



Date August 28, 2017

**RESOLUTION HOLDING HEARING ON REQUEST FROM SCRAP PROCESSORS, INC. TO REZONE PROPERTY AT 804 SOUTHEAST 30TH STREET**

**WHEREAS**, on August 14, 2017, by Roll Call No. 17-1363, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on August 3, 2017, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Scrap Processors, Inc. (purchaser), represented by David Silverstein and Don and Sandra Davidson (owners), to rezone property at 804 Southeast 30th Street ("Property") from "C-2" General Retail and Highway-Oriented Commercial District and "R-3" Multiple-Family Residential District to Limited "M-1" Light Industrial District on the southern portion and Limited "M-2" Heavy Industrial District on the northern portion, to allow the northern portion of the Property to be redeveloped for a metal salvage and recycling operation, subject to the following conditions:

1. The following uses of the property shall be prohibited:
  - a. Adult entertainment businesses.
  - c. Taverns or nightclubs.
  - d. Liquor stores.
  - e. Off-premises advertising signs.
  - f. Pawn brokers.
  - g. Delayed deposit services.
2. Any buildings constructed along the public street sides of the Property should meet the following requirements:
  - a. On any public street facing façade, the exterior material above grade to four feet above the finished floor level shall be constructed of durable materials, such as cast in place concrete, brick, or stone masonry.
  - b. Any use of metal exterior material on any façade shall have minimum 22 gauge thickness with no exposed fasteners.
  - c. Any façade oriented toward a public street shall have a minimum 20% window and door openings on the first level.
  - d. Any overhead doors shall not be oriented toward a public street.
3. Any redevelopment of the Property shall be in accordance with a Site Plan as reviewed and approved by the Permit and Development Center.
4. Any Site Plan for the Property shall comply with the City's Landscaping Standards as applicable in the "C-2" General Retail and Highway Oriented Commercial District; and

**WHEREAS**, on August 14, 2017, by Roll Call No. 17-1363, it was duly resolved by the City Council that the application of Scrap Processors, Inc. to rezone the Property, as legally described below, be set down for hearing on August 28, 2017 at 5:00 p.m. in the Council Chambers at the Municipal Service Center; 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 proposed amendment to the Zoning Ordinance; and





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

**WHEREAS**, the Legal Department has prepared an amendment to the Zoning Ordinance of the City of Des Moines to rezone the Property locally known as 804 Southeast 30<sup>th</sup> Street, legally described as:

Northern Portion – Limited “M-2”, Scrap Processors of Iowa:

A part of Lots 1,2 and 3 of Fredregill, an Official Plat, all being in and forming a part of the City of Des Moines, Polk County , Iowa, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3 of Fredregill; THENCE South 00°12'13" East along the eastern line of said Lot 3, a distance of 635.46 feet; THENCE South 89°40'12" West a distance of 685.31 feet to a point on the western line of said Lot 2; THENCE North 00°19'48" West along the west line of said Lots 1 and 2, a distance of 411.65 feet; THENCE North 89°28'51" East a distance of 124.20 feet; THENCE North 00°19'48" West a distance of 70.51 feet; THENCE North 89°14'30" East a distance of 102.50 feet; THENCE North 00°17'23" West a distance of 150.01 feet to a point on the north line of said Lot 1; THENCE North 89°24'26" East along the north line of said Lots 1 and 3, a distance of 459.92 feet to the POINT OF BEGINNING, and containing 9.00 acres of land, more or less.

Southern Portion – Limited “M-1”, Davidson Parcel:

A part of Lots 1,2 and 3 of Fredregill, an Official Plat, all being in and forming a part of the City of Des Moines, Polk County , Iowa, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3 of Fredregill; THENCE South 00°12'13" East along the eastern line of said Lot 3, a distance of 1,294.37 feet to a point on the Northerly Right-of-Way line of MLK Parkway; THENCE North 80°08'56" West along said Northerly Right of Way, a distance of 57.68 feet; THENCE South 00°15'20" East along said Northerly Right of Way, a distance of 12.34 feet; THENCE North 83°17'39" West along said Northerly Right of Way, a distance of 141.28 feet; THENCE North 68°40'46" West along said Northerly Right of Way, a distance of 523.81 feet to a point on the Westerly line of Lot 2 of Fredregill; THENCE North 00°19'48" West a distance of 862.14 feet; THENCE North 89°28'51" East a distance of 124.20 feet; THENCE North 00°19'48" West a distance of 70.51 feet; THENCE North 89°14'30" East a distance of 102.50 feet to a point for corner; THENCE North 00°17'23" West a distance of 150.01 feet to a point on the north line of said Lot 1; THENCE North 89°24'26" East along the north line of said Lots 1 and 3, a distance of 459.92 feet to the POINT OF BEGINNING, and containing 18.069 acres of land, more or less

EXCEPT

Beginning at the Northeast corner of said Lot 3 of Fredregill; THENCE South 00°12'13" East along the eastern line of said Lot 3, a distance of 635.46 feet; THENCE South 89°40'12" West a distance of 685.31 feet to a point on the western line of said Lot 2; THENCE North 00°19'48" West along the west line of said Lots 1 and 2, a distance of 411.65 feet; THENCE North 89°28'51" East a distance of 124.20 feet; THENCE North 00°19'48" West a distance of 70.51 feet; THENCE North 89°14'30" East a distance of





Date August 28, 2017

102.50 feet; THENCE North 00°17'23" West a distance of 150.01 feet to a point on the north line of said Lot 1; THENCE North 89°24'26" East along the north line of said Lots 1 and 3, a distance of 459.92 feet to the POINT OF BEGINNING, and containing 9.00 acres of land, more or less

from "C-2" General Retail and Highway-Oriented Commercial District and "R-3" Multiple-Family Residential District to Limited "M-1" Light Industrial District on the southern portion and Limited "M-2" Heavy Industrial District on the northern portion, to allow the northern portion of the Property to be redeveloped for a metal salvage and recycling operation, subject to the conditions stated above as agreed to and accepted by execution of an Acceptance of Rezoning Ordinance in writing by the owners of the Property, which is binding upon the owners and their successors, heirs and assigns.

