



Date June 12, 2023

**RESOLUTION SETTING HEARING ON REQUEST FROM WILLIAM C KNAPP, LLC (OWNER), REPRESENTED BY GERARD D. NEUGENT (OFFICER), TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED IN THE VICINITY OF 1803 COUNTY LINE ROAD**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on May 18, 2023, its members voted 8-0 in support of a motion finding the requested rezoning for the Property including two (2) parcels located in the vicinity of 1803 County Line Road is not in conformance with the existing PlanDSM future land use designation of Business Park within a future Neighborhood Node; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on May 18, 2023 its members voted 8-0 in support of a motion to recommend **APPROVAL** of a request from William C Knapp, LLC (Owner), represented by Gerard D. Neugent (Officer), to amend the PlanDSM: Creating Our Tomorrow future land use designations for Property including two (2) parcels in the vicinity of 1803 County Line Road from Business Park within a Future Neighborhood Node to Community Mixed Use, Business Park, Public/Semi-Public, and Low-Medium Density Residential within a Neighborhood Node; to rezone the Property from “EX” Mixed Use District to multiple districts, including “MX3” Mixed-Use District, “MX1” Mixed-Use District, “P2” Public, Civic and Institutional District, “I1” Industrial District, and “NX2” Neighborhood Mix District, to allow a large-scale, multi-use project, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan:

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

**LOT 1 (Amend Land Use Designation from Business Park within a Future Neighborhood Node to Low-Medium Density Residential within a Neighborhood Node, and Rezone from “EX” Mixed Use District to “NX2” Neighborhood Mix District)**

**THE EAST 851.00 FEET OF PARCEL ‘J’ OF THE SE ¼ SEC 32-78-24, AN OFFICAL PARCEL RECORDED IN BOOK 12742 PAGE 120, AT THE POLK COUNTY RECORDER’S OFFICE. CONTAINING 5.77 ACRESS MORE OR LESS.**

**AND**

**THE EAST 851.00 FEET OF THE FOLLOWING DESCRIBTED PROPERTY: BEGINNING AT A POINT 336.88 FEET NORTH AND 25.00 FEET EAST OF THE SOUTH ¼ CORNER OF SECTION 322, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA; THENCE NORTH 303.89 FEET; THENCE EAST 1292.12 FEET; THENCE SOUTH 312.92 FEET; THENCE WEST TO THE POINT OF BEGINNING. CONTAINING 6.03 ACRESS MORE OR LESS.**



Date June 12, 2023

**LOT 2 (Amend Land Use Designation from Business Park within a Future Neighborhood Node to Community Mixed Use, and Rezone from "EX" Mixed Use District to "MX1" Mixed Use District)**

THE WEST 114.00 FEET OF THE EAST 965.00 FEET OF SAID PARCEL 'J' OF THE SE ¼ SEC 32-78-24, AN OFFICAL PARCEL RECORDED IN BOOK 12742 PAGE 120, AT THE POLK COUNTY RECORDER'S OFFICE. CONTAINING 35,041 SQ.FT. MORE OR LESS.

AND

THE WEST 114.00 FEET OF THE EAST 965.00 FEET OF THE FOLLOWING DESCRIBTED PROPERTY: BEGINNING AT A POINT 336.88 FEET NORTH AND 25.00 FEET EAST OF THE SOUTH ¼ CORNER OF SECTION 322, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA; THENCE NORTH 303.89 FEET; THENCE EAST 1292.12 FEET; THENCE SOUTH 312.92 FEET; THENCE WEST TO THE POINT OF BEGINNING. CONTAINING 34,838 SQ.FT. MORE OR LESS.

**LOT 3 (Amend Land Use Designation from Business Park within a Future Neighborhood Node to Community Mixed Use, and Rezone from "EX" Mixed Use District to "MX3" Mixed Use District)**

THE WEST 111.96 FEET OF PARCEL 'J' OF THE SE ¼ SEC 32-78-24, AN OFFICAL PARCEL RECORDED IN BOOK 12742 PAGE 120, AT THE POLK COUNTY RECORDER'S OFFICE. CONTAINING 33,630 SQ.FT. MORE OR LESS.

AND

THE WEST 111.96 FEET OF THE FOLLOWING DESCRIBTED PROPERTY: BEGINNING AT A POINT 336.88 FEET NORTH AND 25.00 FEET EAST OF THE SOUTH ¼ CORNER OF SECTION 322, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA; THENCE NORTH 303.89 FEET; THENCE EAST 1292.12 FEET; THENCE SOUTH 312.92 FEET; THENCE WEST TO THE POINT OF BEGINNING. CONTAINING 33,963 SQ.FT. MORE OR LESS.

