



Roll Call Number

Agenda Item Number

15

Date November 17, 2025

**RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING
COMMISSION REGARDING PRELIMINARY PLAT "SAYDEL COMMERCIAL PLAT
2" ON PROPERTY LOCATED IN THE VICINITY OF 5554 NORTHEAST 14TH
STREET**

WHEREAS, on November 6, 2025, the City of Des Moines Plan and Zoning Commission voted 10-0 to **APPROVE** a request from TBSS Real Estate, LLC (Owner), represented by Todd Mendenhall (Officer), for Preliminary Plat "Saydel Commercial Plat 2" on property located in the vicinity of 5554 Northeast 14th Street, to allow subdivision and development of approximately 9.44 acres with in unincorporated Polk County, to create one (1) new buildable lot.

WHEREAS, the Development Services Department recommends that the City waive its right to review the Final Plat "Saydel Commercial Plat 2" as allowed by Iowa Code 354.8(2).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed and the City hereby waives its right to review the Final Plat " Saydel Commercial Plat 2".

MOVED BY _____ to receive and file.

Second by _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(PLAT-2025-0000048)

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
COWNIE				
BOESEN				
GATTO				
COLEMAN				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

Mayor

City Clerk



November 7, 2025

Communication from the City Plan and Zoning Commission advising that at their November 6, 2025 meeting, the following action was taken on request from TBSS Real Estate, LLC (owner), represented by Todd Mendenhall (officer), for review and approval of a Preliminary Plat "Saydel Commercial Plat 2" on 9.44 acres of property in the vicinity of 5554 Northeast 14th Street in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to create one (1) new buildable lot.

COMMISSION RECOMMENDATION: 10-0

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 proposed Preliminary Plat, subject to compliance with all administrative review comments.

Staff also recommends that the City Council waive its right to review the Final Plat "Saydel Commercial Plat 2," as allowed by Iowa Code Section 354.8(2).

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Staff also recommends that the City Council waive its right to review the Final Plat "Saydel Commercial Plat 2," as allowed by Iowa Code Section 354.8(2).

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed Preliminary Plat would allow the property to be divided into two (2) parcels, including one (1) lot measuring 4.56 acres that would contain an existing business and outbuilding with outdoor storage and one (1) vacant lot measuring 4.88 acres for future development.

Section 354.9 of the Iowa Code provides for review of land subdivision by a municipality within 2 miles of its corporate limit. When the territory overlaps with another municipal jurisdiction, the closer jurisdiction has right of review unless there is a separate intergovernmental agreement pursuant to Chapter 28E of the Iowa Code. In this instance, the City of Des Moines is closest.

2. **Size of Site:** 9.44 acres (411,063 square feet).
3. **Existing Zoning (site):** "LI" Light Industrial District (Polk County).
4. **Existing Land Use (site):** The subject property contains the Waste Solutions of Iowa business and outdoor storage yard.
5. **Adjacent Land Use and Zoning:**
 - North** – "GC" General Commercial (Polk County); Use is a bus and trailer dealer.
 - South** – "LI" Light Industrial (Polk County); Use is an existing residential mobile home and accessory outbuildings.
 - East** – "HI" Heavy Industrial (Polk County); Use is warehousing.
 - West** – "LDR" Low Density Residential (Polk County); Use is Saydel High School.
6. **General Neighborhood/Area Land Uses:** The subject property is located along the west side of the Northeast 14th Street commercial corridor in an unincorporated area of Polk County north of the Des Moines city limits. The surrounding area contains a mix of uses, including residential, but is primarily along a commercial and industrial corridor.



7. **Applicable Recognized Neighborhood(s):** The subject property is located in an unincorporated area of Polk County and is not located within 250 feet of a recognized neighborhood association. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on October 17, 2025, and by emailing of the Final Agenda on October 31, 2025. Notifications of the hearing for this specific item were mailed on October 27, 2025 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.
8. **Relevant Zoning History:** N/A.
9. **PlanDSM Future Land Use Plan Designation:** N/A. Polk County's Comprehensive Plan 2050 Land Use map designates the property as Regional Commercial and Medium-Density Residential.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such Plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the Final Plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the Final Plat to the City Permit and Development Center.

