

.....
Date March 9, 2020

RESOLUTION SETTING HEARING ON REQUEST ON CITY-INITIATED APPLICATION TO AMEND PLAN THE EXISTING PLANDSM: CREATING OUR TOMORROW PLAN FUTURE LAND USE DESIGNATION, REZONE PROPERTY AND APPROVE A LARGE SCALE DEVELOPMENT PLAN FOR PROPOSED MULTI-MODAL TRANSLOADING FACILITY LOCATED IN THE VICINITY OF 200 SE 15TH STREET, 350 SE 18TH STREET, AND 302 SE 18TH STREET

WHEREAS, on April 25, 2016, by Roll Call No. 16-0717, the City Council adopted the PlanDSM: Creating Our Tomorrow Plan; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 20, 2020, the City Plan and Zoning Commission voted 8-0 in support of a motion to recommend **APPROVAL** of a City-initiated request to amend the existing PlanDSM: Creating Our Tomorrow Plan future land use designation for real property west of the Southeast 14th Street viaduct, from Downtown Mixed Use to Industrial; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 20, 2020, the City Plan and Zoning Commission voted 8-0 in support of a motion to recommend **APPROVAL** of a City-initiated request to allow for rezoning to I1 Industrial District of property west of the Southeast 14th Street viaduct and for rezoning to I2 Industrial District for the property east of the Southeast 14th Street viaduct; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 20, 2020, the City Plan and Zoning Commission voted 8-0 in support of a motion to recommend **APPROVAL** of a City-initiated request for Approval of a Large-Scale Development Plan in accordance with Chapter 135 -Article 5 of the Des Moines Municipal Code for a proposed multi-modal transloading facility; and

WHEREAS, the Property is legally described as follows:

(WEST OF EAST 14TH STREET)

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 22, ALLEN'S SECOND ADDITION TO DES MOINES, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 22, A DISTANCE OF 231.15 FEET; THENCE WESTERLY IN A DIRECT COURSE TO A POINT 296.8 FEET SOUTHERLY, MEASURED ALONG THE WEST LINE OF SAID BLOCK 22, FROM THE NORTHWEST CORNER OF SAID BLOCK 22; THENCE NORTHERLY ALONG THE WEST LINE OF SAID BLOCK 22, A DISTANCE OF 296.8 FEET TO THE POINT OF BEGINNING, AND VACATED SE 14TH STREET EAST AND ADJACENT TO THE NORTH 120 FEET OF SAID BLOCK 22, EXCEPTING THEREFROM THE EAST 55 FEET OF THE SOUTHEAST QUARTER OF SECTION 3,

Date March 9, 2020

TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., DES MOINES, POLK COUNTY, IOWA LYING SOUTH OF THE NORTH 120 FEET OF SAID BLOCK. ALL THAT PART OF BLOCK 38 IN THE TOWN OF DE MOINE, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 10 OF SAID BLOCK 38; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOTS 8, 9 AND 10 OF SAID BLOCK 121.35 FEET; THENCE SOUTHEASTERLY IN A DIRECT COURSE TO A POINT IN THE EAST LINE OF LOT 8 OF SAID BLOCK 140.65 FEET SOUTHERLY FROM THE PLACE OF COMMENCEMENT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOTS 8, 9, AND 10 OF SAID BLOCK 140.65 FEET TO THE PLACE OF COMMENCEMENT; ALSO COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 38; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOTS 1, 2 AND 3 OF SAID BLOCK 118.55 FEET; THENCE WESTERLY IN A DIRECT COURSE TO A POINT IN THE WEST LINE OF LOT 2 OF SAID BLOCK 99.25 FEET SOUTHWESTERLY FROM THE PLACE OF COMMENCEMENT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOTS 1 AND 2 OF SAID BLOCK 99.25 FEET TO THE PLACE OF COMMENCEMENT.

ALL THAT PART OF BLOCK 37 IN THE TOWN OF DE MOINE, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 10 OF SAID BLOCK 37; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOTS 9 AND 10 OF SAID BLOCK 69.00 FEET; THENCE SOUTHEASTERLY IN A DIRECT COURSE TO A POINT IN THE EAST LINE OF LOT 9 OF SAID BLOCK 88.30 FEET SOUTHERLY FROM THE PLACE OF COMMENCEMENT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOTS 9 AND 10 OF SAID BLOCK 88.3 FEET TO THE PLACE OF COMMENCEMENT; ALSO COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 37; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT 1 AND OF SAID BLOCK 66.2 FEET; THENCE WESTERLY IN A DIRECT COURSE TO A POINT IN THE WEST LINE OF LOT 1 OF SAID BLOCK 46.9 FEET SOUTHWESTERLY FROM THE PLACE OF COMMENCEMENT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 1 OF SAID BLOCK 46.9 FEET TO THE PLACE OF COMMENCEMENT.

ALL THAT PART OF LOTS 1 AND 10 AND THE INTERVENING ALLEY BETWEEN SAID LOTS 1 AND 10 OF BLOCK 36 IN THE TOWN OF DE MOINE, LYING NORTH



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OF A LINE PARALLEL TO AND 11 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN BRANCH OF THE CHICAGO BURLINGTON & QUINCY RAILROAD (FORMERLY THE DES MOINES AND KNOXVILLE RAILWAY) AS THE SAME AS NOW CONSTRUCTED AND OPERATED, OVER, ACROSS, UPON AND BEYOND SAID BLOCK 36.

THE SOUTH 20 FEET OF ELM STREET LYING BETWEEN THE EAST LINE OF SOUTHEAST 9TH STREET AND THE EAST LINE OF SOUTHEAST 12TH STREET LYING NORTH OF BLOCKS 36, 37, AND 38 TOWN OF DE MOINE.

ALSO, A PORTION OF EAST 10TH, EAST 11TH, AND EAST 12TH STREET, ADJACENT TO BLOCKS 36, 37, AND 38, AND A PORTION OF THE NORTH SOUTH ALLEYS LYING IN BLOCKS 37 AND 38, TOWN OF DE MOINE, AND LYING NORTH OF A LINE COMMENCING AT A POINT IN THE EAST LINE OF SAID BLOCK 36, 36.9 FEET SOUTHERLY FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE SOUTHEASTERLY IN A DIRECT COURSE TO A POINT IN THE WEST LINE OF BLOCK 22, ALLEN'S SECOND ADDITION TO DES MOINES 296.8 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID BLOCK 22, ALL BEING THE PORTION OF SAID STREETS AND ALLEYS LYING NORTH OF THE SAID DESCRIBED LINE AND SOUTH OF ELM STREET.

(EAST OF EAST 14TH STREET)

VACATED ELM STREET LYING NORTH OF AND ADJOINING LOTS 35, 36, AND 37 AND THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 35, 36, AND 37, ALL IN CAPITAL ADDITION, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA.

