



Date June 13, 2022

RESOLUTION SETTING HEARING ON REQUEST FROM ROLL-OFFS OF DES MOINES, INC. REGARDING PROPERTY LOCATED IN THE VICINITY OF 20 E. 18TH STREET TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION FROM LOW-DENSITY RESIDENTIAL TO INDUSTRIAL AND TO REZONE THE PROPERTY FROM “N3C” NEIGHBORHOOD DISTRICT TO “I2” INDUSTRIAL DISTRICT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 19, 2022, its members voted 10-1-1 in support of a motion to recommend **APPROVAL** of a request from Roll-Offs of Des Moines, Inc. (Owner), represented by Anthony Holt (Officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property in the vicinity of 20 E. 18th Street from Low-Density Residential to Industrial; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 19, 2022, its members voted 10-1-1 in support of a motion to recommend **APPROVAL** of a request from Roll-Offs of Des Moines, Inc. (Owner), represented by Anthony Holt (Officer), to rezone the Property from “N3C” Neighborhood District to “I2” Industrial District; and

WHEREAS, the Property is legally described as follows:

ALL PROPERTY DESCRIBED BELOW IS IN THE CITY OF DES MOINES, POLK COUNTY, IOWA.

PARCELS 2018-128 AND 2018-129, BOTH RECORDED IN BOOK 17105, PAGE 811 IN THE OFFICE OF THE POLK COUNTY RECORDER;

AND

PARCEL 2018-130 AS RECORDED IN BOOK 17105, PAGE 817 IN THE OFFICE OF THE POLK COUNTY RECORDER;

AND

LOTS 9 THRU 14, BLOCK 1, I. N. THOMAS SUBDIVISION, AN OFFICIAL PLAT RECORDED IN BOOK B, PAGE 56 IN THE OFFICE OF THE POLK COUNTY RECORDER;

AND



Date June 13, 2022

ALL THAT PART OF THE SE. ASTOR STREET PUBLIC ROAD RIGHT-OF-WAY LYING WEST OF AND ADJOINING PARCEL 2018-128 LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD AS IT IS PRESENTLY ESTABLISHED;

AND

ALL THAT PART OF THE SE. 16TH STREET PUBLIC ROAD RIGHT-OF-WAY LYING EAST OF AND ADJOINING PARCEL 2018-128 LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD AS IT IS PRESENTLY ESTABLISHED;

AND

ALL THAT PART OF THE SE. 16TH COURT PUBLIC ROAD RIGHT-OF-WAY LYING EAST OF AND ADJOINING PARCEL 2018-129 LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD AS IT IS PRESENTLY ESTABLISHED;

AND

ALL THAT PART OF THE EAST VINE STREET PUBLIC ROAD RIGHT-OF-WAY LYING NORTH OF AND ADJOINING PARCEL 2018-130 LYING WEST OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD AS IT IS PRESENTLY ESTABLISHED;

AND

ALL THAT PART OF THE EAST-WEST PUBLIC ALLEY RIGHT-OF-WAY LYING NORTH OF AND ADJOINING LOTS 12 THRU 14 IN BLOCK 1, I. N. THOMAS SUBDIVISION AN OFFICIAL PLAT RECORDED IN BOOK B, PAGE 56 IN THE OFFICE OF THE POLK COUNTY RECORDER.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed amendment to the comprehensive plan future land use designation is to be considered, and at which time the City Council will



Roll Call Number

Agenda Item Number

31

Date June 13, 2022

hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on June 27, 2022 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.

3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more 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. Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.

Assistant City Attorney

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

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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

Acting City Clerk

Date June 13, 2022
Agenda Item 31
Roll Call # _____

May 24, 2022

Communication from the City Plan and Zoning Commission advising that at their May 19, 2022 meeting, the following action was taken regarding a request from Roll-Offs of Des Moines, Inc. represented by Anthony Holt (owner), Tony Holt (owner) and Gregory S. Holt (owner), 1150 Highway 5 Pleasantville IA, LLC (owner) represented by Anthony Holt (officer) to rezone property located in the vicinity of 20 E 18th Street from "N3c" Neighborhood District to "I2" Industrial District, to allow a Junk or Salvage Yard Use.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-1-1 as follows

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper			X	
Todd Garner				X
Johnny Alcivar		X		
Justyn Lewis				X
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			

APPROVAL of Part A) The proposed rezoning be found not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates the proposed rezoning area Low Density Residential.

Part B) Approval of the requested amendment to the PlanDSM future land use designation from Low Density Residential to Industrial Use since the Industrial designation should be focused in areas of the City that are already designated for those types of uses.

Part C) Approval of the rezoning of the property from "N3c" Neighborhood District and "I1" Industrial District to "I2" Industrial District to allow expansion of junk and salvage yard use subject to the following conditions:

- 1) Use of the property shall be limited to the following:
 - a) Any use as permitted and limited in the I1 District.
 - b) The storage of empty dumpsters associated with a legally established use located at the property currently addressed as 20 East 18th Street (District/Parcel 040/06209-000-000).
 - c) The parcels currently addressed as 1649 East Court Ave (District/Parcel 040/06218-000-000) and 1708 East Vine Street (District/Parcel 040/06223-000-000), and the interviewing alley right-of-way if vacated and assembled into the site, may be used for any use as permitted and limited in the I2 District.
 - d) If vacated and assembled into the site, the East Vine Street right-of-way that adjoins the parcel currently addressed as 20 East 18th Street (District/Parcel 040/06209-000-000) and the parcel currently addressed as 1708 East Vine Street (District/Parcel 040/06223-000-000) may be used for any use as permitted and limited in the I2 District.
- 2) Provision of a 25-foot wide landscape buffer along the East 16th Court frontage, from the south edge of the East Court Avenue right-of-way to the south edge of the East Vine Street right-of-way, to the satisfaction of the City's Planning and Urban Design Administrator, and provision of fencing that complies with Chapter 135 of the Municipal Code at the 25-foot setback to the satisfaction of the City's Planning and Urban Design Administrator.
- 3) Any use on the property shall be in accordance with an approved site plan.
- 4) A site plan for the property shall be submitted no later than December 31, 2022, and the property owner shall obtain approval no later than March 31, 2023.
- 5) The property shall be brought into conformance with an approved site plan by December 21, 2023.
- 6) Failure to comply with these zoning conditions may result in a City initiated rezoning of the subject property to a less intensive zoning district.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the proposed rezoning be found not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates the proposed rezoning area Low Density Residential.

Part B) Staff recommends approval of the requested amendment to the PlanDSM future land use designation from Low Density Residential to Industrial Use since the Industrial designation should be focused in areas of the City that are already designated for those types of uses.

Part C) Staff recommends approval of the rezoning of the property from "N3c" Neighborhood District and "I1" Industrial District to "I2" Industrial District to allow expansion of junk and salvage yard use subject to the following conditions:

- 1) Use of the property shall be limited to the following:
 - a) Any use as permitted and limited in the I1 District.
 - b) The storage of empty dumpsters associated with a legally established use located at the property currently addressed as 20 East 18th Street (District/Parcel 040/06209-000-000).
 - c) The parcels currently addressed as 1649 East Court Ave (District/Parcel 040/06218-000-000) and 1708 East Vine Street (District/Parcel 040/06223-000-000), and the interviewing alley right-of-way if vacated and assembled into the site, may be used for any use as permitted and limited in the I2 District.
 - d) If vacated and assembled into the site, the East Vine Street right-of-way that adjoins the parcel currently addressed as 20 East 18th Street (District/Parcel 040/06209-000-000) and the parcel currently addressed as 1708 East Vine Street (District/Parcel 040/06223-000-000) may be used for any use as permitted and limited in the I2 District.
- 2) Provision of a 25-foot wide landscape buffer along the East 16th Court frontage, from the south edge of the East Court Avenue right-of-way to the south edge of the East Vine Street right-of-way, to the satisfaction of the City's Planning and Urban Design Administrator, and provision of fencing that complies with Chapter 135 of the Municipal Code at the 25-foot setback to the satisfaction of the City's Planning and Urban Design Administrator.
- 3) Any use on the property shall be in accordance with an approved site plan.
- 4) A site plan for the property shall be submitted no later than December 31, 2022, and the property owner shall obtain approval no later than March 31, 2023.
- 5) The property shall be brought into conformance with an approved site plan by December 21, 2023.
- 6) Failure to comply with these zoning conditions may result in a City initiated rezoning of the subject property to a less intensive zoning district.

Written Responses

3 in Favor

7 in opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed rezoning request would allow the applicant to expand business operations on to a larger area to allow for uses granted by the Board of Adjustment through their existing Conditional Use Permit. The applicant is proposing expansion in four phases. The expansion includes a paved access along the southern boundary of the property, with storage area directly south of it. This drive access and storage extends east to west running up to Southeast Astor Street right-of-way. The applicant is also proposing a building for recycling purposes and a parking lot in future phases in the northern portion of the proposed rezone area.
2. **Size of Site:** 7.71 acres.
3. **Existing Zoning (site):** "N3c" Neighborhood District and "I1" Industrial District.
4. **Existing Land Use (site):** Open space, equipment and roll off dumpster storage along the southern boundary, and two one-family dwelling units.
5. **Adjacent Land Use and Zoning:**

North – "I2", "I1", "N3c"; Uses include auto repair shop, office, East Court Avenue and single family housing.

South - "I1"; Uses include railroad right-of-way and a grain elevator.

East - "I2"; Uses include auto repair shop and railroad right-of-way.

West - "N3c"; Use is single family housing.
6. **General Neighborhood/Area Land Uses:** The subject property is located in an industrial area west of East 18th Street in the vicinity of multiple east/west railroad lines to the south and residential area to the north.
7. **Applicable Recognized Neighborhood(s):** The subject property is within the Capitol East Neighborhood. The neighborhood was notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhoods on April 29, 2022. A Final Agenda was mailed to the neighborhood associations on May 13, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on April 29, 2022 (20 days prior) and May 9, 2022 (10 days prior to the scheduled hearing) to the Capitol East Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Capitol East Neighborhood Association mailings were sent to Jack Leachman, 1921 Hubbell Avenue, Des Moines, IA 50316.

The applicant has held a neighborhood meeting and will be able to provide a summary of the meeting at the hearing.

- 8. Relevant Zoning History:** The zoning history outlined below is for 20 E 18th Street, which belongs to the applicant and is directly northeast of the subject area.

On April 22, 2013, the City Council approved Ordinance Number 15,183, which rezoned the property to "M-2" Heavy Industrial District, subject to the following conditions:

- 1) Use of the property shall be limited to the following:
 - a. Any use as permitted and limited in the M-1 District.
 - b. Storage of inoperable machinery in accordance with a Conditional Use Permit as granted by the Zoning Board of Adjustment.
- 2) Any area used for outdoor storage of inoperable machinery shall be completely screened from view and shall be setback at least 100 feet from any public right-of-way.