**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 rezoning of the Property to Limited "M-1" Light Industrial District on the southern portion and Limited "M-2" Heavy Industrial District on the northern portion, with conditions as set forth above, are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property to Limited "M-1" Light Industrial District on the southern portion and Limited "M-2" Heavy Industrial District on the northern portion, with conditions as set forth above, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan, and is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY \_\_\_\_\_ TO ADOPT.

FORM APPROVED:

  
Glenna K. Frank, Assistant City Attorney

(ZON2017-00108)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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



August 11, 2017

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from Plan and Zoning Commission regarding request from Scrap Processors, Inc. (purchaser) represented by David Silverstein, and Don and Sandra Davidson (owners) to rezone property at 804 Southeast 30th Street.

**COMMISSION RECOMMENDATION:**

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard				X
Carolyn Jenison	X			
Greg Jones	X			
William Page				X
Mike Simonson (recused)				X
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier				X

**APPROVAL** of Part A) to find the requested rezoning not in conformance with the PlanDSM; Creating Our Tomorrow Plan; **APPROVAL** of Part B) request to amend the existing PlanDSM: Creating Our Tomorrow future land use designation from Business Park to Industrial in the northern portion of the property; and **APPROVAL** of Part C) request to rezone the property to "M-1" Light Industrial District and "M-2" Heavy Industrial District subject to the following conditions:

1. The following uses of the property shall be prohibited:
  - a. Adult entertainment businesses.
  - c. Taverns or nightclubs.
  - d. Liquor stores.
  - e. Off-premises advertising signs.
  - f. Pawn brokers.
  - g. Delayed deposit services.
2. Any buildings constructed along the public street sides of the site should meet the following requirements:
  - a. On any public street facing façade, the exterior material above grade to four feet above the finished floor level shall be constructed of durable materials, such as cast in place concrete, brick, or stone masonry.
  - b. Any use of metal exterior material on any façade shall have minimum 22 gauge thickness with no exposed fasteners.
  - c. Any façade oriented toward a public street shall have a minimum 20% window and door openings on the first level.
  - d. Any overhead doors shall not be oriented toward a public street.
3. Any redevelopment of the property shall be in accordance with a Site Plan as reviewed and approved by the Permit and Development Center.
4. Any Site Plan for the property shall comply with the City's Landscaping Standards as applicable in the "C-2" General Retail and Highway Oriented Commercial District.

(21-2017-4.07 and ZON2017-00108)

Written Responses

2 in Favor

8 in Opposition

**STAFF RECOMMENDATION**

Part A) Staff recommends that the Commission find the requested rezoning not in conformance with the PlanDSM; Creating Our Tomorrow Plan.

Part B) Staff recommends approval of the request to amend the existing PlanDSM: Creating Our Tomorrow future land use designation from Business Park to Industrial in the northern portion of the property.

Part C) Staff recommends approval of the requested rezoning of the property to "M-1" Light Industrial District and "M-2" Heavy Industrial District subject to the following conditions:

1. The following uses of the property shall be prohibited:
  - a. Adult entertainment businesses.

- c. Taverns or nightclubs.
  - d. Liquor stores.
  - e. Off-premises advertising signs.
  - f. Pawn brokers.
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  3. Any redevelopment of the property shall be in accordance with a Site Plan as reviewed and approved by the Permit and Development Center.
  4. Any Site Plan for the property shall comply with the City's Landscaping Standards as applicable in the "C-2" General Retail and Highway Oriented Commercial District.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to relocate a junk/salvage yard use from the East Downtown to the northern portion of the subject property. The current owner is seeking to rezone the southern portion of the property in conformance with the existing Industrial future land use designation in the PlanDSM Creating Our Tomorrow Plan to allow for industrial redevelopment along East M.L. King, Jr. Parkway.
2. **Size of Site:** 18.069-Acres.
3. **Existing Zoning (site):** "C-2" General Retail and Highway-Oriented Commercial District (eastern portion), "R-3" Multiple-Family Residential District (western portion) and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** The subject property contains shop and parts warehouse buildings on the southeastern portion totaling 24,900 square feet used for automobile rebuilding. The remainder of the property is undeveloped.
5. **Adjacent Land Use and Zoning:**



**North** – “M-1”, Use is vacant land.

**South** - “M-2”, Use is a pre-cast concrete supply production facility and storage yard.

**East** – “C-2”, Uses are vacant land, a vehicle storage yard and vehicle repair shop.

**West** – “R1-60”, Uses are single-family dwellings.

6. **General Neighborhood/Area Land Uses:** The subject property is located along the north side of the recently constructed Southeast Connector. The surrounding properties are mostly industrial with a low-density residential enclave to the west.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within a recognized neighborhood. The recognized neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda to all recognized neighborhood on June 30, 2017. They were mailed a final agenda on July 14, 2017. All agendas are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. Additionally, separate notifications of the hearing for this specific item were mailed on June 30, 2017 (20 days prior to the hearing) and July 10, 2017 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

The applicant scheduled their neighborhood meeting for July 11, 2017. The applicant will be available to provide a summary of the neighborhood meeting at the hearing.

8. **PlanDSM Future Land Use Plan Designation:** The northern portion is designated as Business Park. The southern portion is designated as Industrial.
9. **Applicable Regulations:** Taking into the consideration of 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:** The proposed rezoning to the “M-2” Heavy Industrial District is not compatible with the Business Park future land use designation on the northern portion of the subject property. Therefore, the applicant has requested that the future land use designation be amended to Industrial, which is defined as: “Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment, which would need to be mitigated.”

Industrial uses, such as those proposed, typically create higher levels of noise, sound and visual impacts on adjoining areas than commercial development and require greater separation from residential uses. The submitted site sketch demonstrates that a

significant buffer yard distance would be placed in close proximity to the residential property. Given the size of the site, staff believes that there is ample land available to meet the applicant site requirements and provide adequate buffering to ensure that the uses do not have a detrimental impact on the adjoining residential neighborhood which is designated by PlanDSM for future Business Park redevelopment which would also benefit from separation and buffering.

