



Date March 27, 2023

**RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM PENSKE TRUCK LEASING COMPANY, LP (OWNER), REPRESENTED BY GUY HOLBERT (OFFICER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION FROM COMMUNITY MIXED USE TO INDUSTRIAL AND TO REZONE THE PROPERTY LOCATED AT 4101 E 14<sup>TH</sup> STREET FROM "MX3-V" MIXED USE DISTRICT TO "I1" INDUSTRIAL DISTRICT, TO ALLOW EXPANSION AND SITE IMPROVEMENTS FOR THE EXISTING TRUCK PARKING FACILITY**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on February 16, 2023 its members voted 12-0 in support of a motion finding the requested rezoning for Property located at 4101 E 14<sup>th</sup> Street is not in conformance with the existing PlanDSM future land use designation of Community Mixed Use; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held February 16, 2023 its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Penske Truck Leasing Company, LP (owner), represented by Guy Holbert (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property located at 4104 E 14<sup>th</sup> Street from Community Mixed Use to Industrial; and

**WHEREAS**, the City Plan and Zoning Commission has further advised that at a public hearing held on February 16, 2023 its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Penske Truck Leasing Company, LP (owner), represented by Guy Holbert (officer), to rezone the Property from "MX3-V" Mixed Use District to "I1" Industrial District to allow expansion and site improvements for the existing truck parking facility, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and

**WHEREAS**, the Property is legally described as follows:

THE WEST 7 ACRES OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THE NORTH 114 OF THE EAST 115 FEET OF THE WEST 148 FEET THEREOF; AND EXCEPT THE SOUTH 25 FEET OF THE EAST 535.5 FEET OF THE WEST 386.5 FEET THEREOF; AND EXCEPT THE WEST 33 FEET THEREOF; AND EXCEPT THAT PART CONDEMNED BY THE STATE OF IOWA IN CONDEMNATION PROCEEDINGS FILED NOVEMBER 11, 1996 IN THE POLK COUNTY RECORDER'S OFFICE IN BOOK 7520 , PAGE 230 AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF REFERENCE AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE NORTH 89°30'05" EAST ALONG THE NORTH LINE OF THE



**Roll Call Number**

.....

**Agenda Item Number**

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**Date** ..... March 27, 2023 .....

SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 33.00 FEET; THENCE SOUTH 00°00'00" EAST ALONG THE PRESENT EAST RIGHT OF WAY OF EAST 14<sup>TH</sup> STREET (HIGHWAY 69) EXTENDED, 445.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°24'45" EAST, 13.62 FEET TO THE NEW EAST RIGHT OF WAY LINE OF SAID EAST 14<sup>TH</sup> STREET (HIGHWAY 69); THENCE SOUTH 01°54'33" WEST ALONG SAID NEW RIGHT OF WAY LINE, 177.61 FEET; THENCE SOUTH 00°00'00" EAST ALONG SAID NEW RIGHT OF WAY LINE, 14.31 FEET TO THE PRESENT NORTH RIGHT OF WAY LINE OF EAST SHAWNEE AVENUE; THENCE SOUTH 89°34'26" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 7.70 FEET TO THE PRESENT EAST RIGHT OF WAY LINE OF EAST 14<sup>TH</sup> STREET (HIGHWAY 69); THENCE NORTH 00°00'00" EAST ALONG SAID EAST RIGHT OF WAY LINE, 191.74 FEET TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and

**WHEREAS**, on March 6, 2023, by Roll Call No. 23-096, 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 March 27, 2023, 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.

**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 Community Mixed Use to Industrial is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "MX3-V" Mixed Use District to "I1" Industrial District, to allow to allow expansion and site improvements for the existing truck parking facility, subject to the conditions set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.



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MOVED BY \_\_\_\_\_ TO ADOPT. SECOND BY \_\_\_\_\_.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill  
Assistant City Attorney

(ZONG-2023-000001) (COMP-2023-000002)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

\_\_\_\_\_  
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.

\_\_\_\_\_  
City Clerk

Date March 27, 2023

Agenda Item 56

Roll Call # \_\_\_\_\_

February 28, 2023

Communication from the City Plan and Zoning Commission advising that at their February 16, 2023 meeting, the following action was taken regarding a request from Penske Truck Leasing Company, LP (owner), represented by Guy Holbert (officer) to rezone the property located at 4101 E 14<sup>th</sup> Street from “MX3-V” Mixed Use District to “I1” Industrial District, to allow the expansion and site improvements for the existing truck parking facility.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 12-0 as follows.

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Carol Maher	X			
Abby Chungath	X			
Kayla Berkson				X
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar				X
Justyn Lewis				X
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			
Katie Gillette	X			

**APPROVAL** of Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation for approximately 1.03 acre of the western portion of the property from Community Mixed Use to Industrial.

Part C) Approval of the rezoning of the subject property from “MX3-V” Mixed Use District to “I1” Industrial District.

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation for approximately 1.03 acre of the western portion of the property from Community Mixed Use to Industrial.

Part C) Staff recommends approval of the rezoning of the subject property from “MX3-V” Mixed Use District to “I1” Industrial District.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to replace and expand portions of an existing truck parking lot and rental facility. In addition, a few other site improvements such as lighting, landscaping and fencing are proposed. The subject property is the existing parking lot of the Penske rental truck and transportation facility. The existing use falls under the Industrial category and does not conform to what is allowed in the “MX3-V” zoning district.
- 2. Size of Site:** 6.1 acres (265,666 square feet).
- 3. Existing Zoning (site):** “MX3-V” Mixed-Use District.
- 4. Existing Land Use (site):** Truck parking and rental facility.
- 5. Adjacent Land Use and Zoning:**
  - North** – “I1”; Uses include auto repair and body shop, storage, office and warehouse.
  - South** – “I1”, “I2”, “MX3-V”; Uses are warehousing, storage, and office.
  - East** – “I1”; Uses include freight and warehouse facility.
  - West** – “EX”; Uses are auto repair shop and auto service.
- 6. General Neighborhood/Area Land Uses:** The subject property consists of a large truck parking and rental facility along East 14<sup>th</sup> Street in a predominantly industrial area consisting of large warehousing and auto oriented businesses.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the Highland Park neighborhood. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on January 27, 2023 and the Final Agenda on February 10, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on January 27, 2023 (20 days prior to the public hearing) and February 6, 2023 (10 days prior to the public hearing) to the Neighborhood Associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are sent to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Highland Park Neighborhood Association notices were sent to Sherri Rosener, 1206 Oak Park Avenue, Des Moines, IA 50313.

The applicant will provide a summary of the neighborhood meeting at the public hearing.

**8. Relevant Zoning History:** None.

**9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Business Park.

**10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject area owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

## **II. ADDITIONAL APPLICABLE INFORMATION**

**1. PlanDSM Creating Our Tomorrow:** The applicant is requesting that the future land use designation for approximately 1.03 acres of the western portion of the property be amended from Community Mixed Use to Industrial to make it consistent with the rest of the subject site. PlanDSM describes these designations as follows:

*Community Mixed Use: Small- to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.*

*Industrial: Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment which would need to be mitigated.*

The subject property is currently zoned "MX3-V" District. The Zoning Ordinance describes "MX3" district as, "intended for mixed-use nodes and corridors within the city, where residents and visitors may access multiple uses by walking and automobile. This district accommodates higher intensity commercial uses at a smaller scale." For X and I district locations labeled with a "-V" extension, vehicle sales and rental display uses are prohibited pursuant to section 134-3.1.2 of the City Code.

The applicant is proposing to rezone the subject property to “I1” District. The Zoning Ordinance describes “I1” district as, “intended or general industrial uses, warehousing, and transportation terminals.”

Staff believes that the proposed land use amendment and rezoning would be consistent with the existing character of the surrounding area and would not have significant impacts on adjoining properties so long as any development is constructed in accordance with an approved site plan and the supplemental regulations pursuant to Section 134-3.6.3.E of the City Code.

2. **Vehicle Sales and Rentals:** The zoning district of a significant portion of the East 14<sup>th</sup> Street corridor including and, in the vicinity, especially to the south of the subject property has been designated as a “-V” extension to discourage the expansion of businesses involving auto oriented sales and rental display lots. The subject property with the truck parking and rental facility is an existing business that is not proposing to substantially expand. The site improvements proposed would enhance the visual appearance of the property. Furthermore, it is not a typical auto rental and display lot that the intent of “-V” designation is in order to limit these uses in certain areas of the City.
3. **Planning and Design Ordinance:** 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). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.

