



**Date** March 24, 2025

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM HELENA INDUSTRIES LLC (OWNER), REPRESENTED BY TONY DIBENEDITTO (OFFICER), FOR A PARCEL LOCATED IN THE VICINITY OF 3523 VANDALIA ROAD, TO REZONE THE PROPERTY FROM “EX” MIXED USE DISTRICT TO “I2” INDUSTRIAL DISTRICT, TO ALLOW FABRICATION AND PRODUCTION USE WITH ACCESSORY OUTDOOR STORAGE OF TRUCKS AND TRAILERS**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 6, 2025, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Helena Industries LLC (Owner), represented by Tony DiBeneditto (Officer), for a parcel located in the vicinity of 3523 Vandalia Road, to rezone the property from “EX” Mixed Use District to “I2” Industrial District, to allow Fabrication and Production use with accessory outdoor storage of trucks and trailers 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:

**ALL THAT PART OF LOTS ONE (1) AND TWO (2) IN PLAT "A" OF THE HENDERSON ESTATE, IN SECTION EIGHTEEN (18), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 18; THENCE WEST 110.900 FEET ALONG THE NORTH LINE OF SAID SECTION 18; THENCE SOUTH 33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF IOWA STATE HIGHWAY 46 (VANDALIA ROAD) TO THE POINT OF BEGINNING; THENCE EAST 1371.78 FEET, 33 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 18; THENCE SOUTH 880.00 FEET NORMAL TO THE NORTH LINE OF SAID SECTION 18; THENCE WEST 442.20 FEET, PARALLEL TO AND 913.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 18 TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD; THENCE NORTHWESTERLY 1301.63 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD; THENCE NORTHEASTERLY 109.40 FEET TO THE POINT OF BEGINNING, CONTAINING 19.94 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS, IF ANY, OF RECORD. ALL NOW INLCUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.**

**PARCEL 2017-99:**

**A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN LOT 5 AND LOT 6 OF HENDERSON ESTATE, AN OFFICIAL PLAT, FORMING AND A**

Date March 24, 2025

**BEING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST COFRNER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5<sup>TH</sup> P.M.; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 17, SOUTH 87°28'42" EAST, 279.54'; THENCE SOUTH 02°31'18" WEST, 50.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VANDALIA ROAD AS PRESENTLY ESTABLISHED, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 87°28'42" EAST, 952.17'; THENCE SOUTH 02°21'18" WEST, 705.57'; THENCE NORTH 87°28'42" WEST, 24.73'; THENCE SOUTH 00°08'19" EAST, 568.32'; THENCE NORTH 87°28'42" WEST, 893.15'; THENCE NORTH 00°17'55" WEST, 1274.82' TO THE POINT OF BEGINNING.**

**CONTAINING 26.81 ACRES (1,167,787.14 SQ.FT.), MORE OR LESS.**

**PARCEL 2017-100:**

**A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN LOT 4 AND LOT 5 OF HENDERSON ESTATE, AN OFFICIAL PLAT, FORMING AND BEING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5<sup>TH</sup> P.M.; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18, NORTH 87°29'01" WEST, 404.66'.**

**THENCE SOUTH 02°30'59" WEST, 50.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VANDALIA ROAD AS PRESENTLY ESTABLISHED, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°17'55" EAST, 1274.78;**

**THENCE SOUTH 87°28'42" EAST, 684.20; THENCE NORTH 00°17'55" WEST, 1274.82' TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF VANDALIA ROAD AS PRESENTLY ESTABLISHED THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 87°28'42" WEST, 277.12' TO A FOUND ½" IRON ROD BEING ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE ¼); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 87°28'01" WEST, 407.08' TO THE POINT OF BEGINNING.**

**CONTAINING 20.00 ACRES (871,165.61 SQ.FT.), MORE OR LESS.**

**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 proposal, shall be held

**Date** March 24, 2025

at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on April 7, 2025, at which time the City Council will hear both those who oppose and those who favor the proposal.

- 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-2025-000001)

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

Date 3/27/25

Agenda Item 24

Roll Call # \_\_\_\_\_

March 13, 2025

Communication from the City Plan and Zoning Commission advising that at their March 6, 2025 meeting, the following action was taken on from Helena Industries LLC (owner), represented by Tony DiBeneditto (officer), for the following regarding a parcel located in the vicinity of 3523 Vandalia Road:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.
- B) Rezone the property from “EX” Mixed Use District to “I2” Industrial District, to allow Fabrication and Production use with accessory outdoor storage of trucks and trailers.

