

Date February 5, 2024

RESOLUTION SETTING HEARING ON REQUEST FROM CITY OF DES MOINES (OWNER), REPRESENTED BY DWAYNE MYERS (REAL ESTATE DIVISION MANAGER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED IN THE VICINITY OF 3500 VANDALIA AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 18, 2024 its members voted 10-0-1 in support of a motion finding the requested rezoning for Property located in the vicinity of 3500 Vandalia Avenue is not in conformance with the existing PlanDSM future land use designation of Business Park; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 18, 2024 its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a request from City of Des Moines (Owner), represented by Dwayne Myers (Real Estate Division Manager), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property in the vicinity of 3500 Vandalia Avenue from Business Park to Industrial; to rezone the Property from “EX” Mixed Use District to “I2” Industrial District, to allow the development of a vehicle storage, maintenance, and operation facility for the Des Moines Area Regional Transit Authority (DART), and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan:

WHEREAS, the Property is legally described as follows:

THE NORTH 229 FEET OF LOT 74, ALL OF LOTS 72 THROUGH 73, AND ALL OF LOTS 75 THROUGH 80, VANDALIA ACRES PLAT NO.2, AN OFFICIAL PLAT, 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 z 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 February 19, 2024 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

 **Roll Call Number**

Agenda Item Number

21

Date February 5, 2024

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-2023-000073) (COMP-2023-000044)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
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

January 18, 2024

Communication from the City Plan and Zoning Commission advising that at their January 18, 2024 meeting, the following action was taken regarding a request from City of Des Moines (owner), represented by Dwayne Myers (officer) for review and approval of the following regarding property located at Vicinity of 3500 Vandalia Avenue:

- A) Determination as to whether the requested rezoning is in conformance with the Plan DSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the Plan DSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Business Park to Industrial.
- C) Rezone approximately 8.36 acres of the property from “EX” Mixed Use District to “I2” Industrial District, to allow the development of a vehicle storage, maintenance, and operation facility for the Des Moines Area Regional Transit Authority (DART).

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0-1 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus					X
Leah Rudolphi					X
Abby Chungath	X				
Kayla Berkson	X				
Chris Draper	X				
Laura Kessel	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				
Rick Trower	X				

APPROVAL of Part A) The requested “I2” District be found not in conformance with PlanDSM Creating Our Tomorrow Comprehensive Plan future land use classification of Business Park.

Part B) Approval of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification from Business Park to Industrial.

Part C) Approval of the rezoning of the property from “EX” Mixed Use District to “I2” Industrial District.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “I2” District be found not in conformance with PlanDSM Creating Our Tomorrow Comprehensive Plan future land use classification of Business Park.

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

Part C) Staff recommends approval of the rezoning of the property from “EX” Mixed Use District to “I2” Industrial District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The Des Moines Area Regional Transit (DART) is proposing to relocate its existing Operations and Maintenance Facility (currently located at 1100 DART Way) to the subject property. This proposed use would be considered a “Trucking and Transportation Terminal” use, which necessitates the proposed rezoning. This parcel is currently owned by the City of Des Moines and is 37.9 acres in area in its entirety. However, approximately 8.36 acres of the property is currently zoned “EX” district. A rezoning to “I2” District of this portion is required to match with the zoning designation of the rest of the property.

The existing DART facility is aging and in poor condition. A new facility is anticipated to allow DART to operate more effectively in the long term. The project is multiphased with funding contingent on Federal grants.

- 2. Size of Site:** 8.36 acre
- 3. Existing Zoning (site):** “EX” Mixed Use District.
- 4. Existing Land Use (site):** Undeveloped land
- 5. Adjacent Land Use and Zoning:**

North – “EX”; Uses include vacant agricultural land.

South – “EX”; Uses warehousing, office and chemical processing facility

East – “I2”, “EX”; Uses are heavy industrial and vacant land

West – “I2”; Uses include Copart Auto Salvage business.