On May 22, 2013, the Zoning Board of Adjustment by Docket Zon2013-00055 granted a Conditional Use Permit for a use in the "M-2" Heavy Industrial District that is not otherwise permitted in the "M-1" Light Industrial District. This allowed use of a paved area for outdoor storage of inoperable machinery, such as lifts and construction equipment, constituting a salvage yard. The approval was subject to the following conditions:

1. Any storage of inoperable machinery shall be in accordance with any necessary amendment to a Site Plan on file with the City's Permit and Development Center.
2. Any area used for outdoor storage of inoperable machinery shall be setback at least 100 feet from any public right-of-way and shall be screened by a solid fence with no more than three (3) driveway openings, each measuring up to 40 feet.
3. There shall be no dismantling of vehicles or equipment. Any future proposal for dismantling of vehicles shall require an amendment to the Conditional Use Permit by the Zoning Board of Adjustment.
4. The Conditional Use Permit shall be subject to amendment or revocation if the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the conditional use permit.

On October 2, 2013, the Permit and Development Center approved a Site Plan (10-2014-7.29) that identified where outdoor storage of inoperable machinery could occur and identified the necessary screening materials.

Since then, the business had been violating the Conditional Use Permit, as they placed inoperable vehicles on property owned by the City adjacent to the south. On December 16, 2016, the Zoning Enforcement Officer notified the business owner (Anthony Holt) that the Conditional Use Permit would be reconsidered by the Zoning Board of Adjustment. Since then, the applicant had removed all inoperable equipment that had been placed outside of their property.

On February 1, 2017, Roll Offs of Des Moines, LLC, applied for a rezoning of the property that could potentially resolve current zoning violations. On April 4, 2017, the City Council approved Ordinance Number 15,573, which rezoned the property from

Limited "M-2" Heavy Industrial District to amended Limited "M-2" Heavy Industrial District, subject to the following conditions:

- 1) Use of the Property shall be limited to the following:
 - a) Any use as permitted and limited in the M-1 District.
 - b) Any of the following uses so long as they are in accordance with a Conditional Use Permit as granted by the Zoning Board of Adjustment:
 - i. Storage of inoperable machinery and/or equipment, such as forklifts, trucks, and automobiles.
 - ii. Dismantling of equipment, such as forklifts, trucks, and automobiles.
 - iii. Recycling (including sorting and transferring) of waste materials, such as metals, wood, shingles, cardboard, and paper.
- 2) Any area used for outdoor storage of inoperable machinery, dismantling of equipment, or recycling of waste materials shall be completely screened from view and shall be setback at least 100 feet from any public right-of-way.

On April 26, 2017, The Zoning Board of Adjustment, by Docket ZON2017-00044, amended a Conditional Use Permit, which replace the conditions of approval provided by Docket ZON2013-00055:

1. Any storage of inoperable machinery, dismantling of equipment, and recycling of waste materials shall be in accordance with any necessary amendment to a Site Plan on file with the City's Permit and Development Center.
2. Any area used for outdoor storage of inoperable machinery, dismantling of equipment, or recycling of waste materials shall be completely screened from view and shall be setback at least 100 feet from any public right-of-way.
3. The Conditional Use Permit shall be subject to amendment or revocation if the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the conditional use permit.

On April 5 2022, the Zoning Inspector sent out a Notice of Violation for "noncompliance with the approved Site Plan 10-19-7.111 (including but not limited to: outdoor storage area and/or use of site has expanded beyond allowed areas and onto right-of-way parcel(s) and privately held parcel(s) to south and southwest of property, location of fencing/barriers does not comply with approved layout)."

9. **Applicable Regulations:** 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, and taking into consideration the criteria set forth in Chapter 18B of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM Creating Our Tomorrow:** The applicant has proposed "I2" Industrial District to be able to expand business operations on to a larger area and to allow for uses granted by the Board of Adjustment through their existing Conditional Use Permit.

The proposed "I2" Industrial District is not consistent with the current "Low Density Residential" land use designation. Plan DSM describes this designation as follows:

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

In order for the proposed rezoning to "I2" District to be in conformance with PlanDSM, the future land use designation must be amended to Industrial.

The Industrial designation is described as follows:

Industrial: 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.

The Zoning Ordinance states that the "I2" District is intended for general and higher intensity industrial uses as well as warehousing and transportation terminals. Building types allowed in this district include the General Building, Workshop/Warehouse, Civic Building, and Principal-Use Parking Structure.

Staff believes that industrial uses should be located in areas of the City that are already designated for those types of uses. The subject property is located in an area that is generally industrial in nature. Though this is an appropriate location, single family housing is immediately north and adjacent to the proposed rezoning and appropriate mitigation measures are needed to minimize adverse impacts to the neighborhood. For I2 zoning, accommodating industrial uses could have a significant negative impact on adjoining properties if they are residential, environmentally sensitive, or other lower intensity uses. The applicant has also indicated a history of repeated zoning violations.

2. **Planning and Design Ordinance:** Any construction or change in use must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (City Code Chapter 135). Furthermore, the applicant may be required to prepare a Site Plan and building elevations for any proposed additions or modifications for review before the property can be legally occupied by the proposed use.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented staff report and recommendation.

Dan Drendel asked why the 25-foot buffer is only suggested along the road frontage and not the adjacent residential parcels.

Jason Van Essen stated buffering requirements in Chapter 135 will be applied during the stie plan process to the entire site, which are less than the 25 feet. Once you get south of Vine Street, there is a lot of slope that makes that area unusable. Staff felt that the additional width of buffer area wasn't necessary along the entire perimeter of the site.

Johnny Alcivar asked how would city inspectors know what parcels are limited to a certain use and making sure that doesn't spill into the rest of the property.

Jason Van Essen stated planning staff works closely with the zoning enforcement staff when coming up with recommended conditions.

Anthony Holt presented submitted documentation to the commission.

Carolyn Jenison asked how he feels about staff recommendation.

Anthony Holt stated he would like more room for the proposed building, but they can work with the staff recommendation.

CHAIRPERSON OPENED THE PUBLIC HEARING

Cat Bender, 97 Johnson Court stated she's in support of this proposal as it would help manage the intense homeless population that live in the trees over the hill from her house.

Cruz Mata, 1533 East Vine Street stated he would like this request to be denied because he doesn't want to see another junk yard like the one that existed in the past. He believes cutting down trees would not eliminate the homeless. The proposal will only make it worse if we give them more junk to rummage through.

Carol Maher, 701 Polk Boulevard stated she would agree with previous comments about what would happen if you added more recycling to this area, also the environmental impacts it may have. She finds it odd that the house at 1657 East Vine Street still exists and the median along East 18th Street seems to get hit a lot.

John Brown 1615 East Vine Street stated he is concerned about his property retaining the excess storm water if something was to be constructed at 1613 East Vine Street. There are no storm drains in the area and 1613 East Vine Street currently holds that excess storm water.

Julie Earls, 110 SE 15th Street stated she doesn't have a problem with this proposal. She has witnessed Mr. Holt and his employees cleaning up garbage in the area and from what she understands, they will only be storing empty dumpsters.

Anthony Holt stated he and his employees have been committed to cleaning up the garbage the homeless leave behind. After they placed a fence along the back of their property, the police have been able to make multiple arrest due to trespassing. They plan to continue these efforts and extend the fence to the hill side.

Dory Briles asked for a summary of their neighborhood meeting.

Anthony Holt stated drawings were presented, they had 2 City Council members present and had the same conversations that took place here tonight.

Johnny Alcivar asked for clarification that this proposal extends to SE Astor Street and not SE 14th Street.

Antony Holt stated correct, they are not requesting to rezone beyond SE Astor Street.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Carolyn Jenison made a motion for:

Part A) The proposed rezoning be found not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates the proposed rezoning area Low Density Residential.

Part B) Approval of the requested amendment to the PlanDSM future land use designation from Low Density Residential to Industrial Use since the Industrial designation should be focused in areas of the City that are already designated for those types of uses.

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- 6) Failure to comply with these zoning conditions may result in a City initiated rezoning of the subject property to a less intensive zoning district.