## **SUMMARY OF DISCUSSION**

Abby Chungath asked if any member of the public or commission desired to speak on the item. No one requested to speak.

## **COMMISSION ACTION:**

Emily Webb made a motion for:

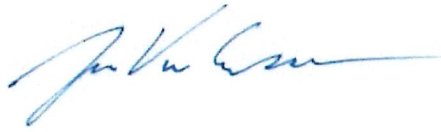
Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation for approximately 1.03 acre of the western portion of the property from Community Mixed Use to Industrial.

Part C) Approval of the rezoning of the subject property from “MX3-V” Mixed Use District to “I1” Industrial District.

Motion passed: 12-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

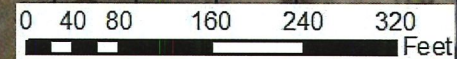
Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh





Updated on: 1/26/2023



City of Des Moines

1 inch = 160 feet









LEGEND

Table with columns FOUND and SET, listing various features like Section Corner, ROW Marker, Control Post, Bench Mark, etc.

Table with columns EXISTING and PROPOSED, listing features like Spot Elevation, Contour Elevation, Fence, etc.

(\*) Denotes the survey quality service level for utilities

Table listing utility symbols for Sanitary Sewer, Storm Sewer, Fire Hydrant, etc.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CITY ASCE 38-02 STANDARD.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL. DESIGN REQUEST 01/24/24. TICKET NUMBER 52220445.

Table listing utility contacts for GASI-NATURAL GAS, NO RESPONSE, CLEAR, COI-COMMUNICATION, SAN-SANITARY SEWER, NO RESPONSE, FOI-FIBER, UEI-UNDERGROUND ELECTRIC, NO RESPONSE, NO RESPONSE, CO2-COMMUNICATION, etc.

CONTROL POINTS

IOWA SOUTH STATE PLANE COORDINATE SYSTEM (DSM45+CV) NAD83(2011) EPOCH 2010.00 (ARTS) DERIVED - US SURVEY FEET

- CP1 N=586706.81 E=1613508.23 2+27.15 CUT 'X' S. SIDE PAVEMENT +135' E. OF E-W FENCE, N. OF DOCK DOOR #2
CP2 N=586752.64 E=1613802.87 2+65.76 CUT 'X' NW CORNER STORM STRUCTURE, SE COR PENNSKE PROPERTY SE CORNER SITE
CP3 N=586919.04 E=1613555.52 2+66.37 CUT 'X' N. SIDE PAVEMENT IN LINE W/ E. FACE OF IRONWORKERS LOCAL #67 BUILDING.
CP4 N=586938.90 E=1613814.61 2+65.45 1/2" REBAR W/ RCP +115' E. OF PAVEMENT @ DRIPLINE NE PORTION OF SITE.

NOTES

- 1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISUAL EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES, DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

NOTES

- 1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTING AND PROPOSED UTILITIES AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITIES LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION TO UTILITY ITEMS.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
6. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
7. ALL FIELD TIES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
8. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
10. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM # 8" DEPTH TO FINISH GRADES.
11. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (OUTLET), UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
13. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION, GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
15. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
16. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE BUILDING DESIGN, COLORS, AND MATERIAL.
17. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD, AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
18. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DOES NOT MEET WHAT IS SHOWN ON THE SITE PLAN MUST BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
19. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
20. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
21. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SODDING

LEGAL DESCRIPTION

THE WEST 7 ACRES OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THE NORTH 1/4 OF THE EAST 1/2 FEET OF THE WEST 1/4 FEET THEREOF, AND EXCEPT THE SOUTH 20 FEET OF THE EAST 3/4 FEET OF THE WEST 3/4 FEET THEREOF, AND EXCEPT THE WEST 3/4 FEET THEREOF, AND EXCEPT THAT PART CONDEMNED BY THE STATE OF IOWA IN CONDEMNATION PROCEEDINGS FILED NOVEMBER 11, 1996 IN THE POLK COUNTY RECORDER'S OFFICE IN BOOK 752D, PAGE 230 AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF REFERENCE AT THE WEST QUARTER CORNER OF SAID SECTION 24, THENCE NORTH 89°00'00" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 33.00 FEET, THENCE SOUTH 00°00'00" EAST ALONG THE PRESENT EAST RIGHT OF WAY OF EAST 14TH STREET (HIGHWAY 69) EXTENDED, 445.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°04'45" EAST, 13.62 FEET TO THE NEW EAST RIGHT OF WAY LINE OF SAID EAST 14TH STREET (HIGHWAY 69), THENCE SOUTH 1°01'04"31" WEST ALONG SAID NEW RIGHT OF WAY LINE, 177.61 FEET, THENCE SOUTH 00°01'00" EAST ALONG SAID NEW RIGHT OF WAY LINE, 14.31 FEET TO THE PRESENT NORTH RIGHT OF WAY LINE OF EAST SHAWNEE AVENUE, THENCE SOUTH 89°04'26" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 7.70 FEET TO THE PRESENT EAST RIGHT OF WAY LINE OF SAID EAST 14TH STREET (HIGHWAY 69), THENCE NORTH 00°00'00" EAST ALONG SAID NORTH RIGHT OF WAY LINE, 191.74 FEET TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

PROPERTY DESCRIPTION

-EX N 114° E 115' W 148' & -EX S 25° E 353.5' W 386.5' & -EX W 33° & -EX CONN TO CORN 114° 58' 11" N 1/4 SEC 24 S 3P S 445.15' TO POB THN E 13.62' TO E ROW LN 14TH ST THN SW 177.61' S 14.31' TO N ROW LN SHAWNEE AVE THN W 7.70' TO E ROW LN HWY 69 THN N 191.74' TO POB- W 74 S 12° 10' W 144 SW 1/4 SEC 24T304

PROPERTY ADDRESS

4101 E 14TH ST DES MOINES, IA 50313

GENERAL USE

TRUCKING & TRANSPORTATION TERMINAL - 21,280 SF GENERAL OFFICE - 8,000 SF AUTO SERVICING - 13,280 SF

BUILDING TYPE

WORKSHOP/WAREHOUSE

ZONING

EXISTING M33-V - MIXED USE PROPOSED I1 - INDUSTRIAL (TO BE REZONED AS PART OF PROJECT, CALCULATIONS AND REGULATIONS SHOWN FOR I1)

BULK REGULATIONS

Table with columns REQUIRED and PROVIDED, listing front yard, side yard, rear yard regulations.

BUILDING HEIGHT

BULK REGULATION - MAX HEIGHT, 5 STORIES AND 70' BUILDING HEIGHT - SINGLE STORY, 12' TO 20' HEIGHT

PARKING REQUIREMENTS

1 SPACE PER 400 SF OF OFFICE SPACE OR 0.33 PER EMPLOYEE 1 SPACE PER 600 SF OF VEHICLE SALES & SERVICE

8,000 / 400 = 20 SPACES FOR OFFICE/CUSTOMER LESS THAN 60 EMPLOYEES SO, 20 SPACES MIN 13,280 / 600 = 22.1 SPACES FOR SALES VEHICLES

21 SPACES PROVIDED FOR OFFICE/CUSTOMER (INCLUDING 1 ADA) 72 SPACES PROVIDED FOR SALES VEHICLES

BASE CALCULATIONS

Table with columns TOTAL AREA, EXISTING BUILDING, EXISTING SITE PAVING, PROPOSED SITE PAVING, etc.

