



Date April 24, 2023

**RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM ARCHER-DANIELS-MIDLAND COMPANY (OWNER), REPRESENTED BY MIKE KUNTZ (OFFICER), FOR THE PROPERTY LOCATED IN THE VICINITY OF 1935 EAST EUCLID AVENUE, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM INDUSTRIAL AND PARKS AND OPEN SPACE TO INDUSTRIAL, AND TO REZONE THE PROPERTY FROM “F” FLOOD DISTRICT AND “I2” INDUSTRIAL DISTRICT TO LIMITED “I2” INDUSTRIAL DISTRICT TO ALLOW FOR AN ADDITION TO AN EXISTING STRUCTURE AND OTHER IMPROVEMENTS**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on March 23, 2023, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Archer-Daniels-Midland Company (Owner), represented by Mike Kuntz (Officer), for the proposed rezoning from “F” Flood District and “I2” Industrial District to Limited “I2” Industrial District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Industrial and Parks and Open Space; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on March 23, 2023, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Archer-Daniels-Midland Company (Owner), represented by Mike Kuntz (Officer), for the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Industrial and Parks and Open Space to Industrial; and

**WHEREAS**, the City Plan and Zoning Commission has further advised that at a public hearing held on March 23, 2023, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Archer-Daniels-Midland Company (Owner), represented by Mike Kuntz (Officer), to rezone the Property from “F” Flood District and “I2” Industrial District to Limited “I2” Industrial District, to allow for an addition to an existing structure and other improvements, subject to the following conditions:

1. All new buildings, structures and/or equipment shall be located within the footprint of the buildings, structures and/or equipment that existed at the time of this rezoning to the satisfaction of the City’s Planning and Urban Design Administrator.; and
2. All development shall comply with floodplain regulations pursuant to Chapter 50 of the City Code.; and
3. 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:



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Date April 24, 2023

PART OF THE E-1/2 OF NE -1/4 OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH/ P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER POINT OF THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD AS NOW LOCATED WHERE IT INTERSECTS THE CENTER LINE OF EUCLID AVENUE AS NOW LOCATED, SAID POINT BEING 663.09 FEET SOUTH AND 74.4 FEET WEST OF THE NE CORNER OF SAID SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH/ P.M.; THENCE SOUTHERLY ALONG THE CENTER LINE OF THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD AS NOW LOCATED ON A 02° 08' CARVE TO THE RIGHT, 555 FEET TO THE POINT OF TANGENT; THENCE ON SAID TANGENT AND ALONG SAID CENTER LINE OF SAID RIGHT OF WAY 285 FEET TO THE POINT OF CURVE THENCE ON A 02° CURVE TO THE LEFT AND ALONG SAID CENTER LINE OF SAID RIGHT OF WAY 792.5 FEET THENCE WEST 100.30 FEET TO THE SHORT LINE RAILROAD AS NOW LOCATED, THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF THE RIGHT-OF-WAY OF THE ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD AS NOW LOCATED ON A 02° CURVE TO THE LEFT, 673 FEET TO THE POINT OF TANGENT; THENCE NORTHWESTERLY ON THE ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD 762 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A 02° CURVE TO THE ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD, 255 FEET TO A POINT ON THE CENTER LINE OF SAID EUCLID AVENUE, AS NOW LOCATED; THENCE EAST ALONG THE CENTER LINE OF SAID EUCLID AVENUE AS NOW LOCATED 973.40 FEET TO PLACE OF BEGINNING.

SUBJECT TO THE RIGHT OF THE CITY OF DES MOINES TO USE FOR STREET PURPOSES ALL THAT PART OF EUCLID AVENUE LYING 75 FEET SOUTH OF THE CENTER LINE OF SAID EUCLID AVENUE AS NOW ESTABLISHED AND LOCATED, AND EXCEPTING AND RESERVING FROM A TRACT OF REAL ESTATE HEREINABOVE DESCRIBED THE FOLLOWING TWO (2) PARCELS OF LAND:

1. ALL THAT PART OF THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD COMPANY AS NOW LOCATED AND LYING 50 FEET WESTERLY OF AND ADJOINING THE CENTER LINE OF THE MAIN TRACK OF SAID ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD COMPANY AS HEREINBEFORE DESCRIBED.
2. ALL THAT PART OF THE RIGHT-OF-WAY OF THE ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD COMPANY AS NOW LOCATED AND



Date ..... April 24, 2023 .....

**LYING 50 FEET EASTERLY OF AND ADJOINING THE CENTER LINE OF THE MAIN TRACK OF SAID ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD COMPANY AS HEREINBEFORE DESCRIBED.**

**EXCEPT PARCEL A:**

**A PARCEL OF LAND LOCATED IN THE S-1/2 NE-1/4 NE-1/4 OF SECTION 25, T79N, R24W OF THE 5TH P.M., POLK COUNTY, IOWA, LYING ON THE SOUTH SIDE OF PART OF THE FOLLOWING DESCRIBED CENTER LINE OF PRIMARY ROAD NO. U.S.6 AS SHOWN ON OFFICIAL PLANS FOR PROJECT U-206(17).**

**THE CENTERLINE DESIGNATED BY STATION POINTS 100 FEET APART, NUMBERED CONSECUTIVELY FROM WEST TO EAST, IS DESCRIBED AS FOLLOWS: BEGINNING AT STATION 52+59.5, A POINT ON THE EAST LINE OF SAID S-1/2 NE-1/4 NE-1/4 OF SAID SECTION 25, THENCE WEST 969.5 FEET TO STATION 42+90.**

**SAID PARCEL IS DESCRIBED AS FOLLOWS: ALL THAT PART OF THE S-1/2 NE-1/4 NE-1/4 OF SAID SECTION 25, LYING NORTHERLY OF A LINE BEGINNING AT A POINT 90 FEET NORMALLY DISTANT AND SOUTHERLY FROM CENTERLINE ON THE EASTERLY RIGHT-OF-WAY LINE OF THE C.R.I. & P.R.R., THENCE TO A POINT 75 FEET NORMALLY DISTANT SOUTHERLY FROM STATION 43+95, SAID POINT BEING ON THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF PRIMARY ROAD NO. U.S.6.**

