



Date August 18, 2025

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM BELL AVENUE PROPERTIES, INC (OWNER), REPRESENTED BY JONATHAN KOEHN (OFFICER), AND MID-IOWA COUNCIL BOY SCOUTS OF AMERICA (OWNER), REPRESENTED BY MATT HILL (OFFICER), FOR THE FOLLOWING REGARDING MULTIPLE PARCELS LOCATED IN THE VICINTY OF 6200 SCOUT TRAIL, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM BUSINESS PARK AND DEVELOPMENT CONTROL TO INDUSTRIAL, AND TO REZONE THE PROPERTY FROM “EX” MIXED-USE DISTRICT AND “P2” PUBLIC, CIVIC AND INSTITUTIONAL DISTRICT TO LIMITED “I1” INDUSTRIAL DISTRICT, TO ALLOW EXPANSION OF THE USE INCLUDING BUILDING, STORAGE AND PARKING LOT ADDITIONS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 7, 2025, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Bell Avenue Properties, Inc (Owner), represented by Jonathan Koehn (Officer), and Mid-Iowa Council Boy Scouts of America (Owner), represented by Matt Hill (Officer), for the proposed rezoning from “EX” Mixed-Use District and “P2” Public, Civic and Institutional District to Limited “I1” Industrial District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designations of Business Park and Development Control; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 7, 2025, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Bell Avenue Properties, Inc (Owner), represented by Jonathan Koehn (Officer), and Mid-Iowa Council Boy Scouts of America (Owner), represented by Matt Hill (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Business Park and Development Control to Industrial; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on August 7, 2025, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Bell Avenue Properties, Inc (Owner), represented by Jonathan Koehn (Officer), and Mid-Iowa Council Boy Scouts of America (Owner), represented by Matt Hill (Officer), to rezone the Property from “EX” Mixed-Use District and “P2” Public, Civic and Institutional District to Limited “I1” Industrial District, to allow expansion of the use including building, storage and parking lot additions, subject to the following conditions:

1. Any future Workshop/Warehouse building or addition shall be constructed in accordance with the design standards associated with the “EX” District found in Sections 135-2.9.3.C and 135-2.9.3.D. of the Municipal Code. Design standards associated with the “I1” District shall be used for all remaining sections not mentioned above.; and



Date August 18, 2025

2. Major Façade Materials (Sec. 135-4.2) for any portion of a future building or addition that faces a public street shall be limited to full dimensional brick, architectural concrete masonry units, finished concrete surfaces, glass and/or stone to the satisfaction of the Planning and Urban Design Administrator; and
3. Design Alternatives to allow overhead doors to face Iowa Highway 28/SW 63rd Street or SW McKinnley Avenue are prohibited unless they are found to comply with the criteria necessary for granting a Design Alternative pursuant to Chapter 135 of the Municipal Code and are screened by another building or by earthen berms and landscape materials.; and
4. Provision of a Heavy Buffer along the southern and eastern perimeters of the property in accordance with Section 135-7.8.4 of the Municipal Code to the satisfaction of the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:

A PORTION OF A 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAY EASEMENT (E) IN LOT 1, AIRPORT INDUSTRIAL PARK PLAT 3, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID LOT 1; THENCE S89°57'51"W, 296.72 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING S79°36'59"W, AN ARC LENGTH OF 307.01 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE N42°14'42"E, 73.54 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT; THENCE N89°57'51"E, 248.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING

AND

COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID LOT 1; THENCE S89°57'51"W, 545.22 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT; THENCE S42°14'42"W, 55.63 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N56°17'08"W, 10.21 FEET ALONG SAID NORTH LINE TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 910.00 FEET AND A CHORD BEARING N56°40'19"W, AN ARC LENGTH OF 12.28 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET AND A CHORD BEARING N74°06'50"W, AN ARC LENGTH OF 133.95 FEET TO



Roll Call Number

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Date August 18, 2025

A POINT THAT COINCIDES WITH SAID NORTH LINE OF LOT 1; THENCE N24°35'47"E, 29.87 FEET ALONG SAID COINCIDING LINE TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 910.00 FEET AND A CHORD BEARING S61°13'52"E, AN ARC LENGTH OF 132.54 FEET ALONG SAID NORTH LINE 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 amendments to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on September 8, 2025 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.

MOVED BY _____ TO ADOPT.

SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000014) (COMP-2025-000011)



Roll Call Number

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Date August 18, 2025

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 August 18, 2025
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August 11, 2025

Communication from the City Plan and Zoning Commission advising that at their August 7, 2025 meeting, the following action was taken on a request from Bell Avenue Properties, Inc (owner), represented by Jonathan Koehn (officer), and Mid-Iowa Council Boy Scouts of America (owner), represented by Matt Hill (officer), for the following regarding multiple parcels in the vicinity of 6200 Scout Trail:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Business Park and Development Control to Industrial.
- C) Rezone the property from "EX" Mixed-Use District and "P2" Public, Civic and Institutional District to "I1" Industrial District, to allow expansion of the use including building, storage and parking lot additions.

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				
Chris Draper	X				
Laura Kessel	X				
Todd Garner	X				
Johnny Alcivar	X				
Carolyn Jenison	X				
William Page					X
Andrew Lorentzen	X				
Emily Webb	X				
Katie Gillette	X				
Rick Trower	X				
Jane Rongerude					X
John Erpelding	X				

Approval of the following:

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

Part B) Amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park and Development Control Zone to Industrial.

Part C) Rezone the subject property from “EX” Mixed Use District to Limited “I1” Industrial District, subject to the following conditions:

1. Any future Workshop/Warehouse building or addition shall be constructed in accordance with the design standards associated with the “EX” District found in Sections 135-2.9.3.C and 135-2.9.3.D. of the Municipal Code. Design standards associated with the “I1” District shall be used for all remaining sections not mentioned above.
2. Major Façade Materials (Sec. 135-4.2) for any portion of a future building or addition that faces a public street shall be limited to full dimensional brick, architectural concrete masonry units, finished concrete surfaces, glass and/or stone to the satisfaction of the Planning and Urban Design Administrator.
3. Design Alternatives to allow overhead doors to face Iowa Highway 28/SW 63rd Street or SW McKinnley Avenue are prohibited unless they are found to comply with the criteria necessary for granting a Design Alternative pursuant to Chapter 135 of the Municipal Code and are screened by another building or by earthen berms and landscape materials.
4. Provision of a Heavy Buffer along the southern and eastern perimeters of the property in accordance with Section 135-7.8.4 of the Municipal Code to the satisfaction of the Planning and Urban Design Administrator.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

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

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park and Development Control Zone to Industrial.

Part C) Staff recommends approval of the request to rezone the subject property from “EX” Mixed Use District to “I1” Industrial District, subject to the following conditions:

1. Any future Workshop/Warehouse building or addition shall be constructed in accordance with the design standards associated with the "EX" District found in Sections 135-2.9.3.C and 135-2.9.3.D. of the Municipal Code. Design standards associated with the "I1" District shall be used for all remaining sections not mentioned above.
2. Major Façade Materials (Sec. 135-4.2) for any portion of a future building or addition that faces a public street shall be limited to full dimensional brick, architectural concrete masonry units, finished concrete surfaces, glass and/or stone to the satisfaction of the Planning and Urban Design Administrator.
3. Design Alternatives to allow overhead doors to face Iowa Highway 28/SW 63rd Street or SW McKinnley Avenue are prohibited unless they are found to comply with the criteria necessary for granting a Design Alternative pursuant to Chapter 135 of the Municipal Code and are screened by another building or by earthen berms and landscape materials.
4. Provision of a Heavy Buffer along the southern and eastern perimeters of the property in accordance with Section 135-7.8.4 of the Municipal Code to the satisfaction of the Planning and Urban Design Administrator.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing a parking lot expansion, outdoor storage expansion, and a future building addition for the existing Waldinger Corporation facility on the subject site. Expansion of the existing outdoor storage area on the southeast portion of the site includes the storage of finished and raw manufacturing materials. Some components of the proposed project including future building additions are currently in preliminary stages and may occur in a phased manner. This project falls under the Industrial category and is most consistent with a Fabrication and Production - General and Industrial Service - Intensive use types and requires a rezoning to the 'I1' Industrial District.

In 2019, the City of Des Moines adopted a new Zoning Code and rezoned the entire city to match the new code structure. The boundaries of the new zoning districts were based on the land use designations set by the Future Land Use Map within Plan DSM, the City's comprehensive plan. Prior to this, the existing Waldinger site was zoned "M-1" District, subject to conditions, which was the light industrial zoning district of the previous code. The previous use and the proposed use were permitted uses in the "M-1" District. After the adoption of the new Zoning Code, the zoning conditions applicable to the subject property were lost. Those conditions are outlined in the 'Zoning History' section of this report.

Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.

2. **Size of Site:** 1,368,626 square feet (31.4 acres).
3. **Existing Zoning (site):** “EX” Mixed Use District.
4. **Existing Land Use (site):** Warehouse and office building with surface parking lot and outdoor storage.
5. **Adjacent Land Use and Zoning:**
 - North** – “EX”, Use is the Mid-Iowa Council of the Boy Scouts of America Headquarters.
 - South** – “EX”, “RX1”, Uses are City undeveloped land and single-family dwellings.
 - East** – “N2b”, Uses are large acreage single-family dwellings.
 - West** – “OS” Agricultural/Open Space (West Des Moines), Use is Brown’s Woods Polk County Park.
6. **General Neighborhood/Area Land Uses:** The subject property is located northwest of the Des Moines International Airport along the Iowa Highway 28 (Southwest 63rd Street) corridor, which is primarily developed with light industrial uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Southwestern Hills Neighborhood. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on July 18, 2025, and the Final Agenda on August 1, 2025. Additionally, separate notifications of the hearing for this specific item were mailed on July 18, 2025 (20 days prior to the public hearing) and July 28, 2025 (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 agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing.

The applicant can provide a summary of their neighborhood outreach meeting at the public hearing.
8. **Relevant Zoning History:** On December 4, 1995, the subject property was rezoned to Limited “C-2” General Retail and Highway-Oriented Commercial District by Ordinance 13,274, subject to “Upon any future subdivision of the Property, there shall be provided by the owners of the Property and dedicated to the City, the necessary right-of-way for future street extensions through the Property, as determined by the City of Des Moines in the proceedings for approval of such subdivision.” The property was subdivided in 2008 by a previous owner, Cornerstone Family Church of Des Moines, Iowa. Right-of-way easements were dedicated at that time in accordance with the 1995 zoning condition.

On July 9, 2018, the City Council by Ordinance No. 15,683 rezoned the existing Waldinger site from the Limited "C-2" General Retail and Highway-Oriented Commercial District to Limited "M-1" Light Industrial District classification, subject to the following conditions:

- (1) Overhead doors shall not face Iowa Highway 28 or any residentially developed property unless screened by another building or by earthen berms and landscaping materials.
- (2) Provision of landscaping in accordance with the City's standards for "C-2" Districts.
- (3) No portion of the property within 50 feet of the public Rights-Of-Way or adjoining residentially zoned property may be used for the outside storage of materials, trailers or equipment. Any area used for the outside storage of materials or equipment shall be paved and screened from public street views and residential development by an architectural screening panel system or fencing/landscaping as approved by the Commission or Planning Administrator.
- (4) The public street facades of any building or portion thereof located within the Property which is not blocked from view 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.
- (5) Compliance with all recommendations of the traffic study as part of any submitted subdivision or site plan.
- (6) Any site plan for development shall be reviewed by the Plan and Zoning Commission.

In 2019, the City of Des Moines adopted a new Zoning Code and rezoned the entire city to match the new code structure. The boundaries of the new zoning districts were based on the land use designations set by the Future Land Use Map within Plan DSM, the City's comprehensive plan. Prior to this, the subject property was zoned "M-1" District, which was the light industrial zoning district of the previous code. The previous use and the proposed use were permitted uses in the "M-1" District. With the adoption of the new Zoning Code, the applicable zoning conditions on the subject site were lost.

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

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM Creating Our Tomorrow:** The applicant is requesting that the future land use designation for the property be revised from “Business Park” and “Development Control Zone” to “Industrial”. PlanDSM 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.

Development Control Zone: Areas that are sensitive to development, such as airport runway protection zones, flood hazard areas, etc.

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

The subject property is currently zoned “EX” District and “P2” District. The Zoning Ordinance describes “EX” district as, “intended for locations and corridors with a mix of light industrial and heavier commercial uses, accommodating higher levels of vehicular traffic than MX districts and a predominance of mid-scale employment uses, such as office, low intensity industrial, and warehouse spaces associated with offices.” The “P2” District is described as “intended for civic and institutional facilities, such as religious assembly places, cultural or arts centers, community centers, schools, infrastructure, recreational facilities, and other institutional facilities. Infrastructure includes public or private infrastructure, including rail corridors and utility corridors or sites.”