PARCEL 2017-77 AS RECORDED IN BOOK 16485 PAGE 889 ,

PARCEL 2017-78 AS RECORDED IN BOOK 16485 PAGE 889 ,

PARCEL A AS RECORDED IN BOOK 14883 PAGE 81 ,

ALL OF LOTS 1 THROUGH 31 INCLUSIVE, THE NORTH SOUTH ALLEY EAST OF AND ADJOINING LOTS 25 THROUGH 32 INCLUSIVE, THE NORTH SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 1 THROUGH 8 INCLUSIVE, AND SE 14TH CT (PLATTED AS BENNETT STREET) LYING WEST OF AND ADJOINING LOTS 9 THROUGH 16, ALL IN BENNETT PLACE, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA.

ALL THAT PORTION OF THE 80.00 FOOT WIDE MARKET STREET RIGHT OF WAY LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK 36 IN BROOKS & CO'S ADDITION TO THE CITY OF DES MOINES, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA, AND LYING EAST OF THE WEST PLAT LINE



Date March 9, 2020

OF BROOKS & CO'S ADDITION, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA.

ALL THAT PORTION OF THE 80.00 FOOT WIDE SE 15TH STREET RIGHT OF WAY LYING WEST OF BLOCK 33 IN BROOKS & CO'S ADDITION TO THE CITY OF DES MOINES, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA, AND WEST OF VACATED RACCOON STREET SOUTH OF SAID BLOCK 33, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF SE 15TH STREET RIGHT OF WAY LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF MARKET STREET AS IT IS PRESENTLY ESTABLISHED AND LYING NORTH OF A LINE BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF SAID SE 15TH STREET 15.00 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8 IN BENNETT PLACE, AN OFFICIAL PLAT, THENCE RUNNING PERPENDICULAR TO THE EAST RIGHT OF WAY LINE OF SAID SE 15TH STREET.

LOTS 1 THROUGH 10 INCLUSIVE AND LOTS 35 THROUGH 37 INCLUSIVE AND THAT PART OF LOTS 38 AND 39 LYING NORTH OF PARCEL 2017-81 AS RECORDED IN BOOK 16485 AT PAGE 889, ALL IN CAPITAL ADDITION, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA.

LOT 36 LYING NORTH OF E. MARTIN LUTHER KING JR. PARKWAY AS IT IS PRESENTLY ESTABLISHED, IN BROOKS & COMPANY'S ADDITION, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA, EXCEPT FOR PARCEL 2017-81 AS RECORDED IN BOOK 16485 PAGE 889, AND EXCEPT DEED FROM BOOK 16886 AT PAGE 599: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 36 WHICH IS 100 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 36; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 36, 200 FEET; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 36, A DISTANCE OF 315 FEET; THENCE TURNING AN EXTERIOR ANGLE TO THE RIGHT OF 103 DEGREES, 0 MINUTES AND 40 SECONDS AND CONTINUING NORTHEASTERLY ON A 12 DEGREE CURVE TO THE RIGHT, A DISTANCE OF 163.4 FEET (MEASURED ALONG 100 FOOT CHORDS); THENCE TANGENT TO SAID 12 DEGREE CURVE, A DISTANCE OF 59.36 FEET; THENCE TURNING AN EXTERIOR ANGLE TO THE RIGHT FROM SAID TANGENT OF 57 DEGREES, 22 MINUTES AND 52 SECONDS AND CONTINUING A DISTANCE OF 214.9 FEET TO THE POINT OF BEGINNING. THE LAST DESCRIBED COURSE IS AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 36, AND EXCEPT THE NORTH 100 FEET OF SAID LOT 36 LYING EAST OF THE RAILROAD.

THE NORTH 110 FEET OF LOT 1 OF THE OFFICIAL PLAT OF BLOCK 32 OF BROOKS AND CO'S ADDITION AND LOT 32, BENNETT PLACE, BOTH OFFICIAL PLATS, DES MOINES, POLK COUNTY, IOWA.

POLK COUNTY ASSESSOR DISTRICT/PARCEL #: 040/00273-001-000
IRREGULAR PART BEING APPROXIMATELY THE NORTH 20 FEET MEASURED ON THE WEST LINE AND APPROXIMATELY THE NORTH 40 FEET MEASURED ON

Date March 9, 2020

THE EAST LINE OF LOT 32 BROOKS & CO'S ADDITION TO THE CITY OF DES MOINES.
 POLK COUNTY ASSESSOR DISTRICT/PARCEL # : 040/00273-002-000
 IRREGULAR PART BEING APPROXIMATELY THE SOUTH 80 FEET OF THE NORTH 100 FEET MEASURED ON THE WEST LINE AND APPROXIMATELY THE SOUTH 60 FEET OF THE NORTH 100 FEET MEASURED ON THE EAST LINE OF LOT 32
 BROOKS & CO'S ADDITION TO THE CITY OF DES MOINES, POLK COUNTY, IOWA

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed amendment to PlanDSM: Creating Our Tomorrow future land use designation; the proposed rezoning; and the proposed Approval of a Large-Scale Development Plan under Des Moines Municipal Code Chapter 135, Article 5, are to be considered shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on March 23, 2020, at which time the City Council will hear both those who oppose and those who favor the proposal.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Judy K. Parks-Kruse
 Judy K. Parks-Kruse, Assistant City Attorney

(21-2020-4.06)
 (ZON2020-00003)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, P. Kay Cmelik, 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



Date 3/9/20
 Agenda Item 21
 Roll Call # _____

March 3, 2020

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their February 20, 2020 meeting, the following action was taken regarding a City initiated request to rezone property in the vicinity of 200 SE 15th Street, 350 SE 18th Street and 302 SE 18th Street from "DX2" Downtown District west of the Southeast 14th Street viaduct to "I1" Industrial District, and from "I1" and "I1-V" Industrial Districts east of the Southeast 14th Street viaduct to "I2" Industrial District. Property is owned by City of Des Moines, Iowa Transfer Company (Iowa Interstate Railroad), Norfolk Southern Railway, and Hawkeye Land Company.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Jacqueline Easley				X
Jann Freed				X
John "Jack" Hilmes				X
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones				X
William Page				X
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier				X
Emily Webb	X			

APPROVAL of Part A) the Commission find the requested rezoning is not in conformance with PlanDSM; Creating Our Tomorrow Plan, which designates the western portion of the property as "Downtown Mixed Use", Part B) **APPROVAL** of the proposed amendment of

the PlanDSM Creating Our Tomorrow Plan future land use designation from Downtown Mixed Use to Industrial, Part C) **APPROVAL** of the requested rezoning of the property from “DX2” Downtown District west of the Southeast 14th Street viaduct to “I1” Industrial District, and from “I1” and “I1-V” Industrial Districts east of the Southeast 14th Street viaduct to “I2” Industrial District subject to the condition that the use of the property for Vehicle Sales or Vehicle Rental is prohibited and Part D) **APPROVAL** of the submitted Large-Scale Development Plan subject to any amendments necessary with a future Site Plan review and approval.

(21-2020-4.06) & (ZON2020-00003)

Written Responses

0 in Favor

0 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the requested rezoning is not in conformance with PlanDSM; Creating Our Tomorrow Plan, which designates the western portion of the property as “Downtown Mixed Use”.