**SAID PARCEL CONTAINS 0.018 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED RIGHT-OF-WAY.**

**AND EXCEPT:**

**A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, THENCE SOUTH 0°01'01" EAST, 737.47 FEET; THENCE SOUTH 89°53'22" WEST, 135.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A CURVE RIGHT 126.19 FEET WITH A RADIUS OF 2635.90 FEET, CHORD OF 126.18 FEET, AND A CHORD BEARING OF SOUTH 9°10'54" WEST; THENCE NORTH 24°10'52" WEST, 136.38 FEET; THENCE NORTH 89°53'22" EAST, 76.00 FEET ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF EAST EUCLID AVENUE ( HIGHWAY U.S. 6) TO POINT OF BEGINNING ALL NOW INCLUDED IN AND FORMING A PART OF**



Date April 24, 2023

**THE CITY OF DES MOINES, POLK COUNTY, IOWA. AREA BY SURVEY 4795.4 SQ. FEET. RECORDED IN BOOK 7530, PG 792 OF THE POLK COUNTY RECORDERS OFFICE.**

**AND EXCEPT:**

**A PART OF THE FORMER CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY'S RIGHT OF WAY (PREVIOUSLY KNOWN AS THE CHICAGO GREAT WESTERN RAILROAD) LYING NORTH OF EAST HULL AVENUE AND SOUTH OF EAST EUCLID AVENUE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5th P.M., NOW INCLUDE IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 00°01'15" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 737.42 FEET TO A POINT 75.00 FEET SOUTH OF THE CENTERLINE OF EAST EUCLID AVENUE, AS PRESENTLY ESTABLISHED; THENCE SOUTH 89°52'21" WEST ALONG A LINE 75.00 FEET SOUTH OF AND PARALLEL TO SAID CENTERLINE OF EAST EUCLID AVENUE, 135.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID FORMER CHICAGO GREAT WESTERN RAILROAD COMPANY RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2635.90 FEET, WHOSE ARC LENGTH IS 126.32 FEET AND CHORD BEARS SOUTH 09°10'46" WEST, 126.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79°26'52" EAST 50.00 FEET TO A POINT ON THE CENTERLINE OF SAID FORMER RAILROAD RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID FORMER CENTERLINE ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2685.90 FEET, WHOSE ARC LENGTH IS 90.02 FEET AND WHOSE CHORD BEARS SOUTH 11°30'44" WEST, 90.02 FEET; THENCE NORTH 76°31'37" WEST, 38.15 FEET; THENCE NORTH 14°46'03" EAST 66.29 FEET; THENCE NORTH 24°15'56" WEST, 26.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES (3384 SQ.FT.). RECORDED IN BOOK 16041, PG 922 OF THE POLK COUNTY RECORDERS OFFICE.**

**WHEREAS**, on April 10, 2023, by Roll Call No. 23-0481, 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 April 24, 2023, at 5:00 p.m., at the City Council Chambers; and



**Roll Call Number**

**Agenda Item Number**

48

Date April 24, 2023

**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 Industrial and Parks and Open Space to Industrial is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "F" Flood District and "I2" Industrial District to Limited "I2" Industrial District, to allow for an addition to an existing structure and other improvements, 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 \_\_\_\_\_ TO ADOPT. SECOND BY \_\_\_\_\_.

FORM APPROVED:

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

(ZONG-2023-000008; COMP-2023-000003)

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 April 24, 2023  
 Agenda Item 48  
 Roll Call # \_\_\_\_\_

April 4, 2023

Communication from the City Plan and Zoning Commission advising that at their March 23, 2023 meeting, the following action was taken regarding a request from Archer-Daniels-Midland Company (owner), represented by Mike Kuntz (officer), to rezone the property located in the vicinity of 1935 East Euclid Avenue from “F” Flood District and “I2” Industrial District to “I2” Industrial District, to allow addition to an existing structure, and other improvements.

**COMMISSION RECOMMENDATION:**

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

Commission Action:	Yes	Nays	Pass	Abstain	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** Part A) The requested rezoning to “I2” District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space.

Part B) Approval of the requested amendment to the PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Industrial and Parks and Open Space to Industrial.

Part C) Approval of the requested rezoning from “F” Flood District and “I2” Industrial District to “I2” Industrial District, subject to the following conditions:

1. All new buildings, structures and/or equipment shall be located within the footprint of the buildings, structures and/or equipment that existed at the time of this rezoning to the satisfaction of the City's Planning and Urban Design Administrator.
2. All development shall comply with floodplain regulations pursuant to Chapter 50 of the City Code.
3. 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).

## **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the requested rezoning to "I2" District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space.

Part B) Staff recommends approval of the requested amendment to the PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Industrial and Parks and Open Space to Industrial.

Part C) Staff recommends approval of the requested rezoning from "F" Flood District and "I2" Industrial District to "I2" Industrial District, subject to the following conditions:

1. All new buildings, structures and/or equipment shall be located within the footprint of the buildings, structures and/or equipment that existed at the time of this rezoning to the satisfaction of the City's Planning and Urban Design Administrator.
2. All development shall comply with floodplain regulations pursuant to Chapter 50 of the City Code.
3. 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).

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing to rezone 17.1 acres within their existing nearly 52-acre industrial complex from a mix of "F" District and "I2" District to just "I2" District. This portion of the site was zoned "F" District in 2019 during the adoption of the new zoning code since it is within a FEMA-designated 100-year floodplain.

The rezoning would facilitate equipment upgrades. The applicant has noted that work would include the replacement of an existing desolventizer toaster/dryer cooler with a standalone unit. The new unit would be placed in an existing bay of steel with slight modifications that include adding additional height to the structure. The 42 feet of new height would be comparable to the heights of existing buildings within the complex.

