



**Date** November 3, 2025

**RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM JOPPA (DEVELOPER), REPRESENTED BY JIM HAGBERG (OFFICER), FOR THE FOLLOWING REGARDING PROPERTIES OWNED BY THE CITY OF DES MOINES, IOWA AND THE WASTEWATER RECLAMATION AUTHORITY IN THE VICINITY OF 2501 MAURY STREET; TO AMEND PLANDSM: CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM BUSINESS PARK, PUBLIC/SEMI-PUBLIC, AND PARKS AND OPEN SPACE TO LOW-MEDIUM DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “EX” MIXED USE DISTRICT, “P2” PUBLIC, CIVIC, AND INSTITUTIONAL DISTRICT, AND “I1” INDUSTRIAL DISTRICT TO LIMITED “RX1” MIXED USE DISTRICT**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on October 16, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Joppa (Developer), represented by Jim Hagberg (Officer), for the proposed rezoning for properties owned by the City of Des Moines and the Wastewater Reclamation Authority in the vicinity of 2501 Maury Street from “EX” Mixed Use District, “P2” Public, Civic, and Institutional District, and “I1” Industrial District to Limited “RX1” Mixed Use District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Business Park, Public/Semi-Public, and Parks and Open Space; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on October 16, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Joppa (Developer), represented by Jim Hagberg (Officer), for the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Business Park, Public/Semi-Public, and Parks and Open Space to Low-Medium Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has further advised that at a public hearing held on October 16, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Joppa (Developer), represented by Jim Hagberg (Officer), to rezone the properties owned by the City of Des Moines and the Wastewater Reclamation Authority in the vicinity of 2501 Maury Street from “EX” Mixed Use District, “P2” Public, Civic, and Institutional District, and “I1” Industrial District to Limited “RX1” Mixed Use District, to allow a future development that includes permanent and temporary homes, and associated uses subject to the following condition:

1. Any principal uses on the property shall be limited to, and be in accordance with, those described on an approved Large-Scale Development Plan to the satisfaction of the Planning and Urban Design Administrator.; and

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



Date November 3, 2025

EXCEPT THE NORTH 5.0 FEET-, LOT 1, BLOCK 1, J.G. STANLEY'S ADDITION TO CHESTERFIELD, AN OFFICIAL PLAT, AND

LOTS 2 THROUGH 6 IN SAID BLOCK 1, AND

ALL THAT PART OF LOT 7 IN SAID BLOCK 1 LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 2 IN SAID J.G. STANLEY'S ADDITION TO CHESTERFIELD, SAID WESTERLY EXTENSION ALSO BEING THE NORTH RIGHT OF WAY LINE OF VACATED 50.0 FOOT WIDE VALE STREET, AND

ALL OF THE VACATED SOUTHEAST 25<sup>TH</sup> STREET RIGHT OF WAY LYING EAST OF AND ADJOINING LOT 1, -EXCEPT NORTH 5.0 FEET-, IN SAID BLOCK 1, AND LYING EAST OF AND ADJOINING LOTS 2 THROUGH 7 IN SAID BLOCK 1, AND LYING NORTH OF SAID NORTH RIGHT OF WAY LINE OF VACATED 50.0 FOOT WIDE VALE STREET, AND

EXCEPT THE NORTH 5.0 FEET-, LOTS 6 THROUGH 11 IN SAID BLOCK 2, AND

LOTS 12 THROUGH 20 IN SAID BLOCK 2, AND

ALL OF THE VACATED EAST/WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 12 THROUGH 20 IN SAID BLOCK 2, AND

ALL OF LOTS 1 THROUGH 17, AND

ALL OF LOTS 35 THROUGH 37, AND

ALL OF LOT "D" (VACATED EAST RAILROAD COURT), AND

THAT PART OF LOT "A" (VACATED EAST RAILROAD AVENUE), LOT "E" (VACATED EAST 24<sup>TH</sup> COURT AND VACATED ALLEY WEST OF LOTS 8 AND 9), LOTS 34, 38, 39 40, 41 AND 42 LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT "A" AND THE CENTERLINE OF SAID LOT "A"; THENCE WEST ALONG SAID CENTERLINE AND ALONG ITS WESTERLY EXTENSION OF SAID CENTERLINE TO THE WEST LINE OF SAID LOT 34,