TOTAL IMPERVIOUS AREA = 210.845 (78.5%) MAXIMUM IMPERVIOUS AREA PER CODE = 65% MAXIMUM ADDITIONAL SEMI IMPERVIOUS AREA PER CODE = 15% OPEN SPACE REQUIRED ON PREVIOUS SITE PLAN = 20%

TOTAL OPEN SPACE PROVIDED = 21.4%

BIKE PARKING REQUIREMENTS

1 SPACE PER 50,000 SF 21,280 / 50,000 = 1 SPACE REQUIRED 1 SPACE PROVIDED

POLLUTION PREVENTION NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION 1. CODE COMPLIANCE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PREVENT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS. THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

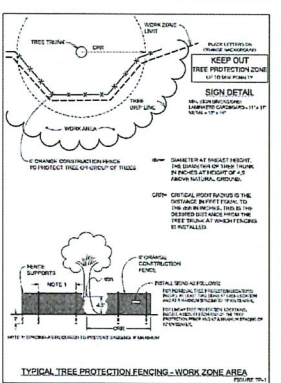
- B. POLLUTION PREVENTION PLAN 1. THERE IS NOT A SWPPP OR GENERAL PERMIT #2 PERMIT ON THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL EROSION CONTROL LAW REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE.
a. INSTALL PERIMETER AND FINAL SEDIMENTATION MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
b. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
c. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
d. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
e. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
f. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOIL ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
g. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOIL OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT REQUIRE FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
h. COORDINATE LOCATIONS OF STAGING AREAS WITH THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: CON TRAILERS, FUELING VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ON SITE.

Table with columns PER CITY COMMENTS, REVISION, DRAWN, CHECKED BY, etc.

Table with columns DES MOINES, IA, 777 S.W. SNYDER BLVD ANKENY, IOWA 50020, 515-966-2020

PENSKE RENTAL TRUCK SITE IMPROVEMENTS PROJECT INFORMATION SNYDER & ASSOCIATES, INC. I

IOWA ONE CALL SNYDER & ASSOCIATES 1-800-292-8989 www.iowanonecall.com



**TREE SUMMARY GENERAL NOTES**

- A. TREE LOCATIONS SURVEYED ARE SHOWN ON THE PLAN. THE GENUS AND TRUNK DIAMETER AT BREAST HEIGHT (DBH) ARE INDICATED.
- B. REMOVED TREES THAT ARE NOT BEING REPLACED MEET THE FOLLOWING CRITERIA
  - EXISTING TREE IS DEAD.
  - TREE MEASURES LESS THAN 12" DBH.
  - THE SPECIES IS DEEMED UNDESIRABLE.
- C. TREES OUTSIDE OF SITE BOUNDARY LIMITS WILL BE PROTECTED.
- D. AFTER REMOVALS THE SITE CONTAINS THE FOLLOWING
  - LESS THAN 10" - NO CREDIT = 27 TOTAL TREES, 0 CANOPY CREDIT
  - 10" OR GREATER (@ 300 SF CANOPY) = 17 TOTAL TREES - 5,103 SF CANOPY CREDIT
  - 20" OR GREATER (@ 700 SF CANOPY) = 14 TOTAL TREES - 9,800 SF CANOPY CREDIT
  - 30" OR GREATER (@ 1000 SF CANOPY) = 7 TOTAL TREES - 7,000 SF CANOPY CREDIT

TOTAL EXISTING TREE CANOPY = 21,900 SF  
 21,900 SF / 268,233 = 8.16%

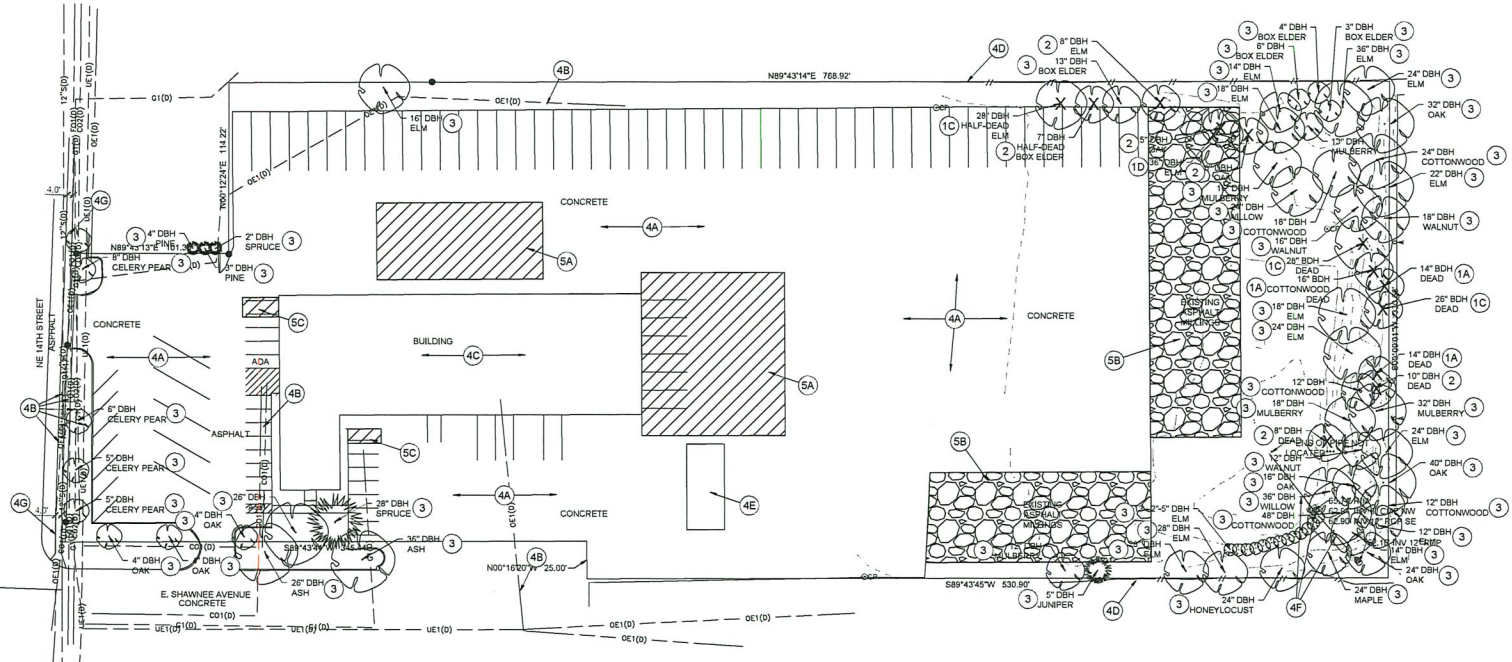
- LEGEND**
- X PROPOSED TREE REMOVAL
  - ▨ PAVEMENT REMOVAL EXTENTS
  - ▨ ASPHALT MILLING REMOVAL EXTENTS

**TREE MITIGATION PLAN CONSTRUCTION NOTES**

1. REMOVE INDIVIDUAL TREE OR VEGETATIVE AREA AND USE THE FOLLOWING MITIGATION METHOD.
  - A. REPLACE AT THE 1:1 RATIO, 12" to 18"
    - 3 TREES TO BE REMOVED, ALL DEAD/DYING.
    - 0 TREES REQUIRED FOR REPLACEMENT.
  - B. REPLACED AT 2:1 RATIO, 18" to 24"
    - 0 TREES TO BE REMOVED.
  - C. REPLACE AT 3:1 RATIO, 24" to 30"
    - 3 TREES TO BE REMOVED, ALL DEAD/DYING.
    - 0 TREES REQUIRED FOR REPLACEMENT.
  - D. REPLACE AT 4:1 RATIO, 30" to 36"
    - 1 TREE TO BE REMOVED.
    - 4 TREES REQUIRED FOR MITIGATION.
2. REMOVE TREE LESS THAN 12". DO NOT REPLACE.
3. TREE TO BE PROTECTED

**DEMOLITION PLAN CONSTRUCTION NOTES**

4. EXISTING FEATURES. PROTECT THE FOLLOWING:
  - A. PAVEMENT TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
  - B. EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
  - C. EXISTING BUILDING
  - D. EXISTING FENCE
  - E. EXISTING THREE FUELING ISLAND DISPENSERS WITH COVERED CANOPY COVERED.
  - F. EXISTING STORM WATER BASIN OUTLET STRUCTURE, PIPE AND PERFORATED TILE. ENSURE WATER QUALITY TILE IS NOT CRUSHED. AVOID HEAVY TRAFFIC IN VICINITY OF STORM SEWER PIPES.
  - G. EXISTING SIDEWALK
5. DEMOLITION. REMOVE THE FOLLOWING:
  - A. REMOVE AND REPLACE PAVEMENT FOR GENERAL PAVEMENT MAINTENANCE. GENERAL AREA SHOWN FOR REFERENCE. COORDINATE EXACT LOCATIONS WITH OWNER.
  - B. REMOVE ASPHALT MILLED SURFACING.
  - C. REMOVE PAVEMENT AS SHOWN FOR INSTALLATION OF LANDSCAPED PARKING ISLAND.



