



Date March 6, 2023

RESOLUTION SETTING HEARING ON REQUEST FROM PENSKE TRUCK LEASING COMPANY, LP (OWNER), REPRESENTED BY GUY HOLBERT (OFFICER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION FROM COMMUNITY MIXED USE TO INDUSTRIAL AND TO REZONE THE PROPERTY LOCATED AT 4101 E 14TH STREET FROM “MX3-V” MIXED USE DISTRICT TO “I1” INDUSTRIAL DISTRICT, TO ALLOW EXPANSION AND SITE IMPROVEMENTS FOR THE EXISTING TRUCK PARKING FACILITY

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 16, 2023, its members voted 12-0 in support of a motion finding the requested rezoning for Property located at 4101 E 14th Street is not in conformance with the existing PlanDSM future land use designation of Community Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 16, 2023 its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Penske Truck Leasing Company, LP (owner), represented by Guy Holbert (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property located at 4104 E 14th Street from Community Mixed Use to Industrial; to rezone the Property from “MX3-V” Mixed Use District to “I1” Industrial District to allow expansion and site improvements for the existing truck parking facility, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and

WHEREAS, the Property is legally described as follows:

THE WEST 7 ACRES OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THE NORTH 114 OF THE EAST 115 FEET OF THE WEST 148 FEET THEREOF; AND EXCEPT THE SOUTH 25 FEET OF THE EAST 535.5 FEET OF THE WEST 386.5 FEET THEREOF; AND EXCEPT THE WEST 33 FEET THEREOF; AND EXCEPT THAT PART CONDEMNED BY THE STATE OF IOWA IN CONDEMNATION PROCEEDINGS FILED NOVEMBER 11, 1996 IN THE POLK COUNTY RECORDER’S OFFICE IN BOOK 7520 , PAGE 230 AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF REFERENCE AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE NORTH 89°30’05” EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 33.00 FEET; THENCE SOUTH 00°00’00” EAST ALONG THE PRESENT EAST RIGHT OF WAY OF EAST 14TH STREET (HIGHWAY 69) EXTENDED, 445.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH



Roll Call Number

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89°24'45" EAST, 13.62 FEET TO THE NEW EAST RIGHT OF WAY LINE OF SAID EAST 14TH STREET (HIGHWAY 69); THENCE SOUTH 01°54'33" WEST ALONG SAID NEW RIGHT OF WAY LINE, 177.61 FEET; THENCE SOUTH 00°00'00" EAST ALONG SAID NEW RIGHT OF WAY LINE, 14.31 FEET TO THE PRESENT NORTH RIGHT OF WAY LINE OF EAST SHAWNEE AVENUE; THENCE SOUTH 89°34'26" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 7.70 FEET TO THE PRESENT EAST RIGHT OF WAY LINE OF EAST 14TH STREET (HIGHWAY 69); THENCE NORTH 00°00'00" EAST ALONG SAID EAST RIGHT OF WAY LINE, 191.74 FEET TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN AND FORMING A PART OF 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 the comprehensive plan future land use designation and the proposed rezoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at 5:00 p.m. on March 27, 2023 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 _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(ZONG-2023-000001) (COMP-2023-000002)



Roll Call Number

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Date March 6, 2023

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

_____ Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

_____ City Clerk

Date 3/6/23

Agenda Item 19

Roll Call # _____

February 28, 2023

Communication from the City Plan and Zoning Commission advising that at their February 16, 2023 meeting, the following action was taken regarding a request from Penske Truck Leasing Company, LP (owner), represented by Guy Holbert (officer) to rezone the property located at 4101 E 14th Street from “MX3-V” Mixed Use District to “I1” Industrial District, to allow the expansion and site improvements for the existing truck parking facility.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows.

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Carol Maher	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			
Katie Gillette	X			

APPROVAL of Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation for approximately 1.03 acre of the western portion of the property from Community Mixed Use to Industrial.

Part C) Approval of the rezoning of the subject property from “MX3-V” Mixed Use District to “I1” Industrial District.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation for approximately 1.03 acre of the western portion of the property from Community Mixed Use to Industrial.

Part C) Staff recommends approval of the rezoning of the subject property from “MX3-V” Mixed Use District to “I1” Industrial District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to replace and expand portions of an existing truck parking lot and rental facility. In addition, a few other site improvements such as lighting, landscaping and fencing are proposed. The subject property is the existing parking lot of the Penske rental truck and transportation facility. The existing use falls under the Industrial category and does not conform to what is allowed in the “MX3-V” zoning district.
- 2. Size of Site:** 6.1 acres (265,666 square feet).
- 3. Existing Zoning (site):** “MX3-V” Mixed-Use District.
- 4. Existing Land Use (site):** Truck parking and rental facility.
- 5. Adjacent Land Use and Zoning:**
 - North** – “I1”; Uses include auto repair and body shop, storage, office and warehouse.
 - South** – “I1”, “I2”, “MX3-V”; Uses are warehousing, storage, and office.
 - East** – “I1”; Uses include freight and warehouse facility.
 - West** – “EX”; Uses are auto repair shop and auto service.
- 6. General Neighborhood/Area Land Uses:** The subject property consists of a large truck parking and rental facility along East 14th Street in a predominantly industrial area consisting of large warehousing and auto oriented businesses.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the Highland Park neighborhood. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on January 27, 2023 and the Final Agenda on February 10, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on January 27, 2023 (20 days prior to the public hearing) and February 6, 2023 (10 days prior to the public hearing) to the Neighborhood Associations 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 sent to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Highland Park Neighborhood Association notices were sent to Sherri Rosener, 1206 Oak Park Avenue, Des Moines, IA 50313.