**LOT 4 (Amend Land Use Designation from Business Park within a Future Neighborhood Node to Public/Semi-Public, and Rezone from "EX" Mixed Use District to "P-2" Public, Civic and Institutional District)**

THE EAST 215.00 FEET OF THE WEST 326.96 FEET EXCEPT THE SOUTH 216.00 FEET OF PARCEL 'J' OF THE SE ¼ SEC 32-78-24, AN OFFICAL PARCEL





Date June 12, 2023

**RECORDED IN BOOK 12742 PAGE 120, AT THE POLK COUNTY RECORDER'S OFFICE. CONTAINING 19,717 SQ.FT. MORE OR LESS.**

**AND**

**THE EAST 215.00 FEET OF THE WEST 326.96 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 336.88 FEET NORTH AND 25.00 FEET EAST OF THE SOUTH ¼ CORNER OF SECTION 322, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA; THENCE NORTH 303.89 FEET; THENCE EAST 1292.12 FEET; THENCE SOUTH 312.92 FEET; THENCE WEST TO THE POINT OF BEGINNING. CONTAINING 1.50 ACRES MORE OR LESS.**

**LOT 5 (Amend Land Use Designation from Business Park within a Future Neighborhood Node to Business Park, and Rezone from "EX" Mixed Use District to "II" Industrial District)**

**THE SOUTH 216 FEET OF THE EAST 215 FEET OF THE WEST 326.96 FEET OF PARCEL 'J' OF THE SE ¼ SEC 32-78-24, AN OFFICAL PARCEL RECORDED IN BOOK 12742 PAGE 120, AT THE POLK COUNTY RECORDER'S OFFICE.**

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed amendment to the comprehensive plan future land use designation is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on June 26, 2023 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.



**Roll Call Number**

.....

**Agenda Item Number**

26

**Date** June 12, 2023

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

**FORM APPROVED:**

/s/ Chas M. Cahill

Chas M. Cahill  
Assistant City Attorney

(COMP-2023-000017) (ZONG-2023-000026)

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 June 12, 2023

Agenda Item 26

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

May 30, 2023

Communication from the City Plan and Zoning Commission advising that at their May 18, 2023 meeting, the following action was taken regarding a request from William C Knapp, LC (owner), represented by Gerard D. Neugent (officer) to rezone two (2) parcels located in the vicinity of 1803 County Line Road from “EX” Mixed Use District to multiple districts, including “MX3” Mixed-Use District, “MX1” Mixed-Use District, “P2” Public, Civic and Institutional District, Limited “I1” Industrial District, and “NX2” Neighborhood Mix District, to allow a large-scale, multi-use project.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 8-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus					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 “MX3”, “MX1”, “P2”, Limited “I1”, and “NX2” Districts be found not in conformance with the existing PlanDSM future land use designation of Business Park within a future Neighborhood Node.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Business Park within a Future Neighborhood Node to Community Mixed Use, Business Park, Public/Semi-Public, and Low-Medium Density Residential within a Neighborhood Node.

Part C) Approval of the request to rezone the property from “EX” Mixed Use District to multiple districts, including “MX3” Mixed-Use District, “MX1” Mixed-Use District, “P2” Public, Civic and Institutional District, Limited “I1” Industrial District, and “NX2” Neighborhood Mix District.

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

Part A) Staff recommends that the requested “MX3”, “MX1”, “P2”, Limited “I1”, and “NX2” Districts be found not in conformance with the existing PlanDSM future land use designation of Business Park within a future Neighborhood Node.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Business Park within a Future Neighborhood Node to Community Mixed Use, Business Park, Public/Semi-Public, and Low-Medium Density Residential within a Neighborhood Node.

Part C) Staff recommends approval of the request to rezone the property from “EX” Mixed Use District to multiple districts, including “MX3” Mixed-Use District, “MX1” Mixed-Use District, “P2” Public, Civic and Institutional District, Limited “I1” Industrial District, and “NX2” Neighborhood Mix District.

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

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing a large scale multi-use project, which requires rezoning of the subject property to multiple zoning districts. The development would cater to the needs of and primarily serve residents of the Harvest Academy, a rehabilitative workforce-development program. A Large Scale Development Plan has been submitted, which outlines the basic concept for this development. Residential use has been proposed with the development which includes townhomes or bungalow court style dwellings (approximately 6 residents per dwelling). Future 6-12 unit multifamily apartment buildings have also been proposed. Space for the Harvest Academy Moving Company is proposed, along with other commercial uses such as a thrift store, restaurant, coffee shop, and vocational training facility. All of these uses would be housed in a mixed-use style, new urbanist style development pattern with internal private blocks/streets.

Any future construction or redevelopment of the subject properties must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. **Size of Site:** 17.7 acres (769,769.7 square feet).

3. **Existing Zoning (site):** “EX” Mixed Use District.

4. **Existing Land Use (site):** The site is currently an undeveloped vacant lot.

5. **Adjacent Land Use and Zoning:**



**North** – Limited “P2”; Uses are funeral home, cemetery, chapel, and offices.

**South** – ‘NX2”; Uses are undeveloped, vacant land.

**East** – “EX”; Uses are Des Moines Wastewater Reclamation Authority property.

**West** – “PUD”; Uses are undeveloped land within the Airport Crossroads PUD.

6. **General Neighborhood/Area Land Uses:** The subject property is located just northeast of the intersection of Fleur Drive and County Line Road. The surrounding area to the east of Fleur Drive includes undeveloped vacant land whereas to the west includes existing and future light industrial uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within a designated Neighborhood Association. All neighborhood associations were notified of the May 18, 2023, public hearing by emailing of the Preliminary Agenda on April 28, 2023, and the Final Agenda on May 12, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on April 28, 2023 (20 days prior to the public hearing) and May 8, 2023 (10 days prior to the public hearing) 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 on the date of the mailing.

