



Date October 20, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM GLOBAL DES MOINES I, LLC (OWNER), REPRESENTED BY JOSEPH ZUMMO (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 6101 SOUTHEAST 14TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM COMMUNITY MIXED USE WITHIN A REGIONAL NODE TO INDUSTRIAL WITHIN A REGIONAL NODE, AND TO REZONE THE PROPERTY FROM “CX-V” MIXED-USE DISTRICT TO LIMITED “I1-V” INDUSTRIAL DISTRICT, TO ALLOW USE OF THE PROPERTY FOR RV STORAGE INCLUDING RV STORAGE UNITS AND CARPORTS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 18, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Global Des Moines I, LLC (Owner), represented by Joseph Zummo (Officer), for the proposed rezoning from “CX-V” Mixed-Use District to Limited “I1-V” Industrial District be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Community Mixed Use within a Regional Node; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 18, 2025, its members voted 9-0 in support of a motion to recommend **DENIAL** of a request from Global Des Moines I, LLC (Owner), represented by Joseph Zummo (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Community Mixed Use within a Regional Node to Industrial within a Regional Node; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on September 18, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Global Des Moines I, LLC (Owner), represented by Joseph Zummo (Officer), to rezone the Property from “CX-V” Mixed Use District to Limited “I1-V” Industrial District, to allow use of the property for RV storage including RV storage units and carports, subject to the following conditions:

1. Use of the property shall be limited to the following:
 - A. Any use as permitted and limited in the “CX-V” District.
 - B. Outdoor storage of boats, RVs, and other personal recreational vehicles associated with a self-service storage use.
2. Any outdoor storage area shall be located within the easternmost 700 feet of the subject property.
3. Any outdoor storage areas shall be screened with building, fencing, and/or landscaping to the satisfaction of the Planning and Urban Design Administrator.
4. 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).; and



Date October 20, 2025

WHEREAS, the Property is legally described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 40.00 FEET OF LOT 32, CAPITOL VIEW ACRES, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 2021-138 AS RECORDED IN BOOK 18961 AT PAGE 104; THENCE S89°57'28" E ALONG THE SOUTH LINE OF LOTS 32 - 30 IN SAID CAPITOL VIEW ACRES, A DISTANCE OF 316.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°57'28"E ALONG THE SOUTH LINE OF LOTS 30 THROUGH 25 IN SAID CAPITOL VIEW ACRES, A DISTANCE OF 942.68 FEET TO THE WEST LINE OF LOT 12 IN NEW HOPE, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA; THENCE S00°18'27"E ALONG THE WEST LINE OF LOTS 12 THROUGH 5 IN SAID NEW HOPE, A DISTANCE OF 664.14 FEET; THENCE S89°49'30" W, A DISTANCE OF 658.98 FEET; THENCE N89°27'40" W, A DISTANCE OF 337.96 FEET; THENCE N 00°09'10" W, A DISTANCE OF 274.20 FEET; THENCE S89°46'48"W, A DISTANCE OF 263.87 FEET TO THE EAST RIGHT OF WAY LINE OF SE 14TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE N00°09'10"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE S89°47'30"E, A DISTANCE OF 300.01 FEET; THENCE N00°09'10"W, A DISTANCE OF 157.24 FEET; THENCE S89°46'48"W, A DISTANCE OF 300.25 FEET TO THE EAST RIGHT OF WAY LINE OF SAID SE 14TH STREET; THENCE N00°09'10"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET; THENCE N89°46'48"E, A DISTANCE OF 316.81 FEET; THENCE N00°09'10"W, A DISTANCE OF 114.25 TO THE POINT OF BEGINNING. 15.67 ACRES (682,556 SQUARE FEET); and

WHEREAS, on September 29, 2025 by Roll Call No. 25-1287, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on October 20, 2025, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposals; and

WHEREAS, in accordance with said notice, those interested in said proposals, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.



Roll Call Number

Agenda Item Number

46

Date October 20, 2025

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the hearing is closed.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Business Park to Industrial is hereby denied, as such amendment is unnecessary, as the rezoning from “CX-V” Mixed-Use District to Limited “I1-V” Industrial District be found in conformance with the current PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Community Mixed Use within a Regional Node.
3. The proposed rezoning of the Property, as legally described above, from “CX-V” Mixed-Use District to Limited “I1-V” Industrial District, to allow use of the property for RV storage including RV storage units and carports, subject to the conditions set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY _____ TO ADOPT. SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000020) (COMP-2025-000015)

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED		APPROVED		
_____ Mayor				

City Clerk

September 22, 2025

Communication from the City Plan and Zoning Commission advising that at their September 18, 2025 meeting, the following action was taken on request from Global Des Moines I, LLC (owner), represented by Joseph Zummo (officer), for the following regarding property located at 6101 Southeast 14th Street:

- 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 of the property from Community Mixed Use within a Regional Node to Industrial within a Regional Node.
- C) Rezone property from "CX-V" Mixed-Use District to "I1" Industrial District, to allow use of the property for RV storage including RV storage units and carports.