The applicant will provide a summary of the neighborhood meeting at the public hearing.

8. Relevant Zoning History: None.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Business Park.

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

II. ADDITIONAL APPLICABLE INFORMATION

1. PlanDSM Creating Our Tomorrow: The applicant is requesting that the future land use designation for approximately 1.03 acres of the western portion of the property be amended from Community Mixed Use to Industrial to make it consistent with the rest of the subject site. PlanDSM describes these designations as follows:

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

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 subject property is currently zoned "MX3-V" District. The Zoning Ordinance describes "MX3" district as, "intended for mixed-use nodes and corridors within the city, where residents and visitors may access multiple uses by walking and automobile. This district accommodates higher intensity commercial uses at a smaller scale." For X and I district locations labeled with a "-V" extension, vehicle sales and rental display uses are prohibited pursuant to section 134-3.1.2 of the City Code.

The applicant is proposing to rezone the subject property to “I1” District. The Zoning Ordinance describes “I1” district as, “intended or general industrial uses, warehousing, and transportation terminals.”

Staff believes that the proposed land use amendment and rezoning would be consistent with the existing character of the surrounding area and would not have significant impacts on adjoining properties so long as any development is constructed in accordance with an approved site plan and the supplemental regulations pursuant to Section 134-3.6.3.E of the City Code.

2. **Vehicle Sales and Rentals:** The zoning district of a significant portion of the East 14th Street corridor including and, in the vicinity, especially to the south of the subject property has been designated as a “-V” extension to discourage the expansion of businesses involving auto oriented sales and rental display lots. The subject property with the truck parking and rental facility is an existing business that is not proposing to substantially expand. The site improvements proposed would enhance the visual appearance of the property. Furthermore, it is not a typical auto rental and display lot that the intent of “-V” designation is in order to limit these uses in certain areas of the City.
3. **Planning and Design Ordinance:** Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.

SUMMARY OF DISCUSSION

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

COMMISSION ACTION:

Emily Webb made a motion for:

Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation for approximately 1.03 acre of the western portion of the property from Community Mixed Use to Industrial.

Part C) Approval of the rezoning of the subject property from “MX3-V” Mixed Use District to “I1” Industrial District.

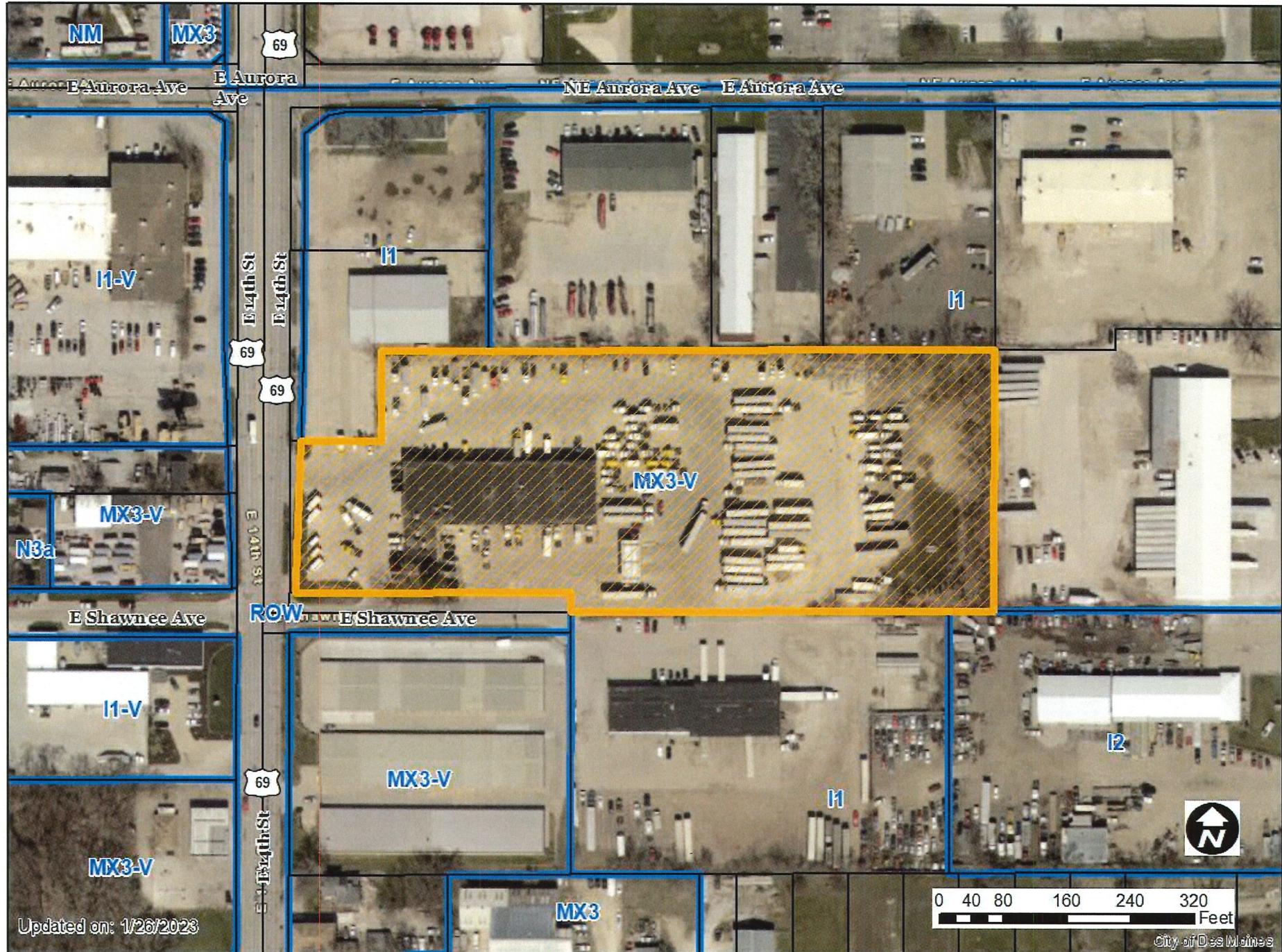
Motion passed: 12-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh



Updated on: 1/26/2023

1 inch = 160 feet







LEGEND

FEATURES

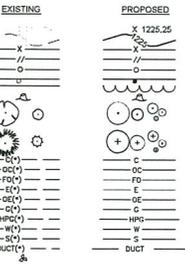
- Section Corner
1/2" Rebar, Cap # 11579
ROW Rail
Control Point
Bench Mark
Flatted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 Section Line
Easement Line

FOUND

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree w/ Shrub
Coniferous Tree w/ Shrub
Communication
Overhead Electric
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID
Sanitary Manhole

SET

- Proposed
Existing



(*) Denotes the survey quality service level for utilities

- Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Handhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fences Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552294462.

Table with columns for utility type (e.g., GAS-NATURAL GAS, NO RESPONSE, CLEAR, CO1-COMMUNICATION, SAN-SANITARY SEWER, NO RESPONSE, FO1-FIBER, UE1-UNDERGROUND ELECTRIC, NO RESPONSE, CO2-COMMUNICATION) and contact information (e.g., MIDAMER-GAS, CRAIG RANFELD, CITY OF DES MOINES TRAFFIC, MARK FOLVAG).

CONTROL POINTS

IOWA SOUTH STATE PLANE COORDINATE SYSTEM (DSM4S-GV) NAD83(2011)EPOCH 2010.00 IARTH DERIVED - U-SURVEY FEET

- CP1 N=595706.81 E=1613509.23 Z=67.15
CP2 N=595752.64 E=1613802.87 Z=65.76
CP3 N=59619.04 E=1613555.52 Z=66.37
CP4 N=595936.90 E=1613581.61 Z=65.45

NOTES

- 1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS...
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY...
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE...
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY...
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE...
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND SHAL BE CONSIDERED AS APPROXIMATE...

UTILITY QUALITY SERVICE LEVELS

UTILITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE I I ASCE 38-02 STANDARD. QUALITY LEVEL (Q) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR GRAVITY RECORDINGS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITIONING OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

- 1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS SURVEY FROM REMOVAL OR MODIFICATION SHALL BE PREPARED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOIL REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. CONSTRUCT MANHOLES AND APPURTENANCES AS WORKED IN PROGRESS. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
6. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
7. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
8. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY AS A RESULT OF SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
10. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPIRAD TO MINIMUM # 3 DEPTH TO FINISH GRADES.
11. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
13. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL MEASUREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
15. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
16. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE BUILDING DESIGN, COLORS, AND MATERIAL.
17. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD, AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
18. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DOES NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
19. LIGHTING SHALL BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
20. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
21. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SODDING

LEGAL DESCRIPTION

THE WEST 7 ACRES OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THE NORTH 114 OF THE EAST 115 FEET OF THE WEST 141 FEET THEREOF; AND EXCEPT THE SOUTH 25 FEET OF THE EAST 53.5 FEET OF THE WEST 306 FEET THEREOF; AND EXCEPT THE WEST 33 FEET THEREOF; AND EXCEPT THAT PART CONDEMNED BY THE STATE OF IOWA IN CONDEMNATION PROCEEDINGS FILED NOVEMBER 11, 1996 IN THE POLK COUNTY RECORDERS OFFICE IN BOOK 7529, PAGE 230 AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF REFERENCE AT THE WEST QUARTER CORNER OF SAID SECTION 24, THENCE NORTH 89.000000° EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 33.00 FEET; THENCE SOUTH 00.000000° EAST ALONG THE PRESENT EAST RIGHT OF WAY OF EAST 14TH STREET (HIGHWAY 69) EXTENDED, 445.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89.02445° EAST, 13.62 FEET TO THE NEW EAST RIGHT OF WAY LINE OF SAID EAST 14TH STREET (HIGHWAY 69); THENCE SOUTH 01.054337° WEST ALONG SAID NEW RIGHT OF WAY LINE, 177.61 FEET; THENCE SOUTH 00.000000° EAST ALONG SAID NEW RIGHT OF WAY LINE, 14.31 FEET TO THE PRESENT NORTH RIGHT OF WAY LINE OF EAST SHAWNEE AVENUE; THENCE SOUTH 89.02445° WEST ALONG SAID NORTH RIGHT OF WAY LINE, 7.70 FEET TO THE PRESENT EAST RIGHT OF WAY LINE OF EAST 14TH STREET (HIGHWAY 69); THENCE NORTH 00.000000° EAST ALONG SAID EAST RIGHT OF WAY LINE, 191.74 FEET TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