**COMMISSION RECOMMENDATION: 12-0**

After public hearing, the members voted 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				
Jane Rongerude	X				

**Approval** of the following:

Part A) The requested “I2” District be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan future land use classification of Industrial.

Part B) 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 in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan future land use classification of Industrial.

Part B) 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 proposed use of the subject property would be considered a "Trucking and Transportation Terminal" use, which necessitates the proposed rezoning to "I2" District. If approved, the proposed rezoning would allow the construction of a paved surface parking lot as a standalone principal use for outdoor storage of semi-trucks and trailers.
2. **Size of Site:** Approximately 67 acres.
3. **Existing Zoning (site):** "EX" Mixed Use District.
4. **Existing Land Use (site):** Heavy industrial and undeveloped land.
5. **Adjacent Land Use and Zoning:**
  - North* – "I2" & "EX"; Uses include industrial uses and undeveloped land.
  - South* – "EX" & "F"; Uses include industrial uses, floodplain, and undeveloped land.
  - East* - "PUD"; Uses are heavy industrial and undeveloped land.
  - West* - "P2", "P1", & "F"; Uses include wastewater treatment, floodplain, and undeveloped land.
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 located within a designated neighborhood. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on February 14, 2025, and of the Final Agenda on February 28, 2025.

Additionally, an official public notice of the hearing for this specific item was mailed on February 14, 2025 (20 days before the hearing), and on February 24, 2025 (10 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.

The applicant can provide a summary of the neighborhood outreach at the public hearing.

- 8. Relevant Zoning History:** On May 23, 2005, the subject property was rezoned by Ordinance 14,451 from "M-2" Heavy Industrial District to "M-1" Light Industrial District.

On November 11, 2007, the City Council approved Ordinance No. 14,726, which rezoned approximately 165 acres from "M-1" Light Industrial District to "PUD" Planned Unit Development along with the adoption of the Vision Fuels PUD Conceptual Plan for development of an ethanol fuel plant.

On June 24, 2013, the City Council approved Ordinance No. 15,202, rezoning the western 30 acres from "PUD" Planned Unit Development to a Limited "M-2" Heavy Industrial District subject to the following conditions:

- a. Any site expansion is subject to providing a Certificate of Compliance with Flood Plain Development Regulations.
- b. Construction of one or more buildings on the Property for office, manufacturing, or liquid terminal storage, for industrial use by Helena Industries, Inc. and related businesses or successors, which contain at least 100,000 square feet of floor area.
- c. The north, west and east facades of any building or portion thereof located within the north 100 feet of the Property which is not blocked from view from Vandalia Road by other structures or landscaping shall be construed using exterior materials that are predominately glass, brick, masonry, architectural steel panels and other durable materials. No Exterior Insulations and Finish System ("EIFS") shall be used below an elevation of 6 feet above grade on such facades.
- d. No portion of the north 100 feet of the Property may be used for the outside storage of materials or equipment. Any area used for the outside storage of materials or equipment shall be paved and screened from view from Vandalia Road.

On July 27, 2015, the City Council approved the first amendment the Vision Fuels PUD Conceptual Plan to allow development of an approximately 42-acre portion of the property for light manufacturing of electrical components within an initial phase of a 182,000-square foot office/production facility that could be expanded to 286,000 square feet, and a 250,000-square foot second phase building.

On June 27, 2016, the City Council approved the second amendment to the Vision Fuels "PUD" Conceptual Plan to allow development of an approximately 43.17-acre portion of the property for refrigerated warehousing and distribution by Roll Call Number 16-1089. This amendment allowed the construction of an approximately 111,000-square foot office, storage and distribution facility that could be expanded with additional phases of 244,000 square feet and 400,000 square feet.

On April 9, 2018, the City Council approved Ordinance No. 15,654 to rezone the subject property from "PUD" Planned Unit Development to "M-2" Heavy Industrial District, to allow a 46.81-acre expansion of the existing chemical manufacturing campus.

On December 16, 2019, the subject property was rezoned to "EX" District as part of the citywide rezoning.

