



Roll Call Number

Agenda Item Number

21-1213

20

Date August 9, 2021

**RESOLUTION SETTING HEARING ON REQUEST FROM JOPPA TO AMEND
PLANDSM FUTURE LAND USE DESIGNATION AND TO REZONE PROPERTY
GENERALLY LOCATED AT 1661 COUNTY LINE ROAD**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on July 15, 2021, its members voted 12-0-1 in support of a motion to recommend **APPROVAL** of a request from JOPPA (Owner), represented by Joe Stevens (Officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for real property generally located at 1661 County Line Road (“Property”) from Business Park to Neighborhood Mixed Use and Medium Density Residential to allow rezoning to ‘RX1’ Mixed Use District and ‘NX2’ Neighborhood Mix District to allow redevelopment of the property as a JOPPA village for 50 units of Household Living use and Professional Office use as a transitional housing community. The property is owned by the Des Moines Metro Wastewater Reclamation Authority; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on July 15, 2021, its members voted 12-0-1 in support of a motion to recommend **APPROVAL** of a request from JOPPA (Owner), represented by Joe Stevens (Officer), to rezone the Property from ‘EX’ Mixed Use District to ‘RX1’ Mixed Use District and ‘NX-2’ Neighborhood Mix District for the above-stated purpose; and

WHEREAS, the Property is legally described as follows:

Medium Density Residential and NX1 areas:

A PART OF LOTS 104-106, HIGHLAND HILLS PLAT 6, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 105; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID LOTS 105 AND 106, A DISTANCE OF 642.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14°46'20" WEST, 589.90 FEET TO THE NORTH LINE OF SAID LOT 104 AND BEING THE POINT OF TERMINUS

EXCEPT

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 105; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID LOT 105 AND 106, A DISTANCE OF 342.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14°46'20" WEST, 357.09 FEET; THENCE NORTH 75°13'40" EAST, 110.00 FEET; THENCE SOUTH 14°46'20" EAST, 145.00 FEET; THENCE NORTH 75°13'40" EAST, 50.00 FEET; THENCE SOUTH 14°46'20" EAST, 254.74 FEET TO THE SOUTH LINE OF SAID LOT 106; THENCE NORTH 90°00'00" WEST ALONG SAID SOUTH LINE, 165.60 FEET TO THE POINT OF BEGINNING.



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and

Neighborhood Mixed Use and RX1 areas :

A PART OF LOTS 104-106, HIGHLAND HILLS PLAT 6, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 105; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID LOT 105 AND 106, A DISTANCE OF 342.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14°46'20" WEST, 357.09 FEET; THENCE NORTH 75°13'40" EAST, 110.00 FEET; THENCE SOUTH 14°46'20" EAST, 145.00 FEET; THENCE NORTH 75°13'40" EAST, 50.00 FEET; THENCE SOUTH 14°46'20" EAST, 254.74 FEET TO THE SOUTH LINE OF SAID LOT 106; THENCE NORTH 90°00'00" WEST ALONG SAID SOUTH LINE, 165.60 FEET TO THE POINT OF BEGINNING.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed amendments to the comprehensive plan future land use designation and rezoning is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on August 23, 2021, in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above.

MOVED BY Datto TO ADOPT.



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21-213

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FORM APPROVED:

Judy K. Parks-Kruse
Judy K. Parks-Kruse
Assistant City Attorney

(ZONG-2021-000002)

(ZONG-2021-000001)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	7			
MOTION CARRIED				

APPROVED
J. M. Franklin Cownie
Mayor

CERTIFICATE

I, P. KAY CMELIK, 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.

P. Kay Cmelik

City Clerk