ALL IN DES MOINES IMPROVEMENT PLACE, AN OFFICIAL PLAT, AND

ALL THAT PART OF VACATED 50.0 FOOT WIDE VALE STREET RIGHT OF WAY LYING EAST OF THE EASTERLY BANK OF DEAN'S (BROOK'S) LAKE, AND LYING NORTH OF AND ADJOINING SAID LOT 37, SAID LOT "E", AND





**Date** November 3, 2025

**SAID LOTS 1 THROUGH 8, ALL IN SAID DES MOINES IMPROVEMENT PLACE,**

**ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and**

**WHEREAS**, the City of Des Moines, Iowa, properly gave notice of a hearing on the Plan and Zoning Commission recommendation for November 3, 2025, at 5:00 p.m., at the City Council Chambers; and

**WHEREAS**, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposals; and

**WHEREAS**, in accordance with said notice, those interested in said proposals, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments 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, Public/Semi-Public, and Parks and Open Space to Low-Medium Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from “EX” Mixed Use District, “P2” Public, Civic, and Institutional District, and “I1” Industrial District to Limited “RX1” Mixed Use District, to allow a future development that includes permanent and temporary homes, subject to the condition set forth above, 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-2025-000024) (COMP-2025-000017)



**Roll Call Number**

.....

**Agenda Item Number**

35

**Date** November 3, 2025

| COUNCIL ACTION | YEAS | NAYS     | PASS | ABSENT |
|----------------|------|----------|------|--------|
| BOESEN         |      |          |      |        |
| SIMONSON       |      |          |      |        |
| VOSS           |      |          |      |        |
| COLEMAN        |      |          |      |        |
| WESTERGAARD    |      |          |      |        |
| MANDELBAUM     |      |          |      |        |
| GATTO          |      |          |      |        |
| TOTAL          |      |          |      |        |
| MOTION CARRIED |      | APPROVED |      |        |

**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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk





October 22, 2025

Communication from the City Plan and Zoning Commission advising that at their October 16, 2025 meeting, the following action was taken on request from Joppa (developer), represented by Jim Hagberg (officer), for the following regarding multiple parcels located in the vicinity of 2501 Maury Street that are owned by the City of Des Moines and the Wastewater Reclamation Authority:

- 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, Public/Semi-Public, and Parks and Open Space to Low-Medium Density Residential.
- C) Rezone property from "EX" Mixed Use District, "P2" Public, Civic, and Institutional District, and "I1" Industrial District to "RX1" Mixed Use District, to allow a future development that includes permanent and temporary homes, and associated uses.

**COMMISSION RECOMMENDATION: 10-0**

After public hearing, the members voted as follows:

| Commission Action: | Yes | Nays | Pass | Abstain | Absent |
|--------------------|-----|------|------|---------|--------|
| Francis Boggus     | X   |      |      |         |        |
| Leah Rudolphi      | X   |      |      |         |        |
| Chris Draper       | X   |      |      |         |        |
| Laura Kessel       |     |      |      |         | X      |
| Todd Garner        |     |      |      |         | X      |
| Johnny Alcivar     |     |      |      |         | X      |
| Carolyn Jenison    | X   |      |      |         |        |
| William Page       | X   |      |      |         |        |
| Andrew Lorentzen   | X   |      |      |         |        |
| Emily Webb         | X   |      |      |         |        |
| Katie Gillette     | X   |      |      |         |        |
| Rick Trower        | X   |      |      |         |        |
| Jane Rongerude     | X   |      |      |         |        |
| John Erpelding     |     |      |      |         | 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, Public/Semi-Public, and Parks and Open Space.

Part B) Amending PlanDSM Creating Our Tomorrow Plan to revise the future land use designation for the subject property from Business Park, Public/Semi-Public, and Parks and Open Space to Low-Medium Density Residential.