**9. PlanDSM: Creating Our Tomorrow Land Use Plan Designation: Industrial.**

**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 approximately 67-acre area proposed for rezoning currently has a future land use designation of "Industrial". PlanDSM describes these designations as follows:

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

The 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.

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 the subject property is necessary to match the required zoning designation and allow the proposed "Trucking and Transportation Terminal" use. The rezoning would allow construction of a paved surface parking lot as a principal use for outdoor storage of semi-trucks and trailers.

**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.

**3. Supplemental Use Regulations:** The proposed “Trucking and Transportation Terminal” use would be 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**

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

### **COMMISSION ACTION**

Carolyn Jenison made a motion for approval of the following:

Part A) The requested “I2” District be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan future land use classification of Industrial.

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

### **THE VOTE: 12-0**

Respectfully submitted,



Jason Van Essen

Planning & Urban Design Administrator

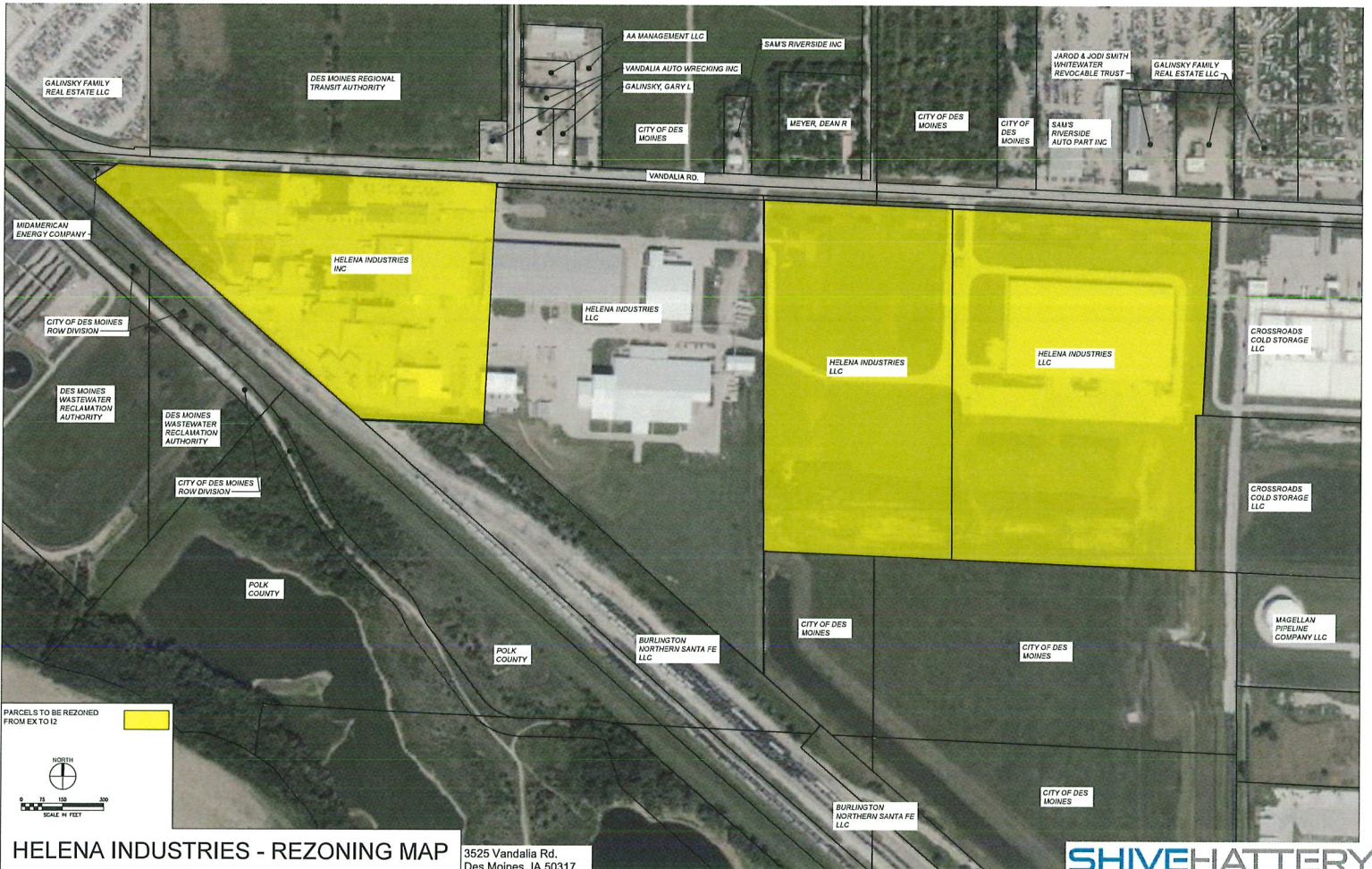
JMV:mrw



Helena Industries LLC Vicinity of 3525 Vandalia Road

ZONG-2025-000001





# TRAILER PARKING AND CONTAINMENT

HELENA INDUSTRIES  
3525 VANDALIA ROAD,  
DES MOINES, IA 50579



VICINITY MAP  
NTS

Sheet Number	Sheet Title
C000	COVER SHEET
C101	SITE AND UTILITY PLAN
C201	GRADING PLAN
C301	DETAILS
C302	DETAILS
L101	LANDSCAPE PLAN
L102	LANDSCAPE NOTES AND DETAILS

## CONTACT INFORMATION

### ENGINEER

SHIVE-HATTERY, INC.  
ATTN: BRENT STRAUCH  
8170 SHIVE-HATTERY WAY  
4125 WESTOWN PKWY, SUITE 100  
WEST DES MOINES, IA 50315-2340/HA

### OWNER

HELENA INDUSTRIES  
ATTN: DANIEL TELL  
TEL: 515-281-4900/HA  
3525 VANDALIA ROAD  
DES MOINES, IA 50317

## Legend

EXISTING	DESCRIPTION	PROPOSED
	TREE	
	TREE REMOVAL	
	LIGHT POLE	
	BOLLARD	
	FIRE HYDRANT	
	VALVE	
	CLEANOUT	
	STORM INTAKE	
	FLAMED END SECTION	
	DRAINAGE MANHOLE	
	SANITARY MANHOLE	
	TRANSFORMER	
	CURB AND GUTTER (PCC)	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	ELECTRICAL LINE	
	GAS MAIN	
	SANITARY SEWER	
	STORM SEWER	
	WATER MAIN	
	BUILDING STRUCTURE	