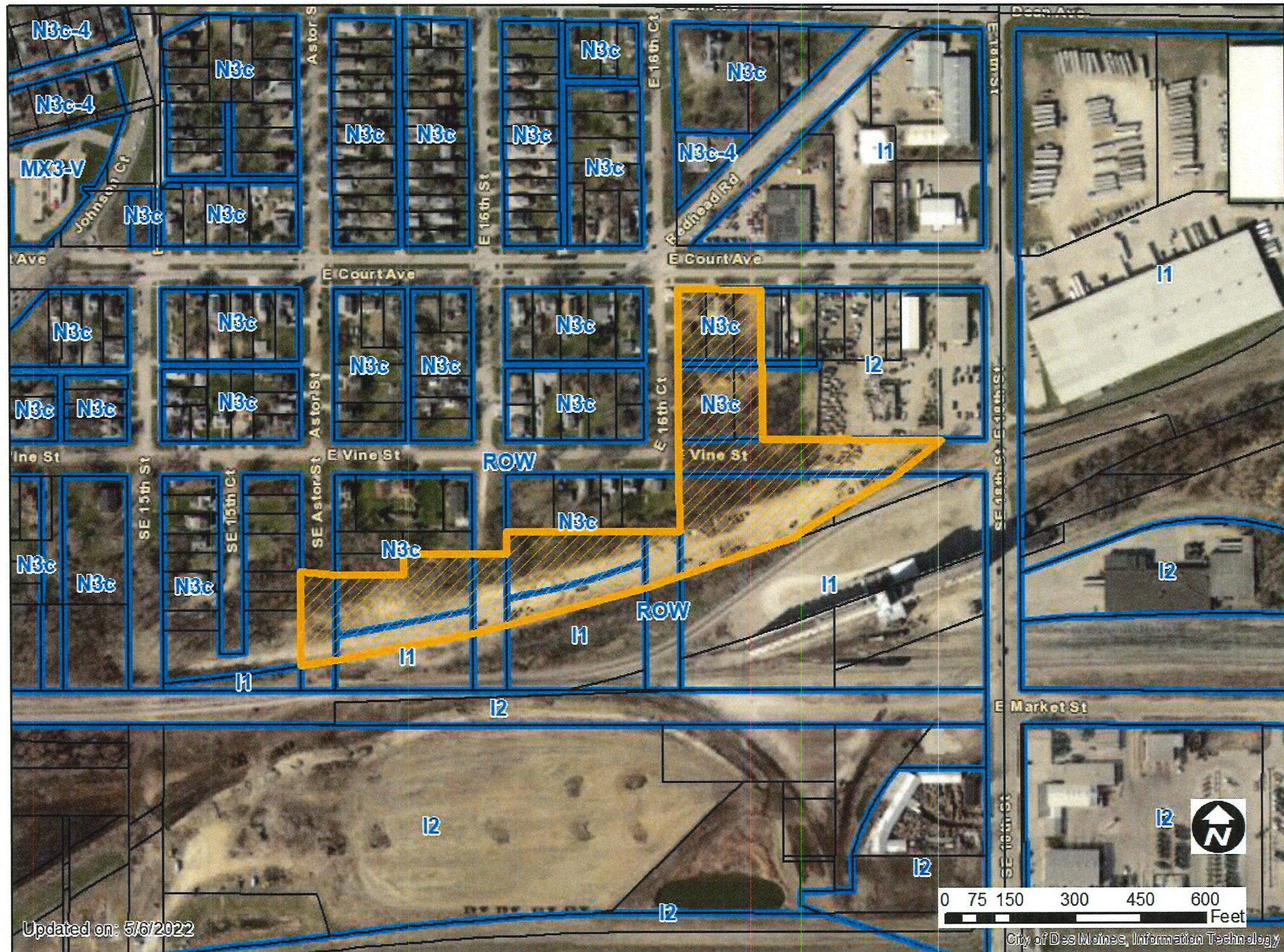
Motion passed: 10-1-1

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh







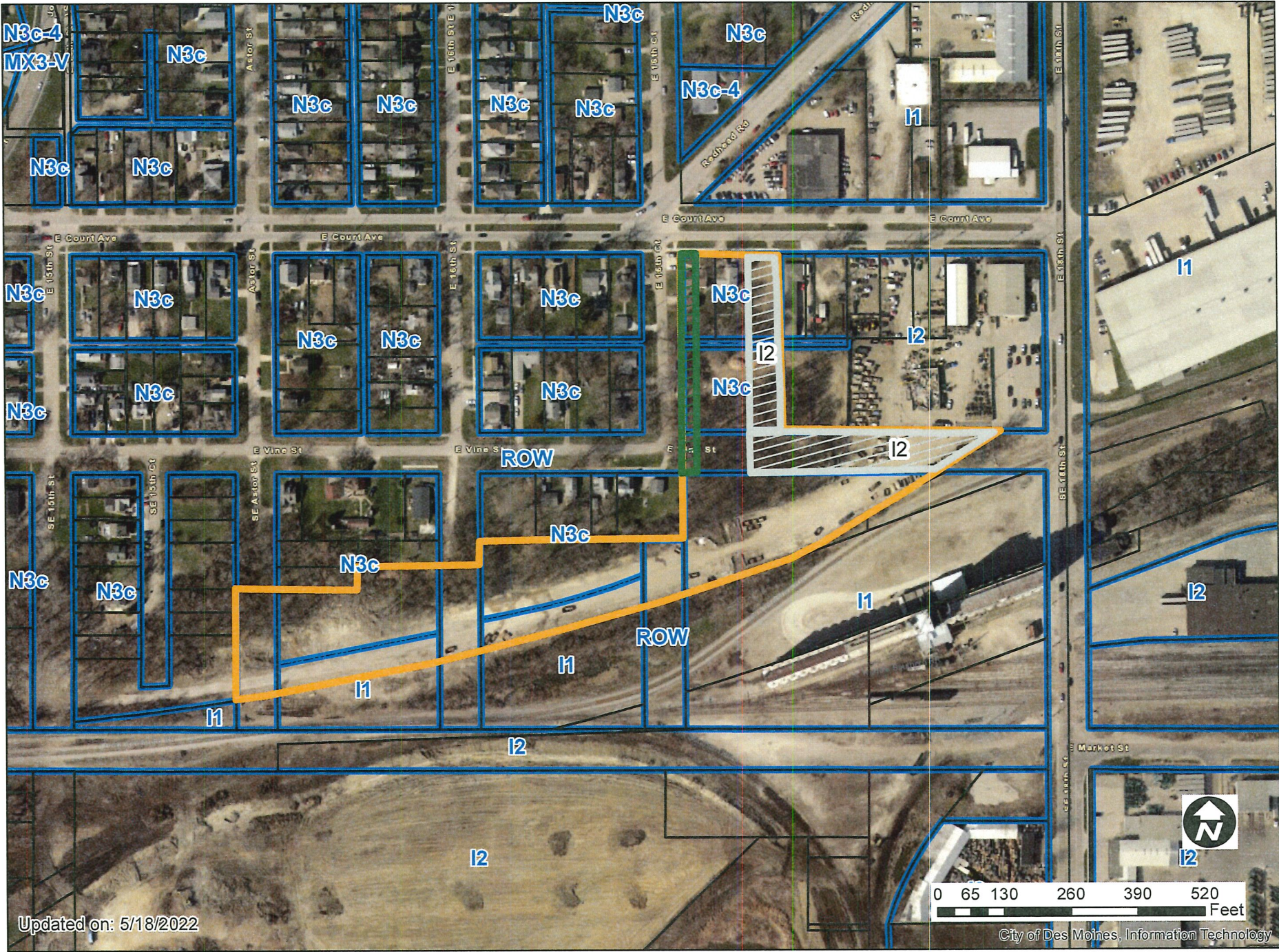












Updated on: 5/18/2022

City of Des Moines, Information Technology

1 inch = 248 feet

ROLL OFFS OF DES MOINES NEIGHBORHOOD MEETING 7PM, CAPITAL VIEW

Date: 5-11-2022

Time: 7PM

Facilitator: Jack Leachman Neighborhood president exhibitor Tony Holt and Greg Holt from Roll offs of Des Moines 20 e 18th Street Des Moines, IA 50316

In Attendance

List attached; See next page attached with names and address;

City of Des Moines Council Members also attended (Mr. Joe Gatto and Mr. Carl Voss)

Neighbor meetings summaries must include at least the following information:

1. Efforts to notify neighbors about the proposal, including how and when notification occurred, who was notified, and when and where the public meeting was held;

(Roll offs of Des Moines Sent out Letter in USPS Mail inviting to come to neighborhood meeting at capital view school) sent out to all Neighbors 35 within 250 feet of Rezoning parcels. Greg Holt personally went door to door in neighborhood of talking about rezoning and new site plan. Received six letter of approval (See Attached third page) Public meeting was held 7 pm at capital view School in cafeteria back of school. May 11, 2022

2. Who was involved in the discussions;

Tony Holt did presentation of project and why roll offs needed the new rezoning of land roll offs owns and city of Des Moines and what all process Roll offs of Des Moines Plan to do under new project and rezoning of land. Roll offs of Des Moines showed 3D Model of Project. Mr. Cruz Mata of 1533 E Vine was concern about vacant lot of 1611 E. Vine being Rezone to commercial. Also Vanessa Pineda of 1533 E. Vine Was Concern about same lot. Roll offs of Des Moines tony Come to consent about removing 1611 E. Vine lot off rezoning application. Tony Holt did state that roll offs of Des Moines needed lot for green space and water runoff and water retention. Neighbor John Brown 1615 E Vine was in favor of project did not want lot 1611 E vine built on or rezoned but was happy with green space and all. So All neighbors and Mr. Joe Gatto where on the same page with Roll offs of Des Moines to Remove the lot off rezoning map. Also in the Conversation was brought up that roll offs of Des Moines plans to only store empty roll offs container with no garbage storage. Roll offs is in full agreement storage of empty only. Business Hours of 5 am to 7 pm. Mr. David Banning did not want a salvage yard of junk cars but is happy with empty dumpster. Tony Holt roll offs of Des Moines talked for more than hour on project and with over other question and in the end everyone was happy with the progress.

3. Suggestions and concerns raised by neighbors; and

Take 1611 E. Vine lot off rezoning. All our happy for it to continue to be green space and water retention. Wanted it safe for neighborhood. Roll offs of Des Moines is happy to take it off rezoning. All neighbors happy with traffic lay out. Also Neighbors happy with because of homeless problem has gone down because of traffic and security.

4. What specific changes, if any, were considered or made as a result of the neighbor meetings.

Remove 1611 E. Vine off Rezoning map make sure site is safe for neighborhood
Empty Roll of Container storage was in site plan.
Fence south of track to stop homeless coming off the Rail road.

Bill and Carol Shanks (515-262-8687)
Neighbor of Roll offs Of Des Moines
1619 E Vine St
Des Moines, IA 50316
Date 4-26-2022

Roll offs of Des Moines
Tony

20 E 18th Street
Des Moines, IA 50316

Dear Roll offs of Des Moines:

My wife and I are in favor of your proposed plan and zoning you showed us and are looking forward to seeing continued progress. You have always been a good neighbor and steward of the land. We look forward to working with you over the years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Shanks", with a stylized flourish at the end.

Bill and Carol Shanks (515-262-8687)



C&C Realty LLC 205 E 18th Street Des Moines Iowa 50316

Date 5-3-2022

205 E 18th Street Des Moines, IA 50316

To whom it may Concern,

Roll offs of Des Moines, Tony Holt and son have been neighbors since we built in 1999. Over the past 23 years, we have worked together and have had a good relationship as neighbors. As their business has expanded, they have been able to buy up houses and buildings around them and the railroad land that was vacant. They have come to me and shown me their plans for expansion over the next few years. I am in favor of the zoning changes needed and building they want to build in their site plan. Looking forward to the new changes. Please reach out with any further question.

Regards,



Charlie Colosimo

C&C Realty /CEO

charlic@brittontransport.com

Cell 515-494-3777





Cotofo's Auto
1640 E Court Ave
Suite A
Des Moines, IA 50316

To whom it may concern,

Roll offs of Des Moines (Tony Holt and Greg Holt) Have been our neighbors for the last 5 years. They have come to us and shown us what they plan to do in their Expansion and Rezoning area. Cotofo's Auto is in approval of this project. If anyone on has any question please reach out to Cotofo's Auto 515-243-3319

Sincerely,

Cotofo's Auto

A handwritten signature in blue ink, appearing to be "Tony Holt", with a long horizontal line extending to the right.

Genaro Mata
Phone number 515-664-5195
1618 E Court Ave
Des Moines IA 50316
Date 5-2-2022

Roll offs of Des Moines
Title Tony Holt owner

20 E 18th Street
Des Moines IA 50316

Dear Roll offs of Des Moines:

Thank you for reaching out about your rezoning and new site plan. Greg your son has showed us what you plan to do and we are happy with everything. Looking forward to the progress in the years to come. We have enjoyed having you as a good neighbor for the last 25 years. If anyone has question please reach out.

Regards,

A handwritten signature in cursive script, appearing to read "Genaro Mata".

Genaro Mata 515-664-5195

Hello

My name is Son Hong I live at
1127 E Court Ave Des Moines, Iowa 50316
I bought my house in 2009. The neighbor had
to live in is good. All of Des Moines have been
good neighbors over the years and have helped
out in any way they could.

In the last 4 years they have owned 3
rentals across the street from my house
if I ever had issues they took care of what
ever was needed in a timely manner. We look
forward to the years to come. I am in
favor of the new project and rezoning of
the land.

