



Date March 6, 2023

RESOLUTION SETTING HEARING ON REQUEST FROM WESTCO HULL, LLC (OWNER), REPRESENTED BY DEREK WEST (OFFICER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED AT 2101 HULL AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 2, 2023, its members voted 11-2-1 in support of a motion finding the requested rezoning for Property located at 2101 Hull Avenue is not in conformance with the existing PlanDSM future land use designation of Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 2, 2023 its members voted 11-2-1 in support of a motion to recommend **APPROVAL** of a request from Westco Hull, LLC (owner), represented by Derek West (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property located at 2101 Hull Avenue from Low Density Residential to Industrial;

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 2, 2023 its members voted 11-2-1 in support of a motion to recommend **APPROVAL** of a request from Westco Hull, LLC (owner), represented by Derek West (officer), to rezone the Property from “N3a” Neighborhood District and “I1” Industrial District to Limited “I1” Industrial District to allow use of the property for a use that includes office and industrial components, subject to the following conditions:

1. Subject to the prohibition of outdoor storage as a principal or accessory use.; and

WHEREAS, the Property is legally described as follows:

LOTS 2, 3, AND 4 PERIN PLACE, AN OFFICIAL PLAT, 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 is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, 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

 **Roll Call Number**

Agenda Item Number

20

Date March 6, 2023

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-2023-000012) (COMP-2023-000010)

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

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.

 Mayor

 City Clerk

March 3, 2023

Communication from the City Plan and Zoning Commission advising that at their March 2, 2023 meeting, the following action was taken regarding a request from Westco Hull, LLC (owner), represented by Derek West (officer), to rezone the property located at 2101 Hull Avenue from “I1” Industrial District and “N3a” Neighborhood District to “I1” Industrial District to allow use of the property for a use that includes office and industrial components.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-2-1 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	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 the existing PlanDSM future land use designation of Low Density Residential on the eastern portion of the subject property.

Part B) Approval of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification Low Density Residential to Industrial.

Part C) Approval of the requested rezoning from “N3a” Neighborhood District to “I1” Industrial District, subject to the prohibition of outdoor storage as a principal or accessory use.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential on the eastern portion of the subject property.

Part B) Staff recommends approval of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification Low Density Residential to Industrial.

Part C) Staff recommends approval of the requested rezoning from “N3a” Neighborhood District to “I1” Industrial District, subject to the prohibition of outdoor storage as a principal or accessory use.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The subject property was zoned “M-1” Light Industrial District at the time the existing building began in 2017. Construction of the existing building concluded in early 2019 and was in conformance with the code requirements that existed at that time. The subject property was rezoned to “N3a” Neighborhood District and “I1” Industrial District as part of the citywide Zoning Ordinance and Map update effective on December 16, 2019. A new use to store equipment for fire damage, water damage, mold remediation equipment and processing for Servpro is being proposed and requires the requested rezoning for the eastern portion of the subject property from “N3a” Neighborhood District to “I1” Industrial District.

Should the rezoning request be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the property can be occupied by the proposed use. Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance.

2. **Size of Site:** 1.067 acres (46,500 square feet).
3. **Existing Zoning (site):** “N3a” Neighborhood District & “I1” Industrial District.

The eastern portion of the subject property consists of 24,015 square feet zoned “N3a” Neighborhood District. The western portion of the subject property consists of 22,484 square feet zoned “I1” Industrial District.

4. **Existing Land Use (site):** The subject property contains a 22,650-square foot, two-story office and warehouse building which had previously been used by an after-market automotive parts sales and installation.
5. **Adjacent Land Use and Zoning:**

North – “I1”; Use is warehousing.

South – “N3a” & “I1”; Uses are single-household residential and office and warehousing.

East – “N3a”; Use is single-household residential.

West – “I1”; Use is warehousing.

6. **General Neighborhood/Area Land Uses:** The subject property is located on the southeast corner of the Hull Avenue and Delaware Avenue intersection.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Fairmont Park Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on February 10, 2023 and of the Final Agenda on February 24, 2023.

Additionally, separate notifications of the hearing for this specific item were mailed on February 10, 2023 (20 days prior to the public hearing) and February 20, 2023 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. All notices are mailed 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 Fairmont Parks Neighborhood Association notices were sent to Jeff Witte, 2501 Morton Avenue, Des Moines, IA 50317.

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

8. **Relevant Zoning History:** The subject property was rezoned to “N3a” Neighborhood District and “I1” Industrial District as part of the citywide Zoning Ordinance and Map update effective on December 16, 2019.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential on the eastern portion of the subject property and Industrial on the western portion of the subject property.
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 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: PlanDSM Creating Our Tomorrow:** The applicant is requesting that the future land use designation for the eastern portion of the subject property be revised from “Low Density Residential” to “Industrial”. PlanDSM describes this designation as follows:

Low Density Residential: Small scale mixed use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service oriented development. Low-medium density residential may be included in mixed use development.