Part B) Staff recommends approval of the proposed amendment of the PlanDSM Creating Our Tomorrow Plan future land use designation from Downtown Mixed Use to Industrial.

Part C) Staff recommends approval of the requested rezoning of the property from “DX2” Downtown District west of the Southeast 14th Street viaduct to “I1” Industrial District, and from “I1” and “I1-V” Industrial Districts east of the Southeast 14th Street viaduct to “I2” Industrial District subject to the condition that the use of the property for Vehicle Sales or Vehicle Rental is prohibited.

Part D) Staff recommends approval of the submitted Large-Scale Development Plan subject to any amendments necessary with a future Site Plan review and approval.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** On January 13, 2020, on behalf of Des Moines Industrial, LLC, the City Council initiated a request to rezone property for the future development of a 40-plus acre multimodal transload facility on the subject property. Portions of the subject property lying west of the Southeast 14th Street/U.S. Highway 69 viaduct would be intended for general industrial uses. Portions of the subject property east of the viaduct would be intended for higher intensity industrial uses.

The developer is looking to implement a project that has received a Federal DOT Build grant of \$11.2 million and loan in the amount of \$1.7 million. The City of Des Moines is participating with the project by selling City owned property. The project would link truck cartage to the Iowa Interstate, Norfolk Southern, and Burlington Northern Santa Fe Railroads.

The terminal would consist of 12,000 feet of rail infrastructure, 115,000 square feet of warehousing, 37,500 square feet of covered bulk mineral storage, and 5 acres of outside storage. The project will be available to third party clients for multi-carrier railroad access.

2. **Size of Site:** Approximately 40 acres.
3. **Existing Zoning (site):** "DX2" Downtown District, I1" Industrial District and "I1-V" Industrial Districts.
4. **Existing Land Use (site):** Undeveloped land and railroad. Portions of the subject property serve as regional stormwater detention.
5. **Adjacent Land Use and Zoning:**

North – "I1-V", Use is railroad.

South - "DXR", "DX2", "I1-V" and Municipal Services Center "PUD", Uses are railroad, vacant land, the Southeast Connector (East ML King Jr. Parkway), and the City of Des Moines Richard A. Clark Municipal Services Center.

East – "I2", Uses are pallet manufacturing, vacant land, and Waste Management fleet services.

West – "DXR" & "DX2", Uses are warehousing and an asphalt plant.

6. **General Neighborhood/Area Land Uses:** The subject property straddles the Southeast 14th Street/U.S. Highway 69 corridor between railroad and the Southeast Connect. The surrounding area is generally industrial in character.
7. **Applicable Recognized Neighborhood(s):** The subject property is partially located within the Historic East Village Neighborhood and is within 250 feet of the Capitol East Neighborhood. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on January 31, 2020. 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 January 31, 2020 (20 days prior to the hearing) and February 10, 2020 (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. Historic East Village Neighborhood mailings were sent to Taylor Frame, PO Box 93904, Des Moines, IA 50393. Capitol East Neighborhood mailings were sent to Jack Leachman, 1921 Hubbell Avenue, Des Moines, IA 50316. A Final Agenda was mailed to recognized neighborhoods on February 14, 2020.

City Staff held a neighborhood meeting on Friday, February 7, 2020 at the Richard A. Clark Municipal Services Center, Macrae Conference Room. All owners of property within 250 feet were invited to attend along with the contacts from Historic East Village and Capitol East Neighborhoods. There was nobody other than City staff who attended the meeting.

8. **Relevant Zoning History: PlanDSM Future Land Use Plan Designation:** Downtown Mixed Use and 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. **Conditional Use Permits:** In addition to the primary proposed Storage, Distribution, and Wholesaling uses of Trucking and Transportation Terminals and Warehouse; future proposed uses would include outside storage of construction aggregate and other materials. This latter would be considered as a Fabrication and Production, Intensive based on interpretation of comparable uses listed in Chapter 134. This use would require granting of a Conditional Use by the Zoning Board of Adjustment in the "I1" District and compliance with supplemental use regulations in Chapter 134 Section 134-3.6.2. All of the other primary proposed uses would be subject to supplemental use regulations in Chapter 134 Section 134-3.6.3.E.
2. **Urban Design Review Board:** Because a portion of the land is to be sold to the developer by the City with the potential for other City economic assistance. A development agreement would be required, necessitating review by the Urban Design Review Board. Any development review by the City will be subject to consideration of this Board under the terms of any agreement.
3. **Permit and Development Center Comments:** Any future redevelopment of the property for a Transportation Terminal would require Site Plan review by the City's Permit and Development Center. It is anticipated that the proposed buildings would be reviewed under the Warehouse/Workshop Building Types or under accessory outbuilding requirements. All building construction is subject to issuance of building permits in accordance with applicable Building Codes.
4. **Drainage/Grading:** Stormwater management improvements would be required with and a Storm Water Pollution Protection Plans (SWPPP) approval by Iowa DNR will be required with site redevelopment over an acre in area. Coordination with the City Stormwater Division of Public Works will be required with any impacted public regional stormwater basins.
5. **Large Scale Development Plan:** The recently updated Chapter 134 and 135 require rezoning of tracts larger than 5 acres in area be considered under provisions in Chapter 135 Article 5 for Large-Scale Development. In the Commission packet materials is a plan attachment comprising the submittal for this requirement. There are not specific requirements of these provisions applicable to industrial rezoning. The proposed plan is going to exceed the open space provisions. There are not any

proposed extensions of the public street network requiring consideration of the Block and Access provisions, the Street provisions, or the Primary Street Designation provisions of the Large-Scale Development Plan requirements. The intent is that this plan will be refined through the Site Plan review process where the provisions are also applicable.

SUMMARY OF DISCUSSION

Dory Briles asked if any member of the audience or the Commission desired to speak regarding the item. None were present or requested to speak.

COMMISSION ACTION:

Rocky Sposato made a motion for approval of Part A) the Commission find the requested rezoning is not in conformance with PlanDSM; Creating Our Tomorrow Plan, which designates the western portion of the property as "Downtown Mixed Use", Part B) **APPROVAL** of the proposed amendment of the PlanDSM Creating Our Tomorrow Plan future land use designation from Downtown Mixed Use to Industrial, Part C) **APPROVAL** of the requested rezoning of the property from "DX2" Downtown District west of the Southeast 14th Street viaduct to "11" Industrial District, and from "11" and "11-V" Industrial Districts east of the Southeast 14th Street viaduct to "12" Industrial District subject to the condition that the use of the property for Vehicle Sales or Vehicle Rental is prohibited and Part D) **APPROVAL** of the submitted Large-Scale Development Plan subject to any amendments necessary with a future Site Plan review and approval.