PROPERTY DESCRIPTION

-EX N 114° E 115° W 148'- & -EX S 25° E 353.5' W 385.5'- & -EX W 33° E -EX 20' W 120' FOR 174' ALONG N LN SW 1/4 SEC 24 E 33° S 445.18' TO POB TH N 13.62° E ROW LN 14TH ST TH N SW 177.61' S 14.31' TO N ROW LN S SHAWNEE AVE TH N W 7.70' E ROW LN HW 69 TH N 191.74' TO POB W 74 S 10' W 120' W 14 SW 1/4 SEC 24-79-24

PROPERTY ADDRESS

4101 E 14TH ST
DES MOINES, IA 50313

GENERAL USE

TRUCKING & TRANSPORTATION TERMINAL - 21,280 SF
GENERAL OFFICE - 8,000 SF
AUTO SERVICE/NO - 13,280 SF

BUILDING TYPE

WORKSHOP/WAREHOUSE

ZONING

EXISTING MX3-V - MIXED USE
PROPOSED I1 - INDUSTRIAL
(TO BE REZONED AS PART OF PROJECT. CALCULATIONS AND REGULATIONS SHOWN FOR I1)

BULK REGULATIONS

Table with columns: FRONT YARD, SIDE YARD, REAR YARD, REQUIRED, PROVIDED. Values: 25', 13', 0', 27', 0', 45'

BUILDING HEIGHT

BULK REGULATION - MAX HEIGHT, 5 STORIES AND 75'
BUILDING HEIGHT - SINGLE STORY, 12 TO 20' HEIGHT

PARKING REQUIREMENTS

1 SPACE PER 400 SF OF OFFICE SPACE OR 0.33 PER EMPLOYEE
1 SPACE PER 600 SF OF VEHICLE SALES & SERVICE

8,000 / 400 = 20 SPACES FOR OFFICE/CUSTOMER
LESS THAN 60 EMPLOYEES SO, 20 SPACES MIN
13,280 / 600 = 22.1 SPACES FOR SALES VEHICLES

21 SPACES PROVIDED FOR OFFICE/CUSTOMER (INCLUDING 1 ADA)
72 SPACES PROVIDED FOR SALES VEHICLES

BASE CALCULATIONS

TOTAL AREA = 288,233 SF (6.16 AC)
EXISTING BUILDING = 21,280 SF
EXISTING SITE PAVING = 167,488 SF
PROPOSED SITE PAVING = 22,067 SF

TOTAL IMPERVIOUS AREA = 210,845 (78.6%)
MAXIMUM IMPERVIOUS ARE PER CODE = 65%
MAXIMUM ADDITIONAL SEMI IMPERVIOUS AREA PER CODE = 15%
OPEN SPACE REQUIRED ON PREVIOUS SITE PLAN = 20%

TOTAL OPEN SPACE PROVIDED = 21.4%

BIKE PARKING REQUIREMENTS

1 SPACE PER 50,000 SF
21,280 / 50,000 = 1 SPACE REQUIRED
1 SPACE PROVIDED

POLLUTION PREVENTION NOTES

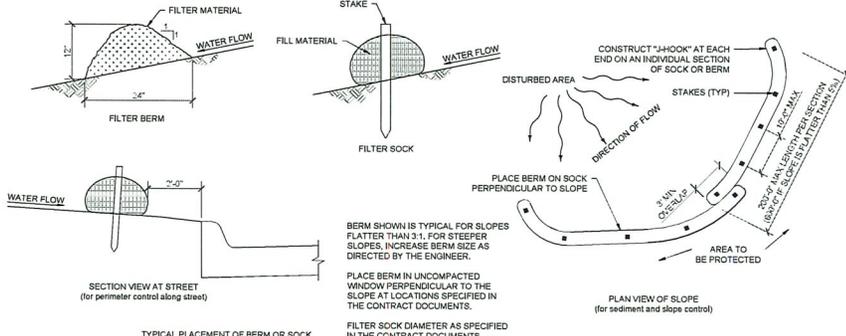
- A. POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
B. POLLUTION PREVENTION PLAN
1. THERE IS NO SWPPP OR GENERAL PERMIT #2 PERMIT ON THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL EROSION CONTROL, LAW REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE.
a. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEANING AND GRADING OPERATIONS.
b. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
c. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
d. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
e. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
f. RESPIRAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOU) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
g. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOU, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT REQUIRE FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
h. COORDINATE LOCATIONS OF STAGING AREAS WITH THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE. STAGING AREAS SHOULD CONTAIN THE FOLLOWING: 200 TRAILERS, FUELING VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ON-SITE.

