



Date June 26, 2023

RESOLUTION HOLDING PUBLIC HEARING REGARDING 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 to recommend **APPROVAL** of a request from William C Knapp, LLC (Owner), represented by Gerard D. Neugent (Officer), for the proposed rezoning 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 be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan 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), for the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property 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; and

WHEREAS, the City Plan and Zoning Commission has further 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 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

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**



Date June 26, 2023

SOUTH ¼ CORNER OF SECTION 322, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH 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.

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 5TH 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 5TH 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.



Date June 26, 2023

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 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 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 5TH 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 "I1" 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.; and

WHEREAS, on June 12, 2023, by Roll Call No. 23-0826, 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 June 26, 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



Roll Call Number

Agenda Item Number

56

Date June 26, 2023

of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the hearing is closed.

2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Business Park within a Future Neighborhood Node to Community Mixed Use, Business Park, Public/Semi-Public, and Low-Medium Density Residential within a Neighborhood Node is hereby approved.
3. The proposed rezoning of the Property, as legally described above, 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, 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

(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 26, 2023

Agenda Item 56

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:

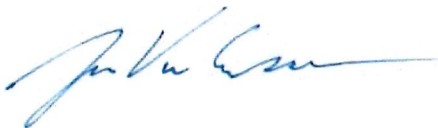
Part A) The requested "MX3", "MX1", "P2", Limited "I1", and "NX2" Districts be found not in conformance with the existing PlanDSM future land use designation of Business Park within a future Neighborhood Node.

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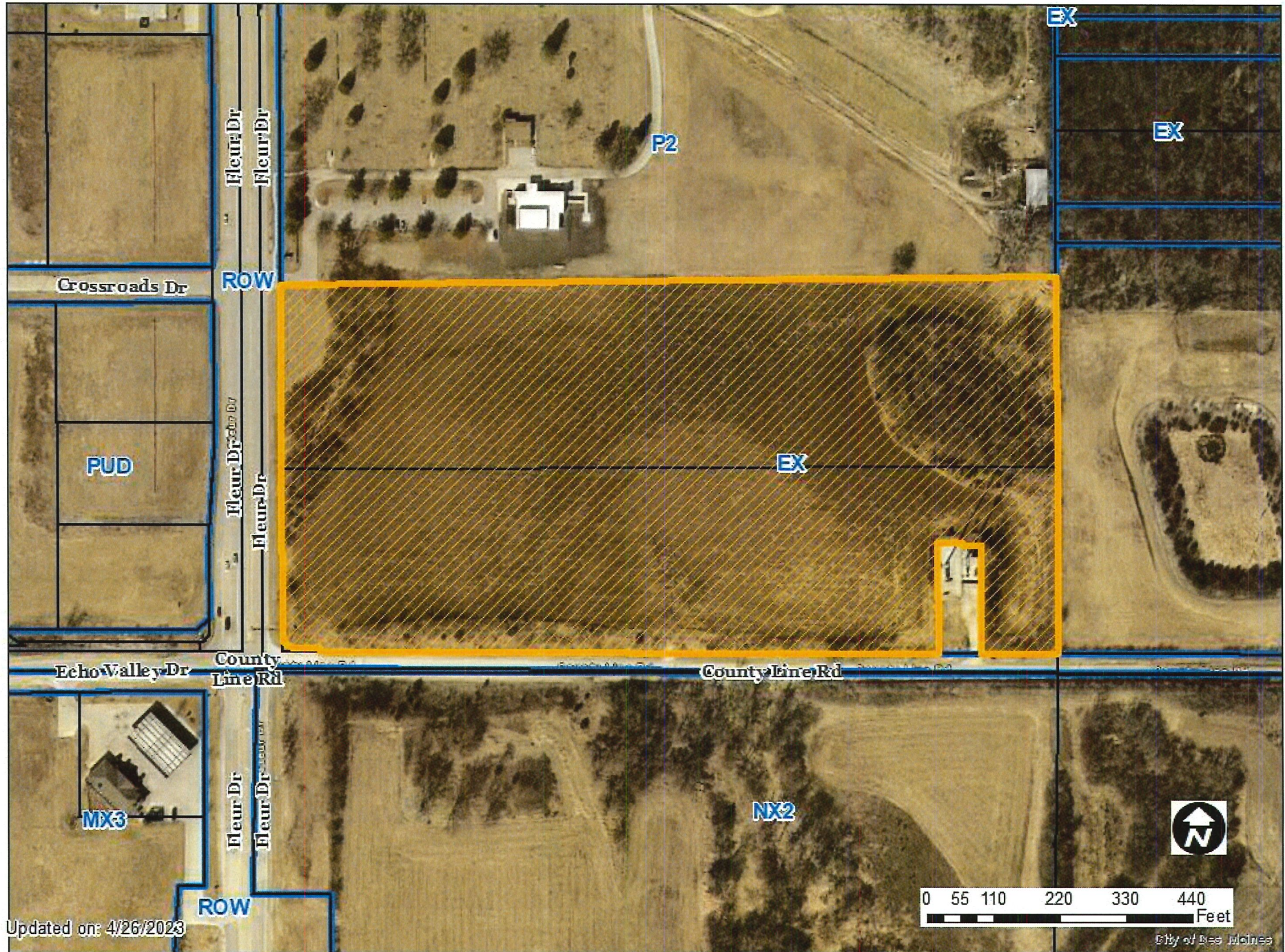
Motion passed: 8-0

