



**Date** July 14, 2025

**RESOLUTION HOLDING PUBLIC HEARING 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 VICINITY 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

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Alternative regarding building height, including a 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).; 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.

**WHEREAS**, on June 30, 2025, by Roll Call No. 25-0936, 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.

**WHEREAS**, on June 30, 2025, by Roll Call No. 25-0936, 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 July 14, 2025, at 5:00 p.m., at the City Council Chambers; and directed the City Manager and Legal Department to prepare the necessary legislation to approve with conditions 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, and determining the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and

**WHEREAS**, City Staff presented the Applicant a revised, proposed rezoning legislation with updated conditions 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:





**Roll Call Number**

**Agenda Item Number**

43

**Date** July 14, 2025

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 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).

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the hearing is closed.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Business Park to Industrial is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from “EX” Mixed Use District to Limited “I1” Industrial District, to allow expansion of an existing industrial use, subject to the conditions set forth above in the City Staff proposed rezoning conditions, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

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

SECOND BY \_\_\_\_\_.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

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



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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



July 14  
Date ~~June 9, 2025~~

Agenda Item 54

Roll Call # ~~25-0859~~  
25-0936

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 28<sup>th</sup> 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 86<sup>th</sup> 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:

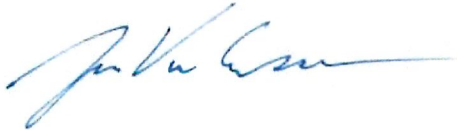
1. Use of the property shall be limited to the following:
  - A. Any use as permitted and limited in the “EX” District.
  - B. A processing and cold storage business.



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

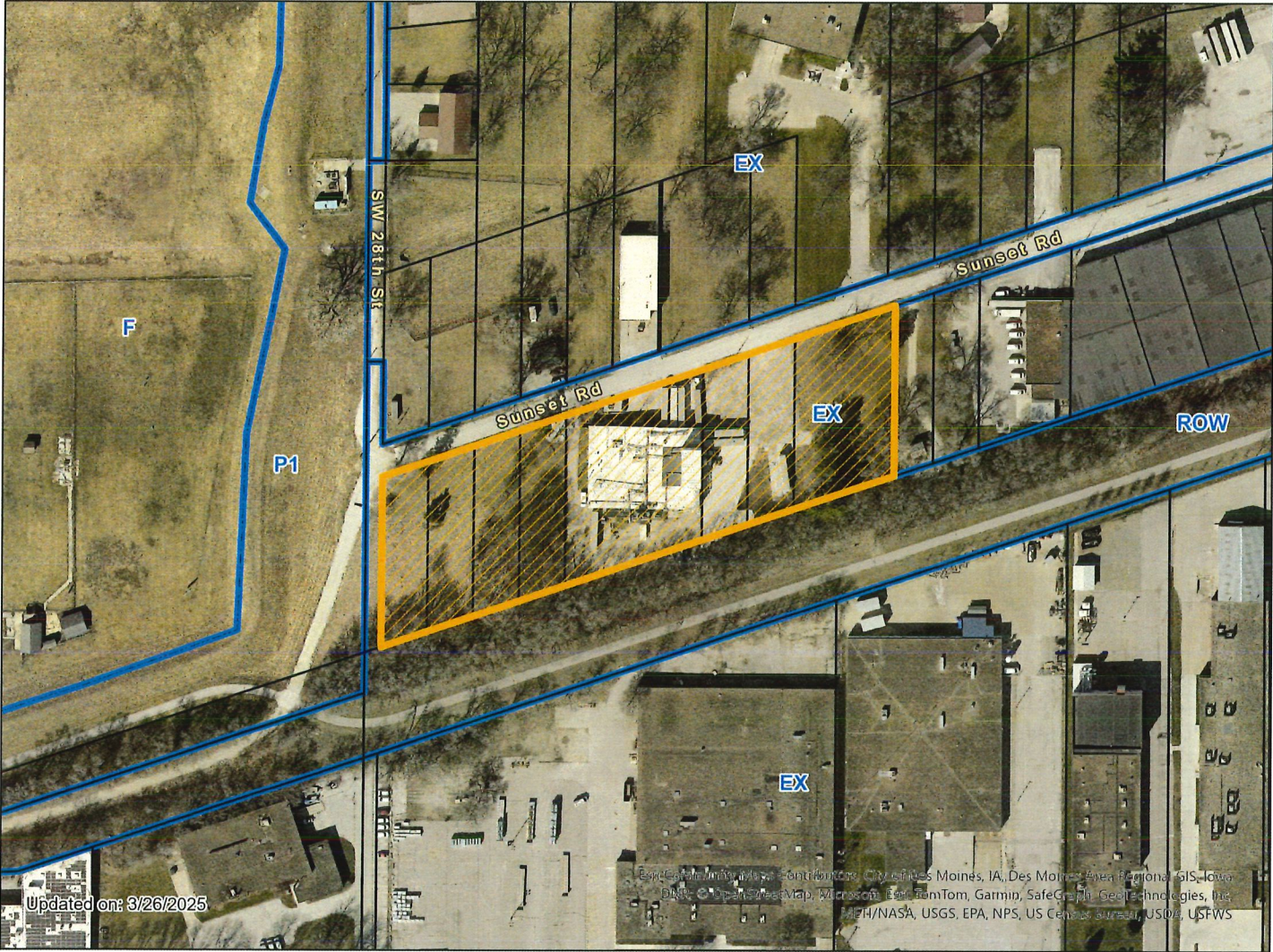
Planning & Urban Design Administrator

JMV:mrw

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Iowa Pacific Processors, Inc. Vicinity of 2606 Sunset Avenue

