

Date July 13, 2026

**RESOLUTION SETTING PUBLIC HEARING ON REQUEST FROM NMDP HOLDINGS, LLC (OWNER), REPRESENTED BY ADAM R. PETERSON (OFFICER) FOR THE FOLLOWING REGARDING TWO (2) PARCELS IN THE VICINITY OF 1111 SOUTHEAST 30<sup>TH</sup> STREET AND ONE (1) PARCEL LOCATED AT 3400 GRANGER AVENUE, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM BUSINESS PARK TO INDUSTRIAL, AND TO REZONE THE PROPERTY FROM LIMITED “I2” INDUSTRIAL DISTRICT AND “EX” BUSINESS PARK DISTRICT TO “I2” INDUSTRIAL DISTRICT TO ALLOW EXPANSION OF AN EXISTING “FABRICATION AND PRODUCTION – INTENSIVE” USE**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on June 18, 2026, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from NMDP Holdings, LLC (Owner), represented by Adam R. Peterson (Officer) finding the requested rezoning of two (2) parcels in the vicinity of 1111 Southeast 30<sup>th</sup> Street and one (1) parcel located at 3400 Granger Avenue is not in conformance with the existing PlanDSM future land use designation of Business Park; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on June 18, 2026 its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from NMDP Holdings, LLC (Owner), represented by Adam R. Peterson (Officer) to amend the PlanDSM: Creating Our Tomorrow future land use designation for two (2) parcels in the vicinity of 1111 Southeast 30<sup>th</sup> Street and one (1) parcel located at 3400 Granger Avenue Street from Business Park to Industrial; to rezone the Property from Limited “I2” Industrial District and “EX” Business Park District to “I2” Industrial District to allow expansion of an existing “Fabrication and Production – Intensive” use, subject to the following conditions:

1. Any new “Junk or Salvage Yard” use, or expansion of any existing “Junk or Salvage Yard” use that was considered to be legal nonconforming as of January 1, 2025, on the Property shall be prohibited.
2. Within 12 months following the completion of the adjoining Southeast Connector or East Martin Luther King, Jr. Parkway roadway, any outdoor storage on the Property shall be screened by solid opaque fencing, at least eight feet in height and of uniform design and color, that is maintained in good repair to the satisfaction of the Planning and Design Administrator.
3. Any outdoor storage on the Property may not be stacked higher than the perimeter fence within 75 feet of the fence and may not be stacked higher than 25 feet anywhere on the site.
4. No driveway, ingress-egress, or access, other than any required emergency access, from the Property to the Southeast Connector or East Martin Luther King, Jr. Parkway shall be allowed.

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

PROPERTY IN SW1/4 NW1/4 SEC 7-78-23 (1111 SE 30TH STREET)



Date July 13, 2026

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LYING SOUTH OF THE 14.77 ACRE FEE TITLE TRACT IN EXHIBIT 004-F1 AND SOUTH OF THE 9.08 ACRE FEE TITLE TRACT IN EXHIBIT 004-F2, BOTH SHOWN IN THE ACQUISITION PLATS RECORDED IN BOOK 19639, PAGE 431, EXCEPT RIGHT-OF-WAY ALONG THE WEST SIDE THEREOF.

AND EXCEPT

A PARCEL OF LAND IN SAID SECTION 7-78-23 DES MOINES, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST FRACTIONAL 1/4 OF SAID SECTION 7, 33 FEET EAST OF THE WEST 1/4 CORNER OF SAID SECTION 7, THENCE NORTH PRALLEL WITH THE WEST LINE OF SAID SECTION 7, 161.15 FEET; THENCE SOUTH 60°57' EAST 206.06 FEET; THENCE SOUTH 50°01' EAST 118.8 FEET TO THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL 1/4 OF SECTION 7, THENCE NORTH 86°43' WEST 272 FEET TO THE POINT OF BEGINNING.

PROPERTY IN SE1/4 NW1/4 SEC 7-78-23

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LYING SOUTH OF THE 14.77 ACRE FEE TITLE TRACT IN EXHIBIT 004-F1 AS SHOWN IN THE ACQUISITION PLAT RECORDED IN BOOK 19639, PAGE 431.