Best Regards

Son Hong SON HONG

Jackie Acosta
1710 E court Ave
Des Moines, IA 50316
5-11-2022

Roll offs of Des Moines
Tony Holt owner
Neighbor
20 E 18th street
Des Moines IA 50316

Dear Roll offs of Des Moines:

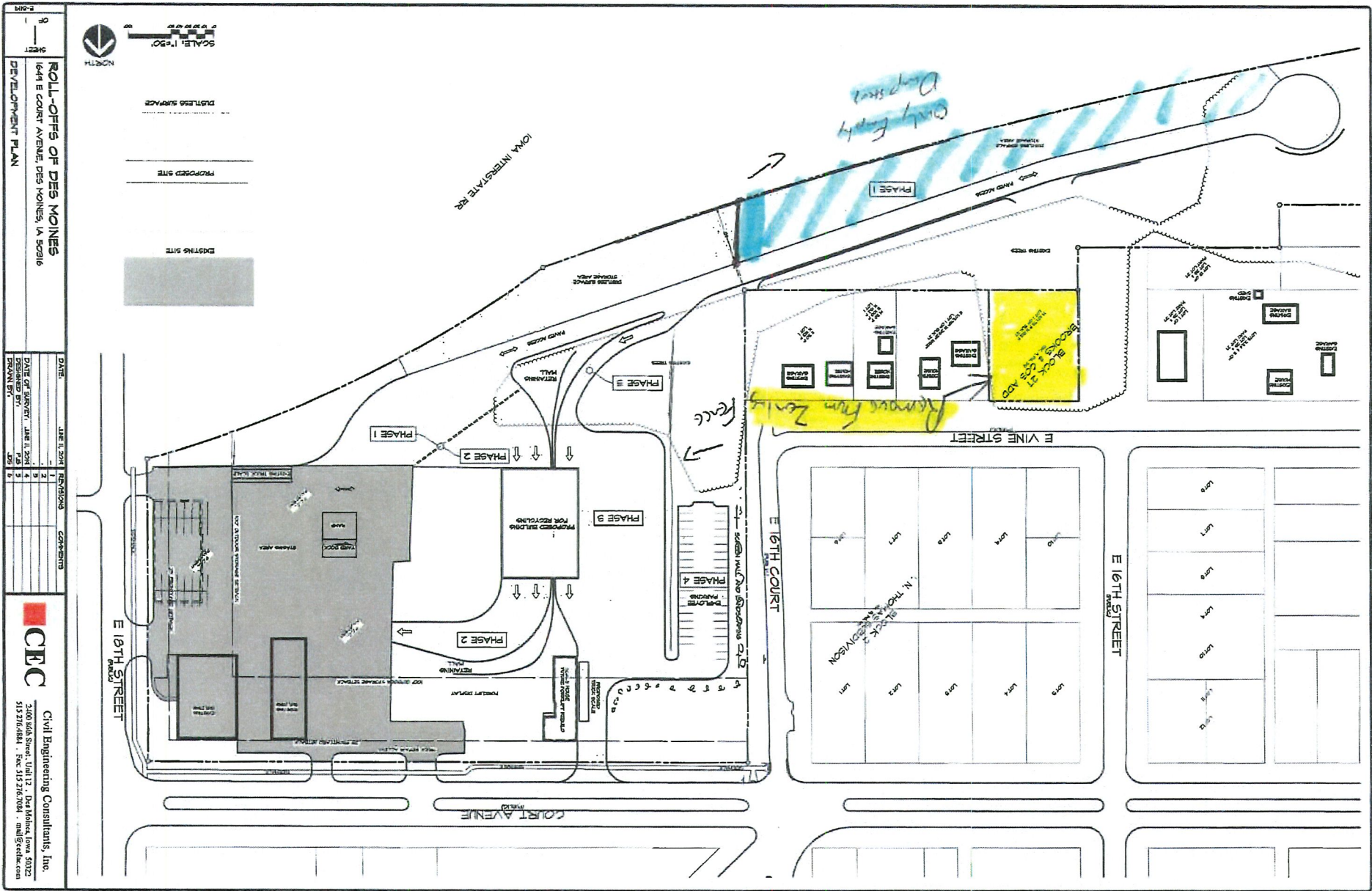
I am in support of your rezoning and new building project. Thanks for reaching out and showing us what you plan to do. Looking forward the progress.

Kind Regards,

Jackie and Ruban Acosta

A handwritten signature in black ink, appearing to read 'Jackie and Ruban Acosta', written over the printed name.

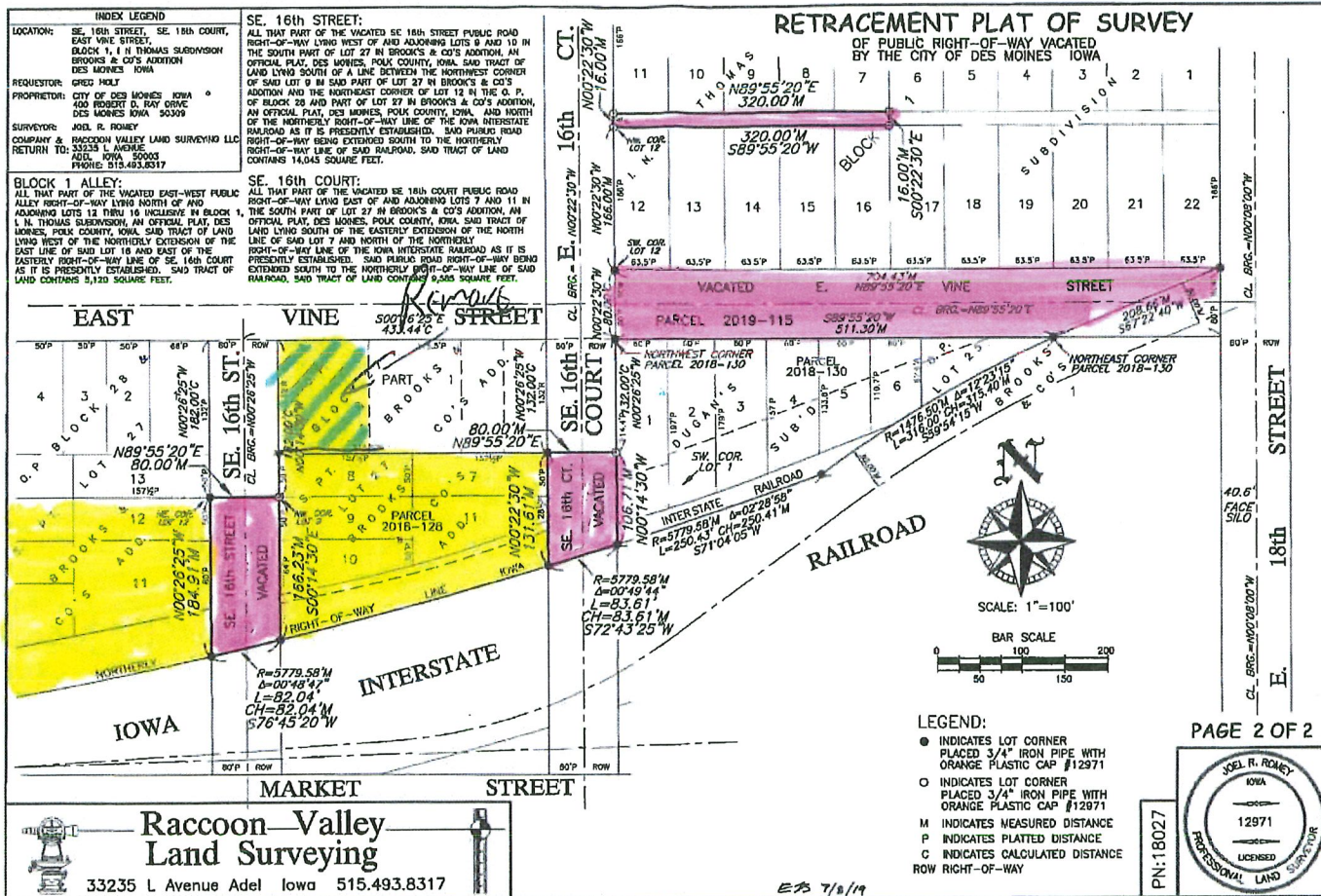
Homeowner 1710 E count Ave.

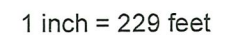


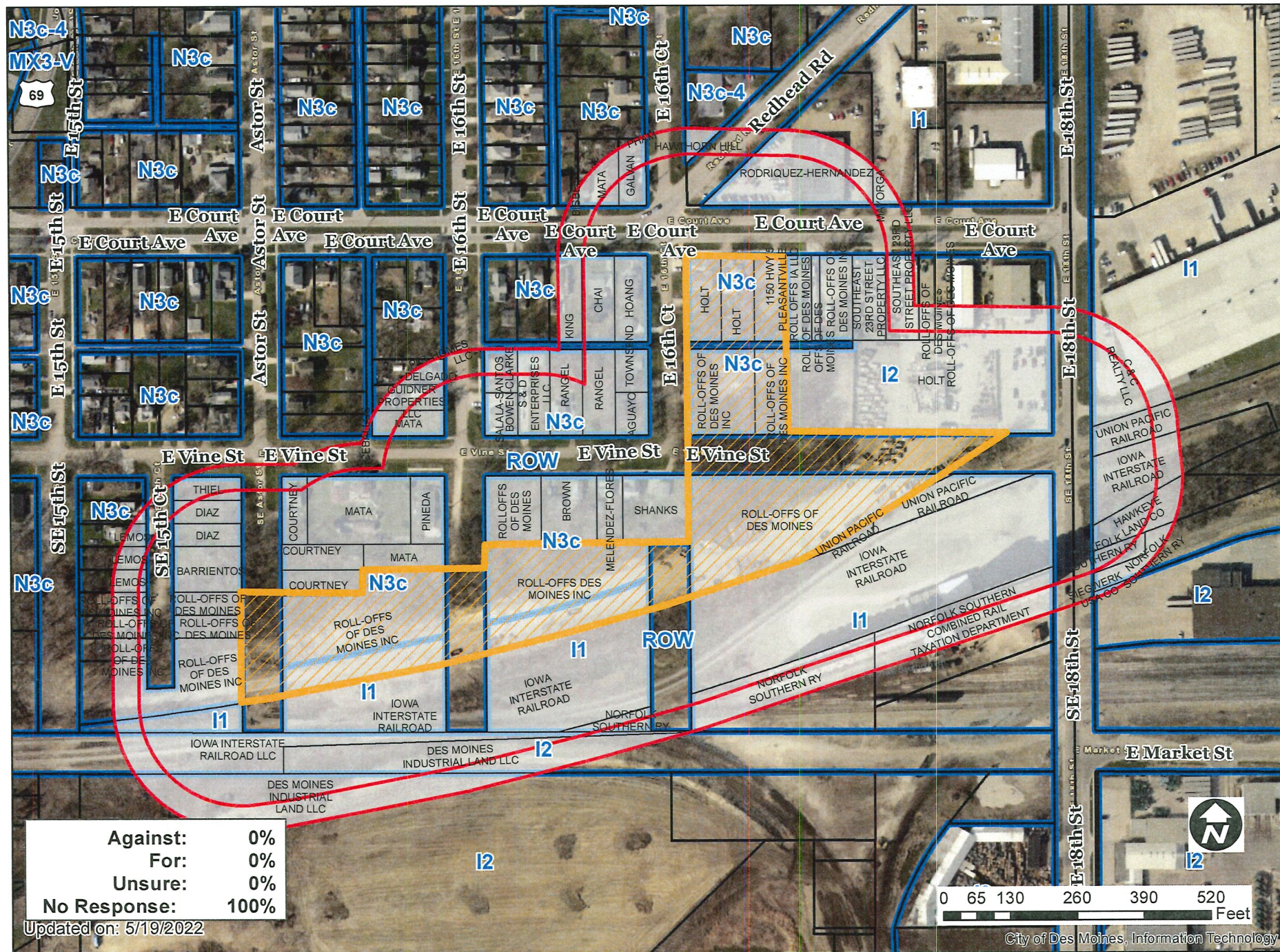
DATE	DATE	REVISIONS	COMMENTS
JUNE 11, 2021	1		
JUNE 11, 2021	2		
JUNE 11, 2021	3		
JUNE 11, 2021	4		
JUNE 11, 2021	5		
JUNE 11, 2021	6		
JUNE 11, 2021	7		
JUNE 11, 2021	8		
JUNE 11, 2021	9		
JUNE 11, 2021	10		
JUNE 11, 2021	11		
JUNE 11, 2021	12		



