

Date March 4, 2024

**RESOLUTION SETTING HEARING ON REQUEST FROM MAX Z. STEIGLEDER AND TRACY D. STEIGLEDER (OWNERS) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED IN THE VICINITY OF 9500 SOUTHRIDGE BOULEVARD**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 15, 2024, its members voted 7-5 in support of a motion to recommend **DENIAL** of a request from Max Z. Steigleder and Tracy D. Steigleder (Owners), to amend the PlanDSM: Creating Our Tomorrow future land use designation for the irregular portions of GeoParcel # 91000010670 and GeoParcel # 91000010681 in the vicinity 9500 Southridge Boulevard from Business Park to Industrial; to rezone the Property from EX” Mixed Use District to “I2” Industrial District; and to determine the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, to allow the construction of a concrete manufacturing plant with outdoor storage; and

WHEREAS, the Property is legally described as follows:

**A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND A PORTION OF PARCEL X OF THE PLAT OF SURVEY RECORDED IN BOOK 2014 AT PAGE 2631. ALL IN**

**SECTION 1, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL X; THENCE S25°11'42"E ALONG THE EAST LINE OF SAID PARCEL X AND ALONG THE WEST RIGHT OF WAY LINE OF HIGHWAY 65/69 AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 196.11 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A 2208.80 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 395.90 FEET, SAID CURVE HAVING A CHORD BEARING OF S12°00'21"E AND A CHORD LENGTH OF 395.37 FEET; THENCE S89°41'34"W, A DISTANCE OF 655.64 FEET; THENCE N44°52'51"W, A DISTANCE OF 131.57 FEET; THENCE N87°42'14"W, A DISTANCE OF 264.30 FEET; THENCE N35°37'12"W, A DISTANCE OF 206.27 FEET; THENCE N78°44'22"W, A DISTANCE OF 125.97 FEET; THENCE N68°15'57"W, A DISTANCE OF 789.53 FEET TO THE NORTH LINE OF SAID PARCEL X; THENCE S89°20'53"E ALONG THE NORTH LINE OF SAID PARCEL X, A DISTANCE OF 1824.04 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 16.05 ACRES.**

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

★ **Roll Call Number**  
24-0335

**Agenda Item Number**  
26

**Date** March 4, 2024

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 March 18, 2024 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, 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 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 Gatto TO ADOPT. SECOND BY Voss

FORM APPROVED:

/s/ Chas M. Cahill  
Chas M. Cahill  
Assistant City Attorney

(ZONG-2024-000001) (COMP-2024-000002)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	6			

MOTION CARRIED

APPROVED

Connie Boesen 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.

Laura Baumgartner City Clerk