



Date June 30, 2025

RESOLUTION REGARDING REQUEST FROM IOWA PACIFIC PROCESSORS, INC (OWNER), REPRESENTED BY MIKE EVERETT (OFFICER) AND THE CITY OF DES MOINES, REPRESENTED BY DWAYNE MYERS (OFFICER), FOR THE FOLLOWING REGARDING MULTIPLE PARCELS LOCATED IN THE VICINTY OF 2606 SUNSET ROAD, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM BUSINESS PARK TO INDUSTRIAL, AND TO REZONE THE PROPERTY FROM “EX” MIXED USE DISTRICT TO LIMITED “I1” INDUSTRIAL DISTRICT, TO ALLOW EXPANSION OF AN EXISTING INDUSTRIAL USE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 17, 2025, its members voted 9-1 in support of a motion to recommend **APPROVAL** of a request from Iowa Pacific Processors, Inc (Owner), represented by Mike Everett (Officer), and the City of Des Moines, represented by Dwayne Myers (Officer), for the proposed rezoning from “EX” Mixed Use District to Limited “I1” Industrial District be found 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 April 17, 2025, its members voted 9-1 in support of a motion to recommend **APPROVAL** of a request from Iowa Pacific Processors, Inc (Owner), represented by Mike Everett (Officer), and the City of Des Moines, represented by Dwayne Myers (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Business Park to Industrial; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on April 17, 2025, its members voted 9-1 in support of a motion to recommend **APPROVAL** of a request from Iowa Pacific Processors, Inc (Owner), represented by Mike Everett (Officer), and the City of Des Moines, represented by Dwayne Myers (Officer), to rezone the Property from “EX” Mixed Use District to Limited “I1” Industrial District, to allow expansion of an existing industrial use, subject to the following conditions:

1. Use of the property shall be limited to the following:
 - A. Any use as permitted and limited in the “EX” District.
 - B. A processing and cold storage business.
2. Any outdoor storage shall only be accessory to a processing and cold storage business, so long as outdoor storage is placed and screened to the satisfaction of the Planning and Urban Design Administrator.
3. Any future building or building addition shall not exceed the height permitted by the Chapter 135 building type regulations associated with the “EX” district. Any request for a Design



Roll Call Number

Agenda Item Number

52

Date June 30, 2025

Alternative regarding building height, including a Type 1 Design Alternative, shall be considered by the Plan and Zoning Commission.

- Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).; and

WHEREAS, the Property is legally described as follows:

LOTS 83 THROUGH 93, AND THE WEST 10' OF LOT 94, VALLEY GARDENS, AN OFFICIAL PLAT RECORDED IN BOOK F, PAGE 97, CITY OF DES MOINES, POLK COUNTY, IOWA.; and

WHEREAS, on May 5, 2025, by Roll Call No. 25-0655, 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 May 19, 2025, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, on May 19, 2025, by Roll Call No. 25-0780, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be opened and continued to a hearing on June 9, 2025, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, on June 9, 2025, by Roll Call No. 25-0859, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be opened and continued to a hearing on June 30, 2025, at 5:00 p.m., at the City Council Chambers.

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

- Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the hearing is closed.

Alternative A - Denial

MOVED by _____ to **DENY** the proposed amendment and rezoning.

Alternative B – Continuance to Draft Approval with Conditions

MOVED by _____ to continue the public hearing until July 14, 2025, at 5:00 p.m. in the Council Chambers at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, and to direct the City Manager and Legal Department to prepare the necessary legislation with conditions



Roll Call Number

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52

Date June 30, 2025

to **APPROVE** the requested amendment to the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Business Park to Industrial and the requested rezoning for Property from “EX” Mixed Use District to Limited “I1” Industrial District, to allow expansion of an existing industrial use, subject to conditions, and determining the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

FORM APPROVED:

Second by

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2024-000041) (COMP-2024-000026)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	<div>CERTIFICATE</div> <div>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.</div> <div>IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.</div> <div>_____ City Clerk</div>
BOESEN					
SIMONSON					
VOSS					
COLEMAN					
WESTERGAARD					
MANDELBAUM					
GATTO					
TOTAL					
MOTION CARRIED					
APPROVED					
_____ Mayor					

April 28, 2025

Communication from the City Plan and Zoning Commission advising that at their April 17, 2025 meeting, the following action was taken on request from Iowa Pacific Processors, Inc (owner), represented by Mike Everett (officer), and City of Des Moines, represented by Dwayne Myers (officer), for the following regarding multiple parcels located in the vicinity of 2606 Sunset 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 Industrial.
- C) Rezone property from "EX" Mixed Use District to "I1" Industrial District, to allow expansion of an existing industrial use.

COMMISSION RECOMMENDATION: 9-1

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 PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park to Industrial.

Part C) Rezone the subject property from "EX" Mixed Use District to "I1" Industrial District, subject to the following conditions:

1. Use of the property shall be limited to the following:
 - A. Any use as permitted and limited in the "EX" District.
 - B. A processing and cold storage business.
2. Any outdoor storage shall only be accessory to a processing and cold storage business, so long as outdoor storage is placed and screened to the satisfaction of the Planning and Urban Design Administrator.
3. Any future building or building addition shall not exceed the height permitted by the Chapter 135 building type regulations associated with the "EX" district. Any request for a Design Alternative, including any Type 1 Design Alternative, shall be considered by the Plan and Zoning Commission
4. Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park to Industrial.

Part C) Staff recommends approval of the request to rezone the subject property from "EX" Mixed Use District to "I1" Industrial District, subject to the following conditions:

1. Use of the property shall be limited to the following:
 - A. Any use as permitted and limited in the "EX" District.
 - B. A processing and cold storage business.
2. Any outdoor storage shall only be accessory to a processing and cold storage business, so long as outdoor storage is placed and screened to the satisfaction of the Planning and Urban Design Administrator.
3. Any future building or building addition shall not exceed 75 93 feet in height.
4. Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to expand an existing meat processing use with the construction of a cold storage building and site improvements. The existing business is considered a “Fabrication and Production, General” use, which is not permitted in the “EX” District. Therefore, the proposed Future Land Use Map amendment and rezoning are necessary for the project to move forward.

In 2019, the City of Des Moines adopted a new Zoning Code and rezoned the entire city to match the new code structure. The boundaries of the new zoning districts were based on the land use designations set by the Future Land Use Map within Plan DSM, the City’s comprehensive plan. Prior to this the subject property was zoned “M-1” District, which was the light industrial zoning district of the previous code. The subject use was permitted in the “M-1” District.

The proposed project was contemplated in 2019. The applicant submitted a site plan before the new code took effect. That site plan (case no. 10-20-7.69) was approved but the applicant did not act on it within two years. Therefore, it expired in accordance with Section 135-9.3.6 of the Municipal Code. The proposed scope is generally the same as the previous project with the only difference being the planned height of the new building. Previously, the applicant proposed a 75-foot tall building. Staff understands that the current intent is for a 110-foot tall building. The retired code limited buildings in the “M-1” District to a maximum height of 75 feet.

