



Date May 4, 2026

**RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM DES MOINES PREP FACILITIES (OWNER), REPRESENTED BY MANUEL MATTKE (OFFICER), TO REZONE PROPERTY LOCATED AT 107 EAST 6TH STREET FROM “DX2” DOWNTOWN DISTRICT TO LIMITED “DXR” DOWNTOWN DISTRICT, TO ALLOW DEVELOPMENT OF A NEW ATHLETIC FIELD AND ACCESSORY PARK**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on April 2, 2026, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Des Moines Prep Facilities (Owner), represented by Manuel Mattke (Officer), for the proposed rezoning from “DX2” Downtown District to Limited “DXR” Downtown District, be found in conformance with the PlanDSM: Creating our Tomorrow Plan Land Use Plan designation of Downtown Mixed Use; and

**WHEREAS**, the City Plan and Zoning Commission has further advised that at a public hearing held on held on April 2, 2026, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Des Moines Prep Facilities (Owner), represented by Manuel Mattke (Officer), to rezone the Property from “DX2” Downtown District to Limited “DXR” Downtown District, to allow development of a new athletic field and accessory park, subject to the following condition:

1. Any fencing on the property shall be decorative metal fencing to the satisfaction of the City’s Planning and Urban Design Administrator.

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

**NORTH PROPERTY, PARCEL NUMBER 040/01060-005-000**

A TRACT OF LAND THROUGH LOTS 9, 10, 13, 14, BLOCK 14 AND THE VACATED NORTH/SOUTH ALLEY LYING BETWEEN, ALL IN TOWN OF DE MOINE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11, OF SAID BLOCK 14; THENCE NORTH 15°30’05” WEST ALONG THE EAST LINE OF SAID BLOCK 14, A DISTANCE OF 70.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°25’50” WEST, 98.51 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 570.19 FEET, WHOSE ARC LENGTH IS 72.10 FEET, AND WHOSE CHORD BEARS SOUTH 84°48’29” WEST, 72.05 FEET; THENCE SOUTH 81°11’07” WEST, 151.17 FEET TO THE WEST LINE OF SAID LOT 14; THENCE NORTH 15°02’48” WEST, 31.38 FEET; THENCE NORTH 75°38’29” EAST, 149.22 FEET; THENCE NORTH 77°10’37” EAST, 18.02 FEET; THENCE NORTH 82°45’52” EAST, 150.77 FEET TO THE EAST LINE OF SAID BLOCK 14; THENCE SOUTH 15°30’05” EAST, 60.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.33 ACRES (14,475 S.F.).



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**MIDDLE PROPERTY, PARCEL NUMBER 040/01059-001-000**

PART OF BLOCK 14 IN TOWN OF DE MOINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 14 (SAID POINT BEING THE SOUTHEAST CORNER OF COURT AVENUE AND SOUTHEAST 6TH STREET); THENCE SOUTH 16° 00' EAST (BEING AN ASSUMED BEARING OF THE EAST RIGHT OF WAY OF SOUTHEAST 6TH STREET) A DISTANCE OF 305 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 16° 00' EAST A DISTANCE OF 111.5 FEET; THENCE NORTH 71°08' EAST A DISTANCE OF 57.08 FEET ON A TANGENT TO A P.I. OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1107.67 FEET; THENCE NORTH 65°14' EAST A DISTANCE OF 225.74 FEET TO THE P.I. OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 507.87 FEET; THENCE NORTH 73°12' EAST A DISTANCE OF 35.36 FEET; THENCE NORTH 15°12' WEST A DISTANCE OF 21.9 FEET; THENCE SOUTH 87°39' WEST A DISTANCE OF 134.1 FEET TO THE P.I. OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 570.19 FEET; THENCE SOUTH 80°24' WEST A DISTANCE OF 186.8 FEET TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

**SOUTH PROPERTY, PARCEL NUMBER 040/01060-006-000**

AN IRREGULAR TRACT OF LAND THROUGH LOTS 11 AND 12, BLOCK 14 AND THE NORTH/SOUTH VACATED ALLEY LYING BETWEEN THAT PART OF LOTS 11 AND 12, BLOCK 14, ALL IN THE TOWN OF DE MOINE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 15°30'05" WEST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 3.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A CURVE 15.0 FEET NORTH OF FORMER TRACK 29 AS FILED IN BOOK 5985, PAGE 4 OF THE POLK COUNTY RECORDER'S OFFICE, CONCAVE SOUTHERLY WHOSE RADIUS IS 2317.63 FEET, WHOSE ARC LENGTH IS 212.90 FEET, AND WHOSE CHORD BEARS SOUTH 77°28'39" WEST, 212.82 FEET; THENCE SOUTH 74°53'25" WEST, 65.91 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS IS 1107.67 FEET, WHOSE ARC LENGTH IS 75.58 FEET AND WHOSE CHORD BEARS NORTH 68°24'05" EAST, 75.57 FEET; THENCE NORTH 65°54'56" EAST, 133.57 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 507.87 FEET, WHOSE ARC LENGTH IS 71.49 FEET, AND WHOSE CHORD BEARS NORTH 70°12'21" EAST, 71.43 FEET TO THE EAST LINE OF SAID LOT 11; THENCE SOUTH 15°30'05"

