE AND FILE RECOMMENDATIONS FROM THE CITY PLAN
AND ZONING COMMISSION REGARDING THE PROPOSED STREET
VACATIONS AND REZONING.

WHEREAS, the City Plan and Zoning Commission has advised in the accompanying letter dated November 23, 2011, that at a public hearing held on November 18, 2010, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Kemin Industries, Inc., for the vacation of Scott Avenue between SE 20th Street and the western limit of the Union Pacific Railroad right-of-way, for conveyance to Kemin Industries for their proposed expansion of the industrial campus at 405 SE 20th Street, subject to the following conditions:

- a. Provision of easements for any existing utilities until such time that they are relocated.
- b. Provision of a turnaround west of the railroad tracks at the west terminus of the remaining portion of Scott Avenue to the east.

WHEREAS, the City Plan and Zoning Commission has further advised in the accompanying letter dated May 20, 2011, that a public hearing held on May 19, 2011, its members voted 10-0 in support of a motion to find the proposed rezoning of the property owned by Kemin Holdings located north of Scott Avenue between SE 19th and SE 20th Streets, and the property owned by the City of Des Moines north of Scott Avenue between SE 20th and SE 21st Streets, from the "M-1" Light Industrial District to the "M-2" Heavy Industrial District classification to be in conformance with the Des Moines' 2020 Community Character Plan future land use designation; and,

WHEREAS, the City Plan and Zoning Commission has further advised in the accompanying letter dated May 20, 2011, that the public hearing held on May 19, 2011, its members further voted 10-0 in support of a motion to recommend **APPROVAL** of the City initiated rezoning of the property owned by Kemin Holdings located north of Scott Avenue between SE 19th and SE 20th Streets, and the property owned by the City of Des Moines north of Scott Avenue between SE 20th and SE 21st Streets, from the "M-1" Light Industrial District to the "M-2" Heavy Industrial District classification and the vacation of a segment of Southeast 20th Street from Scott Avenue to a point approximately 432 feet to the north, subject to reservation of necessary easements for all existing utilities.

MOVED by _____ to receive and file.



Roll Call Number

Agenda Item Number

52B

Date May 23, 2011

FORM APPROVED:

Roger K. Brown

Assistant City Attorney

C:\Rog\Eco Dev\Kemin\Roll Calls\RC 11-05-23 P&Z Rec.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

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.

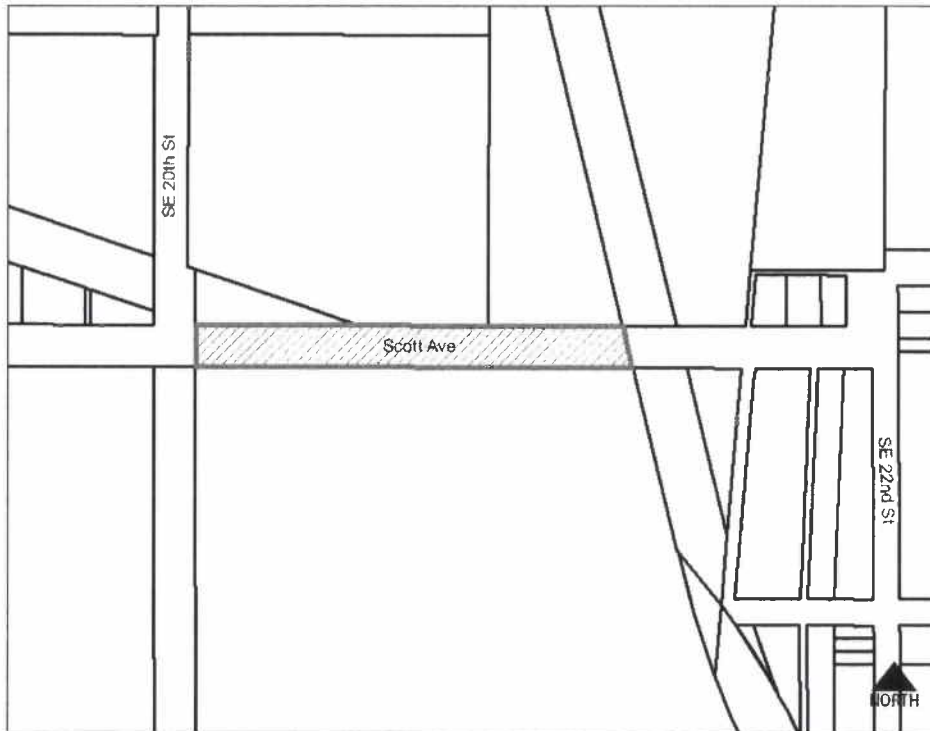
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk

City Council initiated request for vacation of Scott Avenue between Southeast 20 th Street and the western limit of the Union Pacific Railroad right-of-way to the east, for conveyance to Kemn Industries for their proposed expansion of the industrial campus at 405 Southeast 20 th Street.				File # 11-2010-1.12	
Description of Action	Vacation of Scott Avenue between Southeast 20 th Street and the western limit of the Union Pacific Railroad right-of-way to the east.				
2020 Community Character Plan	General Industrial				
Horizon 2035 Transportation Plan	No Planned Improvements				
Current Zoning District	"M-1" Light Industrial & "M-2" Heavy Industrial				
Proposed Zoning District	"M-1" Light Industrial & "M-2" Heavy Industrial				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	1	1			
Outside Area					
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes	N/A
	Denial			No	N/A

Kemn Industries Inc - Vacation Scott Avenue ROW vicinity of 2000 Scott Ave 11-2010-1.12



Date _____

Agenda Item 52B

Roll Call # _____

November 23, 2010

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held November 18, 2010, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels				X
Jacqueline Easley				X
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston	X			
Ted Irvine	X			
Greg Jones	X			
Jim Martin	X			
Brian Millard	X			
William Page	X			
Mike Simonson				X
Kent Sovern	X			

APPROVAL of a City Council initiated request to vacate Scott Avenue between Southeast 20th Street and the western limit of the Union Pacific Railroad right-of-way to the east, for conveyance to Kemin Industries for their proposed expansion of the industrial campus at 405 Southeast 20th Street subject to the following conditions: 11-2010-1.12

- a. Provision of easements for any existing utilities until such time that they are relocated.
- b. Provision of a turnaround west of the railroad tracks at the west terminus of remaining Scott Avenue.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested vacation subject to the following conditions:

- a. Provision of easements for any existing utilities until such time that they are relocated.
- b. Provision of a turnaround west of the railroad tracks at the west terminus of remaining Scott Avenue.



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The request would allow for an expansion of Kemin Industries. Any future expansion must be in compliance with a Site Plan approved by the City's Permit & Development Center.
2. **Size of Site:** 80 feet by 820 feet or 65,600 square feet (1.5 acres).
3. **Existing Zoning (site):** "M-1" Light Industrial District & "M-2" Heavy Industrial District.
4. **Existing Land Use (site):** Scott Avenue right-of-way.
5. **Adjacent Land Use and Zoning:**
 - North* – "M-1"; Use is the City of Des Moines' Public Works storage facility.
 - South* – "M-2"; Use is Kemin Industries' campus.
6. **General Neighborhood/Area Land Uses:** The subject right-of-way is within an industrial area.
7. **Applicable Recognized Neighborhood(s):** None.
8. **Relevant Zoning History:** NA.
9. **2020 Community Character Land Use Plan Designation:** General Industrial.
10. **Applicable Regulations:** The Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Utilities:** Easements must be provided for any existing utilities until such time that they are relocated.
2. **Street System/ Access:** The requested elimination of a segment of Scott Avenue will not impact the surrounding street network so long as a turnaround is provided of the railroad tracks at the west terminus of the remaining segment of Scott Avenue to the east of Kemin Industries' campus. The requested right-of-way is not needed for the proposed Southeast Connector.
3. **Development Requirements:** Any future expansion of Kemin Industries onto the requested right-of-way must be in compliance with a Site Plan approved by the City's Permit & Development Center.

SUMMARY OF DISCUSSION

There was no discussion.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in support or opposition of applicant's request.

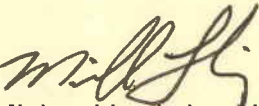
COMMISSION ACTION

JoAnne Corigliano moved staff recommendation to approve the requested vacation subject to the following conditions:

- a. Provision of easements for any existing utilities until such time that they are relocated.
- b. Provision of a turnaround west of the railroad tracks at the west terminus of remaining Scott Avenue.

Motion passed 11-0.

Respectfully submitted,


Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

Item 11-2010-1.12

Date _____

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
NOV 15 2010

Print Name Elizabeth Nelson

Signature Elizabeth G. Nelson

Address 2100 Mauny

Reason for opposing or approving this request may be listed below:

Kenin is the owner of the adjacent land and the closure will be beneficial for Kenin's expansion and will make truck traffic safer on this road.