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 property 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 of the property be amended from Business Park within a Future Neighborhood Node to Community Mixed Use, Business Park, Public/Semi-Public, and Low-Medium Density Residential within a Neighborhood Node”. Plan DSM describes these designations as follows:

*Business Park: Accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category*

would produce little or no noise, odor, vibration, glare, or other objectionable influences and would have little or no adverse effect on surrounding properties.

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.

Public/Semi-Public: Areas that are mostly open to public use or public access. May include government facilities, schools, hospitals, libraries and community facilities.

Low-Medium Density Residential: Areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.

Neighborhood Node: These nodes are the smallest in size and offer services that provide for basic daily needs of the local population in the surrounding neighborhood. May include restaurants, shops and smaller scale businesses. Residential development including low-medium and medium densities may occur.

The subject parcel is currently zoned "EX" Mixed Use District. The Zoning Ordinance describes this district as, "intended to accommodate mobile home parks in specific locations within the city."

The applicant is proposing to rezone the property from "EX" Mixed Use District to multiple districts, including "MX3" Mixed-Use District, "MX1" Mixed-Use District, "P2" Public, Civic and Institutional District, Limited "I1" Industrial District, and "NX2" Neighborhood Mix District. The Zoning Ordinance describes these districts as follows:

MX3 - "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."

MX1 - "intended for the mixed-use, neighborhood-scale nodes and corridors within the city, where daily uses are accessible by walking from surrounding neighborhoods."

P2 - "intended for civic and institutional facilities, such as religious assembly places, cultural or arts centers, community centers, schools, infrastructure, recreational facilities, and other institutional facilities. Infrastructure includes public or private infrastructure, including rail corridors and utility corridors or sites."

I1 - "intended for general industrial uses, warehousing, transportation terminals."

NX2 - "intended for a mix of single-household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood."



Staff believes the proposed amendment to the comprehensive plan is appropriate, as the subject property is located just off two major corridors with easy access to transportation. The landuse designations support the proposed mix of uses to develop a new urbanist style center that provides the opportunity for residents to live, work, and play in a self-contained, walkable neighborhood.

The proposed large scale mixed use development includes mixed uses fronting Fleur Drive, mixed uses, public and semi-public and industrial uses transitioning to residential including pocket neighborhoods and multifamily residential.

2. **Grading & Storm Water Management:** Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR.
3. **Utilities:** There is currently no City gravity sanitary sewer located in County Line Road or Fleur Drive adjacent to these parcels. Since the property does not have frontage to public sanitary sewer, a public sanitary sewer extension would be needed to get sewer to this site. The best option is an existing 18-inch WRA owned, gravity sanitary sewer that runs north/south and crosses County Line Road approximately 600 feet east of this parcel's east property line.
4. **Urban Design:** If rezoned to "NX2" District, any multiple-household residential use would need to be constructed in accordance with either the Flat Building, Row Building, or House D building type.

Staff believes that the subject site would be an appropriate location for such a development given its location within a future neighborhood node, as well as easy transportation access.

5. **Trucking and Transportation Terminal:** As per the submitted Large Scale Development Plan and rezoning proposal, a moving company classified as a Trucking and Transportation Terminal use is proposed, fronting County Line Road. Staff feels that this is appropriate within this development so long as any "I1" uses are restricted to just "moving"-related uses.
6. **Access/Street System:** The submitted Large Scale Development Plan Concept indicates access to the site from Fleur Drive and County Line Road. A total of three accesses including two from County Line Road are proposed. The development would include internal private blocks/streets, while taking advantage of the topography to create open green spaces with a soft surface trail loop. Currently, the site does not have access to public transportation, as the DART transit routes do not extend as far south.

The City's Traffic and Transportation Division has indicated that the proposed development should restrict the number of accesses off County Line Road to no more than one. Additionally, a 10-foot shared use path on the south side of the subject site is recommended, as there are future plans for a trail along the County Line Road corridor. A traffic study was not required with the rezoning application, as the proposal does not meet the threshold that necessitates a study.

While internal private streets are proposed at this time, the streets should be designed to look and function like public streets.

- 7. 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 prepare a Site Plan and building elevations for review before the property can be occupied by the proposed use.

## **SUMMARY OF DISCUSSION**

Sreyoshi Chakraborty presented staff report and recommendation.

Carol Maher asked if the city is committed to paving County Line Road.

Sreyoshi Chakraborty stated the city intends to construct County Line Road in the future, but the design and date has not been determined.

Matt Coen, RDG Design, 301 Grand Avenue stated he would yield his 10 minutes to answer any questions the commission might have.

Carol Maher asked if this model differs from their current operation.

Taylor Smith, Harvest Academy, 8769 G-24 Hwy, Indianola, IA stated the model would not differ, they are trying to scale up from where they are currently.

Carol Maher asked if only men would be living there.

Matt Coen stated the overall site would not be limited to just Harvest Academy students. The mixed-used buildings located in the middle of the site and along County Line Road would be available to anyone.

Carol Maher asked how the construction would be staged.

Taylor Smith stated the first phase would be construction of student housing, recreational center, and the moving company facility.

Carol Maher asked if their location in Indianola would remain open.

Taylor Smith stated it will remain open until they can complete the transition to their new location.

Abby Chungath asked if the mixed-use buildings along Fleur Avenue would be leased to others or occupied by their organization.