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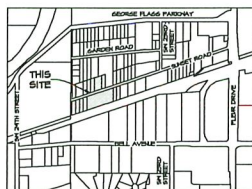








SITE PLAN  
IOWA PACIFIC PROCESSORS INC  
BUILDING ADDITION AND PARKING LOT EXPANSION  
2600 & 2605 SUNSET ROAD, DES MOINES, IOWA



DRAWINGS INDEX	
1	COVER
2	EXISTING-DIM'D PLAN NORTH
3	EXISTING-DIM'D PLAN SOUTH
4	DIMENSION PLAN NORTH
5	DIMENSION 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

**CRADIOS NOTES**

1. STRIP A HUMAN OF 8" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT -  
 2. ALL AREAS TO BE FILLED OR CUT SHALL BE REVEALED BY REMOVAL OF TOPSOIL TO  
 AGGREGATE VERTICAL DEPTHS OF GRADES AND SOFT SEDIMENTS.  
 3. ALL AREAS TO BE FILLED OR CUT SHALL BE REVEALED BY REMOVAL OF TOPSOIL TO  
 AGGREGATE VERTICAL DEPTHS OF GRADES AND SOFT SEDIMENTS.  
 4. PROVIDE IN-PLACE FIELD EROSION TESTS, RECOGNIZE 1 TEST AREA FOR EACH EROSION  
 TEST AREA.  
 5. HANTAN ALL CUT AND FILL AREAS TO ACCORDANCE PROPOSED DRAINAGE  
 GRADIENTS AND EROSION CONTROL MEASURES.  
 6. FISHED GRADES ON ALL FILL AREAS SHALL BE WITHIN 0.30 FOOT OF PLANE GRADE.  
 7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL EXISTING UTILITIES  
 AND STRUCTURES PRIOR TO THE START OF CONSTRUCTION.  
 8. THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER  
 AND THE CITY OF CHICAGO, SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL  
 EXISTING UTILITIES AND STRUCTURES.  
 9. ALL ELEVATIONS ARE TO THE OUTTER GRADE UNLESS NOTED OTHERWISE.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING  
 UTILITIES AND STRUCTURES.  
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING  
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 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING  
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 UTILITIES AND STRUCTURES.  
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING  
 UTILITIES AND STRUCTURES.  
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING  
 UTILITIES AND STRUCTURES.  
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 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING  
 UTILITIES AND STRUCTURES.  
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING  
 UTILITIES AND STRUCTURES.

**PAYEE'S NOTES**

1. REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITION.
2. PREPARE BOB ALL PAYING SURFACES IN THE PRESENCE OF A GEOTECHNICAL ENGINEER TO LOCATE SLOPE SPOTS. ALL SLOPE SPOTS TO BE REPAIRED PRIOR TO TESTING FOR DENSITY.
3. PROVIDE IN PLACE FIELD DENSITY TESTS. RECOMPACT & RETEST AREAS THAT FAIL.
4. ALL ON SITE PAYING SHALL CONFORM TO STATEWIDE URBAN DESIGN AND SPECIFICATIONS (UDS) WITH CITY OF DES MOINES SPECIAL PROVISIONS.
5. CONTRACTOR SHALL PREPARE AND SUBMIT FOR ALL REQUIRED CITY OF DES MOINES AND PAV. NECESSARY FEES.

#### UTILITY NOTICES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STATEWIDE URBAN DESIGN AND SPECIFICATIONS (EMDAG) WITH CITY OF DES MOINES SPECIAL PROVISIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE UTILITIES OR RELOCATIONS AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF DES MOINES OF ANY UTILITIES TO BE MOVED, DELETED, OR ADJUSTED. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY INFRASTRUCTURE UNIT (ELECTRIC, GAS, WATER, SEWER, TELEPHONE, CABLE, ETC.) IN WRITING, IN ADVANCE, OF ANY RELOCATION OR DELETION OF UTILITIES. IN THE EVENT OF DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF ANY UTILITY SERVICE, THE CONTRACTOR HAS OBLIGATED ITSELF TO GUARANTEE IN LOCATION, MINIMUM CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE UTILITY CAN BE RELOCATED.
3. ALL SERVICES SHALL BE CONSTRUCTED TO WITHIN 5 FEET OF THE OUTSIDE OF THE CURB OR RAMP.
4. THE SIZE AND MATERIALS OF THE SANITARY SEWER SERVICE SHALL COMPLY WITH THE CITY OF DES MOINES SPECIFICATIONS.
5. ALL EXISTING LINES DISCONTINUED SHALL BE RESTORED OR ROUTED TO A STORM DRAINAGE SYSTEM.
6. ALL STORM & SANITARY SEWER SHALL BE CONSTRUCTED WITH A FIFTEEN PERCENT OVERSIZE.
7. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
8. ALL CITY OF DES MOINES PERMITS AND INSPECTION PROCEDURES MUST BE FOLLOWED.