APPLICANT

Item 11-2010-1.12

Date 11-11-10

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
NOV 15 2010

Print Name Hawkeye Land Company

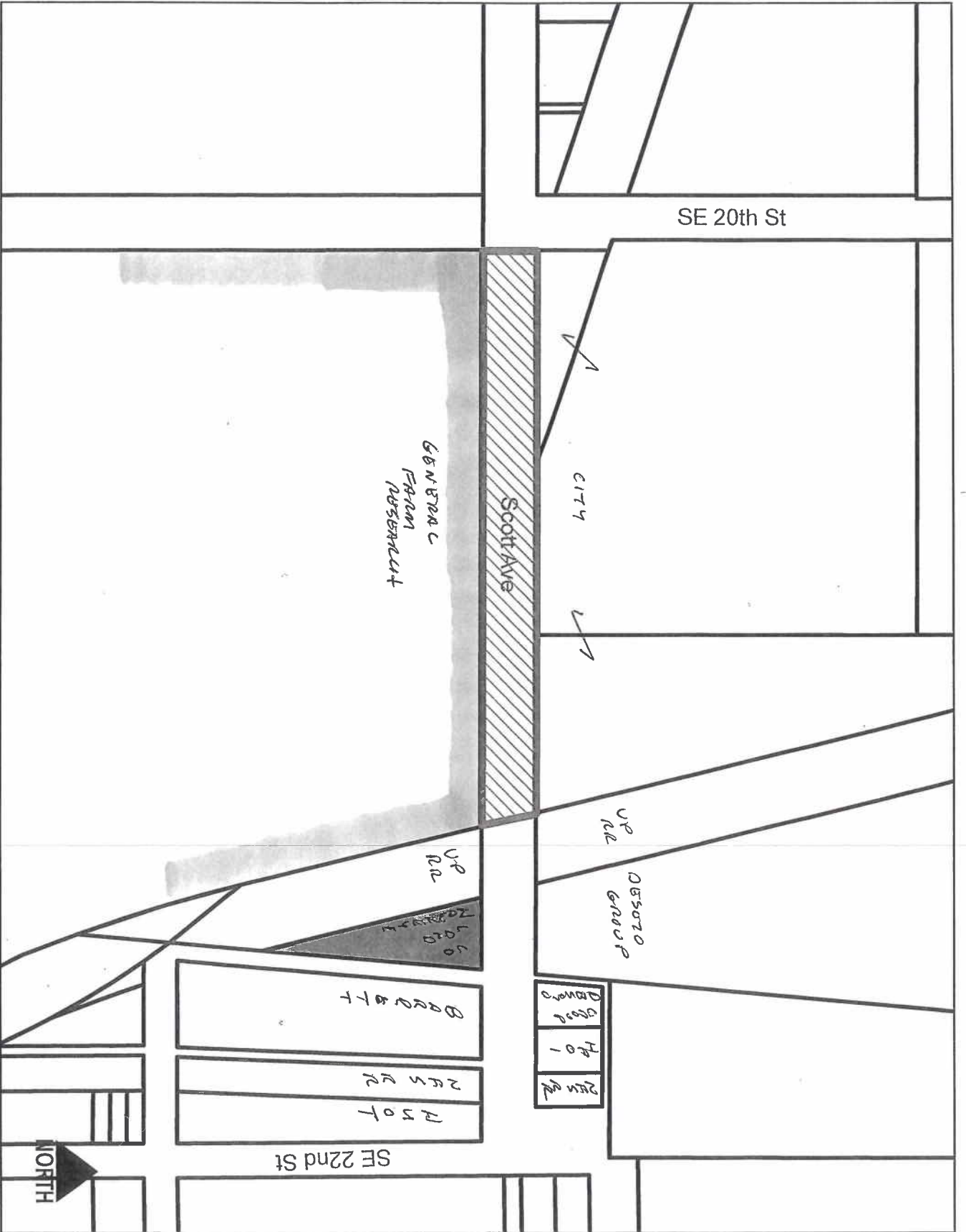
Signature Debra Nichols, Real Estate Mgr. HLC

Address 500 Stickle Dr NE, Cedar Rapids, IA 52401

Reason for opposing or approving this request may be listed below:

This will limit the public access to our parcels on the East side of the Union Pacific right of way and the South side of Scott Avenue

Kemin Industries Inc. - Vacation Scott Avenue ROW vicinity of 2000 Scott Ave 11-2010-1.12



Date _____

Agenda Item 52B

Roll Call # _____

May 20, 2011

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held May 19, 2011, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows:



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

Commission Action:	Yes	Nays	Pass	Absent
JoAnne Corigliano	X			
Shirley Daniels				X
Jacqueline Easley	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston				X
Ted Irvine	X			
Greg Jones	X			
Brian Millard	X			
William Page	X			
Mike Simonson				X
Kent Sovern	X			
CJ Stephens	X			

APPROVAL of a City Council initiated request for property in the vicinity of 405 Southeast 20th Street Part A) to find that the requested "M-2" zoning is in conformance with the Des Moines' 2020 Community Character Plan future land use designation.

By separate motion Commissioners recommended 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
JoAnne Corigliano	X			
Shirley Daniels				X
Jacqueline Easley	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston				X
Ted Irvine	X			
Greg Jones	X			
Brian Millard	X			
William Page	X			
Mike Simonson				X
Kent Sovern	X			

APPROVAL of Part B) to approve the vacation of SE 20th Street from Scott Avenue to a point approximately 432 feet to the north subject to reservation of necessary easements for all existing utilities; and Part C) to approve the rezoning to the "M-2" Heavy Industrial District. 11-2011-1.07 & ZON2011-00083

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found in conformance with the Des Moines' 2020 Community Character Plan future land use designation.

Part B) Staff recommends approval of the recommended vacation subject to reservation of necessary easements for all existing utilities.

Part C) Staff recommends approval of the rezoning to the "M-2" Heavy Industrial District.