Motion passed: 8-0

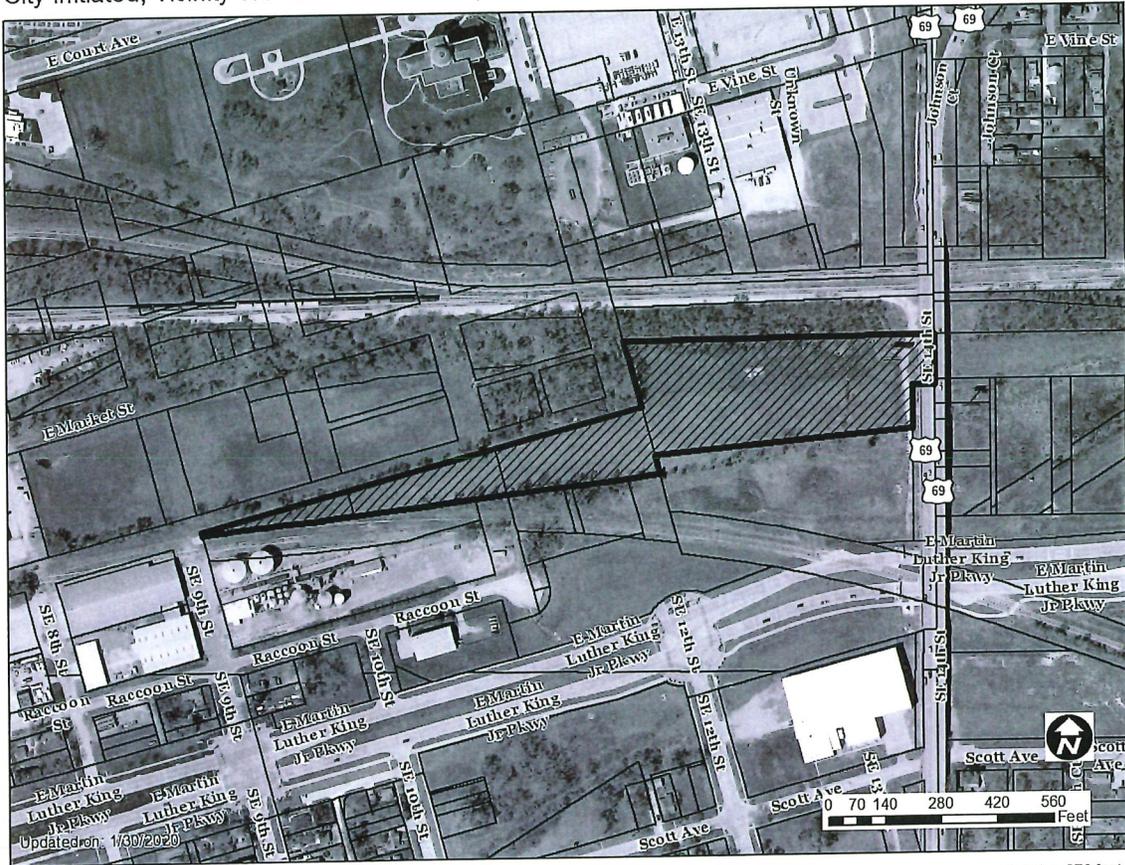
Respectfully submitted,


Erik Lundy, AICP
Senior City Planner

EML:tjh

City initiated request for property in the vicinity of 200 SE 15th Street, 350 SE 18th Street and 302 SE 18th Street. Property is owned by City of Des Moines, Iowa Transfer Company (Iowa Interstate Railroad), Norfolk Southern Railway, and Hawkeye Land Company.				File # 21-2020-4.06
Description of Action	Amend PlanDSM Creating Our Tomorrow future land use designation west of the Southeast 14th Street viaduct from Downtown Mixed Use to Industrial.			
PlanDSM Future Land Use	Current: Downtown Mixed Use. Proposed: Industrial.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"DX2" Downtown District, "I1" Industrial District and "I1-V" Industrial District.			
Proposed Zoning District	"I1" Industrial District and "I2" Industrial District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	
	Denial		Yes	No
				X

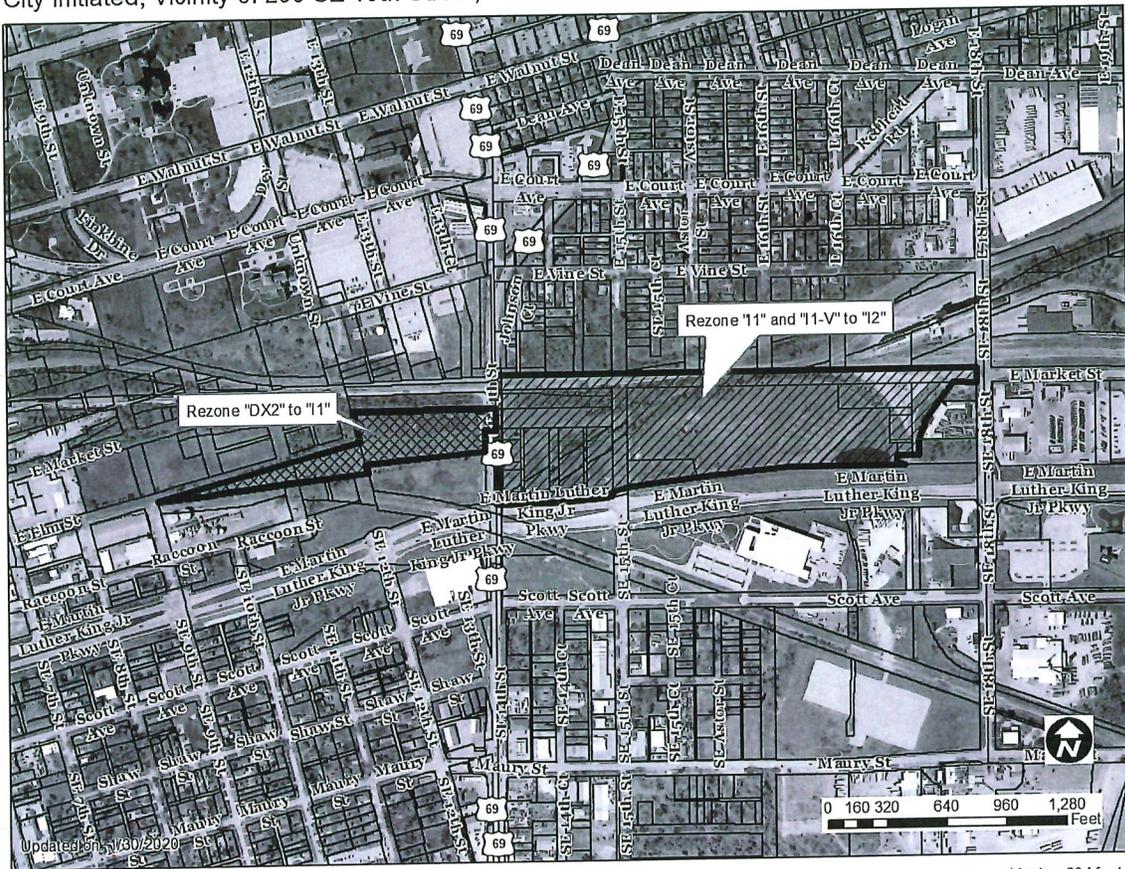
City initiated, Vicinity of 200 SE 15th Street, 350 SE 18th Street, and 302 SE 18th Street 21-2020-4.06