Other improvements would include two additional work platforms, new lighting, and fire protection improvements.

2. **Size of Site:** Proposed rezoning area is approximately 17.1 acres (746,545 square feet). The entire campus measures approximately 52 acres in size.
3. **Existing Zoning (site):** “F” Flood District and “I2” Industrial District.
4. **Existing Land Use (site):** Parks and Open Space, and Industrial.
5. **Adjacent Land Use and Zoning:**

**North** – “F”; Uses are industrial and open space.

**South** – “I1”; Uses industrial and Union Pacific Railroad right-of-way.

**East** – “F” and “I1”; Uses are large retail and industrial.

**West** – “I2”; Use the balance of the ADM Industrial complex.

6. **General Neighborhood/Area Land Uses:** The subject property is part of a large industrial complex located along the south side of East Euclid Avenue to the west of the Delaware Avenue intersection. The area consists of industrial uses. Portion of the subject property and adjoining properties are within the 100-year floodplain.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within a designated Neighborhood Association but is located within 250 feet of the Fairmont Park Neighborhood Association. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on March 3, 2023, and the Final Agenda on March 17, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on March 3, 2023 (20 days prior to the hearing) and March 13, 2023 (10 days prior to the hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Fairmont Park Neighborhood notices were sent to Jeff Witte, 2501 Morton Avenue, Des Moines, IA 50317.

The applicant can 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:** Industrial, Parks and Open Space.
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 property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

## II. ADDITIONAL APPLICABLE INFORMATION

**1. Floodplain Regulations:** The subject portion of the complex is located within a FEMA-designated 100-year floodplain. Development in floodplains is subject to the City's Floodplain Development Regulations found in Chapter 50 of the Municipal Code. The proposed upgrades would not add additional building footprint but would add additional height of about 42 feet to what exists today. The proposed addition would occur at a height that is above the base flood elevation (BFE). The scope of work is permitted by Chapter 50.

**2. PlanDSM Creating Our Tomorrow:** The subject property is designated as "Industrial" and "Parks and Open Space" on the Future Land Use Map. PlanDSM describes these designations as follows:

### 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.*

### PARKS AND OPEN SPACE

*Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate private or public open spaces reserved for natural resource conservation.*

The "Parks and Open Space" designation is associated with the "F" District portion of the property. The remaining balance of the site is designated "Industrial" on the Future Land Use Map. The proposed rezoning requires the "Parks and Open Space" designated portions to be designated as "Industrial" for the request to be found in conformance with PlanDSM.

The subject site is part of a large complex that has been in operation for an extended period of time. The scope of work would take place within the footprint of the existing buildings and would have no more impact on the floodplain than what exists today. Additionally, the scope of work would comply with the City's Floodplain Development Regulations found in Chapter 50 of the Municipal Code. Given these unique circumstances, staff recommends approval of the request subject to all future development occurring within the footprint of the existing buildings and compliance with Chapter 50 of the Municipal Code.

Should the rezoning be denied, the applicant could seek a Zoning (Use) Variance by applying to the Zoning Board of Adjustment within 12 months of the City Council's decision.

**3. Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to go through the site plan review process before the project can move forward.

## 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:

Carolyn Jenison made a motion for:

Part A) The requested rezoning to "I2" District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space.

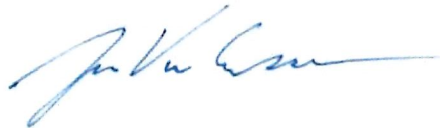
Part B) Approval of the requested amendment to the PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Industrial and Parks and Open Space to Industrial.

Part C) Approval of the requested rezoning from "F" Flood District and "I2" Industrial District to "I2" Industrial District, subject to the following conditions:

1. All new buildings, structures and/or equipment shall be located within the footprint of the buildings, structures and/or equipment that existed at the time of this rezoning to the satisfaction of the City's Planning and Urban Design Administrator.
2. All development shall comply with floodplain regulations pursuant to Chapter 50 of the City Code.
3. 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).