STAFF REPORT

I. GENERAL INFORMATION

- 1. Purpose of Request:** Kemin Industries is proposing to expand its Des Moines manufacturing and worldwide corporate office. Its new five-year capital expansion plan consists of a 100,000-square foot worldwide headquarters, three new research and development facilities totaling approximately 65,000 square feet and six new manufacturing facilities totaling approximately 165,000 square feet.

Total new building construction and site preparation is estimated at \$21.85 million with an additional investment of \$6.3 million in manufacturing machinery and equipment, \$1.5 million in furniture and fixtures and \$10 million investment in new research and development. Kemin has growth plans to hire an additional 98 employees over the next five years. Kemin currently employs 349 workers at its Des Moines location.

The proposed five-year capital expansion plan envisions this growth to the north of Kemin's existing campus location. Kemin has privately acquired a significant portion of the needed land, but is in need of property currently owned and occupied by the City of Des Moines. The City's land is generally located north of Scott Avenue and east of Southeast 20th Street, presently used for various field service functions by the City's Public Works, Park and Recreation, and Engineering Departments.

- 2. Size of Site:** Approximately 15 acres.
- 3. Existing Zoning (site):** "M-1" Light Industrial District.
- 4. Existing Land Use (site):** The portion east of Southeast 20th Street is used for the City Public Works, Parks and Recreation, and Engineering field services facilities. The portion that is west of Southeast 20th Street is generally undeveloped and contains significant timbered vegetation.

5. Adjacent Land Use and Zoning:

North – “M-2” & “M-1”, Uses are Yellow Freight truck terminal and City field services facility (future alignment for SE Connector).

South – “M-2”, Uses are Kemin Industries campus and Darling National (National By-Product) truck terminal.

East – “M-1”, Uses are vacant land and the Union Pacific Railroad.

West – “M-1”, Uses are Midwest Auto Fire Sprinkler Company and vacant land (Kemin).

6. **General Neighborhood/Area Land Uses:** The subject property is within a primarily industrial developed area southeast of Downtown and east of the Southeast 14th Street major commercial corridor. The area is directly adjacent to the south of the proposed alignment to the SE Connector.
7. **Applicable Recognized Neighborhood(s):** N/A.
8. **Relevant Zoning History:** N/A.
9. **2020 Community Character Land Use Plan Designation:** General Industrial.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries 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 recommend that certain conditions be applied to the subject property if the property owner agrees in writing, prior to the City Council Hearing. The recommendation of the Commission will be forwarded to the City Council.

The Commission also reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Features:** The western portion of the area proposed for rezoning that is under Kemin’s private ownership contains a significant amount of vegetation. All tree removal will be subject to tree mitigation requirements as part of any Site Plan or grading plan approval process.
2. **Drainage/Grading:** Future development of the subject property will require a storm water management plan and a soil erosion protection and grading plan as part of the Site Plan review.
3. **Utilities:** All necessary utilities are currently available or within a reasonable distance to the subject property. There is a 16-inch feeder water main and sanitary sewer within the proposed right-of-way for vacation. Either proper easements must be reserved for

these utilities or they will need to be rerouted at the expense of the developer or abandoned with future redevelopment. At the present time, reserving easements for them does not appear to conflict with Kemin's master plan.

4. **Landscaping & Buffering:** Landscaping and tree plantings will be required in accordance with the Des Moines Landscape Standards as applicable to "M-2" Districts. Additional landscaping material may be required to conform to tree mitigation formulas in the City's Tree Ordinances.
5. **Traffic:** The preferred alignment for the SE Connector Project will render the City field services facility functionally inadequate. These City functions will be relocated as part of the SE Connector Road Project. Kemin has proposed that the City sell them any remaining property south of the proposed SE Connector alignment determined excess right-of-way after the Iowa Department of Transportation and the Federal Highway Administration approves functional replacement costs for the existing City services impacted. Verbal approval to declare excess right of way has been received from both the Iowa Department of Transportation and the Federal Highway Administration conditioned upon the sale proceeds at fair market value being credited to the SE Connector Road Project.
6. **2020 Community Character Plan:** The proposed future development under the Kemin capital expansion plan would be consistent with the General Industrial designation in the Community Character Plan. Any use of land developed that would not be permitted in the existing "M-1" District will require a Conditional Use permit from the Board of Adjustment under criteria set forth in the Zoning Ordinance under Section 134-1122(5).

SUMMARY OF DISCUSSION

Erik Lundy presented staff report and recommendation.

CHAIRPERSON OPENED THE PUBLIC HEARING

There following spoke in opposition of request

Tony Holt 607 SE 21st Court passed a letter from Voldemars Pelds, PE & LSI stating that if Scott Avenue lying west of Mr. Holt's property becomes a private drive, he will have no access to his property during 100 year flood events. This is a concern because Scott Avenue is the only paved access that can be used all year around.

Greg Jones asked staff to show on the map where Mr. Holt's property is located in reference to his concern. (It is located immediately east of the railroad to the east of the existing Kemin Campus)

Terry Vorbrich with Economic Development Department showed the map from City Engineering Department that the entire area is in the 100 year protected by the existing levy systems. With regards to Mr. Holt's concern, in a very disastrous situation much of the surrounding area falls within designated FEMA 500 year floodplain.

