



Date September 16, 2024

**RESOLUTION SETTING PUBLIC HEARING REGARDING A CITY INITIATED REQUEST TO REZONE THREE (3) PARCELS WITHIN THE SOUTHEAST INDUSTRIAL URBAN RENEWAL AREA, LOCATED ALONG EAST ARMY POST ROAD, TO THE WEST OF SOUTHEAST 45<sup>TH</sup> STREET AND TO THE EAST OF SOUTHEAST 36<sup>TH</sup> STREET, AND BOUNDED BY EAST ARMY POST ROAD TO THE NORTH AND EAST PINE AVENUE TO THE SOUTH**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on September 5, 2024, its members voted 9-0-1 in support of a motion to recommend **APPROVAL** of a City initiated request, for the proposed rezoning from “A” Agricultural District and “PUD” Harvest Hills PUD Planned Unit Development District to Limited “I1” Industrial District be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on September 5, 2024, its members voted 9-0-1 in support of a motion to recommend **APPROVAL** of a City initiated request, for property located in three (3) parcels within the Southeast Industrial Urban Renewal Area, located along East Army Post Road, to the west of Southeast 45th Street and to the east of Southeast 36th Street, and bounded by East Army Post Road to the north and East Pine Avenue to the south, to rezone the property from “A” Agricultural District and “PUD” Harvest Hills PUD Planned Unit Development District to Limited “I1” Industrial District, subject to the condition that the following uses on the property are prohibited:

1. Adult Entertainment
2. Liquor Store
3. Tobacco Store
4. Self-Service Storage
5. Vehicle Sales
6. Vehicle Rental
7. Facilities used solely for Vehicle Maintenance/Repair/Minor
8. Facilities used solely for Vehicle Maintenance Repair/Major
9. Equipment & Materials Storage, Outdoor (as a Principal Use); and

**WHEREAS**, the Property is legally described as follows:

**A PART OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, AND A PART OF NORTHWEST QUARTER (NW 1/4) OF SECTION 32, AND A PART OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, ALL IN TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5<sup>TH</sup> P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Date September 16, 2024

**BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF EAST PINE AVENUE AND THE EAST RIGHT OF WAY LNE OF SOUTHEAST 36<sup>TH</sup> STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF EAST ARMY POST ROAD; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF PARCEL A, SAID PARCEL A SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 8007 PAGE 259 AT THE RECORDER'S OFFICE OF POLK COUNTY, IOWA; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL A TO THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL A TO THE WEST RIGHT OF WAY LINE OF SOUTHEAST 45<sup>TH</sup> STREET; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF SOUTHEAST 45<sup>TH</sup> STREET TO THE NORTH LINE OF PARCEL D, SAID PARCEL D SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 9085 PAGE 537 AT RECORDER'S OFFICE OF POLK COUNTY, IOWA; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL D TO THE NORTHWEST CORNER OF SAID PARCEL D; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL D TO THE NORTH RIGHT OF WAY LINE OF EAST PINE AVENUE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST PINE AVENUE TO THE EAST RIGHT OF WAY LINE OF SOUTHEAST 36<sup>TH</sup> STREET AND TO THE POINT OF BEGINNING.**

**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 rezoning is 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 City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on October 7, 2024, at which time the City Council will hear both those who oppose and those who favor the proposals.
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.





**Roll Call Number**

**Agenda Item Number**

35

**Date** September 16, 2024

MOVED BY \_\_\_\_\_ TO ADOPT. SECOND BY \_\_\_\_\_.

FORM APPROVED:

/s/ Chas M. Cahill  
Chas M. Cahill  
Assistant City Attorney

(ZONG-2023-000042)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
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

September 9, 2024

Communication from the City Plan and Zoning Commission advising that at their September 5, 2024 meeting, the following action was taken on a request from City initiated request to rezone three (3) parcels within the Southeast Industrial Urban Renewal Area, located along East Army Post Road, to the west of Southeast 45<sup>th</sup> Street and to the east of Southeast 36<sup>th</sup> Street, and bounded by East Army Post Road to the north and East Pine Avenue to the south:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.
- B) Rezone property from “A” Agricultural District and “PUD” Harvest Hills PUD Planned Unit Development District to “I1” Industrial District.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 9-0-1 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi	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 proposed rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, which designates the property as Industrial within a Neighborhood Node.

