



Roll Call Number

25-1287

Agenda Item Number

25

Date September 29, 2025

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM GLOBAL DES MOINES I, LLC (OWNER), REPRESENTED BY JOSEPH ZUMMO (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 6101 SOUTHEAST 14TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM COMMUNITY MIXED USE WITHIN A REGIONAL NODE TO INDUSTRIAL WITHIN A REGIONAL NODE, AND TO REZONE THE PROPERTY FROM “CX-V” MIXED-USE DISTRICT TO LIMITED “I1-V” INDUSTRIAL DISTRICT, TO ALLOW USE OF THE PROPERTY FOR RV STORAGE INCLUDING RV STORAGE UNITS AND CARPORTS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 18, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Global Des Moines I, LLC (Owner), represented by Joseph Zummo (Officer), for the proposed rezoning from “CX-V” Mixed-Use District to Limited “I1-V” Industrial District be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Community Mixed Use within a Regional Node; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 18, 2025, its members voted 9-0 in support of a motion to recommend **DENIAL** of a request from Global Des Moines I, LLC (Owner), represented by Joseph Zummo (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Community Mixed Use within a Regional Node to Industrial within a Regional Node; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on September 18, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Global Des Moines I, LLC (Owner), represented by Joseph Zummo (Officer), to rezone the Property from “CX-V” Mixed Use District to Limited “I1-V” Industrial District, to allow use of the property for RV storage including RV storage units and carports, subject to the following conditions:

1. Use of the property shall be limited to the following:
 - A. Any use as permitted and limited in the “CX-V” District.
 - B. Outdoor storage of boats, RVs, and other personal recreational vehicles associated with a self-service storage use.
2. Any outdoor storage area shall be located within the easternmost 700 feet of the subject property.
3. Any outdoor storage areas shall be screened with building, fencing, and/or landscaping to the satisfaction of the Planning and Urban Design Administrator.



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4. Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).; and

WHEREAS, the Property is legally described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 40.00 FEET OF LOT 32, CAPITOL VIEW ACRES, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 2021-138 AS RECORDED IN BOOK 18961 AT PAGE 104; THENCE S89°57'28" E ALONG THE SOUTH LINE OF LOTS 32 - 30 IN SAID CAPITOL VIEW ACRES, A DISTANCE OF 316.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°57'28"E ALONG THE SOUTH LINE OF LOTS 30 THROUGH 25 IN SAID CAPITOL VIEW ACRES, A DISTANCE OF 942.68 FEET TO THE WEST LINE OF LOT 12 IN NEW HOPE, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA; THENCE S00°18'27"E ALONG THE WEST LINE OF LOTS 12 THROUGH 5 IN SAID NEW HOPE, A DISTANCE OF 664.14 FEET; THENCE S89°49'30" W, A DISTANCE OF 658.98 FEET; THENCE N89°27'40" W, A DISTANCE OF 337.96 FEET; THENCE N 00°09'10" W, A DISTANCE OF 274.20 FEET; THENCE S89°46'48"W, A DISTANCE OF 263.87 FEET TO THE EAST RIGHT OF WAY LINE OF SE 14TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE N00°09'10"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE S89°47'30"E, A DISTANCE OF 300.01 FEET; THENCE N00°09'10"W, A DISTANCE OF 157.24 FEET; THENCE S89°46'48"W, A DISTANCE OF 300.25 FEET TO THE EAST RIGHT OF WAY LINE OF SAID SE 14TH STREET; THENCE N00°09'10"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET; THENCE N89°46'48"E, A DISTANCE OF 316.81 FEET; THENCE N00°09'10"W, A DISTANCE OF 114.25 TO THE POINT OF BEGINNING.
15.67 ACRES (682,556 SQUARE FEET)**

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

1. That the communication from the Plan and Zoning Commission is hereby received and filed.



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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 October 20, 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 Gatto TO ADOPT

SECOND BY Voss

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000020) (COMP-2025-000015)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
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