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

Staff believes that the proposed land use amendment and rezoning would be consistent with the existing character of the surrounding area so long as any development is constructed in accordance with the recommended conditions of approval. Since there are adjoining residential uses to the south and east, the subject property must provide require screening and buffering to minimize impacts of the industrial use on the adjacent residential properties. The Development Control Zone and “P2” zoning are no longer necessary as the future runway expansion plans of the Des Moines Airport have changed.

2. **Utilities:** The site has access to all necessary utilities within the adjoining street network. Sanitary sewer is available from Scout Trail to the north. Des Moines Water Works mains are available in Scout Trail and Southwest McKinley Avenue rights-of-way. Should the water main along Scout Trail not be intended to serve any proposed future development, the connection to Southwest 63rd Street should be cut and the hydrants removed.

3. **Landscaping and Buffering:** The subject property has existing residential areas directly to the east and south. It is important that buffering be provided for these uses, particularly from outdoor storage and loading areas. Therefore, staff recommends approval subject to the provision of a heavy buffer along the south and east perimeters of the property in accordance with Section 135-7.8.4 of the Municipal Code. Existing landscaping would be counted towards meeting this requirement. New plant material may not be necessary given the amount of material that was previously required unless it has not survived.
4. **Building and Urban Design:** The subject property has significant frontage along Iowa Highway 28 and is highly visible in the part of Des Moines. The existing building is well designed and meets expectations for a setting of this nature. Any future buildings on the site, including additions or replacement of the existing building, should equal the quality of the existing building. The existing building was built to a standard more similar to the standards associated with the "EX" District than the "I1" District. Therefore, staff believes that approval should be subject to the architectural and material standards listed in Section III of this report.
5. **Planning and Design Ordinance:** Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of Municipal Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.

The applicant's conceptual sketch indicates outdoor storage in the front yard. The Municipal Code requires that all outdoor storage shall be located in the rear or interior side yard of the lot. Based on the submitted concept sketch, a Type 2 Design Alternative will be necessary to allow outdoor storage to project past the south wall of the building towards SW McKinley Avenue.

III. STAFF RECOMMENDATION

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

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park and Development Control Zone to Industrial.

Part C) Staff recommends approval of the request to rezone the subject property from "EX" Mixed Use District to "I1" Industrial District, subject to the following conditions:

1. Any future Workshop/Warehouse building or addition shall be constructed in accordance with the design standards associated with the "EX" District found in Sections 135-2.9.3.C and 135-2.9.3.D. of the Municipal Code. Design standards

associated with the “I1” District shall be used for all remaining sections not mentioned above.

2. Major Façade Materials (Sec. 135-4.2) for any portion of a future building or addition that faces a public street shall be limited to full dimensional brick, architectural concrete masonry units, finished concrete surfaces, glass and/or stone to the satisfaction of the Planning and Urban Design Administrator.
3. Design Alternatives to allow overhead doors to face Iowa Highway 28/SW 63rd Street or SW McKinnley Avenue are prohibited unless they are found to comply with the criteria necessary for granting a Design Alternative pursuant to Chapter 135 of the Municipal Code and are screened by another building or by earthen berms and landscape materials.
4. Provision of a Heavy Buffer along the southern and eastern perimeters of the property in accordance with Section 135-7.8.4 of the Municipal Code to the satisfaction of the Planning and Urban Design Administrator.

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

Johnny Alcivar made a motion for approval of the following:

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

Part B) Amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park and Development Control Zone to Industrial.

Part C) Rezone the subject property from “EX” Mixed Use District to Limited “I1” Industrial District, subject to the following conditions:

1. Any future Workshop/Warehouse building or addition shall be constructed in accordance with the design standards associated with the “EX” District found in Sections 135-2.9.3.C and 135-2.9.3.D. of the Municipal Code. Design standards associated with the “I1” District shall be used for all remaining sections not mentioned above.
2. Major Façade Materials (Sec. 135-4.2) for any portion of a future building or addition that faces a public street shall be limited to full dimensional brick, architectural concrete masonry units, finished concrete surfaces, glass and/or stone to the satisfaction of the Planning and Urban Design Administrator.