Respectfully submitted,

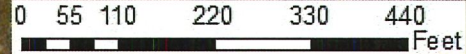


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh



Updated on: 4/26/2023



City of Des Moines

1 inch = 211 feet





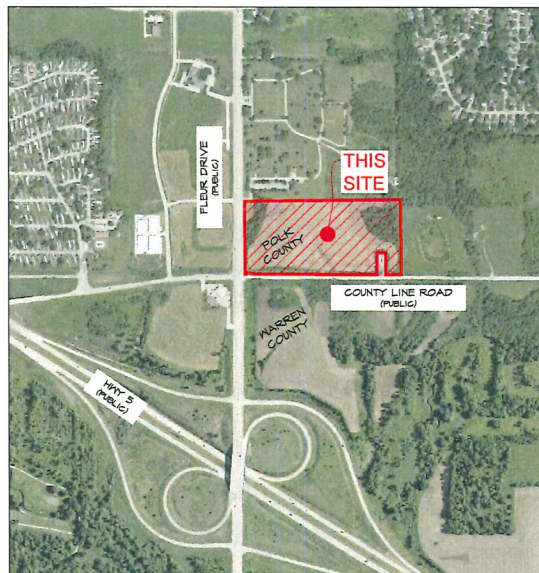
DRAWINGS FOR PUBLIC IMPROVEMENTS 34TH AVE NW WIDENING

505 E HICKMAN ROAD

- GENERAL LEGEND**
- PROPOSED**
- PLAT BOUNDARY
 - SECTION LINE
 - LOT LINE
 - CENTERLINE
 - EASEMENT LINE
 - FLARED END SEGMENT
 - TYPE SH-501 STORM INTAKE
 - TYPE SH-502 STORM INTAKE
 - TYPE SH-503 STORM INTAKE
 - TYPE SH-504 STORM INTAKE
 - TYPE SH-505 STORM INTAKE
 - TYPE SH-506 STORM INTAKE
 - TYPE SH-511 STORM INTAKE
 - TYPE SH-512 STORM INTAKE
 - TYPE SH-513 STORM INTAKE
 - TYPE SH-401 STORM MANHOLE
 - TYPE SH-402 STORM MANHOLE
 - TYPE SH-403 STORM MANHOLE
 - TYPE SH-405 STORM MANHOLE
 - TYPE SH-301 SANITARY MANHOLE
 - TYPE SH-302 SANITARY MANHOLE
 - TYPE SH-304 SANITARY MANHOLE
 - STORM/SANITARY CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT ASSEMBLY
 - BLOW-OFF HYDRANT
 - DETECTABLE MANNING 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 SEGMENT
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - POWER POLE
 - STREET LIGHT
 - GUY ANCHOR
 - ELECTRIC TRANSFORMER
 - GAS METER
 - TELEPHONE RISER
 - SIGN
 - UNDERGROUND TELEVISION
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND OPTIC
 - OVERHEAD ELECTRIC
 - SANITARY SEWER WITH SIZE
 - STORM SEWER WITH SIZE
 - WATER MAIN WITH SIZE
 - EXISTING CONTOUR
 - TREELINE
 - BUILDING SETBACK LINE
 - P.U.E.
 - M.O.E.