- 6. General Neighborhood/Area Land Uses:** The subject property is located in a heavy industrial area along Vandalia Road within the eastern portion of the City.
- 7. Applicable Recognized Neighborhood(s):** The subject property is not within a designated Neighborhood Association. All neighborhood associations were notified of the January 18, 2024, public hearing by emailing the Preliminary Agenda on December 29, 2023, and the Final Agenda on January 12, 2024. Additionally, separate notifications of the hearing for this specific item were mailed on December 29, 2023 (20 days prior to the public hearing) and January 8, 2024 (10 days prior to the public hearing) 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 applicant can provide a summary of the neighborhood outreach at the public hearing.

- 8. Relevant Zoning History:** None

A site plan for the new building and related site improvements is currently under review.

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

- 10. 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 8.36-acre area proposed for rezoning currently has a future land use designation of “Business Park”. The Agenda Items applicant is proposing to amend this future land use designation to “Industrial”. Plan DSM describes these designations as follows:

Business Park: Accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences and would have little or no adverse effect on surrounding properties.

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 applicant is proposing to rezone the subject property to "I2" Industrial District.

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 predominantly heavy industrial in nature. The rezoning of a portion of this property is necessary to match the required zoning designation and allow the proposed maintenance and operation facility for the region's primary transit service agency.

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 will be required to prepare a Site Plan and building elevations for any proposed additions or modifications for review before the property can be utilized for the proposed use.

This project is proposed to be phased. Each phase of the project would be accompanied by its own Site Plan.

3. **Supplemental Use Regulations:** The proposed "Trucking and Transportation Terminal" use would subject to the following supplemental use regulations, per City Code Section 134-3.6.3:

1. Outdoor storage of inoperable or unsafe vehicles in quantities constituting a junk or salvage yard is prohibited.
2. No part of the use may be a residential use.
3. No odors, gases, noise, vibration, pollution of air, water or soil, or lighting is emitted onto any adjoining property so as to create a nuisance.
4. The owner or occupant has provided the neighborhood services department with a written statement upon a form acceptable to the neighborhood services director describing the use to occur upon the property and the nature of any odors, gases, noise, vibration, and other environmental impacts that may be generated by such use, and certifying that the use upon the property will be operated in a manner that does not permit any odors, gases, noise, vibration, pollution of air, water or soil, or lighting to be emitted onto any adjoining property so as to create a nuisance.
5. The use shall be operated in strict conformance with the statement provided pursuant to paragraph 4, above.

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.

CHAIRPERSON OPENED THE PUBLIC HEARING

No one requested to speak.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Carolyn Jenison made a motion for approval on the following:

Part A) The requested "I2" District be found not in conformance with PlanDSM Creating Our Tomorrow Comprehensive Plan future land use classification of Business Park.

Part B) Approval of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification from Business Park to Industrial.

Part C) Approval of the rezoning of the property from "EX" Mixed Use District to "I2" Industrial District.

THE VOTE: 11-0-1 (Todd Garner abstained)