PROPERTY (3340 E GRANGER AVENUE)

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH OF THE 7.78 ACRE FEE TITLE TRACT IN EXHIBIT 006-F1 SHOWN IN THE ACQUISITION PLAT RECORDED IN BOOK 19599, PAGE 874 AND LYING NORTH OF THE ABANDONED CHICAGO BURLINGTON & QUINCY RAILROAD RIGHT-OF-WAY.

**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 amendment 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 proposal, shall be held at 5:00 p.m. on August 3, 2026 in the Council Chambers, City Hall, 1200 Locust Street, Des Moines.
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 four (4) days and not more than





## Roll Call Number

.....

## Agenda Item Number

16

Date July 13, 2026

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

Second by \_\_\_\_\_.

FORM APPROVED:

/s/ Emily A. Duffy

Emily A. Duffy

Assistant City Attorney

(ZONG-2026-000012)

(COMP-2026-000008)

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| BOESEN         |      |      |      |        |
| SIMONSON       |      |      |      |        |
| VOSS           |      |      |      |        |
| BARRON         |      |      |      |        |
| WESTERGAARD    |      |      |      |        |
| MANDELBAUM     |      |      |      |        |
| GATTO          |      |      |      |        |
| TOTAL          |      |      |      |        |

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

### CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk



June 26, 2026

Communication from the City Plan and Zoning Commission advising that at their June 18, 2026 meeting, the following action was taken on request from Lee M Mitchell Trust and Margaret V Mitchell Trust (owners), represented by Lora Mitchell Jorgensen (officer), and NMDP Holdings, LLC (owner), represented by Adam R. Petersen (officer), for the following regarding two (2) irregular parcels in the vicinity of 1111 Southeast 30<sup>th</sup> Street, and one (1) irregular parcel located at 3400 Granger Avenue:

- 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 Business Park to Industrial.
- C) Rezone the properties from Limited "I2" Industrial District, and "EX" Business Park District, to "I2" Industrial District, to allow expansion of an existing "Fabrication and Production – Intensive" use.

**COMMISSION RECOMMENDATION: 11-0**

After public hearing, the members voted as follows:

| Commission Action: | Yes | Nays | Pass | Abstain | Absent |
|--------------------|-----|------|------|---------|--------|
| Leah Rudolphi      | X   |      |      |         |        |
| Laura Kessel       | X   |      |      |         |        |
| Jane Rongerude     |     |      |      |         | X      |
| Johnny Alcivar     | X   |      |      |         |        |
| Dominic Anania     | X   |      |      |         |        |
| Matt Connolly      | X   |      |      |         |        |
| Chris Draper       | X   |      |      |         |        |
| Clayton Elwell     |     |      |      |         | X      |
| Todd Garner        | X   |      |      |         |        |
| Katie Gillette     | X   |      |      |         |        |
| Andrew Lorentzen   | X   |      |      |         |        |
| Carolyn Jenison    | X   |      |      |         |        |
| William Page       |     |      |      |         | X      |
| Rick Trower        | X   |      |      |         |        |



**Approval of the following motion:**

Part A) The "I2" Heavy Industrial District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan future land use designation be revised from "Business Park" to "Industrial".

Part C) The subject property which adjoins the future Southeast Connector roadway, be rezoned from Limited "I2" Industrial District, and "EX" Mixed-Use District, to Limited "I2" Industrial District, subject to the conditions listed below:

1. Any new "Junk or Salvage Yard" use, or expansion of any existing "Junk or Salvage Yard" use that was considered to be legal nonconforming as of January 1, 2025, on the Property shall be prohibited.
2. Within 12 months following the completion of the adjoining Southeast Connector or East Martin Luther King, Jr. Parkway roadway, any outdoor storage on the Property shall be screened by solid opaque fencing, at least eight feet in height and of uniform design and color, that is maintained in good repair to the satisfaction of the Planning and Urban Design Administrator.
3. Any outdoor storage on the Property may not be stacked higher than the perimeter fence within 75 feet of the fence and may not be stacked higher than 25 feet anywhere on the site.
4. No driveway, ingress-egress, or access, other than any required emergency access, from the Property to the Southeast Connector or East Martin Luther King, Jr. Parkway shall be allowed.

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

Part A) Staff recommends that the "I2" Heavy Industrial District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

Part B) Staff recommends that the PlanDSM: Creating Our Tomorrow Comprehensive Plan future land use designation be revised from "Business Park" to "Industrial".