4. REMOVE & REPLACE PAVEMENT AS NEEDED, COMPLY WITH RULES FOR TRAFFIC CONTROL.

THE GROUP LAGS

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[illegible]

**SOIL & WATER CONSERVATION REQUIREMENTS:**

1. SAVE EXISTING GRASSLAND COVER, TREES & SHRUBS WHENEVER POSSIBLE.
2. GRASSLAND AREA THAT BEYOND REDUCED OR ESTABLISHED IN TEMPORARY VEGETATION WITHIN 60 DAYS OF THE COMPLETION OF GRADING.
3. PERMANENT GRASSLAND COVER SHALL BE ESTABLISHED IMMEDIATELY UPON COMPLETION OF GRADING.
4. USE MULCH, TEMPORARY DIVERSIONS, CONTIGUOUS TRENCHES AND OTHER EROSION CONSERVATION PRACTICES TO LIMIT SOIL LOSS TO LESS THAN 3 TONS PER ACRE PER YEAR.
5. INSTALL SILT FENCES PRIOR TO BEGINNING GRASSLAND REPAIRS.
6. GRASSLAND REPAIRS SHOULD BE INITIATED AS SOON AS POSSIBLE OR INSTALL TEMPORARY SILT FENCE TO CONTROL EROSION.

**BENCHMARKS**  
CITY OF DES MOINES BENCHMARK #603  
6242 SW 20TH ST. - WEST SIDE - 40' SOUTH OF PUMP STATION  
CUT X IN CUT TRIANGLE ON SOUTH CORNER OF STORM WATER STRUCTURE  
ELEVATION (CITY OF DES MOINES DATING 32.325 FT

CITY OF DES MOINES BENCHMARK #604  
#242 SW 20TH ST. - WEST SIDE - 60' SOUTH OF PUMP STATION  
CUT TRIANGLE ON WEST CORNER OF 12'X12' STORM STRUCTURE  
ELEVATION 1071 OF DES MOINES DATING 184880 FT  
CITY OF DES MOINES BENCHMARK #2525

42201 DELL AVENUE  
TRIANGLE ON NORTH SIDE CONCRETE LIGHT BASE AT REAR OF PARKING LOT  
ELEVATION 1071 OF DES MOINES DATING 24-00 FT

☒ SITE PLAN APPROVAL WITH NOTATION D/ATTACHED  
☐ SITE PLAN APPROVAL 10-20-16M1

☒ APPROVED ☐ APPROVED WITH CONDITION SEE  
 EXHIBIT A\* ATTACHED HERETO

IN ACCORDANCE WITH SECTION 83-307GJ 3000  
 DIES FORMED MUNICIPAL CODE AS AMENDED,  
 NO CHANGES TO THE PLAN ARE APPROVED  
 EXCEPT FROM THE PLANNING DIRECTOR OR HER



AMENDED DATED PLAN: 11/16/2020  
DATE: PLANNING DIRECTOR

**PROPERTY OWNER,  
IOWA PACIFIC PROGRESSORS INC  
2806 SUNSET ROAD  
DES MOINES, IOWA 50323-5471  
MIKE EVERETT  
515-280-5400**

**PREPARED FOR,  
IOWA PACIFIC PROGRESSORS INC  
2806 SUNSET ROAD  
DES MOINES, IOWA 50323-5471**

**LEGAL DESCRIPTION**  
LOTS 73, 75 (EXCEPT THE WEST 5 FEET), 87, 88, 89, 90, 91, 92, 93, AND THE  
WEST 5 FEET OF LOT 94 IN VALLEY GARDENS, AN OFFICIAL PLAT RECORDED  
IN BOOK P, PAGE 41, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF  
EDENBORO, ROCK COUNTY, IOWA.

PROPERTY ADDRESS  
NEW BUILDING - 2800 SILENT ROAD  
NEW PARKING LOT - 2805 SILENT ROAD

OPEN SPACE			
REQUIRED 20%	NORTH 3,948 SF, 1,307 SF (44.2%)	SOUTH (LOTS 81-83) FLUSH SF, 15,256 SF (66%)	SOUTH (LOTS 83-85) 28,373 SF, 62,150 SF, (42.2%)

SITE AREAS			
	NORTH	SOUTH & LOTS 83-85	TOTAL
DISTURBED AREA	23,318 SF.	71,743 SF.	105,061 SF.
EXISTING INTERVOLS	0 SF	33,571 SF.	33,571 SF.
PROPOSED INTERVOLS	14,423 SF	44,926 SF	59,349 SF.
NEW PAVEMENT	14,423 SF	14,423 SF	28,846 SF.