2. **Size of Site:** 148,326 square feet (3.41 acres).
3. **Existing Zoning (site):** “EX” Mixed-Use District.
4. **Existing Land Use (site):** Warehouse building with parking lot.
5. **Adjacent Land Use and Zoning:**
 - North** – “EX”; Uses are warehousing, auto repair shop, and vacant land owned by the City of Des Moines.
 - South** – “ROW”; Uses are City of Des Moines parkland and Great Western Trail.
 - East** – “EX”; Uses are warehousing and storage.
 - West** – “P1”; Uses are Des Moines Waterworks parkland and open space.
6. **General Neighborhood/Area Land Uses:** The subject property consists of a meat processing facility and parking area. The site is located on Sunset Road where it dead ends into Southwest 28th Street along the Des Moines Water Works Park. The subject property is in an area consisting primarily of commercial, warehousing, and recreational uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Southwestern Hills Neighborhood. All neighborhood associations were notified of the

public hearing by emailing of the Preliminary Agenda on March 28, 2025, and the Final Agenda on April 11, 2025. Additionally, separate notifications of the hearing for this specific item were mailed on March 28, 2025 (20 days prior to the public hearing) and April 7, 2025 (10 days prior to the public hearing) to the Neighborhood Associations and 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.

The applicant can provide a summary of their neighborhood outreach 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 area 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 for the property be revised from "Business Park" to "Industrial". 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.

Industrial: Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment which would need to be mitigated.

The subject property is currently zoned "EX" District. The Zoning Ordinance describes "EX" district as, "intended for locations and corridors with a mix of light industrial and heavier commercial uses, accommodating higher levels of vehicular traffic than MX districts and a predominance of mid-scale employment uses, such as office, low intensity industrial, and warehouse spaces associated with offices."

The applicant is proposing to rezone the subject property to "I1" District. The Zoning Ordinance describes "I1" district as, "intended or general industrial uses, warehousing, and transportation terminals."

Staff believes that the proposed land use amendment and rezoning would be consistent with the existing character of the surrounding area so long as any development is constructed in accordance with the recommended conditions of approval.

2. **Site Context:** The subject property is located near Water Works Park which includes open space, parkland, recreational areas, and athletic fields. It adjoins City parkland to the south that includes the Great Western Trail, which is part of the 600 plus miles of the Central Iowa Regional Trail system. The adjoining commercial developments in the vicinity are warehouses and light industrial uses. There are currently no uses within close proximity that are of the scale and height as the proposed building addition.
3. **Height Regulations:** The relevant Building Type for this use is the Workshop/Warehouse. The existing "EX" District allows a maximum height of 3 stories, with a maximum primary frontage ground story height of 20 feet and 14 feet for all other stories. This equates to a total maximum height of 48 feet. Staff can approve up to a 50 percent increase through a Type 1 Design Alternative, allowing 48 feet to be increased to 72 feet administratively. The maximum overall height allowed in the proposed 'I1' Industrial District is 5 stories and 75 feet. Staff can approve up to 50 percent over the maximum height which is 112 feet through a Type 1 Design Alternative.

The proposed project was contemplated in 2019. The applicant submitted a site plan before the new code took effect. That site plan (case no. 10-20-7.69) was approved but the applicant did not act on it within two years. Therefore, it expired in accordance with Section 135-9.3.6 of the Municipal Code. The proposed scope is generally the same as the previous project with the only difference being the planned height of the new building. Previously, the applicant proposed a 75-foot tall building. The retired code limited buildings in the "M-1" District to a maximum height of 75 feet. **An additional 18-foot underground storage was also part of the approved design.** Staff understands that the current intent is for a 110-foot tall building. **In 2020, the subject site was declared to be part of an EPA Superfund site. Therefore, future plans for storage of all products were updated to be above the existing grade only.**

While the proposed 'I1' Industrial District could allow a building height over 75 feet with a Type 1 Design Alternative, staff believes that any height exceeding 75 feet would not fit the character of the area. However, given the limitations **of not being able to utilize any storage below grade, staff is supportive of allowing an additional 18 feet on top of the 75-foot height to compensate for the loss of storage ability below ground.** A zoning condition limiting the maximum height to **75 93** feet is recommended to provide clarity for the applicant and staff during the site plan review process..

4. **Floodplain Regulations:** The subject property is located within a levee-protected area. Any future development would be subject to development restrictions pursuant to City Municipal Code Chapter 50 (Floodplains) for regulations and performance standards.

5. **Parkland Easement:** The applicant is proposing a second driveway which loops around the southern boundary of the property. The second driveway is required for fire access and circulation. To maintain adequate setbacks, the driveway is proposed on a 25-foot easement through the parkland area that includes mature trees. The Park and Recreation Department has agreed to the proposal in principle and will work with the applicant on a finalized easement document.
6. **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.
7. **Nature Features:** Any development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
8. **Utilities:** The subject property has access to all necessary utilities. There are public storm sewers, sanitary sewers, and water within the Sunset Road public right-of-way.
9. **Planning and Design Ordinance:** Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented staff report and recommendation.

Chris Draper asked for clarification if the structural requirements were equivalent to an “I1” district while the operation was considered an “EX” district.

Sreyoshi Chakraborty explained that operationally it would be an “EX” district use with an addition of meat processing and cold storage use.

Chris Draper inquired whether the building design would adhere to “I1” zoning regulations, specifically regarding height limitations. He asked if the developer had originally proposed a 7-story building and whether city staff had responded by suggesting a reduction to 6 stories.

Sreyoshi Chakraborty explained that “I1” district would allow up to 75 feet or 7 stories, but an administrative waiver up to 50% more could be approved to a total of 112 feet.

Jason Van Essen explained that staff aimed to be transparent from the beginning by addressing the building height early in the review process. He confirmed that the intention was to ensure an open discussion about the height as part of the initial project evaluation and provide clarity to staff and applicants during the design review process.

Chris Draper expressed appreciation for the early transparency regarding the building height but questioned why the height had become a point of concern or discussion in the first place.

Sreyoshi Chakraborty explained that the surrounding area is a business park, as reflected in the "EX" zoning district, which permits a maximum building height of three stories. The applicant's request exceeds this limit significantly. While staff supports rezoning to allow an existing use, they believed it was important to include conditions on building height to help preserve the area's existing character.

Johnny Alcivar asked if the current use of meat processing production was nonconforming to the zoning code.

Sreyoshi Chakraborty stated that current use was under Fabrication and Production General Use category, and this is not allowed in the "EX" district.

Johnny Alcivar asked further if the use the applicant proposes would be allowed in an "I1" district.

Sreyoshi Chakraborty stated the use would be allowed in an "I1" district.

Johnny Alcivar asked what is the average height of buildings in the area.

Sreyoshi Chakraborty stated that most buildings in the immediate vicinity are 2-4 stories. Higher sized buildings can be noted from a distance on the other side of Fleur Drive.

Johnny Alcivar asked if the Economic Development Department had been involved with this as it seemed like this business could benefit from relocating somewhere else.

Jason Van Essen was not aware of any such discussions but would defer to the applicant.

CHAIRPERSON OPENED PUBLIC HEARING

Pat Shepard, 2400 86th Street, Civil Engineering Consultants, spoke on behalf of Iowa Pacific Processors, noting that the company has operated at this location since 2008, focusing on food service packaging rather than rendering. He explained that the proposed building height is based on the need to accommodate their internal rack storage system. The total requested height is 93 feet, —offered as a compromise between the initially proposed 110 feet and the 75-foot staff recommendation. The 75-foot height that was approved under the previous Code included 18 feet underground storage which is now not being included in the proposal. He also mentioned that the four adjacent lots to the west are owned by the City of Des Moines and efforts are underway to purchase them. Additionally, he highlighted the well-buffered trail area to the south, which is screened by trees.

