

Date January 27, 2025

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM JOPPA REPRESENTED BY JOE STEVENS (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED IN THE VICINITY OF 1661 COUNTY LINE ROAD, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM BUSINESS PARK TO LOW-MEDIUM DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “EX” MIXED USE DISTRICT TO “RX1” MIXED USE DISTRICT, TO ALLOW A FUTURE DEVELOPMENT WITH PERMANENT AND TEMPORARY HOMES, AND ASSOCIATED USES

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 16, 2025, its members voted 12-1 in support of a motion to recommend **APPROVAL** of a request from Joppa (Owner), represented by Joe Stevens (Officer), for the proposed rezoning from “EX” Mixed Use District to “RX1” Mixed Use District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Business Park; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 16, 2025, its members voted 12-1 in support of a motion to recommend **APPROVAL** of a request from Joppa (Owner), represented by Joe Stevens (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Business Park to Low-Medium Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on January 16, 2025, its members voted 12-1 in support of a motion to recommend **APPROVAL** of a request from Joppa (Owner), represented by Joe Stevens (Officer), to rezone the Property from “EX” Mixed Use District to “RX1” Mixed Use District, to allow a future development with permanent and temporary homes, and associated uses, subject to the following conditions:

1. The developer shall be responsible for extension of all necessary utilities.
2. The developer shall be responsible for improving County Line Road from Fleur Drive to the eastern extent of the subject property to an urban street standard to the satisfaction of the City Engineer. Should development of intervening land cause improvements to County Line Road east of Fleur Drive, prior to the development of the subject property, the developer shall be responsible for extension from the intervening improvements to the eastern extent of the subject property.
3. Any adjoining property used or developed in common with the subject property shall incorporate all necessary utility and street right-of-way improvements.

.....
Date January 27, 2025

4. Principal uses shall be limited to those described on an approved Large-Scale Development Plan.; and

WHEREAS, the Property is legally described as follows:

LOTS 73 THROUGH 81 AND LOT 105 AND A PART OF LOTS 72, 104, AND 106, HIGHLAND HILLS PLAT 6, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 105 AND LOT 81, A DISTANCE OF 677.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 81; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOTS 72 THROUGH 81, A DISTANCE OF 673.00 FEET; THENCE SOUTHERLY TO A POINT A BEING 673.00 FEET EAST OF SAID SOUTHWEST CORNER OF LOT 15 MEASURED ALONG THE SOUTH LINE OF SAID LOTS 105 AND 106 AND 199.20 FEET NORTH OF SAID SOUTH LINE OF LOT 106; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 106 BEING 585.00 FEET EAST OF SAID SOUTHWEST CORNER OF LOT 15 MEASURED ALONG THE SOUTH LINE OF SAID LOTS 105 AND 106; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOTS 105 AND 106 TO THE POINT OF BEGINNING.

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 amendments to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on February 10, 2025, at which time the City Council will hear both those who oppose and those who favor the proposals.
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

22

Date January 27, 2025

MOVED BY _____ TO ADOPT

SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2024-000038) (COMP-2024-000022)

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| BOESEN | | | | |
| SIMONSON | | | | |
| VOSS | | | | |
| COLEMAN | | | | |
| WESTERGAARD | | | | |
| MANDELBAUM | | | | |
| GATTO | | | | |
| 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

January 21, 2025

Communication from the City Plan and Zoning Commission advising that at their January 16, 2025 meeting, the following action was taken on a request from Joppa (owner), represented by Joe Stevens (officer), for the following regarding approximately 10.3 acres of land located in the vicinity of 1661 County Line Road:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Business Park to Low-Medium Density Residential.
- C) Rezone property from “EX” Mixed Use District to “RX1” Mixed Use District, to allow a future development with permanent and temporary homes, and associated uses.

COMMISSION RECOMMENDATION: 12-1

After public hearing, the members voted as follows:

| Commission Action: | Yes | Nays | Pass | Abstain | Absent |
|--------------------|-----|------|------|---------|--------|
| Francis Boggus | X | | | | |
| Leah Rudolphi | X | | | | |
| Kayla Berkson | x | | | | |
| Chris Draper | X | | | | |
| Laura Kessel | 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 | | | | |
| Rick Trower | | | | | X |
| Jane Rongerude | X | | | | |

Approval of the following:

Part A) The requested rezoning be found not in conformance with the existing PlanDSM future land use designation of Business Park.

Part B) The request to amend the PlanDSM Creating Our Tomorrow Plan future land use designation from Business Park to Low-Medium Density Residential.

Part C) The proposed rezoning of the subject property from “EX” Mixed Use District to “RX1” Mixed Use District subject to the following conditions:

1. The developer shall be responsible for extension of all necessary utilities.
2. The developer shall be responsible for improving County Line Road from Fleur Drive to the eastern extent of the subject property to an urban street standard to the satisfaction of the City Engineer. Should the development of intervening land cause improvements to County Line Road east of Fleur Drive, prior to the development of the subject property, the developer shall be responsible for extension from the intervening improvements to the eastern extent of the subject property.
3. Any adjoining property used or developed in common with the subject property shall incorporate all necessary utility and street right-of-way improvements.
4. Principal uses shall be limited to those described on an approved Large-Scale Development Plan.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with the existing PlanDSM future land use designation of Business Park.

Part B) Staff recommends approval of the request to amend the PlanDSM Creating Our Tomorrow Plan future land use designation from Business Park to Low-Medium Density Residential.

Part C) Staff recommends approval of the proposed rezoning of the subject property from “EX” Mixed Use District to “RX1” Mixed Use District subject to the following conditions:

1. The developer shall be responsible for extension of all necessary utilities.
2. The developer shall be responsible for improving County Line Road from Fleur Drive to the eastern extent of the subject property to an urban street standard to the satisfaction of the City Engineer. Should development of intervening land cause improvements to County Line Road east of Fleur Drive, prior to the development of the subject property, the developer shall be responsible for extension from the intervening improvements to the eastern extent of the subject property.