1	PER CITY COMMENTS	01-12-21	JFS
	REVISION	DATE	BY
	Scale: 1" = 40'		
	Engineer: JFS	Checked: EDC	Date: 07-21-22
	Technician: TLS	Drafts: TTH/RK/SS	
		Project No: 122.0747.01	Sheet C200

**PENSKE RENTAL TRUCK SITE IMPROVEMENTS**

**DEMOLITION PLAN**

**DES MOINES, IA**

**SNYDER & ASSOCIATES, INC.**

2975 S.W. 65th Street, Suite 100  
 Ankeny, Iowa 50021  
 515-964-3000 | www.snyder-associates.com

**SNYDER & ASSOCIATES**

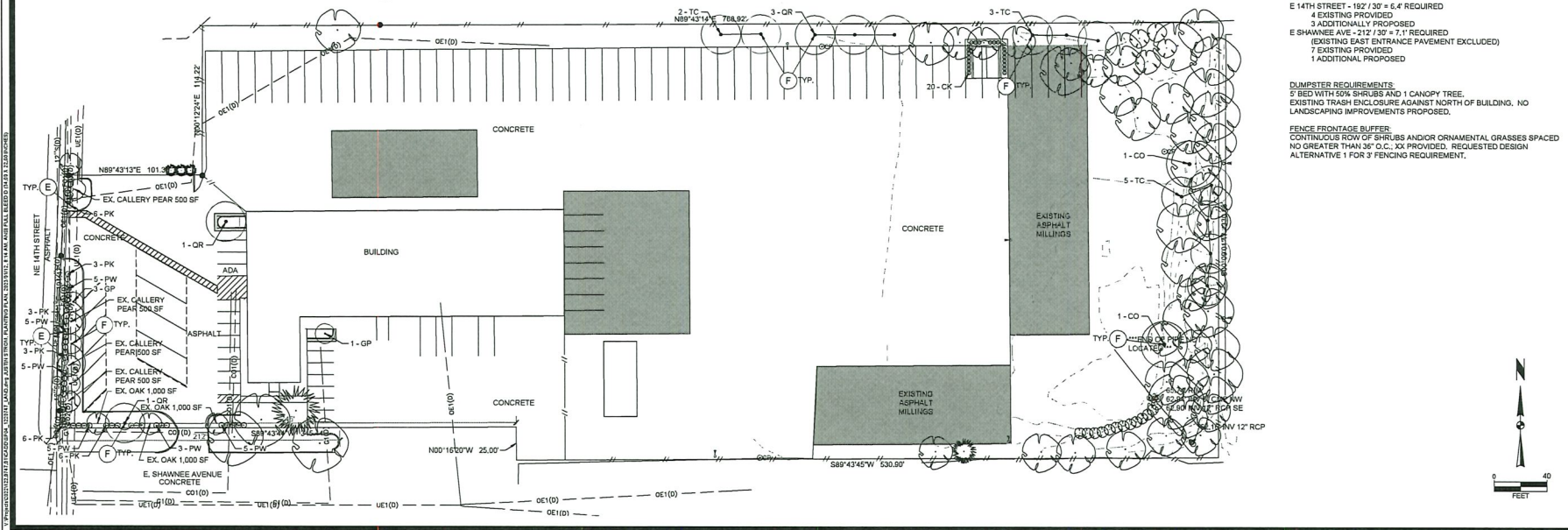
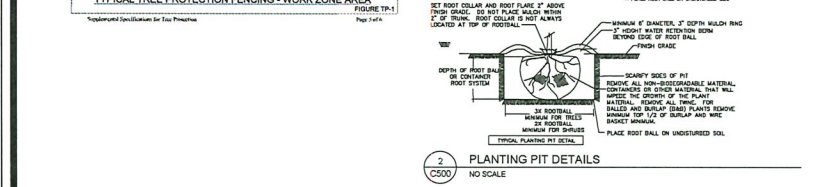
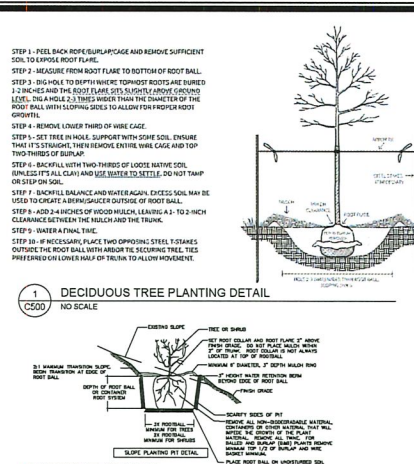
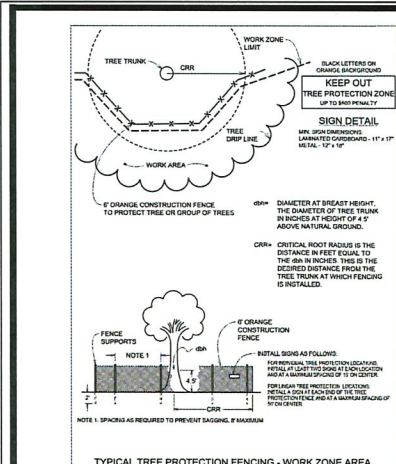
Project No: 122.0747.01

Sheet C200









### PLANTING PLAN GENERAL NOTES

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z60.1-LATEST EDITION).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN. PROVIDE VERTICAL-CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL-CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SJ-DAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- PROVIDE REGREEN, *Trisetum aestivum*, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL. APPLY AT 30 LBS/ACRE.
- PROVIDE MECHANICALLY-BLENDED FIBER MATR. (MEM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER, ACCEPTABLE PRODUCTS AND MANUFACTURERS: PROFILE PRODUCTS, LLC, 750 LAKE COOK ROAD - SUITE 400 BUFFALO GROVE, IL 60089 TEL. A. 1-800-368-1180 WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.
- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC RIGHT-OF-WAY AT 515-283-4650.
- ALL WIRE, TWIN AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.

### PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:  
AS PER CITY OF DES MOINES SITE PLAN LANDSCAPE AND STREETSCAPE REQUIREMENTS)

**OPEN SPACE REQUIREMENTS:**  
65% MAXIMUM IMPERVIOUS AREA, 15% ADDITIONAL SEMI IMPERVIOUS AREA, 210,556 S.F. OF IMPERVIOUS AREA, PROJECT ONLY PAVING ASPHALT MILLED AREAS THAT WERE APPROVED ON CURRENT SITE PLAN OF RECORD.

**PRIOR SITE PLAN APPROVAL CALCULATIONS WERE FOR 20% OPEN SPACE, 80% IMPERVIOUS AREA. PROJECT ONLY PAVING ASPHALT MILLED AREAS THAT WERE APPROVED ON CURRENT SITE PLAN OF RECORD.**

**TREE MITIGATION REQUIREMENTS:**  
TREE REMOVALS SHOWN ON DEMOLITION PLAN SHEET. DEADENING TREES REMOVED DO NOT REQUIRE MITIGATION TREES SMALLER THAN 12" CALIPER DO NOT REQUIRE MITIGATION 1 HEALTHY 36" TREE REMOVED. RATIO OF REPLACEMENT = 2:1 FOR 18" - 24" WITH ONE ADDITIONAL FOR EVERY 6" OF DBH, 1:20" = 4 TREES REQUIRED FOR MITIGATION OVER 4 TREES PROVIDED TO MEET OTHER LANDSCAPING SITE REQUIREMENTS.

**SITE TREE REQUIREMENTS:**  
A MINIMUM 15% OF LOT AREA OF EACH LOT SHALL HAVE MATURE CANOPY COVERAGE. 268,233 SF x 15% = 40,235 SF REQ. 21,800 SF OF EXISTING CANOPY COUNTED. EXISTING INVENTORY AND CALCULATION TABLE ON DEMOLITION SHEET. 18,335 SF ADDITIONAL REQUIRED.