Taylor Smith stated they would own the buildings, but space could be leased.

Carol Maher asked if funding is available for their first phase.



Taylor Smith stated with donations and fundraising, they will have the money to complete the first phase.

**CHAIRPERSON OPENED THE PUBLIC HEARING**

No one was present or requested to speak.

**CHAIRPERSON CLOSED THE PUBLIC HEARING**

Todd Garner encouraged the applicant to work with DART, as public transit would be beneficial for this development.

**COMMISSION ACTION:**

Todd Garner made a motion for:

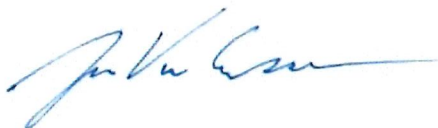
Part A) The requested “MX3”, “MX1”, “P2”, Limited “I1”, and “NX2” Districts be found not in conformance with the existing PlanDSM future land use designation of Business Park within a future Neighborhood Node.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Business Park within a Future Neighborhood Node to Community Mixed Use, Business Park, Public/Semi-Public, and Low-Medium Density Residential within a Neighborhood Node.

Part C) Approval of the request to rezone the property from “EX” Mixed Use District to multiple districts, including “MX3” Mixed-Use District, “MX1” Mixed-Use District, “P2” Public, Civic and Institutional District, Limited “I1” Industrial District, and “NX2” Neighborhood Mix District.

