



Roll Call Number

26-0920

Agenda Item Number

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Date August 3, 2026

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.

; and

WHEREAS, the Property is legally described as follows:

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

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.

WHEREAS, on July 13, 2026, by Roll Call No. 26-0826, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on August 3, 2026, at 5:00 p.m. at the City Council Chambers; and

Date August 3, 2026

RESOLUTION HOLDING PUBLIC HEARING REGARDING 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 LIMITED “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) that the rezoning of two (2) parcels in the vicinity of 1111 Southeast 30th Street and one (1) parcel located at 3400 Granger Avenue from Limited “I2” Industrial District and “EX” Business Park District to Limited “I2” Industrial District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan 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 NMDP Holdings, LLC (Owner), represented by Adam R. Peterson (Officer) for two (2) parcels in the vicinity of 1111 Southeast 30th Street and one (1) parcel located at 3400 Granger Avenue, to amend the PlanDSM: Creating Our Tomorrow Land Use Plan designation from Business Park to Industrial District; 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 NMDP Holdings, LLC (Owner), represented by Adam R. Peterson (Officer) for two (2) parcels in the vicinity of 1111 Southeast 30th Street and one (1) parcel located at 3400 Granger Avenue, to rezone the property from Limited “I2” Industrial District and “EX” Business Park District to Limited “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.

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WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed rezoning; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the hearing is closed.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Business Park to Industrial is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from Limited "I2" Industrial District and "EX" Business Park District to Limited "I2" Industrial District to allow expansion of an existing "Fabrication and Production – Intensive" use subject to the conditions set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

Moved by Gatto to approve. 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			
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