



Roll Call Number

25-1118

Agenda Item Number

18

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



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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



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18

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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 Voss TO ADOPT.

SECOND BY Simonson.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

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



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO				✓
TOTAL	6			1
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