Part C) Staff recommends that the subject property which adjoins the future Southeast Connector roadway, be rezoned from Limited "I2" Industrial District, and "EX" Mixed-Use District, to Limited "I2" Industrial District, subject to the conditions listed below:

1. Any new "Junk or Salvage Yard" use, or expansion of any existing "Junk or Salvage Yard" use that was considered to be legal nonconforming as of January 1, 2025, on the Property shall be prohibited.

2. Within 12 months following the completion of the adjoining Southeast Connector or East Martin Luther King, Jr. Parkway roadway, any outdoor storage on the Property shall be screened by solid opaque fencing, at least eight feet in height and of uniform design and color, that is maintained in good repair to the satisfaction of the Planning and Urban Design Administrator.
3. Any outdoor storage on the Property may not be stacked higher than the perimeter fence within 75 feet of the fence and may not be stacked higher than 25 feet anywhere on the site.
4. No driveway, ingress-egress, or access, other than any required emergency access, from the Property to the Southeast Connector or East Martin Luther King, Jr. Parkway shall be allowed.

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The subject property includes three (3) irregular shaped parcels. One of the subject parcel is zoned “EX” District. The other two (2) parcels to the northwest were conditionally rezoned from “EX” District to a Limited “I2” District in March 2025. Zoning conditions and history can be found in Section 1, Subsection 8 of this report.

The applicant expects to acquire the parcels to the northwest that are currently zoned Limited “I2” District and would like to expand an existing Fabrication and Production – Intensive use to the three (3) additional parcels proposed to be rezoned. The two (2) parcels in the vicinity of 1111 Southeast 30<sup>th</sup> Street are being proposed to be rezoned from Limited “I2” Industrial District to “I2” Industrial District by removing the applicable zoning conditions, and to also rezone the parcel at 3400 Granger Avenue from “EX” Mixed-Use District to “I2” Industrial District.

Prior to adoption of the current zoning map in 2019, this property was zoned industrial. The current “EX” Mixed Use District allows for business park-type uses (office, warehouse, limited industrial, etc.) but does not allow for higher intensity industrial uses (junk and salvage, manufacturing, heavy industrial, etc.). The proposed “I2” Industrial District would allow for higher-intensity industrial uses so long as the Zoning Board of Adjustment grants Conditional Use approval for any heavy industrial use.

The future Southeast Connector (East Martin Luther King Jr Parkway) roadway passes through the area adjoining the north perimeter of the subject property. The right-of-way acquisition for the future segment to the east of Southeast 30<sup>th</sup> Street has been completed and the roadway is expected to be constructed in the future.

As noted in Section II of this staff report, Staff recommends that the subject property which includes parcels immediately to the south of a segment of the future



Southeast Connector be rezoned to a Limited "I2" District to ensure uses along this gateway corridor are appropriate and are compatible with the business park environment that the City envisions for this corridor.

2. **Size of Site:** Approximately 27.582 acres including three (3) irregular parcels.
3. **Existing Zoning (site):** Limited "I2" Industrial District, "EX" Mixed-Use District.
4. **Existing Land Use (site):** The subject property contains a mix of heavy industrial uses including concrete and metal fabrication and production, junk and salvage yard uses, auto repair uses, and outdoor storage.
5. **Adjacent Land Use and Zoning:**
  - North** – "EX", "Limited I2", "F"; Uses include the future Southeast Connector right-of-way, light and heavy industrial businesses, and undeveloped land.
  - South** – "EX", "I2"; Uses include heavy industrial, fabrication and production, and undeveloped land.
  - East** – "EX"; Uses include undeveloped land.
  - West** – "I2"; Uses are industrial including concrete mixing facility.
6. **General Neighborhood/Area Land Uses:** The subject property is located in an area that includes a mix of industrial and commercial uses and undeveloped agricultural land within Floodway.
7. **Applicable Recognized Neighborhood(s):** The subject area is not located within 250 feet of any recognized neighborhood association. All neighborhood associations were notified of the June 18, 2026, public hearing by emailing of the Preliminary Agenda on May 29, 2026, and the Final Agenda on June 12, 2026. Additionally, separate notifications of the hearing for this specific item were mailed on May 29, 2026, (20 days prior to the public hearing) and June 8, 2026, (10 days prior to the public 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.