FLOOD ZONE CLASSIFICATION
 THE SUBJECT PROPERTY IS WITHIN ZONE 'X' AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 1902012C 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) ***



VICINITY SKETCH
 1" = 500'

SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER
2	REZONING SKETCH

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
APRIL 18, 2023	INITIAL SUBMITTAL
APRIL 21, 2023	

PROPERTY OWNERS:
 WILLIAM C. KNAPP, L.C.
 5000 WESTON PROXY SITE 400
 WEST DES MOINES, IA 50266-9921
 ATTN: TOM MITTMAN
 EMAIL: TOMMITTMAN@KNAPPLC.COM

APPLICANT:
 HARVEST ACADEMY
 8768 624 HWY
 INDIANOLA, IA 50322
 ATTN: TIM KRUEGER, CEO
 EMAIL: TIM@HARVESTACADEMYIOWA.COM

ENGINEER:
 CIVIL ENGINEERING CONSULTANTS
 2400 58TH STREET, SUITE 12
 URANDALE, IA 50922
 ATTN: PAUL CLAUSEN, PE
 EMAIL: CLAUSEN@CECLAC.COM
 PH: 515-276-4884 EXT 211

LAND SURVEYOR:
 CIVIL ENGINEERING CONSULTANTS
 ATTN: JEFFERY A. GADDIS, PLS
 2400 58TH STREET, SUITE 12
 URANDALE, IA 50922

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 396.80 FEET NORTH AND 25 FEET EAST OF THE SOUTH & CORNER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA THENCE NORTH 503.61 FEET THENCE EAST 1242.12 FEET, THENCE SOUTH 312.42 FEET, THENCE WEST TO THE POINT OF BEGINNING.

LAND AREA:
 17.43 AC.

EXISTING ZONING
 ZONING DESCRIPTION
 EX EX MIXED USE DISTRICT

PROPOSED ZONING
 I2 DISTRICT.
 I2 IS INTENDED FOR GENERAL INDUSTRIAL USES, MANUFACTURING, AND TRANSPORTATION TERMINALS.

M01 DISTRICT.
 M01 IS INTENDED FOR THE MIXED-USE, NEIGHBORHOOD-SCALE NODES AND CORRIDORS WITHIN THE CITY, WHERE DAILY USES ARE ACCESSIBLE BY WALKING FROM SURROUNDING NEIGHBORHOODS.

M03 DISTRICT.
 M03 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.

N02 DISTRICT.
 N02 IS INTENDED FOR A MIX OF SINGLEHOUSEHOLD 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.