**FIRM FLOOD ZONE**  
THIS SITE IS IN FIRM FLOOD ZONE X AS INDICATED ON FIRM MAP 1502C000P WITH AN EFFECTIVE DATE OF FEBRUARY 01, 2014.

**LAND USE**  
FOOD PROCESSING AND GOLF STORAGE

**ZONING**  
M-1 LIGHT INDUSTRIAL DISTRICT  
FRONT SETBACK: 25'

SIDE SETBACK: NONE  
 REAR SETBACK: NONE  
 MAXIMUM BUILDING HEIGHT: 35'

**NOTES**  
 1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD.

2. THE UTILITIES SHOWN ON SURVEY ARE BASED ON OBSERVED EVIDENCE AND MAPS OBTAINED FROM THE KOPK ONE CALL DESIGN REQUEST LOCATE SERVICE. THIS SURVEYOR MAKES NO GUARANTEE THAT ALL UTILITIES THAT EXIST ON THE PROPERTY ARE SHOWN ON THE SURVEY.

1 SPACE / 2 EMPLOYEES ON MAXIMUM WORKING SHIFT  
= 60 EMPLOYEES = 30 SPACES  
1 SPACE / 400 SF OF OFFICE AREA  
= 1700 SF = 5 SPACES  
TOTAL REQUIRED = 35 SPACES  
PROVIDED = 34 INCLUDING 5 ACCESSIBLE

**SUSTAINABILITY CRITERIA FOR TAX ABATEMENT**

1. BIKE RACKS LOCATED ON NORTH SIDE OF PROPOSED BUILDING PROVIDING PARKING FOR AND BICYCLES (TUN OF PROVIDED PARKING STALLS).
2. SOIL INCREASE IN REQUIRED LANDSCAPING.
3. REDEVELOPMENT OF PREVIOUSLY DEVELOPED SITE.
4. ELECTRIC VEHICLE CHARGING STATION LOCATED IN SE PORTION OF NEW PARKING LOT (SEE SHEET 4).

 <p><b>CERTIFICATION</b></p> <p>1. I HEREBY CERTIFY THAT THE INDIVIDUAL NAMED AND REGISTERED BY THE BOARD OF ABUSE PREVENTION, SUSTAINANCE AND CARE FOR A CHILD LICENSED REGULATORY BOARD, HAS MET THE LEVEL OF PRACTICE.</p>	<p><i>[Signature]</i></p> <p>11-05-2020</p>
	<p>FORWARD BY: [Signature] DATE: [Signature]</p> <p>FOR LICENSEE REVIEW: [Signature] DATE: [Signature]</p>

[illegible][illegible]

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 • Fax: 515.276.7064 • mail@cecas.com