Part C) Rezoning the subject property from "EX" Mixed Use District, "P2" Public, Civic, and Institutional District, and "I1" Industrial District to "RX1" Mixed Use District subject to the following condition:

Any principal uses on the property shall be limited to, and be in accordance with, those described on an approved Large-Scale Development Plan to the satisfaction of the Planning and Urban Design Administrator.

**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, Public/Semi-Public, and Parks and Open Space.

Part B) Staff recommends approval of the request to amend the PlanDSM Creating Our Tomorrow Plan future land use designation from Business Park, Public/Semi-Public, and Parks and Open Space to Low-Medium Density Residential.

Part C) Staff recommends approval of the proposed rezoning of the subject property from "EX" Mixed Use District, "P2" Public, Civic, and Institutional District, and "I1" Industrial District to "RX1" Mixed Use District subject to the following condition:

Any principal uses on the property shall be limited to, and be in accordance with, those described on an approved Large-Scale Development Plan to the satisfaction of the Planning and Urban Design Administrator.



## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to construct approximately 54 temporary and permanent housing units, along with renovation of an existing former school building for a community center with support services for low-income renters who were formerly homeless. The existing greenhouse is proposed to be demolished. The development would include a mix of permanent homes comprising of 240-square foot, 312-square foot, 348-square foot, and 692-square foot units, within a mix of detached and attached dwelling formats. The five (5) temporary homes are described as “guest cottages” for volunteers. The project would have a Phase 2 yet to be determined. The proposed rezoning from “EX” Mixed Use District, “P2” Public, Civic, and Institutional District, and “I1” Industrial 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. A future Large Scale Development Plan will be required at any such time that the potential details of Phase 2 are determined or if any changes to the proposed Phase 1 might occur.
2. **Size of Site:** 453,770 square feet (10.4 acres). Phase 1 includes 4.6 acres of the total subject property area.
3. **Existing Zoning (site):** “EX” Mixed Use District, “P2” Public, Civic, and Institutional District, and “I1” Industrial District.
4. **Existing Land Use (site):** Primarily undeveloped with an existing building structure that was formerly a school, a greenhouse, and a paved surface parking lot.
5. **Adjacent Land Use and Zoning:**
  - North** – “N3c”; Use is one-household residential.
  - South** – “P2”; Uses are undeveloped land under the ownership of the Wastewater Reclamation Authority (WRA).
  - East** – “EX”, “I1”; Uses are undeveloped Wastewater Reclamation Authority (WRA) land and one-household residential dwelling.
  - West** – “I1”; Uses are City owned levee protected area including undeveloped land and a water feature.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the south side of Maury Street and to the west of Southeast 25<sup>th</sup> Court. The area contains a mix of low density residential uses to the northeast and industrial and undeveloped land to the south and west of the subject property.

- 7. Applicable Recognized Neighborhood(s):** The subject property is not located within a designated Neighborhood Association. All neighborhood associations were notified of the October 2, 2025, and October 16, 2025, public hearing dates by emailing of the Preliminary Agenda on September 12, 2025, and September 26, 2025, and the Final Agenda on October 10, 2025. Additionally, separate notifications of the hearing for this specific item were mailed on September 12, 2025, and September 26, 2025, (20 days prior to the public hearing) and October 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 from JOPPA to rezone an area including the subject property in the vicinity of 1661 County Line Road 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. That rezoning request was withdrawn before a final City Council action.

On Jan 16, 2025, the Plan and Zoning Commission recommended approval of a subsequent request from JOPPA to rezone the area including the subject property in the vicinity of 1661 County Line Road from "EX" Mixed Use District to "RX1" Mixed Use District, to allow a future development of the site for a JOPPA Village with permanent and temporary homes, and associated uses.

The applicant has since selected a new location in the vicinity of 2501 Maury Street for the proposed JOPPA Village project and intends to withdraw the previous rezoning request sited at 1661 County Line Road.

- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Business Park, Public/Semi-Public, and Parks and Open Space.

- 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”, Public/Semi-Public, and Parks and Open Space 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.*

**PUBLIC/SEMI-PUBLIC**

*Areas that are mostly open to public use or public access. May include government facilities, schools, hospitals, libraries and community facilities.*

**PARKS AND OPEN SPACE**

*Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate public or private open spaces reserved for natural resource conservation.*

**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, “P2” Public, Civic and Institutional District, and “I1” Industrial 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 density residential uses nearby on the Future Land Use Map. “RX1” zoning can be found in conformance with low-medium density residential so long as the permitted uses are limited as described in Section III of this report.