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 eastern portion of the subject property is currently zoned “N3a” Neighborhood District. The Zoning Ordinance describes “N3a” district as, “intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s, 1960s, and 1970s, typically in the ranch or split-level style pursuant to House B building type in section 135-2.14 of this code.”

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

The subject property is located along Hull Avenue and Delaware Avenue in an area that is primarily industrial. Staff believes that given the generally industrial nature of the corridors it is located on, the requested rezoning is appropriate and conforms to the PlanDSM: Creating Our Tomorrow goal to retain existing industrial land for industrial uses.

However, staff notes that it is located directly adjoining long-term one-household properties. Table 134-3.1-1 states Equipment & Material Storage, Outdoor is permitted by right with applicable supplemental regulations within “I1” District. Given the subject property’s location and the percentage of building coverage compared to the lot size, staff believes that prohibition of any outdoor storage is necessary to avoid negative impacts on the adjoining residential uses.

As part of the site plan review process, the applicant would be required to provide a Heavy Buffer per Section 135-7 of the Municipal Ordinance.

2. **Grading & Storm Water Management:** Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR. Tree removal and mitigation calculations must be submitted with any site plan in accordance with Section 42-550 of the Municipal Code.
3. **Utilities:** The subject property has access to all necessary utilities. Easements must be reserved for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.

SUMMARY OF DISCUSSION

Katherine Drahos presented staff report and recommendation.

Chris Draper asked if the prohibition of outdoor storage would apply if the property were sold to a new owner.

Katherine Drahos stated that prohibition would continue. Zoning conditions run with the land.

Emily Webb asked if the neighborhood association is opposed.

Katherine Drahos states yes.

Katie Gillette asked what would happen to the building if this request was denied.

Jason Van Essen stated the property has some non-conforming rights to uses.

Todd Garner asked if their request is for outdoor storage.

Jason Van Essen stated city staff is under the impression they will not have any outdoor storage but wanted to create that zoning condition given how small the site is.

Todd Garner clarified the commission is being charged with zoning the whole property to I1.

Jason Van Essen stated correct.

Justyn Lewis asked if they would be allowed to operate within the building if this request was denied.

Jason Van Essen stated I1 is a light industrial district that allows a variety of uses, some of which could include outdoor storage.

Christ Draper asked if the "I1" activities took place in the western half of the building, would they be in compliance.

Jason Van Essen stated that's not an interpretation the planning staff makes and would need reviewed by the City's Zoning Enforcement Officer.

Emily Webb asked if the previous owner had not sold the building, would they be able to operate as Cloud Content.

Jason Van Essen stated not currently but prior to the zoning change, this use would have been allowed in the "M-1" district.

Derek West, Cloud Contents, 2101 Hull Avenue stated his business specializes in cleaning personal property from a home or business that has been damaged by fire. They currently operate out of Minnesota and have been working with clients around Des Moines for the past year. Operations will be similar to the previous owner with storage in the rear

and operations in the front. Plumbing work has begun as he is fully invested in the property, and it felt like a minor risk to start that project.

Katie Gillette asked if the building would be put back on the market if the rezoning is not approved.

Derek West stated they would continue to operate out of Minnesota and sell the building.

Andrew Lorentzen asked if he had any problems with the prohibition of outdoor storage.

Derek West stated no.

Chris Draper asked if he would agree to a condition that would limit him to a certain toxicity level.

Derek West stated yes, these cleaning products are used by his employees every day and are nonharmful. He would also be happy to provide the MSDS sheets for all cleaning supplies.

Justyn Lewis asked what happens to waste that is cleaned off the items.

Derek West stated it would go down the drain.

Carol Maher asked if employees wear hazardous material coverings when they are cleaning.

Derek West stated no.

Carol Maher asked what type of trucks would be parked outside.

Derek West stated they have a marked van and two 26-foot trucks that would be parked at the loading docks.

Carol Maher asked if the fire department required notification for this type of work.

Derek West stated no.

Carol Maher asked if the existing dumpsters will be enclosed.

Derek West stated the dumpsters will be removed.

CHAIRPERSON OPENED THE PUBLIC HEARING

Michelle Altenhofen, 2925 E. 21st Street expressed concerns with discharge, air quality, health issues and water contamination.

Chris Draper asked if there are restrictions that she could define that would address her discharge concerns.

Michelle Altenhofen stated meet all EPA standards.

Bridget Botkin, 3818 Amherst Street stated Iowa is known for being the #2 state in the nation for cancer rates, so she is opposed to this request even with conditions for chemical discharge.