1 inch = 279 feet

City initiated request for property in the vicinity of 200 SE 15th Street, 350 SE 18th Street and 302 SE 18th Street. Property is owned by City of Des Moines, Iowa Transfer Company (Iowa Interstate Railroad), Norfolk Southern Railway, and Hawkeye Land Company.		File # ZON2020-00003		
Description of Action	Rezone property from "DX2" Downtown District west of the Southeast 14th Street viaduct to "I1" Industrial District, and from "I1" and "I1-V" Industrial Districts east of the Southeast 14th Street viaduct to "I2" Industrial District.			
PlanDSM Future Land Use	Current: Downtown Mixed Use and Industrial. Proposed: Industrial.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"DX2" Downtown District, "I1" Industrial District and "I1-V" Industrial District.			
Proposed Zoning District	"I1" Industrial District and "I2" Industrial District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

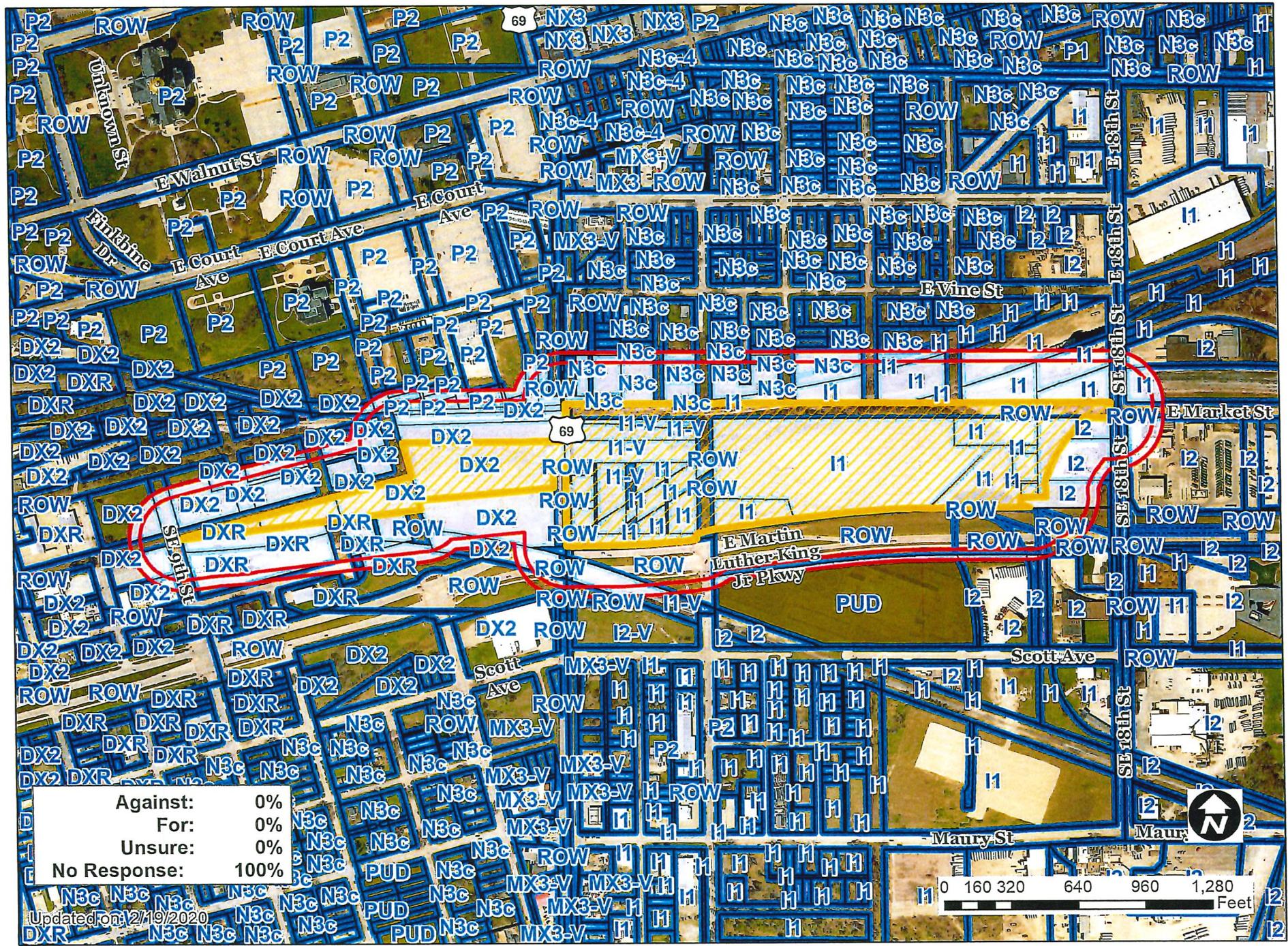
City initiated, Vicinity of 200 SE 15th Street, 350 SE 18th Street, and 302 SE 18th Street ZON2020-00003



1 inch = 604 feet

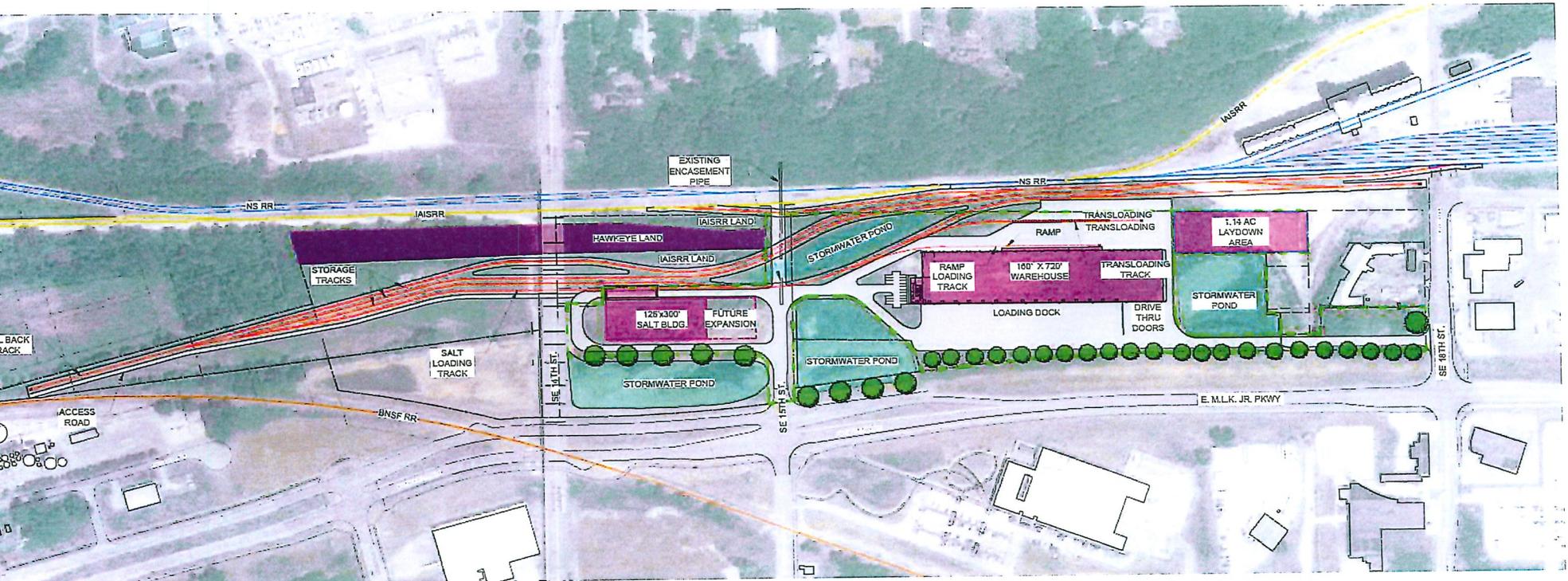
City initiated, Vicinity of 200 SE 15th Street, 350 SE 18th Street, and 302 SE 18th Street 21-2020-4.06