## GENERAL NOTES

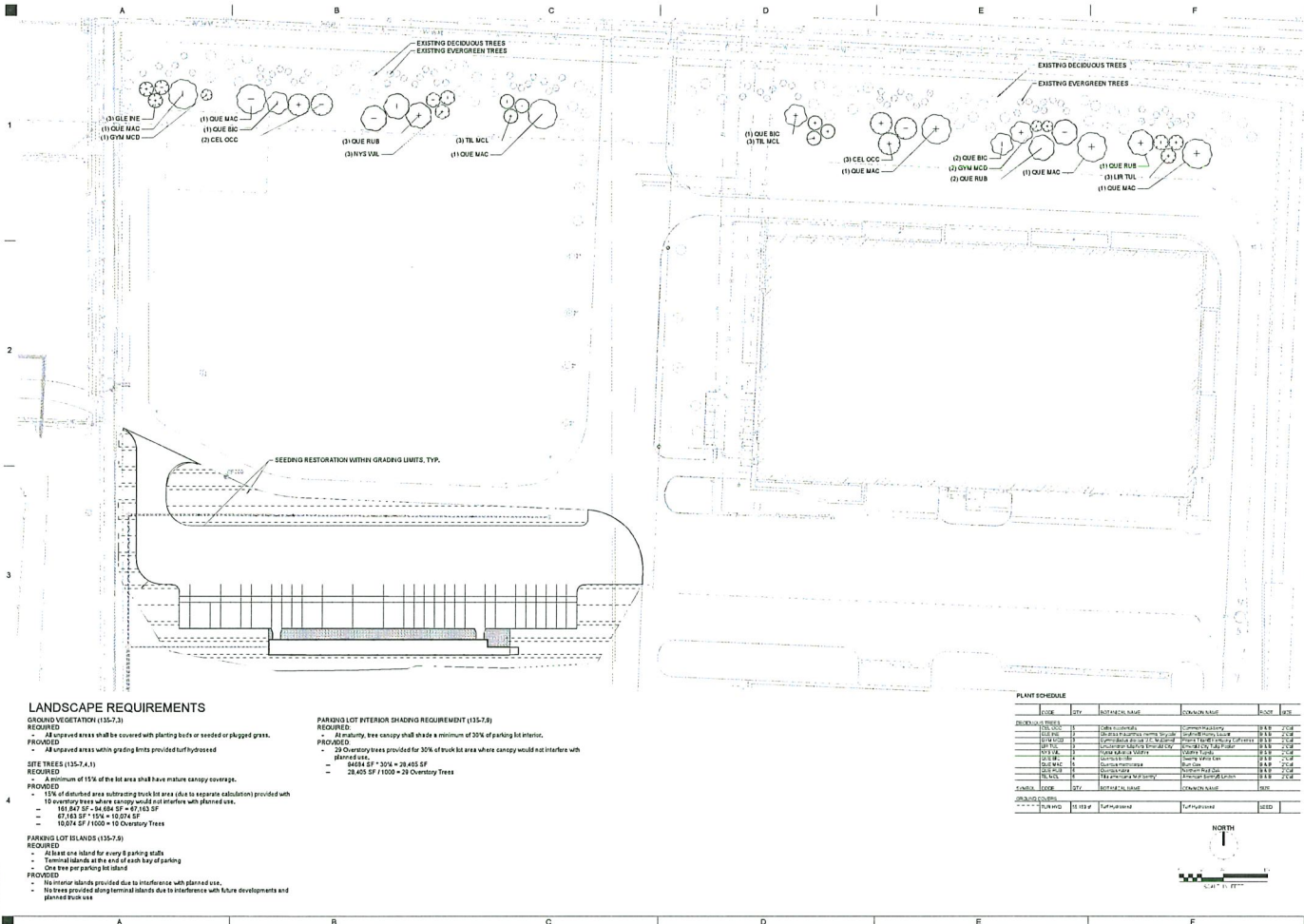
- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT SHOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THE DRAWINGS. THE VERIFICATION OF EXISTENCE OF AND THE DETERMINATION OF THE EXACT LOCATION OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- THE FACILITY WILL COMPLETE PRIVATE UTILITY LOCATES OF ALL FACILITY UTILITIES REQUIRED BY IOWA ONE-CALL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL LOCATES AND CONFIRM THEY ARE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- IOWA CODE 461. UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL BY CALLING 811 OR 1-800-252-8888 NOT LESS THAN 48 HOURS BEFORE EXCAVATING EXCLUDING WEEKENDS AND HOLIDAYS.
- HOTSPY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE CONSTRUCTED BY ACCORDANCE WITH THE MOST RECENT EDITION OF IOWA STATEWORK URBAN DESIGN AND SPECIFICATIONS (SDMS).
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE REGULATIONS/CODES AND OSHA STANDARDS.
- THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- SITE CLEANUP SHALL BE PERFORMED ON A DAILY BASIS. DRIVES, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- REPAIR OR REPLACE DAMAGED SITE FEATURES (WALLS, PAVEMENT, UTILITIES, FENCES, ETC.) TO REMAIN AT NO ADDITIONAL EXPENSE TO THE STATE.
- ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION TO BE ALLOWED FOR THE COMPLETION OF THIS WORK.
- WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER AS REQUIRED BY THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE OWNER'S REPRESENTATIVE, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT WRITTEN AUTHORIZATION WILL NOT BE PAID FOR.
- CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- THE CONTRACTOR SHALL MATCH EXISTING GRADES AT THE CONSTRUCTION LIMITS.
- STAGING LOCATIONS AND CONSTRUCTION ACCESS ROUTES FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE FACILITY AND CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST EROSION, EROSION AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF-SITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS AND LOCAL ORDINANCES.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED PER THE SPECIFICATIONS, A MINIMUM OF 1" OF TOPSOIL SHALL BE PROVIDED PER SPECIFICATIONS.
- CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- CONTROL TO COORDINATE ANY SITE, UTILITY OR GRADE ADJUSTMENTS WITH THE CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED ON THE PROJECT.

## CIVIL ENGINEER

LICENSE NUMBER: 100092024 ISSUE DATE: 10/09/2024	PROJECT NUMBER: 2240008040
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SHIVE-HATTERY ARCHITECTURE+ENGINEERING  
 TRAILER PARKING AND CONTAINMENT  
 PRELIMINARY - NOT FOR CONSTRUCTION  
 CITY SUBMITTAL #1  
 ISSUE DATE: 10/09/2024  
 PROJECT NUMBER: 2240008040  
 HELENA INDUSTRIES  
 3525 VANDALIA ROAD, DES MOINES, IA 50317

C000



**LANDSCAPE REQUIREMENTS**

**GROUND RESTORATION (155-7.3)**  
**REQUIRED**  
 - All exposed areas shall be covered with planting beds or seeded or plugged grass.  
**PROVIDED**  
 - All exposed areas within grading limits provided turf hydroseed.