21 OVERSTORY TREES X 1000SF = 21,000 SF PROPOSED CANOPY PROVIDED PROVIDED ON SITE 15.98% MATURE TREE COVERAGE

**GROUND VEGETATION REQUIREMENTS:**  
PER CITY OF DES MOINES CODE: "A MINIMUM 60% OF THE BED AREA SHALL BE COVERED IN PLANT MATERIAL AT MATURITY"; PROVIDED IN PROPOSED PLANTING BEDS.

**INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:**  
PER CITY OF DES MOINES CODE: "PARKING SPACE SHALL BE LOCATED WITHIN 50 FEET OF A TREE PLANTED WITHIN THE PARKING LOT INTERIOR".

PARKING AGAINST WEST FACE OF BUILDING HAS 14 CONSECUTIVE STALLS. TRUCK PARKING ALONG NORTH PARKING LOT, NO ADDITIONAL GREEN SPACE PARKING ISLANDS PROPOSED.

30% TREE CANOPY SHADE REQUIREMENT OF PARKING LOT PAVEMENT:  
TOTAL PARKING AREA LOT PAVEMENT = 15,940 SF SOUTH AND WEST OF BUILDING  
= 12 OVERSTORY TREES X 1000 SF CANOPY COVERAGE = 12,000 SF  
15,940 SF ÷ 0.3 = 4,782 SF  
= 12 OVERSTORY TREES X 1000 SF CANOPY COVERAGE = 12,000 SF  
12,000 ÷ 15,940 = 75.28% PROVIDED

**STREET TREE REQUIREMENT:**  
STREET TREES PROVIDED ALONG E 14TH STREET & E SHAWNEE AVE  
1 TREE PER 50'  
E 14TH STREET = 192' / 30' = 6.4' REQUIRED  
4 EXISTING PROVIDED  
3 ADDITIONALLY PROPOSED  
E SHAWNEE AVE = 212' / 30' = 7.1' REQUIRED  
(EXISTING EAST ENTRANCE PAVEMENT EXCLUDED)  
7 EXISTING PROVIDED  
1 ADDITIONAL PROPOSED

**DUMPSTER REQUIREMENTS:**  
5 BED WITH 50% SHRUBS AND 1 CANOPY TREE.  
EXISTING TRASH ENCLOSURE AGAINST NORTH OF BUILDING, NO LANDSCAPING IMPROVEMENTS PROPOSED.

**FENCE FRONTAGE BUFFER:**  
CONTINUOUS ROW OF SHRUBS AND/OR ORNAMENTAL GRASSES SPACED NO GREATER THAN 36" O.C. XX PROVIDED, REAQUEST DESIGN ALTERNATIVE 1 FOR 3' FENCING REQUIREMENT.

REV	DATE	BY
1	04.13.21	JR
2	04.13.21	BT

PER CITY COMMENTS: REVISION: Scale: 1" = 40'

MARK: Checked By: EDC  
Emmanuel JFS  
Technician TLS  
Date: 07-21-22  
File: 122.0747.01

DES MOINES, IA  
Project No: 122.0747.01  
Sheet C500

DES MOINES, IA  
2727 S.W. SNYDER BLVD  
ANNEHUR, IOWA 50020  
515-994-0000 | www.snyder-associates.com

**PENSKE RENTAL TRUCK SITE IMPROVEMENTS**  
**PLANTING PLAN**  
**SNYDER & ASSOCIATES, INC. |**

Project No: 122.0747.01  
Sheet C500



56

February 3, 2023

Ms. Sreyoshi Chakraborty  
Senior City Planner, Development Services  
Community Development (Building Services)  
602 Robert D. Ray Drive  
Des Moines, Iowa 50309

RE: PENSKE TRUCK RENTAL REZONING – ZONG-2023-000001  
NEIGHBORHOOD MEETING SUMMARY  
4101 E 14<sup>TH</sup> STREET  
S&A Project No. 122.0747.01

Dear Sreyoshi:

On behalf Chris Ziegemeier, as Applicant, please find accompanying the Neighborhood Meeting Summary and associated information for the above referenced project regarding the rezoning update of the lot at 4101 E 14<sup>th</sup> Street.

A meeting was held at 4101 E 14<sup>th</sup> Street from 6:00 p.m. to 6:30 p.m. on Thursday February 2, 2023. The meeting was held at the Penske Truck Rental Building on the lot that is being rezoned. Per city guidelines, it is recommended that the meeting be held 10 days prior to the public hearing set for February 16<sup>th</sup>. February 6<sup>th</sup> is on a Monday so we backtracked to the nearest working day other than Monday/Friday as those would produce the least amount of the public to be able to be available to attend the meeting. Thursday February 2, after typical business hours was set for the meeting date and time.

Letters were mailed on January 25, 2023 to all parties within the limits of the project as provided by City of Des Moines Staff as well as all ranking members of the associated neighborhood association.

Justin Strom, with Snyder and Associates and Chris Ziegemeier as the owner representative were in attendance. The two of us sat in the conference room from 6:00 p.m. to 6:30 p.m. with staff at the front door directing anyone looking for the meeting to the conference room. Ultimately no one showed up during the 30 minute time frame that was listed on the letter, and the meeting was concluded at 6:30 p.m. with no discussion.

A presentation board was available with a rezoning map of the lot and those surrounding areas, along with a page of the dimension and landscaping plans associated with the site plan related to the rezoning for those who could have been in attendance. A sign in sheet and short presentation was prepared but unneeded with no one in attendance. No sign in sheet has been provided with this summary, as no one was present.



After the meeting no addition action was taken. No action was needed.

We respectfully request the City's review and approval of these items. Please let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Justin F. Strom'.

Justin F. Strom

Enclosure

cc: Chris Ziegemeier (w/enclosures emailed)  
file (electronic)

A handwritten signature in blue ink that reads 'Justin F. Strom'.



January 25, 2023

**RE: INVITATION TO A NEIGHBORHOOD MEETING**  
**Regarding property located at 4101 E 14<sup>th</sup> Street between E Shawnee Ave and NE Aurora Ave.**

Date/Time: Thursday, February 2nd, 2023  
6:00 p.m.-6:30 p.m.

Location: Penske Truck Rental  
4101 E 14<sup>th</sup> Street, Des Moines

On behalf of the Owner's we would like to invite you to a scheduled neighborhood meeting for those residents within the notification limits interested in discussing the rezoning of the property at 4101 E 14<sup>th</sup> Street, also known as the Penske Truck Rental site. The purpose of this discussion is to inform the adjacent neighborhood of the rezoning and for the neighborhood to ask questions of representatives from the owners and Snyder and Associates, Inc. If you would like to attend, please join us on Thursday, February 2nd, 2023 at 6:00 p.m. at the Penske Truck Rental at 4101 E 14<sup>th</sup> Street, Des Moines.

The current existing property is zoned MX3-V "Mixed Use" and the existing approved general use is "Trucking and Transportation Terminal". The current existing approved usage is not allowed in the existing zoning district per City Code. As part of minor site plans improvements for pavement maintenance, lighting and fencing, the City is requiring the property be rezoned to the proper zoning. The proposed rezoning is to I1 - "Industrial" which would properly match the use of "Trucking and Transportation Terminal" per City Code and would be inline with the immediately adjacent property zoning designations.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Justin F. Strom'.

Justin F. Strom, P.E.

Address listed include those received by the City within the required perimeter length as well as ranking members of the neighborhood association.