Respectfully submitted,

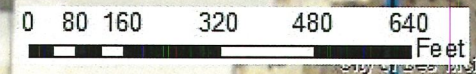


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

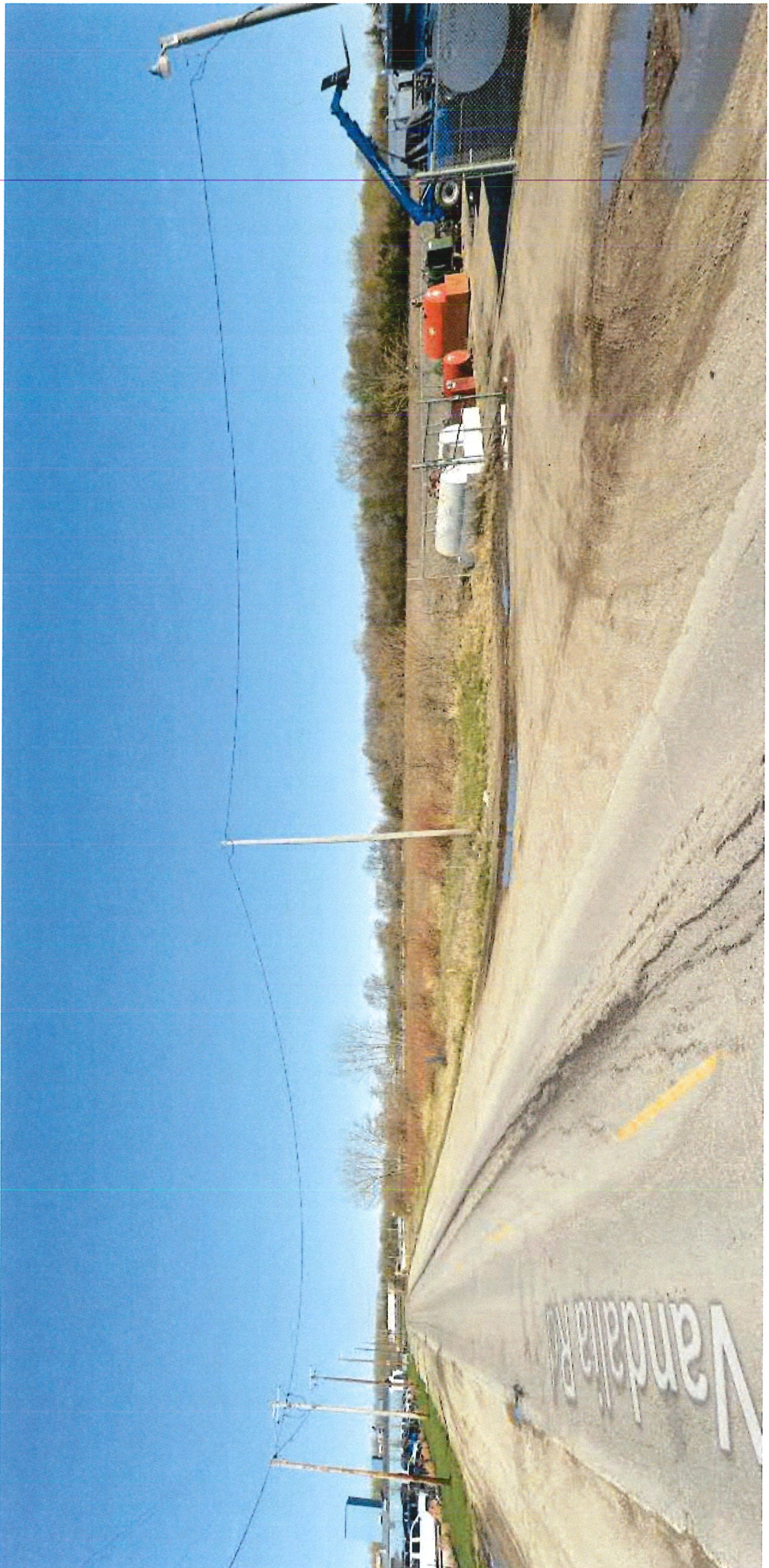


Updated on: 12/19/2023



1 inch = 309 feet







OPERATIONS AND
MAINTENANCE FACILITY

RE-ZONING PACKAGE
NOVEMBER 14, 2023

SITE ANALYSIS
EXISTING LAND OWNER



SITE ANALYSIS
ZONING DISTRICT

EXISTING ZONING

I2 INDUSTRIAL DISTRICT
APPROXIMATELY 29.77 ACRES

EX MIXED-USE DISTRICT
APPROXIMATELY 8.45 ACRES

PROPOSED RE-ZONING

I2 INDUSTRIAL DISTRICT
APPROXIMATELY 38.22 ACRES

BUILDING TYPE:
WORKSHOP/WAREHOUSE



SITE PLAN
PROPOSED

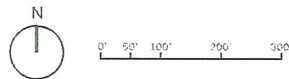
- 1 FUEL (UNLEADED)
- 2 FUEL (DIESEL)
- 3 GENERATOR
- 4 DOWN BUS PARKING
- 5 NON-REVENUE PARKING
- 6 STAFF / GUEST PARKING
- 7 BATTERY STORAGE
- 8 TRASH / RECYCLING
- 9 ELECTRONICS WASTE
- 10 FENCING
- 11 GATE
- 12 EMERGENCY BUS EXIT
- 13 RECEIVING
- 14 TRANSFORMERS
- 15 MAIN BUS ENTRY/EXIT
- 16 FUEL ENTRY/EXIT

Full Build - No Phases

337,821 SF +/-

ADMINISTRATION: 30,731 SF
 BUS STORAGE: 204,631 SF
 PARTS/RECEIVING: 14,161 SF
 MAINTENANCE: 76,636 SF
 MECH / FACILITIES: 11,662 SF