3. Any adjoining property used or developed in common with the subject property shall incorporate all necessary utility and street right-of-way improvements.
4. Principal uses shall be limited to those described on an approved Large-Scale Development Plan.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to construct temporary and permanent housing along with a community center building with support services for low-income renters. The development would include approximately 54 permanent, 250-square foot units, consisting of a mix of detached and attached dwelling formats. The temporary homes are described as “modular shelters.” The proposed rezoning from “EX” Mixed Use District to “RX1” Mixed Use District is necessary for the project to move forward. Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance.
2. **Size of Site:** 448,668 square feet (10.36 acres).
3. **Existing Zoning (site):** “EX” Mixed Use District.
4. **Existing Land Use (site):** Undeveloped.
5. **Adjacent Land Use and Zoning:**
 - North** – “EX”; Use is undeveloped land.
 - South** – “NX2”; Uses are County Line Rd and undeveloped land.
 - East** – “EX”; Use is undeveloped land.
 - West** – “NX2”; Uses are undeveloped land and large wireless telecommunications facility.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the north side of County Line Road, east of the intersection with Fleur Drive. The area contains a mix of agricultural land, undeveloped land, a cemetery, single-household residential use, and recreational fields.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Watrous South Neighborhood. All neighborhood associations were notified of the January 16, 2025, public hearing by emailing of the Preliminary Agenda on December 27, 2024, and the Final Agenda on January 10, 2025. Additionally, separate notifications of the hearing for this specific item were mailed on December 27, 2024, (20 days prior to the public hearing) and January 6, 2025, (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 agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing.

8. **Relevant Zoning History:** On July 15, 2021, the Plan and Zoning Commission recommended approval of a request to rezone an area including the subject property from “EX” Mixed Use District to “RX1” Mixed Use District and “NX2” Mixed Use District, to allow redevelopment of the site for a JOPPA Village for 50 units of Household Living use and Professional Office use as a transitional housing community. The rezoning request was subsequently withdrawn before a final City Council action.
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 subject property is designated as “Business Park” on the Future Land Use Map. The applicant is proposing to amend the future land use designation to “Low-Medium Density Residential”. PlanDSM 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.

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.

The applicant is proposing to rezone the property from “EX” Mixed Use District to “RX1” Mixed Use District. The Zoning Ordinance states that “RX1” is intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low-scale neighborhoods.

The Future Land Use Map must be amended to identify the subject site as “Low-Medium Density Residential” to support the proposed density and mix of residential building forms. Staff believes this is appropriate as there are areas designated as low and low-medium density residential uses nearby on the Future Land Use Map. “RX1”

zoning can be found in conformance to low-medium density residential so long as the permitted uses are limited as described in Section III of this report.

- 2. Road Improvements:** The subject property (Phases 1 & 2) is located along sections of County Line Road and Southwest 14th Street that are currently not paved and improved as per City Standards for an urban road cross-section. There is currently no funding allocated for improvement of these roads in the City's 5-year Capital Improvement Program (CIP) by the City of Des Moines. The absence of CIP funding and the anticipated non-taxable status of JOPPA's development does not support an assessment project for the roadway improvements.

Any future development on the subject property requires the applicant to extend all necessary infrastructure including roads and utilities to serve the subject property. This requires grading and construction of County Line Road as a 2-lane local street equivalent with a minimum total right-of-way width of 66 feet. The full cross section includes a 1 foot of greenspace (north side of shared use path); a 10-foot shared use path (north side of County Line Road); a 5-foot parkway (north side of County Line Road); and a 27-foot wide street with curb and gutters on the north side of the roadway. Southwest 14th Street would be required to be developed at a local street level with the development of Phase 2.

- 3. Large-Scale Development Plan and Phasing:** A Large-Scale Development Plan (LSDP) is required in accordance with Section 135-5.1 of the Municipal Code. The plan intends to regulate large parcels or a combination of large parcels in a single development on an incremental basis to result in an overall system of walkable streets and blocks, smaller-scaled open spaces, and a mix of uses and building forms within the larger context of the area.

A LSDP was submitted with the proposed rezoning request and indicates a multi-phased project. Phase 1 of the project includes approximately 10.3 acres and is proposed to be rezoned to "RX1" District. Phase 1 includes sub-phases 1A and 1B. Phase 1A of the Plan shows roughly half of the proposed homes, a community building and a storm detention area. Phase 1B includes additional homes, parking and open space. There are two proposed accesses to the site from County Line Road. Phase 2 is currently not proposed for development and is not included in the rezoning and LSDP proposal. A future rezoning and LSDP is required for the future development of the Phase 2 area.

The Large-Scale Development Plan currently notes that temporary housing units would be placed on Phase 2 while Phase 1B is developed. This is not possible and must be removed from the LSDP. The Phase 2 area cannot be used for any residential use until it has been rezoned, the necessary infrastructure improvements have been made and the site has been developed in accordance with an approved site plan.

- 4. Building and Fire Code:** Any development of the subject property must follow all applicable Building and Fire Codes. The LSDP currently indicates a fire access road dead end that exceeds 150 feet. A turnaround is required at the end of the dead end(s). [IFC D103.4].

Developments where the number of dwellings exceed 30 dwelling units require two code compliant fire apparatus access roads and each of the roads must be public streets pursuant to Section 46-586 of the Municipal Code. As a result, no more than 30 dwelling units can be served by a single private road. Alternative methods of compliance, such as providing fire sprinkler systems, could be explored when the site plan is developed.

5. **Utilities:** There is an existing 18-inch WRA owned Sanitary Sewer running north/south through this parcel and located east of this proposed development. A 12-inch water main extension from Fleur Drive along County Line Road is required to be installed by the applicant. All utilities must be extended to and through the applicable phase of development. The LSDP indicates extension of the proposed public sanitary sewer in Phase 1 to the west property line. The proposed 12-inch water line must be extended from the eastern edge of Phase 1 to the eastern edge of the property in conjunction with Phase 2 and along the eastern perimeter of Phase 2 with the future extension of Southwest 14th Street.
6. **Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for review before the existing use can be expanded.
7. **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. Tree removal and mitigation calculations must be submitted with any site plan in accordance with Section 42-550 of the Municipal Code.
8. **Staff Rationale:** Goal 1 from Plan DSM Creating Our Tomorrow Plan states, “provide a diversity of housing options to accommodate residents of all ages, income levels, household sizes, and cultural backgrounds.” The proposed development would provide a housing product that is currently not available. The availability of diverse housing choices is an important asset for a community. Therefore, staff supports the proposed rezoning so long as the applicant complies with the proposed conditions of approval.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented the staff report and recommendations.