GMDB PROPERTIES LLC  
4100 E 16TH ST  
DES MOINES IA 50313-3905

MARVIN THOMASON  
935 SATURN DR UNIT 130  
COLORADO SPRINGS CO 80905-7847

BHAJAN AULAKH  
8500 CHAMBERY BLVD  
JOHNSTON IA 50131-8804

BAM HOLDINGS LLC  
4300 NE 14TH ST  
DES MOINES IA 50313-2606

GALINSKY FAMILY REAL ESTATE LLC  
12925 PINEVIEW DR  
CLIVE IA 50325-7503

NEW TKG-STORAGEMART PARTNERS  
PORTFOLIO LLC  
215 N STADIUM BLVD STE 207  
COLUMBIA MO 65203-1160

N3 PROPERTIES LLC  
1001 NE 44TH AVE  
DES MOINES IA 50313-2914

INTERNATL ASC IRON WORKERS # 67  
1501 E AURORA AVE  
DES MOINES IA 50313-3912

C & S PROPERTIES II LC  
4140 E 14TH ST  
DES MOINES IA 50313-3804

STRONGS REAL ESTATE LC  
1607 NE CHAMBERS PKWY  
ANKENY IA 50021-7437

MCKEE AUTO CENTER INC  
4141 E 14TH ST  
DES MOINES IA 50313

IRONROAD PROPERTIES LLC  
4044 E 14TH ST  
DES MOINES IA 50313-3802

JAMES KLAAS  
4106 E 14TH ST  
DES MOINES IA 50313-3804

MCKEE AUTO CENTER INC  
4131 E 14TH ST  
DES MOINES IA 50313 3803

B5 INVESTMENTS LLC  
4100 E 16TH ST  
DES MOINES IA 50313-3905

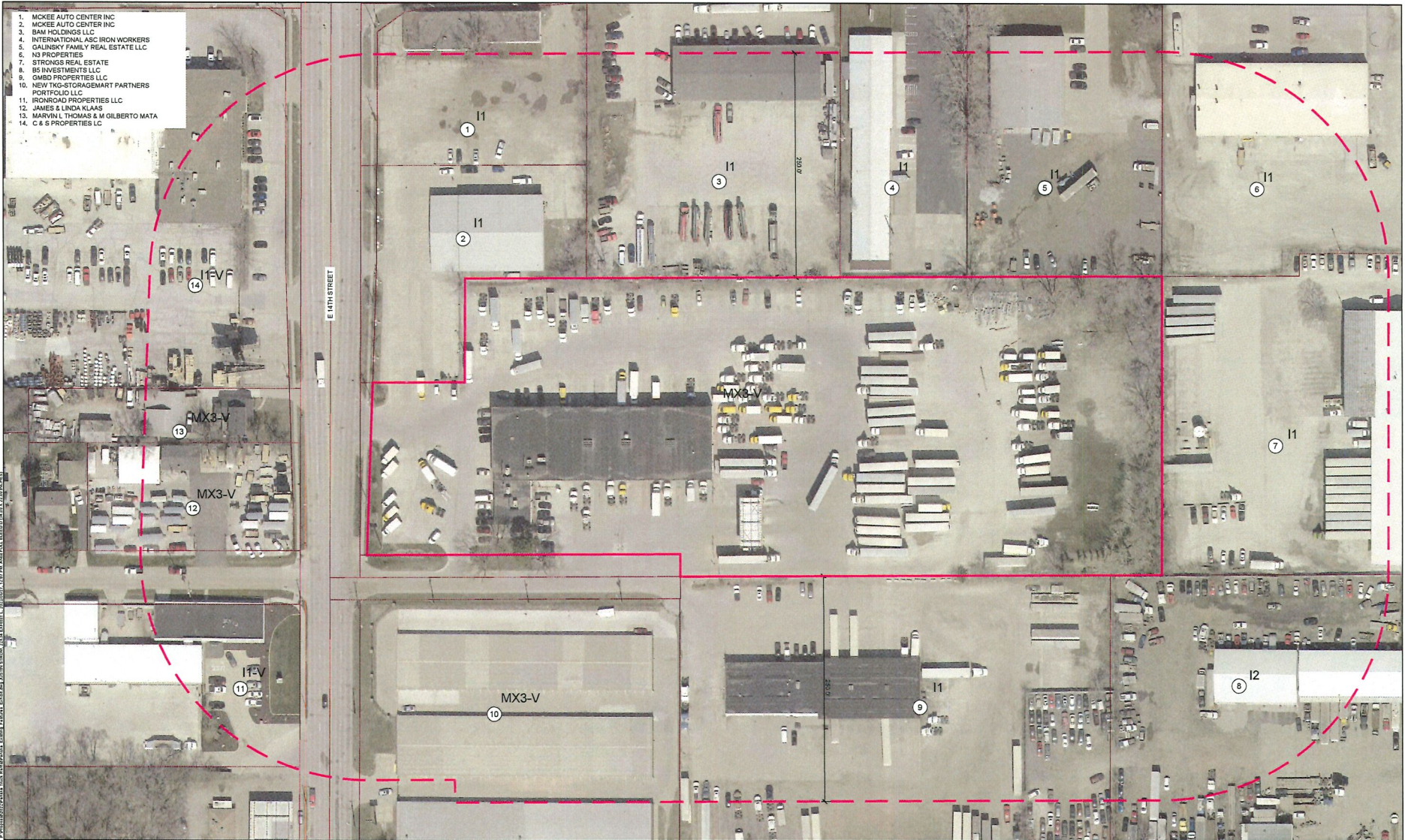
PENSKE TRUCK LEASING  
COMPANY LP  
2675 MORGANTOWN RD  
READING PA 19607-9676

SHERRI ROSENER  
1206 OAK PARK AVE  
DES MOINES IA, 50313

PHIL HERMAN  
4101 AMHERST STREET  
DES MOINES, IA 50313

ASHLEY KENNEBECK  
3818 7<sup>TH</sup> STREET  
DES MOINES, IA 50313

NICOLE RIPPERGER-WARRICK  
1604 HULL AVE.  
DES MOINES, IA 50313



1. MCKEE AUTO CENTER INC
2. MCKEE AUTO CENTER INC
3. BAH HOLDINGS LLC
4. INTERNATIONAL ASC IRON WORKERS
5. GALINSKY FAMILY REAL ESTATE LLC
6. H3 PROPERTIES
7. STRONGS REAL ESTATE
8. B5 INVESTMENTS LLC
9. GMD PROPERTIES LLC
10. NEW TKG-STORAGE/ART PARTNERS PORTFOLIO LLC
11. IRONROAD PROPERTIES LLC
12. JAMES & LINDA KLAAS
13. MARVIN L. THOMAS & M. GILBERTO MATA
14. C & S PROPERTIES LC

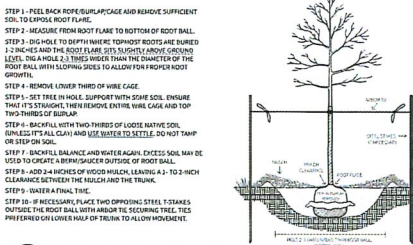
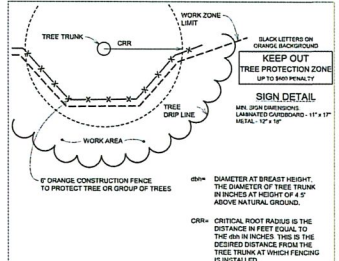