3. Design Alternatives to allow overhead doors to face Iowa Highway 28/SW 63rd Street or SW McKinnley Avenue are prohibited unless they are found to comply with the criteria necessary for granting a Design Alternative pursuant to Chapter 135 of the Municipal Code and are screened by another building or by earthen berms and landscape materials.
4. Provision of a Heavy Buffer along the southern and eastern perimeters of the property in accordance with Section 135-7.8.4 of the Municipal Code to the satisfaction of the Planning and Urban Design Administrator.

THE VOTE: 12-0

Respectfully submitted,

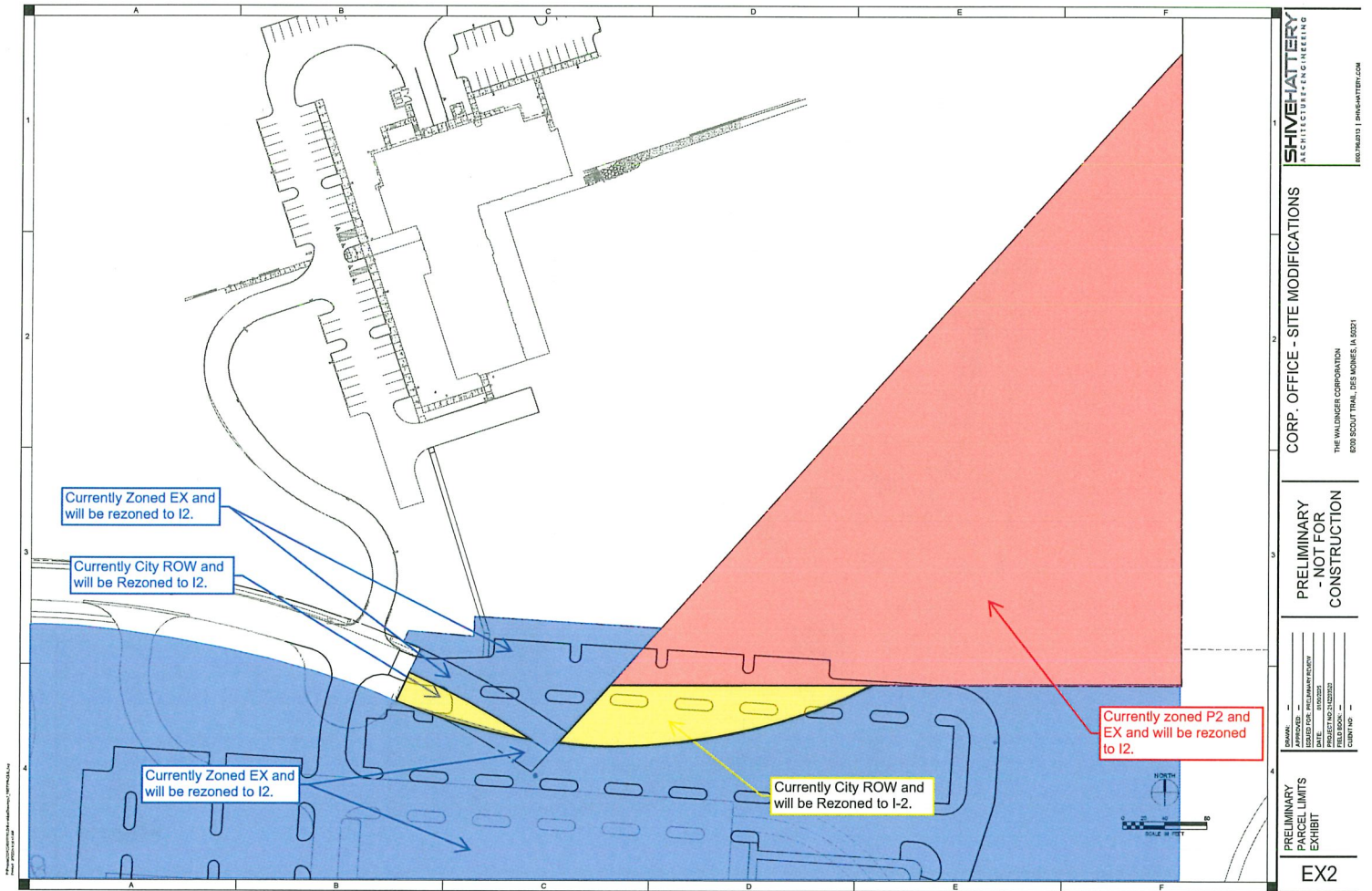
Bert Drost

Bert Drost

Planning & Urban Design Deputy Administrator

BAD:mrw





SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

CORP. OFFICE - SITE MODIFICATIONS

PRELIMINARY
- NOT FOR
CONSTRUCTION

DATE	APPROVED
DESIGNED FOR	PREPARED FOR
DATE	DATE
FIELD BOOK	CLIENT NO.