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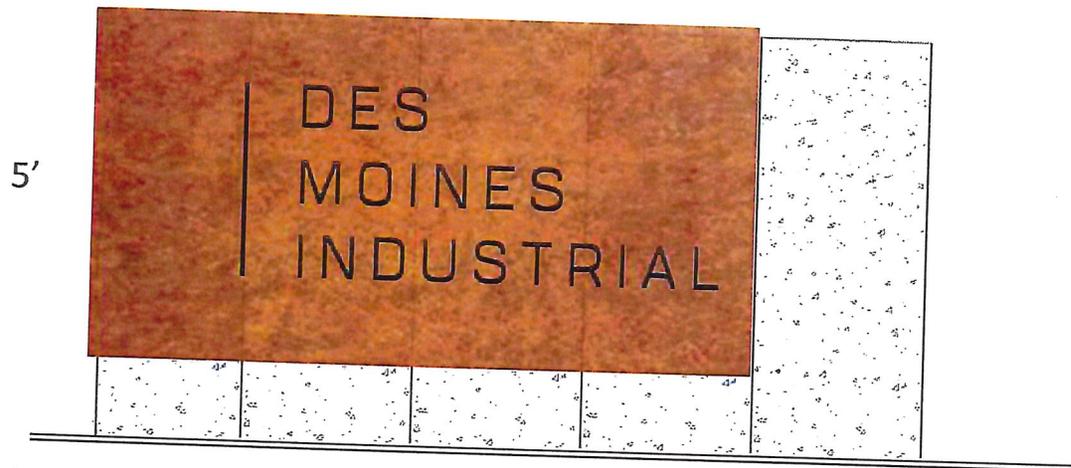
SITE PROGRAM



SITE ELEMENTS

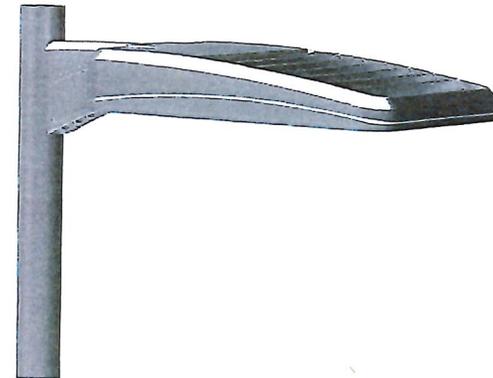
Monument Sign Character

+/-12'



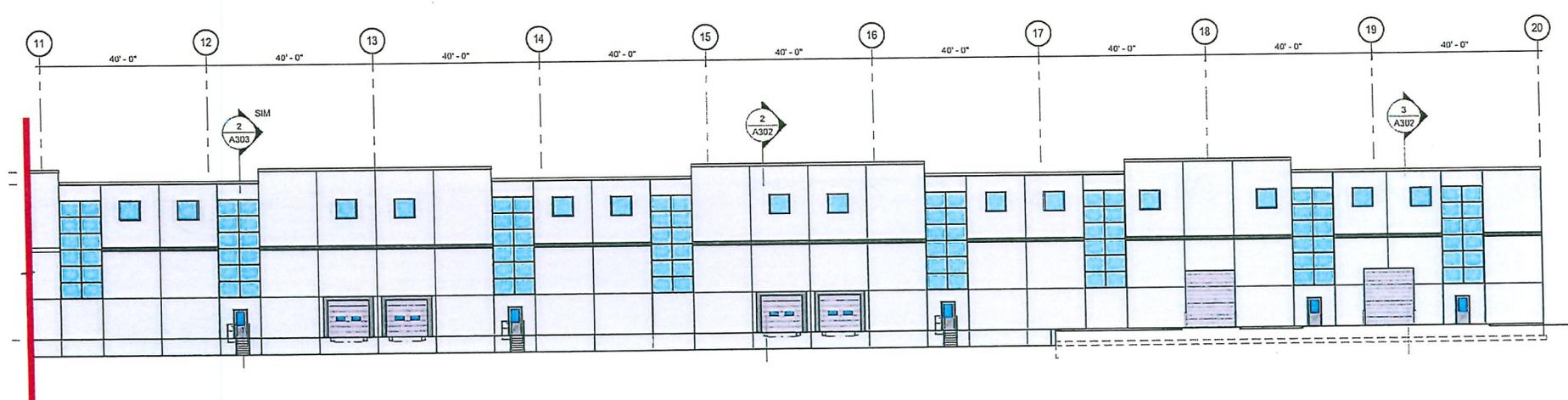
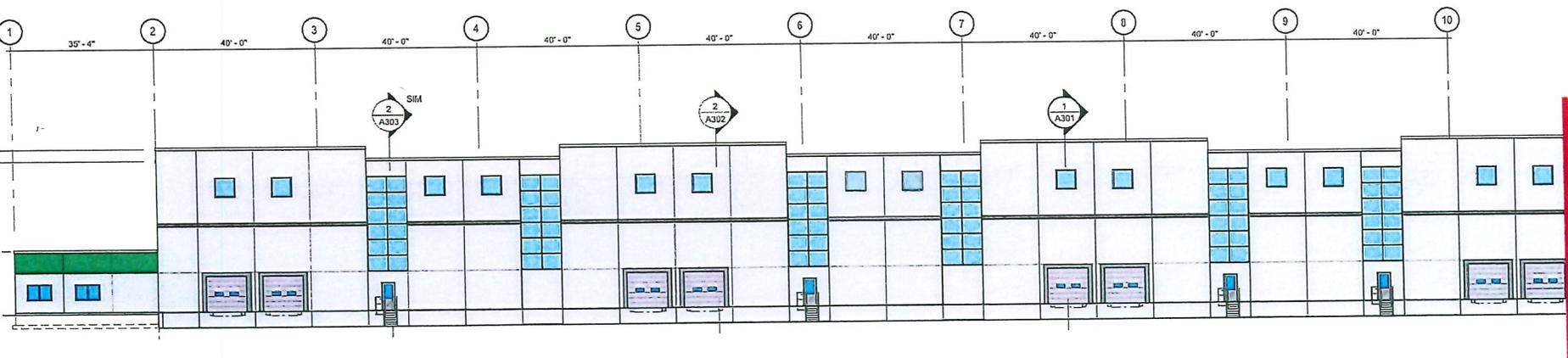
Parking Lot Lighting