Part B) The rezoning of the property from “A” Agricultural District and “PUD” Harvest Hills PUD Planned Unit Development District to “I1” Industrial District, subject to prohibition of the following uses:

1. Adult Entertainment
2. Liquor Store
3. Tobacco Store
4. Self-Service Storage
5. Vehicle Sales
6. Vehicle Rental
7. Facilities used solely for Vehicle Maintenance/Repair/Minor
8. Facilities used solely for Vehicle Maintenance Repair/Major
9. Equipment & Materials Storage, Outdoor (as a Principal Use)

#### **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the proposed rezoning be found in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, which designates the property as Industrial within a Neighborhood Node.

Part B) Staff recommends approval of the rezoning of the property from “A” Agricultural District and “PUD” Harvest Hills PUD Planned Unit Development District to “I1” Industrial District, subject to prohibition of the following uses:

1. Adult Entertainment
2. Liquor Store
3. Tobacco Store
4. Self-Service Storage
5. Vehicle Sales
6. Vehicle Rental
7. Facilities used solely for Vehicle Maintenance/Repair/Minor
8. Facilities used solely for Vehicle Maintenance Repair/Major
9. Equipment & Materials Storage, Outdoor (as a Principal Use)

## STAFF REPORT TO THE PLANNING COMMISSION

### GENERAL INFORMATION

- 1. Purpose of Request:** In June 2024, a new Urban Renewal Plan for an area including the subject property was approved by the City Council. The new Urban Renewal Plan is intended to support light industrial uses in a business park like setting. The proposed rezoning is necessary to align the zoning with the intended vision for the area.
- 2. Size of Site:** 217.58 acres.
- 3. Existing Zoning (site):** "A" Agricultural District and "PUD" Harvest Hills PUD Planned Unit Development District.
- 4. Existing Land Use (site):** The subject area consists of two (2) parcels south of East Army Post Road which also comprise the entirety of the Harvest Hills Planned Unit Development (PUD) and one (1) adjoining parcel west of the Harvest Hills PUD. They are currently used for agricultural purposes.
- 5. Adjacent Land Use and Zoning:**
  - North** – "A"; Use is agricultural crop production.
  - South** – "A"; Use is agricultural crop production.
  - East** – "N1a" & "EX"; Uses are low density residential and agricultural crop production.
  - West** – "A"; Use is agricultural crop production.
- 6. General Neighborhood/Area Land Uses:** The subject property is located west of the interchange between Iowa Highway 65 and East Army Post Road. It is bounded on the north by East Army Post Road, on the west by Southeast 36<sup>th</sup> Street, on the south by East Pine Avenue, and on the east by Southeast 45<sup>th</sup> Street. The area consists of primarily agricultural uses.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the Easter Lake Area Neighborhood Association (ELANA). All recognized Neighborhood Associations were notified of the public hearing by email of the Preliminary Agenda on August 16, 2024 and Final Agenda on August 30, 2024. Additionally, an official public notice of the hearing for this specific item was mailed on August 26, 2024 (10 days before the hearing) and on August 16, 2024 (20 days before the hearing), to any Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site or adjacent to the site. All Neighborhood Association mailings are sent to the primary contact designated by the recognized Neighborhood Association on file with the City of Des Moines' Neighborhood Services Department. A neighborhood meeting was held by staff on August 27, 2024.
- 8. Relevant Zoning History:** On June 6, 2024, by Council Communication No. 24-272, the City Council amended the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the subject area from Development



Reserve within a Community Node, Low Density Residential, High Density Residential, Public/Semi-Public, and Neighborhood Mixed-Use to Industrial.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Industrial within a Neighborhood Node centered on the intersection of East Army Post Road and Southeast 36<sup>th</sup> Street.
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 designates the subject property as "Industrial" within a Neighborhood Node. The proposed "I1" District is consistent with this land use designation, which PlanDSM describes as follows:

*Industrial: Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment which would need to be mitigated.*

*Neighborhood Node: These nodes are the smallest in size and offer services that provide for basic daily needs of the local population in the surrounding neighborhood. May include restaurants, shops, and smaller-scale businesses. Residential development including low-medium and medium densities may occur.*

The Zoning Ordinance states that the "I1" District is intended for general industrial uses, warehousing, and transportation terminals.