- 2. 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 intent is 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 4.6 acres and is



proposed to be rezoned to "RX1" District. Phase 1 includes approximately 54 permanent and temporary homes, a community center, laundry and trash facilities, and open spaces with parks and other recreational amenities. Phase 2 includes the remaining 5.8 acres and is also proposed to be rezoned to "RX1" District. Development within Phase 2 is expected in the long term future and the details are not included in the LSDP proposal. A future LSDP is required for the development of the Phase 2 area and to reflect any potential updates to the Phase 1 LSDP.

3. **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.

4. **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.
5. **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.
6. **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.

### **III. STAFF RECOMMENDATION**

Part A) Staff recommends that the requested rezoning be found not in conformance with the existing PlanDSM future land use designation of Business Park, Public/Semi-Public, and Parks and Open Space.

Part B) Staff recommends approval of the request to amend the PlanDSM Creating Our Tomorrow Plan future land use designation from Business Park, Public/Semi-Public, and Parks and Open Space to Low-Medium Density Residential.

Part C) Staff recommends approval of the proposed rezoning of the subject property from "EX" Mixed Use District, "P2" Public, Civic, and Institutional District, and "I1" Industrial District to "RX1" Mixed Use District subject to the following condition:

Any principal uses on the property shall be limited to, and be in accordance with, those described on an approved Large-Scale Development Plan to the satisfaction of the Planning and Urban Design Administrator.

### **SUMMARY OF DISCUSSION**

Sreyoshi Chakraborty presented the staff report and recommendation.

Jane Rongerude asked if the proposed development would be in the floodplain.

Sreyoshi Chakraborty stated that the area is protected by a levee.

Will Page asked whether if the historic preservation of the Chesterfield Community Center has been considered. Noted past community interest in its preservation.

Jason Van Essen stated the hope is that the proposed project would be able to preserve and use the historic school building.

### **CHAIRPERSON OPENED PUBLIC HEARING**

Joe Stevens and Jim Hagberg, Joppa, 2326 Euclid Avenue, gave an overview of the proposed development and an overview of Joppa's mission.

Will Page stated that the Chesterfield Community Center is iconic for the neighborhood, and he is appreciative that the building would be reused.



Kevin Williamson, 730 Southeast 27<sup>th</sup> Court, spoke in favor of the project. He stated that he had visited Joppa to see their work and was impressed by the project. As a longtime resident of the area, he expressed his appreciation and support for the development.

Ryan Adnreini, 2550 Maury Street, stated that he owns a shop and several rental properties in the area. While he supports Joppa's mission and has previously served on Anawim's board, he expressed concerns about potential conflicts among future residents. He emphasized the importance of having a clear plan for supervision and enforcement on-site to address any issues that may arise.

Joe Stevens stated that the organization is prepared to address any issues that may occur. Security measures would include fencing around the property, cameras, and a license plate reader at the campus entrance to monitor incoming vehicles. Police would be notified of any unauthorized activity. He added that there would be on-site supervision at all times. With 17 years of experience working with this population, he acknowledged the potential challenges and affirmed their readiness to manage them effectively.

Emily Webb asked if the housing would be provided free for residents.

Joe Stevens stated that the residents do have to pay rent based on the size and features of the unit, but that there is no minimum income requirement. Residents would have the ability to work on site to earn an income.

Jim Hagberg clarified that Joppa's homeless resource center will remain at 2326 Euclid Avenue and that this development is intended to be places where people would live long term.

Will Page asked what materials would be used for the building construction.

Joe Stevens stated that the homes would be permanent and provided an example of a permanent home that they have built in the Cheatom Park Neighborhood. He stated there would be 6 temporary homes for short-term volunteers.

Rick Trower asked about rules regarding drug and alcohol use.