Mike Gass, 2635 Boyd Street stated he would like to review the MSDS sheets for the chemicals being used and information on the PPE they wear during these cleanings.

Jeff Witte, Fairmont Park Neighborhood Association President, 2501 Morton Avenue requested this item be continued given the lack of time to organize a neighborhood meeting, neighboring concerns and all the questions left unanswered.

Will Page asked if he received notification from the city that was mailed on February 10th.

Jeff Witte stated yes, but there was no reference to a meeting on February 16th.

Jason Van Essen stated the city sends notice of the rezoning hearing before the commission. The applicant is charged with inviting property owners to a neighborhood meeting.

Will Page asked if he felt the notification from the applicant wasn't received in due time.

Jeff Witte stated it wasn't.

Derek West stated they are not required to wear any PPE within their cleaning facility.

Abby Chungath asked if there are specific OSHA regulations.

Derek West stated there are general regulations but nothing specific to restoration.

Justyn Lewis suggested he be transparent with the neighborhood, be involved in the community and hire employees from the north and east side of Des Moines. He also suggests the following zoning conditions. Contents going down the drain be reviewed, air admissions be tested and monitored, provide MSDS sheets and biohazard review.

Jason Van Essen stated the applicant is obligated to comply with state and federal regulations, and the building code and fire code on the local level. There isn't a need for these type of zoning conditions.

Will Page asked Mr. West if he would be willing to continue this item to allow more conversation with the neighborhood.

Derek West stated he is willing to do what's required but time is a huge factor as they are currently backed up.

Todd Garner asked if any process within the building require employees to wear respirators.

Derek West stated no.

Todd Garner asked if any chemical is required to be registered with the DNR or local fire department.

Derek West stated no.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Justyn Lewis asked if the purchase of the building would trigger review of potential water contamination and air admissions.

Jason Van Essen stated they are required to go through building and fire code review when they start applying for permits. The commission needs to be mindful of this being a rezoning request and that "I1" makes sense in this location given the surrounding zoning districts.

Chris Draper stated he would move approval of staff recommendation given the location and the enforcement mechanisms in place if this was to become a problem.

Justyn Lewis asked how we reconcile the concerns within the community.

Emily Webb stated the applicant has addressed a lot of the concerns and the regulations already in place will prevent those from happening.

Johnny Alcivar noted this commission is only a recommending body and this request will be taken to City Council for approval.

Dan Drendel stated tonight's discussion has also served the community well.

Will Page stated he will be voting in opposition because the neighborhood has a right to have a conversation with the applicant.

COMMISSION ACTION:

Chris Draper made a motion for:

Part A) The requested rezoning be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential on the eastern portion of the subject property.

Part B) Approval of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification Low Density Residential to Industrial.

Part C) Approval of the requested rezoning from "N3a" Neighborhood District to "I1" Industrial District, subject to the prohibition of outdoor storage as a principal or accessory use.