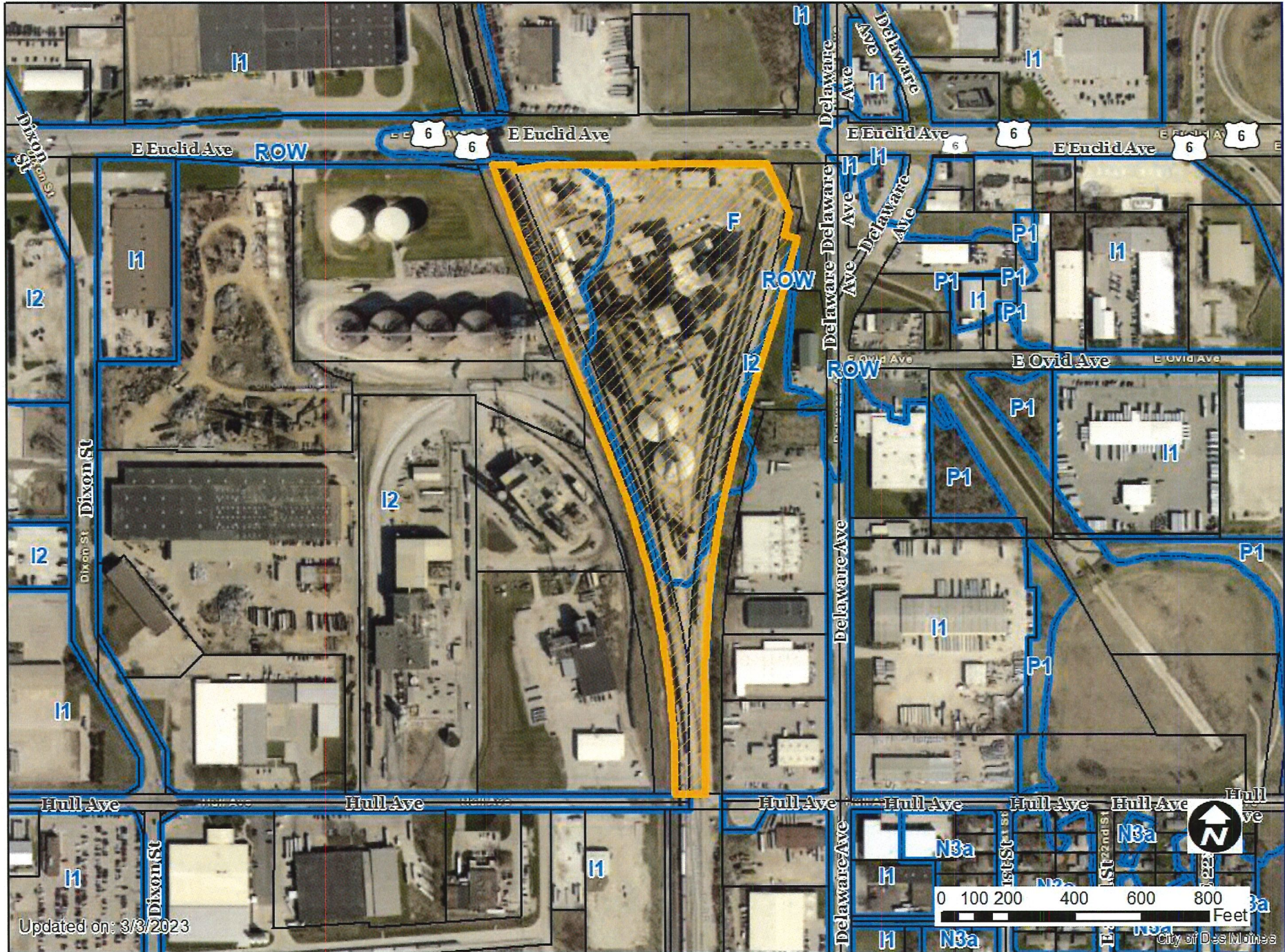
Motion passed: 12-0

Respectfully submitted,



Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh



Updated on: 3/3/2023



1 inch = 382 feet

PROPERTY APPROPRIATELY TITLED FOR EASE GRANT	CDM
ISSUED DATE	DATE
PROJECT NUMBER	241031000
FIELD BOOK	

PROPERTY OWNER  
ARCHER-DANIELS-MIDLAND COMPANY

SITE ADDRESS  
1935 E EUCLID AVENUE  
DES MOINES, IOWA 50313

ZONING  
F-FLOODWAY  
I-INDUSTRIAL HEAVY

LEGAL DESCRIPTION (BOOK 5419, PAGE 298)

PART OF THE E-1/2 OF NE-1/4 OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M. POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER POINT OF THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD AS NOW LOCATED WHERE IT INTERSECTS THE CENTER LINE OF EUCLID AVENUE AS NOW LOCATED, SAID POINT BEING 60.0 FEET SOUTH AND 74.4 FEET WEST OF THE NE CORNER OF SAID SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., THENCE SOUTHERLY ALONG THE CENTER LINE OF THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD AS NOW LOCATED ON A 02° 00' CURVE TO THE RIGHT, 555 FEET TO THE POINT OF TANGENT; THENCE ON SAID TANGENT AND ALONG SAID CENTER LINE OF SAID RIGHT OF WAY 285 FEET TO THE POINT OF CURVE THENCE ON A 02° CURVE TO THE LEFT AND ALONG SAID CENTER LINE OF SAID RIGHT OF WAY 793.5 FEET THENCE 103.0 FEET TO THE SHORT LINE RAILROAD AS NOW LOCATED, THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF THE RIGHT-OF-WAY OF THE ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD AS NOW LOCATED ON A 02° CURVE TO THE LEFT, 473 FEET TO THE POINT OF TANGENT; THENCE NORTHWESTERLY ON THE ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD 782 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ON A 02° CURVE TO THE ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD, 255 FEET TO A POINT ON THE CENTER LINE OF SAID EUCLID AVENUE AS NOW LOCATED; THENCE EAST ALONG THE CENTER LINE OF SAID EUCLID AVENUE AS NOW LOCATED 971.45 FEET TO PLACE OF BEGINNING.

SUBJECT TO THE RIGHT OF THE CITY OF DES MOINES TO USE FOR STREET PURPOSES ALL THAT PART OF EUCLID AVENUE LYING 75 FEET SOUTH OF THE CENTER LINE OF SAID EUCLID AVENUE AS NOW ESTABLISHED AND LOCATED, AND EXCEPTING AND RESERVING FROM A TRACT OF REAL ESTATE HEREBY DESCRIBED THE FOLLOWING TWO (2) PARCELS OF LAND:

1. ALL THAT PART OF THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD COMPANY AS NOW LOCATED AND LYING 50 FEET WESTERLY OF AND ADJOINING THE CENTER LINE OF THE MAIN TRACK OF SAID ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD COMPANY AS HEREBY DESCRIBED;
2. ALL THAT PART OF THE RIGHT-OF-WAY OF THE ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD COMPANY AS NOW LOCATED AND LYING 50 FEET EASTERLY OF AND ADJOINING THE CENTER LINE OF THE MAIN TRACK OF SAID ST. PAUL AND KANSAS CITY SHORT LINE RAILROAD COMPANY AS HEREBY DESCRIBED.

EXCEPT PARCELS:  
A PARCEL OF LAND LOCATED IN THE S-1/2 NE-1/4 NE-1/4 OF SECTION 25, T79N, R24W OF THE 5TH P.M. POLK COUNTY, IOWA, LYING ON THE SOUTH SIDE OF PART OF THE FOLLOWING DESCRIBED CENTER LINE OF PRIMARY ROAD NO. 10, U.S. AS SHOWN ON OFFICIAL PLANS FOR PROJECT 1208171.