COMMISSION RECOMMENDATION: 9-0

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 made motion for the following:

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

Part B) Denial of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Community Mixed Use within a Regional Node to Industrial within a Regional Node.

Part C) Approval of the request to rezone the subject property from "CX-V" Mixed Use District to Limited "I1-V" Industrial District, subject to the following conditions:

1. Use of the property shall be limited to the following:
 - A. Any use as permitted and limited in the "CX-V" District.
 - B. Outdoor storage of boats, RVs, and other personal recreational vehicles associated with a self-service storage use.
2. Any outdoor storage area shall be located within the easternmost 700 feet of the subject property.
3. Any outdoor storage areas shall be screened with building, fencing, and/or landscaping to the satisfaction of the Planning and Urban Design Administrator.
4. 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).

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 denial of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Community Mixed Use within a Regional Node to Industrial within a Regional Node.

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

1. Use of the property shall be limited to the following:
 - A. Any use as permitted and limited in the "CX-V" District.
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2. Any outdoor storage area shall be located within the easternmost 700 feet of the subject property.
3. Any outdoor storage areas shall be screened with building, fencing, and/or landscaping to the satisfaction of the Planning and Urban Design Administrator.

4. 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).

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to expand the existing self-service storage use to include indoor RV storage units, outdoor carports for RV and boat storage, and potentially associated surface parking. The outdoor storage of RVs falls under the Industrial category most consistent with a Storage, Distribution and Wholesaling - Trucking & Transportation Terminal use category. This use does not conform to what is allowed in the "CX-V" Mixed-Use district.
2. **Size of Site:** 15.669 acres (682,556 square feet).
3. **Existing Zoning (site):** "CX-V" Mixed-Use District.
4. **Existing Land Use (site):** Warehouse buildings, accessory building, indoor storage units and surface parking.
5. **Adjacent Land Use and Zoning:**
 - North** – "Limited EX", "N1a", "N2b"; Uses are undeveloped land and a one-household dwelling.
 - South** – "MX3-V", "MX3", "CX", "EX"; Uses are a shopping center with multiple tenants, auto sales, service, and warehouse.
 - East** – "N1a"; Uses are one-household residential.
 - West** – "MX3-V"; Uses are highway-oriented commercial and retail.
6. **General Neighborhood/Area Land Uses:** The site is located along the Southeast 14th Street corridor in a busy regional node centered at the intersection of Southeast 14th street and East Army Post Road, which contains higher intensity commercial uses. The subject property also adjoins residential uses along its northern and eastern boundaries.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Easter Lake Area Neighborhood Association and within 250 feet of the South Central DSM Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on August 29, 2025, and the Final Agenda on September 12, 2025. Additionally, separate notifications of the hearing for this specific item were mailed on August 29, 2025 (20 days prior to the public hearing) and September 8, 2025 (10 days prior to the public hearing) to the Neighborhood Associations 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: None.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Community Mixed Use within a Regional Node.

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 “Community Mixed Use” within a “Regional Node” to “Industrial” within a “Regional Node”. PlanDSM describes these designations as follows:

Community Mixed Use: Small- to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

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.

Regional Node: The largest node, regional nodes are concentrations of employment, retail and housing and may include light industrial uses. They serve the widest geographical area and attract people from throughout the City and region. High density residential development is appropriate at regional nodes.

The subject property is currently zoned “CX-V” District. The Zoning Ordinance describes “CX” district as, “intended for nodes and corridors with larger-scale single-use commercial accommodating higher levels of vehicular traffic than MX districts and more intensive commercial uses, especially with outdoor sales and storage.” For X and

I district locations labeled with a “-V” extension, vehicle sales and rental display uses are prohibited pursuant to City Code section 134-3.1.2.

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

Staff believes that the proposed land use amendment would not be consistent with the existing character of the surrounding area along the Southeast 14th Street corridor, which is primarily commercial in nature. Furthermore, developments within the industrial designation could have a large impact on adjoining properties and the environment which require appropriate mitigation.

Staff believes that a limited rezoning to “I1” District to allow the proposed outdoor storage use within certain areas of the subject property could be appropriate so long as the development is done in accordance with the recommended conditions of approval. Such a limited rezoning would not necessitate an amendment of the future land use map.