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.

A summary of the neighborhood outreach meeting held by the applicant can be provided during the public hearing.
8. **Relevant Zoning History:** On August 7, 2000, the City Council approved the 2020 Community Character Plan. Its Future Land Use Map designated properties along the future Southeast Connector roadway to east of Southeast 30<sup>th</sup> Street as "Planned Business Park." The properties within this area remained zoned

industrially ("M-1" Light Industrial District or "M-2" Heavy Industrial District), even though the industrial zoning did not conform with this "Planned Business Park" future land use plan designation.

In October 2004, the City Council approved a temporary moratorium on new "M-2" Heavy Industrial District uses, pending a comprehensive review of the "M-2" Heavy Industrial District boundaries and "M-2" District regulations. Analysis showed that approximately 60% of the land zoned "M-2" Heavy Industrial District contained uses that did not require "M-2" Heavy Industrial District classification and that the "M-2" Heavy Industrial District text did not ensure uses would be developed to sufficient standards, especially along existing and planned significant corridors. In May 2005, the City Council took the following actions (as a temporary solution until such time as a new zoning code and citywide zoning map could be approved and implemented):

- Rezoned 1,478 acres out of a total of 2,650 acres of land citywide from "M-2" District to "M-1" District; *(The subject rezoning area remained zoned "M-2" Heavy Industrial District.)*
- Approved amendments to the "M-1" District text to amend the list of permitted uses, performance standards, and "R" Residential-District protection standards;
- Approved amendments to the "M-2" District text to amend the list of permitted uses, standards for the Board of Adjustment's review of conditional uses, performance standards, and "R" Residential-District protection standards.
- Amended fence regulations to require all fences to be maintained in good repair and to allow increased fence height in "M" industrial districts; and
- Designated landscape corridors where heightened landscape standards apply and require development with 250 feet of a designated landscape corridor to comply with "C-2" District landscape standards, unless a higher standard was required.

In 2008, the Southeast Connector Land Use Planning Study identified the preference for business park and flex warehouse buildings along the Southeast Connector roadway to screen light industrial and general industrial uses from the Southeast Connector.

In 2016, the City Council adopted PlanDSM: Creating our Tomorrow Plan as the City's comprehensive land use plan in place of the 2020 Community Character Plan. PlanDSM continued to designate this area "Business Park".

In 2019, the City adopted the current zoning map, which was required by State law to be in conformance with the City's comprehensive land use plan (PlanDSM). Since PlanDSM designates the subject parcels as "Business Park", the parcels were zoned as "EX" Mixed Use District, which is the zoning district most consistent with "Business Park" designation.

All existing properties and uses within the rezoning area are considered to be legal non-conforming with regards to City Code Chapter 134 (Zoning Ordinance) and



## Chapter 135 (Planning & Design Ordinance).

On March 24, 2025, the City Council rezoned the two (2) irregular parcels in the vicinity of 1111 Southeast 30<sup>th</sup> Street (Roll Call # 25-0463) to Limited "I2" Industrial District subject to the following conditions:

1. Any use of the Property for a "Fabrication and Production, Intensive" use (as defined by Des Moines Municipal Code Section 134-3.6.1.D) shall be prohibited.; and
2. Any new "Junk or Salvage Yard" use, or expansion of any existing "Junk or Salvage Yard" use that was considered to be legal nonconforming as of January 1, 2025, on the Property shall be prohibited.; and
3. Within 12 months following the completion of the adjoining Southeast Connector or East Martin Luther King, Jr. Parkway roadway, any outdoor storage of junk or inoperable vehicles on the Property shall be screened by a solid opaque fence and gates, at least eight feet in height and of uniform design and color, that is maintained in good repair.; and
4. Junk and salvage materials on the Property may not be stacked higher than the perimeter fence within 75 feet of the fence and may not be stacked higher than 25 feet anywhere on the site.; and
5. No driveway, ingress-egress, or access from the Property to the Southeast Connector or East Martin Luther King, Jr. Parkway shall be allowed.

### 9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Industrial, Business Park.

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

## II. **ADDITIONAL APPLICABLE INFORMATION**

1. **PlanDSM Creating Our Tomorrow Plan:** The proposed "I2" Industrial District would require that the future land use designation for one of the parcels within the subject property be amended from "Business Park" to "Industrial."