THE CENTERLINE DESIGNATED BY STATION POINTS 150 FEET APART, NUMBERED CONSECUTIVELY FROM WEST TO EAST, IS DESCRIBED AS FOLLOWS: BEGINNING AT STATION 52+55.5, A POINT ON THE EAST LINE OF SAID S-1/2 NE-1/4 NE-1/4 OF SAID SECTION 25, THENCE WEST 90.5 FEET TO STATION 42+60.

SAID PARCEL IS DESCRIBED AS FOLLOWS: ALL THAT PART OF THE S-1/2 NE-1/4 NE-1/4 OF SAID SECTION 25 LYING NORTHERLY OF A LINE BEGINNING AT A POINT OF BEING NORMALLY DISTANT AND SOUTHERLY FROM CENTERLINE ON THE EASTERLY RIGHT-OF-WAY LINE OF THE C.R.I. & P.R., THENCE TO A POINT 75 FEET NORMALLY DISTANT SOUTHERLY FROM STATION 42+60, SAID POINT BEING ON THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF PRIMARY ROAD NO. 10, U.S.A.

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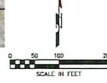
AND EXCEPT:  
A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, THENCE SOUTH 09°19'11" EAST, 737.47 FEET; THENCE SOUTH 89°52'22" WEST, 136.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A CURVE RIGHT 126.18 FEET WITH A RADIUS OF 2633.90 FEET; CHORD OF 126.18 FEET; AND A CHORD BEARING OF SOUTH 10°14' WEST, THENCE NORTH 24°10'21" WEST, 158.38 FEET; THENCE NORTH 89°22'22" EAST, 78.00 FEET ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF EAST EUCLID AVENUE (HIGHWAY U.S. 6) TO POINT OF BEGINNING; ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AREA BY SURVEY 4785.4 50, FEET, RECORDED IN BOOK 7330, PG 792 OF THE POLK COUNTY RECORDER'S OFFICE.

AND EXCEPT:  
A PART OF THE FORMER CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY'S RIGHT OF WAY (PREVIOUSLY KNOWN AS THE CHICAGO GREAT WESTERN RAILROAD) LYING NORTH OF EAST HULL AVENUE AND SOUTH OF EAST EUCLID AVENUE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDES AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

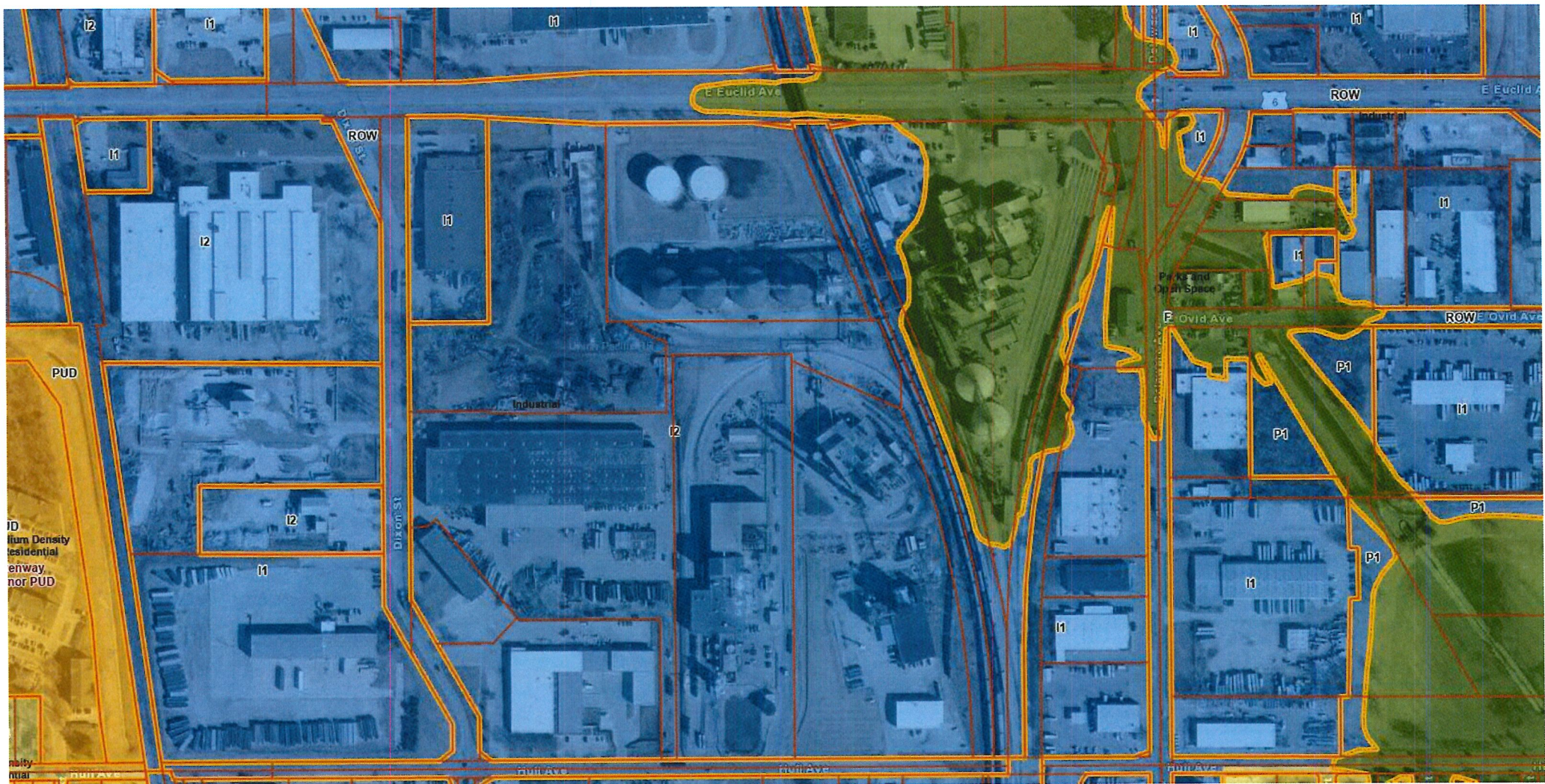
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, THENCE SOUTH 09°19'11" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 727.47 FEET TO A POINT 75 FEET SOUTH OF THE CENTERLINE OF EAST EUCLID AVENUE, AS PRESENTLY ESTABLISHED; THENCE SOUTH 89°52'22" WEST ALONG A LINE 78.00 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF EAST EUCLID AVENUE, 158.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID FORMER CHICAGO GREAT WESTERN RAILROAD COMPANY RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2633.90 FEET, WHOSE ARC LENGTH IS 158.38 FEET AND CHORD BEARS SOUTH 10°14' WEST, 158.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79°22'22" EAST 58.00 FEET TO A POINT ON THE CENTERLINE OF SAID FORMER RAILROAD RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID FORMER CENTERLINE ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2633.90 FEET, WHOSE ARC LENGTH IS 90.62 FEET AND WHOSE CHORD BEARS SOUTH 11°04' WEST, 90.62 FEET; THENCE NORTH 79°22'22" WEST, 26.15 FEET; THENCE NORTH 14°40'21" EAST 66.30 FEET; THENCE NORTH 24°10'21" WEST, 26.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.08 ACRES (520.74 SQ. FT.), RECORDED IN BOOK 16414, PG 922 OF THE POLK COUNTY RECORDER'S OFFICE.