**PENSKE TRUCK RENTAL**

**EXISTING SITE**







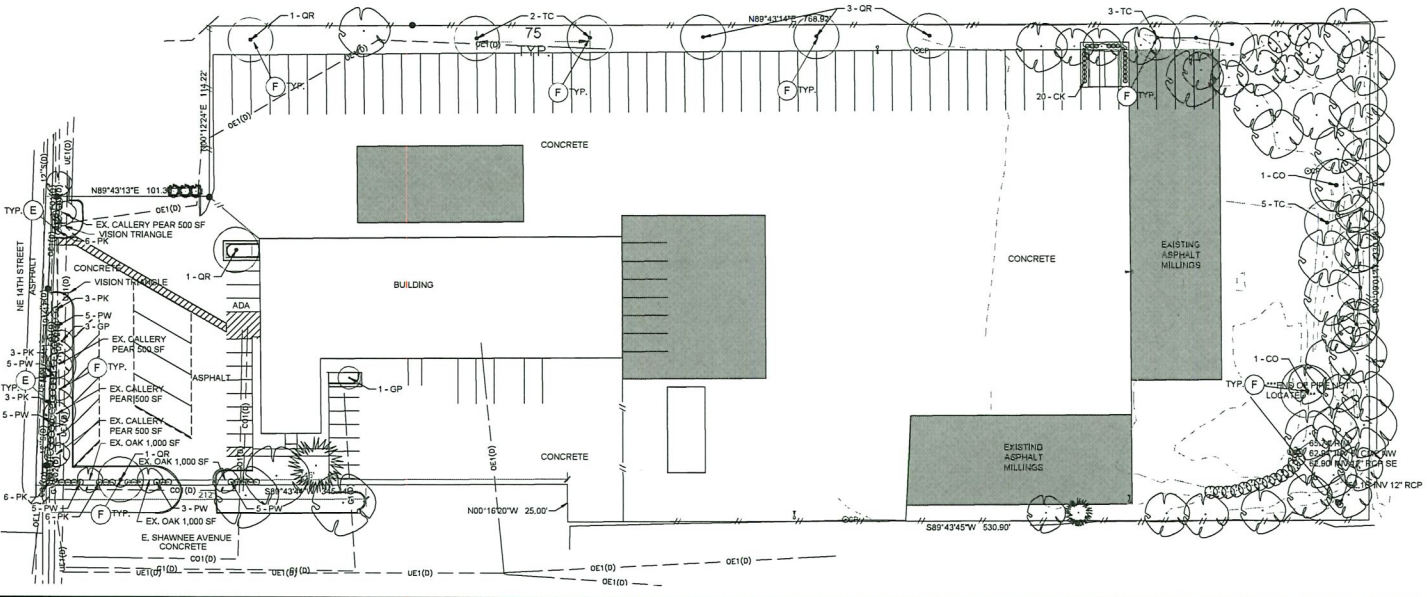
**PLANTING PLAN GENERAL NOTES**

- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA...
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z602.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN. PROVIDE VERTICAL-CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- F. PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL-CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- G. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- H. PROVIDE REGREEN, *Triticum aestivum*, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL APPLY AT 30 LBS/ACRE.
- I. PROVIDE MECHANICALLY-BONDED FIBER MATRICK(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER, ACCEPTABLE PRODUCTS AND MANUFACTURERS: PROFILE PRODUCTS LLC, 750 LAKE COOK ROAD - SUITE 400 BUFFALO GROVE, IL 60089 TEL: A 1-800-366-1180 WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.
- J. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC RIGHT-OF-WAY AT 515-283-4650.
- K. ALL WIRE, TWIN AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CD	2	<i>Callia occidentalis</i>	Common Hackberry	1.5" Cal.	B&B
GP	4	<i>Gingko biloba 'Princeton Sentry'</i>	Princeton Sentry Maidenhair Tree	1.5" Cal.	B&B
DR	6	<i>Quercus rubra</i>	Red Oak	1.5" Cal.	B&B
TC	10	<i>Tilia cordata</i>	Littleleaf Linden	1.5" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PK	27	<i>Physocarpus opulifolius 'UMH-Harpeal' TM</i>	Fireside Ninebark	3 gal.	Pot
WB	28	<i>Pinus mugo 'White Buf'</i>	White Bud Mugo Pine	3 gal.	Pot
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
Ck	20	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	3 gal.	Pot

**PLANTING PLAN REQUIREMENTS**  
 LANDSCAPE REQUIREMENTS AND CALCULATIONS:  
 (AS PER CITY OF DES MOINES SITE PLAN LANDSCAPE AND STREETSCAPE REQUIREMENTS)  
**OPEN SPACE REQUIREMENTS:**  
 65% MAXIMUM IMPERVIOUS AREA, 15% ADDITIONAL SEMI IMPERVIOUS AREA  
 210,556 SF OF IMPERVIOUS AREA, 210,556 / 268,233 SF = 78.5% IMPERVIOUS AREA  
 PRIOR SITE PLAN APPROVAL CALCULATIONS WERE FOR 20% OPEN SPACE, 80% IMPERVIOUS AREA. PROJECT ONLY PAVING ASPHALT MILLED AREAS THAT WERE APPROVED ON CURRENT SITE PLAN OF RECORD.  
**TREE MITIGATION REQUIREMENTS:**  
 TREE REMOVALS SHOWN ON DEMOLITION PLAN SHEET. DEADENING TREES REMOVED DO NOT REQUIRE MITIGATION. TREES SMALLER THAN 12" CALIPER DO NOT REQUIRE MITIGATION. 1 HEALTHY 36" TREE REMOVED = 2.1 RATIO OF REPLACEMENT. FOR EVERY 6" OF DBH, 1 36" x 4' TREE REQUIRED FOR MITIGATION OVER 4 TREES PROVIDED TO MEET OTHER LANDSCAPING SITE REQUIREMENTS.  
**SITE TREE REQUIREMENTS:**  
 A MINIMUM 15% OF LOT AREA OF EACH LOT SHALL HAVE MATURE CANOPY COVERAGE. 288,233 SF x 15% = 43,235 SF REQ. 21,802 SF OF EXISTING CANOPY COUNTED. EXISTING INVENTORY AND CALCULATION TABLE ON DEMOLITION SHEET. 18,335 SF ADDITIONAL REQUIRED.  
 22 OVERSTORY TREES X 1000SF = 22,000 SF PROPOSED CANOPY PROVIDED 16.78% MATURE CANOPY COVERAGE PROVIDED ON SITE  
**GROUND VEGETATION REQUIREMENTS:**  
 PER CITY OF DES MOINES CODE "PARKING SPACE SHALL BE COVERED IN PLANT MATERIAL AT MATURITY". PROVIDED IN PROPOSED PLANTING BEDS.  
**INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:**  
 PER CITY OF DES MOINES CODE "PARKING SPACE SHALL BE LOCATED WITHIN 50 FEET OF A TREE PLANTED WITHIN THE PARKING LOT INTERIOR".  
 PARKING AGAINST WEST FACE OF BUILDING HAS 14 CONSECUTIVE STALLS. TRUCK PARKING ALONG NORTH PROPERTY HAS CONTINUOUS PARKING ENTIRE LENGTH. EXISTING PARKING LOT, NO ADDITIONAL GREEN SPACE PARKING ISLANDS PROPOSED.  
 30% TREE CANOPY SHADE REQUIREMENT OF PARKING LOT PAVEMENT. TOTAL PARKING AREA LOT PAVEMENT = 15,940 SF SOUTH AND WEST OF BUILDING 15,940 SF x 0.3 = 4,782 SF — 12 OVERSTORY TREES X 1000 SF CANOPY COVERAGE = 12,000 SF 12,000 / 15,940 = 75.28% PROVIDED  
**STREET TREE REQUIREMENT:**  
 STREET TREES PROVIDED ALONG E 14TH STREET & E SHAWNEE AVE 1 TREE PER 30'  
 E 14TH STREET - 192' / 30' = 6.4' REQUIRED  
 9 EXISTING PROVIDED  
 3 ADDITIONALLY PROPOSED (STAGGERED WITH FRONTAGE TREES, FOR TOTAL OF 7)  
 E SHAWNEE AVE - 212' / 30' = 7.1' REQUIRED (EXISTING EAST ENTRANCE PAVEMENT EXCLUDED)  
 3 EXISTING PROVIDED  
 1 ADDITIONAL PROPOSED (STAGGERED WITH FRONTAGE TREES, FOR TOTAL OF 7)  
**DUMPSTER REQUIREMENTS:**  
 2' BED WITH 50% SHRUBS AND 1 CANOPY TREE  
 EXISTING TRASH ENCLOSURE AGAINST NORTH OF BUILDING. NO LANDSCAPING IMPROVEMENTS PROPOSED.  
**FENCE FRONTAGE BUFFER:**  
 CONTINUOUS ROW OF SHRUBS AND/OR ORNAMENTAL GRASSES SPACED NO GREATER THAN 36" O.C. 1 SHADE TREE FOR EVERY 40' LINEAR FOOT OF BUFFER, REQUESTED DESIGN ALTERNATIVE 1 FOR 3' FENCING REQUIREMENT.  
 E14TH STREET - 156' (MINUS ENTRANCE) / 40' = 3.9' REQUIRED 4 EXISTING PROVIDED  
 E SHAWNEE - 113' (MINUS ENTRANCE) / 40' = 2.8' REQUIRED 3 EXISTING PROVIDED



NO.	REVISION	DATE	BY
1	PER CITY COMMENTS	01-15-24	JFS
2	REVISION PER CITY COMMENTS	01-15-24	JFS

DES MOINES, IA  
 3777 S.W. SNYDER BLVD  
 ANKENY, IOWA 50020  
 515-964-2020 | www.snyder-associates.com