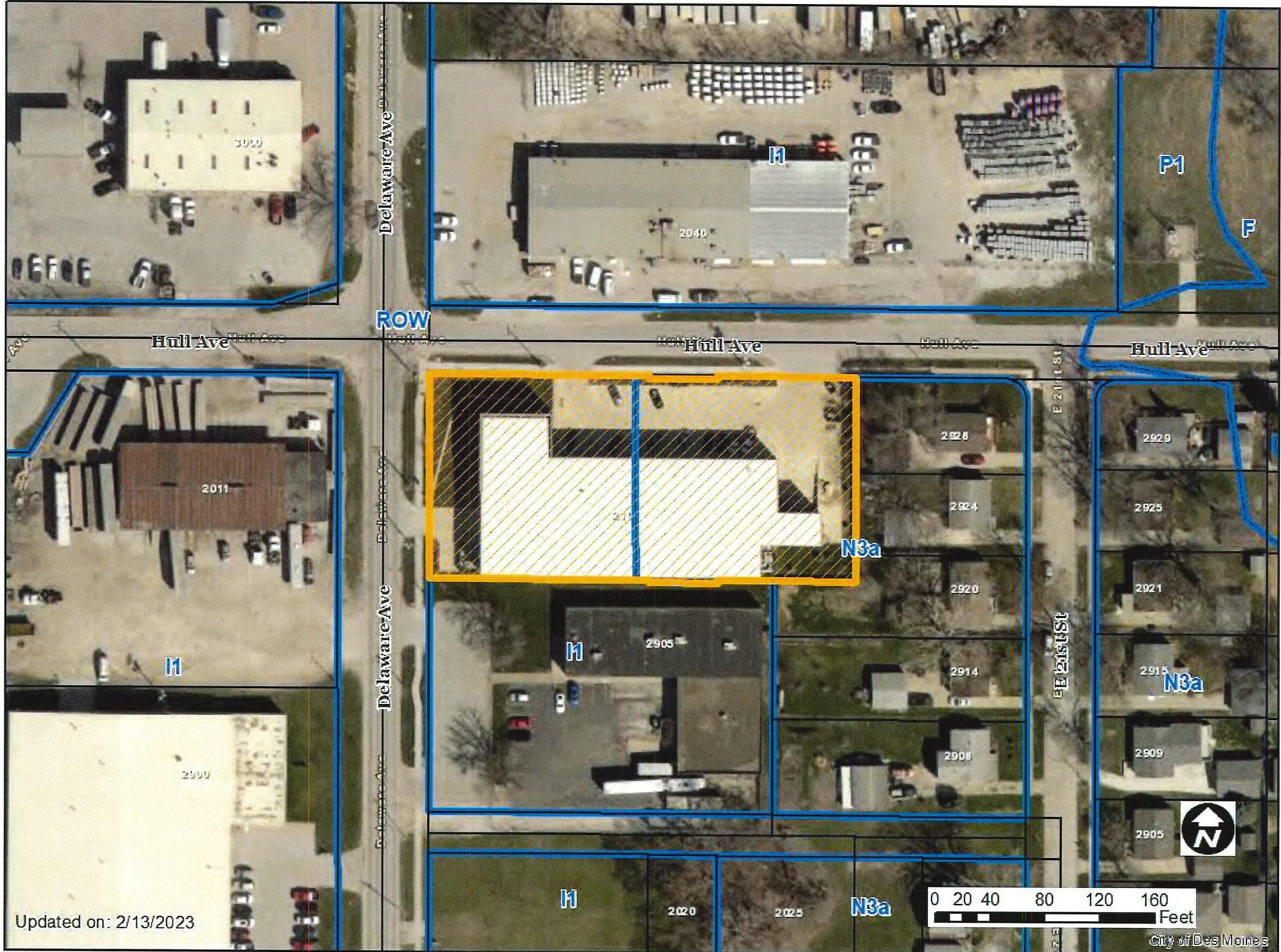
Motion passed: 11-2-1

Respectfully submitted,

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

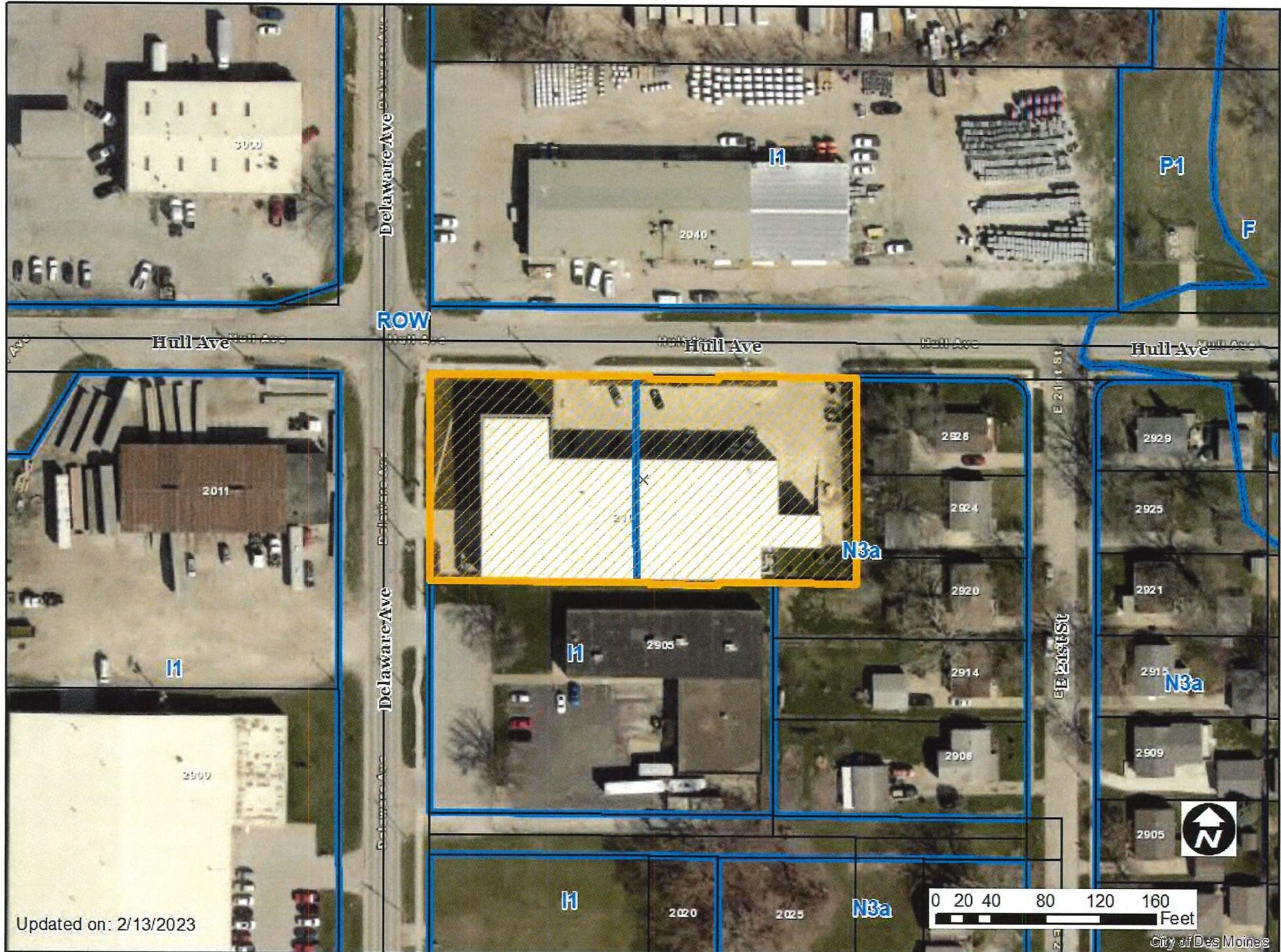
Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh



Updated on: 2/13/2023

1 inch = 93 feet



Updated on: 2/13/2023

1 inch = 93 feet

20

Mar 11, 2023 09:37



Mar 1, 2023 09:37

NEWBORN



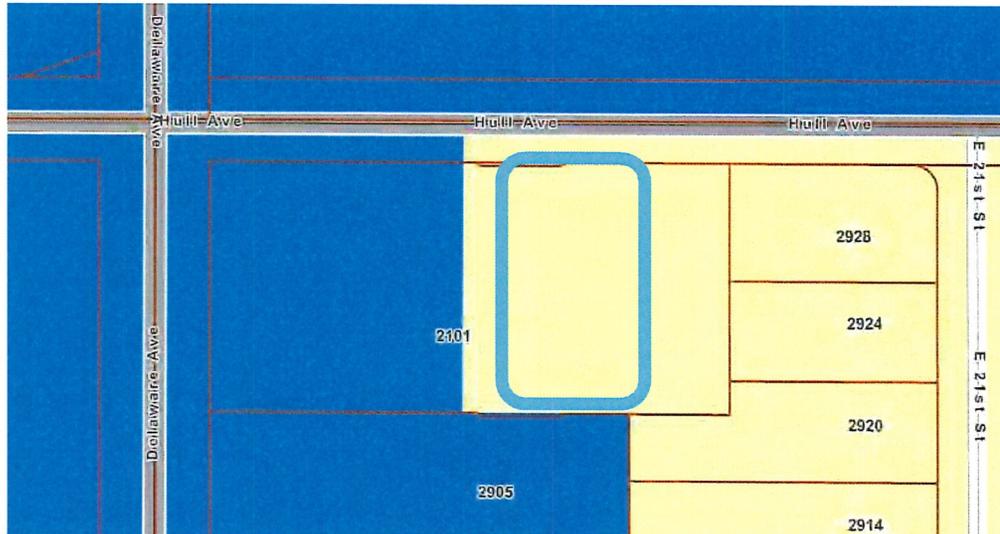
1101



Mar 1, 2023 09:38



- Prior to 2016, 3 parcels zoned “M-1” Light Industrial District
- House on eastern parcel was legal non-conforming
- April 25, 2016: PlanDSM adopted. East parcel designated “Low Density Residential”
- May 23, 2016: Demo permit issued for house
- Nov. 21, 2016: Site Plan approved for new construction. Entire parcel zoned “M-1” Light Industrial.



- Dec. 16, 2019: new Zoning Map adopted
- Following PlanDSM Land Use Map: “Low Density Residential” area zoned “N3a” Neighborhood District
- Western parcel zoned “I1” Industrial
- Recently constructed, existing building allowed as legal non-conforming use on “N3a” portion of combined parcel





Creative Building Solutions That Work

February 21, 2023

6505 Merle Hay Rd, Suite A
Johnston, IA 50131
Phone: 515-528-8178
E-mail: tvincent@gtgcompanies.com
GTG job #: 231005

Rezoning Proposal Meeting Summary

2101 Hull Ave
Des Moines IA, 50317

Meeting Date: Thursday February 16th 2023
5:30-7:00pm
Location: 2101 Hull Ave Des Moines, IA 50317

We received the neighborhood list of properties within 250 feet from city staff on Monday February 13th 2023, the list of properties included are as follows:

Table with 3 columns: Name, StreetAddress, CityStateZip. Lists various property owners and their addresses in Des Moines, IA and other nearby areas.