Dann Flaherty asked for clarification that even Scott Avenue itself would be in the floodplain.

Terry Vorbrich stated yes, even Scott Avenue itself would be in the floodplain.

Brian Millard asked if the Federal Insurance Rate Maps being shown were the most recent ones that change the 500 year flood plain to 100 year flood plain that has not been approved yet.

Pam Cooksey Deputy City Engineer stated that based on the information from the Corp of Engineers the current 500 year flood hazard becomes the new 100 year Flood Frequency if we do nothing to affect the flows of the Des Moines River. However, there is work underway to affect that. We currently do not have proposed elevations from FEMA for the projected 100 year flood so we do not have an exact line like we do for the current situation.

Mike Ludwig asked Mr. Holt was he the owner of the property in November when the right-of-way vacation request went before the Plan & Zoning Commission for Scott Avenue.

Tony Holt stated that for over four years the roll-off company has had a vested interest in the property, but they were not aware of what the City was doing. He did not become the owner until sometime in December 2010.

Mike Ludwig asked that when Mr. Holt became the owner was he aware that his property was in the floodplain currently.

Tony Holt stated yes he was aware. However, when looking at his property it is the highest property in that area as far as elevation.

Mike Ludwig pointed out that the email submitted by Mr. Holt indicated that in a 100 year flood event there would be an issue of access. There would be numerous streets in that area that would fall under the same category and there are numerous streets within the city that in certain flood events whether it is localized or larger areas are impacted by flooding. There are processes in place for closures of streets in response to those situations. Under the City's policies there is no obligation that access would be provided in all rain & storm events to every property in Des Moines. In certain circumstances there will be limited access to property if there is a flood that occurs.

Tony Holt stated that currently with the access he has, they would be less likely to flood. His other concern is the back storm water from Dean Lake and having a hard surface road to his property knowing it could be taken away from him and be given a less improved surface.

Mike Ludwig clarified that Mr. Holt is saying that Scott Avenue would no longer be available, which is a paved access. The unpaved roads would then be the access to his property.

Mike Ludwig asked Pam Cooksey if there are any immediate plans for paving the SE 22nd unpaved street.

Pam Cooksey stated that any plans or program would be subject to Public Works if they wanted to come in with an interim asphalt paving. However, when the SE Connector is constructed that road does get rebuilt to an urban standard.

Mike Ludwig clarified that it is an interim situation that there would be an unpaved access to his property. Staff believes the Plan & Zoning Commission recommendation supporting vacation of Scott Avenue in November still remains valid.

Tony Holt stated that he is not opposed to closing Scott Avenue. He would just like time for the other road to be paved before it is closed.

Brian Millard asked how much time he is asking for.

Tony Holt stated that he would just like to see 22nd Street improved, even if it is just raised to a level that is satisfactory so it does not flood.

Mike Ludwig stated that even if that road was raised tomorrow to get to that road you would be required to drive on other existing roads that would be inundated in certain flood events. Just raising that roadway does not guarantee access to the property in a flood event.

Pam Cooksey response to the drainage in Dean's Lake, there are improvements at this point to improve the drainage and conveyance in that area to hopefully mitigate some of the overland flow. When SE 22nd is improved as part of the SE Connector she cannot say how much or if it will be raised because it will still be going underneath the SE Connector.

Tony Holt explained that SE 22nd south of Maury drops close to six feet and then when it gets to the far end of his property it also raises well over six to eight feet. It is a low lying ground and it shows on the map they are planning water retention there.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Kent Sovern reminded the Commission that in the last CIP letter they asked the City Manager and Council to be cautious about the development in the 100 year flood plain. Requested continued caution.

Brian Millard stated that he thinks that it is important for staff to not only let the applicants and the Commission know where the old boundary lines are on the FEMA flood map but also where the proposed new boundary lines are.

Dann Flaherty stated that he recalls when that area was completely underwater, there was no levy system, it was called the SE Bottoms and flooded like crazy every year. He stated that levies are not that protective of human life or property. They have a tendency to fail on a regular basis as noted by those citizens who live in North Dakota and South Dakota and other areas. People need to be made aware of when they move into an area like this they have a problem. Also, he thinks we need to realize the regional treatment of these issues. He feels sorry for Tony. He moved into an area that for years we have known it to be a problem. Kemin has asked for an expansion and he would caution that when Kemin does the work that they are going to do they will be in the same boat. He is voting in favor of the applicant's request because he thinks that it is a good project and we are not flooded all of the time. People need to take appropriate steps to protect themselves and others from what is going to happen.

Ted Irvine stated that he thinks that Mr. Holt has an issue with the person who sold him the property. If he bought it in December and the Commission recommended conveyance of the street in November Mr. Holt is probably talking to the wrong people.

