

POLK COUNTY PUBLIC WORKS DEPARTMENT  
PLANNING & DEVELOPMENT DIVISION  
5885 NE 14<sup>th</sup> Street  
DES MOINES, IOWA 50313

NOTICE OF PUBLIC HEARING

April 10, 2020

TO THE OWNER OR OCCUPANT:

NOTICE IS HEREBY GIVEN that a Rezoning Petition has been filed with the Polk County Zoning Commission by Woodside Business Park, LLC represented by Chris Murray with Denny Elwell Company (Property Owner and Petitioner), 2401 SE Tones Drive, Suite 17, Ankeny, IA 50021. The Petitioner is represented by Eric Cannon with Snyder & Associates, Inc., 2727 SW Snyder Boulevard, Ankeny, Iowa 50023. The Petitioner is requesting a Polk County Comprehensive Plan Amendment to change the Future Land Use Map classification from Highway Commercial to Light Industrial, and a Polk County Zoning Map Amendment to change the Zoning Map from "GC" General Commercial District to "LI" Light Industrial District. The Rezoning Area consists of three (3) separate properties, or a portion thereof, totaling approximately 5.75 acres. One of the properties contains the existing address of 6950 NE 14<sup>th</sup> Street, while the other two (2) properties are directly adjacent to the west of 6900 and 6864 NE 14<sup>th</sup> Street. The Rezoning Area is located on the west side of NE 14<sup>th</sup> Street (Hwy 69), lying north of NE 66<sup>th</sup> Avenue and Woodland Hills Golf Course and directly south of NE 70<sup>th</sup> Avenue. The Rezoning Area is entirely located within Section 2 of Township 79 North, Range 24 West of the 5<sup>th</sup> P.M. (Saylor Township), and is legally described as:

The West 200 feet of Lot 2, the West 200 feet of Lot 4, and all of Lot 5, all being within Denny Elwell Seven Way Plat 1, an official plat in Polk County, Iowa as recorded in Bk. 6732 Pg. 199 in the Office of the Polk County Recorder, and all lying within Section 2 of Township 79 North, Range 24 West of the 5<sup>th</sup> P.M.

A public hearing will be held before the Polk County Zoning Commission on Monday, April 27, 2020 at 7:00 pm by voice and video conference only. ALL INTERESTED PROPERTY OWNERS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD IN REFERENCE TO THE MATTER SET OUT ABOVE. The application, including proposed map amendments, is available for review by contacting Brian McDonough at 515.286.2291 or [Brian.McDonough@polkcountyiowa.gov](mailto:Brian.McDonough@polkcountyiowa.gov). The information identified on this notice may be obtained in accessible formats by qualified persons with a disability. To receive more information or to request an accommodation to participate in a meeting, hearing, service, program, or activity conducted by this department, please contact Polk County Public Works, Planning & Development Division, 5885 NE 14<sup>th</sup> Street, Des Moines, Iowa 50313, 515-286-3705. On the following page is a vicinity map showing the general location of the subject properties and requested rezoning area.

**Due to the COVID-19 public health emergency, the meeting will be held by voice and video conference only. The Public Works building is currently closed to the public. All Zoning Commission members, staff, applicants and public are invited to join the meeting by using the link below or calling the number below and inputting the meeting ID.**