- BUS ACCESS
- PUBLIC / STAFF ACCESS
- UTILITY ACCESS



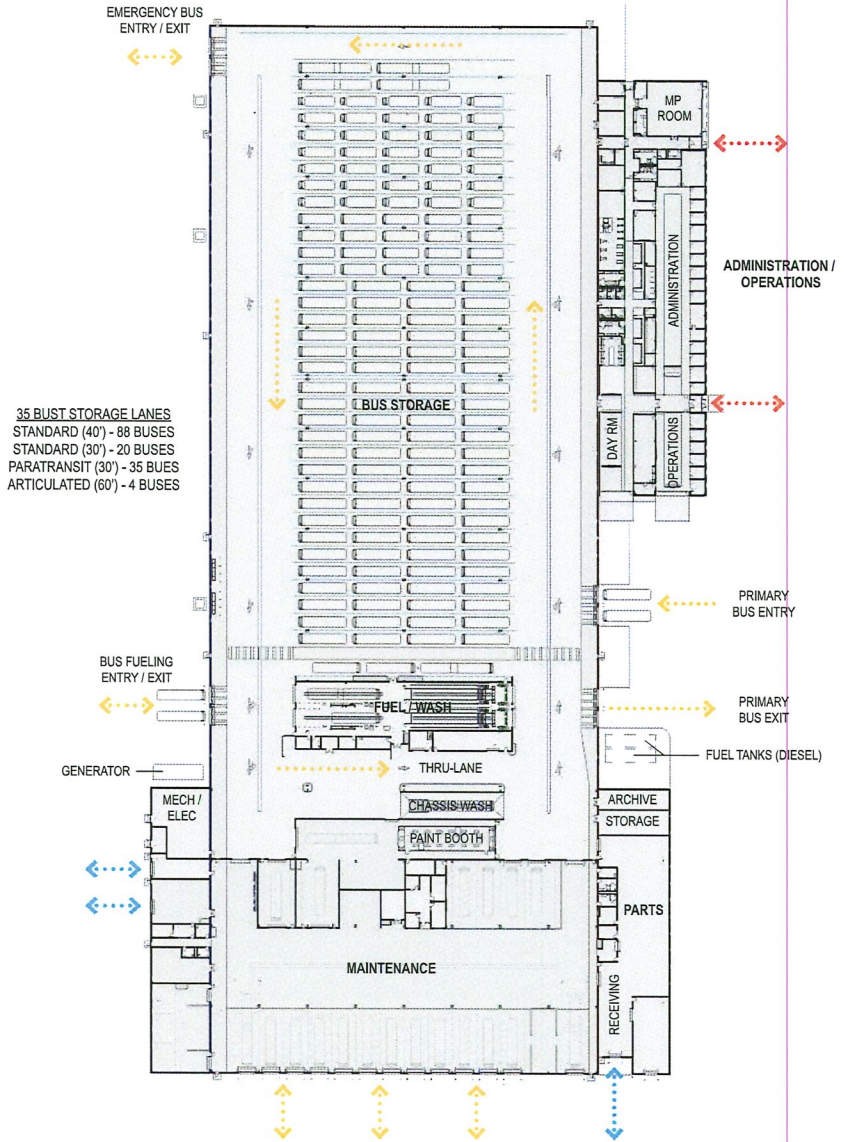
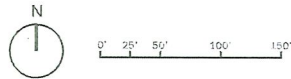
FLOOR PLAN

PROPOSED

Full Build - No Phases

337,821 SF +/-
 ADMINISTRATION BLDG HEIGHT: 17'-0"
 BUS STORAGE BLDG HEIGHT: 26'-0"
 FACILITIES / PARTS BLDG HEIGHT: 26'-0"
 MAINTENANCE BLDG HEIGHT: 30'-6"