Leah Rudolphi asked if the new fire access road would result in taking down many of the trees to the south of the building.

Pat Shepard stated there is a tree mitigation plan in place and they will review this at the time when revising the site plan.

Rick Trower commented on the site plan wondering if there were a way to spread this out rather than building it up.

Pat Shepard noted that building it up is more efficient for their rack system for storage and maintaining the current building footprint.

Chris Draper suggested if it would be possible to build two buildings at 45 feet rather than one at 90. He points out the proximity to Jasper Winery and how uninviting a large white box is going to look in the area.

Pat Shepard pointed out the distance between the two properties noting the large number of trees in between this location and the winery. He stated the west lot owned by the City of Des Moines were slated for possible future use to build an additional production building and add parking on the lots to the north of the property currently owned by the City of Des Moines.

Chris Draper voiced strong support for having this type of business in the City but questioned whether this specific location was appropriate. He noted that the concern seemed to be more about the volume of storage rather than production and if the same functionality could be achieved by spreading the buildings out horizontally rather than increasing the height.

Pat Shepard explained that expanding the building's footprint is not feasible at this location because of the size and layout of the site.

John Lickteig, 4200 Wolcott Avenue, owner of a business across the street since 1997, expressed opposition to the proposed project. While supportive of the business's expansion, he raised concerns about the height of the proposed building directly facing his property. He emphasized the area's character—mostly one-story buildings and heavy recreational use due to nearby trails, Jasper Winery, and Water Works Park. He also noted the current truck traffic and questioned how increased activity would affect the area. Lickteig suggested exploring alternative lots for expansion that wouldn't require such a tall structure.

Pat Shepard stated that adding the drive around the building will help alleviate the truck traffic on Sunset Road. They also have an approved site plan for a new parking area located across the road from the building.

CHAIRPERSON CLOSED PUBLIC HEARING

COMMISSION ACTION

Johnny Alcivar expressed concern about the proposed building height and noted that the staff report lacked contextual reference to the surrounding neighborhood, which is typically included in other cases. He emphasized that if this were a residential area, such a tall building would not be permitted. While he supports the business's expansion, he could not support the building at its proposed height and encouraged the applicant to explore horizontal expansion alternatives.

Chris Draper asked for clarification on whether, in making the zoning decision today, the case would still be subject to a future review through the site plan process—at which point the height of the building could be further evaluated and addressed.

Jason Van Essen clarified that if the property is rezoned to the “I1” district, the applicant would automatically be eligible for a maximum building height of 75 feet. However, if the Commission wishes to approve the rezoning but maintain some control over the building's height, they have the ability to include conditions in their recommendation to the City Council that would set a maximum height limit for the project.

Chris Draper asked for maximum height on “EX” district.

Jason Van Essen explained it is a total of 48 feet but could still be administratively increased or decreased by 50%.

Andrew Lorentzen mentioned that a Type 1 could be approved for up to 72 without coming before the Commission.

Jason Van Essen suggested adding to the condition that any changes made to the standard variation would have to come before the Commission.

Chris Draper made a motion for approval of the following:

Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park to Industrial.

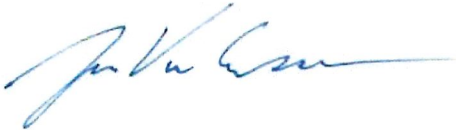
Part C) Rezone the subject property from “EX” Mixed Use District to “I1” Industrial District, subject to the following conditions:

1. Use of the property shall be limited to the following:
 - A. Any use as permitted and limited in the “EX” District.
 - B. A processing and cold storage business.

2. Any outdoor storage shall only be accessory to a processing and cold storage business, so long as outdoor storage is placed and screened to the satisfaction of the Planning and Urban Design Administrator.
3. Any future building or building additional shall not exceed the height permitted by the Chapter 135 building type regulations associated with the "EX" district. Any request for a Design Alternative, including any Type 1 Design Alternative, shall be considered by the Plan and Zoning Commission.
4. Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).

THE VOTE: 9-1 (Francis Boggus opposed)

Respectfully submitted,



Jason Van Essen

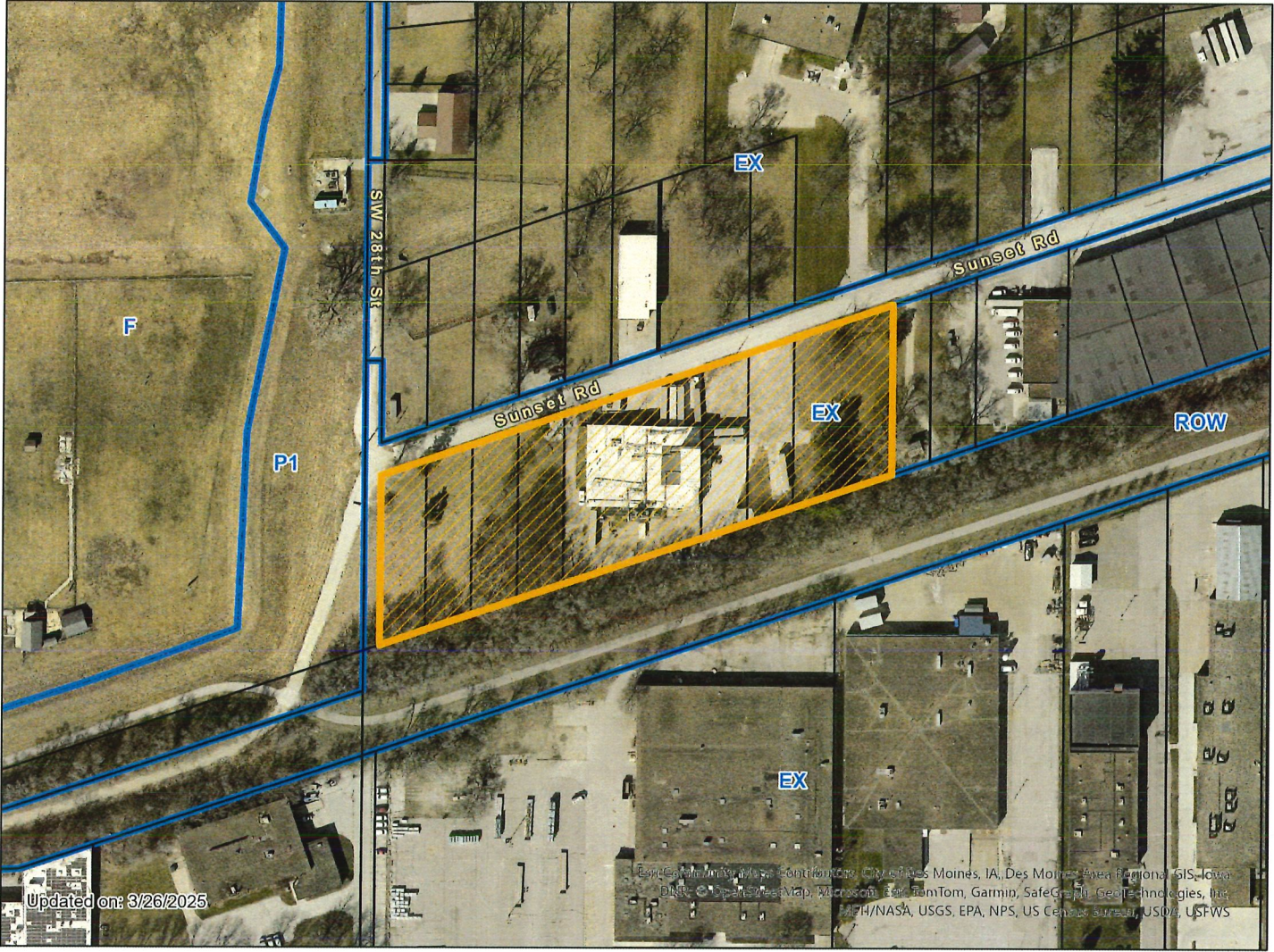
Planning & Urban Design Administrator

JMV:mrw

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5052

Iowa Pacific Processors, Inc. Vicinity of 2606 Sunset Avenue

ZONG-2024-000041



1:2,000



REZONING SKETCH LOTS 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, AND THE WEST 10 FEET OF LOT 94 VALLEY GARDENS DES MOINES, IOWA