Staff believes that the subject area is an appropriate location for the proposed "I1" District to support the proposed uses of light industrial and heavier commercial use, such as office, low intensity industrial, warehouse spaces associated with offices, general industrial uses, warehousing, transportation terminals, and limited outdoor storage. The proposed zoning conditions will ensure that the area is developed in accordance with the vision established by the Urban Renewal Plan.

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, a Site Plan and building elevations would be required for any future development before the property can be legally occupied by the proposed use.



## **SUMMARY OF DISCUSSION**

Bert Drost presented staff reports and recommendations.

Chris Draper asked if liquor or tobacco stores are allowed in "I1".

Bert Drost stated that it could be an allowed use, and the conditions make it clear it would not be permitted here.

Johnny Alcivar asked for clarification on self-storage as compared to warehouse uses.

Bert Drost confirmed that the condition would prohibit self-storage uses but not traditional warehousing.

Jason Van Essen noted the vision laid out by the Urban Renew Plan is for a business park setting. The "I1" zoning district is better suited than "EX" in this case as it allows for some outdoor storage that they believe might be necessary in some situations. The proposed limitations would help achieve the vision for the area.

## **CHAIRPERSON OPENED PUBLIC HEARING**

Carol Maher, Downtown Des Moines resident, spoke in opposition to the project to request further limitations to the area. She appreciated the limitations on sin category items, vehicles and old economy types, but she cautioned new economy items that could be equally, if not worse, to the area. Large scale warehouse businesses such as Amazon, have 24/7 trucks going in and out of the facility causing pollution and wear and tear on roads. Secondly, data centers. These generate many construction jobs, but when the building is complete, only a limited number of employees remain. These centers use large amounts of electricity and copious amounts of water, taking away from our precious natural resources. In both cases, TIF grants and incentives have been given and we will need to be mindful of the costs they extract. Lastly, industrial farming. The pollution run off from facilities such as these should be enough to get them excluded. It is hoped that environmental justice will be considered for now and the future on this piece of land.

Jason Van Essen noted that animal control falls under a different chapter of city code.

Chris Draper agreed with Carol Maher on the importance of making the right decisions on types of business and to be certain that the business type has a return on the investment. Business such as Amazon or data centers are not always good for the community. If we are willing to add the nine limitations, it could be followed with more limitations and a better standards matrix to be certain we are following the intent of the Urban Renewal Plan and getting a return on the investment when incentives are given.

Bert Drost noted that ultimately City Council would be the ones making any decisions on incentives. There are no guarantees they would get incentives even if available. Questioned limiting one type of warehouse use and not another type.

John Alcivar stated the conversation regarding incentives and ROI would be with economic development.



Jason Van Essen added that zoning typically accounts for broad categories of use and does not delve into specific operation models.

Chris Draper noted that liquor stores, tobacco stores and self-storage are specific models of uses that have been identified. Understands that all decisions are not made here, believes that all of Carol Maher's points were important, and we should be thinking about being strategic in our recommendations.

Bert Drost stated that the vision for this area is a business park, and the items listed in the limitations are uses staff did not feel would contribute to a business park atmosphere.

Chris Draper asked if Carol Maher's concerns could be incorporated into this recommendation.

Jason Van Essen stated the staff recommendation stands but the Commission is welcome to include additional language in making their recommendation to the City Council.

Chris Draper stated the City's economic development team does not have a plan of what they want, nor do they identify what they don't want, and they don't have a path to show where similar things have failed in the past and how we have learned from it to be successful.

Bert Drost noted the reason for rezoning now without knowing what exactly would go into the site is to be able to certify that it is shovel ready. A certified site is more marketable.

Carolyn Jenison asked if staff would be opposed to adding a data center on the list of limitations.

Bert Drost did not believe staff would be supportive of excluding data centers.

Todd Garner explained the need to careful with data centers as they can vary in size and use needs. We wouldn't want to prohibit smaller opportunities in this category.

Johnny Alcivar reminded the Commission that we are dealing with a very large property that would likely be subdivided, so it is likely in the future that we would see it before us again for review.

Bert Drost agreed that a preliminary plat would be reviewed by the Commission, and it is possible that future site plans might include Type 2 design alternative requests that the Commission would need to review.