**Zoom Public Meeting Information:**

**Participate by phone by calling +1 312 626 6799**

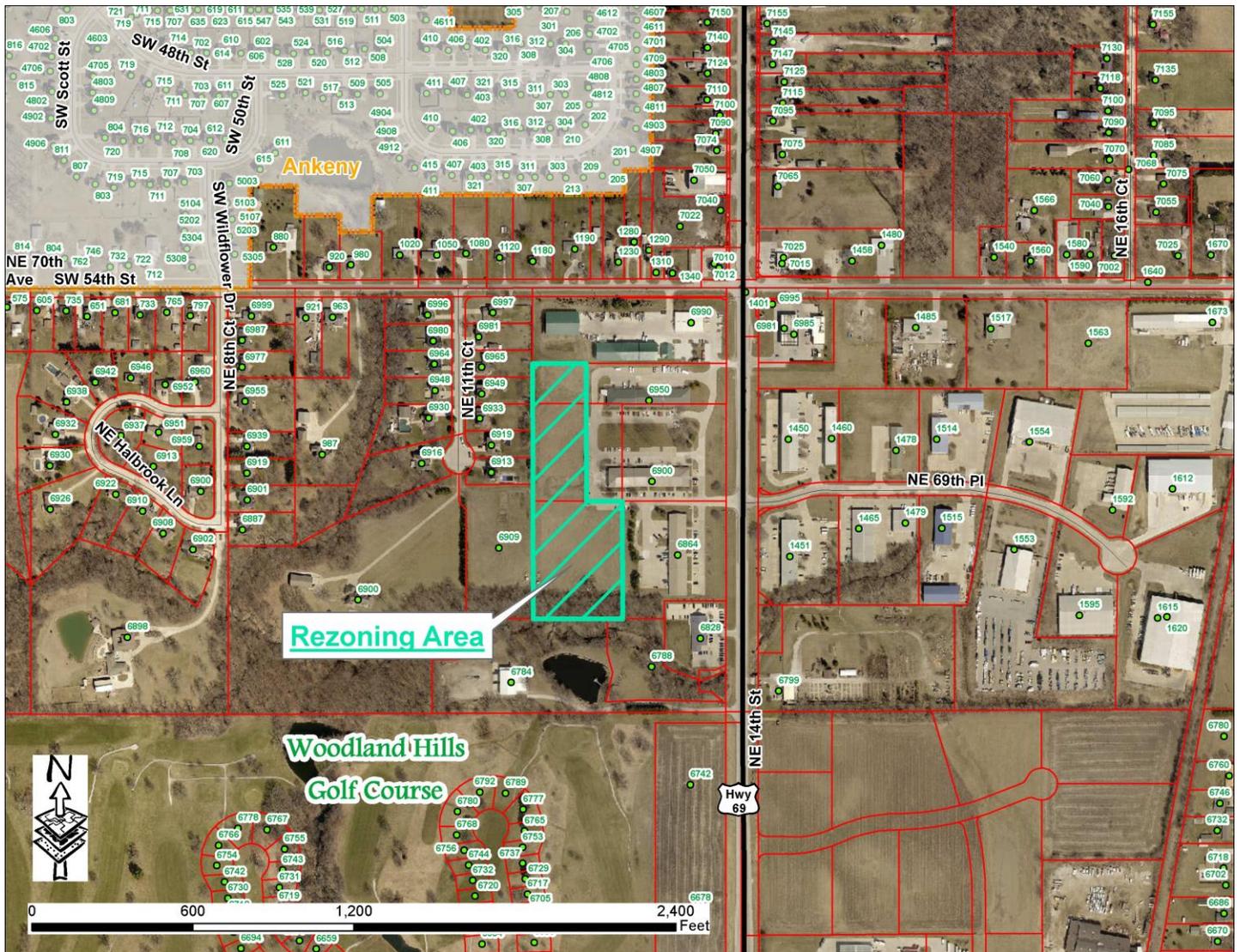
**Participate by desktop/laptop/smartphone/tablet at <https://zoom.us/j/124960602>**

**Meeting ID: 124 960 602**

*Please plan to join the meeting at 7:00 P.M., but wait to speak until the Chairperson asks for testimony on this item. The Final Agenda will be uploaded to the following page of the Polk County website by 4:30 P.M. on Friday, April 24, 2020: <https://www.polkcountyiowa.gov/publicworks/zoning-commission/>.*

POLK COUNTY ZONING COMMISSION  
Frank Steinbach, Chairperson  
Ashley Davidson, Secretary

**Aerial/Vicinity Map – Rezoning Area**



If you wish to be shown approving or disapproving of this Rezoning Petition you may email Brian McDonough at [Brian.McDonough@polkcountyiowa.gov](mailto:Brian.McDonough@polkcountyiowa.gov), call him at (515)286-2291 or complete the information below and mail to Polk County Public Works Department, Planning & Development Division, 5885 NE 14<sup>th</sup> Street, Des Moines, IA 50313 at least four days prior to the above meeting date.

----- cut and return -----

Case #2020-08889– Woodside Business Park, LLC Rezoning. Please provide your name and address. If the property does not have an address, please provide a parcel # or identify your property by placing an x on the enclosed map and return the map along with this portion.

As the owner of the property, I hereby state my:

support for

opposition to

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_