Civil Engineering Consultants, Inc.
 3100 VOA Street, Lvl 13, Des Moines, Iowa 50322
 515.276.0884 • Fax 515.276.0084 • info@cec.com







1 inch = 248 feet

Item: ZONG-2022-000033

Date:

5/12/2022 31

Please mark one of the following

☒

I am in favor of the request

☐

I am not in favor of the request

Signature:

Name:

Address:

Jack Leachman
JACK LEACHMAN
CAPITAL EAST NEIGHBORHOOD

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAY 17 2022

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

Item: ZONG-2022-000033

Date:

5/14/2022

Please mark one of the following

☒

I am in favor of the request

☐

I am not in favor of the request

Signature:

Name:

Address:

[Signature]
1619 E. 1st
Butte Shanty

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAY 17 2022

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

Item: ZONG-2022-000033

Date:

5-14-22

31

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Name:

Address:

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

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAY 18 2022

Item: ZONG-2022-000033

Date:

5/11/2022

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Name:

Address:

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAY 17 2022

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

- Concerned about Junk & Savage displayed non stop visually on their bussines.
- Property assess value will go down.
- Environment air quality affected by trash

Item: ZONG-2022-000033

Date: 5/12/22

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: [Signature]

Name: Sone Chai

Address: 1619 E. Court Ave.

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAY 17 2022

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

- don't want the value of my property goes down.
- ugliness of trash + junk on their property on display permanent
- increased of trucking traffic, noises in my neighborhood.

Item: ZONG-2022-000033

Date: 5/15/22

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: [Signature]

Name: Esteban Mata

Address: 100 E. 16th

Staff Use Only

RECEIVED
COMMUNITY DEV

MAY 18 2022

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

I oppose this request because the usage of large trucks to the property will deteriorate roads, The request will devalue the neighborhood and property. There is no positive benefit to the area in which I live

Item: ZONG-2022-000033

Date: 5-17-2022

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature:

Name:

Address:

JANICE KING

1609 E. Court Ave.

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAY 19 2022

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

Truck traffic and odors from the
roll off dumpsters, also the noise.

Item: ZONG-2022-000033

Date: 5-16-22

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature:

Name:

Address:

Bill Shanker

1619 E. Vine St

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAY 18 2022

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

We do not want to live across the street from
a junk yard, rats-vermin, unsightly mess.
Our property value will drop to zero.

Item: ZONG-2022-000033

Date: 5/16/2022 31

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Dora Aguayo

Name: Dora Aguayo

Address: 1620 E. Vine St

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAY 19 2022

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

The type of Business will
Effect Value of homes in the
Area.

Noise will be a disturbance.
Big truck traffic

Item: ZONG-2022-000033

Date: 12 May 2022

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: David Bannix

Name: David Bannix

Address: 1604 E. Vine, DM.

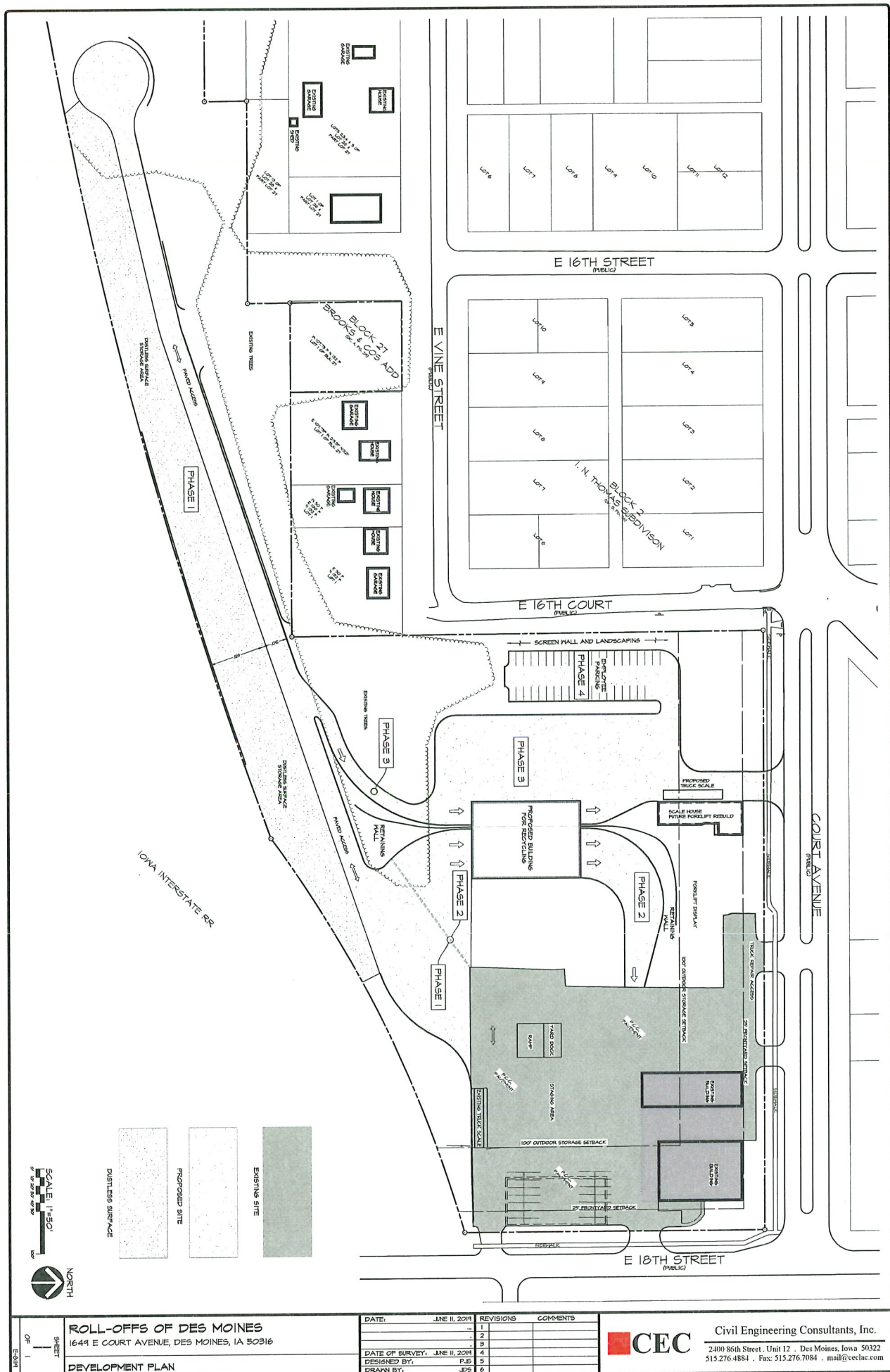
Staff Use Only

REC
COMMUNITY L

MAY 18

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

In need of additional information, before
I can make final decision



ROLL-OFFS OF DES MOINES
1649 E COURT AVENUE, DES MOINES, IA 50316
DEVELOPMENT PLAN

DATE	JUNE 11, 2014	REVISIONS	COMMENTS
1			
2			
3			
4			
5			
6			

DATE OF SURVEY: JUNE 11, 2014
DESIGNED BY: P.B.
DRAWN BY: J.D.



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@ceclinc.com

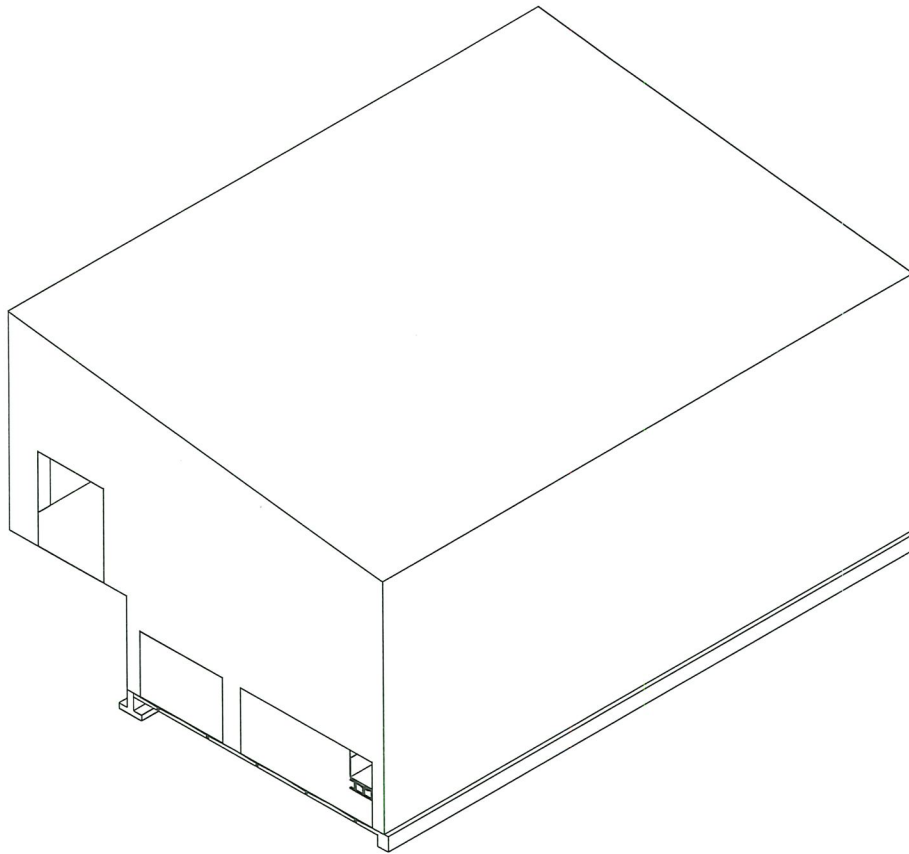
31

4

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1




B

A

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS
DRAWING IS THE SOLE PROPERTY OF
CENTRAL WIRE AND IRON WORKS. ANY
REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION OF
CENTRAL WIRE AND IRON WORKS IS
PROHIBITED.