Todd Garner asked if a rezoning request for this project had come before the Commission in the past.

Jason Van Essen stated it had been in front of the Commission but that it was ultimately withdrawn before the Council took final action on it.

Emily Webb asked why it was withdrawn.

Jason Van Essen deferred to applicant.

Chris Draper asked whether communication conduits could be mandated during construction and if communication utilities are included in the same category as other utility requirements in the staff report. He also inquired if this is addressed with applicants during the review process.

Sreyoshi Chakraborty stated that current discussions are limited to sewer, water and road requirements.

Jason Van Essen clarified that this sort of communications utility work is coordinated by franchise providers. Traditional utility requirements are generally in the scope of sewer and water.

Chris Draper emphasized the need to move beyond traditional approaches and prioritize modern digital technology access, supported by fiber optic cable installations. He proposed treating these utilities as essential future requirements and questioned when discussions could begin and who would lead them.

Jason Van Essen noted that the topic exceeds the scope of the current meeting. He explained that communication companies operate within franchise agreements in the city right-of-way but acknowledged that this is a discussion worth having in the future.

Chris Draper compared this issue to requiring applicants to upgrade roads to their property, questioning why communication technology utilities couldn't also be made a requirement simultaneously. He asked what steps the city needs to take to make such utilities a mandatory consideration in the future.

Jason Van Essen stated that this topic is not able to be discussed tonight as we don't have the needed expertise available.

Chris Draper summarized his points by emphasizing that digital communication is the future. He urged the city to start thoughtful discussions now to plan for owning its own conduit, ensuring modern and accessible digital communications for the future. This item should be in the utility discussions along with traditional categories.

Jane Rongerude as a new commission member, inquired whether it is typical for developers to bear the full cost of utilities for new areas or subdivisions. She also questioned whether an assistance program could be established, given that this development addresses a critical need for the city's under-housed population.

Jason Van Essen stated it is normal, regardless of the use, that the developer pays for extending services such as roads and utilities. This is a typical process for municipalities.

Jane Rongerude pointed out that there are some municipalities that provide this for low-income housing projects.

Jason Van Essen stated that no specific programs are currently available for this type of situation. The city's CIP does not include any plans for installing infrastructure in this area. Therefore, the developer would be responsible for providing the necessary infrastructure to support their development.

Johnny Alcivar asked why only half the property was being rezoned.

Sreyoshi Chakraborty stated that the applicant does not have a plan ready for consideration for phase two of the project. It's possible that an additional plan may require different zoning, so at this time it is not included.

CHAIRPERSON OPENED PUBLIC HEARING

Jim Hagberg, 2326 Euclid Ave., board member for Joppa Ministries, presented information about the history of Joppa, starting 16 years ago helping people experiencing homelessness to find housing and rebuild their lives. They have helped 684 people find permanent housing and have an 83% retention rate. The next natural step is their plan is Joppa Village, which would provide permanent affordable housing for those most in need. He explained the overall project on County Line Road and the extension of road that would be completed. They have a design for a 384-square foot home as an example of the sort of cottages that will be constructed.

Joe Stevens, 2326 Euclid Ave, CEO of Joppa presented plans for additional buildings on the property, including:

- Community Building: featuring a commercial kitchen, dining area, laundry facilities, and classrooms.
- Neighborhood Services Building: housing a medical clinic, case worker offices, and other resources to support a homeless community.
- Maintenance Shed: for storing lawn care, snow removal, and gardening equipment for future projects.

Stevens explained that they are following the Community First model from Austin, Texas, a recognized and successful approach to addressing chronic homelessness and affordable housing. Beyond facilities, the focus is on fostering a supportive community.

He also addressed transportation challenges due to the site's remote location. Joppa has collaborated with DART and has purchased a shuttle van to transport residents to bus stops and local services, similar to a hotel shuttle. Each resident will also receive a personalized transportation plan to meet their specific needs.

Jim Hagberg explained the first phases of the construction will include a total of 54 homes. There would be a community manager on site and then at least three volunteer homes that help onsite with in the community. The goal to lift 50 chronically homeless people off the street into permanent housing by winter of 2026-2027. Whether they can reach the goal is a function of how fast they can get through rezoning, permitting and fund raising. Using the City's cost of homelessness, lifting 50 people into permanent homes equates to \$2.9 million savings each year and this will be accomplished with zero funding from the city.

Francis Boggus asked if there would be cooking abilities in the individual units.

Jim Hagberg stated there would be small kitchenettes in the units and full kitchen facilities in the community building.

Francis Boggus asked if each unit would have its own restroom facilities.

Jim Hagberg stated each unit would have its own sewer and water. A bathroom with a shower is included in the design.

Will Page asked if they had worked with engineering staff regarding County Line Road improvements.

Jim Hagberg stated they will work with staff to ensure everything meets the required specifications and are using Synder Engineering as their consultant.

Emily Webb asked them to address why the project was withdrawn in the past.

Joe Stevens stated that they had passed through Plan and Zoning unanimously back in 2020. They felt they did not have the votes to go forward with the City Council and had understood they could delay going forward indefinitely, but when asking for the delay, it was inadvertently dismissed by City Council.

Emily Webb asked how much and where the funding would be coming from for the project. Noted that she is on the board for Broadlawns and had not heard of any partnership with them for a free clinic and wondered what information they could share about the potential services for a clinic on location.

Joe Stevens stated that they had connected with Dr. Yogi Shaw and he had connected with them with Free Clinics of Iowa. They had these meetings back in 2021 on the original plan and have touched base with them along the way with their modified plan.

Jim Hagberg answered the questions about costs and funding stating that they are not prepared to give a number at this time until they get through the rezoning and design process.

Joe Stevens additionally commented that they have a great donor base and feel confident that they can raise the money. They are currently taking one person off the street each day with the generous support of their donors.

Katie Gillette asked if these homes would be for single individuals or if couples or families with children would be allowed to live in the homes.

Joe Stevens stated homeless children would not be allowed to reside in the homes. It could be possible that there would be couples, but generally they would keep them in two homes as the units are small.

Katie Gillette asked for clarification on the differences between the proposed permanent and temporary housing structures.