Plan DSM 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.

*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 Zoning Ordinance describes the "I2" District as "intended for general and higher intensity industrial uses, warehousing, and transportation terminals." Building types allowed in this district by Chapter 135 include the General Building, Workshop/Warehouse, Civic Building and Principal-Use Parking Structure.

**2. Southeast Connector Land Use Planning Study and Roadway Implementation:**

In June of 2008, the City Council received and filed a final report on the Southeast Connector Land Use Planning Study. The study identified the preference for business park and flex warehouse buildings along the Southeast Connector to screen light industrial and general industrial uses from the Southeast Connector.

Subsequent to the Study, the City constructed the Martin Luther King, Jr. Parkway bridge over the Des Moines River and the Southeast Connector roadway from that bridge to Southeast 30<sup>th</sup> Street. Design and site acquisition for the final unbuilt eastern portion of the Southeast Connector from Southeast 30<sup>th</sup> to Highway 65/69 has been completed and construction funding has been secured. It is anticipated that the project will be completed over the next 2-3 years.

**3. Development Standards:** Any future construction or redevelopment of any lot within this area must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

**4. Staff Rationale:** Staff recommends that the subject property which includes parcels to the south of the future Southeast Connector roadway be rezoned to a Limited "I2" Industrial District, with zoning conditions that ensure uses along this gateway corridor are compatible with the business park environment that the City envisions for this corridor.

Staff believes the proposed expansion of the Concrete Processing and Fabrication facility that falls under the "Fabrication and Production" use type within the City Code is appropriate for this area so long as the site is developed and maintained according to the proposed conditions of approval. However, Staff recommends that the permitted uses for the subject property continue to exclude any new or expanded "Junk or Salvage Yard" use. As such a condition should be placed on the subject property that prohibits any new "Junk or Salvage Yard" use, or any expansion of an existing "Junk or Salvage Yard" use. This would allow any area currently used for a "Junk or Salvage Yard" use to continue but would not allow any expansion outside of the business' existing footprint.



Staff recommends that within 12 months following the completion of the adjoining Southeast Connector roadway, any outdoor storage materials shall be screened by a solid opaque fence and gates, at least 8 feet in height and of uniform design and color, that is maintained in good repair. This condition could potentially be all or partially satisfied by any fence that the City constructs in association with the Southeast Connector roadway project.

Staff also recommends a condition stating that outdoor storage materials may not be stacked higher than the perimeter fence within 75 feet of the fence and may not be stacked higher than 25 feet anywhere on the site.

Finally, Staff recommends a condition that no driveway, ingress-egress, or access other than any required emergency access from the Property to the Southeast Connector or East Martin Luther King, Jr. Parkway shall be allowed.

### **III. STAFF RECOMMENDATION**

Part A) Staff recommends that the "I2" Heavy Industrial District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

Part B) Staff recommends that the PlanDSM: Creating Our Tomorrow Comprehensive Plan future land use designation be revised from "Business Park" to "Industrial".

Part C) Staff recommends that the subject property which adjoins the future Southeast Connector roadway, be rezoned from Limited "I2" Industrial District, and "EX" Mixed-Use District, to Limited "I2" Industrial District, subject to the conditions listed below:

1. Any new "Junk or Salvage Yard" use, or expansion of any existing "Junk or Salvage Yard" use that was considered to be legal nonconforming as of January 1, 2025, on the Property shall be prohibited.
2. Within 12 months following the completion of the adjoining Southeast Connector or East Martin Luther King, Jr. Parkway roadway, any outdoor storage on the Property shall be screened by solid opaque fencing, at least eight feet in height and of uniform design and color, that is maintained in good repair to the satisfaction of the Planning and Urban Design Administrator.
3. Any outdoor storage on the Property may not be stacked higher than the perimeter fence within 75 feet of the fence and may not be stacked higher than 25 feet anywhere on the site.
4. No driveway, ingress-egress, or access, other than any required emergency access, from the Property to the Southeast Connector or East Martin Luther King, Jr. Parkway shall be allowed.

### **SUMMARY OF DISCUSSION**

Leah Rudolphi asked if any members of the public or Commission wished to speak on the consent agenda item. No one requested to speak.