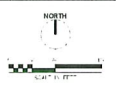
**SITE TREES (155-7.4.1)**  
**REQUIRED**  
 - A minimum of 15% of the lot area shall have mature canopy coverage.  
**PROVIDED**  
 - 15% of disturbed area subtracting truck lot area (due to separate calculation) provided with:  
 - 10 Overstory trees whose canopy would not interfere with planned use.  
 - 100,000 SF = 24,000 SF = 40,000 SF  
 - 67,163 SF = 15% = 10,274 SF  
 - 10,274 SF / 1000 = 10 Overstory Trees

**PARKING LOT ISLANDS (155-7.5)**  
**REQUIRED**  
 - At least one island for every 8 parking stalls  
 - Terminal islands at the end of each bay of parking  
 - One tree per parking lot island  
**PROVIDED**  
 - No island provided due to interference with planned use.  
 - No trees provided along terminal islands due to interference with future developments and planned truck use.

**PARKING LOT INTERIOR SHADING REQUIREMENT (155-7.6)**  
**REQUIRED**  
 - Shading, tree canopy shall shade a minimum of 20% of parking lot interior.  
**PROVIDED**  
 - 20 Overstory trees provided for 30% of truck lot area where canopy would not interfere with planned use.  
 - 28,425 SF / 1000 = 28 Overstory Trees

**PLANT SCHEDULE**

CODE	QTY	BOTANICAL NAME	CULTIVAR NAME	SIZE	SPR
TRM01	1	Quercus macrocarpa		18" x 18"	100%
TRM02	1	Quercus macrocarpa		18" x 18"	100%
TRM03	1	Quercus macrocarpa		18" x 18"	100%
TRM04	1	Quercus macrocarpa		18" x 18"	100%
TRM05	1	Quercus macrocarpa		18" x 18"	100%
TRM06	1	Quercus macrocarpa		18" x 18"	100%
TRM07	1	Quercus macrocarpa		18" x 18"	100%
TRM08	1	Quercus macrocarpa		18" x 18"	100%
TRM09	1	Quercus macrocarpa		18" x 18"	100%
TRM10	1	Quercus macrocarpa		18" x 18"	100%
TRM11	1	Quercus macrocarpa		18" x 18"	100%
TRM12	1	Quercus macrocarpa		18" x 18"	100%
TRM13	1	Quercus macrocarpa		18" x 18"	100%
TRM14	1	Quercus macrocarpa		18" x 18"	100%
TRM15	1	Quercus macrocarpa		18" x 18"	100%
TRM16	1	Quercus macrocarpa		18" x 18"	100%
TRM17	1	Quercus macrocarpa		18" x 18"	100%
TRM18	1	Quercus macrocarpa		18" x 18"	100%
TRM19	1	Quercus macrocarpa		18" x 18"	100%
TRM20	1	Quercus macrocarpa		18" x 18"	100%
TRM21	1	Quercus macrocarpa		18" x 18"	100%
TRM22	1	Quercus macrocarpa		18" x 18"	100%
TRM23	1	Quercus macrocarpa		18" x 18"	100%
TRM24	1	Quercus macrocarpa		18" x 18"	100%
TRM25	1	Quercus macrocarpa		18" x 18"	100%
TRM26	1	Quercus macrocarpa		18" x 18"	100%
TRM27	1	Quercus macrocarpa		18" x 18"	100%
TRM28	1	Quercus macrocarpa		18" x 18"	100%
TRM29	1	Quercus macrocarpa		18" x 18"	100%
TRM30	1	Quercus macrocarpa		18" x 18"	100%
TRM31	1	Quercus macrocarpa		18" x 18"	100%
TRM32	1	Quercus macrocarpa		18" x 18"	100%
TRM33	1	Quercus macrocarpa		18" x 18"	100%
TRM34	1	Quercus macrocarpa		18" x 18"	100%
TRM35	1	Quercus macrocarpa		18" x 18"	100%
TRM36	1	Quercus macrocarpa		18" x 18"	100%
TRM37	1	Quercus macrocarpa		18" x 18"	100%
TRM38	1	Quercus macrocarpa		18" x 18"	100%
TRM39	1	Quercus macrocarpa		18" x 18"	100%
TRM40	1	Quercus macrocarpa		18" x 18"	100%
TRM41	1	Quercus macrocarpa		18" x 18"	100%
TRM42	1	Quercus macrocarpa		18" x 18"	100%
TRM43	1	Quercus macrocarpa		18" x 18"	100%
TRM44	1	Quercus macrocarpa		18" x 18"	100%
TRM45	1	Quercus macrocarpa		18" x 18"	100%
TRM46	1	Quercus macrocarpa		18" x 18"	100%
TRM47	1	Quercus macrocarpa		18" x 18"	100%
TRM48	1	Quercus macrocarpa		18" x 18"	100%
TRM49	1	Quercus macrocarpa		18" x 18"	100%
TRM50	1	Quercus macrocarpa		18" x 18"	100%