Date May 4, 2026

EAST, 44.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRES (5,827 S.F.).

**WHEREAS**, on April 20, 2026, by Roll Call No. 26-0494, 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 4, 2026, 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 proposal, 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 rezoning are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property, as legally described above, from “DX2” Downtown District to Limited “DXR” Downtown District to allow development of a new athletic field and accessory park 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/ Emily A. Duffy

Emily A. Duffy  
Assistant City Attorney

(ZONG-2026-000004)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
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

Date May 4, 2026  
 Agenda Item 34  
 Roll Call # \_\_\_\_\_



April 9, 2026

Communication from the City Plan and Zoning Commission advising that at their April 2, 2026 meeting, the following action was taken on request from Des Moines Prep Facilities, LLC (owner), represented by Manuel Mattke (officer), for the following regarding three (3) parcels located in the vicinity of 107 East 6<sup>th</sup> Street:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Rezone properties from “DX2” Downtown District to “DXR” Downtown District, to allow development of a new athletic field and accessory park, which is a “Sports & Recreation, Private / Participant – Outdoor” use type.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted as follows:11-0-3

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Abstain</u>	<u>Absent</u>
Leah Rudolphi	X				
Laura Kessel					X
Jane Rongerude	X				
Johnny Alcivar	X				
Dominic Anania	X				
Matt Connolly	X				
Chris Draper	X				
Clayton Elwell	X				
Todd Garner	X				
Katie Gillette	X				
Andrew Lorentzen	X				
Carolyn Jenison					X
William Page					X
Rick Trower	X				

**Approval of the following motion:**

Part A) The requested rezoning is in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Rezoning of the subject property to “DXR” Downtown District, subject to the following condition:

- 1) Any fencing on the property shall be decorative metal fencing to the satisfaction of the City’s Planning and Urban Design Administrator.



## **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the rezoning of the subject property to “DXR” Downtown District, subject to the following condition:

- 1) Any fencing on the property shall be decorative metal fencing to the satisfaction of the City’s Planning and Urban Design Administrator.

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant currently operates a charter school located at 95 East 5<sup>th</sup> Street. The rezoning would allow this school to develop three (3) irregular parcels directly across East 6<sup>th</sup> Street for use as an athletic field and accessory park. The site is currently being used as a parking lot for the school. The proposed use falls under the Commercial category and is most consistent with a “Sports & Recreation, Private / Participant – Outdoor” use type, which requires a rezoning from the “DX2” Downtown District to the “DXR” Downtown District.

Should the rezoning be approved, any future use of the property for a “Sports & Recreation, Private / Participant - Outdoor” use must be in accordance with an approved site plan pursuant to Chapter 135 of the Municipal Code.

2. **Size of Site:** 1.047 acres (45,730 square feet).
3. **Existing Zoning (site):** “DX2” Downtown District.
4. **Existing Land Use (site):** The subject property is currently an unpaved parking lot being used as a non-accessory parking lot serving the charter school across East 6<sup>th</sup> Street to the west.
5. **Adjacent Land Use and Zoning:**
  - North** – “DX2”; Use is Norfolk Southern Railroad.
  - South** – “DX2”: Use is the Iowa Interstate Railroad and Rowat Lofts surface parking lot.
  - East** – “DXR”; Use is undeveloped land.
  - West** – “DX2”; Use is the Des Moines Prep Facilities charter school.
6. **General Neighborhood/Area Land Uses:** The subject property is located along the east side of East Sixth Street. It is bound by railroad tracks to the north and to the south. It is located in an area predominantly consisting of downtown-oriented mixed uses within the Market District.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Historic East Village Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on March 13, 2026, and the Final Agenda on March 27, 2026. Additionally, separate notifications of the hearing for this specific item were mailed on March 13, 2026 (20 days prior to the public hearing) and March 23, 2026 (10 days prior to the public hearing) to the Historic East Village Neighborhood Association 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 Development Division on the date of the mailing.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

8. **Relevant Zoning History:** None.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Downtown Mixed Use.