### **COMMISSION ACTION**

Rick Trower made motion for approval of the following:

Part A) The "I2" Heavy Industrial District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

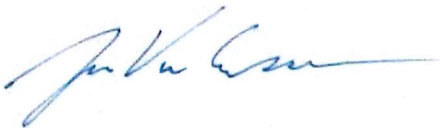
Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan future land use designation be revised from "Business Park" to "Industrial".

Part C) The subject property which adjoins the future Southeast Connector roadway, be rezoned from Limited "I2" Industrial District, and "EX" Mixed-Use District, to Limited "I2" Industrial District, subject to the conditions listed below:

1. Any new "Junk or Salvage Yard" use, or expansion of any existing "Junk or Salvage Yard" use that was considered to be legal nonconforming as of January 1, 2025, on the Property shall be prohibited.
2. Within 12 months following the completion of the adjoining Southeast Connector or East Martin Luther King, Jr. Parkway roadway, any outdoor storage on the Property shall be screened by solid opaque fencing, at least eight feet in height and of uniform design and color, that is maintained in good repair to the satisfaction of the Planning and Urban Design Administrator.
3. Any outdoor storage on the Property may not be stacked higher than the perimeter fence within 75 feet of the fence and may not be stacked higher than 25 feet anywhere on the site.
4. No driveway, ingress-egress, or access, other than any required emergency access, from the Property to the Southeast Connector or East Martin Luther King, Jr. Parkway shall be allowed.

**THE VOTE: 11-0**

Respectfully submitted,



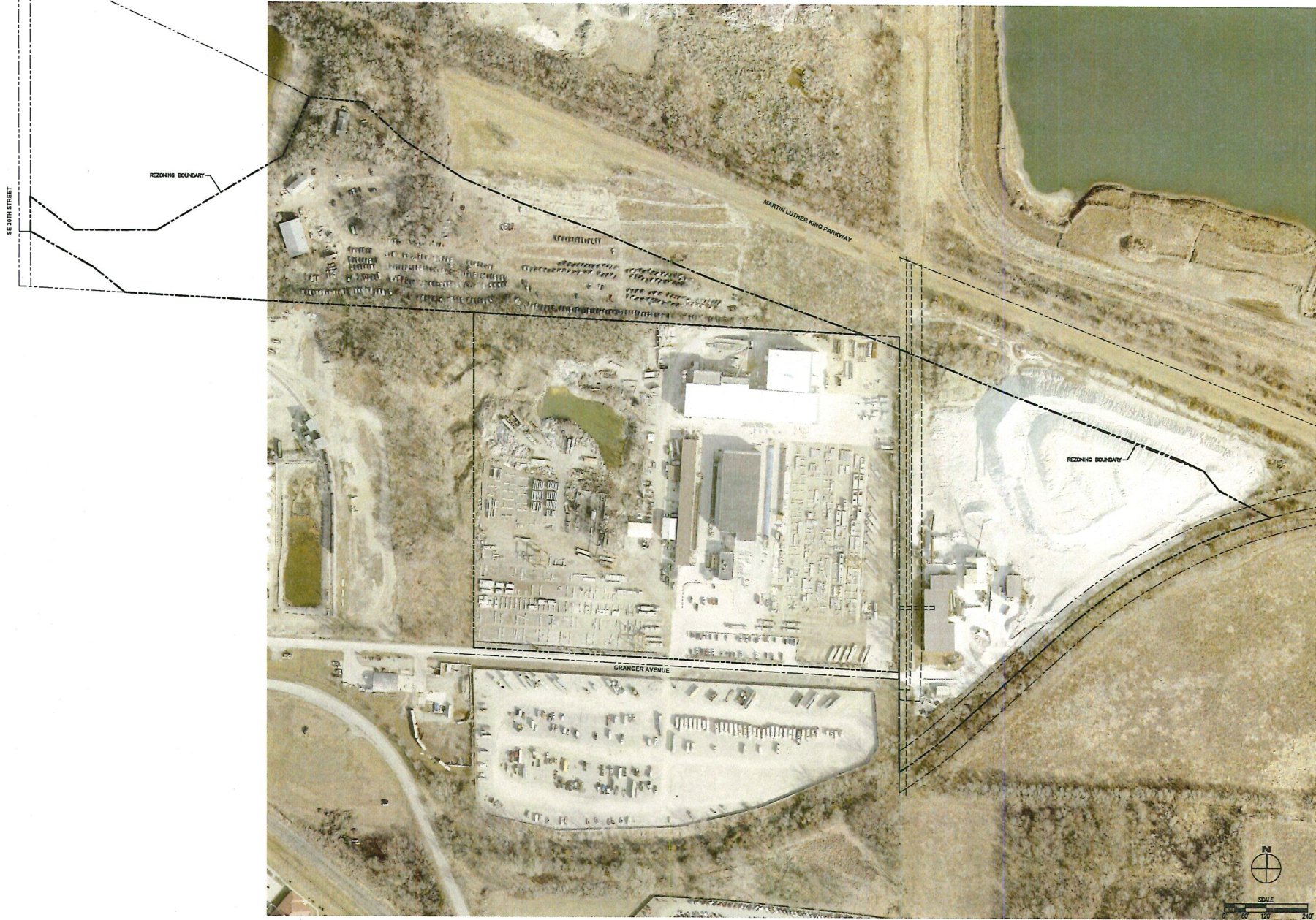
Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:mrw