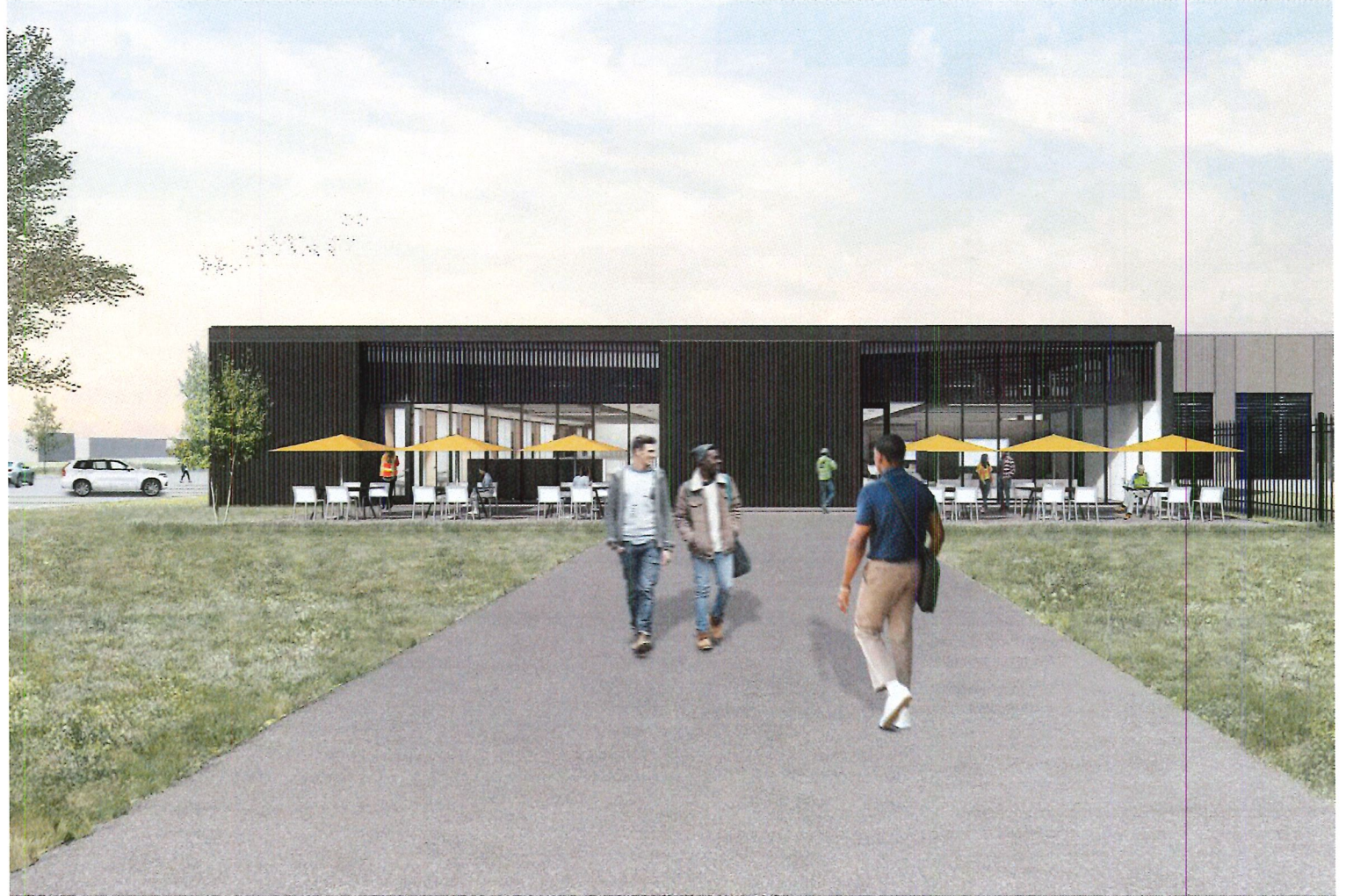
- BUS ACCESS
- PUBLIC / STAFF ACCESS
- UTILITY ACCESS



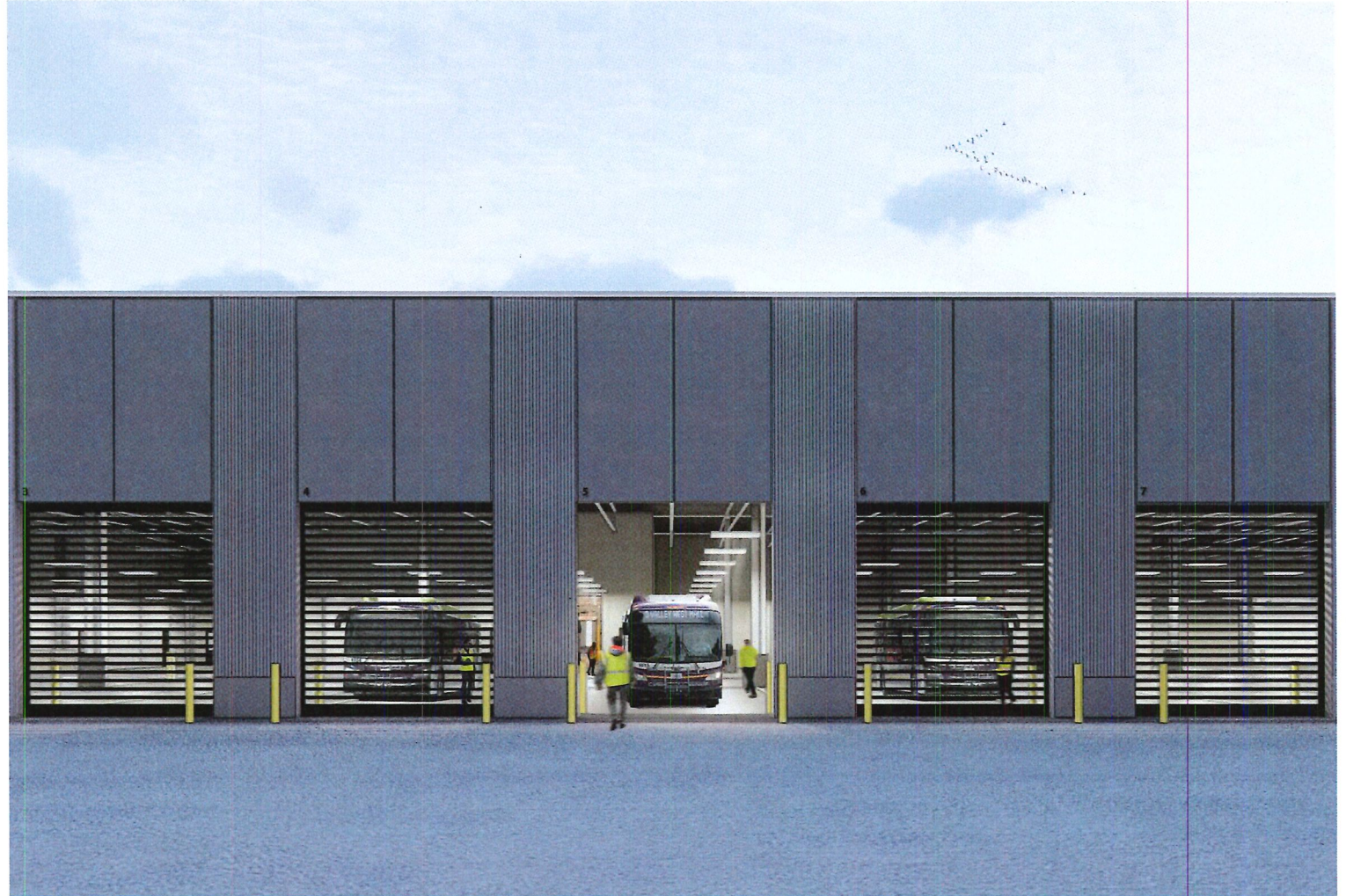
PROPOSED RENDERING
VIEW AT PUBLIC/STAFF ENTRY



PROPOSED RENDERING
VIEW AT PUBLIC/STAFF OUTDOOR SPACE



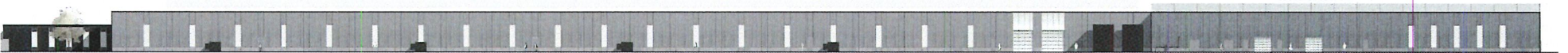
PROPOSED RENDERING
VIEW AT MAINTENANCE



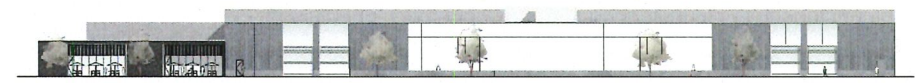
PROPOSED ELEVATIONS



EAST ELEVATION



WEST ELEVATION

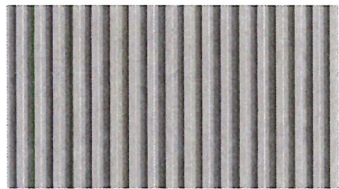
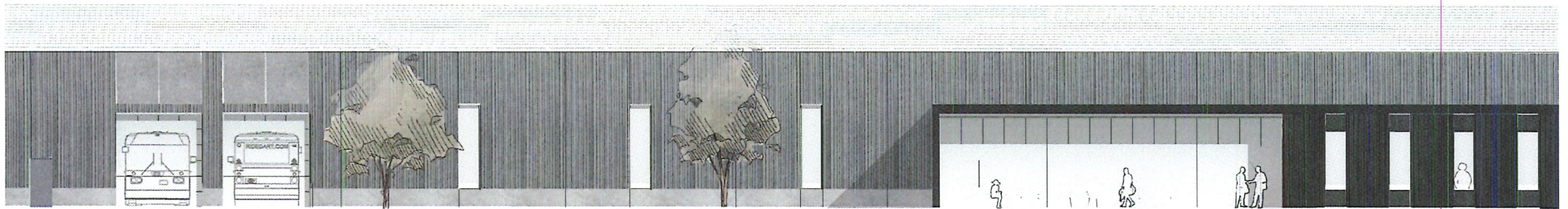


NORTH ELEVATION



SOUTH ELEVATION

PROPOSED MATERIALS



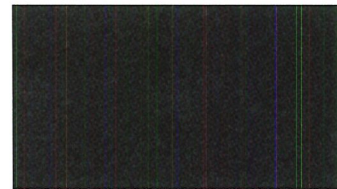
Textured Concrete



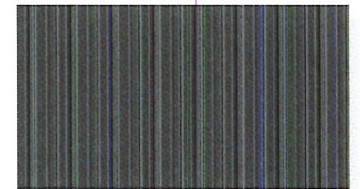
Pre-cast Concrete - Sandblast Finish



Curtain Wall



Metal Panel



Corrugated Metal



January 5, 2024

Staff, Commissions and Committees
City of Des Moines
400 Robert D. Ray Dr.
Des Moines, IA 50309

To whom it may concern:

The Des Moines Area Regional Transit Authority (DART) is in the process of replacing its aging Operations & Maintenance Facility at 1100 DART Way in order to support DART's daily service to Greater Des Moines. With the