	1	
	2	
	3	
	4	
DATE OF SURVEY,	1	
DESIGNED BY,	P.L.B.	5

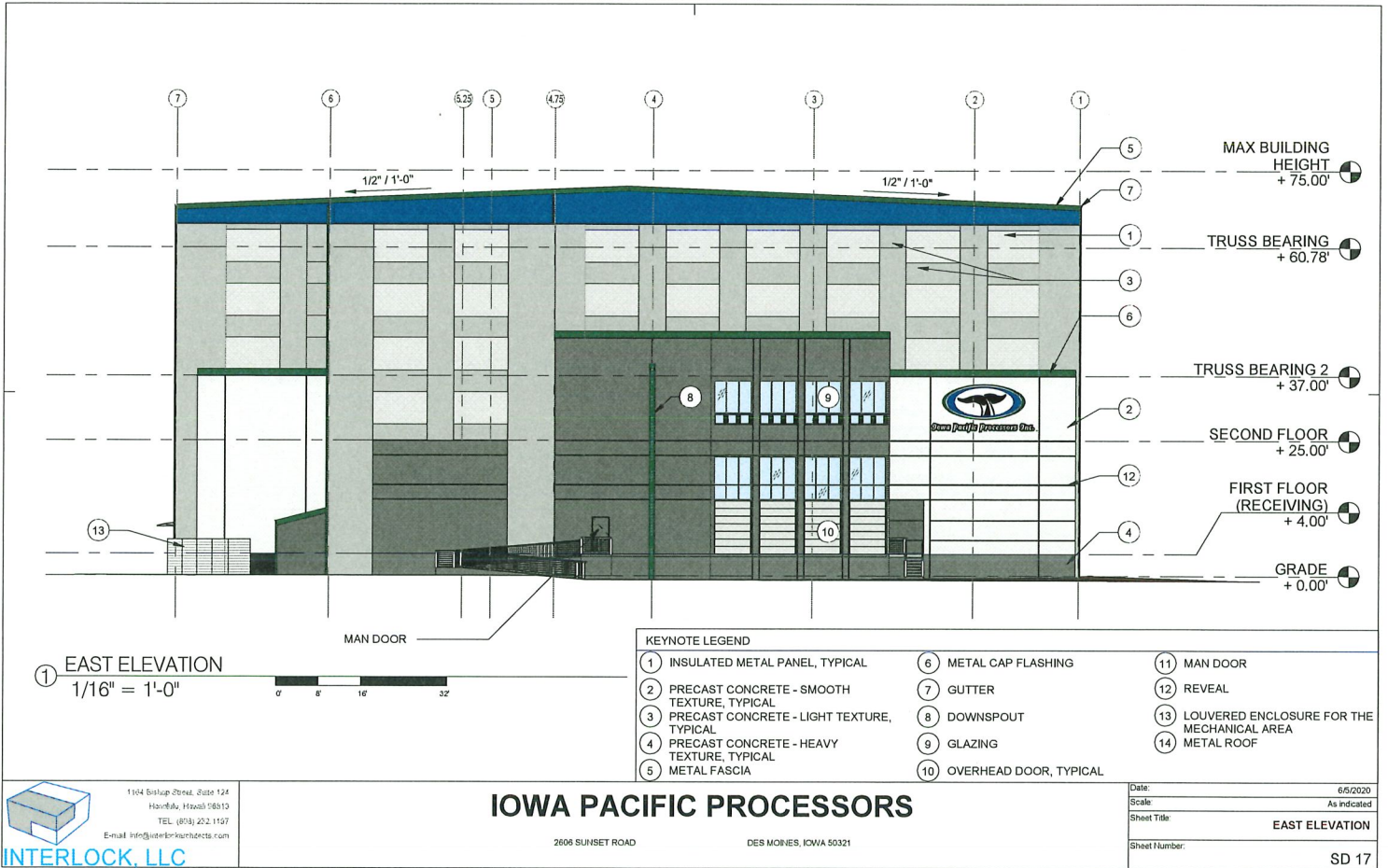
9 — SHEET  
E-624

COVER

IOWA PACIFIC PROCESSORS INC  
2600 & 2605 SUNSET ROAD, DES MOINES, IOWA 50321





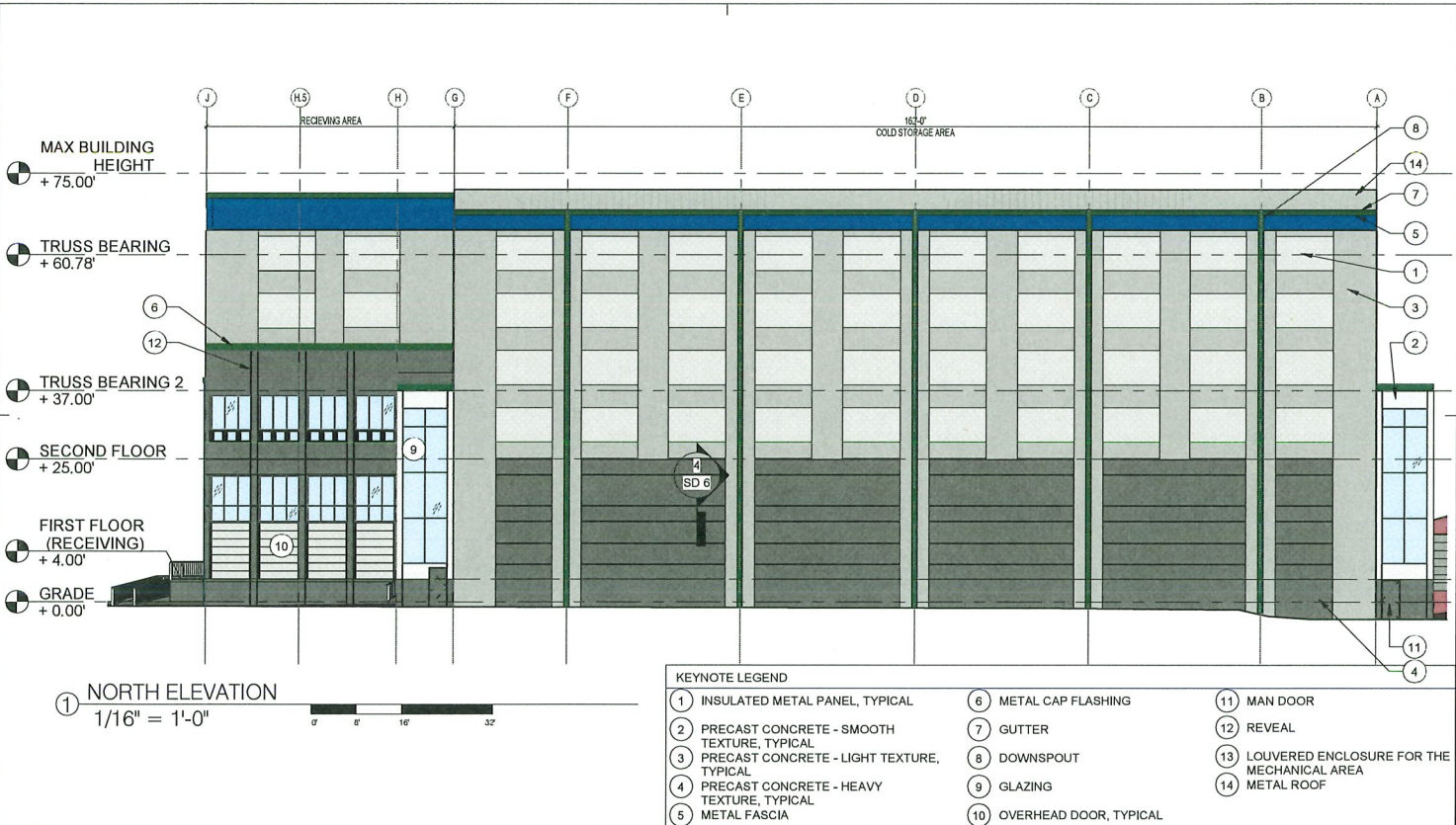


1104 Goshen Street, Suite 124  
Hawthorne, Missouri 65030  
TEL: (800) 222-1197  
Email: info@interlockllc.com

**INTERLOCK, LLC**

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## IOWA PACIFIC PROCESSORS