Joe Stevens stated that temporary structures have been built and are intended for use in a different area of the complex. These structures would provide flexibility for volunteers staying for a night or two, as well as for emergency housing needs while individuals wait to move into permanent homes. The 54 homes planned for the development would be permanent structures built to code.

Carolyn Jenison acknowledged the scale of the project and expressed concerns about transportation, particularly for individuals who may need to work. While she recognized that transportation had been addressed, she requested more detailed information on how it would be managed.

Joe Stevens elaborated further on the potential job situations referencing projects in Austin, Texas where dignified income was provided by allowing members of the community to provide services such as lawncare, snow removal and other odd jobs. These are done in two-hour blocks where a resident can sign up to work. It gives opportunities for them to earn money where some of them are not capable of holding a 40-hour a week job and in doing so, brings the job to the residents with transportation provided to the location.

Carolyn Jenison asked how much the rent on the homes would be.

Joe Stevens stated they would start at \$295 per month with options at \$395-\$495. This is based on 30% mean area income. Someone on SSI receiving the minimum of \$943/mo. would be able to afford one of their units.

Carolyn Jenison asked what would happen if this was not sustainable.

Jim Hagberg shared that the land is owned free and clear, with fundraising for its purchase completed in just a few weeks through their donor base. He emphasized that they will not proceed with any part of the project unless they are fully funded. Several construction and engineering companies have volunteered their services, which will help reduce costs. The first step is to secure rezoning and project approval, after which they will focus on setting specific funding goals. Hagberg assured that they do not anticipate encountering financial issues.

Joe Stevens also noted the generous support of a number of companies in the area that have been working for them pro bono. He truly believes they will get the support of the community behind this most needed project.

Johnny Alcivar requested more information about partnerships for resources and the intake process for the homeless, highlighting that most current resources are located downtown, while this new project is situated near the city limits. He asked how transportation would be managed to ensure accessibility to these services.

Joe Stevens noted that their current location on the north side of town on Euclid Avenue is already functioning well. He mentioned that there is a consistent list of over 700 people qualifying for free or reduced housing, but there aren't enough available homes for them. He believes their project can help address this housing shortage as well.

Chris Draper asked more about transportation and if it would work something similar to DART on Demand.

Joe Stevens explained that the transportation system would function similarly to a hotel shuttle. Residents could sign up for scheduled rides to specific locations or bus stops. Additionally, if the van is available, residents could walk in to request a ride, and, if possible, it would be provided.

Chris Draper asked for confirmation that transportation had been included in the model for the project.

Joe Stevens stated it was built into the plans and as mentioned before, the passenger van has already been purchased.

Chris Draper expressed his strong support for the project, highlighting the benefits and cost savings associated with addressing homelessness, which he believes should be shared more widely. He then inquired whether the property would function as a tax-exempt property.

Joe Stevens stated it would be a tax-exempt property, but pointed out the value in the form of savings to the city would far outweigh the revenue not collected on the property taxes.

Chris Draper asked about the use of the word "ministry" in their presentation and asked if this was a faith-based organization or has religious leanings.

Joe Stevens stated that they are a charitable organization and not a religious organization. They are Christian, but this is not something that is proselytized or required to be in their community. They accept all religions and individuals with no spiritual beliefs.

Todd Garner asked about collaboration with others addressing homelessness in Des Moines.

Joe Stevens noted they collaborate with several partners, and they are a resource to help fill in some of the gaps in other programs. The number of people they have helped off the street was done in collaboration with many partners and not done by Joppa alone.

Todd Garner asked if this location was the ideal place for this project.

Joe Stevens explained that the chosen location is excellent, and if land had been available downtown, they would have considered it. Over the course of a few years, they have

reviewed over 300 properties and, after consulting with others in the collaboration, they are confident this site is the ideal location for the project. There will never be a perfect property.

Jane Rongerude acknowledged Des Moines' housing problem and suggested that Joppa include a slide highlighting their plan to add 50 housing units at a cost of \$295/mo., as this information is currently missing. She also addressed the misconception that homeless people choose to be homeless, commending Joppa for addressing this important issue.

Joe Stevens stated they are happy to help in the cause of homelessness, all with private funding, without taking resources away from their federally funded partners.

Jerome Bradly, 4605 SW 15th Street, spoke in support of Joppa. He shared that he had been initially skeptical but visited Austin, Texas to see the model example in action. After seeing the success there, he believes Joppa has put in significant effort to prepare for this community and hopes the city will give them a chance.

Penny Harrison, 4500 SW 29th Street, Southern Hills Neighborhood Association Board Member and realtor, spoke in support of the project. She shared her experience visiting Austin, Texas, where she was impressed by the operation in action. She noted that residents were humble yet excited about becoming homeowners, and the property was well-maintained with successful programs in place. Harrison encouraged everyone to visit Austin or watch their video, believing they would be highly impressed with what they saw.

Michael Smith, 16754 Winston Circle, Clive, spoke in support of Joppa as a long-time volunteer of over 10 years. He noted this won't solve all the problems associated with homelessness, but it is a step in the right direction.

Will Page asked what Joppa stands for and if it is a local or national organization.

Michael Smith stated Joppa was the first place noted in the Bible, in the chapter of Acts, where people did charitable things. The organization is local.

Scott McMurray, 4521 Fleur Drive, representing United Properties Investment Co., spoke in neutrality about the project. While acknowledging the exceptional work Joppa has done, he raised concerns about the location. He referenced development plans near Echo Valley Golf Course on County Line Road to the southwest, which could result in over \$600 million in development.

He suggested that alternative locations with existing streets and sewers might be better suited for the project. He criticized the piecemeal rezoning approach, noting the lack of an approved site plan, construction plans, street plans, infrastructure, and funding. He argued that the project should be zoned as a whole when fully ready, rather than approving a single piece that would sit in the middle of a business district.

Blake Schultz, 3147 Prairie Rose Dr., Norwalk, owns the property 68 acres to the south of the location. He agrees with the prior speaker that it is a great project but believes that there are better locations to put something like this. He believes this will stop other development in the area in the future.

Rebuttal

Jim Hagberg reaffirmed that the design of the community will be done professionally and while they are small homes, they are not tacky, this will be nice. He noted his own struggles with homelessness after the Vietnam War and explained their mission to give a dignified hand up, not a handout.