We mailed our letter out Monday afternoon, the residents in attendance received the letters Wednesday night. Attached at the end of this document is the sign-in sheet for the meeting with the residents in attendance.

With respect to the proposed use of the facility, neighbors wondered how proposed use would impact: air quality & water quality. We will share these concerns with the owner and respond when we know more.

The residents view this sites zoning (I1) is not the correct zoning for the needs of the neighborhood. Residents would like to see more Mixed-Use (X) District nodes in their area of the city allowing more businesses to move in and create a walkable neighborhood with shops and services fitting their needs.

Following the meeting, we will be reaching out to the owner of the property to get information on the cleaning/restoration process. We will reach out to city staff to see if there is additional zoning categories that will work for the owners use of the property and still gives the neighborhood the zoning flexibility they are looking for.

Thank you,

GTG Architects, LLC

Tyler Vincent
Intern Architect



Creative Building Solutions That Work

6505 Merle Hay Rd, Suite A
Johnston, IA 50131
Phone: 515-528-8178
GTG job #: 231005

February 16, 2023

Neighborhood Meeting
Zoning Amendment
2101 Hull Ave

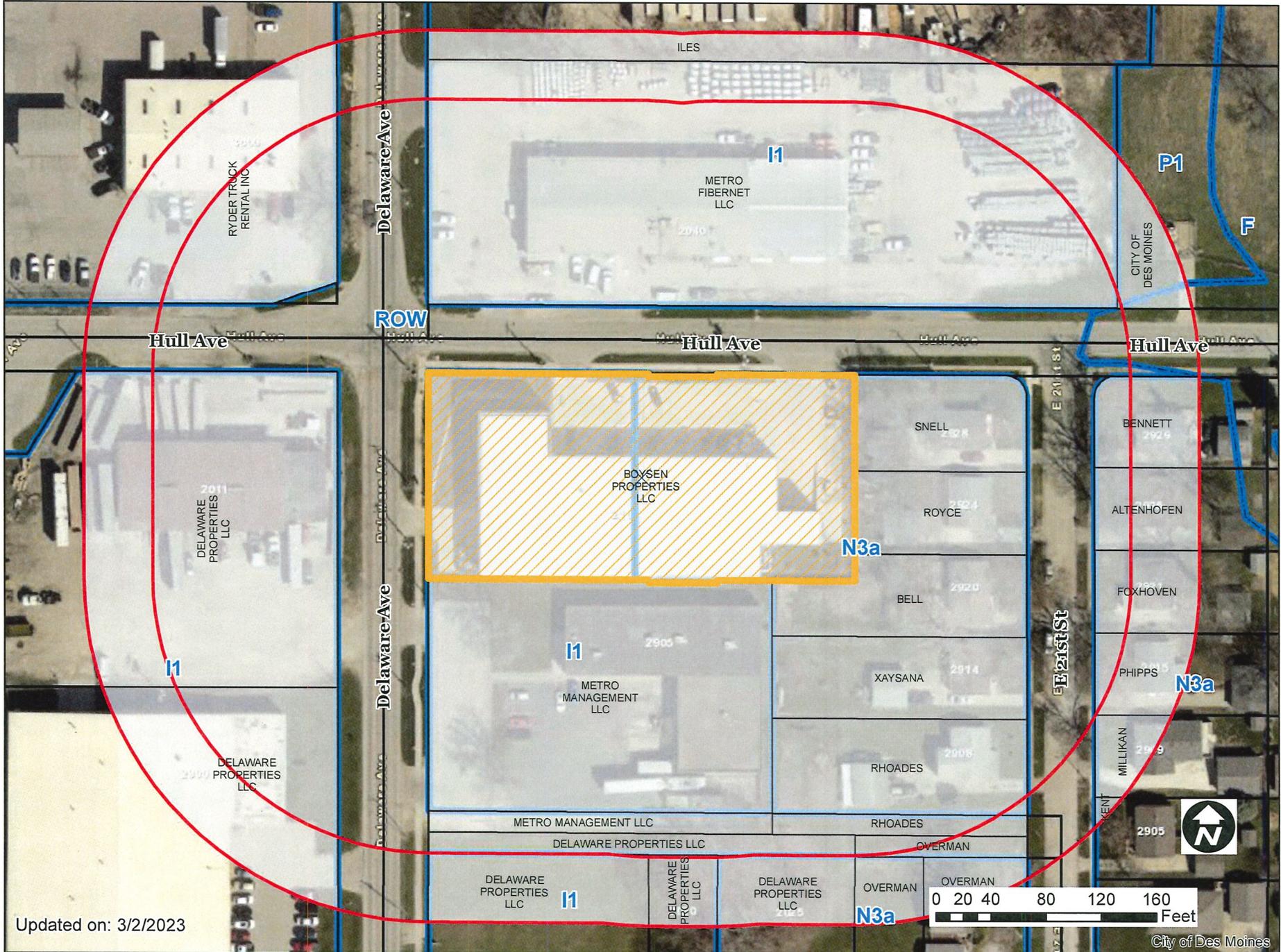
<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
Tyler Vincent	6505 Merle Hay Road	515-528-8178
DAVE & SUZY FORSEYER	2924 E. 22 nd ST	515-275-8393
Cherie Martie	2904 E 22nd St	515-410-2748
Eric Jansson	2106 Morton ave	515-360-7371
Jeremy Vertz	2203 Morton ave	515-480-4424
Kashmir Vertz	2203 Morton Ave	515-480-3989
Jacob Haus	2112 Morton Ave	515-975-5307
Randa Haus	2112 Morton Ave	515-865-9101
Crystal Langford	2118 Morton Ave	515-235-8073
Dave Langford	2118 Morton Ave	515-235-0708
Michele Alenhofen	2925 E 21 st	515-210-9019
STEVE GRASSO	GTG Arch	515-868-8101
Wendy Bennett	2929 E 21	515-971-8109
J. Fowser	2929 E 21	