Motion passed: 8-0

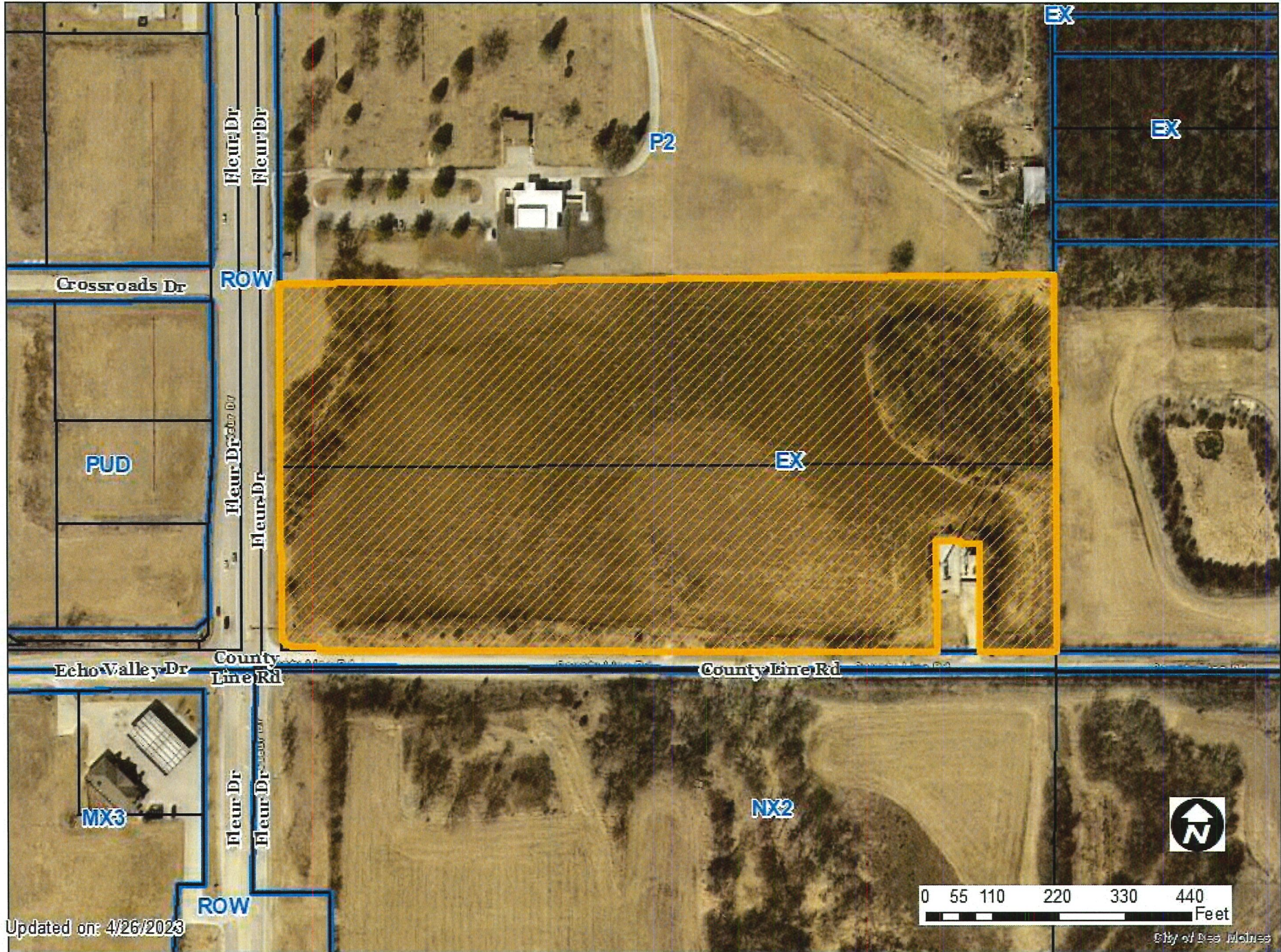
Respectfully submitted,



Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh





Updated on: 4/26/2023

1 inch = 211 feet









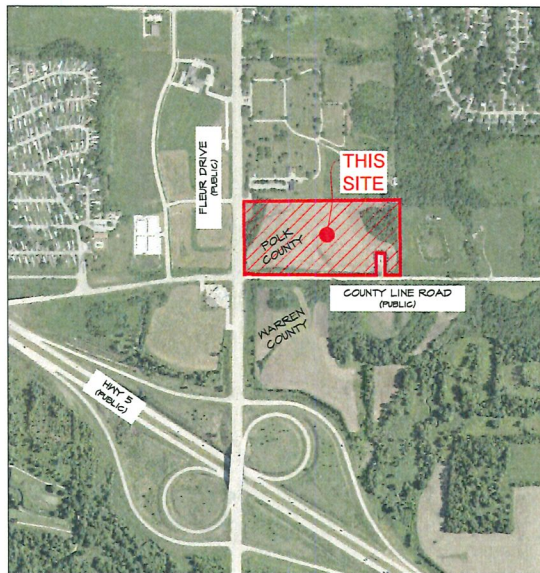


# DRAWINGS FOR PUBLIC IMPROVEMENTS

## 34TH AVE NW WIDENING

505 E HICKMAN ROAD

- ### GENERAL LEGEND
- PROPOSED**
- FLAT BOUNDARY
  - SECTION LINE
  - LOT LINE
  - CENTERLINE
  - EASEMENT LINE
  - FLARED END SECTION
  - TYPE 5K-501 STORM INTAKE
  - TYPE 5K-502 STORM INTAKE
  - TYPE 5K-503 STORM INTAKE
  - TYPE 5K-504 STORM INTAKE
  - TYPE 5K-505 STORM INTAKE
  - TYPE 5K-506 STORM INTAKE
  - TYPE 5K-511 STORM INTAKE
  - TYPE 5K-512 STORM INTAKE
  - TYPE 5K-513 STORM INTAKE
  - TYPE 5K-401 STORM MANHOLE
  - TYPE 5K-402 STORM MANHOLE
  - TYPE 5K-403 STORM MANHOLE
  - TYPE 5K-403 STORM MANHOLE
  - TYPE 5K-301 SANITARY MANHOLE
  - TYPE 5K-302 SANITARY MANHOLE
  - TYPE 5K-304 SANITARY MANHOLE
  - STORM/SANITARY CLEANOUT
  - WATER VALVE
  - FIRE HYDRANT ASSEMBLY
  - BLOW-OFF HYDRANT
  - DETECTABLE WARNING PANEL
  - SANITARY SEWER WITH SIZE
  - SANITARY SERVICE
  - STORM SEWER WITH SIZE
  - STORM SERVICE
  - WATER SEWER WITH SIZE
  - WATER SERVICE
  - PROPOSED CONTOUR
  - SILT FENCE
  - RIP RAP
  - ADDRESS
- EXISTING**
- LOT LINE
  - SANITARY/STORM MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - STORM SEWER SINGLE INTAKE
  - STORM SEWER DOUBLE INTAKE
  - STORM SEWER ROUND INTAKE
  - FLARED END SECTION
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - SHRUB
  - POWDER POLE
  - STREET LIGHT
  - GUY ANCHOR
  - ELECTRIC TRANSFORMER
  - GAS METER
  - TELEPHONE RISER
  - SIGN
  - UNDERGROUND TELEVISION
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS
  - UNDERGROUND FIBER OPTIC
  - UNDERGROUND TELEPHONE
  - OVERHEAD ELECTRIC
  - SANITARY SEWER WITH SIZE
  - STORM SEWER WITH SIZE
  - WATER MAIN WITH SIZE
  - EXISTING CONTOUR
  - TREELINE
  - BUILDING SETBACK LINE
  - PUBLIC UTILITY EASEMENT
  - M.O.E.
- FLOOD ZONE CLASSIFICATION**
- THE SUBJECT PROPERTY IS WITHIN ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 1904212C REVISED ON NOVEMBER 10, 1992. \*\*\* FEMA FIRM MAPS ARE SUBJECT TO CHANGE. SEE FEMA FLOOD MAP SERVICE CENTER AT [HTTPS://MSC.FEMA.GOV/PORTAL/HOME](https://msc.fema.gov/portal/home) \*\*\*
- BENCHMARKS**
- North of 34th Ave NW to 505 E Hickman Road
- Corner of 34th Ave NW and 505 E Hickman Road
- Corner of 34th Ave NW and 505 E Hickman Road
- Corner of 34th Ave NW and 505 E Hickman Road



VICINITY SKETCH  
1" = 500'

**SHEET LIST TABLE**

Sheet Number	Sheet Title
1	COVER
2	REZONING SKETCH

**SUBMITTAL TABLE**

SUBMITTAL DATE	SUBMITTAL NOTES
APRIL 14, 2023	INITIAL SUBMITTAL
APRIL 21, 2023	
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**PROPERTY OWNERS:**  
WILLIAM C. KNAPP, LLC  
5000 WESTON FRONT SITE 400  
WEST DES MOINES, IA 50266-5921  
ATTN: TOM MITTMAN  
EMAIL: TOM.MITTMAN@KNAPPLC.COM