REV	DESCRIPTION	DATE
A	NEW DRAWING	1/5/2021

NAME	DATE
DRAWN MM	1/5/2021
ENG APPR. MM	1/5/2021
MATERIAL	
COMMENTS:	
DO NOT SCALE DRAWING	

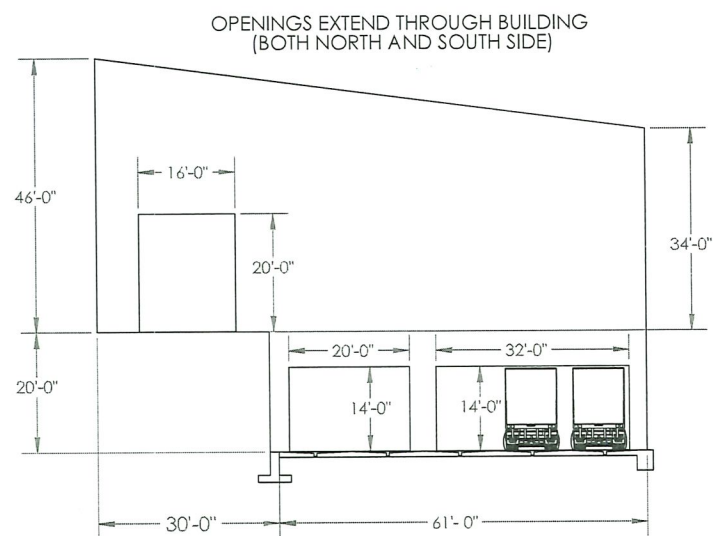
TITLE:		Building deck	
		 CENTRAL WIRE & IRON	
SIZE	PROJECT NO.	REV	
B		A	
SCALE: 1:384WEIGHT:		SHEET 1 OF 5	

4

3

2


1

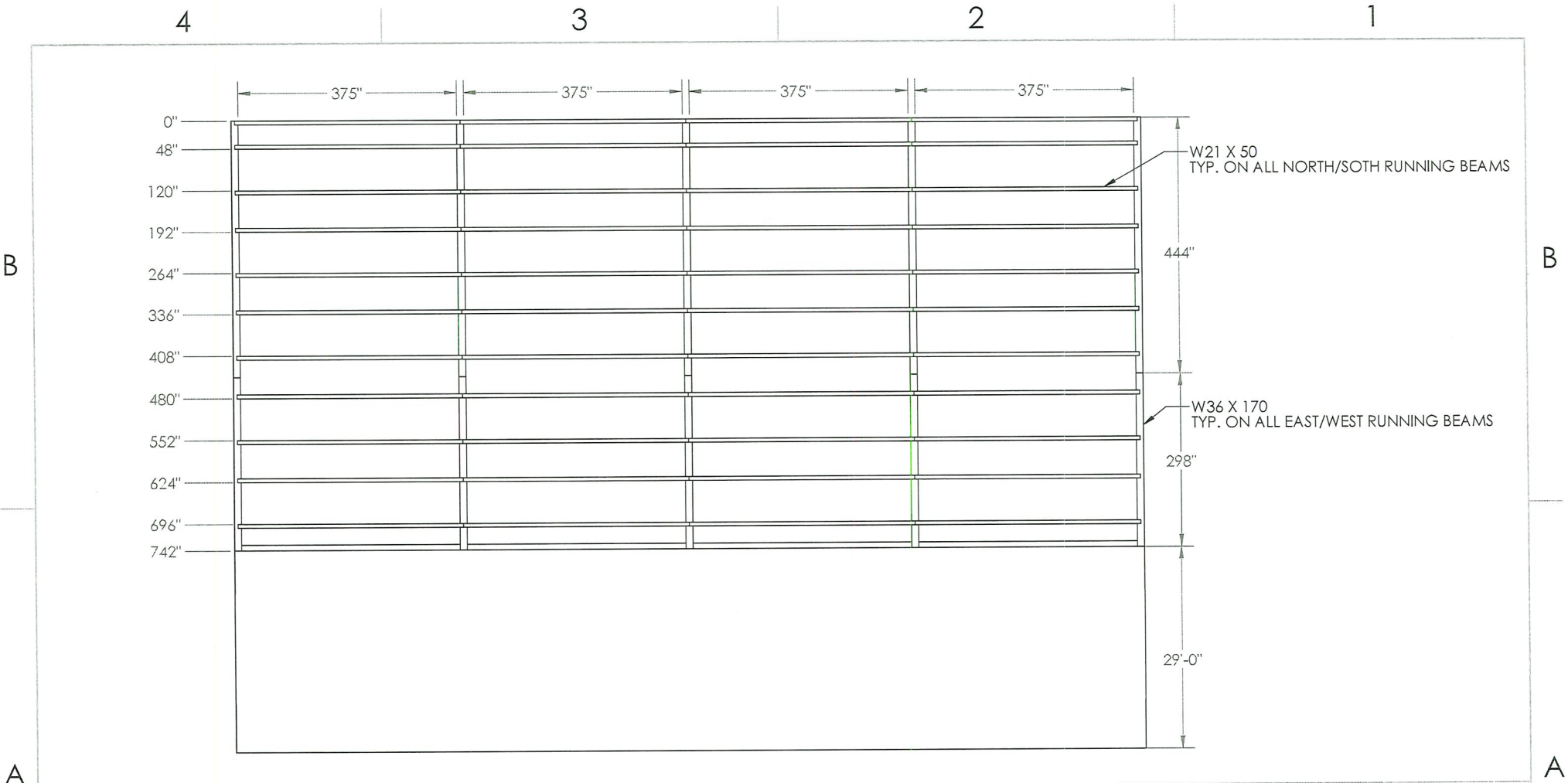


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A	NEW DRAWING	1/5/2021
REV	DESCRIPTION	DATE

		NAME	DATE	TITLE: Building deck	
DRAWN	MM	1/5/2021	 CENTRAL WIRE & IRON		
ENG APPR.	MM	1/5/2021			
MATERIAL					
COMMENTS:			SIZE B PROJECT NO. REV A SCALE: 1:38.4 HEIGHT: SHEET 2 OF 5		
DO NOT SCALE DRAWING					




SECTION A-A
SCALE 1 : 160

NOTE A:
ADDITIONAL SUB BEAMS AS REQUIRED
TO SATISFY 2000PSF LIVE LOAD RATING

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REV	DESCRIPTION	DATE
A	NEW DRAWING	1/5/2021

NAME	DATE	TITLE:	Building deck	
DRAWN	MM	1/5/2021		
ENG APPR.	MM	1/5/2021		
MATERIAL				
COMMENTS:		 CENTRAL WIRE & IRON		
DO NOT SCALE DRAWING				
SIZE	PROJECT NO.	REV		
B		A		
SCALE: 1:384WEIGHT:		SHEET 3 OF 5		

4

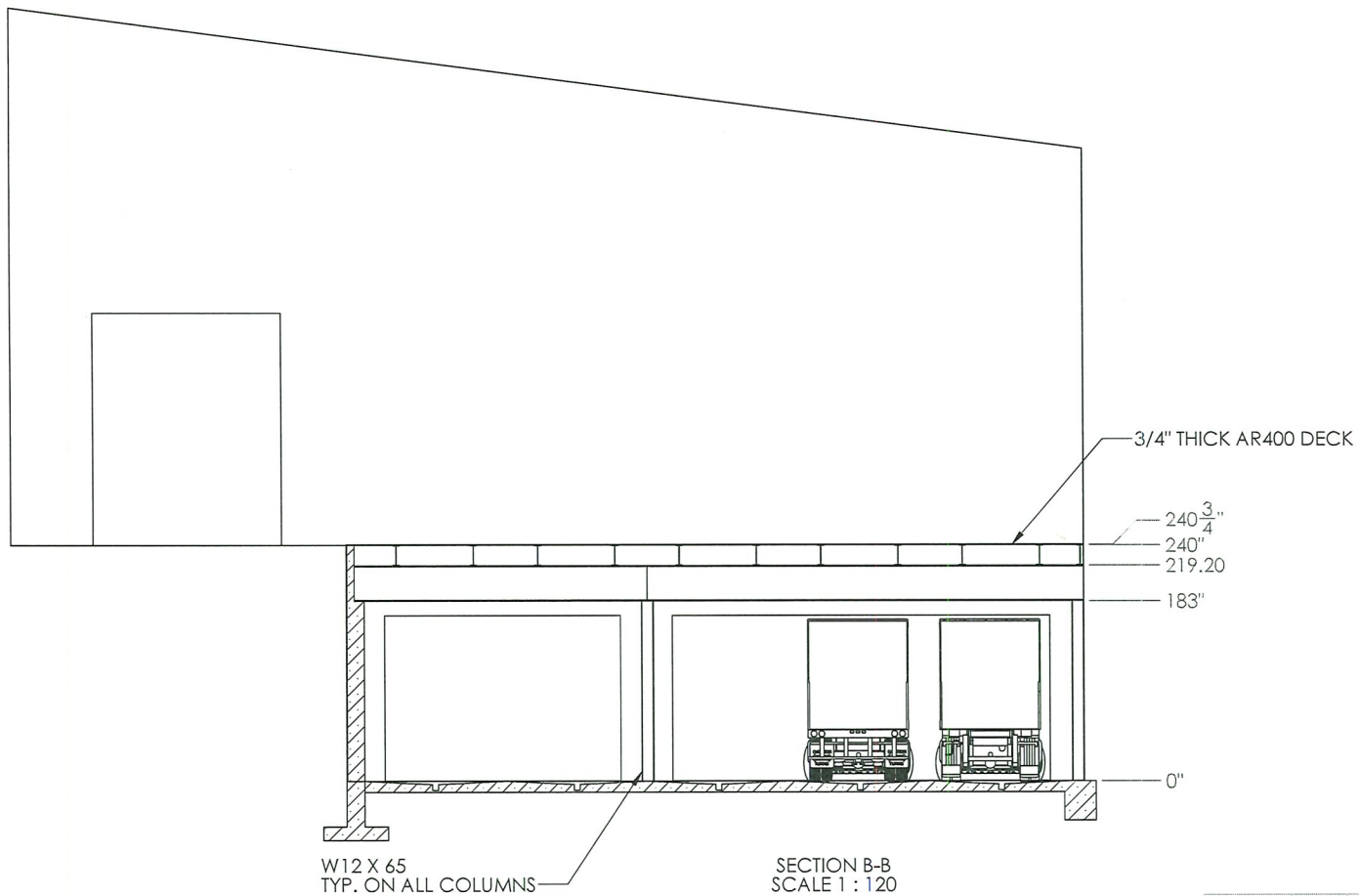
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B

A



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PROHIBITED.