PREPARED FOR:
 IOWA PACIFIC PROCESSORS INC.
 2606 TARGET ROAD
 DES MOINES, IOWA 50321-1141

PROPERTY OWNERS:
 IOWA PACIFIC PROCESSORS INC. (LOTS 83-86)
 2606 TARGET ROAD
 DES MOINES, IOWA 50321-1141
 MIKE EVERETT
 515-225-5435

AND
 CITY OF DES MOINES REAL ESTATE (LOTS 87-94)
 400 ROBERT D RAY DRIVE
 DES MOINES, IOWA 50304-8119

PROFESSIONAL
 LAND SURVEYOR
 CIVIL ENGINEERING CONSULTANTS, INC.
 ATTN: PATRICK J SHEPARD, P.E.
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 PHONE: (515) 218-4684
 EMAIL: SHEPARD@CECLAG.COM

LEGAL DESCRIPTION: REZONING
 LOTS 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, AND THE WEST 10 FEET OF LOT 94 IN
 VALLEY GARDENS, AN OFFICIAL PLAT RECORDED IN BOOK P, PAGE 11, NOW INCLUDED
 IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

EXISTING ZONING:
 EX MIXED USE DISTRICT
 148A24 S.F.

PROPOSED ZONING:
 R RESIDENTIAL DISTRICT

REZONING:
 AREA TO BE REZONED
 250' PER-PICTURE

SCALE: 1"=80' (22.9m)
 SCALE: 1"=80' (22.9m)
 NORTH

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 - Urbandale, Iowa 50322
 515-218-4684 - mail@ceclag.com



DATE	09.28.2024
DATE OF SURVEY	
PREPARED BY	PJS
CHECKED BY	

LOTS 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, AND
 THE WEST 10 FEET OF LOT 94 VALLEY GARDENS
 DES MOINES, IOWA
 REZONING SKETCH

SHEET
 1
 09/24













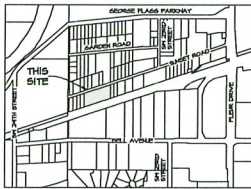
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SITE PLAN

IOWA PACIFIC PROCESSORS INC

BUILDING ADDITION AND PARKING LOT EXPANSION

2600 & 2605 SUNSET ROAD, DES MOINES, IOWA



NO.	DESCRIPTION
1	COVER
2	EXISTING-PROPOSED PLAN NORTH
3	EXISTING-PROPOSED PLAN SOUTH
4	DIVISION PLAN NORTH
5	DIVISION PLAN SOUTH
6	GRADING PLAN NORTH
7	GRADING PLAN SOUTH
8	UTILITY PLAN NORTH
9	UTILITY PLAN SOUTH
10	LANDSCAPE PLAN NORTH
11	LANDSCAPE PLAN SOUTH

GRADING NOTES

1. STRIP A MINIMUM OF 4' OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED ON GUT - INCLUDING WHITE AND/OR BROWN AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO EXPOSE THE SUBGRADE AND SOFT SPOTS.
2. PROVIDE A PLAZA FIELD DENSITY TESTS (SMP-1) AND SETBACK AREAS THAT FILL DENSITY FROM 1% TO 2% TO 10%.
3. MAINTAIN ALL CUT AND FILL AREAS TO ACCORDANCE SURFACE DRAINAGE.
4. GRADING CONSTRUCTION SHALL EXPOSE TOP SOIL FOR PROPOSED PLANTING OF PLANT AREAS. PLANTING AREAS SHALL BE WITHIN 10' OF PLANT AREAS.
5. FILL AREAS ON ALL EXISTING AREAS SHALL BE WITHIN 10' OF PLANT AREAS.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE UTILITY OWNER.
7. ALL EXISTING AREAS TO THE EXISTING AREAS SHALL BE REPAIRED.
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12. ALL EXISTING AREAS TO THE EXISTING AREAS SHALL BE REPAIRED.
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PAVING NOTES

1. REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITION.
2. PROPOSED PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH A MECHANICAL DESIGNER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REMOVED PRIOR TO PAVING FOR DENSITY.
3. PROPOSED PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH A MECHANICAL DESIGNER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REMOVED PRIOR TO PAVING FOR DENSITY.
4. ALL ON SITE PAVING SHALL CONFORM TO STATE STANDARD DESIGN AND SPECIFICATIONS (ASAP) WITHIN CITY OF DES MOINES OFFICIAL PROVISIONS.
5. CONTRACTOR SHALL MAINTAIN AND SUBMIT FOR ALL REQUIRED CITY OF DES MOINES AND STATE REQUIRED TESTS.
6. PAVING SHALL BE DONE WITH 4" MIN YELLOW PAVEMENT PAINT.

UTILITY NOTES

1. ALL UTILITIES SHALL BE CONTRACTED IN ACCORDANCE WITH STATE STANDARD DESIGN AND SPECIFICATIONS (ASAP) WITHIN CITY OF DES MOINES OFFICIAL PROVISIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO TAKE THE PRECAUTIONS REQUIRED TO PROTECT THE UTILITIES ON EXISTING AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE DEPTHS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS AT LEAST 10 DAYS PRIOR TO THE START OF WORK.
3. ALL UTILITIES SHALL BE CONTRACTED IN ACCORDANCE WITH A MECHANICAL DESIGNER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REMOVED PRIOR TO PAVING FOR DENSITY.
4. ALL UTILITIES SHALL BE CONTRACTED IN ACCORDANCE WITH A MECHANICAL DESIGNER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REMOVED PRIOR TO PAVING FOR DENSITY.
5. ALL UTILITIES SHALL BE CONTRACTED IN ACCORDANCE WITH A MECHANICAL DESIGNER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REMOVED PRIOR TO PAVING FOR DENSITY.
6. ALL UTILITIES SHALL BE CONTRACTED IN ACCORDANCE WITH A MECHANICAL DESIGNER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REMOVED PRIOR TO PAVING FOR DENSITY.
7. ALL UTILITIES SHALL BE CONTRACTED IN ACCORDANCE WITH A MECHANICAL DESIGNER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REMOVED PRIOR TO PAVING FOR DENSITY.
8. ALL UTILITIES SHALL BE CONTRACTED IN ACCORDANCE WITH A MECHANICAL DESIGNER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REMOVED PRIOR TO PAVING FOR DENSITY.
9. ALL UTILITIES SHALL BE CONTRACTED IN ACCORDANCE WITH A MECHANICAL DESIGNER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REMOVED PRIOR TO PAVING FOR DENSITY.
10. ALL UTILITIES SHALL BE CONTRACTED IN ACCORDANCE WITH A MECHANICAL DESIGNER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REMOVED PRIOR TO PAVING FOR DENSITY.

