


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	25-050	Meeting:	February 10, 2025
	Agenda Item:	44	Roll Call:	25-0221
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Request from Faithful Moments, LLC (Adam Sieren, Officer) to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for property located at 5702 Grand Avenue from Low Density Residential to Low-Medium Density Residential and to rezone from “N3c” Neighborhood District to “NX2” Neighborhood Mix District to allow the redevelopment of the property for rowhome buildings.

SYNOPSIS:

The hearing of the request was continued at the January 27, 2025, meeting of the City Council so zoning conditions could be prepared and formally accepted by the applicant.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The following conditions of approval have been developed and agreed to by the applicant. They are based on the staff recommendation to the Plan and Zoning Commission, comments made by Council Members during the hearing on January 27, 2025, and feedback from the applicant.

1. Any use of the subject property, which measures 0.893 acres, shall be limited to uses as permitted in common with and as limited by the “N3c” Neighborhood District and a Household Living Use with up to 8 household units.
2. Any development on the property shall include onsite guest parking to the satisfaction of the Planning and Urban Design Administrator.
3. Any development on the property shall be compatible with the architectural character of the area and shall demonstrate materials and detailing consistent with the submitted development concept, to the satisfaction of the Planning and Urban Design Administrator.
4. Heavy landscape buffering along the side and rear property lines shall be provided to the satisfaction of the Planning and Urban Design Administrator.

These conditions will limit the maximum number of dwelling units on the property to eight (8), will maintain restrictions on uses to what is allowed under the current zoning, will require guest parking that is functional and located in a manner that minimizes impact on adjoining properties, will require the design of the structures to be compatible with the architectural character of the area, and will require heavy landscape buffering along the side and rear property lines.

The proposed development must also comply with the City's stormwater management regulations of Municipal Code Chapter 42 Article 11. These regulations will require erosion controls to be installed and maintained throughout the development process. They will also require storm water coming from new impervious surfaces like roofs (downspouts) and driveways to be routed to the site's stormwater management facility. The conceptual plan for the development shows a stormwater detention basin located in the northwest corner of the property that will capture this stormwater and discharge it to the storm sewer in Grand Avenue. A detailed design for the development's stormwater management system will need to be submitted, reviewed, and approved prior to construction.

PREVIOUS COUNCIL ACTION(S):

Date: January 27, 2025

Roll Call Number: [25-0150](#)

Action: [On](#) request from Faithful Moments, LLC (Adam Sieren, Officer) to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for property located at 5702 Grand Avenue from Low Density Residential to Low-Medium Density Residential and to rezone from "N3c" Neighborhood District to "NX2" Neighborhood Mix District to allow the redevelopment of the property for rowhome buildings: Moved by Voss to continue the public hearing until February 10, 2025, at 5:00 PM in the Council Chambers at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, and to direct the City Manager and Legal Department to prepare the necessary legislation to APPROVE the requested rezoning for Property from "N3c" Neighborhood District to "NX2" Neighborhood Mix District, to allow the redevelopment of the property for rowhome buildings, and determining the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan. Conditions to add are a maximum of eight (8) units and developer to provide additional guest parking. Staff will present stormwater management requirements at the February 10th meeting. Second by Gatto. Motion Carried 7-0.

Date: January 13, 2025

Roll Call Number: [25-0034](#)

Action: [On](#) request from Faithful Moments, LLC (Adam Sieren, Officer) to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for property located at 5702 Grand Avenue from Low Density Residential to Low-Medium Density Residential and to rezone from "N3c" Neighborhood District to "NX2" Neighborhood Mix District to allow the redevelopment of the property for rowhome buildings, (1-27-25). Moved by Gatto to adopt. Second by Mandelbaum. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 19, 2024

Resolution Number: ZONG-2024-000037

Action: Recommend denial of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for property located at 5702 Grand Avenue from Low Density Residential to Low-Medium Density Residential and to rezone from “N3c” Neighborhood District to “NX2” Neighborhood Mix District to allow the redevelopment of the property for rowhome buildings. Moved by Rudolphi. Motion Carried 8-5.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Review and approval of site plan, building design, and plating documents through administrative and public hearing processes.

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