REV	DESCRIPTION	DATE
A	NEW DRAWING	1/5/2021

DRAWN	NAME	DATE	TITLE: Building deck	
ENG APPR.	MM	1/5/2021		
MATERIAL				
COMMENTS:			SIZE	PROJECT NO.
DO NOT SCALE DRAWING			B	
			SCALE: 1:38.4/WEIGHT:	REV
				A
			SHEET 4 OF 5	

4

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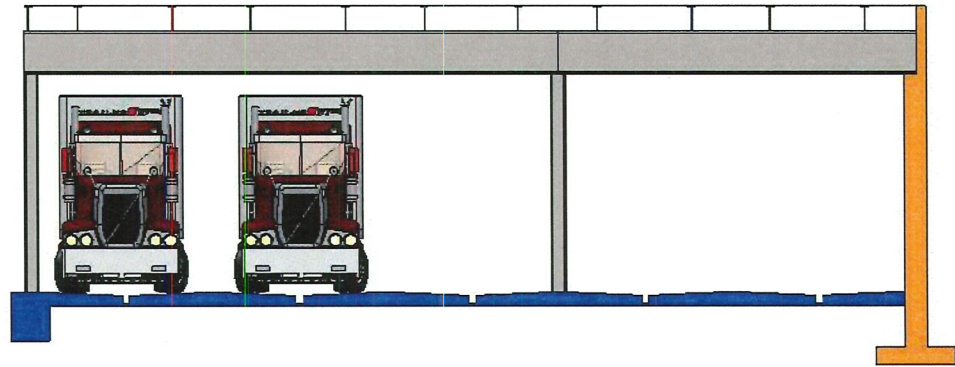
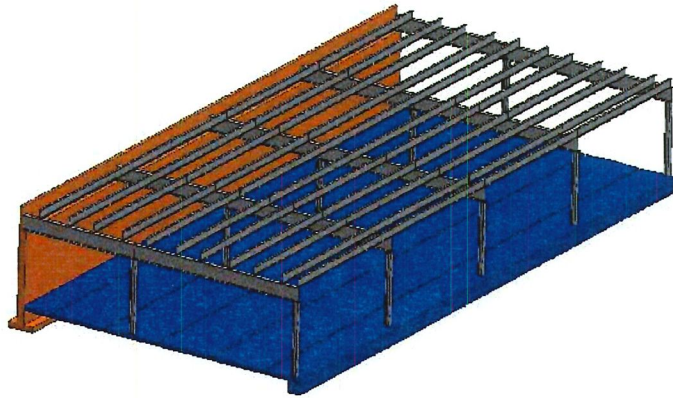
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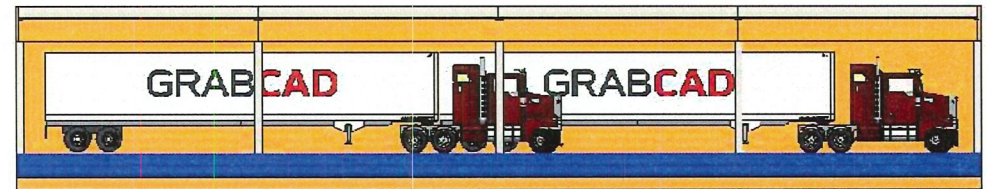
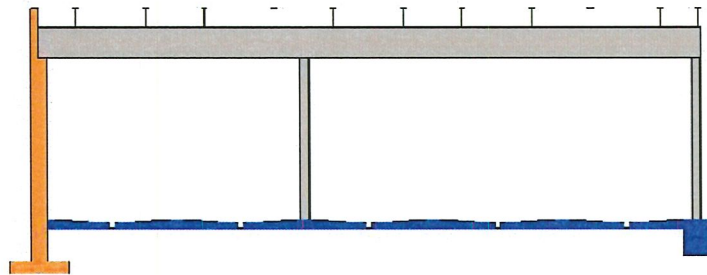
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B



B




A

A

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REV	DESCRIPTION	DATE
A	NEW DRAWING	1/5/2021

NAME	DATE
DRAWN MM	1/5/2021
ENG APPR. MM	1/5/2021
MATERIAL	
COMMENTS:	
DO NOT SCALE DRAWING	

TITLE:		Building deck	
		 CENTRAL WIRE & IRON	
SIZE	PROJECT NO.	REV	
B		A	
SCALE: 1:384WEIGHT:		SHEET 5 OF 5	

4

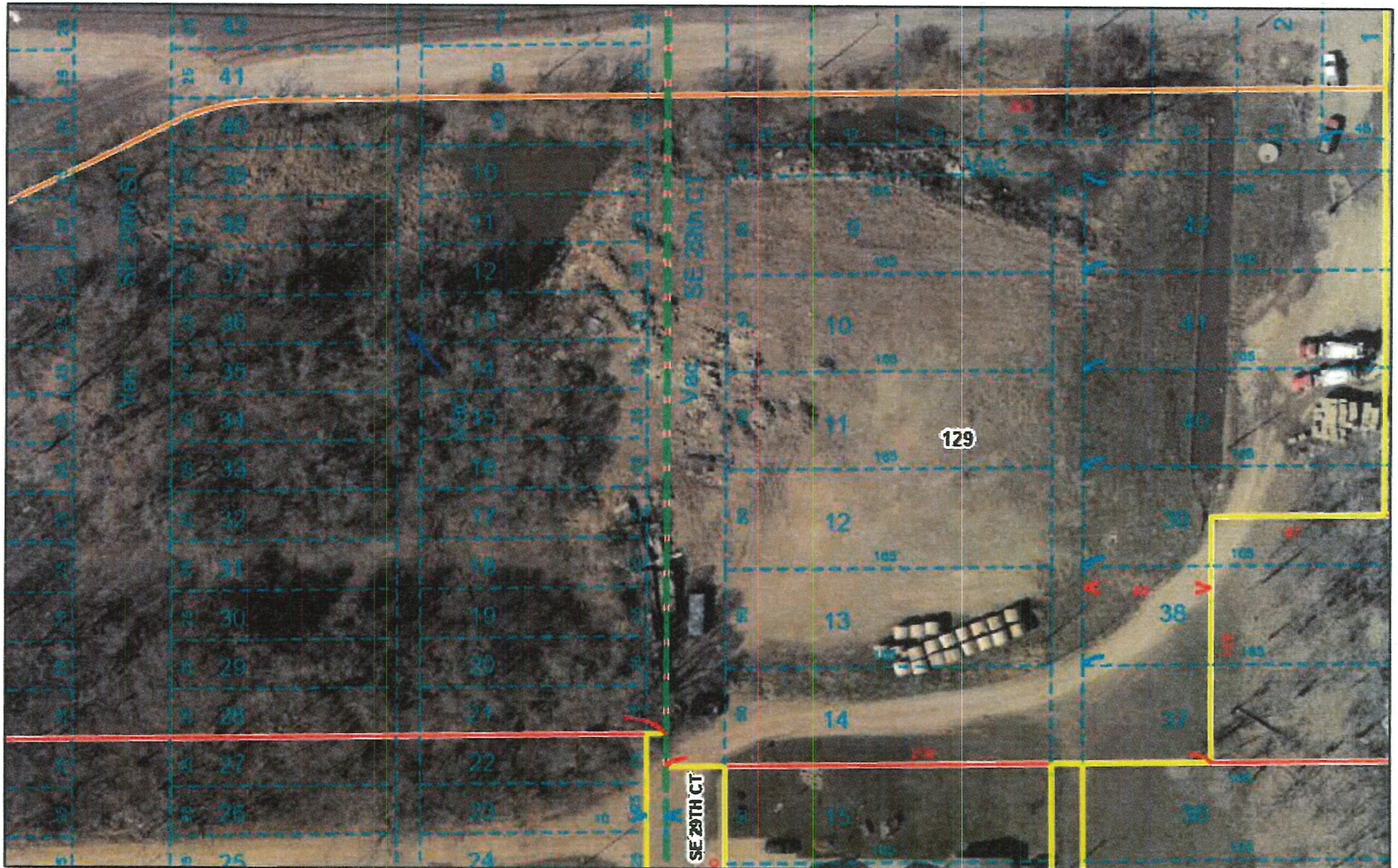
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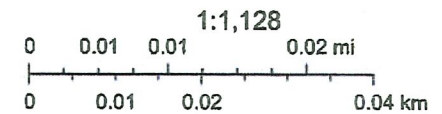
Real Estate Web Map

31



5/19/2022, 10:58:49 AM

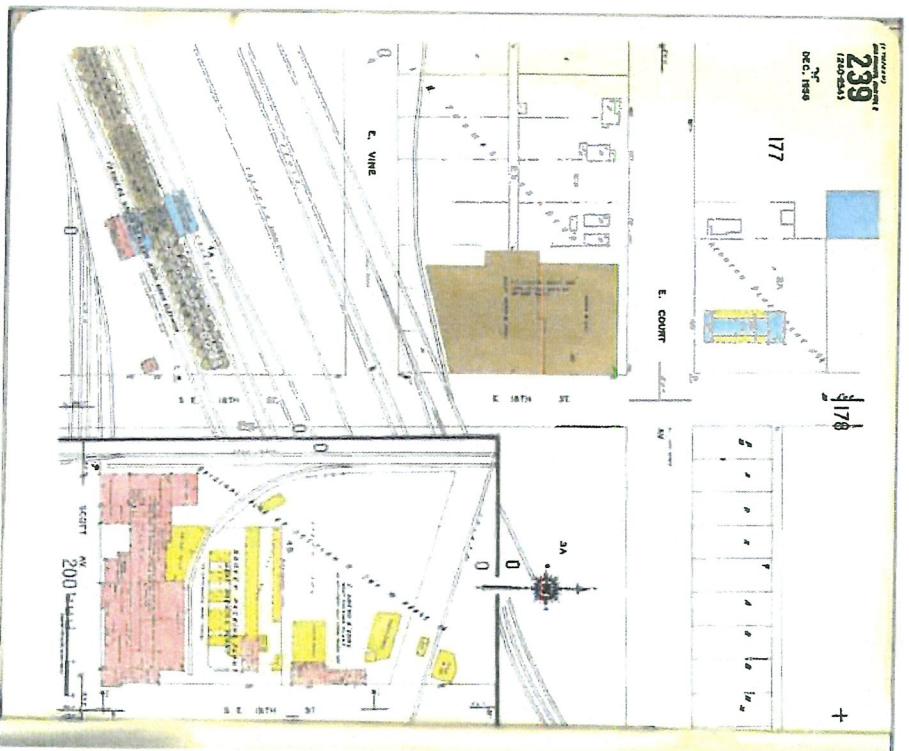
- | | | | | |
|-------------|-----------|-------------------|----------------|----------------------|
| Parcels | Lot Lines | Railroad ROW | Sub Line | Lot Number Carto 100 |
| Polk County | Lot Line | Road Centerline | Cartography | Parcel Dim Carto 100 |
| Parcel Line | Road ROW | Lot Dim Carto 100 | Address Number | |