Staff believes that this Industrial designation would be appropriate for this property since it should be focused toward the areas of the City that are already designated for those types of uses or in areas that can provide greater separation from residential uses. Conditions of rezoning would be necessary to ensure protection of the low-density residential area to the west.

2. **Utilities:** There is a recently installed regional sanitary sewer trunk in an easement within the eastern 40 feet of the property. There is also a 12-inch Des Moines Water Works main in this same general location. These will require that any permanent structures be setback further than the minimum 25 feet of setback typically required in "M-2" and "M-1" Districts.
3. **Drainage/Grading:** Stormwater management improvements would be required with site development over 10,000 square feet and a Storm Water Pollution Protection Plans (SWPPP) approval by Iowa DNR will be required with site redevelopment over an acre in area. It should be noted that the northern portion of the property along Scott Avenue is a filled quarry pond which has served as a regional stormwater outlet from areas to the north. There is a public storm sewer outlet on the property receiving drainage from Scott Avenue between Southeast 27th Court to Southeast 30th Street. This drainage has historically been directed to this low area that remains with no outlet. The area will need to be analyzed by the developer. Furthermore, it will need to be accommodated within any Site Plan. The drainage would require redesign or need to be incorporated with redevelopment in such a manner as to not negatively impact drainage of property upstream.
4. **Traffic and Transportation:** There are near term plans for the City to widen Southeast 30<sup>th</sup> Street adjoining the property and to make intersection widening improvements at Scott Avenue. These projects are not in final design stage as of yet, but Traffic Engineering staff have indicated that some of the subject property may need to be acquired for those improvements. Staff is not concerned that this would impact the anticipated redevelopment since there are already utility easements along Southeast 30<sup>th</sup> Street and drainage area along Scott Avenue that will prevent permanent structures from being built into areas that might be necessary for the street and intersection improvements.

Access drives can be developed to both Scott Avenue and Southeast 30<sup>th</sup> Street. East M.L. King, Jr. Parkway would be restricted to no access drives from the subject property.

5. **Urban Design:** The property is visible from two high volume corridors: East M.L. King, Jr. Parkway and Southeast 30<sup>th</sup> Street. The principles in the PlanDSM encourage that any buildings should frame the street to extent possible and provide quality, aesthetic



materials on buildings along these corridors. Also the landscaping should be more compatible to that of commercial corridors.

The applicant has submitted a typical elevation concept for a building. They indicate a building that would be durable metal with no exposed fasteners. The foundation would be cast in place concrete up to a wainscot level around the building. It would also include 20% window openings on the street façades. The overhead doors would be oriented interior to the site.

6. **Permit and Development Center Comments:** Any future redevelopment of the property, regardless of approval of the requested rezoning, would require Site Plan review by the Permit and Development Center.

A Building Code review by the Permit and Development Center will also be required to ensure the intended occupancy of the previous print shop does not trigger a change in occupancy type. The site must be brought into conformance with an approved Site Plan before a final Certificate of Zoning Compliance can be issued.

7. **“M-2” Conditional Use Permits:** Uses such as the proposed salvage yard requiring the requested “M-2” District zoning would require a Conditional Use Permit from the Zoning Board of Adjustment before site development can commence. This review would be in accordance with the following criteria:

- a. The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety and general welfare of persons residing or working in adjoining or surrounding property;
- b. Such use shall not impair an adequate supply of light and air to surrounding property;
- c. Such use shall not unduly increase congestion in the streets, or public danger of fire and safety;
- d. Such use shall not diminish or impair established property values in adjoining or surrounding property;
- e. Such use shall be in accord with the intent, purpose and spirit of this chapter and the comprehensive plan;
- f. All driveways, parking lots and areas used for temporary storage of vehicles shall be surfaced with an asphaltic or Portland cement binder pavement or such other surfaces as shall be approved by the city engineer so as to provide a durable and dustless surface, and shall be so graded and drained as to dispose of all surface water accumulation within the area.
- g. All areas outside a completely enclosed building used for the storage of inoperable or unsafe vehicles, junk or salvage materials shall be enclosed on all sides by a solid opaque fence and gates at least eight feet in height and of uniform design and color, and should be effectively screened from public view. If such area abuts an area upon the adjoining property which is also used for the storage of inoperable or unsafe vehicles, junk or salvage materials, no fence or setback is required along the common property line while such adjoining use continues. All fences shall be maintained in good repair.
- h. Junk and salvage materials shall not be stacked higher than the perimeter fence within 75 feet of the fence and shall not be stacked higher than 25 feet.



- i. The dismantling or repair of vehicles shall occur only upon a impermeable surface with adequate provision for the collection and disposal of fluids and wastes.
- j. Any junk or salvage yard shall provide a paved area for the receipt and temporary storage of material which is screened from the adjoining public right-of-way.
- k. The best practical control technology shall be employed to minimize any obnoxious or offensive odor, dust, smoke, gas, noise, or similar nuisance generated by the proposed use, and the best practical means known shall be employed for the disposal of refuse matter.

## **SUMMARY OF DISCUSSION**

Erik Lundy presented staff report and recommendation.

JoAnne Corigliano stated that there used to be an active neighborhood association in this area and wondered if they had any response to this project.

Erik Lundy stated it was at one time the Chesterfield Neighborhood Association and there was some concern with a salvage business going in to be certain the neighborhood wasn't negatively impacted. We believe the M-2 district regulations require measures that will minimize impact on this area.

JoAnne Corigliano asked if dust would be a concern.

Erik Lundy stated that when this goes to the Zoning Board of Adjustment they will have to demonstrate they are implementing best practices technologies to control things that are nuisances such a dust, air quality and odor control. They will be required to have a plan in place to mitigate things such dust.