## **CHAIRPERSON CLOSED PUBLIC HEARING**

## **COMMISSION ACTION**

Francis Bogus made a motion for approval of the following:

Part A) The proposed rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, which designates the property as Industrial within a Neighborhood Node.

Part B) Approval of the rezoning of the property from "A" Agricultural District and "PUD" Harvest Hills PUD Planned Unit Development District to "I1" Industrial District, subject to prohibition of the following uses:

1. Adult Entertainment
2. Liquor Store
3. Tobacco Store
4. Self-Service Storage
5. Vehicle Sales
6. Vehicle Rental
7. Facilities used solely for Vehicle Maintenance/Repair/Minor
8. Facilities used solely for Vehicle Maintenance Repair/Major
9. Equipment & Materials Storage, Outdoor (as a Principal Use)

**THE VOTE** 9-0-1 (Chris Draper passed)

Respectfully submitted,



Jason Van Essen  
Planning & Urban Design Administrator

JMV:mrw

























Roll Call Number

24-1058

35  
Agenda Item Number

19

Date August 5, 2024

**RESOLUTION INITIATING THE REZONING OF THREE PARCELS WITHIN THE SE INDUSTRIAL URBAN RENEWAL PLAN LOCATED ALONG EAST ARMY POST ROAD, WEST OF SE 45<sup>TH</sup> STREET AND EAST OF SE 36<sup>TH</sup> STREET, BOUNDED TO THE NORTH BY EAST ARMY POST ROAD AND EAST PINE AVENUE TO THE SOUTH**

**WHEREAS**, on June 17, 2024 by Roll Call No. 24-0905, the City Council approved the amendment of PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Development Reserve within a Neighborhood Node, Low Density Residential, High Density Residential, Public/Semi-Public, and Neighborhood Mixed-Use to Industrial and Industrial within a Neighborhood Node of the SE Industrial Urban Renewal Area; and

**WHEREAS**, on June 17, 2024, by Roll Call No. 24-0906, the City Council approved and adopted the Urban Renewal Plan for the SE Industrial Urban Renewal Area; and

**WHEREAS**, the SE Industrial Urban Renewal Area consists of approximately 375 acres generally located along East Army Post Road, west of SE 45<sup>th</sup> Street and east of SE 36<sup>th</sup> Street, bounded to the north by Hart Avenue and East Pine Avenue to the south; and

**WHEREAS**, the above described three parcels are currently zoned under the Harvest Hills Planned Unit Development District and "A" Agricultural District; and

**WHEREAS**, the Development Services Department requests the City Council initiate a rezoning of the three parcels generally located along East Army Post Road, west of SE 45<sup>th</sup> Street and east of SE 36<sup>th</sup> Street, bounded to the north by East Army Post Road and East Pine Avenue to the south from the Harvest Hills Planned Unit Development District and "A" Agricultural District to "I1" Industrial District, to be consistent with the currently proposed use of the properties and the future land use classifications under the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

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

1. The City Council hereby initiates the rezoning of the three parcels in the area generally located along East Army Post Road, west of Southeast 45<sup>th</sup> Street, and east of Southeast 36<sup>th</sup> Street, bound to the north by East Army Post Road and East Pine Avenue to the south from Harvest Hills Planned Unit Development District and "A" Agricultural District to "I1" Industrial District consistent with the currently proposed use of the properties and the current the future land use classifications under the PlanDSM: Creating Our Tomorrow Comprehensive Plan. Such rezoning is hereby referred to the City Plan and Zoning Commission for report and recommendation.
2. Development Services Department and Plan and Zoning Commission are hereby directed to diligently proceed with a review of the proposed rezoning of the three parcels in the area generally located along East Army Post Road, west of Southeast 45<sup>th</sup> Street, and east of Southeast 36<sup>th</sup> Street,





Roll Call Number

24-1058

35

Agenda Item Number

119

Date August 5, 2024

bound to the north by East Army Post Road and East Pine Avenue to the south to the "I1" Industrial District and return a recommendation to this Council as soon as possible.