E Grandpierre



















CIVIL ENGINEERS  
SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS

May 19, 2026

City of Des Moines  
Development Services  
ATTN: Jasmine Khammany  
1200 Locust Street  
Des Moines, Iowa 50309

RE: PDM Precast Rezoning

Dear Ms. Khammany:

On behalf of NMDP Holdings, LLC, we request that 3400 Granger Avenue be rezoned from EX to I2 (without limitations) to allow for intensive fabrication production, and that properties located at 1111 SE 30<sup>th</sup> Street, and the property east of 1111 SE 30<sup>th</sup> Street (parcel 782307177002), be rezoned from Limited I-2 to I-2 (without limitations) to allow for intensive fabrication production.

NMDP Holdings, LLC currently owns 3312 Granger Avenue and 3400 Granger Avenue. Currently, these properties are home to PDM Precast, which manufactures precast/prestressed concrete products, such as architectural solid/insulated walls, structural solid/insulated wall panels, hollowcore, double tees, beams, columns, and other products. PDM Precast is hoping to expand its current facilities into 3400 Granger Avenue. This would require that 3400 Granger Avenue be rezoned from EX to I2 (without limitations).

NMDP Holdings is pursuing the acquisition of properties located at 1111 SE 30<sup>th</sup> Street, and the property east of 1111 SE 30<sup>th</sup> Street (parcel 782307177002), which would allow PDM Precast to expand to the north and grow its hollowcore production capabilities. These properties are currently zoned Limited I2, which doesn't allow for intensive fabrication production. Rezoning these properties to I2 (without limitations) would allow intensive fabrication production, providing PDM Precast the ability to expand its hollowcore production within the newly acquired properties.

Please contact our office if you need additional information or if you have any questions.

Sincerely,

CIVIL DESIGN ADVANTAGE

Keith Weggen, ASLA

Copy: File







ZONG-2026-000012

Item: \_\_\_\_\_

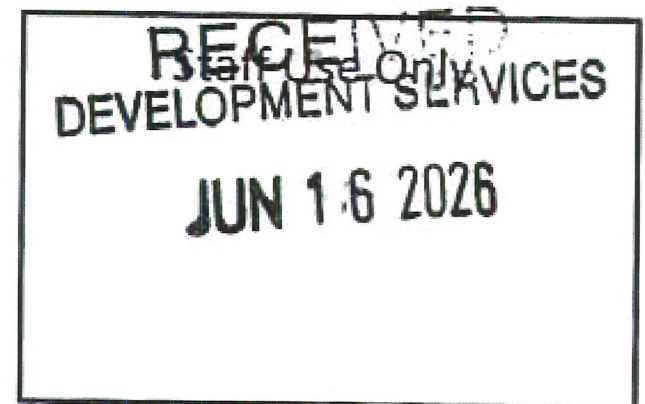
Date: 6/9/26

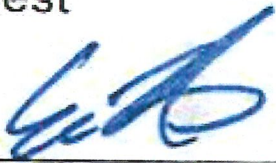
Please mark one of the following:

☒ I support the request

☐ I am undecided

☐ I oppose the request



Titleholder Signature: 

Name/Business: NMDP Holdings

Impacted Address: 3312 Granger

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_