Auditor's Office, Polk County, Iowa, Sources: Esri, TomTom, U.S. Department of Commerce, U.S. Census Bureau, Esri Community Maps Contributors, City

Polk County web app

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ArcGIS Web Map

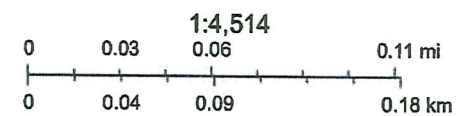


4/22/2022, 11:51:10 AM

Areas 2 Foot Contours - 8k Index Contour

Override 1 2 Foot Contour

Override 2



Auditor's Office, Polk County, Iowa, Iowa Department of Natural Resources

Polk County, Iowa

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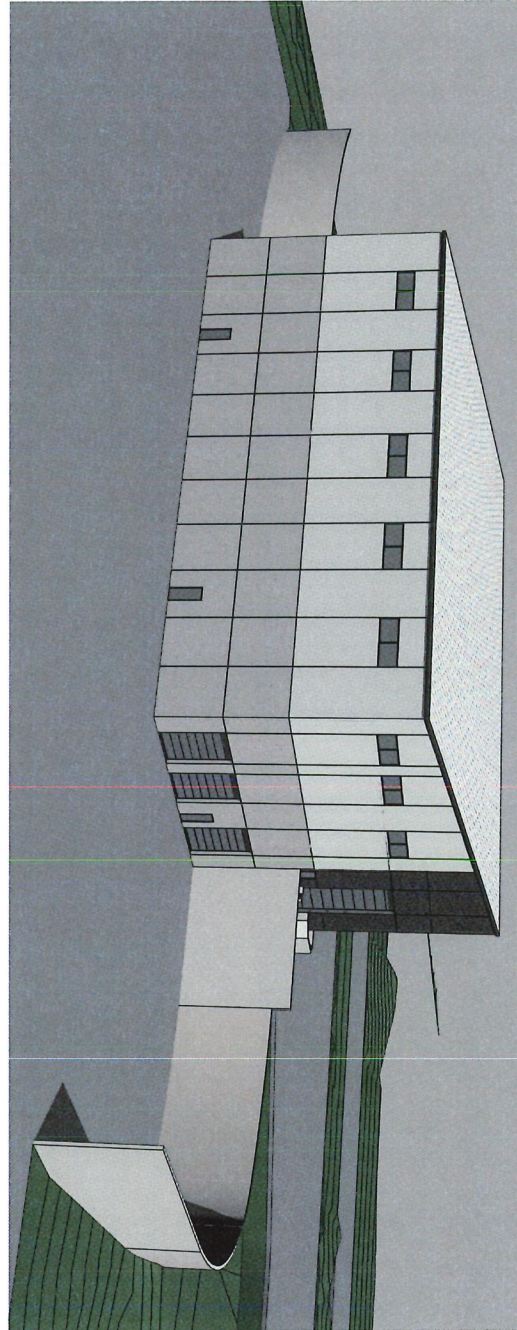
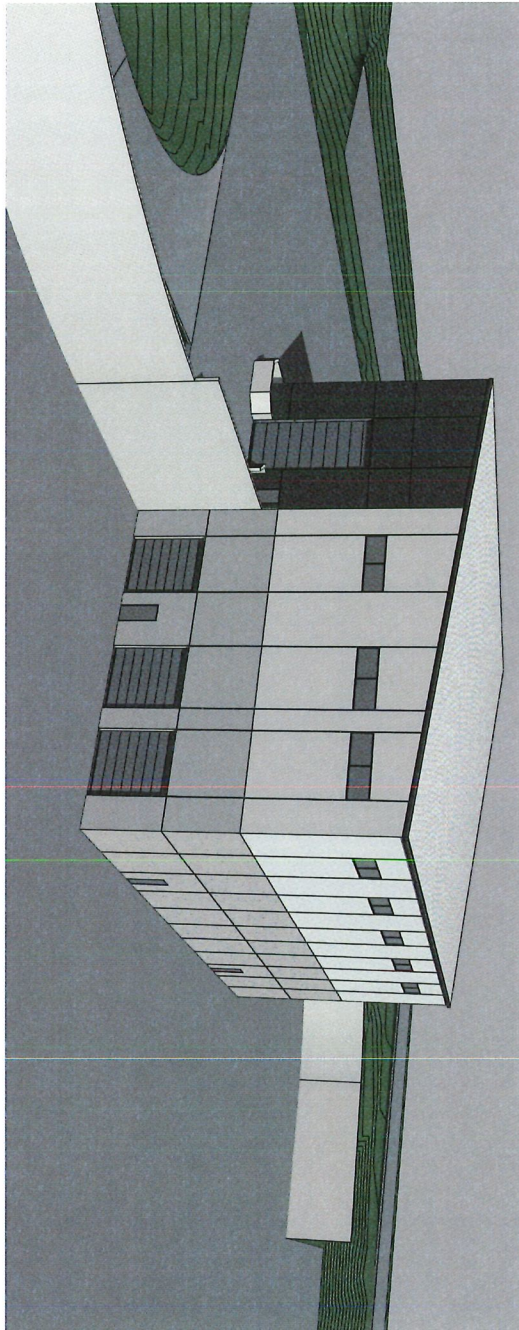
PRELIMINARY - NOT FOR CONSTRUCTION

[illegible]



PRELIMINARY - NOT FOR CONSTRUCTION

<p>1650 N. JENSEN BLVD. #100 DES MOINES, IA 50316 PHONE: (515) 281-2222 FAX: (515) 281-2222 WWW.IMPRINTARCHITECTS.COM</p>	<p>IMPRINT ARCHITECTS</p>	<p>A951</p>	<table border="1"> <tr> <td>DATE:</td> <td>REV:</td> <td>BY:</td> </tr> <tr> <td>05/19/22</td> <td>1</td> <td>SR</td> </tr> <tr> <td>PROJECT:</td> <td colspan="2"></td> </tr> </table>	DATE:	REV:	BY:	05/19/22	1	SR	PROJECT:			<p>ROLL OFFS OF DES MOINES CLIENT NAME 1649 E COURT AVENUE, DES MOINES, IA 50316</p>
DATE:	REV:	BY:											
05/19/22	1	SR											
PROJECT:													





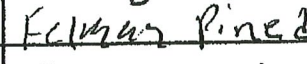
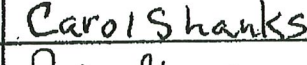
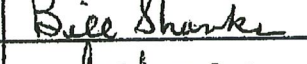






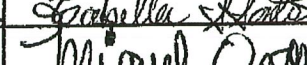

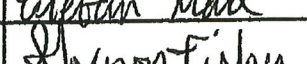
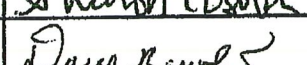
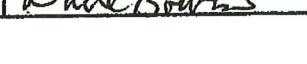
ROLL OFFS OF DES MOINES CLIENT NAME 1649 E COURT AVENUE, DES MOINES, IA 50316	
ORDER # DATE INVOICE #	QUANTITY UNIT PRICE
INVOICE #	
A952	

(ZONG-2022-000033)

This a petition to deny the request of Anthony J Holt and the purpose for his request is to rezone his property to "I1" Industrial District to allow a Junk Yard or a Salvage Yard (ZONG-2022-000033) in our neighborhood.

We, the undersigned citizens of the city of Des Moines, Iowa the Capital city in which we live, see this request as a cancer to the city and our neighborhood devaluing our homes and the beauty of our capitol. Our request to the council is to stop and deny this act that will forever hurt the people that live here and will devastate the city of our capital.

This proposed change will easily be seen from SE 14st the main entry to our capital city, it will greatly dadasate the beauty of our city.

NO th	Name	Signature	Address	Phone #
✓ 1	Cruz Mata		1533 E Vine	515-779-3719
2	Carolyn Mata		1533 E. Vine	515 779 4462
	Felmar Pineda		98 E 16	515-803 9746
	Carol Shanks		1619 E. Vine St	515-2628687
	Bill Shanks		" "	" "
	SON HOANG		1627 E. Court Ave	708-400-5310
	Tom Bisbee		1612 E Court Ave	515 770-2429
	JANICE KING		1609 E. Court	515-250-0270
	Sone Chai		1619 E Court	515 306-3900
	Amanda Archer Cline		1607 E Court	641 521 5047
	Tyler Bowen		111 East 16 th	515 525 7829
	Isabella Sandoz		1600 E. Vine St.	515 782 4323
	MIGUEL ORONA		1437 E Court Ave	(515) 393 1603
	Esteban Mata		100 E. 16 th St	(515) 822-7784
	Sharon Fisher		102 SE 15 th St	(515) 265-4754
	Dave Bowlin		1420 E. Vine	(515) 657-0100

(ZONG-2022-000033)

This a petition to deny the request of Anthony J Holt and the purpose for his request is to rezone his property to "I1" Industrial District to allow a Junk Yard or a Salvage Yard (ZONG-2022-000033) in our neighborhood.

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This proposed change will easily be seen from SE 14st the main entry to our capital city, it will greatly davasate the beauty of our city.

NO	Name	Signature	Address	Phone #
	Kristal Roose	Kristal Roose	104 E 15th Des Moines	515-782-5716
	Doug Roose	Doug Roose	104 E 15th Des Moines	515-777-0883
	Daniel Brakes	Daniel Brakes	15th E Vine St Des Moines	
	Archie Byrd	Archie Byrd	100 Astor	333-3329
	Conno Nelson	Conno Nelson	104 Astor	
	Tutman	Tutman	106 Astor	515-971-9155
	Myadery	Kang	106 Astor	515-776-6042
	Phylstra	Phylstra	107 Astor	515-525-2865
	Angie Duky	Angie Duky	1427 Elm St	515-783-8088
	Rosa Sanchez	Rosa Sanchez	106 15th St DM	515-318-9439
	Nancy Loe	Nancy Loe	161 E Pine St	(515) 514-2841
	Uniz Ceballos	Uniz Ceballos	1610 E Vine St	(515) 343-6331

Anthony J. Holt, Parcels in Vicinity of 20 East 18th Street

ZONG-2022-000033