The Preliminary Plat is concurrently reviewed by Polk County and would be given final approval by Polk County Board of Supervisors.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Layout:** No changes are proposed to the site's physical layout. The proposed preliminary plat would allow the parcel to be divided so that the existing structures and outdoor storage yard be located on one parcel and the remainder of the lot split off for potential future development.
2. **Drainage/Grading:** With any future development, Polk County would have enforcement of drainage and storm water management under site plan development requirements within their adopted ordinances and standards.
3. **Utilities:** No changes to public utilities have been proposed.
4. **Traffic/Street System:** The subject property contains frontage along Northeast 14th Street. Two curb cuts exist, including one for the existing business and another stub for



the proposed vacant lot. Access to both sites would be handled through Polk County and the Iowa Department of Transportation.

III. STAFF RECOMMENDATION

Staff recommends approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Staff also recommends that the City Council waive its right to review the Final Plat "Saydel Commercial Plat 2," as allowed by Iowa Code Section 354.8(2).

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

Andrew Lorenzen made a motion for approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Staff also recommends that the City Council waive its right to review the Final Plat "Saydel Commercial Plat 2," as allowed by Iowa Code Section 354.8(2).

THE VOTE: 10-0

Respectfully submitted,

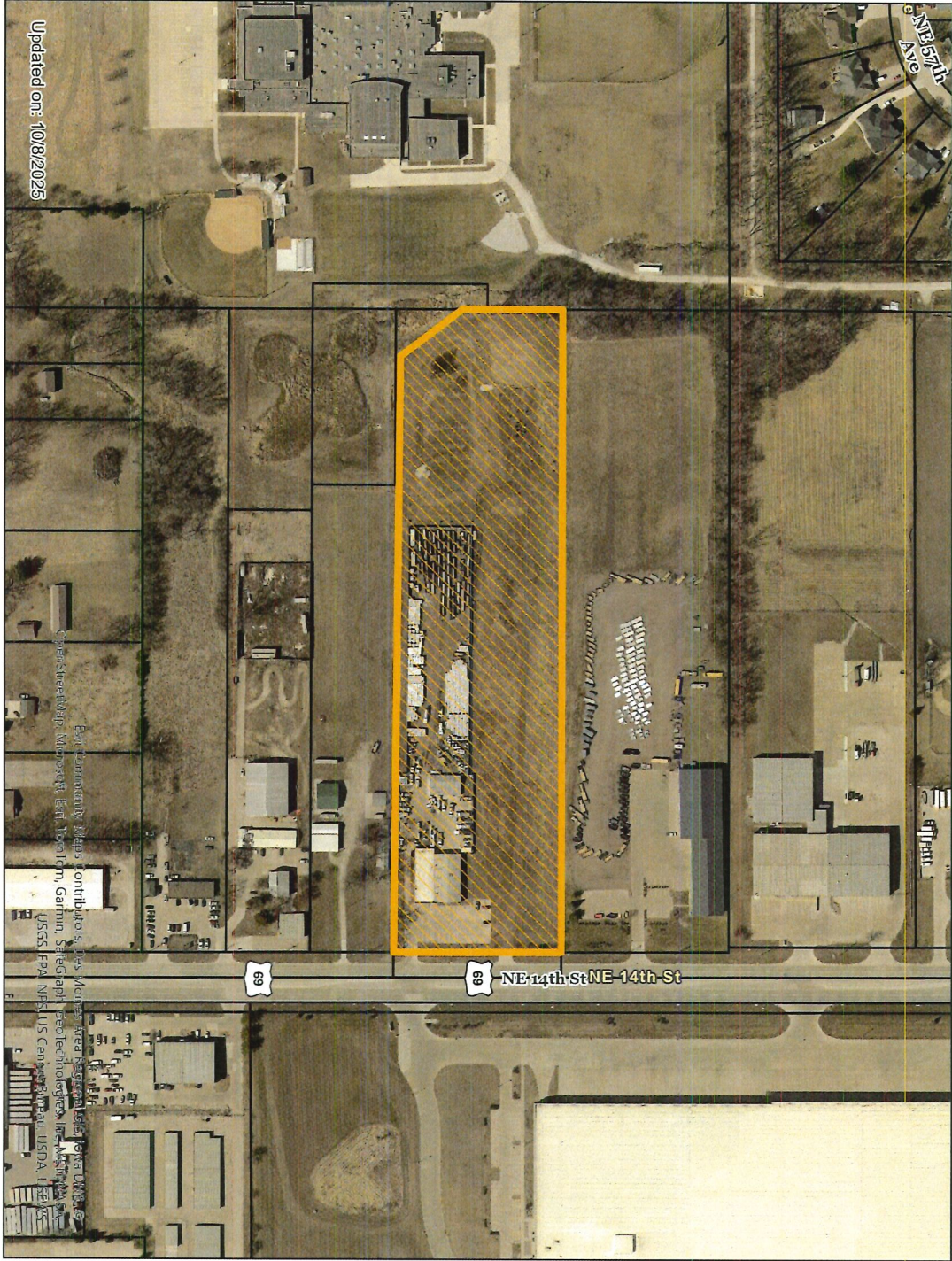


Bert Drost, AICP
Deputy Planning & Urban Design Administrator

BAD:mrw

TBSS Real Estate LLC, 5554 Northeast 14th Street

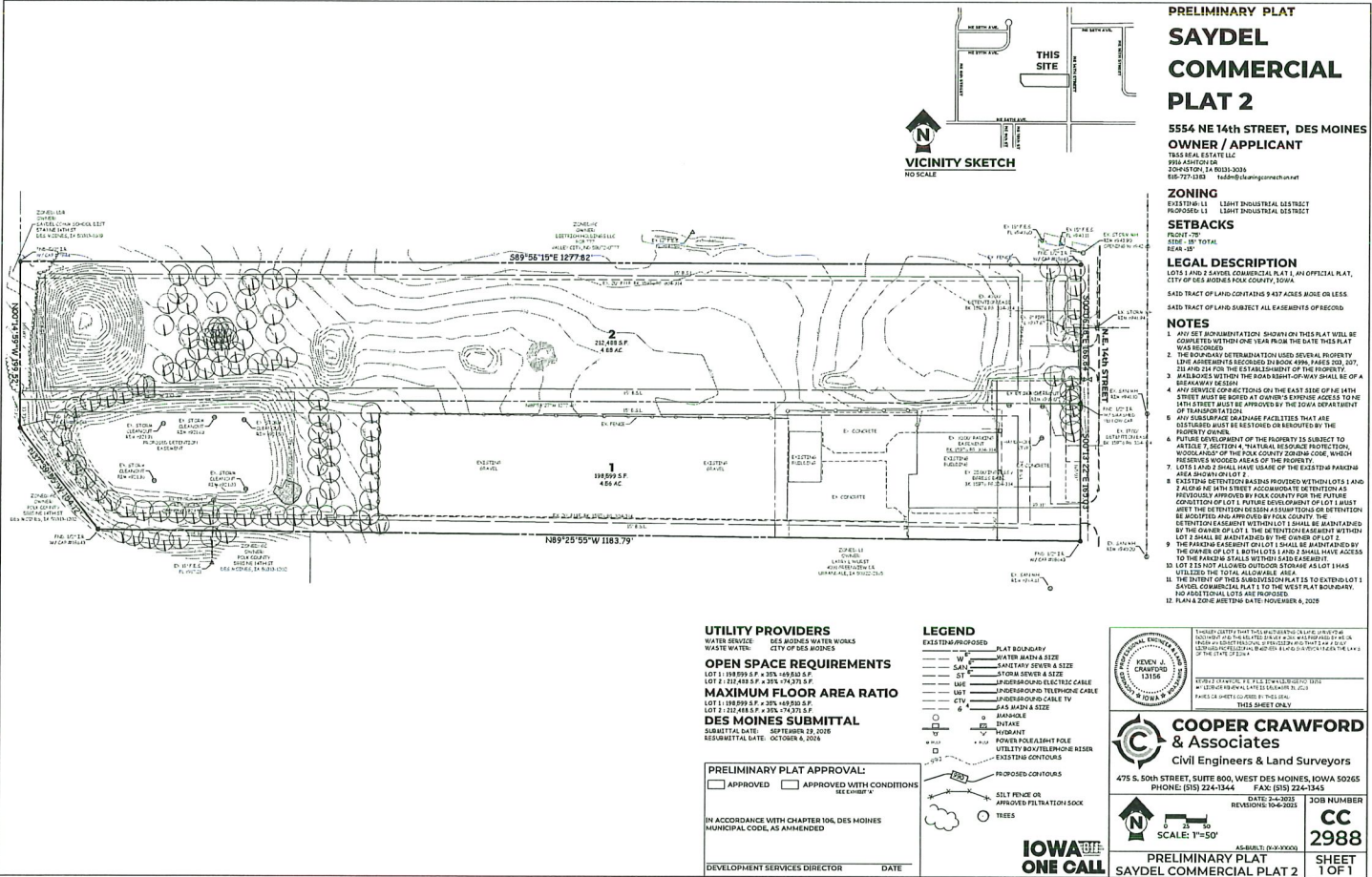
PLAT-2025-000048



Updated on: 10/8/2025



Street Smart by CycloMedia as of April 5, 2024

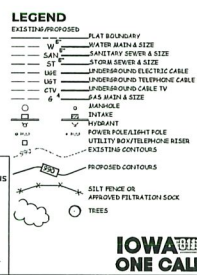


PRELIMINARY PLAT
SAYDEL
COMMERCIAL
PLAT 2
5554 NE 14th STREET, DES MOINES
OWNER / APPLICANT
TRISS RITA, ESTATE LLC
9954 ASHTON DR
DES MOINES, IA 50315-3026
562-727-1383 triss@trissritaland.com

ZONING
EXISTING: L-1 LIGHT INDUSTRIAL DISTRICT
PROPOSED: L-1 LIGHT INDUSTRIAL DISTRICT
SETBACKS
FRONT: 20'
SIDE: 10' TOTAL
REAR: 30'
LEGAL DESCRIPTION
LOT 1 AND 2 SAYDEL COMMERCIAL PLAT 1 AN OFFICIAL PLAT,
CITY OF DES MOINES POLK COUNTY, IOWA
SAID TRACT OF LAND CONTAINS 9.437 ACRES MORE OR LESS
SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD

- NOTES**
1. ANY EASEMENT SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 2. THE PROPERTY DETERMINATION USED SEVERAL PROPERTY LINE ADJUSTMENTS TO CORRECT TO BOUNDARY, LINES, DISTANCES, AND BEARS WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BEARING AND DISTANCE TO THE EAST END OF THE 14TH STREET RIGHT-OF-WAY APPROVED BY THE IOWA DEPARTMENT OF TRANSPORTATION.
 3. ANY SUBSURFACE EASEMENTS THAT ARE ESTABLISHED MUST BE RESTORED OR REMOVED BY THE PROPERTY OWNER.