Table with columns: PER CITY COMMENTS, REVISION, DATE, BY, CHECKED BY, EDC, DATE, TLR/RR/S, WORK, ENGINEER, JFS, TRANSMISSION, TJS, DATE, 07/21/22. Includes Project No: 122.0747.01 and Sheet C101.

DES MOINES, IA
3772 S.W. SNYDER BLVD
AMES, IOWA 50020
515-964-2020 | www.snyder-associates.com

PENSKE RENTAL TRUCK SITE IMPROVEMENTS
PROJECT INFORMATION
SNYDER & ASSOCIATES, INC. I

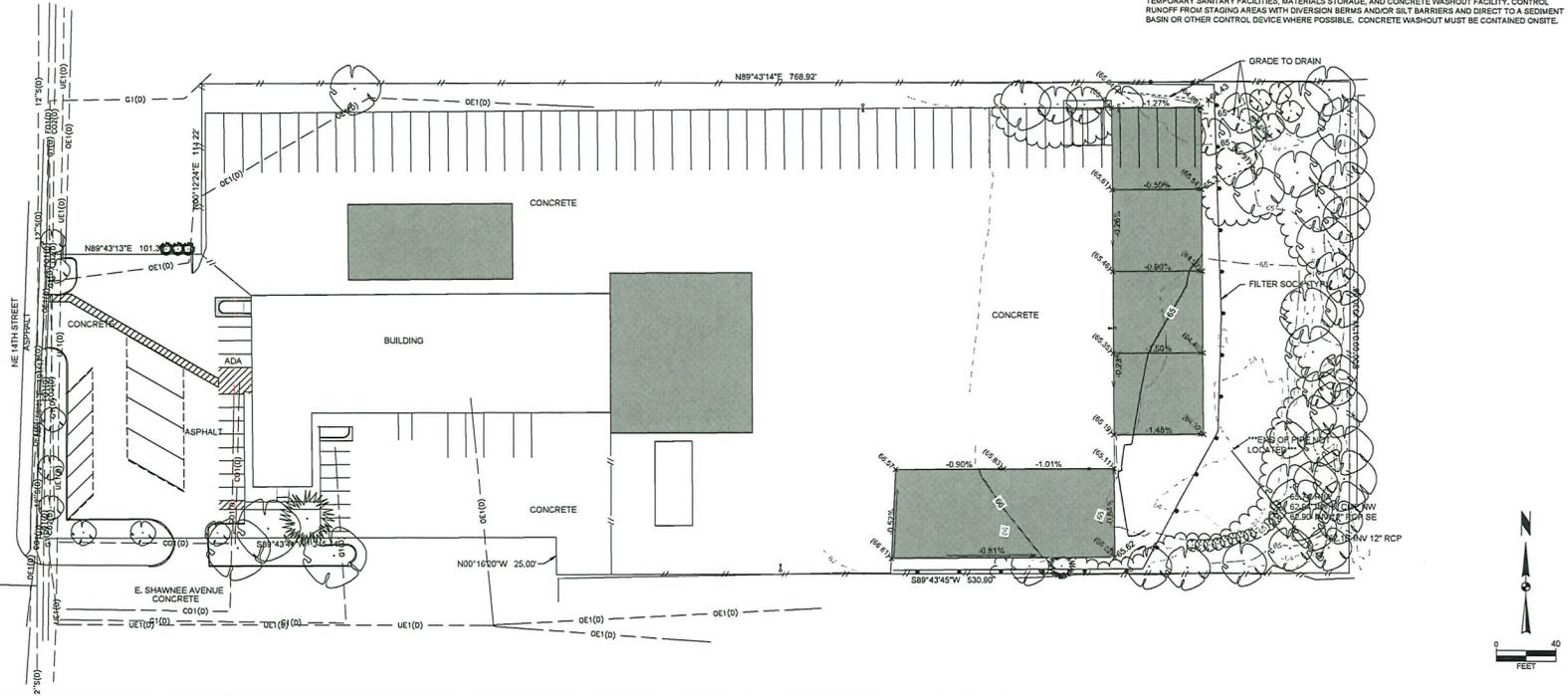
IOWA ONE CALL logo and Snyder & Associates logo. Includes Project No: 122.0747.01 and Sheet C101.



1 FILTER SOCK DETAIL
C201 NO SCALE

- ### GRADING NOTES
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
 - ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
 - ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
 - EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE OR FILTER SOCK AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

- ### POLLUTION PREVENTION NOTES
- #### A. POLLUTION PREVENTION AND EROSION PROTECTION
- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
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- THERE IS NOT A SWPPP OR GENERAL PERMIT #2 PERMIT ON THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL EROSION CONTROL LAW REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMPs UNLESS INFEASIBLE OR NOT APPLICABLE.
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 - RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOIL) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOIL, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.