Joe Stevens reiterated the extensive property search, highlighting the hundreds of options they had evaluated. He challenged other speakers to suggest viable alternatives and affirmed Joppa's readiness to address the challenges of developing this area, including paving roads. Stevens emphasized that rezoning the area to residential would not harm its current state but instead improve property values, contrary to concerns. He assured that the project would not become a blight or align with negative perceptions.

COMMISSION ACTION

Francis Boggus commended the developers on coming to the Commission with a solution to real problems. Projects like this are more in line with cultural and economic differences in our community.

Carolyn Jenison asked if this was the best place for this project and asked staff why the WRA sold it.

Jason Van Essen stated he could not speak to the sale of the property as he is not familiar with the circumstances.

Emily Webb asked what would happen if it were rezoned and then they didn't follow through with the project.

Jason Van Essen stated that would be no different than any other development project that comes before the Commission that needs rezoning but ends up not moving forward afterwards. Any agreed to zoning conditions would run with the land.

Jane Rongerude urged the Commission to support this project, highlighting that developments like this are rare and serve the most vulnerable members of the community. She emphasized the importance of making bold decisions that benefit the entire community and noted that delays increase development costs.

Chris Draper noted this is something that the city should be supporting, and we shouldn't be relying on private funding.

Francis Boggus made a motion for approval of the following:

Part A) The requested rezoning be found not in conformance with the existing PlanDSM future land use designation of Business Park.

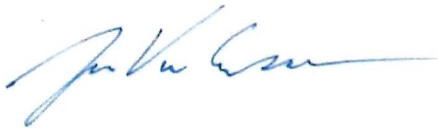
Part B) The request to amend the PlanDSM Creating Our Tomorrow Plan future land use designation from Business Park to Low-Medium Density Residential.

Part C) The proposed rezoning of the subject property from "EX" Mixed Use District to "RX1" Mixed Use District subject to the following conditions:

5. The developer shall be responsible for extension of all necessary utilities.
6. The developer shall be responsible for improving County Line Road from Fleur Drive to the eastern extent of the subject property to an urban street standard to the satisfaction of the City Engineer. Should development of intervening land cause improvements to County Line Road east of Fleur Drive, prior to the development of the subject property, the developer shall be responsible for extension from the intervening improvements to the eastern extent of the subject property.
7. Any adjoining property used or developed in common with the subject property shall incorporate all necessary utility and street right-of-way improvements.
8. Principal uses shall be limited to those described on an approved Large-Scale Development Plan.

THE VOTE 12-1 (Todd Garner voted in opposition)

Respectfully submitted,



Jason Van Essen

Planning & Urban Design Administrator

JMV:mrw

JOPPA Vicinity of 1661 County Line Road

ZONG-2024-000038













GENERAL INFORMATION

ADDRESS: 1661 COUNTYLINE ROAD
TOTAL PROPERTY AREA: 74.145 SF (16.17 AC)
DISTRICT/PARCEL TO BE REZONED: 120245-1-01-02
GPS/PARCEL: 704-32419407

TOTAL PROPERTY AREA LEGAL DESCRIPTION

LEGAL DESCRIPTION:
 ALL OF LOTS 104 THROUGH 106 AND LOTS 67 THROUGH 81 AND THE WEST 30.00 FEET OF LOT 86, HIGHLAND HILLS PLAT 8, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA.

PROPERTY OWNER:
 JOPPA
 JOE STRUBINS
 2108 INCHUR AVENUE
 DES MOINES, IA 50319

ENGINEER:
 SNYDER & ASSOCIATES
 2727 SW HYVDER BLVD
 ARDENY, IA 50223

ZONING:
 EXISTING ZONING: EX
 NEW ZONING: RX1

NOTES:

- TWO ACCESS POINTS ARE REQUIRED INTO THE PHASE 1 DEVELOPMENT AREA.
- PRIVATE DRIVES SHALL BE TREATED AS STREETS FOR THE PURPOSE OF DESIGNATING PRIMARY FACADES ON BUILDINGS.
- EXISTMENTS SHALL BE PROVIDED FOR ALL PUBLIC UTILITIES LOCATED WITHIN THE PROPERTY.
- TEMPORARY HOMES SHALL BE INSTALLED WHILE PERMANENT HOMES ARE BEING DEVELOPED AND CONSTRUCTED. ONCE PERMANENT HOMES ARE CONSTRUCTED THE TEMPORARY HOMES SHALL BE RELOCATED.
- ONE CONCEPT COMMITTEE MEMBER CONSIDERATION IS TO MOVE TEMPORARY HOMES INTO PHASE 1B PROPERTY WHILE THE PHASE 1A PROPERTY BEING DEVELOPED. ONCE PHASE 1A HOMES ARE COMPLETE, MOVE RESIDENTS OF TEMPORARY HOMES INTO PERMANENT PHASE 1A HOMES, THEN SHIFT THE TEMPORARY HOMES TO OUR PHASE 2 PROPERTY SO THAT THE PHASE 1B PERMANENT HOMES CAN BE CONSTRUCTED.

COUNTYLINE ROAD IMPROVEMENT (PHASE II)

- 24' WIDE LOCAL STREET WITH 8' ROW
- 12' BIASED USE PATH NORTH SIDE
- 27' BACK TO BACK STREET WITH CURB AND GUTTERS ON THE NORTH SIDE.
- STORM SEWER INTAKES ON NORTH SIDE WITH LATERALS TO SOUTH SIDE, OUTLETING INTO SOUTH DITCH.