MOVED BY Coleman TO ADOPT. SECOND BY Simonson

APPROVED AS TO FORM:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

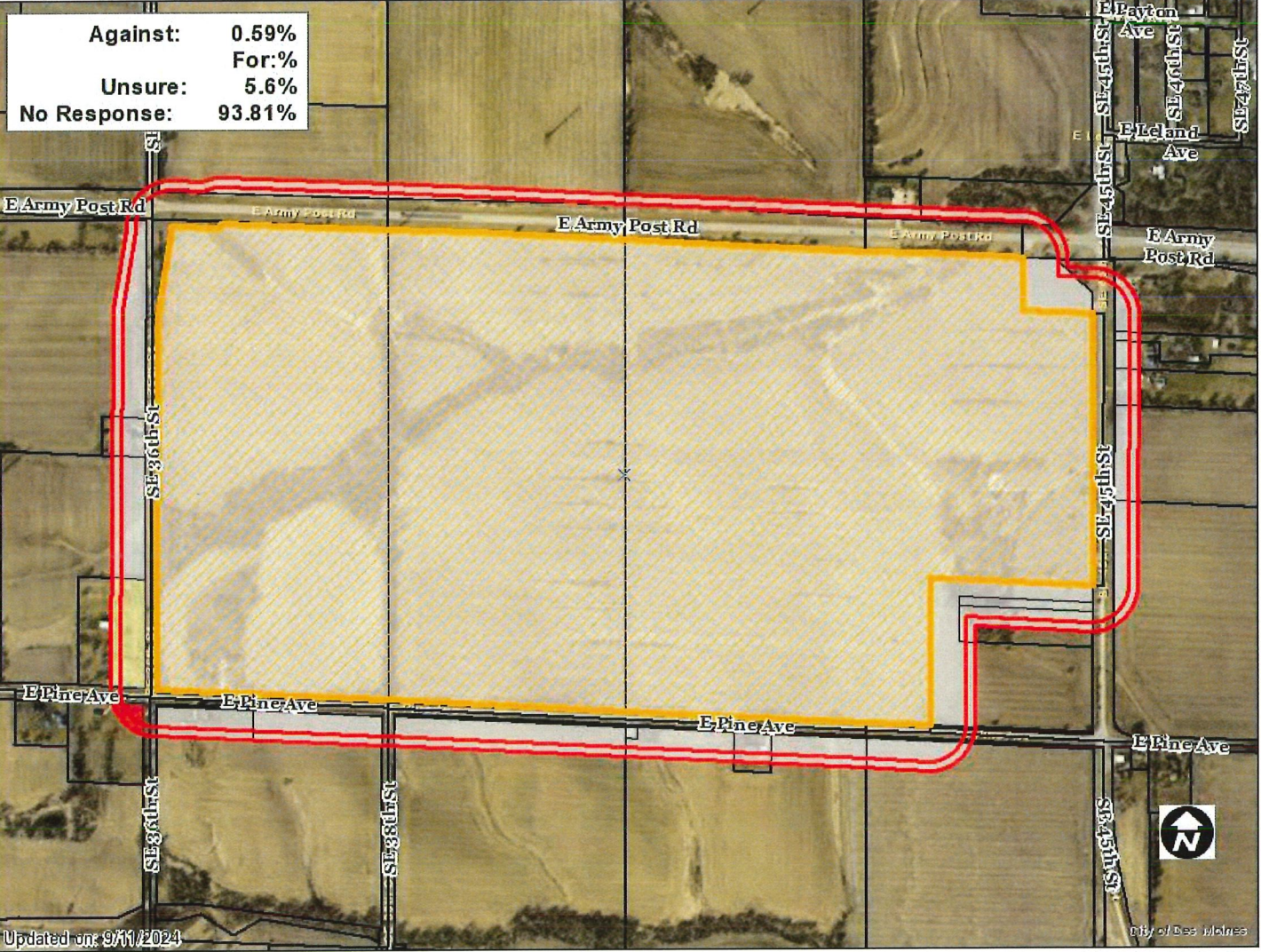
Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, COLEMAN, WESTERGAARD, MANDELBAUM, GATTO, and TOTAL.