NAME

ADDRESS

PHONE #

Dakyle Fochoblen 2921 E 21ST S15619-031



Updated on: 3/2/2023

City of Des Moines

1 inch = 93 feet

Item: ZONG-2023-000012

Date: _____

Please mark one of the following:

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

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
FEB 27 2023

Titleholder Signature: MARY K SNELL

Name/Business: _____

Impacted Address: 2928 E. 21ST Dm. IA 50317

Comments: I've been here over 60 years + do not want to move, I like my neighbors

Item: ZONG-2023-000012

Date: 2/23/23

Please mark one of the following:

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

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
FEB 27 2023

Titleholder Signature: Jeff Witte President

Name/Business: Fairwood Park Neighborhood Assoc.

Impacted Address: _____

Comments: FPNA supports the residents in the area and they are opposed. JEFF WITTE President

Item: ZONG-2023-000012

Date: 2-23-23

Please mark one of the following:

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

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

FEB 28 2023

Titleholder Signature: Michele Altenhofen

Name/Business:

Impacted Address: 2925 E 21st St

Comments: I do not want this zoning to change to I1 you have Family Neighborhood Starts right behind that building, this will affect my Property Value & Possible Health.

Item: ZONG-2023-000012

Date:

Please mark one of the following:

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

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 01 2023

Titleholder Signature: Wendy Bennett

Name/Business: Wendy Bennett

Impacted Address: 2929 E 21st St

Comments:

Dostart, Katherine E.

From: Chakraborty, Sreyoshi
Sent: Tuesday, February 21, 2023 7:11 PM
To: Ludwig, Michael G.
Cc: Drost, Bert A.; Dostart, Katherine E.
Subject: FW: Re-zoning request from Clouds Content
Attachments: 20230220_160630.jpg

Follow Up Flag: Flag for follow up
Flag Status: Flagged

FYI, Wanted to share this. I have also spoken to Cherie a couple of times and heard her concerns

From: Michele Altenhofen <altenhofen.michele@gmail.com>
Sent: Tuesday, February 21, 2023 6:29 PM
To: Chakraborty, Sreyoshi <SChakraborty@dmgov.org>
Subject: Re-zoning request from Clouds Content

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sreyoshi

Hello I am a resident that lives on E 21st off of Hull Ave.

I am greatly concerned about the new business that bought 2101 Hull Ave location. Last week I received a letter regarding a meeting that they are requesting to have are area re-zoned from (I1 & N3A) to I1 commercial. Which I am NOT for at all. In this meeting we were told that this was a restoration company smoke and fire some blood, that was a false statement I researched what they do and what types of things they do, chemical spills and clean up bio hazardous material lots of cleaning with highly toxin chemicals, my concerns are what types of air emissions will be let out, ground pollution from water waste, this could be a health hazard to my neighborhood and to the children that attend Garten school!

We were told at this meeting that they couldnt start any work until this matter was resolved with the zoning board on March 2nd, yesterday they started digging with a back hoe tore up the cement on the side they stated is zoned as N3A into the grass making away for water lines or sewer drainage lines. The property wasn't flag by utility companies so did they even make a one call before digging? Can you tell me they have a storm water drainage tube, does that run into the city sewer drainage or dumped into the storm water retention pond? This type of company could cost everyone's property to devalue.