2. **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 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.
3. **Supplemental Regulations:** The proposed use is subject to supplemental use regulations per Section 134-3.6.3.E, including but not limited to the following:
 - Outdoor storage of inoperable or unsafe vehicles in quantities constituting a junk or salvage yard is prohibited.
 - No part of the use may be a residential use.
 - 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.
 - The owner or occupant has provided the Zoning Enforcement Officer with a written statement 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.
 - The use shall be operated in strict conformance with the statement provided above.

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 denial of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Community Mixed Use within a Regional Node to Industrial within a Regional Node.

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

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4. 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).

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

Francis Boggus made motion for the following:

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

Part B) denial of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Community Mixed Use within a Regional Node to Industrial within a Regional Node.

Part C) Approval of the request to rezone the subject property from "CX-V" Mixed Use District to Limited "I1-V" Industrial District, subject to the following conditions:

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 - 4. 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).

THE VOTE: 9-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen", is written over a light blue horizontal line.

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

[illegible]









Global Des Moines I, LLC

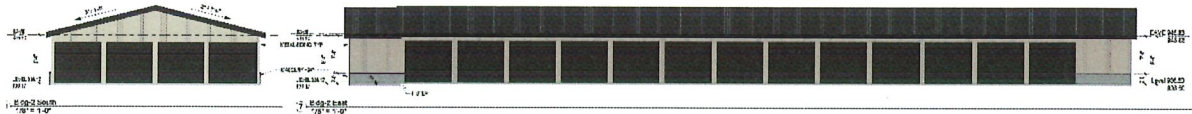


Global Storage Partners acquired the vacant retail center that was originally a Menards in May 2018, and started the process converting the vacant building into climate controlled indoor self-storage, and creating retail & restaurant parcels along SE 14th Street.