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. **Project Overview:** The applicant currently operates a new charter school located at 95 East 5<sup>th</sup> Street and intends to utilize the subject property across East 6<sup>th</sup> Street. The site, which is neither paved nor improved to standards, is currently being used as a parking lot for the school. The applicant is proposing to redevelop it into an athletic field with associated amenities such as a park. The submitted concept sketch and project narrative includes improvements, such as construction of an athletic field, outdoor exercise equipment, a paved walking loop, bike parking facilities, designated paved space to accommodate food truck parking, enhanced landscaping, upgraded site lighting, and the incorporation of stormwater management best practices. While the primary intended users of these amenities is the school's students, the applicant is proposing that these could be available for public use outside of school hours and scheduled school events.

- 2. Circulation and Pedestrian Safety:** The Norfolk Southern Railroad right-of-way runs to the north of the subject property. This abandoned railroad property spans west to east between the red pedestrian bridge over the Des Moines River and the proposed Detention Basin Park in the Market District. This creates the opportunity of a potential green corridor providing non-motorized connectivity between various amenities in this area including the subject property. Additionally, East 6<sup>th</sup> Street is a busy traffic corridor and provision of a safe crossing for the students accessing the proposed athletic field and park should be accommodated. A pedestrian crossing treatment should therefore be considered on East 6<sup>th</sup> Street, preferably on the northern boundary of the subject property to provide safety to those accessing the site and potentially along the future linear recreation corridor.

A Traffic Impact Study (TIS) for the larger school campus identifies a pedestrian crossing on East 6<sup>th</sup> Street along the northern extent of the subject property. This crossing would be across the three-lane (one lane each direction with a two-way left turn lane) roadway of East 6<sup>th</sup> Street. The TIS states “Guidance suggests that high-visibility markings, adequate nighttime lighting levels, crosswalk warning signs, advanced yield signs and yield line, a raised median, and RRFBs be provided. The crossing should be located to coincide with the future trail plan/alignment and outside the area of the railroad crossing pavement markings.”

Furthermore, driveways along the East 6<sup>th</sup> Street corridor should be consolidated as per City design standards during the Site Plan process to improve circulation, minimize conflicts, and improve pedestrian safety.

- 3. PlanDSM Creating Our Tomorrow:** The future land use designation for the property is “Downtown Mixed Use.” PlanDSM describes this designations as follows:

*Downtown Mixed Use: Allows mixed-use, high density residential uses, and compact combinations of pedestrian-oriented retail, office, residential, and parking in downtown. Should include active uses (e.g. retail) on ground floor, particularly at key intersections.*

The subject parcel is currently zoned “DX2” District. The Zoning Ordinance describes the “DX2” District as, “intended for the mid-level intensity of activity in downtown, where storefronts, offices, and residences are mixed.”

The applicant is proposing to rezone the subject property to “DXR” District. The Zoning Ordinance describes the “DXR” District as, “intended for the mainly residential neighborhoods of the downtown, surrounding the downtown, and across the rivers from downtown.”

Staff believes that the proposed rezoning fits the intent and character of the area as it would serve an existing use and would enhance the amenities available to those at the school, as well as the larger community. The “DXR” District allows downtown-

oriented uses and therefore the rezoning can be found in conformance with the existing Downtown Mixed Use designation and does not require an amendment to the Future Land Use Plan.

### III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the rezoning of the subject property to “DXR” Downtown District, subject to the following condition:

- 1) Any fencing on the property shall be decorative metal fencing to the satisfaction of the City’s Planning and Urban Design Administrator.

### SUMMARY OF DISCUSSION

Leah Rudolphi asked if any members of the public or Commission wished to speak on the consent agenda item. No one requested to speak.

### COMMISSION ACTION

Todd Garner made motion for approval of the following:

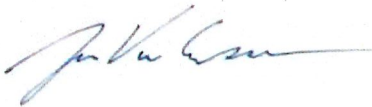
Part A) The requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Rezoning of the subject property to “DXR” Downtown District, subject to the following condition:

- 1) Any fencing on the property shall be decorative metal fencing to the satisfaction of the City’s Planning and Urban Design Administrator.