PROPOSED PHASE 1 USES:

Primary Uses

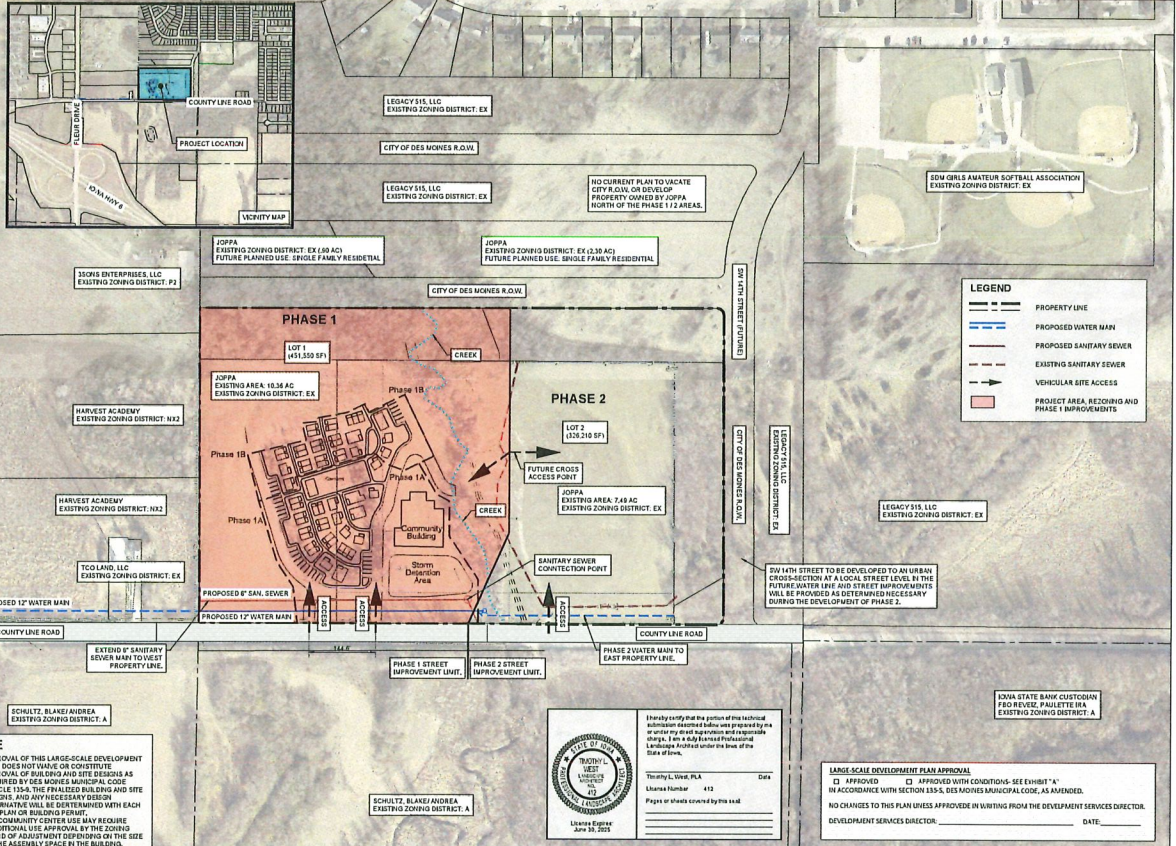
- Single-Family Homes
 - A. Single-Family Homes
 - B. Single-Family and 2-Fix Units
 - C. Single-Family, Family Bldg and Modular Homes
 - D. Individual, split, hotel and other in each unit
 - E. Four or more bed's lodging
- Temporary Homes
 - A. Modular shelters
- Community Center
 - A. Mass Community Event
 - B. Congregational Med Area
 - C. Administrative Offices
 - D. Volunteer Coordination
 - E. Recreational Training/ Classroom
 - F. Health Clinic / Services
 - G. Arts and Crafts
- Laundry Facility

Accessory Uses

- Grounds Maintenance Facility
- Chapel / Worship Space
- Laundry Facility
- Trash composting / recycling pickup area

NOTE

APPROVAL OF THIS LARGE-SCALE DEVELOPMENT PLAN DOES NOT MAKE OR CONSTITUTE APPROVAL OF BUILDING AND SITE DESIGN AS REQUIRED BY DES MOINES MUNICIPAL CODE ARTICLE 155A. THE FINAL BUILDING AND SITE DESIGN AND ANY NECESSARY DESIGN ALTERNATIVES WILL BE SUBMITTED WITH EACH SITE PLAN OR BUILDING PERMIT. THE COMMUNITY CENTER USE MAY REQUIRE CONDITIONAL USE APPROVAL BY THE ZONING BOARD OF ADJUSTMENT DEPENDING ON THE SIZE OF THE ASSEMBLY SPACE IN THE BUILDING.



LEGEND

| | |
|-----|---|
| --- | PROPERTY LINE |
| --- | PROPOSED WATER MAIN |
| --- | PROPOSED SANITARY SEWER |
| --- | EXISTING SANITARY SEWER |
| --- | VEHICULAR SITE ACCESS |
| --- | PROJECT AREA, REZONING AND PHASE I IMPROVEMENTS |

I hereby certify that the portion of this technical submission identified below was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Professional Landscape Architect under the laws of the State of Iowa.

Trinity L. Wick, P.L.A. Date: _____
 License Number: 412
 Pages or sheets covered by this seal: _____

Landscape Architect
 June 18, 2025

LARGE-SCALE DEVELOPMENT PLAN APPROVAL

APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A" IN ACCORDANCE WITH SECTION 155A, DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN SHEETS APPROVED OR WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.