**APPLICANT:**  
HARVEST ACADEMY  
6364 524 HWY  
INDIANOLA, IA 50325  
ATTN: TIM KRUEGER, CEO  
EMAIL: TIM@HARVESTACADEMYIA.COM

**ENGINEER:**  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
ATTN: PAUL CLAUSER, PE  
EMAIL: CLAUSER@CECLAC.COM  
PH: 515-276-4884 EXT 217

**LAND SURVEYOR:**  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFERY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322

**LEGAL DESCRIPTION - NORTH**  
PARCEL - J BOOK 12742 PAGE 120, SE 1/4 SEC 32-10-24, RECORDED AT THE POLK COUNTY RECORDER'S OFFICE.  
AND  
BEGINNING AT A POINT 336.88 FEET NORTH AND 25 FEET EAST OF THE SOUTH 1/4 CORNER OF SECTION 32, TOWNSHIP 70 NORTH, RANGE 24 WEST OF THE 2TH P.M. POLK COUNTY, IOWA THENCE NORTH 303.04 FEET, THENCE EAST 124.12 FEET, THENCE SOUTH 312.42 FEET, THENCE WEST TO THE POINT OF BEGINNING.

**LAND AREA:**  
17.9 AC.

**EXISTING ZONING:**  
ZONING DESCRIPTION  
EX MIXED USE DISTRICT

**PROPOSED ZONING**

**I1 DISTRICT.**  
I1 IS INTENDED FOR GENERAL INDUSTRIAL USES, WAREHOUSING, AND TRANSPORTATION TERMINALS.

**M1 DISTRICT.**  
M1 IS INTENDED FOR THE MIXED-USE, NEIGHBORHOOD-SCALE NODES AND CORRIDORS WITHIN THE CITY, WHERE DAILY USES ARE ACCESSIBLE BY WALKING FROM SURROUNDING NEIGHBORHOODS.

**M3 DISTRICT.**  
M3 IS 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.

**NX2 DISTRICT.**  
NX2 IS INTENDED FOR A MIX OF SINGLE-HOUSEHOLD HOUSES WITH APPROPRIATELY SCALED AND DETAILED MULTIPLE-HOUSEHOLD BUILDING TYPES IN THE SAME NEIGHBORHOOD.

**P2 DISTRICT.**  
P2 IS INTENDED FOR CIVIC AND INSTITUTIONAL FACILITIES, SUCH AS RELIGIOUS ASSEMBLY PLACES, CULTURAL OR ARTS CENTERS, COMMUNITY CENTERS, SCHOOLS, INFRASTRUCTURE, AND OTHER INSTITUTIONAL FACILITIES. INFRASTRUCTURE INCLUDES PUBLIC OR PRIVATE INFRASTRUCTURE, INCLUDING RAIL CORRIDORS AND UTILITY CORRIDORS OR SITES.

**PRELIMINARY NOT FOR CONSTRUCTION**

**PART OF THE SW1/4, SE1/4, SECTION 32-10-24**

**1803 COUNTY LINE ROAD, DES MOINES, IOWA 50321**

**COVER**

Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 Des Moines, Iowa 50322  
515.276.4884 mail@ceclac.com