David Courard-Hauri stated to clear this would no mean the presence of no dust or no noise, but rather they work to contain it.

Mike Ludwig stated compliance with DNR Best Practices for salvage yards is required.

JoAnne Corigliano asked if there would be fencing.

Erik Lundy pointed out that it is required in condition number 7, letter g, that appropriate, durable screening would be required.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

Eric Wessels of Simonson and Associates, presented renderings of the proposed building and stated that there would be fencing around the building. He also noted solar panels on the roof and landscaping. He explained the nature of the business as a valuable material reclamation and recycling facility. Nothing would be staying on the property long term. Items are sent in, valuable portions are retrieved inside the building, and then salvage items are sent offsite. They will conduct regular business hours until 4:30pm and only open until 11am on Saturdays. Closed on Sundays. They will do their best to be good neighbors.

Jan Freed asked if they agreed to all the staff recommended conditions.

Eric Wessels affirmed the applicant agrees to staff conditions.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Jann Freed made the motion for approval of Part A) That the Commission find the requested rezoning not in conformance with the PlanDSM; Creating Our Tomorrow Plan. Part B) Approval of the request to amend the existing PlanDSM: Creating Our Tomorrow future land use designation from Business Park to Industrial in the northern portion of the property. Part C) Approval of the requested rezoning of the property to "M-1" Light Industrial District and "M-2" Heavy Industrial District subject to the following conditions:

1. The following uses of the property shall be prohibited:
  - a. Adult entertainment businesses.
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  - h. Any overhead doors shall not be oriented toward a public street.
3. Any redevelopment of the property shall be in accordance with a Site Plan as reviewed and approved by the Permit and Development Center.
4. Any Site Plan for the property shall comply with the City's Landscaping Standards as applicable in the "C-2" General Retail and Highway Oriented Commercial District.

**THE VOTE:** 11-0 (Mike Simonson recused himself from the discussion and vote)

Respectfully submitted,

  
Michael Ludwig, AICP  
Planning Administrator

MGL:ked  
Attachments



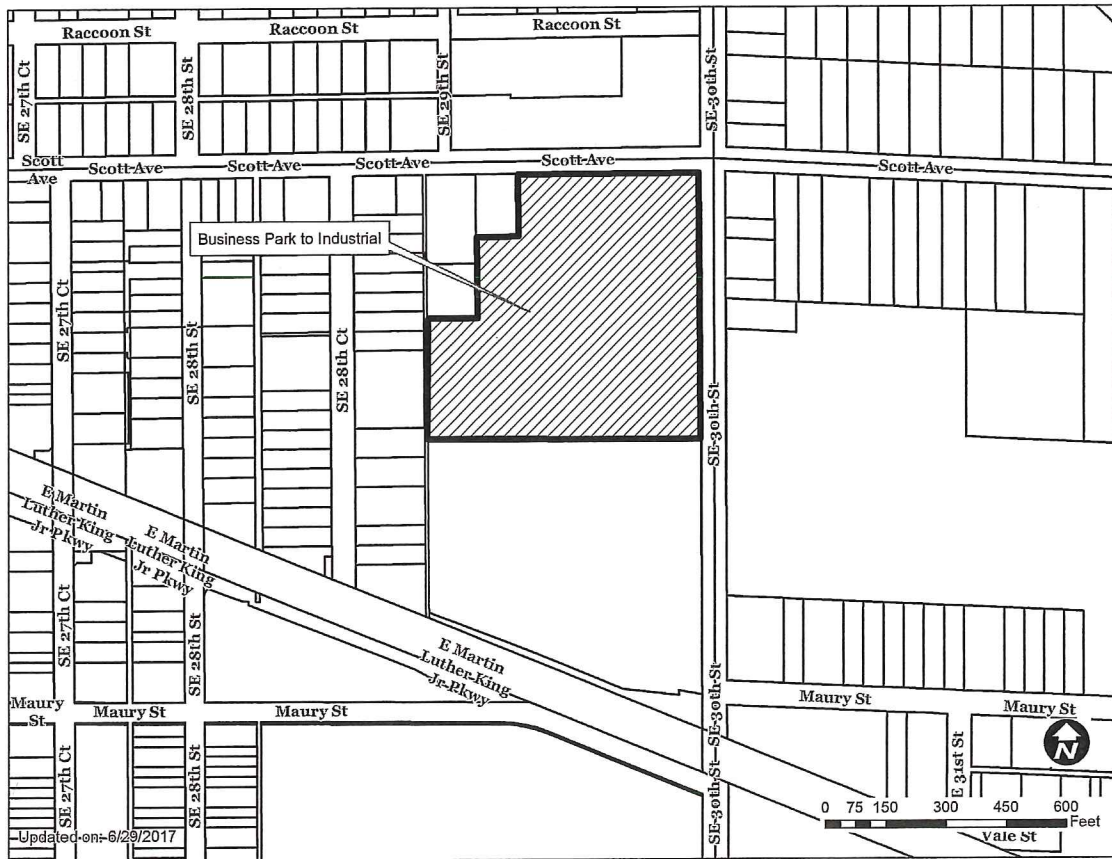
54B

Item B

Scrap Processors, Inc. (purchaser) represented by David Silverstein, and Don and Sandra Davidson (owners) to rezone property at 804 Southeast 30th Street.				File #
				21-2017-4.07
Description of Action	Amend the existing PlanDSM Creating Our Tomorrow future land use designation from Business Park to Industrial for the northern portion.			
PlanDSM Future Land Use	Current: Business Park. Proposed: Industrial.			
Mobilizing Tomorrow Transportation Plan	2015-2024: Widen SE 30 <sup>th</sup> Street from 2 to 3 lanes from Scott Avenue to Vandalia Road.			
Current Zoning District	"C-2" General Retail and Highway-Oriented Commercial District, R-3" Multiple-Family Residential District and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	"M-2" Heavy Industrial District and "FSO" Freestanding Signs Overlay District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Subject Property	2	8		
Outside Area (200 feet)				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Scrap Processors, Inc., 804 Southeast 30th Street