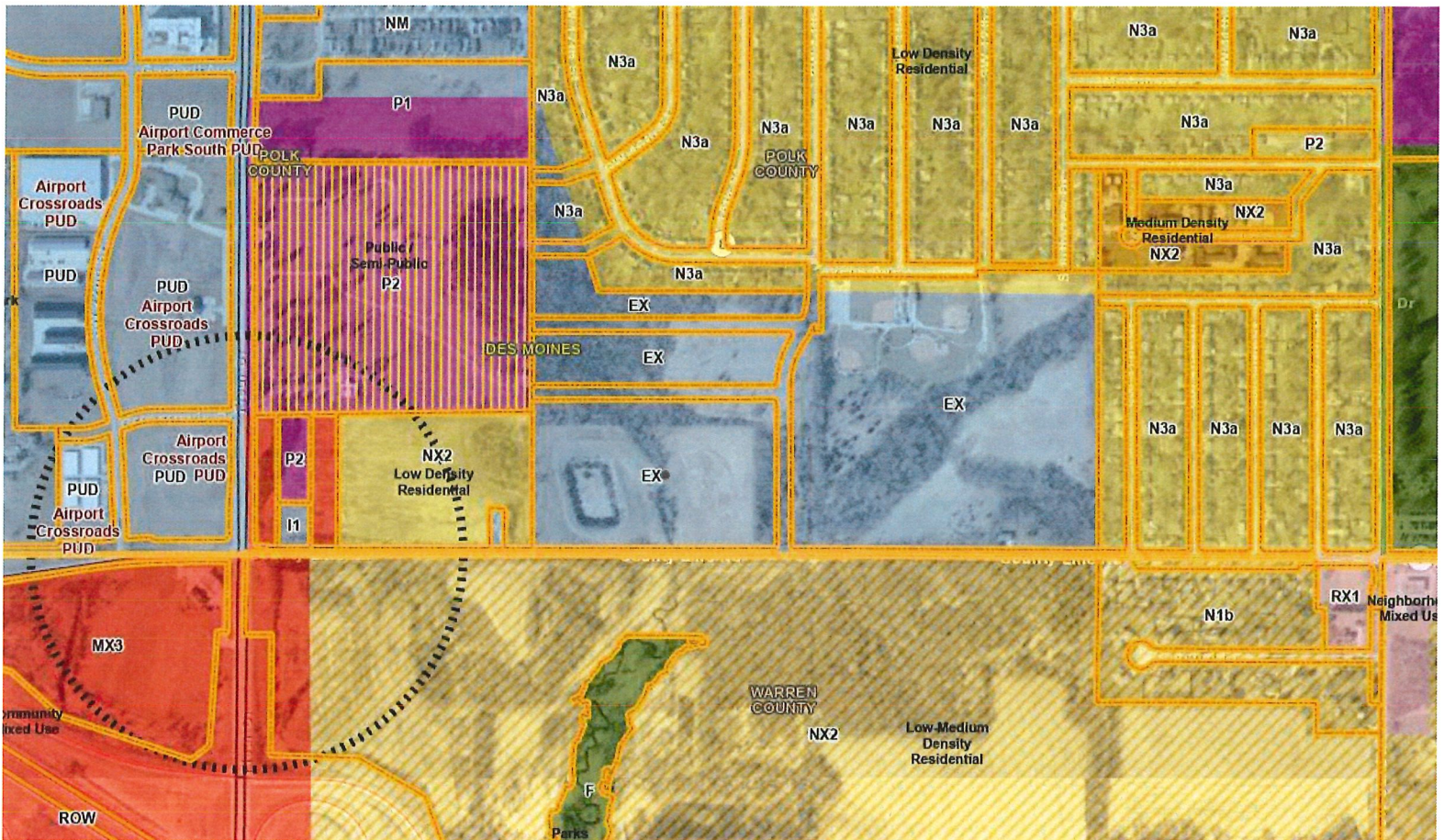
DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____



JOPPA

LARGE-SCALE DEVELOPMENT PLAN

DES MOINES, IOWA | 01/03/2025





Joppa Village Public Meeting 11-18-24



| NAME | NAME |
|-----------------------|-------------------|
| <i>Cynthia Hansen</i> | Connie Carle |
| KARNA BOSMAN | Kathy Shannon |
| Patty Connelly | Janice Shannon |
| Bill Mechl | |
| Tim Urban | |
| DICK GABRIEL | |
| Susan Pille | |
| Michelle Smith | Michelle Smith |
| Jeff Smith | <i>Jeff Smith</i> |
| John F. Mauro | |
| <i>Ben Wallace</i> | |
| Greg Fay | |
| Brennan Buckley | |
| | |
| | |
| | |
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| | |

ATTENDEES

In person:

1. Audrene Hansen
2. Karna Bosman
3. Patty Connelly
4. Bill Mech
5. Connie Carle
6. Kathy Shannon
7. Tonnie Shannon
8. Tim Urban
9. Dick Gabriel
10. Susan Pille
11. Michelle Smith
12. Jeff Smith
13. Grant Smith
14. John Mauro
15. Bill Wallace
16. Greg Fay
17. Brennan Buckley

Virtual

1. Tim Krueger
2. Steve Smith

COMMENTS

IN PERSON:

Karna Bosman

8923 Buena Vista Ct; Urbandale
515-480-7484
dkbosmith@aol.com

This is an exciting opportunity for the Des Moines Metro. A win-win for the community at all levels. Please move forward and allow this to become a reality!

Patty Connelly

1142 Amos Ave, DSM 50315
563-340-4716
Pconnelly42@gmail.com

I proudly support this project. I have lived on the south side of Des Moines for approx. 3 years and would be so proud to welcome this village to the neighborhood.

Susan Pille

1344 Johnson
Des Moines
515-287-4976
susanpille@gmail.com

Should have provided chairs at "stations". Joppa officials needed to explore other, already developed properties on the southside. The area which is developed off of SW 19th SW 16th (?) which belongs to the city & airport, areas on fort grounds. I support the idea but want to make sure all of the communities support each. We need to be educated and informed in order to be less apprehensive and more supportive. Thanks for tonite's (sic) gathering!

Grant Smith

406 SW 9th Street

515-577-9950

Grantsmith2015@gmail.com

I think this is an amazing plan, very well thought out and it fills an incredible need. It needs to succeed and with luck and can even be scaled up and repeated.

Jeff Smith

4127 N. Union St

515-333-3461

jeffsmithia@yahoo.com

It looks very promising. I am hopeful this will help a lot of people.

Michelle Smith

4127 N. Union St., DSM

515-537-9880

Lind5grant@yahoo.com

Something needs to be done to help the ever-increasing number of homeless in our community. Joppa has a well thought out plan to help a significant number of individuals. I've met several homeless citizens who are capable of more but just need help with a plan. Hoping this works out!

Bill Wallace

3409 Southern Hills

563-528-0711

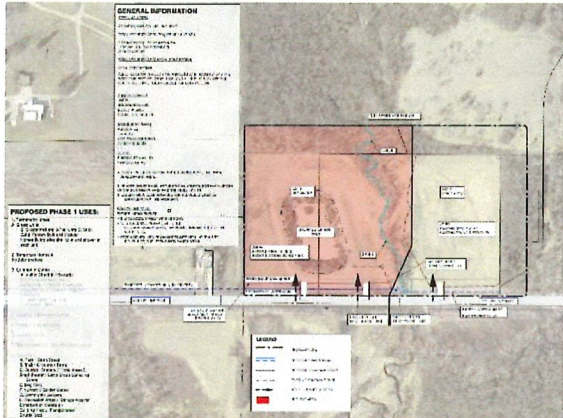
Bwallace1952@icland.com (?)