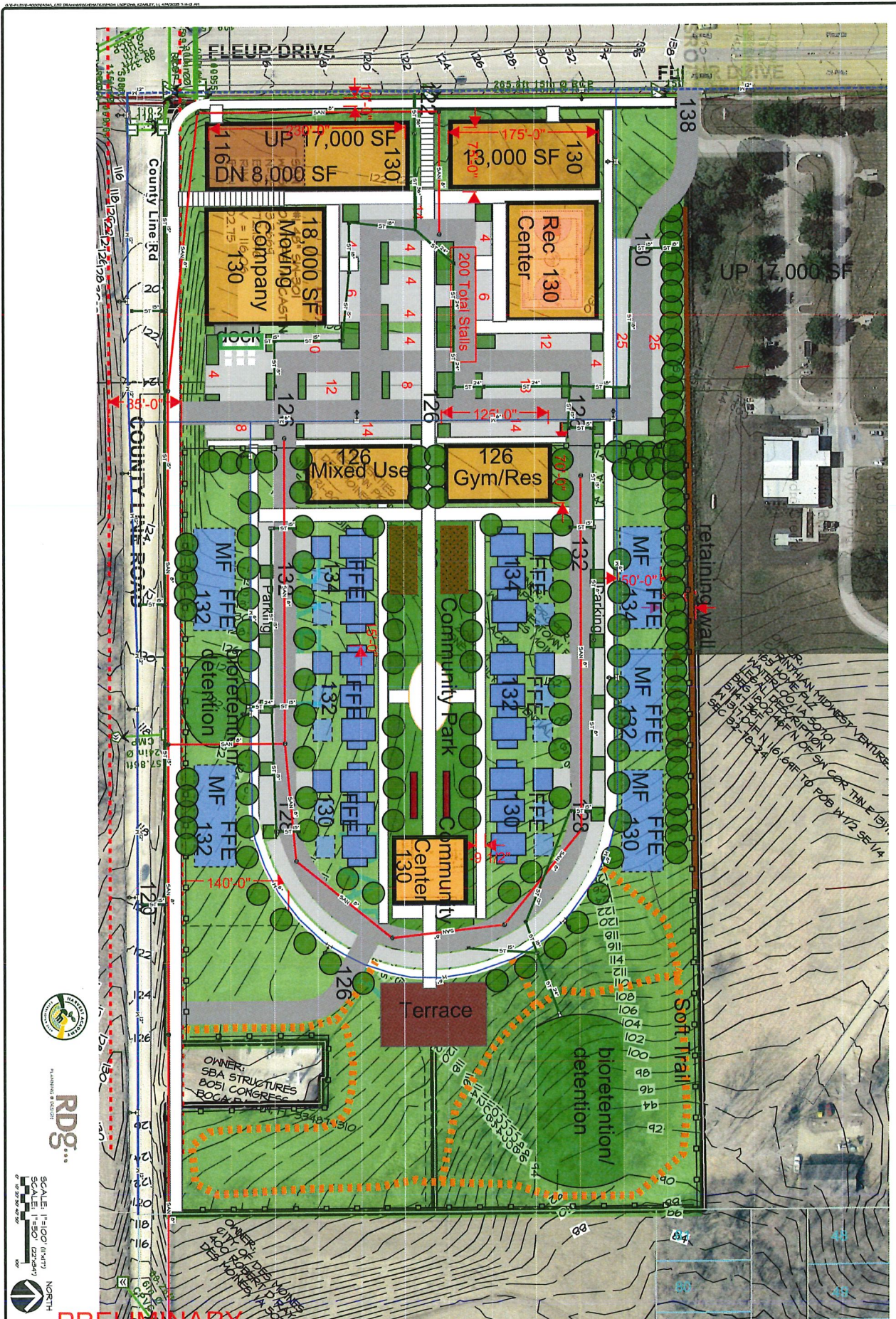


DATE	BY	PC	MB
APRIL 21, 2023			
APRIL 17, 2023			
APRIL 18, 2023			
DATE OF SURVEY:			
DESIGNED BY:			
DRAWN BY:			









**RDS**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF IOWA



**PRELIMINARY**

**THE HARVEST ACADEMY - TOWN CENTER**  
DES MOINES  
LARGE SCALE DEVELOPMENT PLAN

DATE:	APRIL 18, 2023
DATE OF SURVEY:	*****
DESIGNED BY:	*****
DRAWN BY:	*****

**CEC** Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12 · Des Moines, Iowa 50322  
515.276.4884 · mail@ceclac.com



## Minutes

Harvest Academy (HA) - Neighborhood Meeting - P&Z case #

DMARC Training Room

100 Army Post Rd. Des Moines, IA 50315

Wednesday April 26<sup>th</sup>, 2023

5:00 - 6:00 p.m.

### In Attendance

#### **Harvest Academy:**

**Board Member:** Walter Lauridsen

**Leadership Team:** Tim Krueger (CEO), Taylor Smith (Program Director), Steven Baldus (Staff),  
Minh Nguyen (Staff)

**Students:** William Sisemore, Troy Roberts, Marshall Rowe

#### **RDG Architects:**

Matt Coen & Doug Adamson

#### **Guests:**

Steve Hevemann (Executive Director SVDP)

Holly Dommer (SVDP)

Steve Smith (HA - Owner's Representative)

Brian Shultes (Fac. Mgr. - Simpson College)

Becky Whitlow (DMARC - Network Dir.)

John (DMARC - Warehouse Mgr.)

Michelle Chumbley (DMARC - Warehouse Assoc.)

Terry Pauling (RE Broker - EXIT Realty)

#### **Adjacent Property Owners (Invited)**

##### **Present**

Knapp Properties - (Kory Birkenholtz - VP of Brokerage)

##### **Absent**

Fleur Properties (West)

Des Moines Metro Waste Reclamation (E)

TCO Land LLC (West)

3 Sons Enterprises LLC (North - Cemetery)

Blake and Andrea Schultz (South)

Legacy 515 LLC (West)

JW Congregation Support (NW)

Casey's Marketing Company (SW)

City of Des Moines (NE)

United Properties LTD (SW)



## **OBJECTIVE**

As part of the process for requesting property rezoning in the City of Des Moines, applicants are directed to conduct a neighborhood meeting (invite all property owners within 250 feet of any part of property). List supplied by the City of Des Moines.

## **Agenda**

### **Welcome (Tim Krueger - HA CEO)**

- Tim calls meeting 5:01pm.
- Introductions (All - name, title & reason for coming)

### **Summary of HA (Taylor Smith - HA - Program Director) - slides attached**

- Program summary, process & safety)
- Introduction - staff, background and key roles

### **Review Site Plans and Rezoning Request (Matt Coen - RDG Architects) - slides attached**

## **Q & A**

### **1. Kory (Knapp) asked what is the timeline for the project?**

Tim: We are looking to begin moving dirt in 2023 if everything goes according to plan. We expect to start house #1, welcome center and moving company building in 2024. The rest of the site will be built as needed (academy needs) and taking into consideration potential funding sources.

### **2. Becky (DMARC) asked how many students are we planning on housing?**

Taylor: We have not capped the number of students we're trying to help; however, we are wanting our new facility to potentially house as many as 80+ students.