COMMISSION ACTION

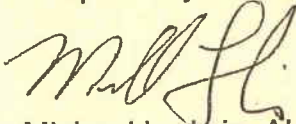
Greg Jones moved staff recommendation Part A) to find that the requested "M-2" zoning is in conformance with the Des Moines' 2020 Community Character Plan future land use designation.

Motion passed 10-0.

Greg Jones moved staff recommendation Part B) to approve the vacation of SE 20th Street from Scott Avenue to a point approximately 432 feet to the north subject to reservation of necessary easements for all existing utilities; and Part C) to approve the rezoning to the "M-2" Heavy Industrial District.

Motion passed 10-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

City Council initiated request for the following action related to rezoning of property in the vicinity of 405 Southeast 20 th Street. Subject property is owned by City of Des Moines		File # 11-2011-1.07		
Description of Action	Review and approval of vacation of a segment of Southeast 20 th Street from Scott Avenue to a point approximately 432 feet to the north.			
2020 Community Character Plan	General Industrial			
Horizon 2035 Transportation Plan	SE Diagonal from E 14 th Street to west of E 30 th Street to add 4 lanes divided			
Current Zoning District	"M-1" Light Industrial District			
Proposed Zoning District	"M-2" Heavy Industrial District			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area				
Plan and Zoning Commission Action	Approval	10-0	Required 6/7 Vote of the City Council	Yes
	Denial			No
				X

City Council Initiated (Kemin Industries) - SE 20th St north of Scott Ave 11-2011-1.07



City Council initiated request for the following action related to rezoning of property in the vicinity of 405 Southeast 20 th Street. Subject property is owned by City of Des Moines and Kemin Holdings, LC				File # ZON2011-00083	
Description of Action	Review and approval to rezone the property from "M-1" Light Industrial District to "M-2" Heavy Industrial District for Kemin Industries site expansion and redevelopment.				
2020 Community Character Plan	General Industrial				
Horizon 2035 Transportation Plan	SE Diagonal from E 14 th Street to west of E 30 th Street to add 4 lanes divided				
Current Zoning District	"M-1" Light Industrial District				
Proposed Zoning District	"M-2" Heavy Industrial District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area					
Plan and Zoning Commission Action	Approval	10-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

City Council Initiated (Kemin Industries) - Vicinity SE 20th St & Scott Ave ZON2011-00083



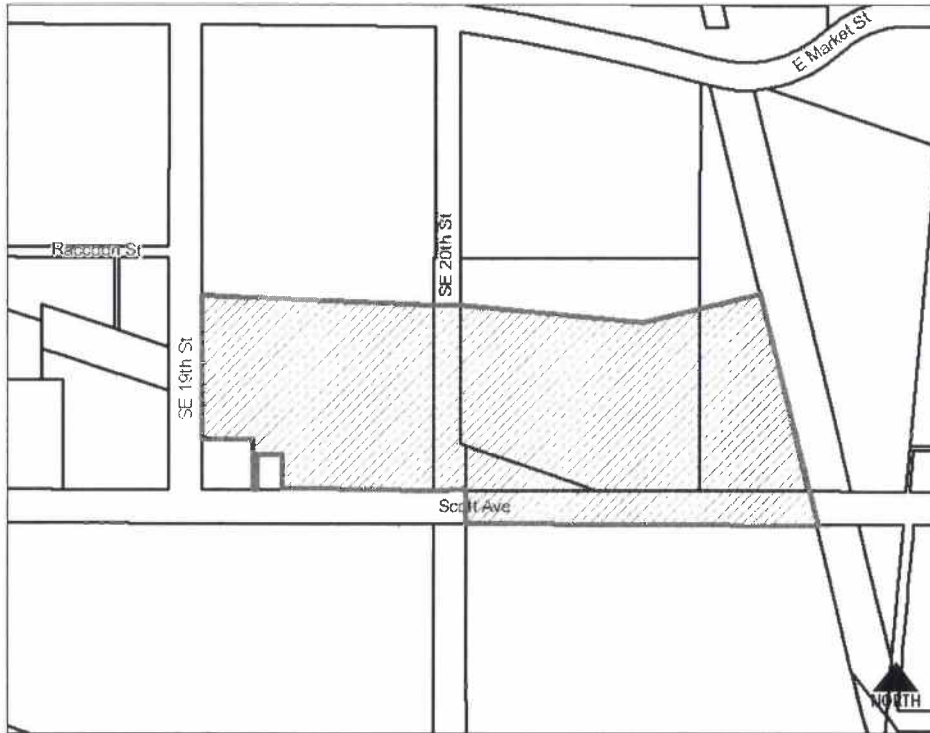
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Description of Action	Review and approval of vacation of a segment of Southeast 20 th Street from Scott Avenue to a point approximately 432 feet to the north.				
2020 Community Character Plan	General Industrial				
Horizon 2035 Transportation Plan	SE Diagonal from E 14 th Street to west of E 30 th Street to add 4 lanes divided				
Current Zoning District	"M-1" Light Industrial District				
Proposed Zoning District	"M-2" Heavy Industrial District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area					
Plan and Zoning Commission Action	Approval	10-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