Joe Stevens stated that if drug use is observed, law enforcement would be contacted immediately. He noted that while residents are permitted to consume alcohol within their own homes, any behavior that disturbs the peace would not be tolerated.

## **CHAIRPERSON CLOSED PUBLIC HEARING**

## **COMMISSION ACTION**

Emily Webb 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, Public/Semi-Public, and Parks and Open Space.

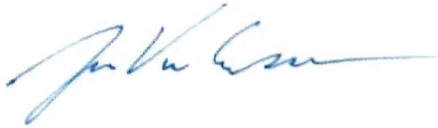
Part B) Amending PlanDSM Creating Our Tomorrow Plan to revise the future land use designation for the subject property from Business Park, Public/Semi-Public, and Parks and Open Space to Low-Medium Density Residential.

Part C) Rezoning the subject property from "EX" Mixed Use District, "P2" Public, Civic, and Institutional District, and "I1" Industrial District to "RX1" Mixed Use District subject to the following condition:

Any principal uses on the property shall be limited to, and be in accordance with, those described on an approved Large-Scale Development Plan to the satisfaction of the Planning and Urban Design Administrator.

## **THE VOTE: 10-0**

Respectfully submitted,



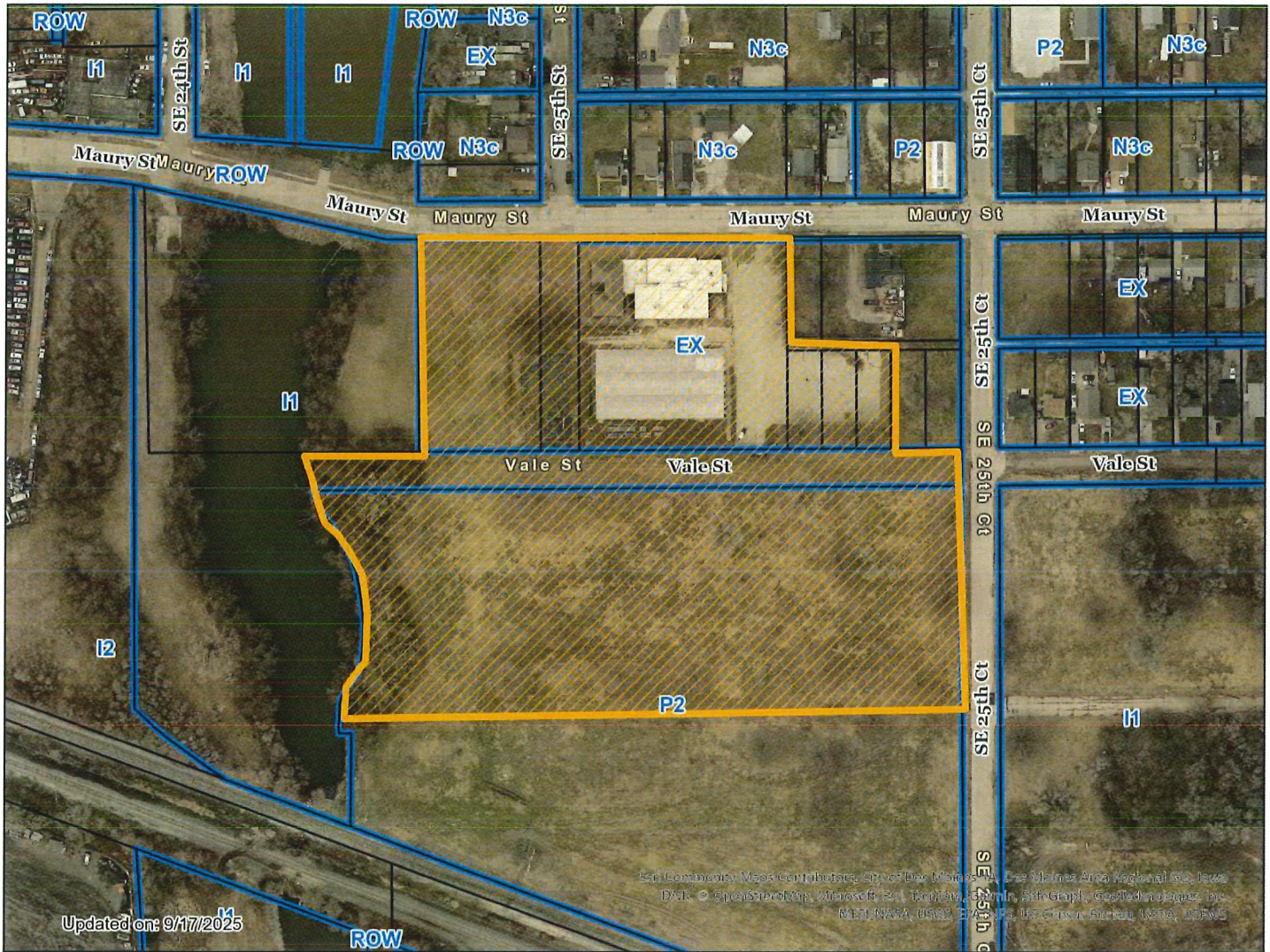
Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:mrw