**THE VOTE: 11-0** (Carolyn Jennison had not yet arrived)

Respectfully submitted,

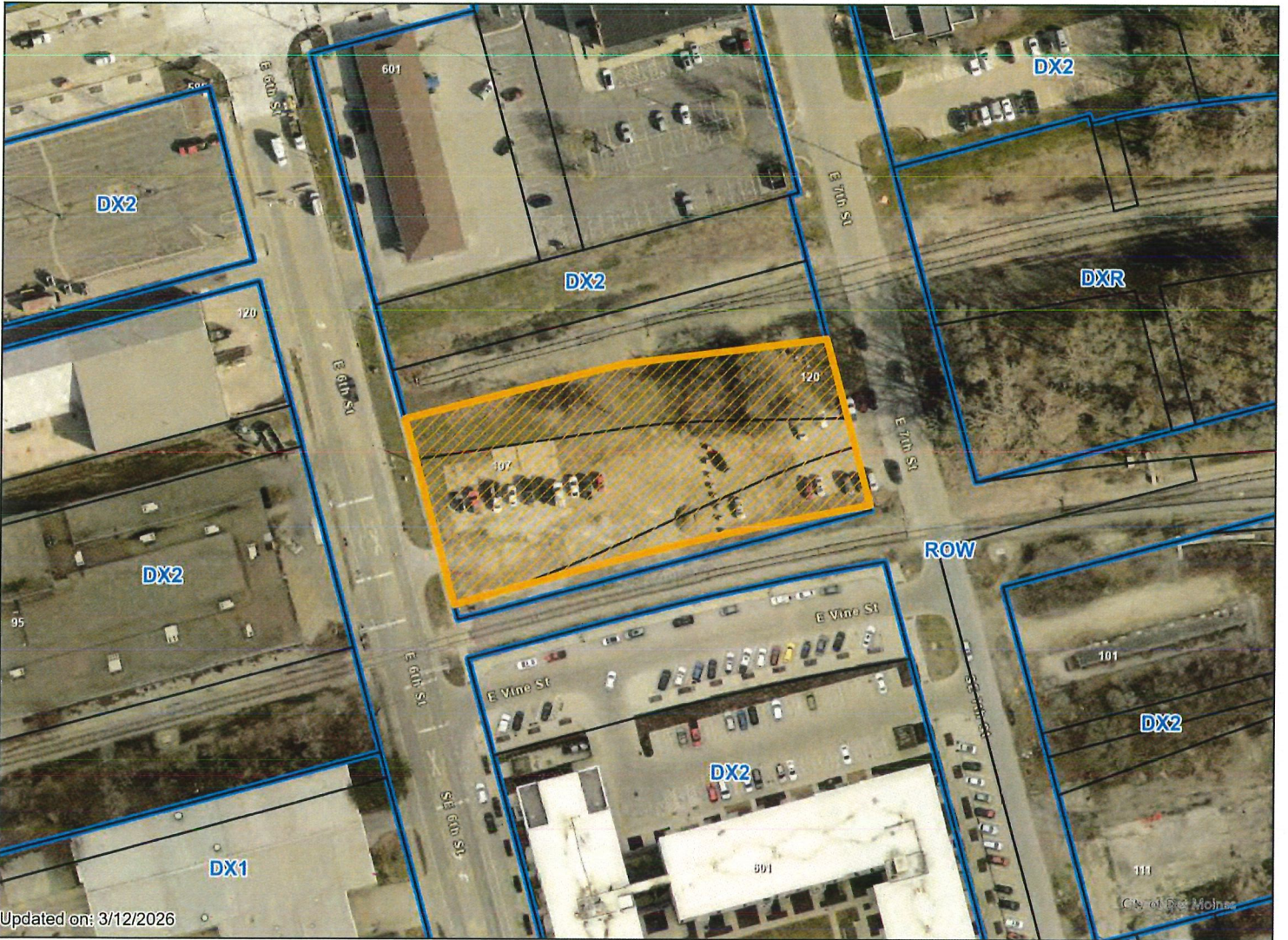


Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:mrw

Des Moines Prep Facilities, LLC, Vicinity of 107 East 6th Street

ZONG-2026-000004



**DES MOINES PREP**  
EAST ATHLETIC FIELD & PUBLIC PARK



GRACE DESIGN STUDIOS, LLC  
FEBRUARY 12, 2026

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES  
ONLY & IS SUBJECT TO CHANGE

 **Grace**  
Design Studios



February 13, 2026

Shawna Beron  
City of Des Moines  
602 Robert D Ray Drive  
Des Moines, IA 50309

RE: DSM Prep – East Parking Lot – Rezoning Submittal #1

Dear Ms. Beron,

On behalf of Des Moines Prep Facilities LLC, we respectfully submit the enclosed Rezoning Application for the property located at 107 Southeast 6th Street. The subject property is currently zoned DX2 and the applicant is requesting approval to rezone the property to DXR.