Beacon Viper or Similar

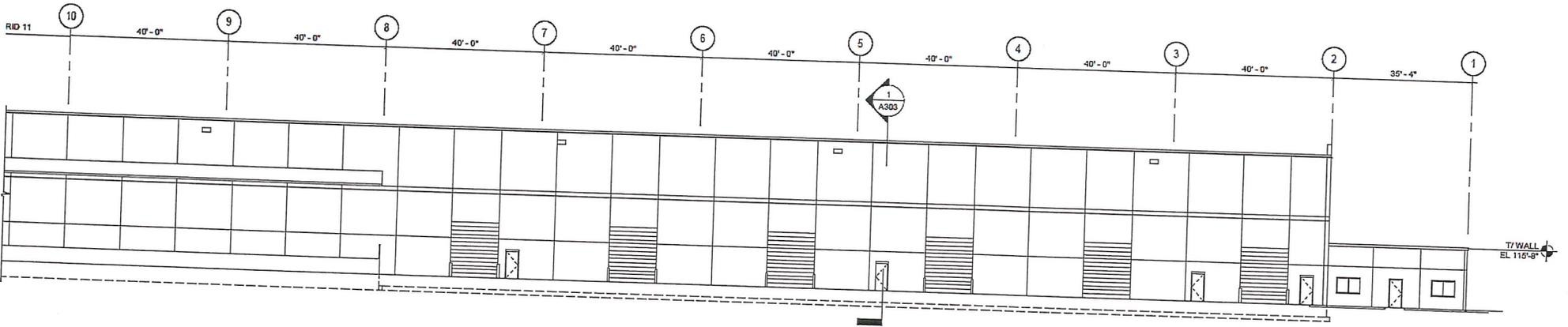
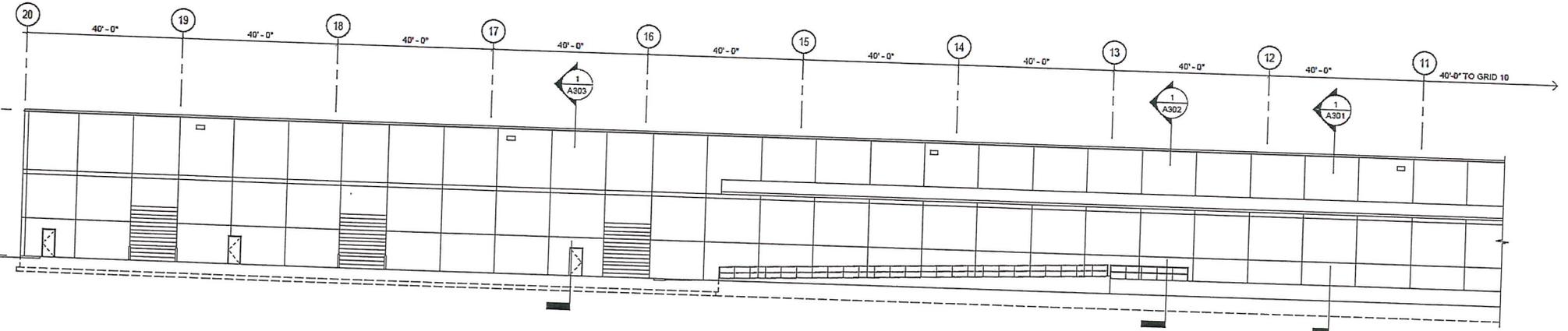


Trash Enclosure - to be screened by split face block or concrete enclosure with opaque steel doors, per City of DSM requirements.

ELEVATIONS | SOUTH FACING



ELEVATIONS | NORTH FACING



DES
MOINES
INDUSTRIAL

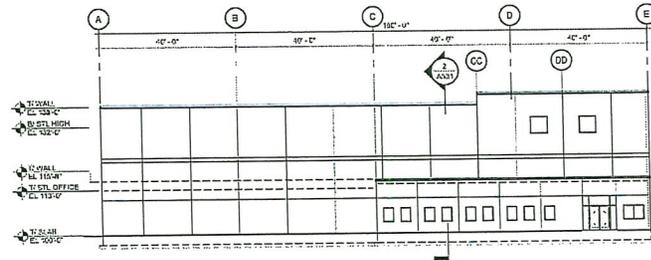
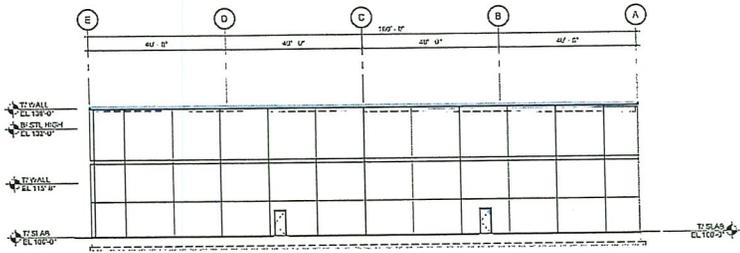
ELEVATIONS | EAST + WEST FACING

EXTERIOR ELEVATION GENERAL NOTES

- SEE 3-WEST TMD FOR TYPICAL GENERAL NOTES.
- SEE SECTIONS AND DETAILS FOR ADDITIONAL MATERIAL AND FINISH INFORMATION.

- 1 ASPHALT SHINGLE
- 2 VINYL LAP SIDING
- 3 CONIC STOOD - SEE STRUCTURAL
- 4 ALUMI FRAME / HD GLAZING SYSTEM
- 5 HM DOOR & FRAME - PAINTED
- 6 PRE-FINISHED METAL SOFFIT
- 7 LIGHT - SEE ELEC
- 8 PRE-FINISHED METAL FLASH AND ISOLATION SYSTEM
- 9 CONIC SPLASH BLOCK
- 10 PRE-FINISHED METAL FASCIA
- 11 NOT FINISH
- 12 PRE-FINISHED METAL ROOF VENT
- 13 CANOPY SYSTEM TO MATCH ROOF SYSTEM

EXTERIOR ELEVATION KEYNOTES



VAA, INC.
2220 Bellevue Lane N, Suite 220
Fargo, ND 58103
701.269.4144
www.vaa.org.com