current facility at the end of its useful life, in poor condition, and landlocked, building a new facility will cost local taxpayers less and allow DART to operate more effectively long-term. DART plans to use primarily federal funding to build a new facility at 3500 Vandalia Rd. in order to continue meeting the community's transit needs well into the future.

Why a new facility?

DART has operated out of its operations and maintenance facility at 1100 DART Way since 1978. Most areas of the facility are in need of major updates and repairs.

In September 2023, the DART Commission unanimously approved beginning Phase 1 of building a new facility. Reasons for this decision include:

- Most major electrical and mechanical systems need replacement.
- The current facility is in poor condition – having experienced multiple flooding events – and is in a flood plain directly adjacent to the Racoon River.
- Buildings are undersized for modern buses
- DART has outgrown the current facility and is landlocked within a growing residential area.

Because of multiple challenges with the existing facility, DART would not receive competitive federal grants to renovate the facility, putting the estimated \$63 million cost of repairs on local taxpayers. Updating the new facility would also not meet DART's infrastructure needs for the next 50 years.

**Des Moines
Area Regional
Transit Authority**

620 Cherry Street
Des Moines, Iowa
50309-4530

515-283-8100
Fax 515-283-8135
ridedart.com



Investing in a new facility will allow DART to improve efficiencies in operations, provide a safer and more functional workspace for DART staff, and minimize taxpayer costs as DART prepares for its future transit needs.

How is the project funded?

Funding for the new Operations and Maintenance facility will come from competitive federal grants and DART's capital budget. DART's capital budget is comprised primarily of FTA annual formula funding, with a required 20% local match, as well as local funds set aside in past years. Local property taxes are primarily used to fund DART's day-to-day operations, so any reduction in local funding from DART's member communities would impact DART's operating budget, rather than capital budget.