**SHIVE-HATTERY**  
 ARCHITECTURE + ENGINEERING  
 1000 W. 103rd St. | Olathe, MO 64040  
 TEL: 816.251.1100 | FAX: 816.251.1101  
 WWW.SHIVE-HATTERY.COM

**LANDSCAPE PLAN**  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 CITY PLANNER: [Name]  
 ISSUED DATE: [Date]  
 PROJECT NUMBER: [Number]  
 FIELD BOOK: [Number]

**TRAILER PARKING AND CONTAINMENT**  
**PRELIMINARY - NOT FOR CONSTRUCTION**  
 HELENA INDUSTRIES  
 3225 WINDOLAN ROAD, DES MOINES, IA 50317

**L101**







**Helena Industries, LLC**  
3525 Vandalia Rd  
Des Moines, IA 50317  
Telephone: (515) 262-8299

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To Whom it May Concern,

Helena Industries is developing plans for a new parking lot within our grounds. In order to construct this parking lot the City of Des Moines is requiring us to be Rezoned from "EX – Mixed Use" to "I-2 - Heavy Industrial".

You are invited to a neighborhood meeting to discuss this zoning change. The meeting details can be found below:

- Location
  - Helena Industries Des Moines
    - 3525 Vandalia Road, Des Moines, IA, 50317
    - Please enter through the visitor entrance
- Date and Time
  - Monday, February 24<sup>th</sup> at 12:00 PM

An RSVP is not required to attend this meeting. We look forward to meeting you.

Sincerely,

**Daniel Tell**  
Plant Engineer  
Helena Industries – Des Moines, IA  
(c) 515-229-2237  
(o) 515-262-8299 x88279



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## Helena Des Moines Re-Zoning Neighborhood Meeting


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**From** Tell, Daniel <TellD@helenaindustries.com>

**Date** Wed 2/26/2025 2:23 PM

**To** NHMeeting@dmgov.org <NHMeeting@dmgov.org>

**Cc** Torrez, Shawn <TorrezS@helenaindustries.com>; Reedy, Austin <ReedyA@helenaindustries.com>; Smith, Cole <SmithCole@helenaindustries.com>; Quigley, Debra <QuigleyD@HelenaIndustries.com>; Michael J. Hootman <MHootman@shive-hattery.com>; Brent M. Strauch <bstrauch@shive-hattery.com>; Alex Brase <ABRASE@shive-hattery.com>

 3 attachments (182 KB)

ZONG-2025-000001.xls; HDM Neighborhood Meeting Attendance 2.24.25.pdf; Neighborhood Meeting Request.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.



To whom it may concern,

As part of the Re-Zoning process Helena Industries Des Moines requested a neighborhood meeting to discuss the rezoning request. This meeting occurred on 2/24/2025.

Invitations were sent out on 2/11/2025 to the addresses provided by the City of Des Moines on the attached Excel File. We did not have anyone attend from outside of Helena. I have attached the attendance sheet for this meeting.

Please let me know if you need anything else from us.