 4. FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4 "NATURAL RESOURCE PROTECTION, WOODLAND AND OPEN SPACE ZONING CODE, WHICH REQUIRES PROTECT AREA OF THE PROPERTY.
 5. LOTS 1 AND 2 SHALL HAVE USE OF THE EXISTING PARKING AREA SHOWN ON LOT 1.
 6. EXISTING DETENTION BASINS PROVIDED WITHIN LOT 1 AND LOT 2 AND WITHIN STREET ACCORDING TO DETENTION AS PREVIOUSLY APPROVED BY POLK COUNTY FOR THE FUTURE CORRECTION OF LOT 1. FUTURE DEVELOPMENT OF LOT 1 MUST ADJUST THE DETENTION DESIGN ASSUMPTIONS OR DETENTION DETENTION EASEMENT WITHIN LOT 1 SHALL BE BENTADDED BY THE OWNER OF LOT 1. THE DETENTION EASEMENT WITHIN LOT 1 SHALL BE BENTADDED BY THE OWNER OF LOT 1.
 7. THE DETENTION EASEMENT WITHIN LOT 1 SHALL BE BENTADDED BY THE OWNER OF LOT 1.
 8. LOT 1 SHALL BE BENTADDED BY THE OWNER OF LOT 1.
 9. THE DETENTION EASEMENT WITHIN LOT 1 SHALL BE BENTADDED BY THE OWNER OF LOT 1.
 10. LOT 1 SHALL BE BENTADDED BY THE OWNER OF LOT 1.
 11. THE DETENTION EASEMENT WITHIN LOT 1 SHALL BE BENTADDED BY THE OWNER OF LOT 1.
 12. PLAN & ZONING MEETING DATE: NOVEMBER 6, 2008

UTILITY PROVIDERS
WATER SERVICE: DES MOINES WATER WORKS
WASTE WATER: CITY OF DES MOINES
OPEN SPACE REQUIREMENTS
LOT 1: 108,999 S.F. X 25% = 26,749.75 S.F.
LOT 2: 722,488 S.F. X 25% = 180,622 S.F.
MAXIMUM FLOOR AREA RATIO
LOT 1: 108,999 S.F. X 25% = 26,749.75 S.F.
LOT 2: 722,488 S.F. X 25% = 180,622 S.F.
DES MOINES SUBMITTAL
SUBMITTAL DATE: SEPTEMBER 22, 2008
RESUBMITTAL DATE: OCTOBER 6, 2008