PRELIMINARY
PARCEL LIMITS
EXHIBIT

EX2

800.760.013 | SHIVE-HATTERY.COM

THE WALDINGER CORPORATION
6000 SCOUT TRAIL, DES MOINES, IA 50321











Summary of Neighborhood Meeting

August 1, 2025

On July 31, 2025, a neighborhood meeting was held by Bell Avenue Properties, Inc. and The Waldinger Corporation (TWC) to review the request to rezone multiple parcels in the vicinity of 6200 Scout Trail, Des Moines, Iowa.

To prepare for the meeting, TWC sent out a meeting invitation on July 18, 2025 (Attachment A) to eleven neighbors (Attachment B). The list of neighbors was provided to TWC by the City. A Zoom option was also provided in the invitation. The meeting was to be held at 6200 Scout Trail from 5:00PM to 6:00PM.

TWC had two representatives present, Tom Schlotfeldt, EVP & CFO and Chad Heuer, Sr Manager of Corporate Real Estate. TWC also had representatives from SVPA and Shive Hattery present, Vitus Bering, AIA, President of SVPA and Kaitlin Wilkerson, Civil Engineer, PE, Shive Hattery. Five of the neighbors attended the meeting (Attachment C).

The meeting began shortly after 5:00PM. TWC, SVPA, Shive Hattery presented the use plans and improvements. There was discussion about what the neighbors on SW McKinley would see related to the expansion of the SE laydown area. They wanted a berm of a similar size/height to extend to the east of the SW 61st street driveway into TWC. They also had some concerns about the noise that occurs during TWC's second shift. It was determined that this noise was caused by the shop staff dumping scrap metal into the dumpster at the end of the shift. There was some discussion about the proposed changes to the existing detention basins on the east side of the property and associated storm water management. TWC noted that the storm water would still run to the larger pond on the adjacent property to the east and that TWC is working with Shive-Hattery and the DNR to improve/register the pond and maintain water quality. There was a question about what is allowed in an I1 zoning classification. A summary of the permitted uses in I1 was presented and reviewed.

There were no suggested changes to the plans as the berm the neighborhood requested was in the plans. The practice of dumping scrap metal at the end of the second shift will be stopped. This scrap will be disposed of by the morning shift.

The meeting was adjourned at approximately 5:45PM.

Respectfully Submitted,



Tom Schlotfeldt, EVP & CFO
The Waldinger Corporation

Attachment A

July 18, 2025

Notice of Neighborhood Meeting and Open House

Date and Time: July 31, 2025, 5:00-6:00 p.m.

Location: The Waldinger Corporation
6200 Scout Trail
Des Moines, IA 50321

To neighbors of The Waldinger Corporation:

The City of Des Moines Plan and Zoning Commission will soon consider rezoning for a property in your area. The property is located at 6200 Scout Trail, Des Moines, IA 50321. The Waldinger Corporation continues to grow and is in the planning phase for future building expansion, additional parking, and extended laydown space. See map below for the property location:



The Waldinger Corporation is acquiring approximately 4-acres of land on the north side of their existing property to accommodate future parking expansion. This property is currently zoned EX, Mixed Use District and P2, Public, Civic, and Institutional. The Waldinger Corporation's current property is zoned EX, Mixed Use District which is designated for a blend of light industrial and heavier commercial use. The proposal is to combine the acquired property with their existing property and rezone to I1, Industrial District. The overall property usage is intended to remain consistent with their current operations.

The Waldinger Corporation is also requesting a variance, at the City of Des Moines' direction, to extend their existing laydown area along the east side of the building past the south edge of their building. The proposed laydown area expansion will align with the existing south edge of the pavement, and current laydown area, on the south side of the building. The laydown area will be screened from view from SW McKinley with a berm with landscaping, similar to the existing berm on site.