1	PER CITY COMMENTS	DATE	BY
1	MARK	07-21-22	TS
1	ENGINEER	07-21-22	TS
1	TECHNICIAN	07-21-22	TS

DES MOINES, IA
GRADING PLAN
SNYDER & ASSOCIATES, INC. I
2727 S.W. SHILOH BLVD
ANKENY, IOWA 50023
515-966-2000 | www.snyder-associates.com

Project No: 122.0747.01
Sheet C400



February 3, 2023

Ms. Sreyoshi Chakraborty
Senior City Planner, Development Services
Community Development (Building Services)
602 Robert D. Ray Drive
Des Moines, Iowa 50309

RE: PENSKE TRUCK RENTAL REZONING – ZONG-2023-000001
NEIGHBORHOOD MEETING SUMMARY
4101 E 14TH STREET
S&A Project No. 122.0747.01

Dear Sreyoshi:

On behalf Chris Ziegemeier, as Applicant, please find accompanying the Neighborhood Meeting Summary and associated information for the above referenced project regarding the rezoning update of the lot at 4101 E 14th Street.

A meeting was held at 4101 E 14th Street from 6:00 p.m. to 6:30 p.m. on Thursday February 2, 2023. The meeting was held at the Penske Truck Rental Building on the lot that is being rezoned. Per city guidelines, it is recommended that the meeting be held 10 days prior to the public hearing set for February 16th. February 6th is on a Monday so we backtracked to the nearest working day other than Monday/Friday as those would produce the least amount of the public to be able to be available to attend the meeting. Thursday February 2, after typical business hours was set for the meeting date and time.

Letters were mailed on January 25, 2023 to all parties within the limits of the project as provided by City of Des Moines Staff as well as all ranking members of the associated neighborhood association.

Justin Strom, with Snyder and Associates and Chris Ziegemeier as the owner representative were in attendance. The two of us sat in the conference room from 6:00 p.m. to 6:30 p.m. with staff at the front door directing anyone looking for the meeting to the conference room. Ultimately no one showed up during the 30 minute time frame that was listed on the letter, and the meeting was concluded at 6:30 p.m. with no discussion.

A presentation board was available with a rezoning map of the lot and those surrounding areas, along with a page of the dimension and landscaping plans associated with the site plan related to the rezoning for those who could have been in attendance. A sign in sheet and short presentation was prepared but unneeded with no one in attendance. No sign in sheet has been provided with this summary, as no one was present.



SNYDER
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

After the meeting no addition action was taken. No action was needed.

We respectfully request the City's review and approval of these items. Please let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Justin F. Strom

Enclosure

cc: Chris Ziegemeier (w/enclosures emailed)
file (electronic)



January 25, 2023

RE: INVITATION TO A NEIGHBORHOOD MEETING
Regarding property located at 4101 E 14th Street between E Shawnee
Ave and NE Aurora Ave.

Date/Time: Thursday, February 2nd, 2023
6:00 p.m.-6:30 p.m.

Location: Penske Truck Rental
4101 E 14th Street, Des Moines

On behalf of the Owner's we would like to invite you to a scheduled neighborhood meeting for those residents within the notification limits interested in discussing the rezoning of the property at 4101 E 14th Street, also known as the Penske Truck Rental site. The purpose of this discussion is to inform the adjacent neighborhood of the rezoning and for the neighborhood to ask questions of representatives from the owners and Snyder and Associates, Inc. If you would like to attend, please join us on Thursday, February 2nd, 2023 at 6:00 p.m. at the Penske Truck Rental at 4101 E 14th Street, Des Moines.

The current existing property is zoned MX3-V "Mixed Use" and the existing approved general use is "Trucking and Transportation Terminal". The current existing approved usage is not allowed in the existing zoning district per City Code. As part of minor site plans improvements for pavement maintenance, lighting and fencing, the City is requiring the property be rezoned to the proper zoning. The proposed rezoning is to I1 - "Industrial" which would properly match the use of "Trucking and Transportation Terminal" per City Code and would be inline with the immediately adjacent property zoning designations.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Justin F. Strom". The signature is written in a cursive style.

Justin F. Strom, P.E.

Address listed include those received by the City within the required perimeter length as well as ranking members of the neighborhood association.