LEGEND

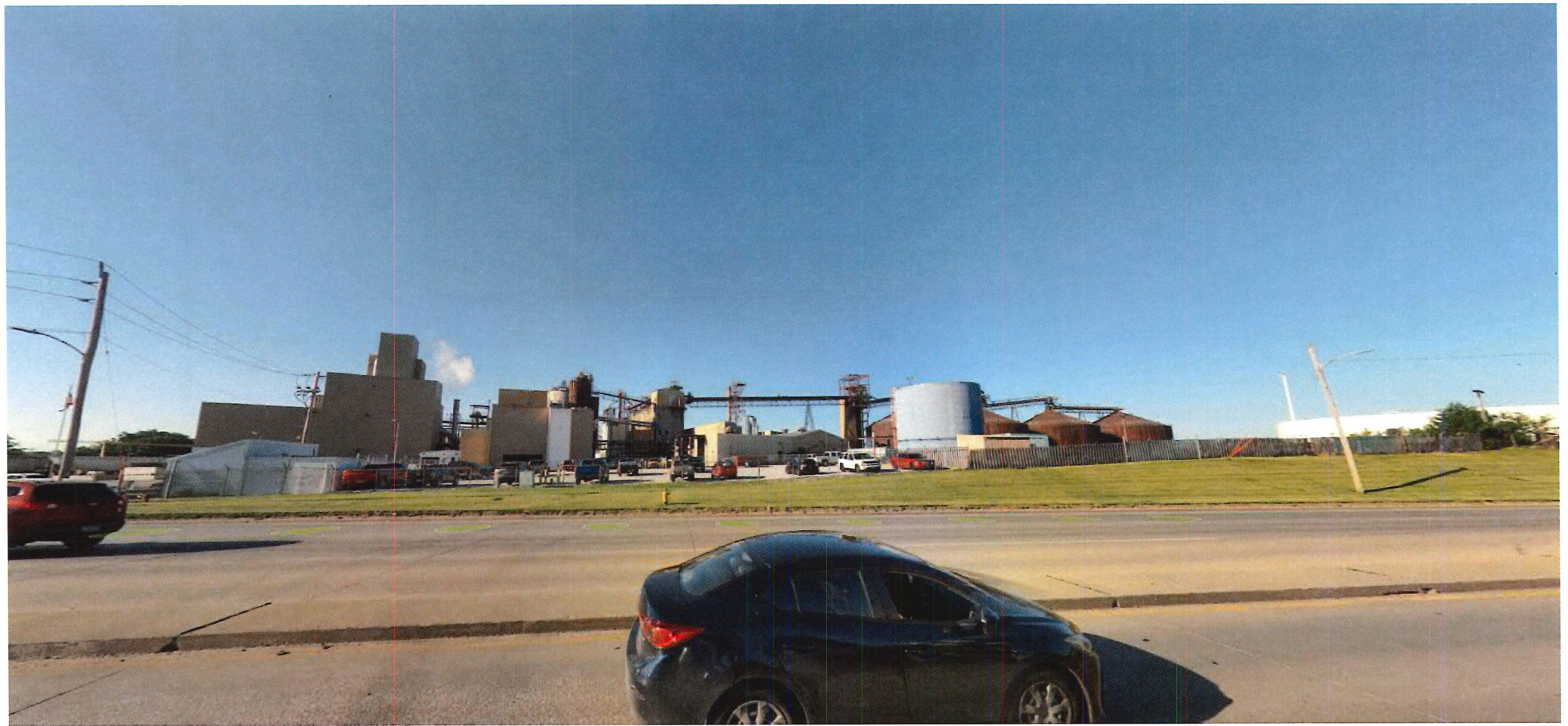
PROPERTY LINE ————  
ADJACENT PROPERTY - - - - -



ALL INFORMATION ON THIS MAP IS BASED ON THE MOST RECENT AERIAL PHOTOGRAPHY AVAILABLE AT THE TIME OF THE MAP'S PREPARATION. THE MAP IS NOT A SURVEY AND DOES NOT REPRESENT THE ACTUAL BOUNDARIES OF THE PROPERTY. THE MAP IS FOR INFORMATIONAL PURPOSES ONLY.