BENCHMARKS

Name: 1	DESCRIPTION: 1	MARKER: 1	STATUS: 1
Name: 2	DESCRIPTION: 2	MARKER: 2	STATUS: 2



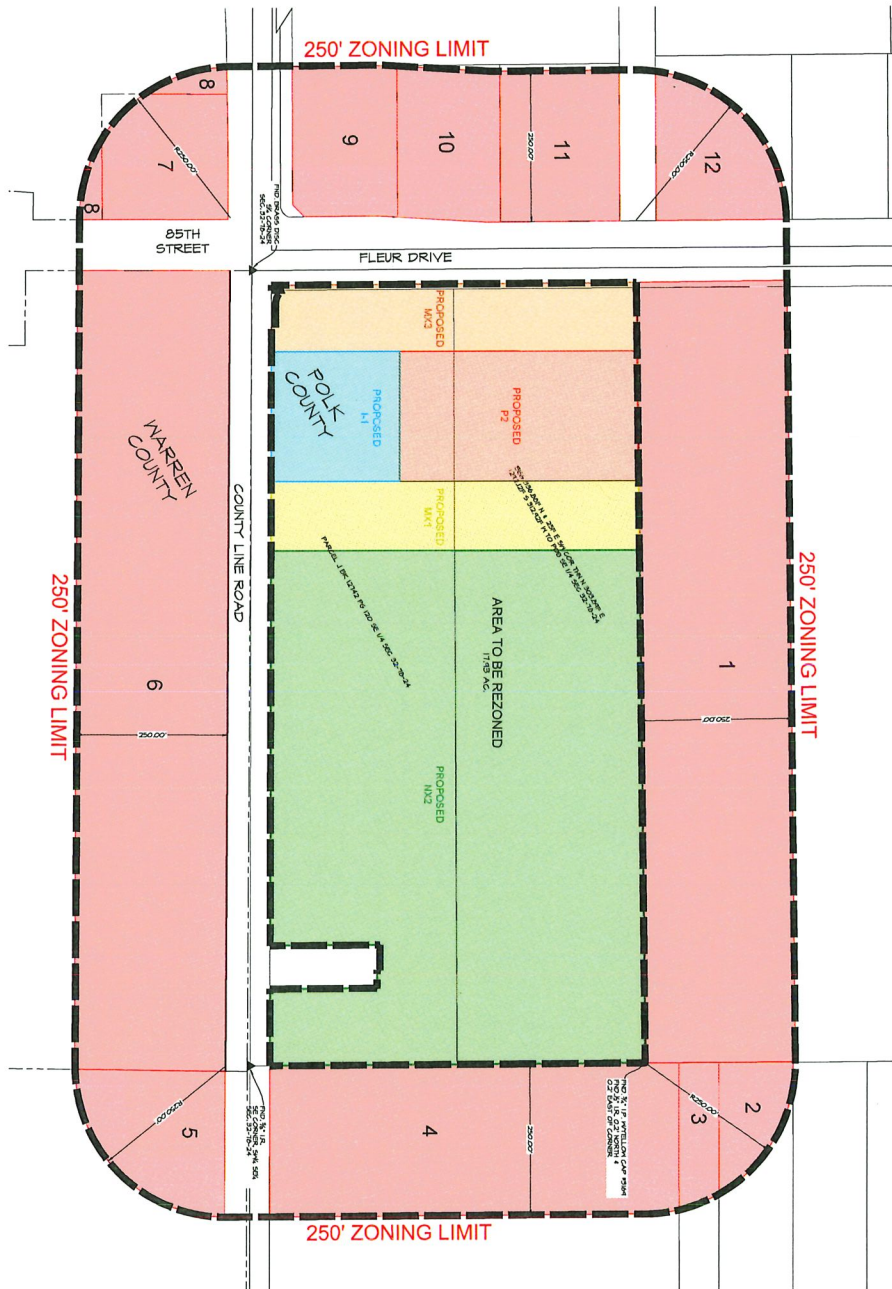
PRELIMINARY NOT FOR CONSTRUCTION
 PART OF THE SW 1/4, SE 1/4, SECTION 32-10-24
 I803 COUNTY LINE ROAD, DES MOINES, IOWA 50321
 COVER

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

CEC

DATE: APRIL 21, 2023
 APRIL 21, 2023
 APRIL 14, 2023
 DATE OF SURVEY:
 DESIGNED BY:
 DRAWN BY:

1803 COUNTY LINE ROAD, DES MOINES, IOWA 50321



PROPERTY OWNER	PROPERTY ADDRESS	GEOPARCEL	ACRES WITHIN 250'	% TOTAL AREA	% CONSENT
1	3 SONS ENTERPRISES LLC	7824-32-451-001	7.42	28.52%	
2	DIMMETRO WASTEWATER RECLAMATION AUTHORITY	7824-32-477-002	0.45	1.72%	
3	CITY OF DES MOINES	7824-32-640-005	0.35	1.35%	
4	DIMMETRO WASTEWATER RECLAMATION AUTHORITY	7824-32-478-007	3.91	15.04%	
5	SCHULTZ, BLAKE R/ANDREA N	91000050220	1.08	4.17%	
6	CASER'S MARKETING COMPANY	91000050240	7.63	29.33%	
7	UNITED PROPERTIES INVEST CO LC	90150000010	0.94	3.63%	
8	UNITED PROPERTIES LC	7824-32-300-036	0.17	0.67%	
9	FLEUR PROPERTIES LC	7824-32-300-035	1.00	3.85%	
10	FLEUR PROPERTIES LC	7824-32-300-034	1.14	4.37%	
11	FLEUR PROPERTIES LC	7824-32-300-034	1.14	4.37%	
12	JW CONGREGATION SUPPORT INC	7824-32-300-044	0.93	3.57%	
			26.01	100.00%	0.00%