City of Des Moines, Vicinity of 2501 Maury Street

ZONG-2025-000024







































# JOPPA VILLAGE at CHESTERFIELD – REZONING NEIGHBORS’ INFORMATIONAL MEETING

September 25, 2025 – 7 p.m. – BREAD OF LIFE CHURCH

## ATTENDEES

1. Kevin Williamson
2. Rossie Williamson
3. Darrell Pepel
4. Roger Pepel
5. Lucinda Pepel
6. Rochell Fraizer

## SIGN-IN SHEET

**Joppa Sign-up Form**

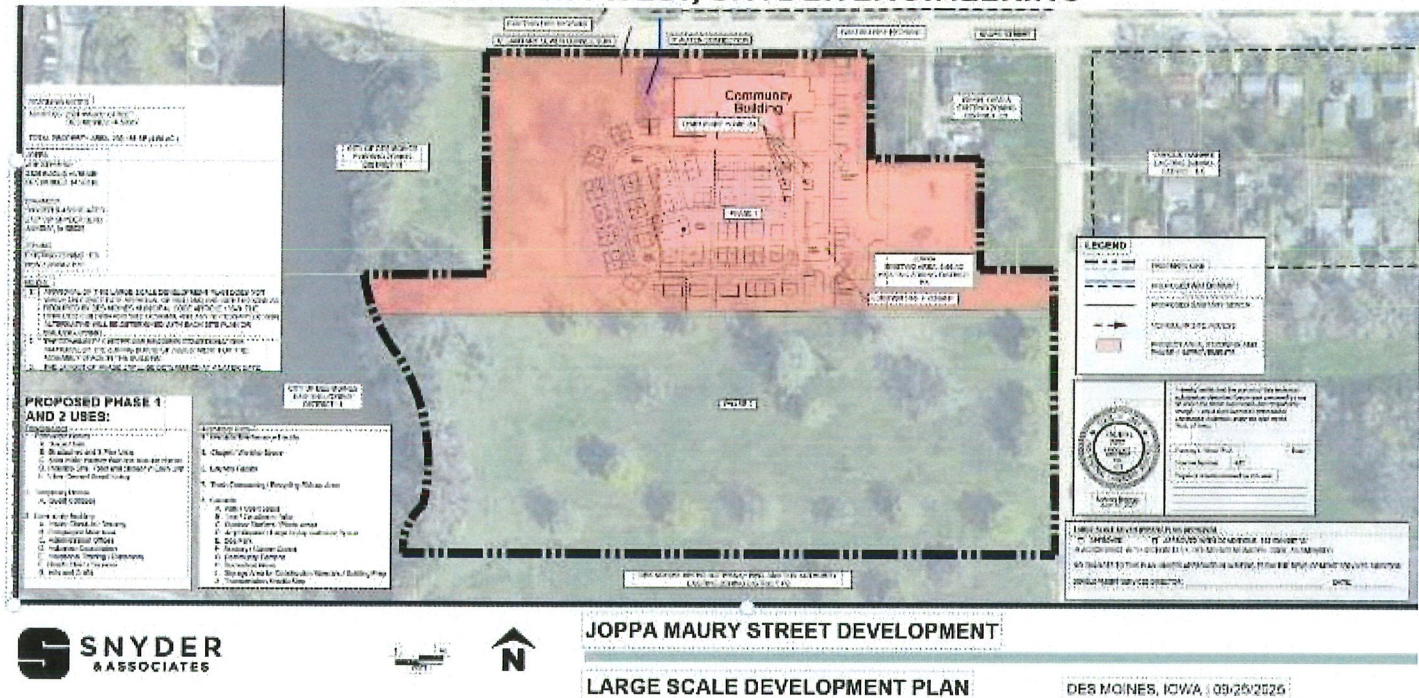
Name: Chesterfield Neighborhood Mtg Date: 9/25/25