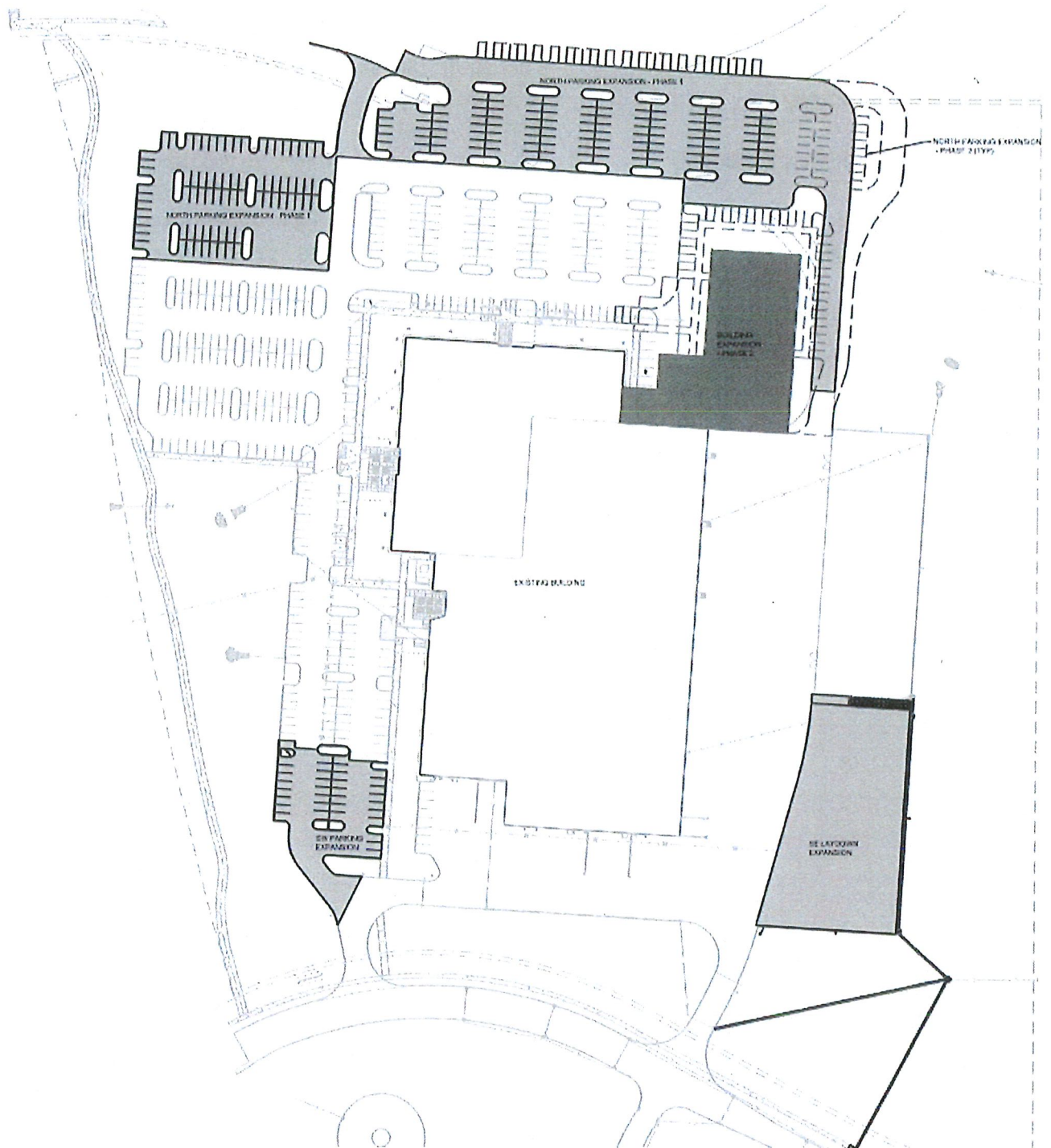
The Waldinger Corporation would like to invite you to participate in a meeting on July 31, 2025 at 5:00-6:00 p.m. at their existing building. Please use the main entrance on the north side and you will be directed to the meeting room. If you are unable to attend in person and would like to receive an invitation for a virtual meeting option, please email myself at tom.schlotfeldt@waldinger.com

It is anticipated that the City of Des Moines Plan and Zoning Commission will be reviewing this proposal at an upcoming meeting, followed by a public hearing by the Des Moines City Council. You are welcome to attend these meetings as well to voice your opinions.