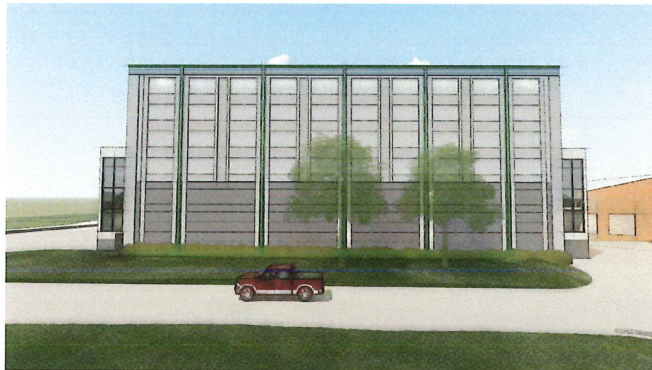
2606 SUNSET ROAD

DES MOINES, IOWA 50321

Date:	6/5/2020
Scale:	As indicated
Sheet Title:	NORTH ELEVATION
Sheet Number:	SD 18



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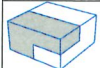
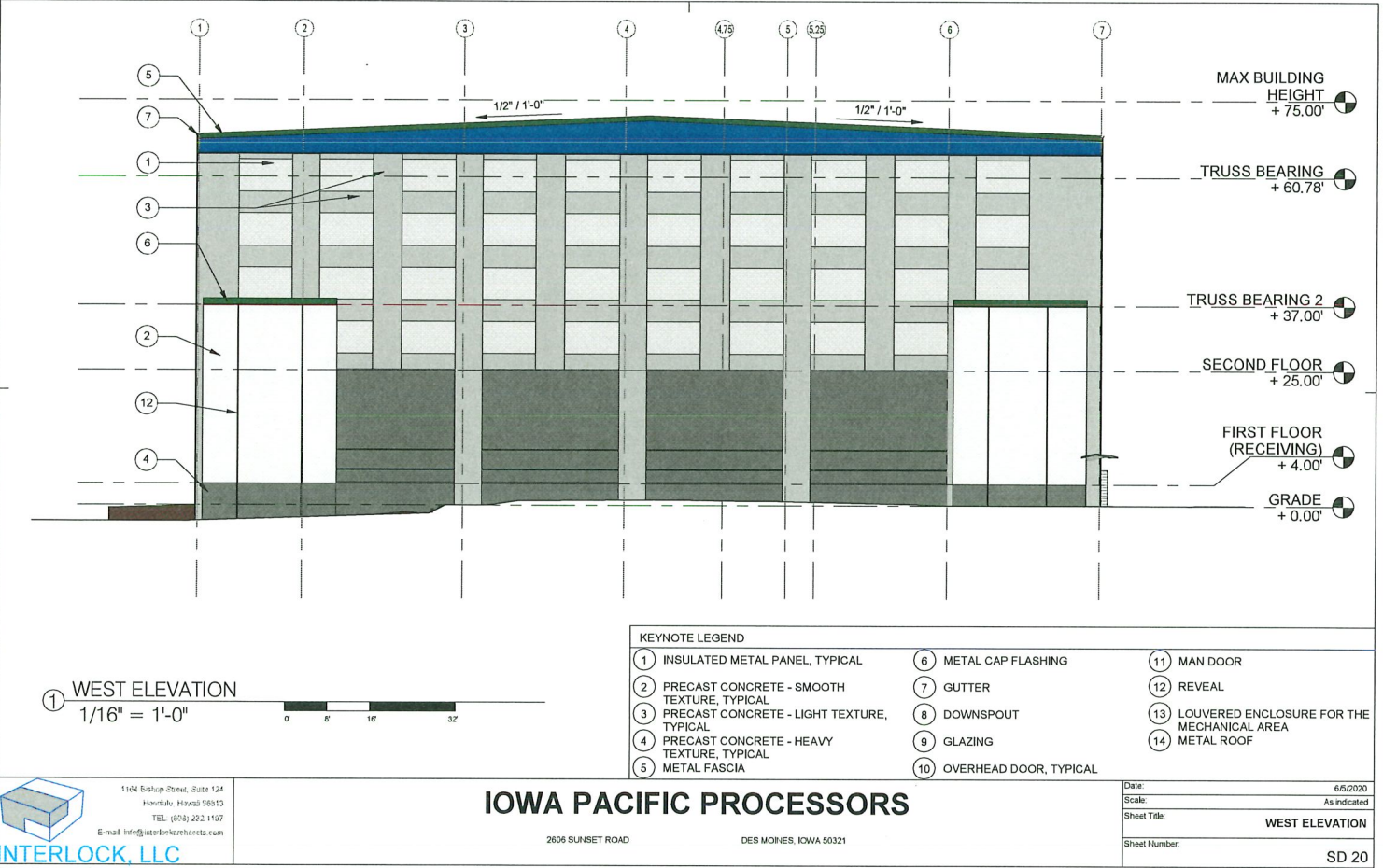
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# IOWA PACIFIC PROCESSORS