March 14, 2023

Sent via email to: [SChakraborty@dmgov.org](mailto:SChakraborty@dmgov.org) and [NOTarpey@dmgov.org](mailto:NOTarpey@dmgov.org) and [NHMeeting@dmgov.org](mailto:NHMeeting@dmgov.org)

Planning Staff  
Attn: Sreyoshi Chakraborty and Nick Tarpey  
City of Des Moines  
Planning and Urban Design Division

**Re: Archer-Daniels-Midland Company (“ADM”) Neighborhood Meeting Summary**

ADM hosted a neighborhood meeting on Friday, March 3, 2023, to receive comment from its neighbors regarding the proposed rezoning of the Parcel located at its oilseed processing plant at 1935 E. Euclid Avenue, Des Moines, Iowa. ADM hosted the meeting to facilitate its request to have the City of Des Moines Planning & Zoning Commission (the “P&Z”) rezone the Parcel back to its previous zoning classification of Industrial District (I2) from its current zoning classification of Flood District (F). Below is a summary of the necessary information related to the neighborhood meeting.

**Neighborhood Meeting Summary**

ADM sent letters via regular mail notifying neighbors of the neighborhood meeting and inviting them to attend. An example of the meeting invitation is included in Exhibit A. ADM sent the invitation to all the mailing addresses provided by the City of Des Moines. The invitations conformed with the recommended format in the City of Des Moines neighborhood meeting guidelines. The neighborhood meeting was held in a commercial office conference room at 1935 E. Euclid Avenue, Des Moines, Iowa, at 2:00 PM CST and attended by the following ADM representatives: Mike Kuntz, Complex Manager, ADM Des Moines Soybean Processing; Tyler Pirri, Project Manager, ADM Des Moines Soybean Processing; and Nikkie Dabb, Legal Counsel, Faegre Drinker.

The ADM Representatives were prepared to discuss the details of the rezoning issues. However, no neighbors attended the neighborhood meeting. ADM representatives remained in the meeting location for a reasonable amount of time after the scheduled start time. Despite the opportunity to join the meeting, no neighbors attended. No suggestions, concerns or changes were requested by ADM’s neighbors.

**Tyler Pirri**  
Project Manager  
ADM  
O 515-263-2126  
C 319-795-3129  
[Tyler.Pirri@adm.com](mailto:Tyler.Pirri@adm.com)

Exhibit A



1935 E. Euclid Ave  
Des Moines, IA 50313

February 21, 2023

Sandra Matchinsky  
1042 66<sup>th</sup> Street  
Windsor Heights, IA 5034-1700

**Re: Invitation to Neighborhood Meeting: Proposed Rezoning of Parcel  
No. 110/06606-008-000 (the "Parcel")**

Archer Daniels Midland Company (ADM) invites you to attend a neighborhood meeting to discuss the proposed rezoning of the Parcel located at its oilseed processing plant at 1935 E. Euclid Avenue, Des Moines, IA.

ADM is requesting that the City of Des Moines Planning & Zoning Commission (the "P&Z") rezone the Parcel back to its previous zoning classification of Industrial District (I2) from its current zoning classification of Flood District (F). ADM seeks this rezoning for several reasons including, but not limited to, the following: 1) the industrial nature of the oilseed processing plant is more accurately classified as I2; 2) the I2 classification supports the regional economic benefits created by the Parcel; 3) the I2 classification allows the oilseed processing plant to be structurally upgraded and reconstructed as necessary; and 3) the Parcel has historically been an I2 classification.

You are receiving this invitation because you own property within 250 feet of the rezoning area. The details of the meeting are set forth below:

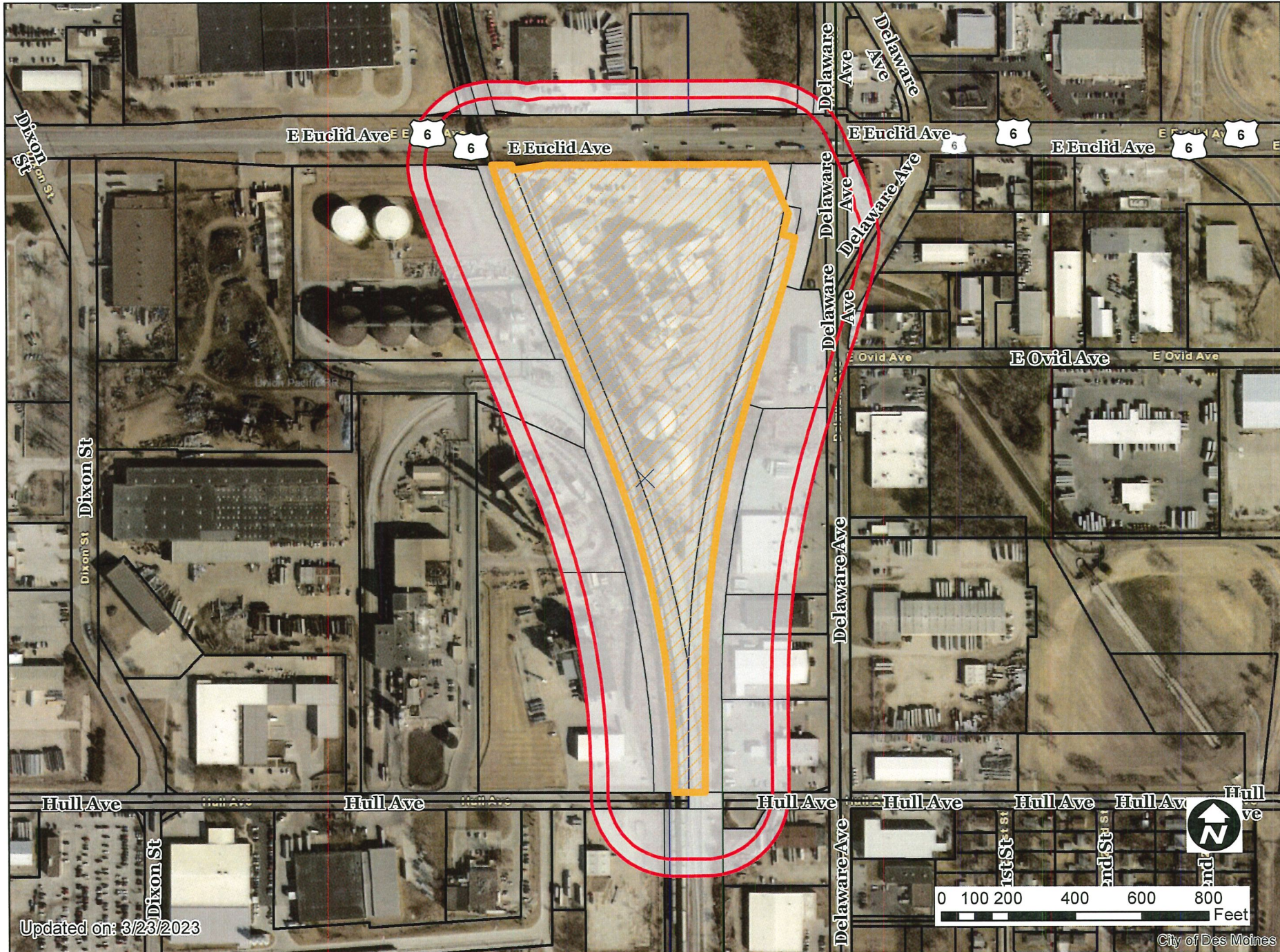
**DAY & DATE:** Friday March 3<sup>rd</sup>