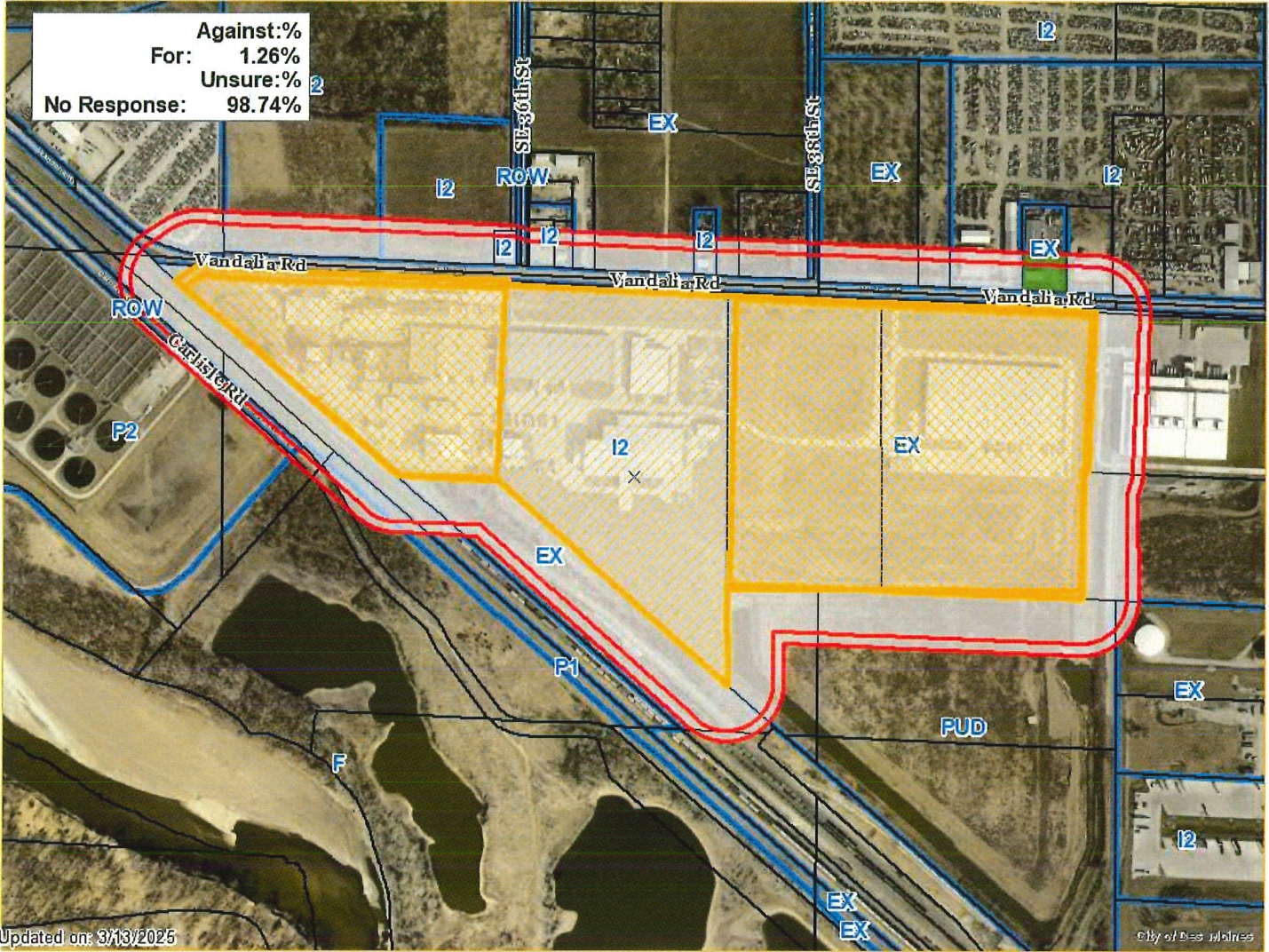
Sincerely,

**Daniel Tell**  
Plant Engineer  
Helena Industries – Des Moines, IA  
(c) 515-229-2237  
(o) 515-262-8299 x88279



Helena Industries LLC Vicinity of 3525 Vandalia Road

ZONG-2025-000001



Updated on: 3/13/2025

Item: ZONG-2025-000001 Date: 3/1/2025

Please mark one of the following:

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

RECEIVED  
Staff Use Only  
DEVELOPMENT SERVICES  
MAR 11 2025

Titleholder Signature: [Signature]

Name/Business: Jared Jodi Smith Whitewater Trust

Impacted Address: 3950 Vandalia

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