I have neighbors that have serious health issue.

I have pictures from yesterday that I will attached! as of 5pm tonight I see they have everything they were doing covered up now.

I was tolded that you're are contact person from Cherie Mortid.

Sincerely
Michele





Dostart, Katherine E.

From: Chakraborty, Sreyoshi
Sent: Thursday, March 2, 2023 8:59 AM
To: Dostart, Katherine E.; Van Essen, Jason M.; Drost, Bert A.
Cc: Ludwig, Michael G.
Subject: FW: Letter
Attachments: 2201 Hull Property email.docx; Hull 2201 2.docx; signed letter 2101 Hull.docx

Follow Up Flag: Follow up
Flag Status: Completed

FYI, it seems like very little notice was provided to the residents leading up to the neighborhood meeting.

From: Jeff Witte <jwpresfairmont@gmail.com>
Sent: Thursday, March 2, 2023 8:52 AM
To: Chakraborty, Sreyoshi <SChakraborty@dmgov.org>
Subject: Re: Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sreyoshi, I am attaching a letter from Fairmont Park, an email sent to Tyler Vincent, and the letter that was sent from GTG who owns the property at 2101 Hull Avenue. Thank you

Jeff Witte
FPNA Pres.
515-208-9532

On Wed, Mar 1, 2023 at 3:30 PM Chakraborty, Sreyoshi <SChakraborty@dmgov.org> wrote:

Jeff,

Good to talk to you! Feel free to email your letter to me so staff can include it in the presentation to the Commission.

Thank you,

SREYOSHI CHAKRABORTY, AICP (She/Her) | CITY OF DES MOINES

Senior City Planner | Development Services

Office: 515-283-4749 Cell: 515-975-6820



The City of Des Moines has launched new development review, permitting, and inspection software that includes a Customer Self-Service (CSS) online portal to make it easier to submit and track requests with the Planning & Urban Design Division. This portal provides customers with a secure and convenient way to submit applications and planning materials without printing, mailing, or faxing a form. Customers are also able to track requests to more easily determine where they are in the process. A link to this Customer Self Service site is available on the [Planning & Urban Design Division webpage](#).

2201 Hull Property



Jeff Witte <jwpresfairmont@gmail.com>

Thu, Feb 16,
1:55 PM

to tvincent

Tyler, due to one day notice, and scheduling conflicts for the meeting to discuss changing the zoning for the property at 2201 Hull I will not be able to attend. Thank you

Jeff Witte
FPNA Pres.
515-208-9532



ReplyForward



February 13, 2023

6505 Merle Hay Rd, Suite A
Johnston, IA 50131
Phone: 515-528-8178
E-mail: tylervincent@gtgcompanies.com
GTG job #: 231005

Rezoning Proposal
2101 Hull Ave
Des Moines IA, 50317

2101 Hull Avenue has recently been purchased by Cloud Contents and is currently zoned as (I1) & (N3A).

I1 is an Industrial district intended for general industrial uses, warehousing, and transportation terminals. N3A is a Neighborhood District, intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950's.

Cloud Contents would like to amend the current City of Des Moines zoning for the property (I1 & N3A) to I1.

We are planning to hold a neighborhood meeting at 2101 Hull Ave on Thursday February 16th from 5:30pm to 7pm for any questions you may have. If you are unable to meet with us on this date, please direct all comments and questions to the email address and number provided above.

Thank you,

GTG Architects, LLC

Tyler Vincent
Intern Architect

Neighborhood Fairmont Park Association

From The Desk of Jeff Witte FPNA President

March 2, 2023

Ms. Seryoshi Chakraborty:

Ms. Chakraborty, I am writing this letter to inform you that Fairmont Park Neighborhood Association is opposed to the rezoning of the property at 2101 Hull Avenue in Des Moines. I received a letter from GTG the company that bought the building at 2101 Hull stating a meeting to be held for the residence of Fairmont Park. The letter was written on February 13th I received that letter on the 15th of February for a meeting on the 16th 24 hours notice. Due to scheduling conflicts I was unable to attend. As a courtesy I called the person to contact (Tyler Vincent) from GTG and explained my situation, and asked what would be in the building Tyler explained they would be Architects. After the meeting was held on the 16th I was informed by residences that attended the meeting it would be a restoration company I believe we should slow this process down to make sure they are set up to handle hazardous materials. And not put the neighborhood, or Garton School which is just 4 blocks away in harms way. Fairmont Park stands with the residents that are opposed to the rezoning.

Thank you



Jeff Witte

FPNA Pres.

515-208-9532