GENERAL NOTES

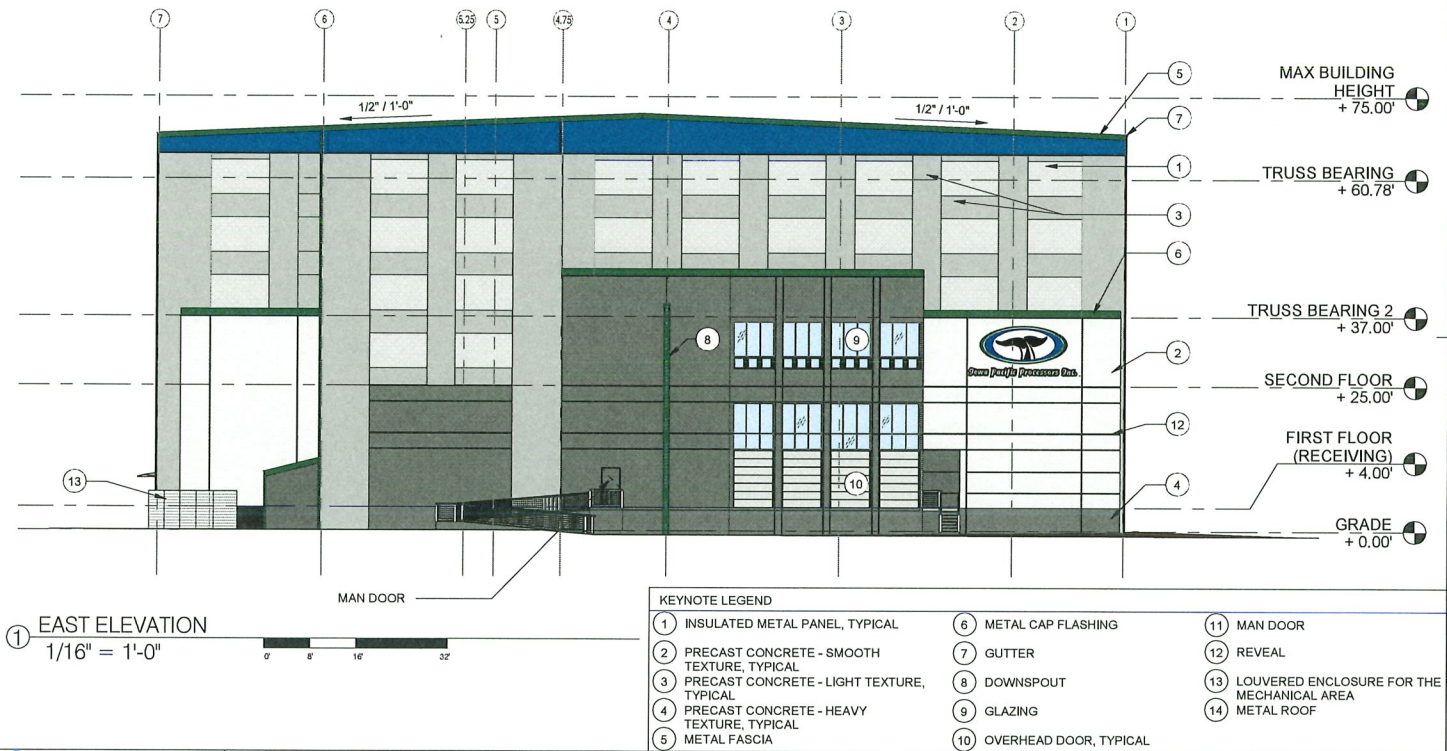
1. ONE HOUR PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
A. CITY OF DES MOINES PERMIT AND DEVELOPMENT
B. IOWA PACIFIC PROCESSORS INC
C. IOWA PACIFIC PROCESSORS INC
D. IOWA PACIFIC PROCESSORS INC
E. IOWA PACIFIC PROCESSORS INC
F. IOWA PACIFIC PROCESSORS INC
G. IOWA PACIFIC PROCESSORS INC
H. IOWA PACIFIC PROCESSORS INC
I. IOWA PACIFIC PROCESSORS INC
J. IOWA PACIFIC PROCESSORS INC
K. IOWA PACIFIC PROCESSORS INC
L. IOWA PACIFIC PROCESSORS INC
M. IOWA PACIFIC PROCESSORS INC
N. IOWA PACIFIC PROCESSORS INC
O. IOWA PACIFIC PROCESSORS INC
P. IOWA PACIFIC PROCESSORS INC
Q. IOWA PACIFIC PROCESSORS INC
R. IOWA PACIFIC PROCESSORS INC
S. IOWA PACIFIC PROCESSORS INC
T. IOWA PACIFIC PROCESSORS INC
U. IOWA PACIFIC PROCESSORS INC
V. IOWA PACIFIC PROCESSORS INC
W. IOWA PACIFIC PROCESSORS INC
X. IOWA PACIFIC PROCESSORS INC
Y. IOWA PACIFIC PROCESSORS INC
Z. IOWA PACIFIC PROCESSORS INC

PROPERTY OWNER:
IOWA PACIFIC PROCESSORS INC
2600 SUNSET ROAD
DES MOINES, IOWA 50319-5411
TEL: 515-281-5411
FAX: 515-281-5411

PROPOSED FOR:
IOWA PACIFIC PROCESSORS INC
2600 SUNSET ROAD
DES MOINES, IOWA 50319-5411
TEL: 515-281-5411
FAX: 515-281-5411

LEGAL DESCRIPTION:
LOT 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 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1104 Bishop Street, Suite 124
Hawthorne, Hawaii 96813
TEL: (808) 202-1107
E-mail: info@interlockhawaii.com