City Council Initiated (Kemin Industries) - SE 20th St north of Scott Ave 11-2011-1.07



City Council initiated request for the following action related to rezoning of property in the vicinity of 405 Southeast 20 th Street. Subject property is owned by City of Des Moines and Kemin Holdings, LC				File # ZON2011-00083	
Description of Action	Review and approval to rezone the property from "M-1" Light Industrial District to "M-2" Heavy Industrial District for Kemin Industries site expansion and redevelopment.				
2020 Community Character Plan	General Industrial				
Horizon 2035 Transportation Plan	SE Diagonal from E 14 th Street to west of E 30 th Street to add 4 lanes divided				
Current Zoning District	"M-1" Light Industrial District				
Proposed Zoning District	"M-2" Heavy Industrial District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area					
Plan and Zoning Commission Action	Approval	10-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

City Council Initiated (Kemin Industries) - Vicinity SE 20th St & Scott Ave ZON2011-00083



City Council Initiated (Kemin Industries) - Vicinity SE 20th St & Scott Ave ZON2011-00083



Tony

From: Voldemars Pelds [wally@pelds.com]
Sent: Tuesday, May 03, 2011 1:22 PM
To: 'Tony'
Subject: RE: Scott

Tony,

We have surveyed the spot locations you requested on the property you own along SE 21st Street in Des Moines, IA. We used the City of Des Moines benchmark elevation system to generate elevations for specific points around your property. These elevations were then converted to match the proposed FIRM map elevations provided by the City of DM engineering staff. These spot elevations indicate that during a 100 year flood event, the only non-flooded exit available to your property would be Scott Avenue lying to the west of your property. In my professional opinion, if Scott Avenue lying west of your property becomes a private drive, you will have no access to your property on SE 21st Street during 100 year flood events.

Should you have any questions or comments please do not hesitate to contact me.