### **3. Terry (Exit Realty) asked if we plan on having a garden?**

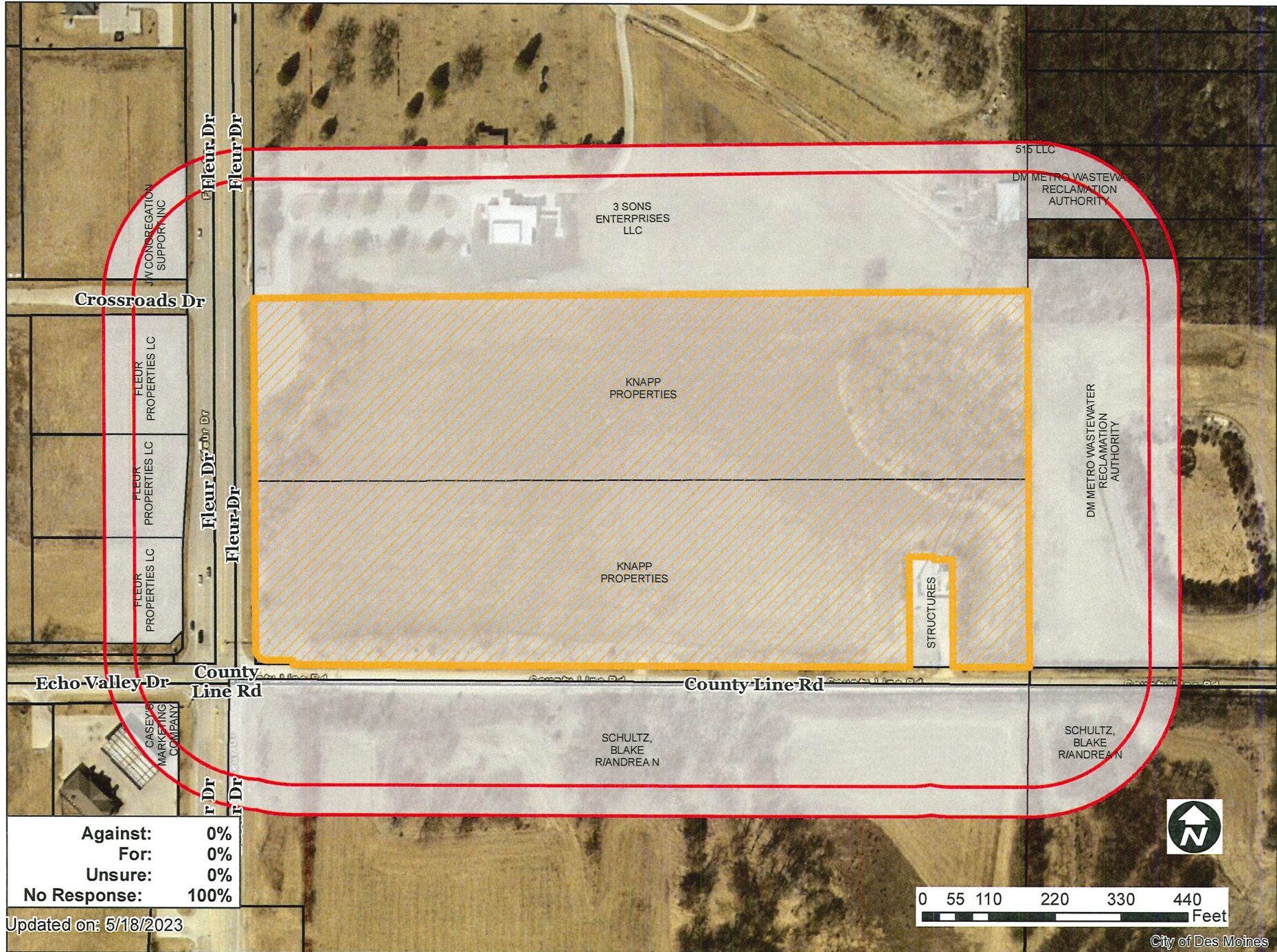
Tim: We firmly believe in the value of nature and hope to have a garden and nature trail. On the slides, you will see it depicted across from the welcome center. Terry commented on seeing our guys work in the garden when he goes by our Indianola property and hopes we continue it at new property.

### **4. Tim (HA) asked Terry Exit Realty to summarize his findings on HA's impact on property values adjacent to current facility bought in June 2020 at 8769 G24 Highway, Indianola, IA 50125?**

Terry noted that property values have been going up strongly in this area (20-30% annually recently, which was similar to the general market. When looking at acreages (2+) just south and north of HA, sales since June 2020 have followed the general market increases. Tim noted that the property directly behind HA sold in 2022 for nearly twice what it was purchased for in 2012.

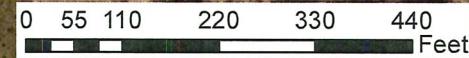
**Future Meetings:** May 18, 2023, 6 p.m. - Des Moines Planning and Zoning Commission Mtg.





Against:	0%
For:	0%
Unsure:	0%
No Response:	100%

Updated on: 5/18/2023



City of Des Moines

1 inch = 211 feet



William C. Knapp, LC, Vicinity of 1803 County Line Road

ZONG-2023-000026



Updated on: 4/26/2023

1 inch = 211 feet