INTERLOCK, LLC

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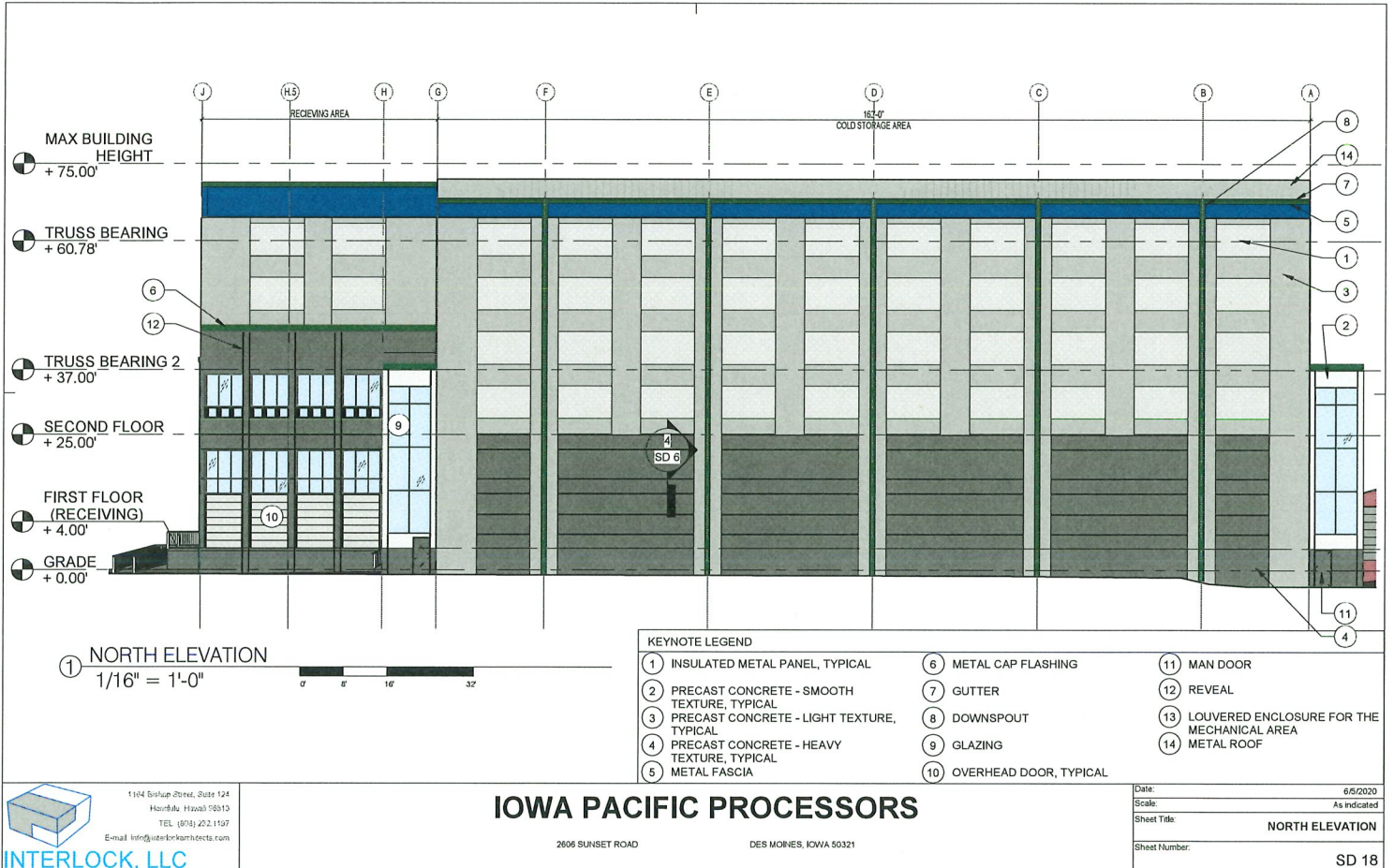
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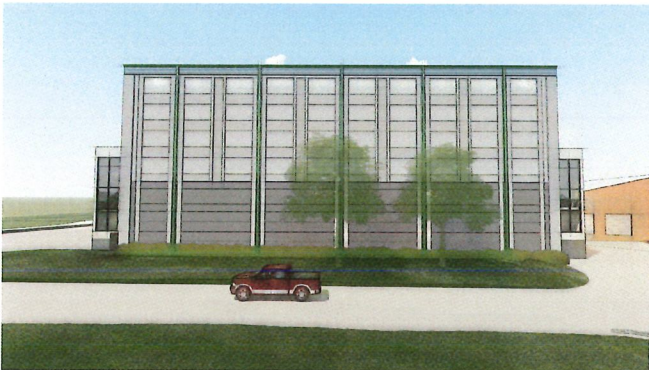
IOWA PACIFIC PROCESSORS

2606 SUNSET ROAD

DES MOINES, IOWA 50321

Date: 6/5/2020
Scale: As indicated
Sheet Title: EAST ELEVATION
Sheet Number: SD 17





1104 Bishop Street, Suite 124
Haworth, Iowa 50313
TEL: (878) 232-1197
E-mail: info@interlockarchitects.com

INTERLOCK, LLC

D:\Diana\Revit\2020\0807 Iowa Pacific Processors_updated elevations.rvt

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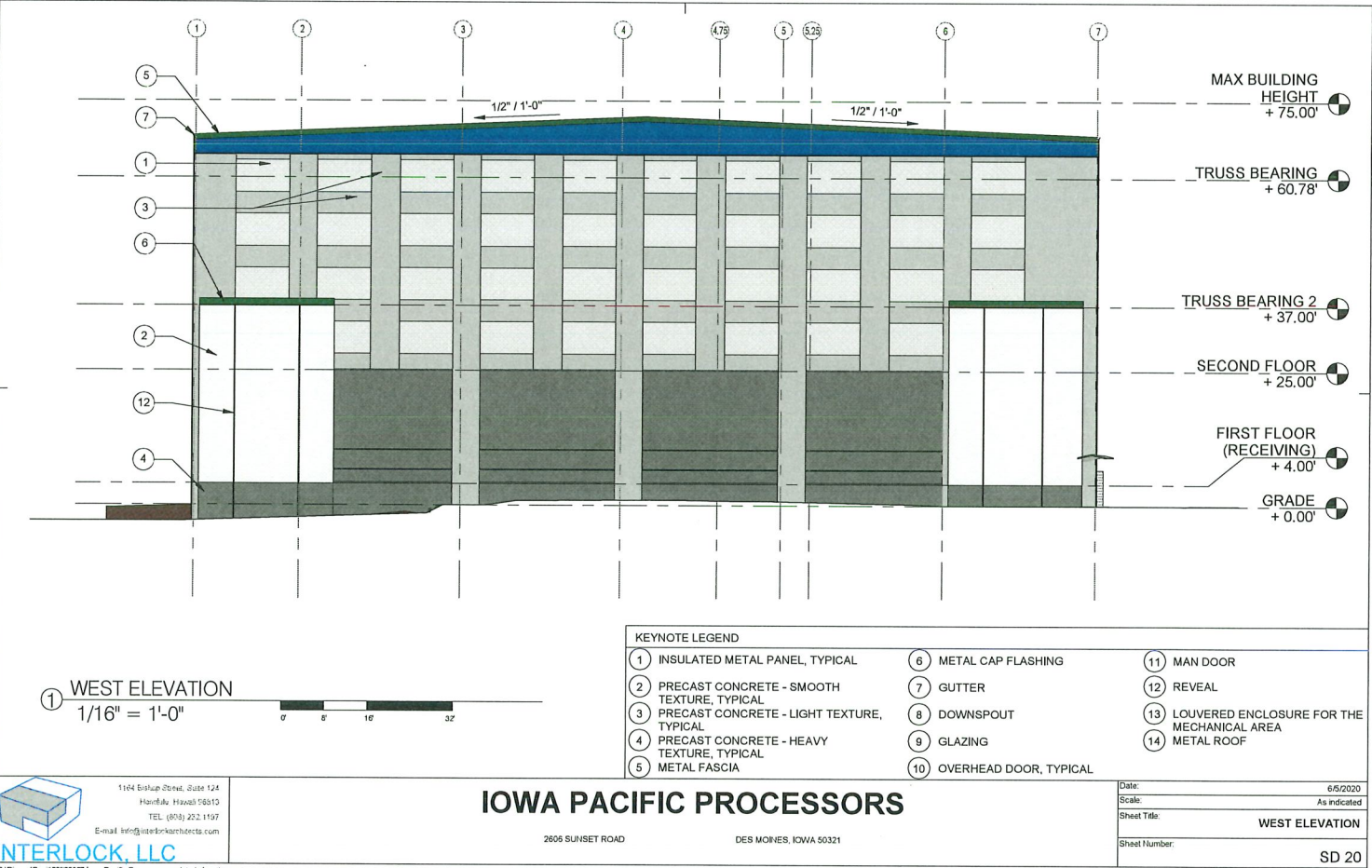
IOWA PACIFIC PROCESSORS