If you have any questions or would like to submit comments for the project architect, please contact Vitus Bering by email at v-bering@svpa-architects.com or by phone at (515) 280-2403. A preliminary site plan of the proposed expansion areas is attached.

Sincerely,

Tom Schlotfeldt, EVP & CFO
The Waldinger Corporation



Attachment B


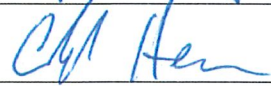
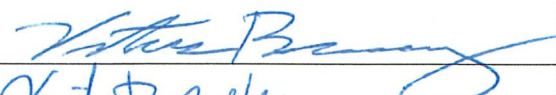
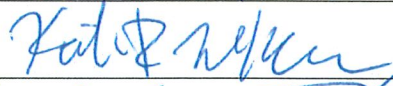
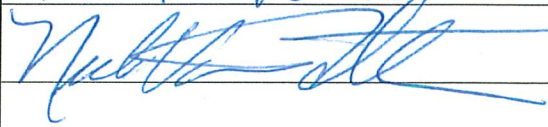
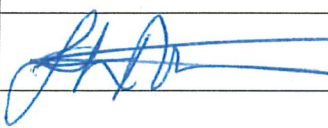
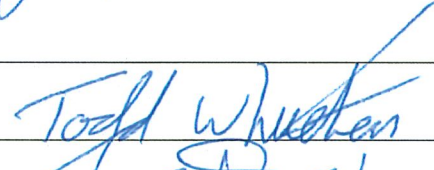

	Name	StreetAddress	CityStateZip
1	NICKOLAS G VAN PATTEN	6020 MCKINLEY AVE	DES MOINES IA 50321
	BELL AVENUE PROPERTIES INC	6200 SCOUT TRL	DES MOINES IA 50321
2	MID-IOWA COUNCIL BOY SCOUTS OF AM	6123 SCOUT TRL	DES MOINES IA 50321
	BELL AVE PROPERTIES INC	6200 SCOUT TRL	DES MOINES IA 50321
3	POLK COUNTY	5885 NE 14TH ST	DES MOINES IA 50313
4	POLK COUNTY CONSERVATION BOARD	12130 NW 128TH ST	GRANGER IA 50109
5	JOHN D CROSBY	5938 MCKINLEY AVE	DES MOINES IA 50321
6	STEVEN R UTTERSON	5884 MCKINLEY AVE	DES MOINES IA 50321
7	THOMAS W PINCKNEY	6100 MCKINLEY AVE	DES MOINES IA 50321
8	L TODD WHITEHEAD	6000 MCKINLEY AVE	DES MOINES IA 50321
9	MID-IOWA COUNCIL BOY SCOUTS OF AMERICA	6123 SCOUT TRL	DES MOINES IA 50321
10	LOFFREDO FRESH PRODUCE CO INC	4001 SW 63RD ST	DES MOINES IA 50321
11	George Davis*	3124 SW 29th St	Des Moines IA 50321


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SIGN-IN SHEET: NEIGHBORHOOD MEETING – WALDINGER EXPANSION

Date: July 31, 2025 – **Location:** 6200 Scout Trail Des Moines, IA 50321

Invited Attendees	Attendee Signature	
Tom Schlotfeldt – Waldinger		
Chad Heuer – Waldinger		
Vitus Bering – SVPA Architects		
Kaitlin Wilkerson – Shive Hattery		
Nick Van Patten		
John Crosby <i>Selling home</i>		
Steven Utterson		
Thomas Pinckney <i>Not coming</i>		
Todd Whitehead		
George Davis		
POLK COUNTY		
POLK COUNTY CONSERVATION BOARD		
MID-IOWA COUNCIL BOY SCOUTS OF AMERICA		
LOFFREDO FRESH PRODUCE CO INC		



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Invited Attendees	Attendee Signature	
Dan Roalson		

Revision Date
7/31/2025

Item: ZONG-2025-000014

Date: _____

Please mark one of the following:

☒ I support the request☐ I am undecided☐ I oppose the request *George Davis***RECEIVED**
DEVELOPMENT SERVICES

AUG 7 2025

Titleholder Signature: _____

Name/Business: _____

Southwestern Hills Neighborhood

Impacted Address: _____

Comments: _____

*Have not heard any opposition from
Neighbors*

Bell Avenue Properties, Inc. Vicinity of 6200 Scout Trail

ZONG-2025-000014