SCALE: 1"=100'
 1"=100' PRINTED ON 22"x34" SHEET
 1"=200' PRINTED ON 11x17" SHEET



PRELIMINARY

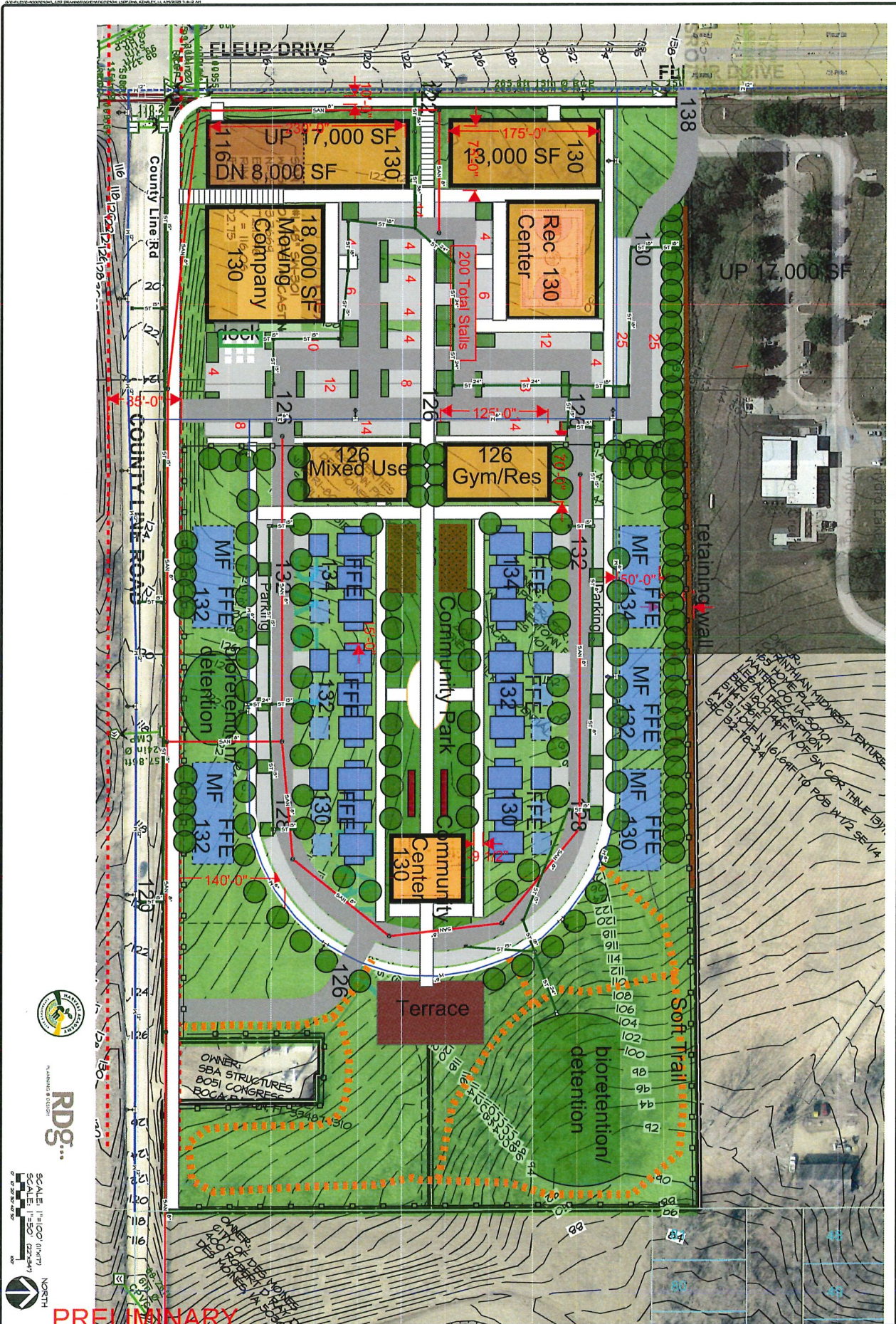
PART OF THE SW1/4, SE1/4, SECTION 32-78 -24
 1803 COUNTY LINE ROAD, DES MOINES, IOWA 50321
 REZONING SKETCH

DATE:	April 21, 2023
DATE OF SURVEY:	APRIL 19, 2023
DESIGNED BY:	PC
DRAWN BY:	MEH



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SHEET
 2
 OF 2



RDG
PLANNING & DESIGN

SCALE: 1"=100' (VERT)
SCALE: 1"=50' (HORIZ)
NORTH

PRELIMINARY

PROJECT:	THE HARVEST ACADEMY - TOWN CENTER
SUBJECT:	DES MOINES
DATE:	APRIL 16, 2023
DATE OF SURVEY:	*****
DESIGNED BY:	***
DRAWN BY:	***

DATE:	APRIL 16, 2023
DATE OF SURVEY:	*****
DESIGNED BY:	***
DRAWN BY:	***



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Minutes

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

DMARC Training Room

100 Army Post Rd. Des Moines, IA 50315

Wednesday April 26th, 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.