21-2017-4.07



1 inch = 281 feet

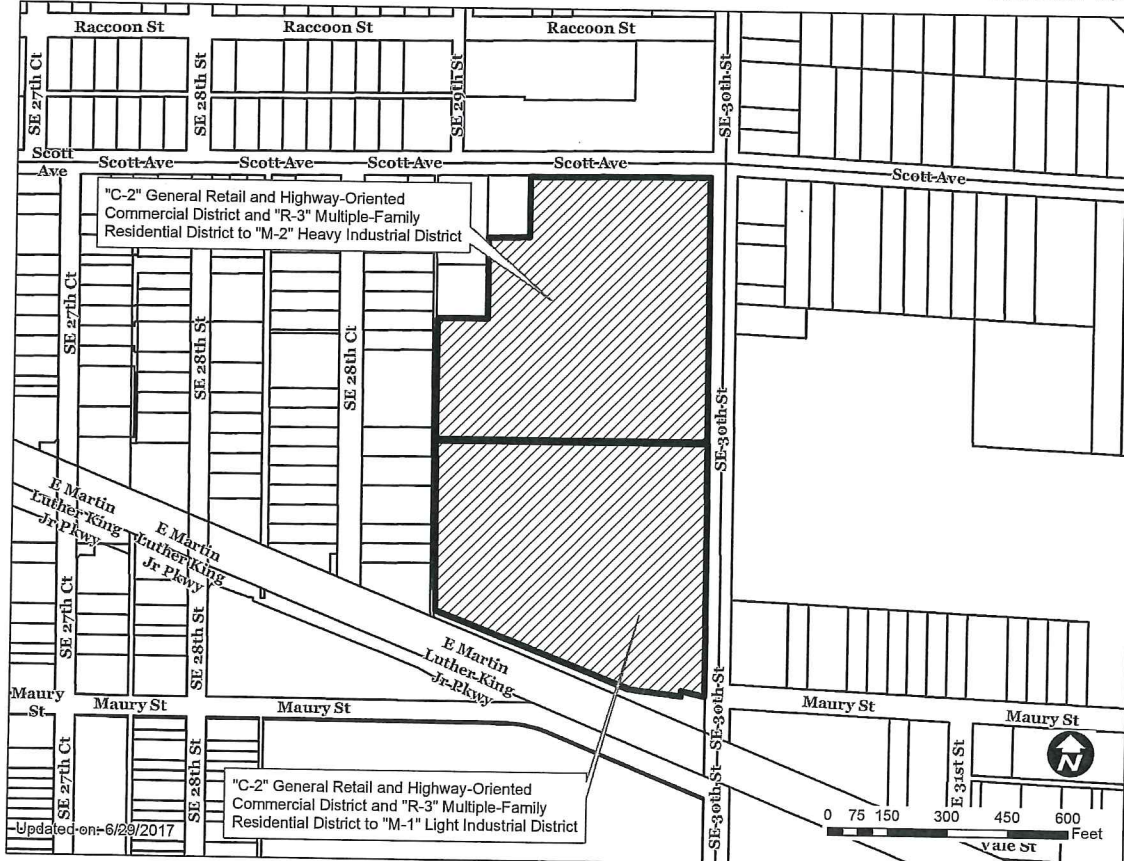


Item C

Scrap Processors, Inc. (purchaser) represented by David Silverstein, and Don and Sandra Davidson (owners) to rezone property at 804 Southeast 30th Street.		File # ZON2017-00108		
<b>Description of Action</b>	Rezoning of property from "C-2" General Retail and Highway-Oriented Commercial District and "R-3" Multiple-Family Residential District to "M-1" Light Industrial District on the southern portion and "M-2" Heavy Industrial District on the northern portion, to allow the northern portion of the property to be redeveloped for a metal salvage and recycling operation.			
<b>PlanDSM Future Land Use</b>	Current: Business Park and Industrial. Proposed: Industrial.			
<b>Mobilizing Tomorrow Transportation Plan</b>	2015-2024: Widen SE 30 <sup>th</sup> Street from 2 to 4 lanes from Scott Ave. to Vandalia Rd. and 2035-2050: Widen SE Connector from 2 to 4 lanes from SE 14 <sup>th</sup> Street to SE 30 <sup>th</sup> Street			
<b>Current Zoning District</b>	"C-2" General Retail and Highway-Oriented Commercial District, R-3" Multiple-Family Residential District and "FSO" Freestanding Signs Overlay District.			
<b>Proposed Zoning District</b>	M-1" Light Industrial District, "M-2" Heavy Industrial District and "FSO" Freestanding Signs Overlay District.			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
<b>Subject Property</b>	2	8		
<b>Outside Area (200 feet)</b>				
<b>Plan and Zoning Commission Action</b>	Approval	X	<b>Required 6/7 Vote of the City Council</b>	Yes
	Denial			No

Scrap Processors, Inc., 804 Southeast 30th Street

ZON2017-00108



1 inch = 282 feet

ZKON2017-00108

54B

Item

Date 7-13-17

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

RECEIVED

COMMUNITY DEVELOPMENT

JUL 18 2017

Print Name

Dennis Modde

Signature

Dennis Modde

Address

727 S.E. 28<sup>th</sup> Des Moines IA

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

503

the site used to be a dump so  
it shouldn't be built on and this  
business would be perfect for that  
site.