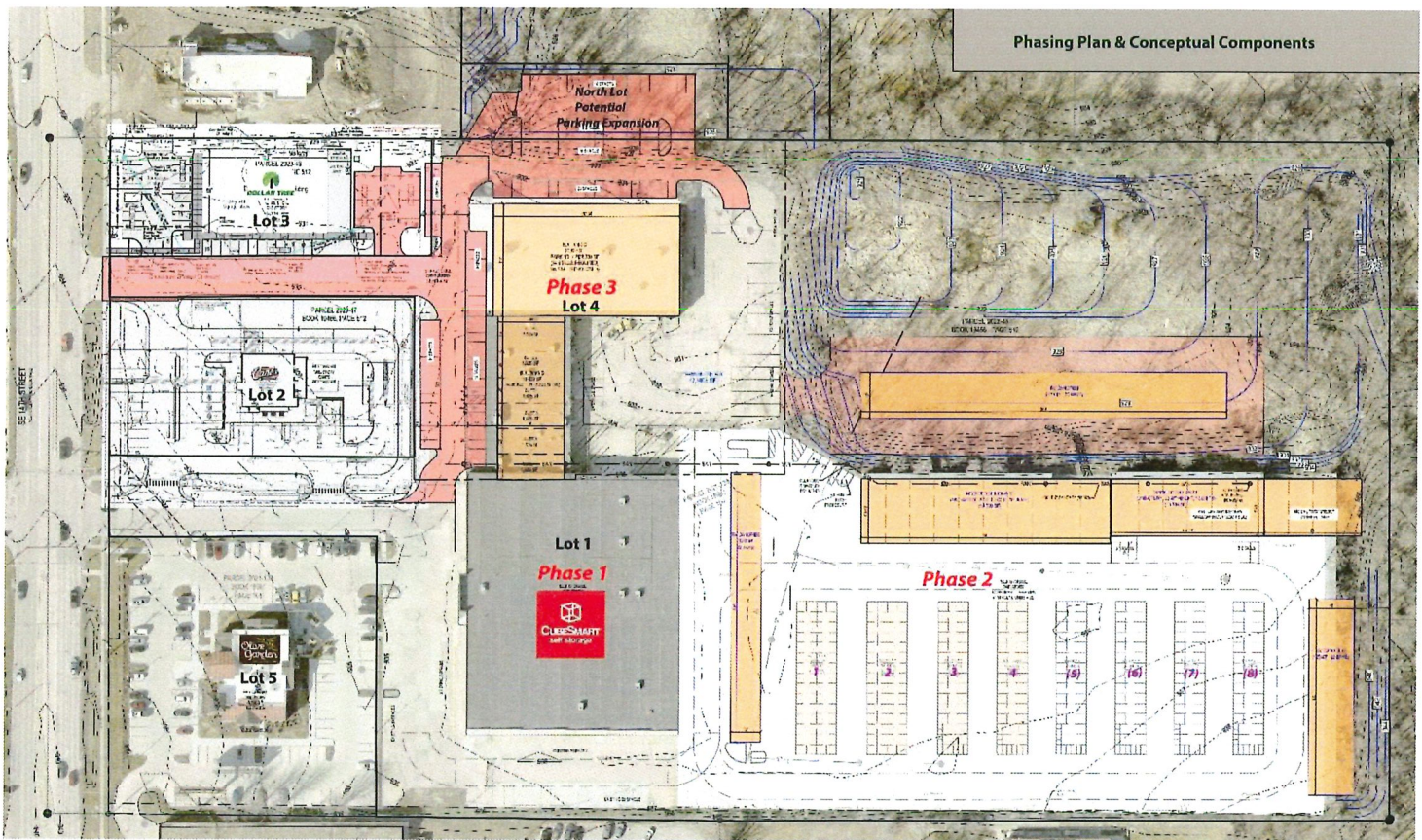
Construction Phasing

- **Phase 1:** Construction of climate-controlled self-storage is 100% complete. We have retained CubeSmart to be the manager and operator for the self-storage facility. CubeSmart opened in October 2023 and the facility is fully operating. Phase 1 (Building A) and Phase II constructed drive ups are now approximately 64% occupied.
- **Phase 2:** Drive-up storage units broke ground in May 2024. Drive-ups will be done in two stages of approximately 20K nsf each. The first four buildings of the drive-up units were completed in November and units are currently being leased. The second half will be constructed in future based on outdoor unit market demand. Demolition of the last two existing pole barn buildings has been completed. We are also exploring additional, oversized drive-up units for RV & Boat storage for this part of the site, based on local market

demand. Overhead canopies for RV & Boat storage are also being master planned as part of Phase 2.



- **Phase 3:** Retail Buildings B&C are undergoing schematic design for modification and



renovation based on market demand for inline retail space.

Strategy

Lot 1: Self-Storage – Climate-controlled and drive-up storage is approaching occupancy stabilization. Leasing velocity for climate-controlled units is moving toward full stabilization.



Lot 2: Raising Cane's Restaurant – Sold to Raising Cane's Restaurant on 09/07/2023. Raising Cane's opened in November and is successfully operating.



Lot 3: Dollar Tree – Sold to Dollar Tree on 10/16/2023. The new Dollar Tree store opened in September and is successfully operating.



Lot 4: Retail or Storage – Buildings B&C are retail buildings that will be either occupied by new tenants or will become additional climate-controlled indoor storage. Construction of retail or storage for Buildings B and C future uses will be determined based on market demand for indoor climate-controlled units. Currently we are actively marketing Buildings B & C to compatible retail users.



Lot 5: Olive Garden – Sold to Olive Garden on July 6, 2022. Olive Garden is complete and operational. Customer patronage to new retail buildings continues to bolster support for all components of the plaza.



Next Steps: Boat & RV Storage

We are applying for a zoning amendment to allow for Boat & RV storage at the rear of the property, behind the CubeSmart self-storage building. There has been strong customer demand for boat & RV storage, and we believe this will add an additional product type to serve the community and the market demand.

Global Des Moines I, LLC

September 12, 2025

To: City of Des Moines Planning Staff

RE: Neighborhood Meeting for 6101 SE 14th Street Zoning Amendment

On July 28, 2025, an invitation to the neighborhood meeting was mailed to all property owners on the City provided mailing address list. The meeting was scheduled for Thursday, September 11, 2025, at 4:00PM Central time.

The meeting was held via Zoom teleconference and was hosted by Joseph Zummo, Vice President of Global Des Moines I, LLC. Attendees from Global included Bernardo Simoes, CFO, Chris Swanson, VP of Project Management, Claude Turon, Senior VP of Property Management, and Krysten Santiago, Administrative Associate.

The meeting started promptly at 2PM with no neighbors joining. We waited in the Zoom teleconference until 2:15 PM to give neighbors ample time to join.

After fifteen minutes, no neighbors had joined the teleconference and the teleconference was concluded.

No suggestions or concerns were raised by any neighbors.

Thank you,

Joe Zummo

Vice President-Global Des Moines I, LLC

Item: ZONG-2025-000020Date: 9/11/25

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
SEP 16 2025

Titleholder Signature: Jeff StickfortName/Business: Stickfort Real Estate HoldingsImpacted Address: 6025 SE 14th St.

Comments: I believe this is a fantastic use for this property. This will allow residents the opportunity to park items out of their yard and in a secure area. This request is for the betterment of the community and with no impact to the surrounding owners.

Global Des Moines I, LLC, 6101 Southeast 14th Street

ZONG-2025-000020