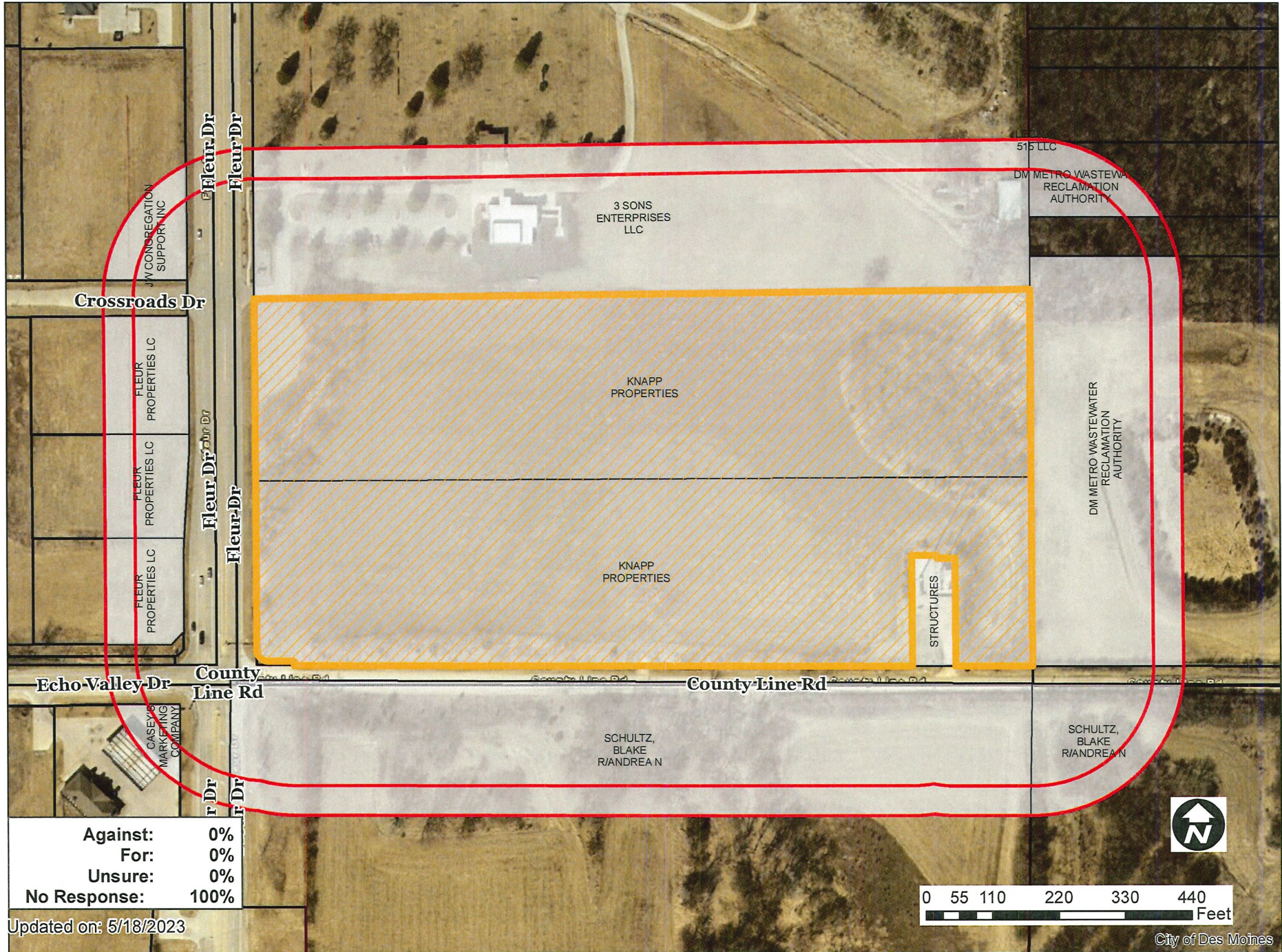
3. Terry (Exit Realty) asked if we plan on having a garden?

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?

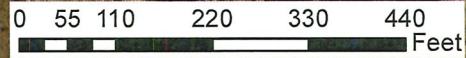
Terry noted that property values have been going up strongly in this area (20-30% annually recently, which was similar to the general market. When looking at acreages (2+) just south and north of HA, sales since June 2020 have followed the general market increases. Tim noted that the property directly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



1 inch = 211 feet