2606 SUNSET ROAD

DES MOINES, IOWA 50321

Date:	6/5/2020
Scale:	
Sheet Title:	ELEVATION RENDERING
Sheet Number:	SD 19

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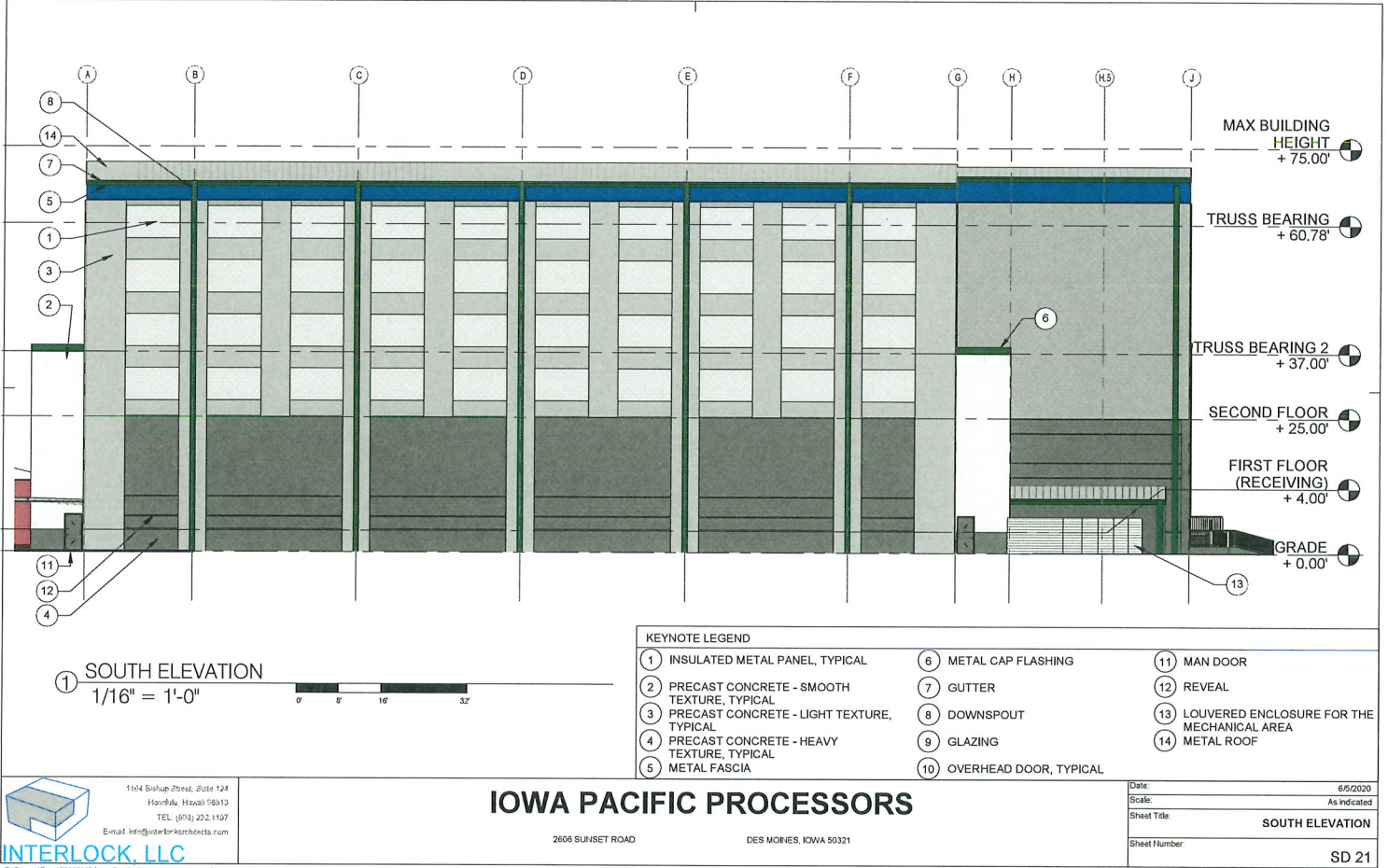
1164 Bishop Street, Suite 124
Hawthay, Hawaii 96810
TEL: (808) 202-1197
E-mail: info@interlockllc.com

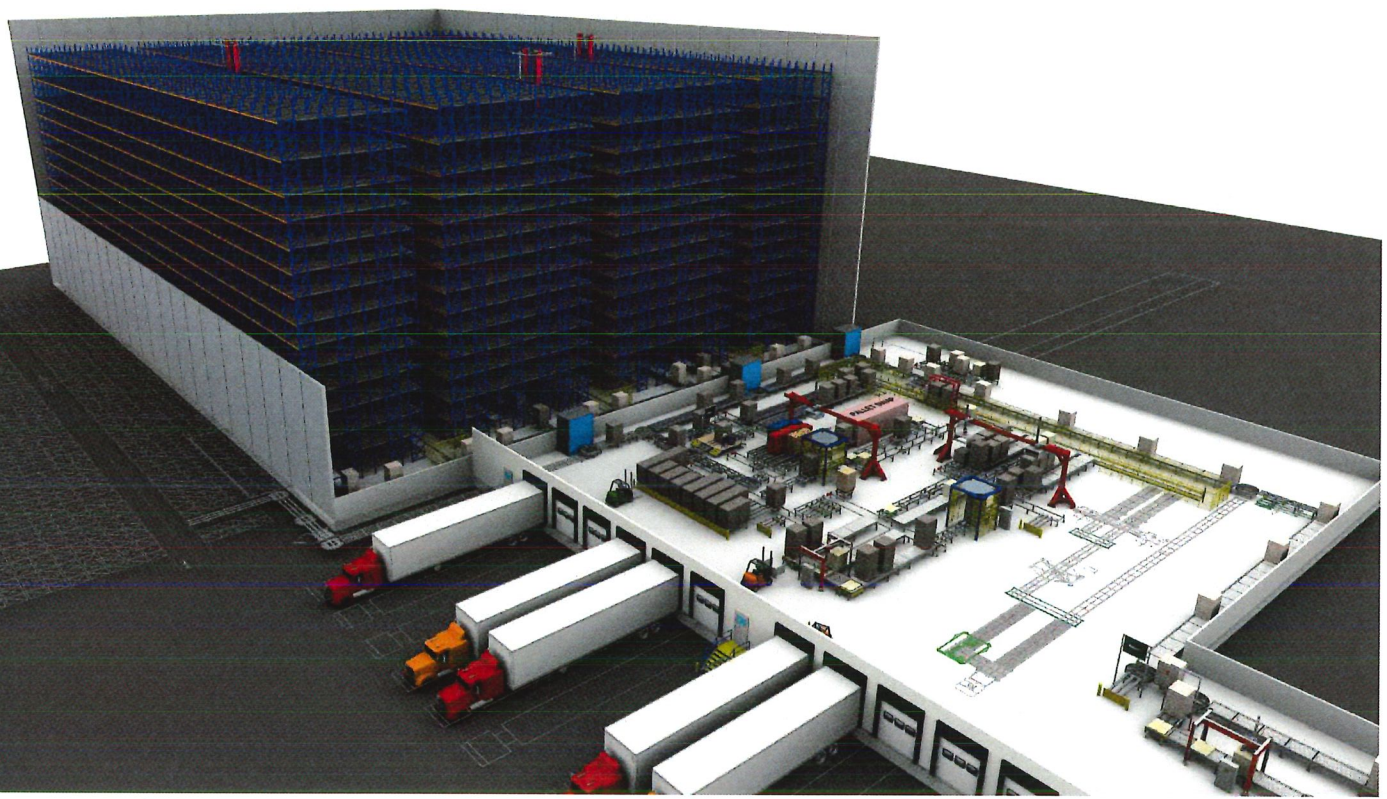
INTERLOCK, LLC

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Civil Engineering Consultants, Inc.