GMDB PROPERTIES LLC
4100 E 16TH ST
DES MOINES IA 50313-3905

MARVIN THOMASON
935 SATURN DR UNIT 130
COLORADO SPRINGS CO 80905-7847

BHAJAN AULAKH
8500 CHAMBERY BLVD
JOHNSTON IA 50131-8804

BAM HOLDINGS LLC
4300 NE 14TH ST
DES MOINES IA 50313-2606

GALINSKY FAMILY REAL ESTATE LLC
12925 PINEVIEW DR
CLIVE IA 50325-7503

NEW TKG-STORAGEMART PARTNERS
PORTFOLIO LLC
215 N STADIUM BLVD STE 207
COLUMBIA MO 65203-1160

N3 PROPERTIES LLC
1001 NE 44TH AVE
DES MOINES IA 50313-2914

INTERNATL ASC IRON WORKERS # 67
1501 E AURORA AVE
DES MOINES IA 50313-3912

C & S PROPERTIES II LC
4140 E 14TH ST
DES MOINES IA 50313-3804

STRONGS REAL ESTATE LC
1607 NE CHAMBERS PKWY
ANKENY IA 50021-7437

MCKEE AUTO CENTER INC
4141 E 14TH ST
DES MOINES IA 50313

IRONROAD PROPERTIES LLC
4044 E 14TH ST
DES MOINES IA 50313-3802

JAMES KLAAS
4106 E 14TH ST
DES MOINES IA 50313-3804

MCKEE AUTO CENTER INC
4131 E 14TH ST
DES MOINES IA 50313 3803

B5 INVESTMENTS LLC
4100 E 16TH ST
DES MOINES IA 50313-3905

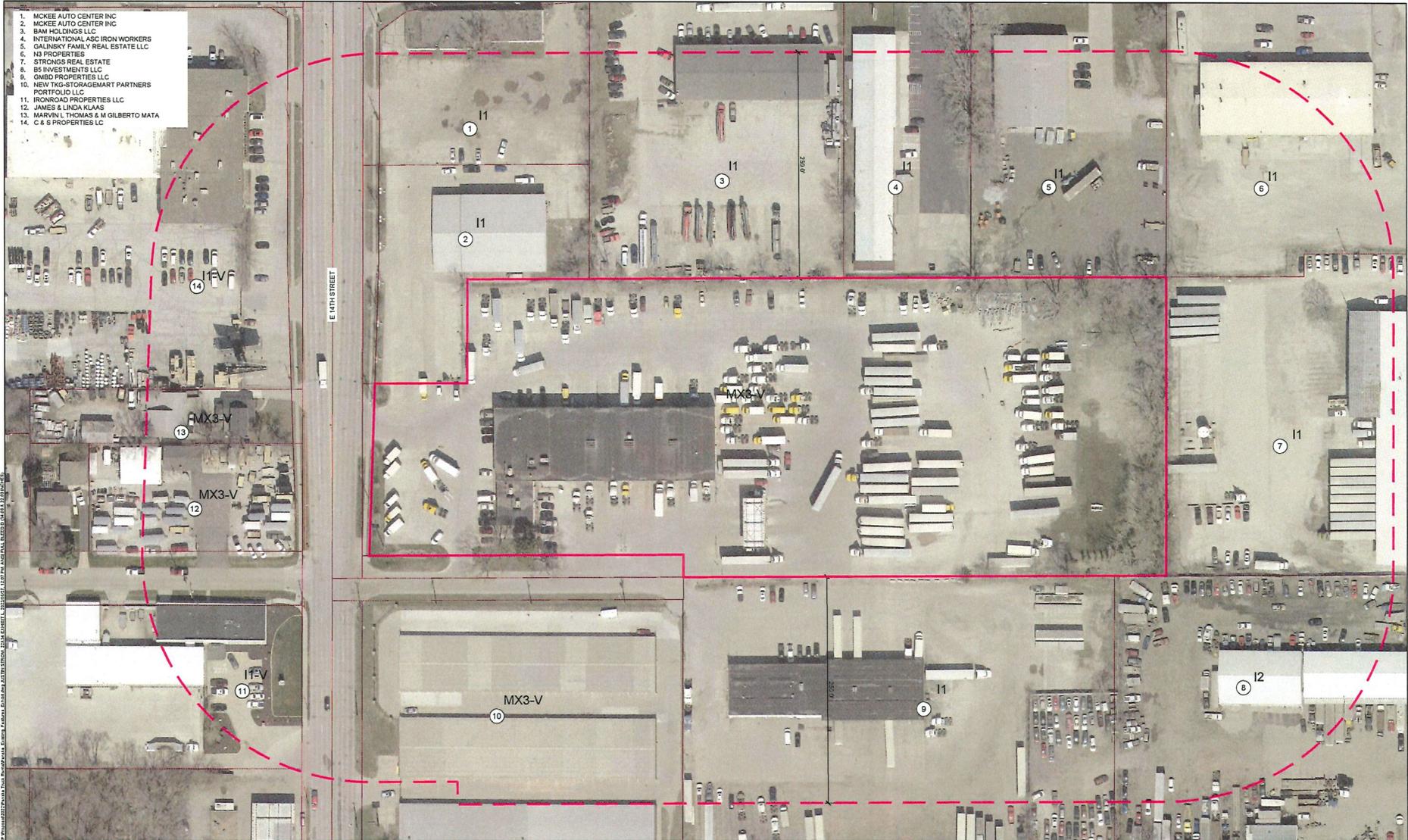
PENSKE TRUCK LEASING
COMPANY LP
2675 MORGANTOWN RD
READING PA 19607-9676

SHERRI ROSENER
1206 OAK PARK AVE
DES MOINES IA, 50313

PHIL HERMAN
4101 AMHERST STREET
DES MOINES, IA 50313

ASHLEY KENNEBECK
3818 7TH STREET
DES MOINES, IA 50313

NICOLE RIPPERGER-WARRICK
1604 HULL AVE.
DES MOINES, IA 50313



1. MCKEE AUTO CENTER INC
2. MCKEE AUTO CENTER INC
3. BAN HOLDINGS LLC
4. INTERNATIONAL ASC IRON WORKERS
5. GALINSKY FAMILY REAL ESTATE LLC
6. NS PROPERTIES
7. STRONGS REAL ESTATE
8. BS INVESTMENTS LLC
9. OMSD PROPERTIES LLC
10. NEW TRG-STORAGEMART PARTNERS PORTFOLIO LLC
11. IRONROAD PROPERTIES LLC
12. JAMES & LINDA KLAAS
13. MARVIN L THOMAS & M GILBERTO MATA
14. C & S PROPERTIES LC