Des Moines Prep Facilities LLC's property located at 95 East 5th Street is an existing charter school. The property at 107 Southeast 6th Street, also owned by Des Moines Prep Facilities LLC, currently functions as a parking lot serving the school. The requested rezoning will allow the site to be redeveloped into an athletic field and associated outdoor amenities to better serve the school's students while enhancing the surrounding area.

The proposed improvements include construction of an athletic field, outdoor exercise equipment, a paved walking loop, bike parking facilities, designated paved space to accommodate food truck parking, enhanced landscaping, upgraded site lighting, and the incorporation of stormwater management best practices. These improvements will transform an underutilized paved site into an active, landscaped open space that supports both recreational and community-oriented uses.

While the primary function of the improvements is to serve the school, the site will be available for public use outside of school hours and scheduled school events. The project is also intended to complement future park improvements planned within the surrounding neighborhood, contributing to a more vibrant and connected neighborhood environment.

Collectively, the proposed rezoning and redevelopment will improve the visual character of the property, reduce the extent of impervious surface through integrated stormwater practices, and provide meaningful amenities for both the school and the broader community. The request represents a thoughtful reinvestment in the property that aligns with the evolving character and vision of the area.

Please do not hesitate to contact me should you have any questions or require additional information. We appreciate your time and consideration of this application.

Enclosed in this submittal, you will find the following:

1. Signed Owner Affidavit (PDF via upload)
2. Site Sketch (PDF via upload)

Please contact our office should you have any questions or need additional information.

Sincerely,

CIVIL DESIGN ADVANTAGE

Nikki Neal

Copy: Manuel Mattke, Opportunity Education  
Jim Brodie, Complex Partners  
Luke Paulsen, Complex Partners  
Ben Marshall, Grace Design  
Jon McDonald, CDA (PDF via e-mail)















March 19, 2026

Sreyoshi Chakraborty  
City of Des Moines  
602 Robert D Ray Drive  
Des Moines, IA 50309

RE: DSM Prep – East Parking Lot – Rezoning Neighborhood Meeting

Dear Ms. Chakraborty,

On behalf of the applicant, Des Moines Prep Facilities LLC, we are providing a summary of the Neighborhood Meeting held in accordance with City requirements for the proposed East Parking Lot at Des Moines Prep.

The meeting was conducted on Friday, March 13, from 2:00 p.m. to 4:00 p.m. in Room 140 at Des Moines Prep, located at 95 East 5th Street in Des Moines. The purpose of the meeting was to present the rezoning request along with the proposed improvements and provide an opportunity for nearby property owners and interested parties to ask questions and offer feedback.

No individuals attended the meeting.

Should you have any questions or require additional information regarding the meeting or the proposed project, please do not hesitate to contact our office.

Sincerely,

CIVIL DESIGN ADVANTAGE

Nikki Neal

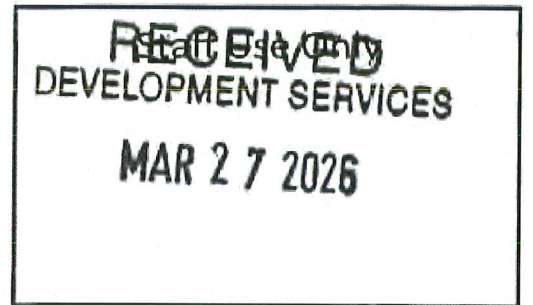
Copy:

- Manuel Mattke, Opportunity Education
- Jim Brodie, Complex Partners
- Luke Paulsen, Complex Partners
- Ben Marshall, Grace Design
- John Becker, CDA (PDF via e-mail)
- Jon McDonald, CDA (PDF via e-mail)
- File

Item: ZONG-2026-000004 Date: 3-23-26

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request



Titleholder Signature: [Handwritten Signature]

Name/Business: The Iowa State Bar Association

Impacted Address: 625 East Court Avenue

Comments: I am not opposed to the change and do not wish to hold up progress. However, I do have concerns with parking. It appears the area already has too little of parking for the needs of the neighborhood.

Item: ZONG-2026-000004 Date: \_\_\_\_\_

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only  
RECORDED  
DEVELOPMENT SERVICES  
MAR 31 2026

Titleholder Signature: 

Name/Business: LJA Holdings LLC

Impacted Address: ZONG-2026-000004

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item: ZONG-2026-000004

Date: \_\_\_\_\_

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only  
**RECEIVED**  
DEVELOPMENT SERVICES  
MAR 31 2026

Titleholder Signature: *ZML*

Name/Business: Des Moines Prep Facilities LLC

Impacted Address: ZONG-2026-000004

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Des Moines Prep Facilities, LLC, Vicinity of 107 East 6th Street

ZONG-2026-000004