| Your Name         |            | Mailing Address                            | Email Address | Phone | Comments<br>Areas of Interest |
|-------------------|------------|--------------------------------------------|---------------|-------|-------------------------------|
| First             | Last       |                                            |               |       |                               |
| Kevin +<br>Rossie | Williamson | Williamske@mehsi.com<br>Towaloh2@yahoo.com |               |       |                               |
| Darrell           | Pepel      | 730 SE 25th St                             |               |       |                               |
| Roger             | Pepel      | 2512 Maury                                 |               |       |                               |
| Lucinda           | Pepel      | 2512 Maury                                 |               |       |                               |
| Rochell           | Fraizer    | 2524 Maury St                              |               |       |                               |
|                   |            |                                            |               |       |                               |
|                   |            |                                            |               |       |                               |
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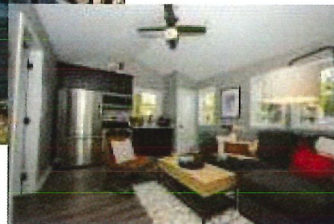


**JOPPA VILLAGE at CHESTERFIELD  
REZONING – NEIGHBORHOOD INFORMATIONAL MEETING  
PRESENTATION MATERIALS**

## STATION 1 – TIM WEST, SNYDER ENGINEERING



## STATION 2 – KEVIN RANSLOW, BSB DESIGN

**PLAN 384**

Joppa Tiny Home Community  
Polk County

09-22-25 | 24-0600





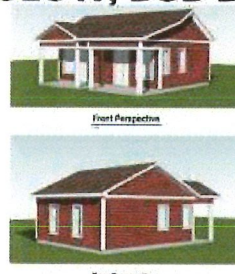


**JOPPA VILLAGE at CHESTERFIELD**  
**REZONING – NEIGHBORHOOD INFORMATIONAL MEETING**  
**PRESENTATION MATERIALS (Continued)**

**STATION 2 – KEVIN RANSLOW, BSB DESIGN**



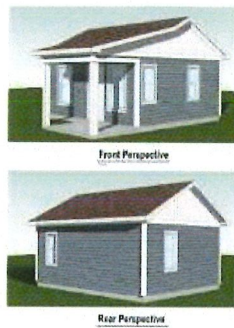
**Plan 192**



**Plan 240**



Joppa Tiny Home Community  
 Proj. Number  
 09-22-25 / 24-0610

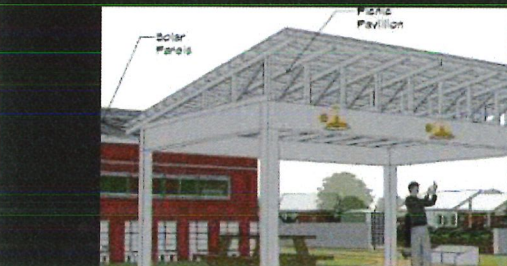


**Plan 312**



**STATION 3 – JOE STEVENS, JOPPA**

**Ancillary Buildings**



- 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 VILLAGE at CHESTERFIELD  
REZONING – NEIGHBORHOOD INFORMATIONAL MEETING  
PRESENTATION MATERIALS (Continued)

**STATION 4 – JIM HAGBERG, JOPPA**

JOPPA VILLAGE at  
CHESTERFIELD

2501 MAURY ST.

**DRAFT SITE PLAN**





City of Des Moines, Vicinity of 2501 Maury Street

ZONG-2025-000024