MOTION CARRIED APPROVED
Connie Boesen 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.
Laura Baumgartner City Clerk

City of Des Moines - Southeast Industrial Urban Renewal Plan

ZONG-2024-000027





Item: ZONG-2024-000027

Date: 9-8-2024

Please mark one of the following:

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

Staff Use Only  
RECEIVED  
COMMUNITY DEVELOPMENT  
SEP 11 2024

Titleholder Signature: Sheilah Scott Bob Scott trustee of the

Name/Business: Sheilah Scott, Trust dated April 6, 2021  
Revocable

Impacted Address: 3511 E Pine Ave Des Moines IA 50320

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item: ZONG-2024-000027

Date: 8/30/24

Please mark one of the following:

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

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
SEP 5 2024

Titleholder Signature: Kent W. Klootwyk

Name/Business: Kent W. and Renia M. Klootwyk

Impacted Address: 3586 E. Pine Ave, DSM, 50320

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





Dear Property Owner,

The City of Des Moines is considering rezoning three (3) parcels in the SE Industrial Urban Renewal Area to the "I1" Industrial District. These parcels are located along East Army Post Road, west of SE 45<sup>th</sup> Street and east of SE 36<sup>th</sup> Street, bounded by East Army Post Road to the north and East Pine Avenue to the south. (See map below.)

If you have any questions, please email [SChakraborty@dmgov.org](mailto:SChakraborty@dmgov.org) or call Sreyoshi Chakraborty at (515) 283-4749.

Otherwise, you are invited to ask questions during a virtual open house held via the **Zoom platform** on Tuesday, August 27, 2024 between 4:00 PM and 5:00 PM. If interested, you can email [SChakraborty@dmgov.org](mailto:SChakraborty@dmgov.org) to have the Zoom link emailed to you.

**Open House:**

**To join Zoom meeting:**

<https://dmgov-org.zoom.us/j/84562509676?pwd=1vafaGLDsRIRv40Bb5fCDjEBdOb00E.1>

**Meeting ID: 845 6250 9676**

**Passcode: 705219**

**Dial by your location**

- +1 312 626 6799 US
- 888 475 4499 US Toll-free

**Meeting ID: 845 6250 9676**

**Passcode: 705219**





City of Des Moines - Southeast Industrial Urban Renewal Plan

ZONG-2024-000027





Name (Orig User Email	Join Time	Leave Time	Duration (M	Guest	Recording I	In Waiting R
Michelle W. mrwall@dn	8/27/2024 15:46	8/27/2024 16:30	45	No	OK	No
Sreyoshi Chakraborty -	8/27/2024 15:49	8/27/2024 16:58	69	Yes	OK	No
Bert Drost - badrost@di	8/27/2024 15:50	8/27/2024 17:01	71	Yes	OK	No
Chandler Poole	8/27/2024 15:50	8/27/2024 16:31	41	Yes	OK	No
D Wright	8/27/2024 15:57	8/27/2024 16:25	29	Yes	OK	No
Kelsey Scallon	8/27/2024 15:58	8/27/2024 16:25	27	Yes	OK	No
DCurran's iPhone	8/27/2024 15:59	8/27/2024 16:25	27	Yes	No Respon:	No
Jim B	8/27/2024 16:02	8/27/2024 16:25	23	Yes	OK	No
Dennis Woodruff	8/27/2024 16:42	8/27/2024 16:43	2	Yes	No Respon:	No
Dennis Woodruff	8/27/2024 16:44	8/27/2024 16:52	9	Yes	OK	No

## Neighborhood Meeting Summary for SE Industrial Rezoning

The City of Des Moines is considering rezoning three (3) parcels in the SE Industrial Urban Renewal Area to the "I1" Industrial District. These parcels are located along East Army Post Road, west of SE 45<sup>th</sup> Street and east of SE 36<sup>th</sup> Street, bounded by East Army Post Road to the north and East Pine Avenue to the south.

On August 27, 2024, City Staff held a virtual neighborhood meeting to allow property owners and interested citizens to learn more about the proposed rezoning and ask any questions or voice concerns.

City Staff present at the virtual meeting included – Bert Drost, Michelle Wall, Chandler Poole, and Sreyoshi Chakraborty. The following attendees participated in the online meeting – Kelsey Scallon, D Wright, D Curran, Jim B, and Dennis Woodruff.

Staff provided a general overview of the intent to rezone this area. The attendees were in general supportive of this rezoning which allows commercial, light industrial and warehousing type uses in this area. Several participants indicated the need for the extension of City infrastructure to allow future developments and understand that the appropriate zoning to allow certain uses is the first step to initiate that process. There were questions on allowed uses in the I1 districts and if certain intensive and heavy industrial uses would be restricted. In general there was interest in warehousing type uses including data centers and outdoor sports facilities.