ZKON2017-00108

Item

Date 07/12/2017

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

(Circle One)

RECEIVED

COMMUNITY DEVELOPMENT

JUL 18 2017

Print Name

PENTA PARTNERS LLC  
TRAVIS M SISSON, MANAGER

Signature

[Signature]

Address

2825 Maury Street

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZKON2017-00108

Item

Date

7-17-2017

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

RECEIVED  
(Circle One)

COMMUNITY DEVELOPMENT

Applicant Name

Danny Davis

JUL 20 2017

Signature

Danny Davis

Address

2907 SCOTT AVE DUM Fc

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

My wife Has Health Problems  
She Has (COPD) Heart Problems Emphysema  
~~She cannot~~ She cannot Be around  
all of The Dust & Diesel fumes  
from This

ZKON2017-00108

Item

Date

7-11-2017

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

RECEIVED  
(Circle One)

COMMUNITY DEVELOPMENT

Applicant Name

Stephen J. Hopkins

JUL 18 2017

Signature

Stephen Hopkins

Address

2837 Scott Ave DUM

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

should stay residential - general retail  
we have enough scrap iron places  
already



54B

Item ZKON2017-00108 Date 7-10-17

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

**RECEIVED**  
(Circle One)  
COMMUNITY DEVELOPMENT  
Print Name Michael W. Gessel  
Signature [Signature]  
Address 642 SE 28th St

JUL 20 2017

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

property values, noise, dust control

Item ZKON2017-00108 Date 7-12-17

I (am)  (am not) in favor of the request. NOT IN IMPACTED AREA

**RECEIVED**  
(Circle One)  
COMMUNITY DEVELOPMENT  
Print Name Barry Miller  
Signature [Signature]  
Address 612 SE 28th Ct

JUL 18 2017

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

EXTRA TRAFFIC ON SCOTT ST., NOISE  
From scrap yard, EVEN with MLK Finished  
TRAFFIC ON SCOTT ST. IS STILL AT LEAST  
DOUBLE what IT USED TO be. IS ESPECIALLY  
bad DURING school bus hours.

ZKON2017-00108

Item

Date July 15, 2017

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

RECEIVED

COMMUNITY DEVELOPMENT

Print Name PATRICIA A. COX-TRUIN

Signature Patricia A Cox-Truin

JUL 21 2017

Address 617 SE 28th CT, DUM, IA.

50317-1321

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

NO!

Please advise of final decision? Thank you.  
Phone: 515-265-7968 - leave message.

ZKON2017-00108

Item

Date 7-18-17

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

COMMUNITY DEVELOPMENT

Print Name TONI L. WILLIAMS

Signature Toni Williams

JUL 21 2017

Address 621 SE 28th Ct.

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

\* my need a buffer strip for homes on SE 28th ct. & Scott Ave  
(apartment buildings would be worse.)  
My property would back up to the junkyard. Now I  
see a beautiful field of horses & deer. What about  
water drainage? What about noise? How bad  
would it look? Would it be layed out in my  
house view? What about the wildlife? A tall  
fence is not going to be pretty & it will be  
clustraphobic to us. And too industrial. Trees need  
cut down & good trees/evergreens planted,

ZKON2017-00108

Item \_\_\_\_\_

Date July 19, 2017

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

(Circle One)

COMMUNITY DEVELOPMENT

Print Name Debra Dickerson

Signature Debra S. Dickerson

JUL 21 2017

Address 647 SE 28th CT, DSM

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

"Scrap Metal Processor" MEANS junk yard to me. Not right for this future roadway to MLK connect & on out to the highway 5 By-PASS.

ZKON2017-00108

Item \_\_\_\_\_

Date 7-18-17

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

RECEIVED

COMMUNITY DEVELOPMENT

Print Name Carol Frey-Hankins

Signature Carol Frey-Hankins

JUL 21 2017

Address 3014 Scott Ave

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

Heavy Traffic, Mosquito infested area, Noise Never seen a scrap yard that looked attractive, Nails left on street





510 East Locust Street, 2<sup>nd</sup> Floor  
Des Moines, Iowa 50309

Date: 03 August 2017

Erik M. Lundy, AICP, CPM  
Senior City Planner  
City of Des Moines  
602 Robert D. Ray Drive  
Des Moines IA 50309

RE: ZKON2017-00108

Dear Mr. Lundy,

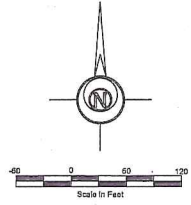
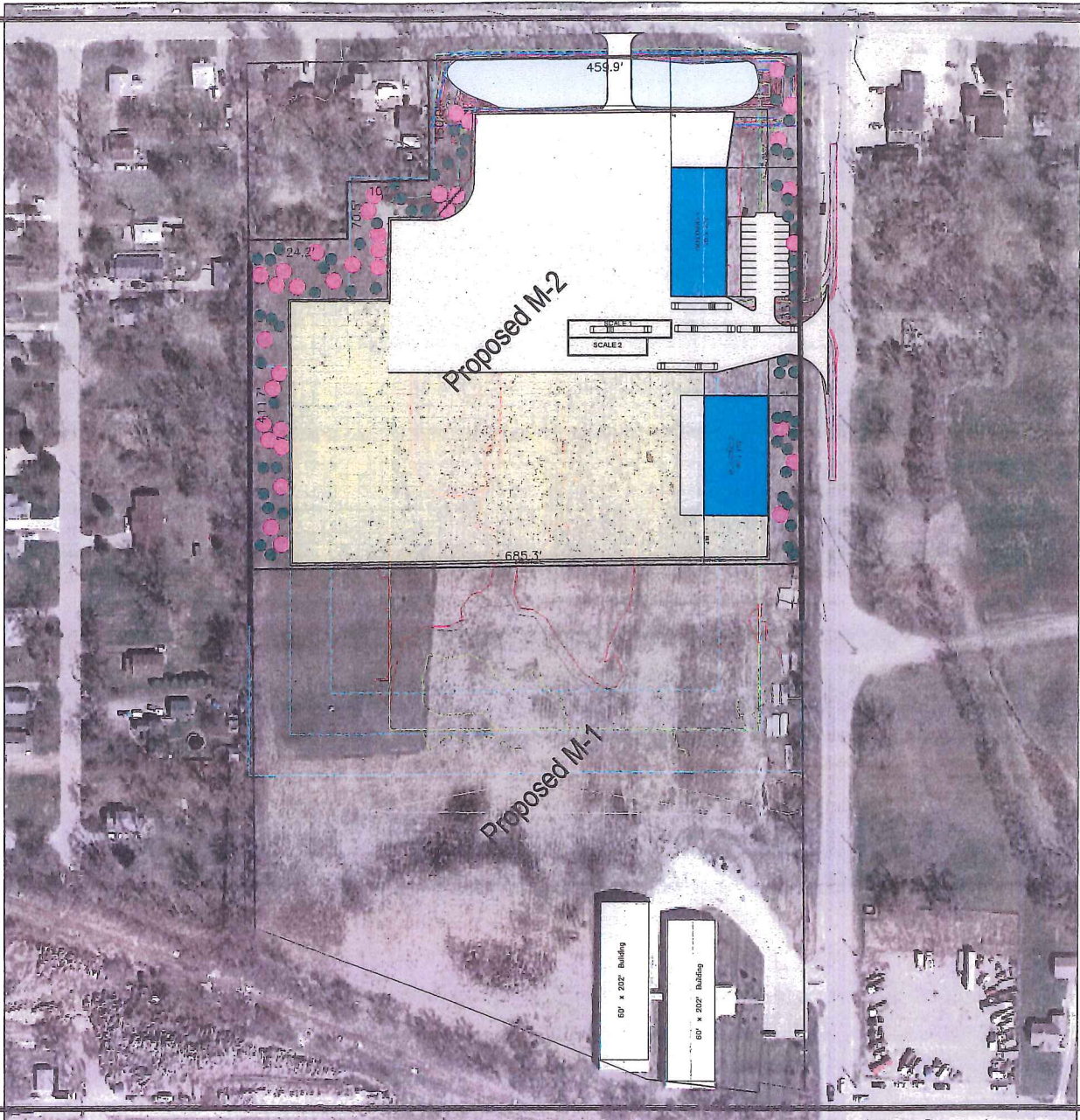
On July 26, 2017, I submitted a postcard stating that Ruan, Inc., located at 408 SE 30<sup>th</sup> Street, Des Moines, Iowa, 50317 was not in favor of the request contained in ZKON2017-00108. Today, I am withdrawing the objection on behalf of Ruan, Inc.