The FTA requires federal funding be primarily allocated to capital expenses; therefore DART is limited in how much federal funds can be used to address the potential shortfall in operating funding. For example, in FY 2025 the DART Commission plans to reallocate \$1 million from the capital budget towards operating expenses to lower the property tax need. This is not a long-term solution, since lower funding for capital would result in underinvestment in buildings, vehicles and equipment, and would eventually result in higher operational costs to maintain aging assets.

Phase 1 of building a new facility is fully funded at \$35 million, with 75% from federal funding and 25% from local funding. With the ability to apply for federal funds for future phases, building a new facility will be a long-term term investment that happens in phases as grants are secured.

Staying in the current facility would require an estimated \$63 million local taxpayer investment in new buildings, infrastructure, and site improvements. It would take 20 years due to funding and operational constraints. A renovated facility would still be prone to flooding and would not leave room for DART to grow to meet the region's needs or transition to zero emissions technologies.

What is the timeline?

Phase 1 of the project is currently underway. It includes purchasing land for a new facility, completing facility design, and constructing most of the maintenance building. Construction is expected to begin in summer 2024 and will take 12-16 months to complete.

**Des Moines
Area Regional
Transit Authority**

620 Cherry Street
Des Moines, Iowa
50309-4530

515-283-8100
Fax 515-283-8135
ridedart.com



The timing of future phases will depend on securing additional federal grants.

Thank you for considering the necessary approvals for this important piece of public infrastructure.

Respectfully,

A handwritten signature in black ink, appearing to read "Luis Montoya". The signature is fluid and cursive, with the first name "Luis" and last name "Montoya" clearly distinguishable.

Luis Montoya,
Chief Planning Officer

**Des Moines
Area Regional
Transit Authority**

620 Cherry Street
Des Moines, Iowa
50309-4530

515-283-8100
Fax 515-283-8135
ridedart.com

21

From: [Angie Pfannkuch](#)
To: [Neighborhood Meeting](#)
Cc: [Chakraborty, Sreyoshi](#)
Subject: 3500 Vandalia Road Meeting
Date: Monday, January 8, 2024 10:34:33 AM
Attachments: [image001.png](#)
[DART rezone letter .docx](#)

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.

I sent the required notices to the neighbors on December 21, 2023. (see attached example) The neighborhood meeting was held via Zoom on January 8th at 10:00. At 10:10 I turned off the Zoom as there were no participants. Also no one reached out to me directly with questions after the letter was sent out.

This is an industrial area with similar zoning so I was not surprised there was no response to the meeting notification.

Please put us on the 01/18 P&Z meeting as we have completed the required step.

Thanks



Angie Pfannkuch
President

Address 220 SE 6th St., Ste 330 Des Moines, IA 50309

Phone [515.822.3257](tel:515.822.3257)

Website sidekickdevelopment.com



December 21, 2023

Helena Industries LLC
225 Schilling Blvd Ste 100
Collierville, TN 38017

To Whom it May Concern

As the owner's representative for DART I am inviting you to a virtual meeting to discuss plans for 3500 Vandalia Road. DART is requesting a rezone to I2, currently part of the property is EX with the remainder being I2. To build an operations and maintenance facility the whole property requires I2 zoning.

The meeting will be held on January 8th at 10:00 am virtually via Zoom at the link below.
<https://us02web.zoom.us/j/89791063990?pwd=eElidDlvT1FEUHdhVm95SnZLUkdUZz09>
Phone option 13092053325,,89791063990#,,,,*078215# US

If you have any questions, please feel free to reach out to me at 515-822-3257.

Sincerely,

Angie Pfannkuch
Owner's Representative for DART

Item: ZONG-2023-000073

Date: 1-15-23

Please mark one of the following:

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

Staff Use Only

Titleholder Signature: Bill Liu

Name/Business: Allen LUX CARE - AIA MNG

Impacted Address: 3618 LAKEDALE RD

Comments: _____

City of Des Moines, vicinity of 3500 Vandalia Avenue

ZONG-2023-000073

Against:	0%
For:	6.44%
Unsure:	0%
No Response:	93.56%



Updated on: 1/18/2024

1 inch = 177 feet