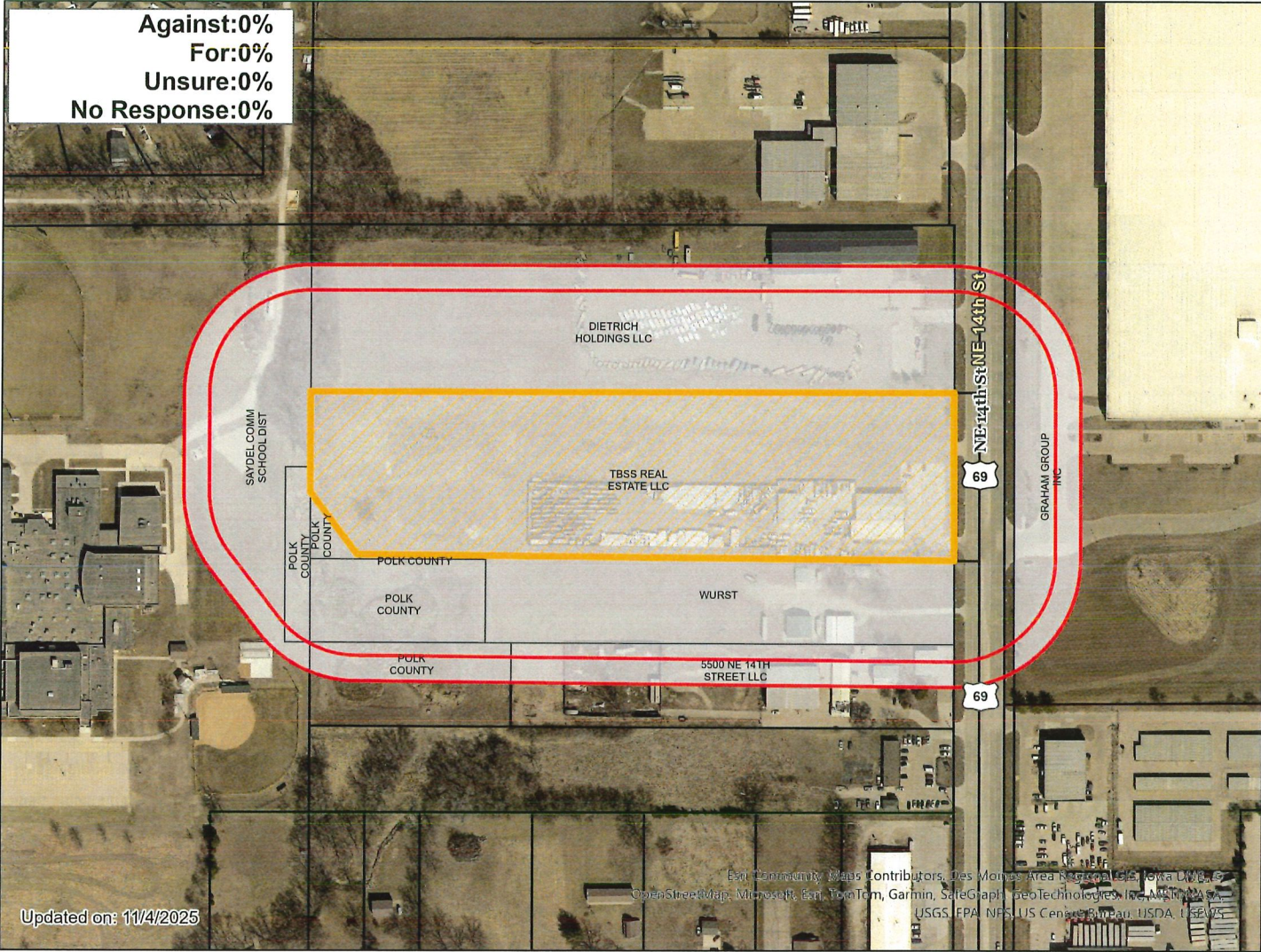


PRELIMINARY PLAT APPROVAL:
☐ APPROVED ☐ APPROVED WITH CONDITIONS
RECOMBY
IN ACCORDANCE WITH CHAPTER 106, DES MOINES
MUNICIPAL CODE, AS AMENDED
DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 600, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345
DATE: 2-2-2009
REVISIONS: 10-6-2008
CC 2988
SHEET 1 OF 1
PRELIMINARY PLAT
SAYDEL COMMERCIAL PLAT 2

TBSS Real Estate LLC, 5554 Northeast 14th Street

PLAT-2025-000048



TBSS Real Estate LLC, 5554 Northeast 14th Street

PLAT-2025-000048