PENSKE TRUCK RENTAL

EXISTING SITE

Item: ZONG-2023-000001

Date: 2/8/23

Please mark one of the following:

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

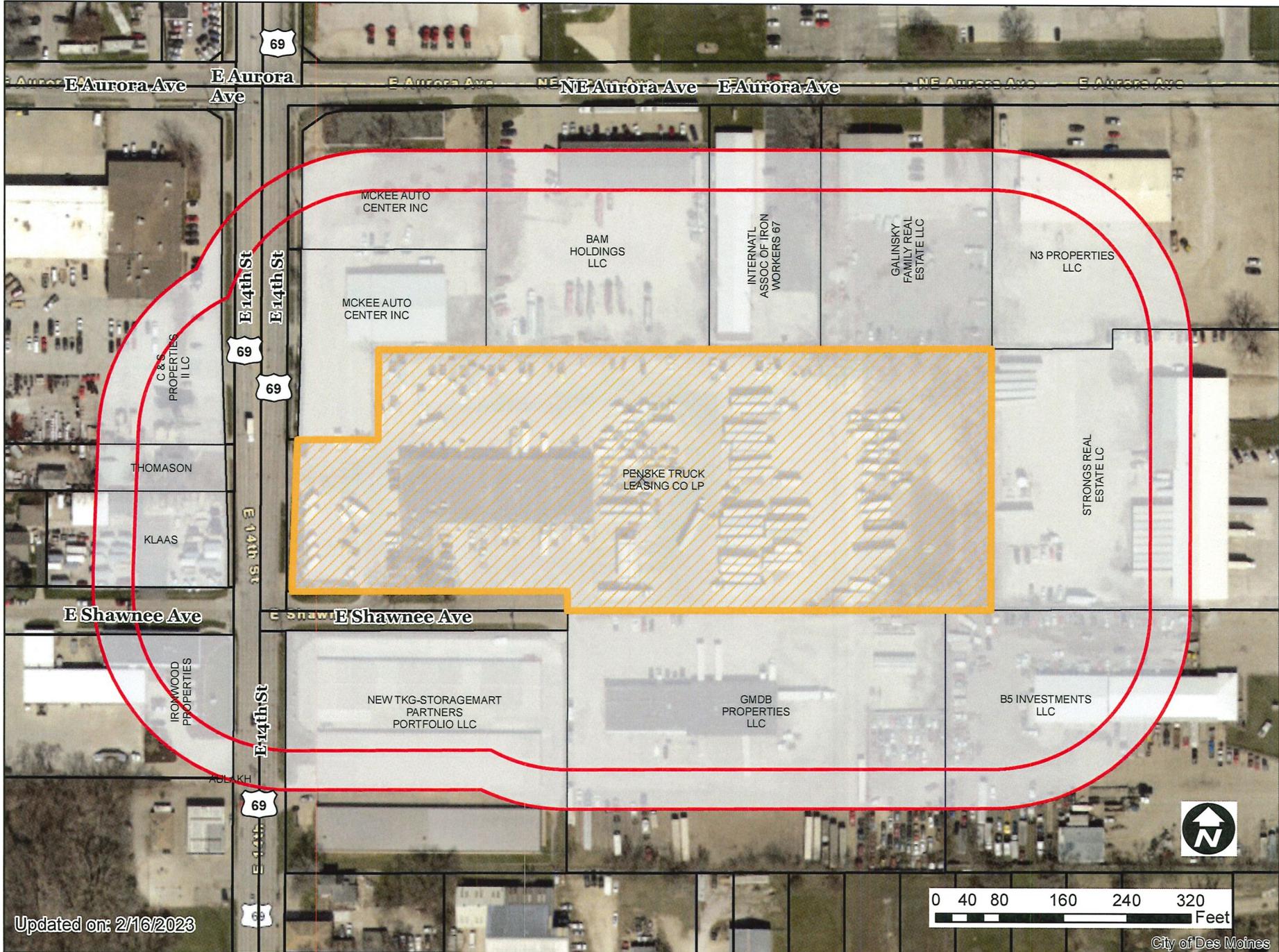
Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
FEB 14 2023

Titleholder Signature: Bret Nehring

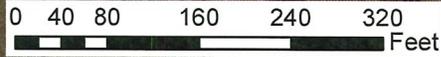
Name/Business: B-m Holdings

Impacted Address: 1425 E Aurora

Comments: _____



Updated on: 2/16/2023



City of Des Moines

1 inch = 160 feet