2605 SUNSET ROAD

DES MOINES, IOWA 50321

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



1104 Bishop Street, Suite 124  
Hawthorn, Hawaii 96813  
TEL: (808) 202-1197  
E-mail: info@interlockhawaii.com

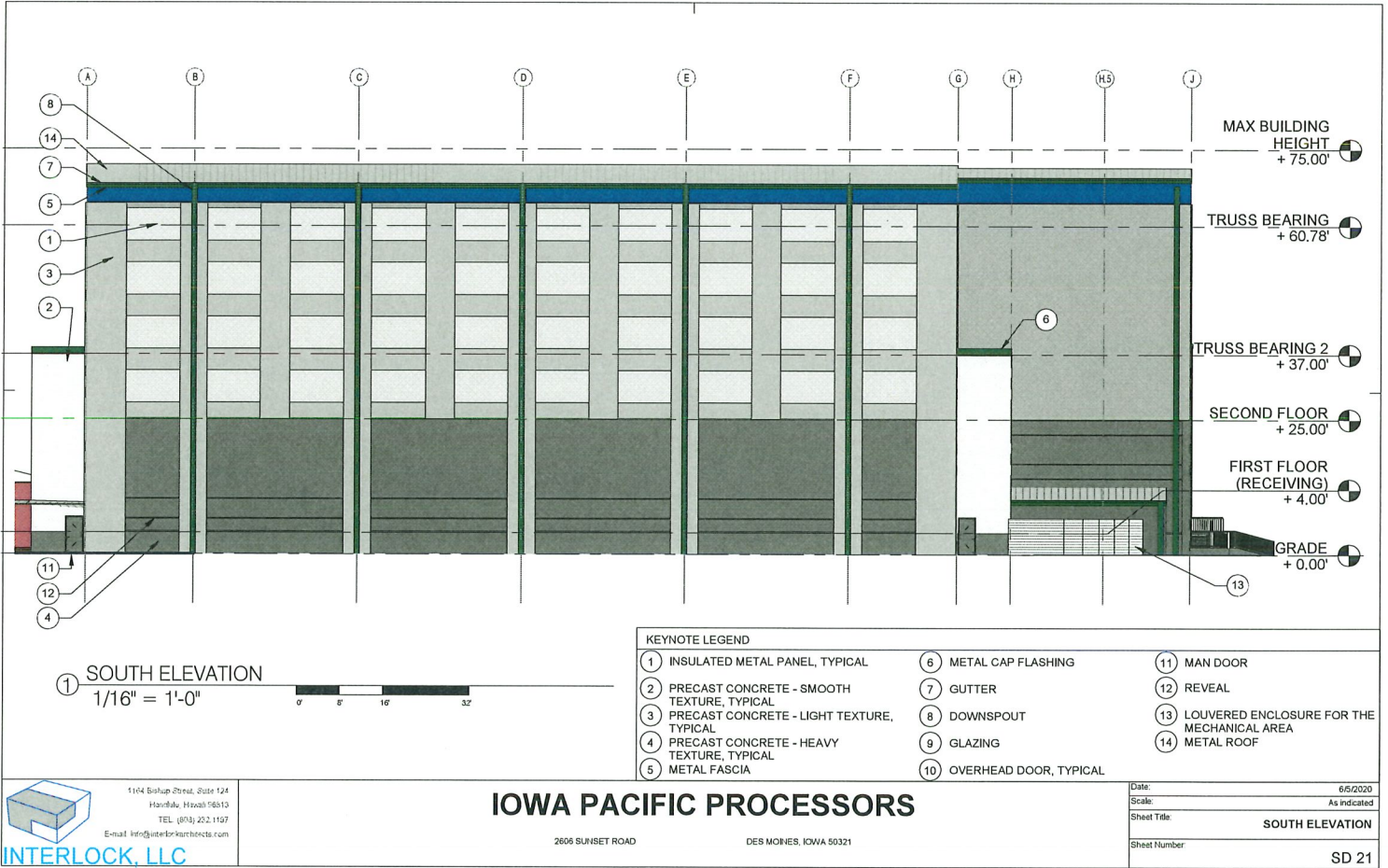
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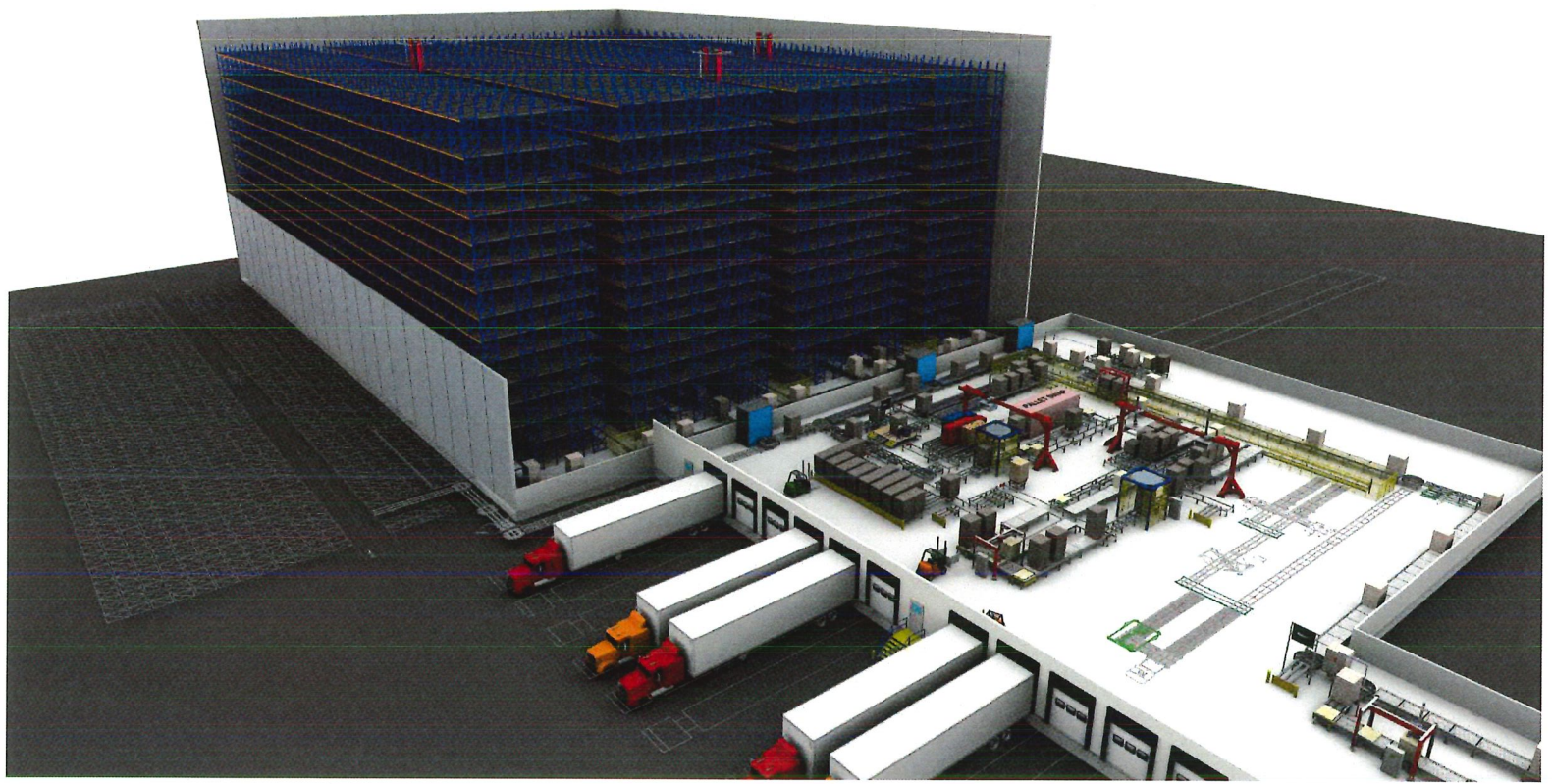
1114 Bishop Street, Suite 124  
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TEL: (808) 202-1197  
E-mail: info@interlockhawaii.com

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Civil Engineering Consultants, Inc.

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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,

Patrick Shepard PE, PLS



Civil Engineering Consultants, Inc.

---

Date: March 28<sup>th</sup>, 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 17<sup>th</sup>, 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](mailto:shepard@ceclac.com), 515-276-4884
- Michael Everett, Iowa Pacific Processors, [michael.everett@iowapacificprocessors.com](mailto:michael.everett@iowapacificprocessors.com)

Sincerely,

Patrick Shepard



25-0859  
25-0936

54  
5052  
43

Iowa Pacific Processors, Inc. Vicinity of 2606 Sunset Avenue

ZONG-2024-000041