Well thought out – Very professional. It addresses a problem in our community that we have been neglecting.

VIRTUAL:

No formal comments were submitted. The 2 gentlemen who were in attendance were from Harvest Academy. Their questions and comments were primarily focused on infrastructure development and road construction.

JOPPA VILLAGE – REZONING NEIGHBORHOOD ASSOCIATION MEETING PRESENTATION MATERIALS



JOPPA COTTAGE HOME - PLAN 384

Client: Joppa Outreach
Location: This House, VA
Project Type: Affordable Single Family
Services: Architecture
Sheet: 384 of

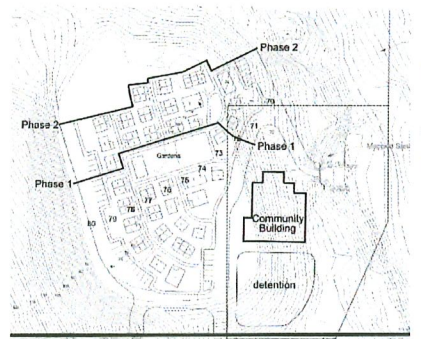


In partnership with Joppa Outreach, a Non-Profit organization, BSB Design created this small but high-quality affordable housing development. The design is a blend of traditional and modern architectural styles. The home was designed to be a model for the neighborhood and to provide a high-quality living environment. The home features a large front porch, a full kitchen, a living area, a bedroom, and a bathroom. The home is designed to be a model for the neighborhood and to provide a high-quality living environment.

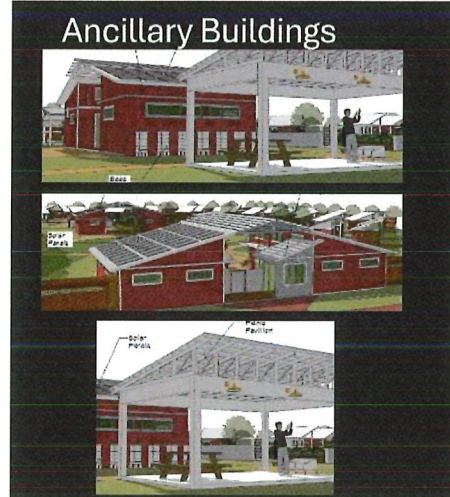


Each room is 100 sq ft. BSBDESIGN.COM

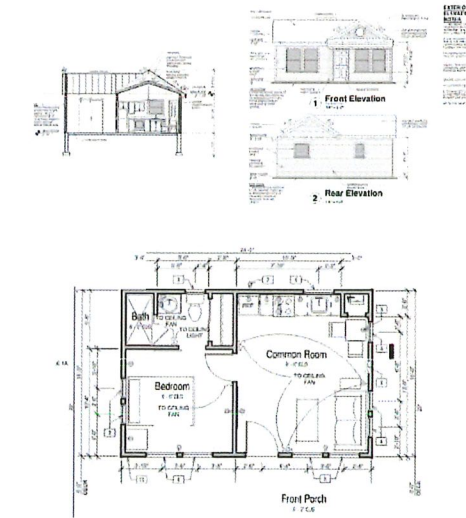
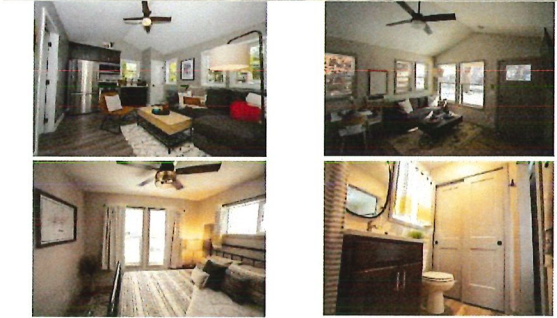
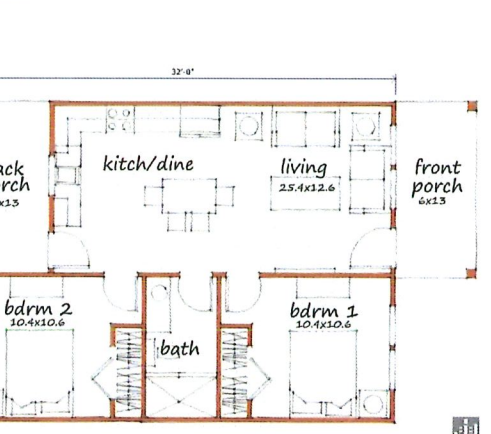
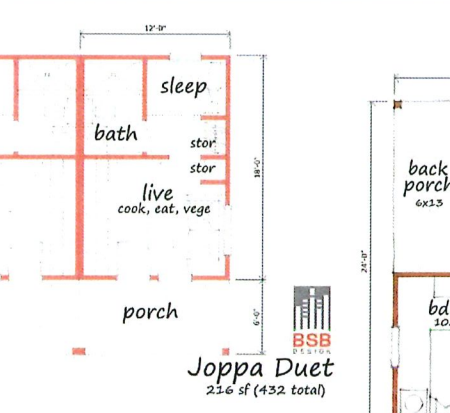
JOPPA VILLAGE – DRAFT CONCEPT LAND PLAN



- Phase 1
- Unit 101 - 3 units
- Unit 102 - 3 units
- Unit 103 - 3 units
- Unit 104 - 3 units
- Unit 105 - 3 units
- Unit 106 - 3 units
- Unit 107 - 3 units
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- Unit 197 - 3 units
- Unit 198 - 3 units
- Unit 199 - 3 units
- Unit 200 - 3 units



- Community Building
 - Commercial Kitchen
 - Dining Area
 - Laundry Facilities
 - Classrooms
- Neighbor Services Building
 - Medical Clinic
 - Case Worker Offices
 - Gift Shop
 - Gathering Space
 - Micro Enterprises
 - Storage Units
- Maintenance Shed
 - Mowers, Snowblowers
 - Repair and Cleaning Supplies
 - Garden Tools
- Future: Library, Chapel



JOPPA Vicinity of 1661 County Line Road

ZONG-2024-000038

