

**Roll Call Number**26-0826**Agenda Item Number**16Date 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 30TH 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 30th 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 30th 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)



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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

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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/ 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	7			

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.

MOTION CARRIED

APPROVED

Connie Boesen

Mayor

Laura Baumgartner

City Clerk