**PENSKE RENTAL TRUCK SITE IMPROVEMENTS**  
**PLANTING PLAN**  
**SNYDER & ASSOCIATES, INC. |**

Project No: 122.0747.01  
 Sheet C500

Item: ZONG-2023-000001 Date: 2/8/23

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

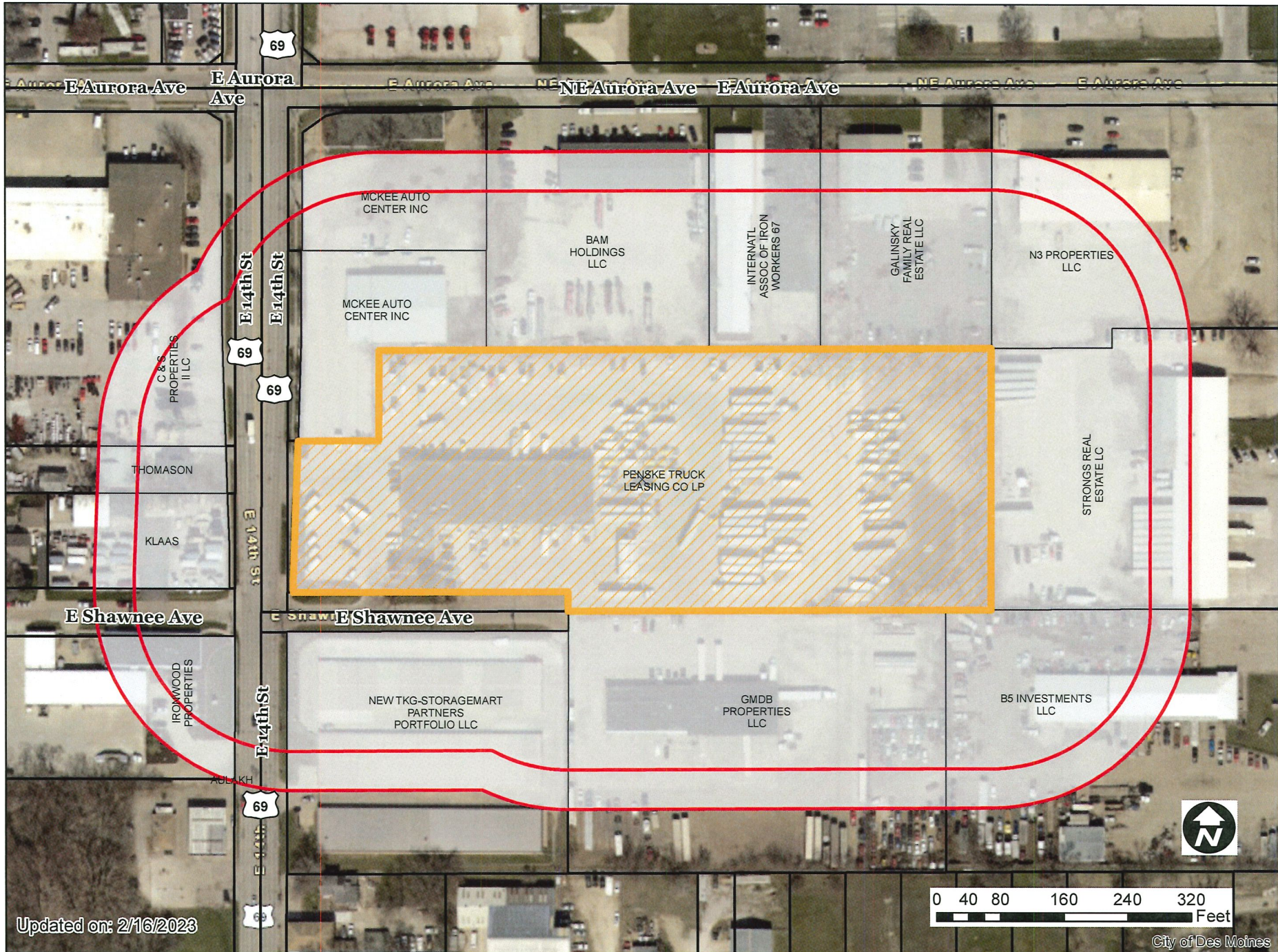
Staff Use Only
<b>RECEIVED</b>
COMMUNITY DEVELOPMENT
FEB 14 2023

Titleholder Signature: Bret Nehring

Name/Business: 6m Holdings

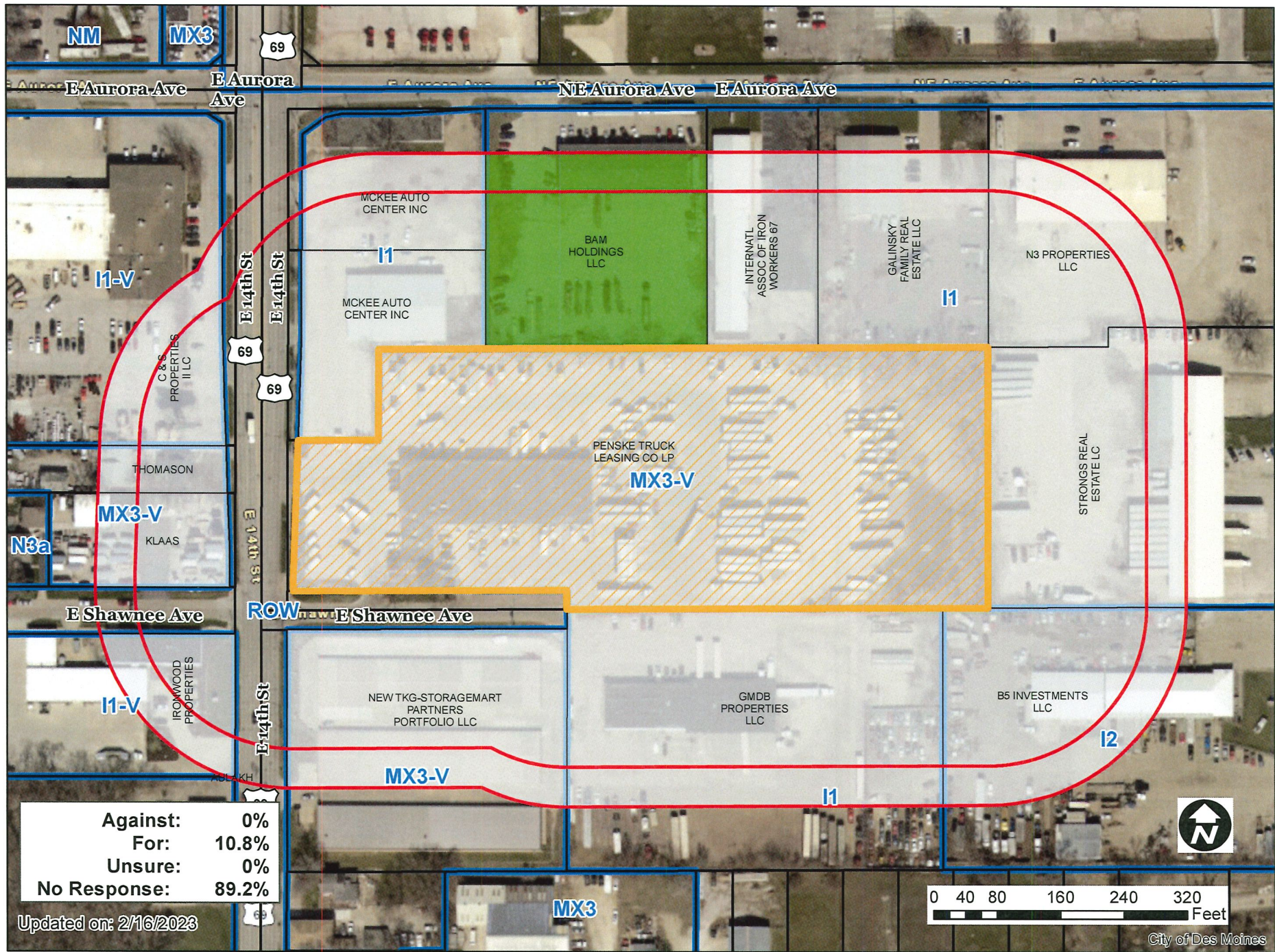
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Comments: \_\_\_\_\_  
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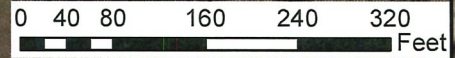
Updated on: 2/16/2023

1 inch = 160 feet



Against:	0%
For:	10.8%
Unsure:	0%
No Response:	89.2%

Updated on: 2/16/2023



City of Des Moines

1 inch = 160 feet