**TIME:** 2:00 pm

**ADDRESS:** 1935 E. Euclid Ave. In the Commercial Office Conference Room

We look forward to receiving any comments you may present.



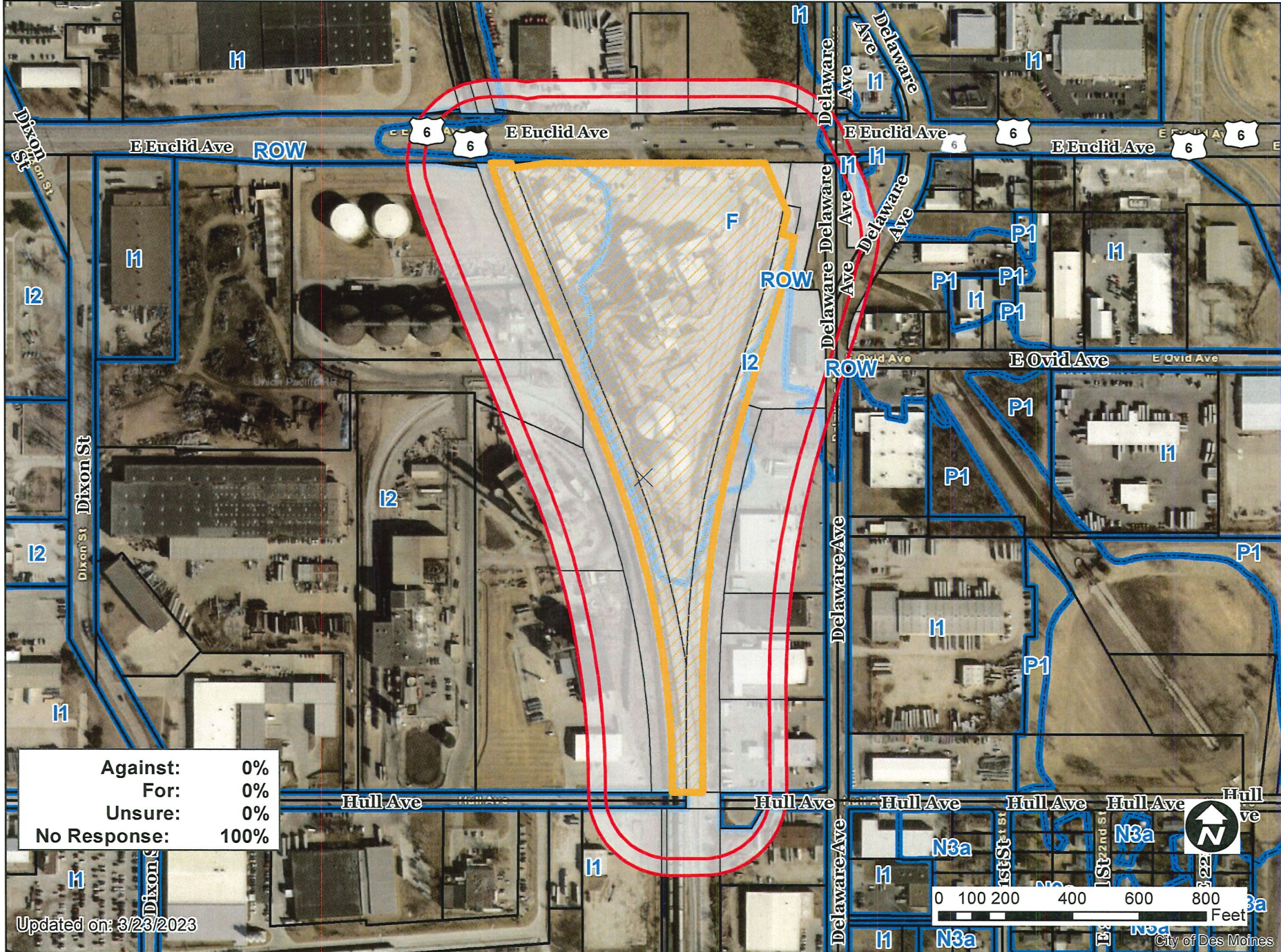


Updated on: 3/23/2023



City of Des Moines

1 inch = 382 feet



Archer-Daniels-Midland Company, Parcels in Vicinity of 1935 East Euclid Avenue

ZONG-2023-000003



1 inch = 382 feet