CLIENT:
DES MOINES INDUSTRIAL

PROJECT:
DES MOINES INDUSTRIAL

FIG.	DATE	ISSUE/REVISION	BY
A	12/12/19	PRECAST PACKAGE	MSB
D	01/21/20	USBC REVIEW	MSB

PRELIMINARY
NOT FOR CONSTRUCTION

ERIKS HILBECK ARCHITECTS
10/2019

DATE: 11/05/19
DESIGNED: HRH
DRAWN: MSB
CHECKED: TRB
APPROVED: TRB

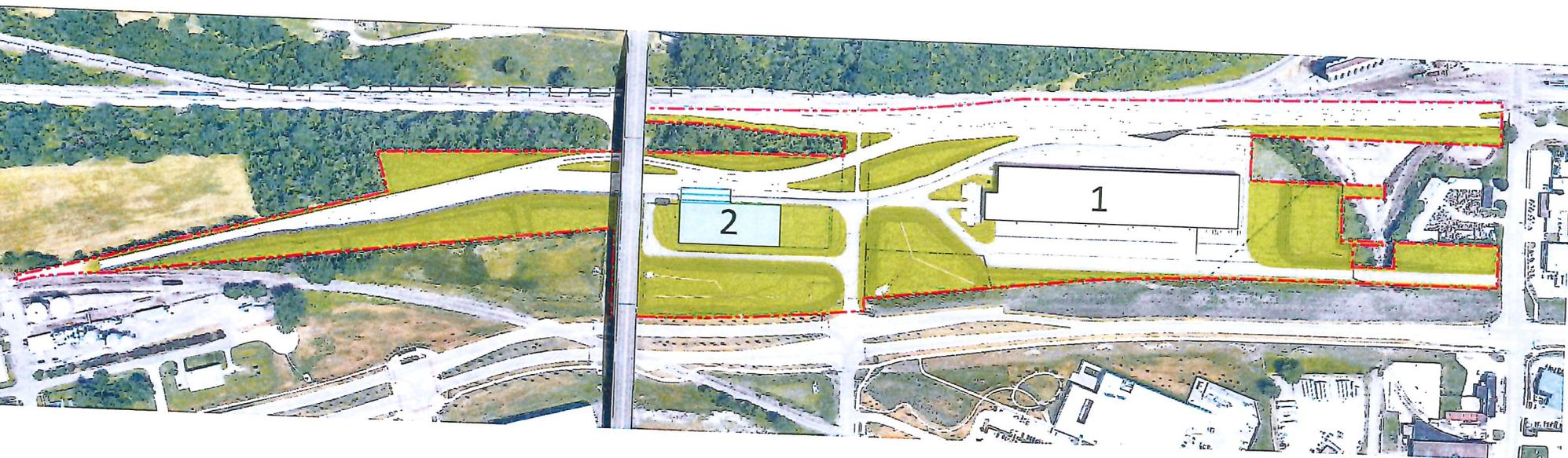
DRAWING TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
190319

DRAWING NO:
A203

SCALE:
AS SHOWN

LANDSCAPE PLAN | PRE LANDSCAPE



LANDSCAPE PLAN | SITE DETENTION AREAS



LANDSCAPE PLAN | CITY REQUIRED PLANTINGS



Total property area: 1,562,439.67 SF / 35.87 Acres
15% canopy cover requirement: 234,365.94 SF of canopy required

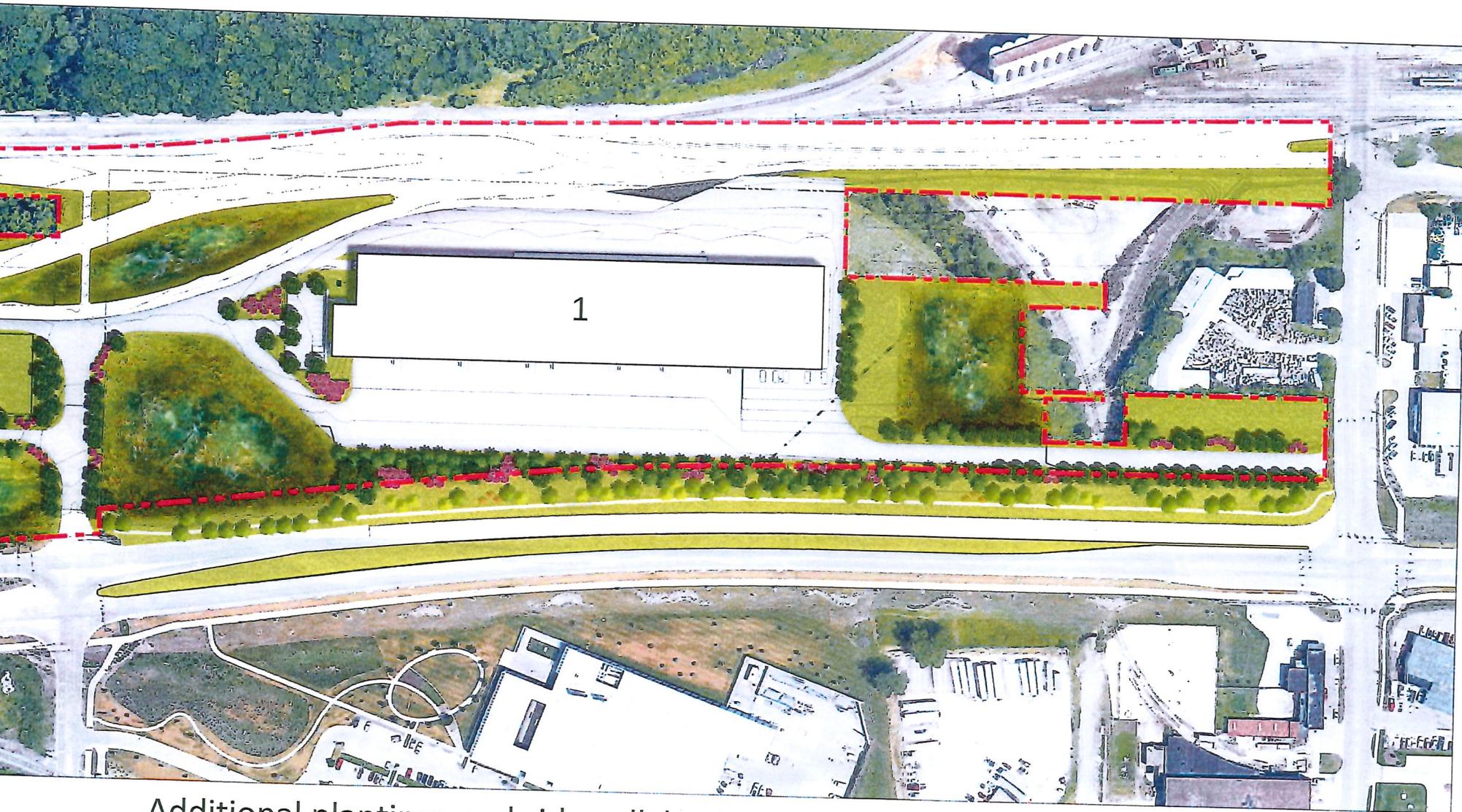
Shade Trees: 114 x 1,000 = 114,000 SF
Ornamental Trees: 131 x 700 = 91,700 SF
Evergreen Trees: 98 x 300 = 29,400 SF
Total: 343 (235,100 SF of canopy provided)

LANDSCAPE PLAN ENLARGEMENT



Utilizing 20-30' of R.O.W to enhance planting buffer

LANDSCAPE PLAN ENLARGEMENT



Additional plantings and sidewalk by City as part of MLK Parkway buildout