April 9, 2025

To: City of Des Moines Development Services

RE: Neighborhood Meeting for Iowa Pacific Processors Proposed PUD Amendment

The attached invitation was mailed on March 28th to the list of all property owners in the notification area provided by the City of Des Moines. The meeting was held at 5:30pm on April 8th at the Des Moines Central Library.

The following people were in attendance:

- Patrick Shepard, Civil Engineering Consultants
- Scott Christopher, Iowa Pacific Processors

No one else was present at the scheduled start time or up until 5:45pm when we left the meeting. We have not received any correspondence from those who were invited, nor anyone else related to the proposed amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "PShepard", is written over the typed name.

Patrick Shepard PE, PLS



Civil Engineering Consultants, Inc.

Date: March 28th, 2025

RE: 2606 Sunset Road, Proposed Rezoning

Dear Property Owner:

You are invited to attend a neighborhood meeting hosted by Iowa Pacific Processors Inc to discuss a proposed zoning change for property located at 2606 Sunset Road in Des Moines, IA. You are receiving this notice of a neighborhood meeting if you are an existing property owner within 250-feet of the proposed rezoning boundary. This meeting is being held to fulfill the City of Des Moines requirement of neighborhood communications for property rezoning.

This rezoning request is for an amendment that would change the zoning from EX Mixed Use District (a mix of light industrial and heavy commercial) to I1 Industrial District (general industrial and warehouse).

Iowa Pacific Processors has an existing processing facility on the subject property. In the fall of 2019, they submitted a site plan for a new cold storage building next to the existing facility. The site plan was approved in December 2020 and was in accordance with the zoning regulations that were in effect at the time of the initial submittal. Shortly after the site plan was submitted the City of Des Moines adopted a new city-wide zoning ordinance and the subject property was changed from M-1 Light Industrial to the current EX Mixed Use District. In large part due to the ongoing pandemic at the time, the project never got underway and the approval that was granted in 2020 has expired. Iowa Pacific Processors would now like to continue with plans for the cold storage building but the previously approved use is not allowed in the current EX Mixed Use District. Therefore they are requesting a zoning amendment to the I1 Industrial District, which is more like the zoning that was in effect at the time the previously approved site plan was submitted. The current request with the City is just for the rezoning. A full site plan will be submitted for approval at a later date.

Meeting details:

- 5:30pm Tuesday, April 8th
- Des Moines Central Library Meeting Room #3, 1000 Grand Ave, Des Moines

The proposed Zoning Amendment request requires approval by Des Moines Planning and Zoning and City Council. The initial Planning and Zoning Meeting is scheduled for April 17th, 2025.

If you are not able to attend the meeting and have any questions or comments please contact:

- Patrick Shepard, Civil Engineering Consultants, shepard@ceclac.com, 515-276-4884
- Michael Everett, Iowa Pacific Processors, michael.everett@iowapacificprocessors.com

Sincerely,

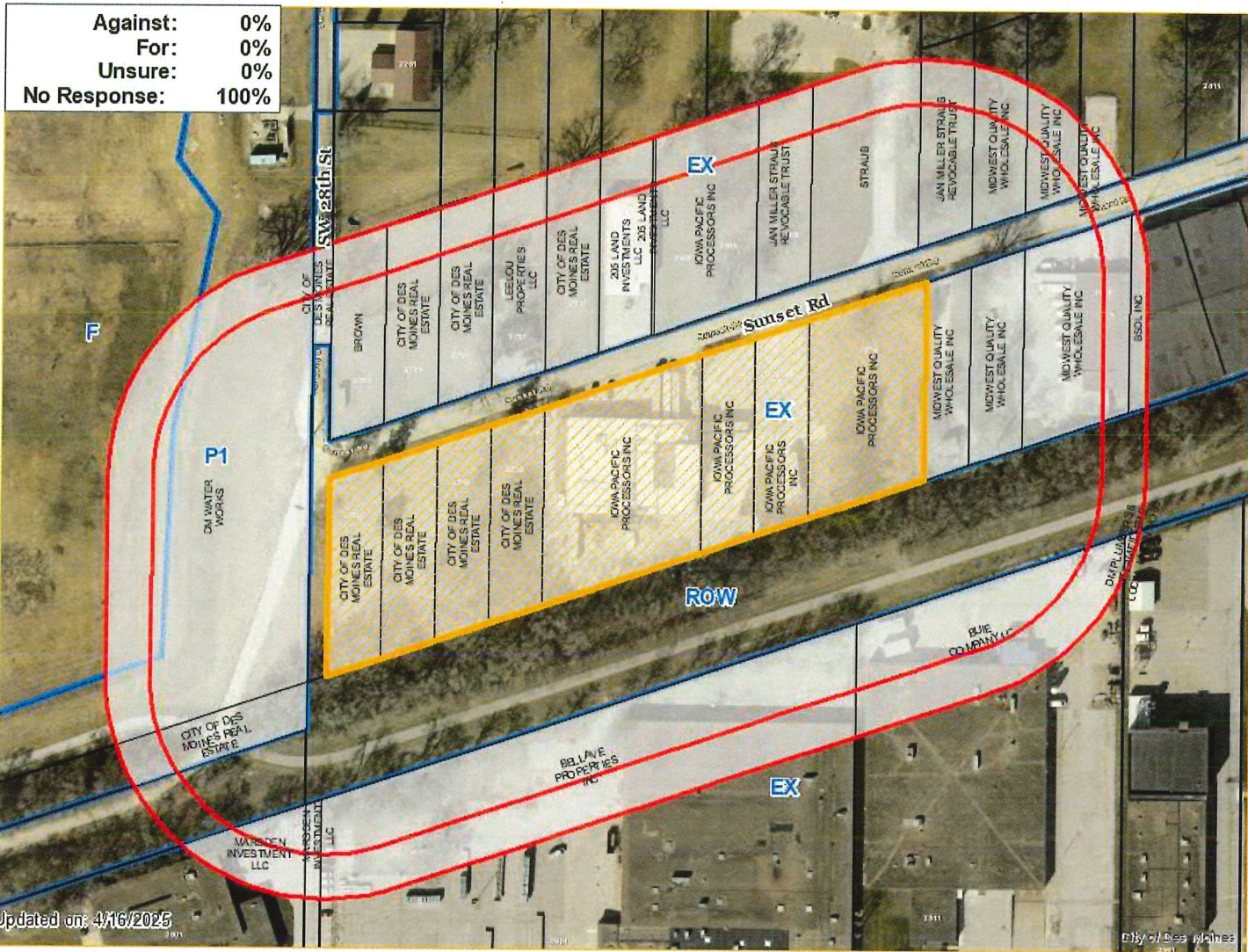
Patrick Shepard

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