Voldemars Pelds, PE & LSI
President, CEO



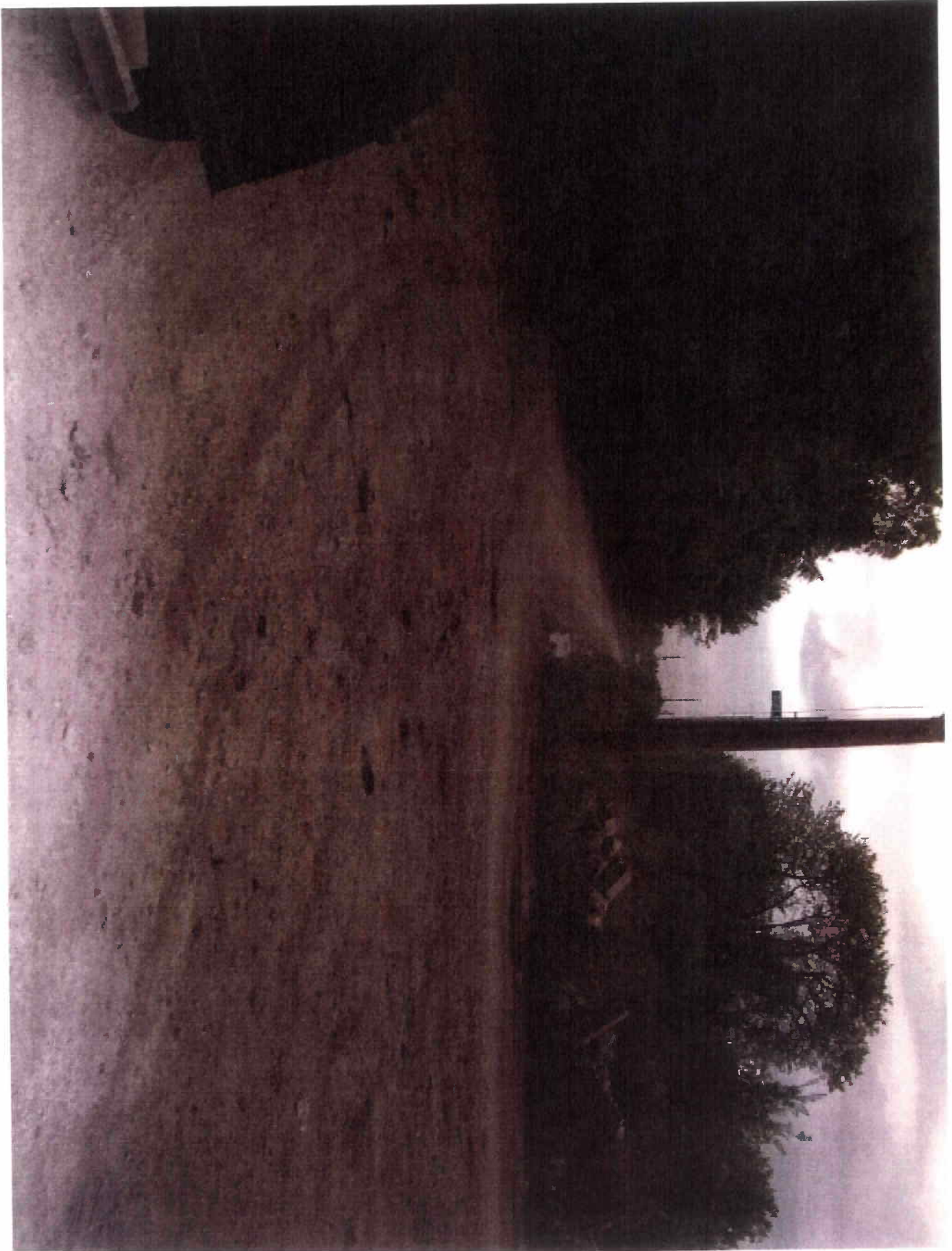
DONE

From: Tony [mailto:tony.holt@sterlinged.org]
Sent: Wednesday, April 06, 2011 2:18 PM
To: wally@pelds.com
Subject: Scott

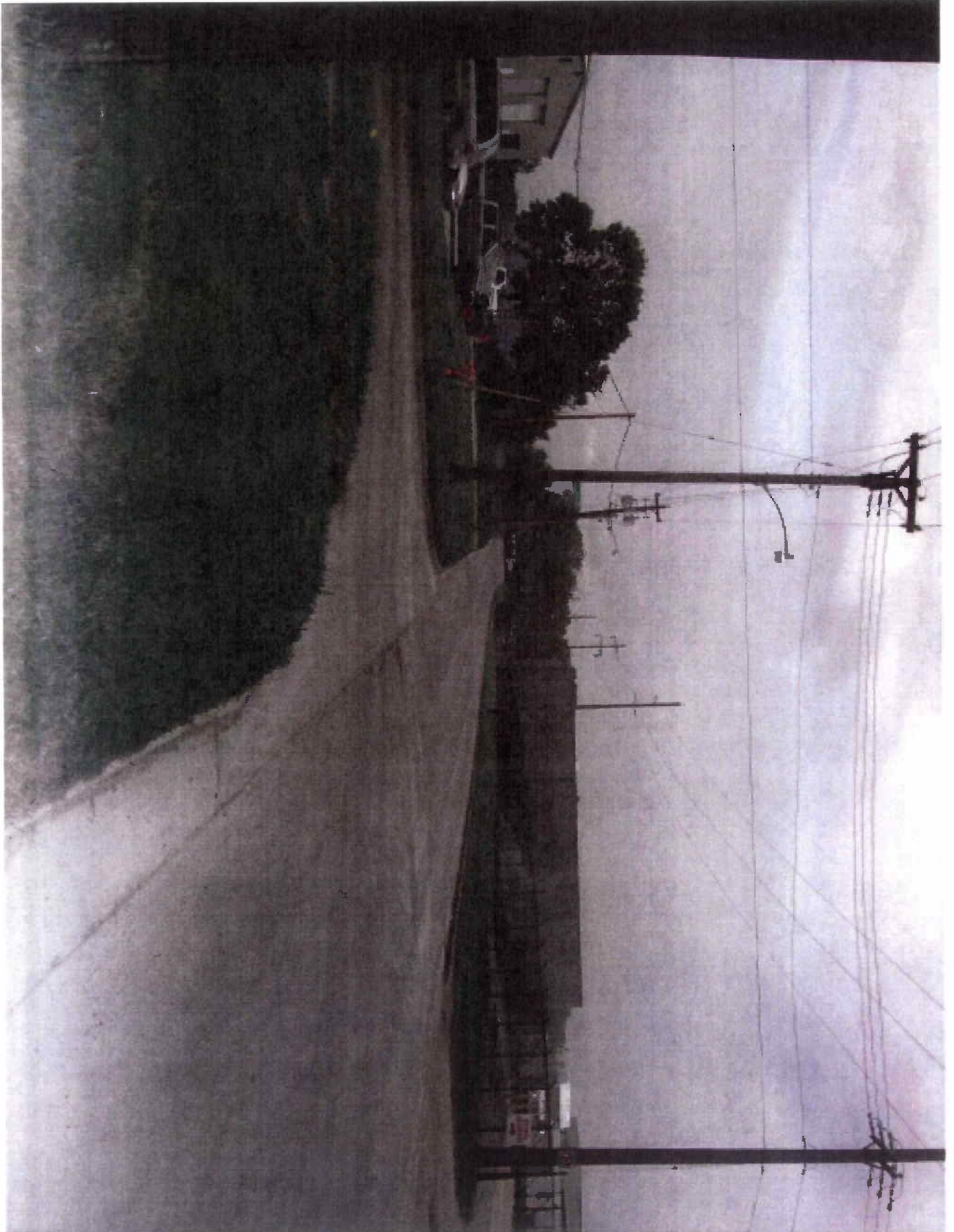
Do you know the elevations at Scott wood lot? Flood level ???

Tony Holt
Cell 515 441 2275
Roll-offs of Des Moines
20 E 18th St.
Des Moines, IA 50316
515 564 0279
Fax 515 265 9799

52B



52B



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