



Roll Call Number

25-1429

Agenda Item Number

46

Date October 20, 2025

RESOLUTION HOLDING 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.
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



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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); and

WHEREAS, on September 29, 2025 by Roll Call No. 25-1287, 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 October 20, 2025, at 5:00 p.m., at the City Council Chambers; and

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 proposals; and

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

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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 denied, as such amendment is unnecessary, as the rezoning from “CX-V” Mixed-Use District to Limited “I1-V” Industrial District be found in conformance with the current PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Community Mixed Use within a Regional Node.
3. The proposed rezoning of the Property, as legally described above, 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 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 ADOPT. SECOND BY Coleman.

FORM APPROVED:

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

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

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

Connie Breen

Mayor

Laura Baumgartner

City Clerk