Sincerely,

A handwritten signature in black ink that reads "Susan Fenton". The signature is written in a cursive, flowing style.

Susan Fenton  
Director of Government Affairs  
LS2group

Cc: Mike Ludwig



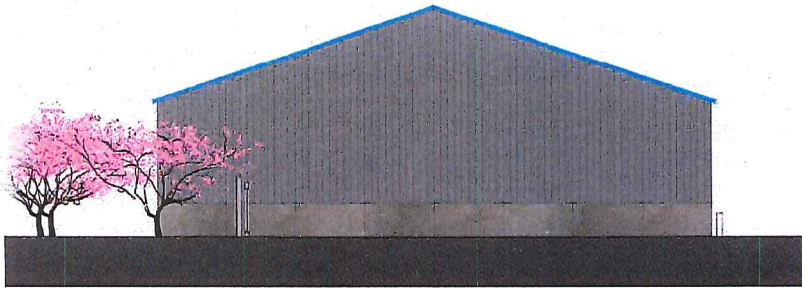
**P**  
 A. LEO ELDS ENGINEERING COMPANY  
 Engineering | Planning | Surveying  
 2323 Elbow Street, Des Moines, IA 50316 - P.O. Box 4026, Des Moines, IA 50305 - P: (515) 265-2195 F: (515) 265-2195

Possible Relocation Site  
 for Scrap Processors  
 E 30th St. DM

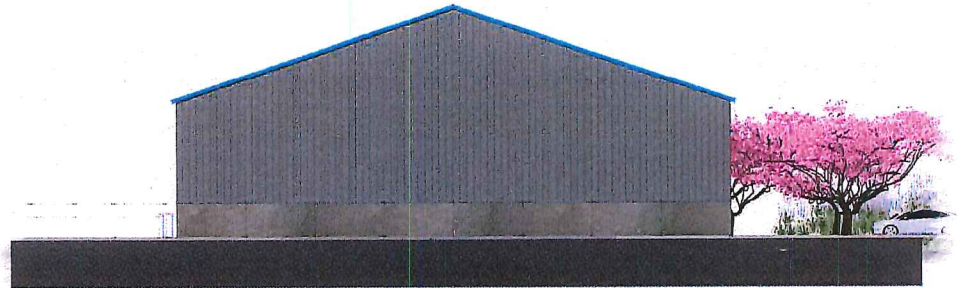
TBD			
05-04-2017	VLP	1" = 60'	TBD

© 2017 ElDs Engineering Company





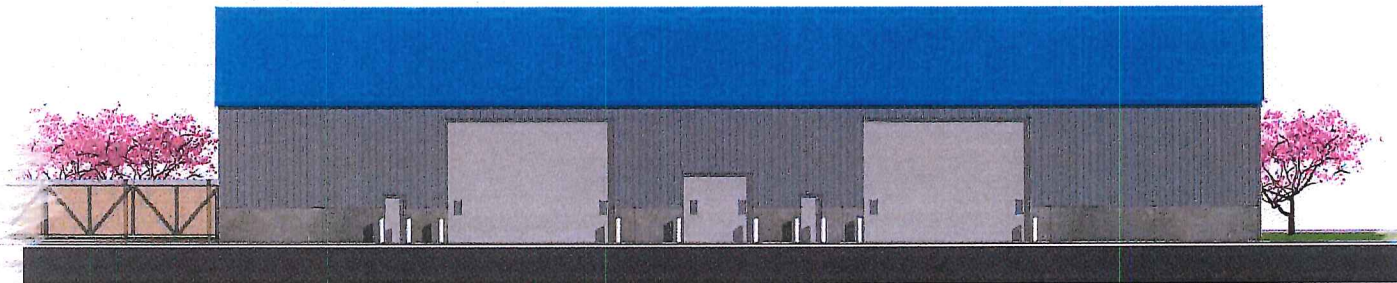
**NORTH ELEVATION**



**SOUTH ELEVATION**

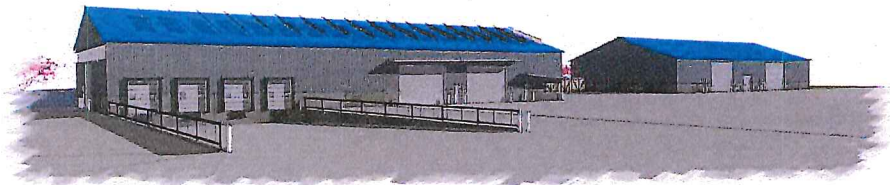


**EAST ELEVATION**

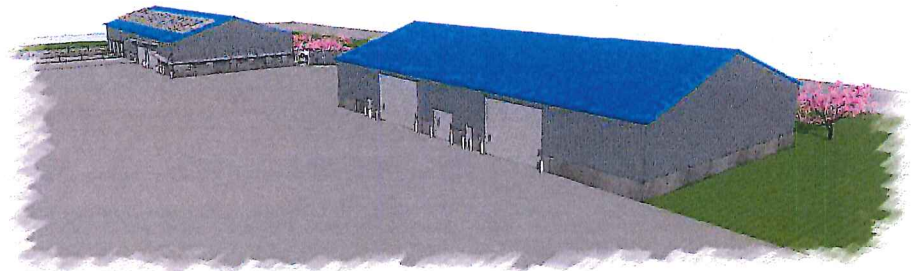


**WEST ELEVATION**

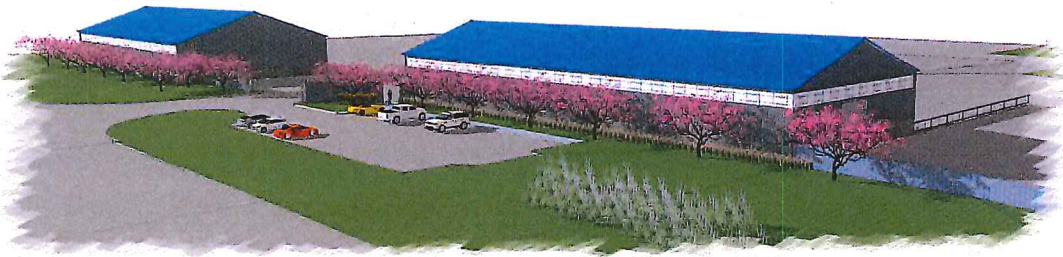




LOOKING SE



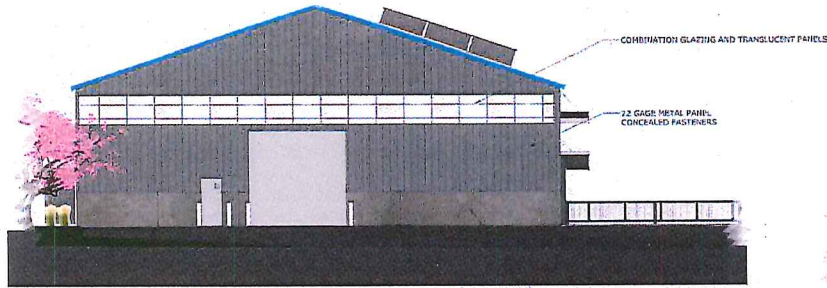
LOOKING NE



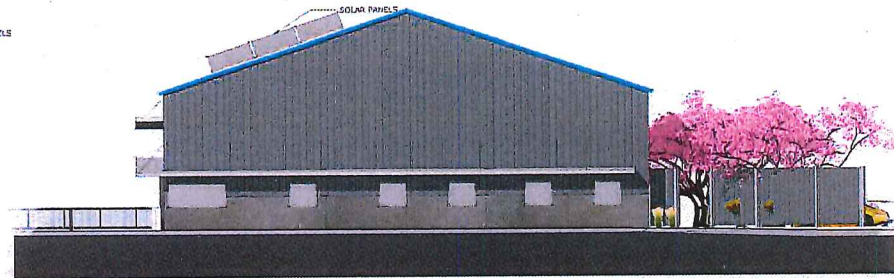
LOOKING SW



LOOKING NW



**NORTH ELEVATION**



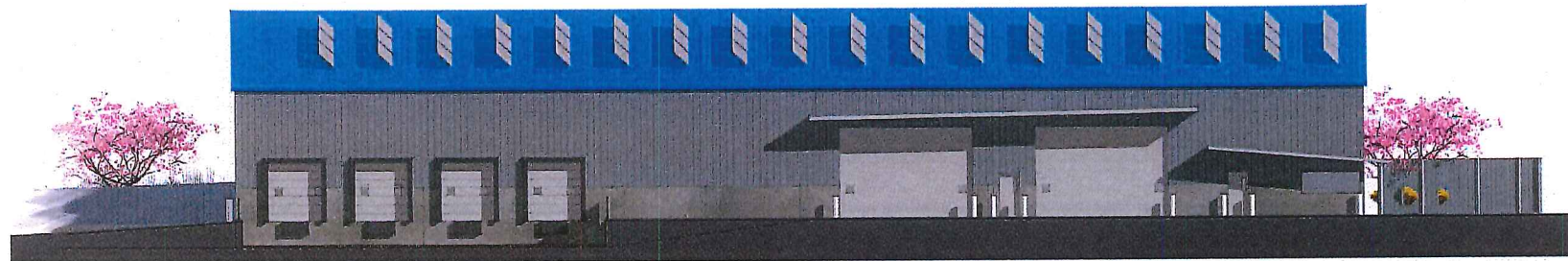
**SOUTH ELEVATION**

CAST IN PLACE CONCRETE, SHOOTI FINISH.

GLAZING AND TRANSLUCENT PANELS TO COMPRISE 20% OF ELEVATION WHERE SHOWN



**EAST ELEVATION**



**WEST ELEVATION**





**simonson**  
simonson & associates architects llc

**SCRAP PROCESSORS**  
DES MOINES, IA  
07/11/2017

54B