

**Roll Call Number**

Agenda Item Number

**14**Date September 8, 2008

WHEREAS, on July 14, 2008 by Roll Call No. 08-1275, the City Council initiated the rezoning of a portion of the Riverbend Neighborhood to an R1-60 One-Family Low Density Residential District;

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 21, 2008, its members voted 14-0 in support of a motion to recommend **APPROVAL** of the rezoning of that portion of the Riverbend Neighborhood described in Exhibit "A" and depicted on the map in Exhibit "B", from the "R-3" Multiple Family Residential District and "M-1" Light Industrial District to the "R1-60" One-Family Low-Density Residential District.

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

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers at City Hall at 5:00 p.m. on September 22, 2008, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. 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.

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

Roger K. Brown  
Assistant City Attorney

(ZON2008-00110)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

**CERTIFICATE**

I, DIANE RAUH, 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

\_\_\_\_\_  
Mayor

September 3, 2008

Date \_\_\_\_\_  
Agenda Item 14  
Roll Call # \_\_\_\_\_

Honorable Mayor and City Council  
City of Des Moines, Iowa

**Members:**

Communication from the City Plan and Zoning Commission advising that at their meeting held August 21, 2008, the following action was taken:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	X			
Bruce Heilman	X			
Ted Irvine	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz	X			
Jim Martin	X			
Brian Millard	X			
Mike Simonson	X			
Kent Sovern	X			

**APPROVAL** of a City Council initiated request from the River Bend Neighborhood Association that the proposed rezoning is in conformance with the Des Moines' 2020 Community Character Plan.

By separate motion Commissioners recommended 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	X			
Bruce Heilman	X			
Ted Irvine	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz	X			
Jim Martin	X			
Brian Millard	X			
Mike Simonson	X			
Kent Sovern	X			



CITY PLAN AND ZONING COMMISSION  
ARMORY BUILDING  
602 ROBERT D. RAY DRIVE  
DES MOINES, IOWA 50309-1881  
(515) 281-4182

ALL-AMERICA CITY  
1949, 1976, 1981  
2003

**APPROVAL** of a request to rezone property from "R-3" Multiple-Family Residential District and "M-1" Light Industrial District to "R1-60" One-Family Low-Density Residential District.  
(ZON2008-00110)

## **STAFF RECOMMENDATION AND BASIS FOR APPROVAL**

Staff recommends the following:

Part A) The proposed rezoning is in conformance with the Des Moines' 2020 Community Character Plan.

Part B) The properties within the subject area be rezoned from "R-3" Multiple-Family Residential District and "M-1" Light Industrial District to "R1-60" One-Family Low-Density Residential District in accordance with the attached map.

### Written Responses

36 In Favor

24 In Opposition

## **STAFF REPORT**

### **I. GENERAL INFORMATION**

Over a period of several decades, a significant number of single-family residential dwellings in the River Bend Neighborhood have been converted into multiple-family residential structures. Many of these conversions occurred on parcels that currently do not meet the minimum lot area requirements for the number of dwelling units in the structure. Impacts to the neighborhood have included increased traffic congestion, illegal parking of vehicles due to a lack of off-street parking areas, incompatible additions to structures, and a perception that the area is a less than desirable place to live.

The River Bend Neighborhood Association was formed in 1986 to combat crime, preserve historical structures, and improve nuisance properties. For several years the association has expressed concern about the negative impacts of too much density on residential streets and the substandard rental units within the boundaries of their neighborhood. In general, the River Bend Neighborhood Association does not have issues with "built as" multiple-family residential structures in the area as they were originally designed and constructed to accommodate higher densities.

The River Bend Neighborhood Association opposes future conversions of single-family residential structures into multiple-family residential structures and the construction of new multiple-family structures in residential blocks that are predominantly single-family residential in character.

While the Des Moines' 2020 Community Character Plan designates the subject area as Low / Medium Density Residential, the City's zoning code does not currently contain a true mixed-density residential zoning classification. Therefore, the City Council initiated a proposal to rezone portions of the River Bend Neighborhood to "R1-60", One-Family Low Density Residential District.

The following is a description of how the proposal will affect properties within the requested area:

- Any property within the requested area currently zoned "R-3" Multiple Family Residential District that contains an existing multiple family structure that was originally constructed as a multiple family structure would remain zoned "R-3" Multiple Family Residential District.



- Any property within the requested area currently zoned "R-3" Multiple Family Residential District that contains a single-family residential dwelling converted into a multiple-family residential structure that currently conforms to the "R-3" Multiple Family Residential District zoning would remain zoned "R-3" Multiple Family Residential District.
- Any property within the requested area that has an existing single-family or duplex structure considered to be a conforming use and structure in the "R1-60" One-Family Low-Density Residential District would be rezoned to "R1-60" One-Family Low-Density Residential District.
- Any property within the requested area that was not built as a multiple-family residential structure and does not conform to the current "R-3" Multiple Family Residential Zoning would be rezoned to "R1-60" One-Family Low-Density Residential District.
- This proposal will also rezone portions of three properties currently partially zoned "M-1" Light Industrial District to "R1-60" One-Family Low-Density Residential District.

Attached is a map of the subject area and the proposed zoning for individual properties. Determination of a property's "conforming" status was based solely on an analysis of lot area and lot width. Further determination of an individual property's conformity will be necessary at the time of any building permit review.

Finally, the designation of "built-as" multiple-family residential structures is based upon designations of the County Assessor and a brief visual inspection of the neighborhood by City staff. In order to address the dispute of such designations (or lack thereof), the City proposes to have an administrative appeal process where the applicant can submit a letter of appeal and supporting documentation such as property deeds, fire insurance maps, building permits, etc. Said application must be submitted no later than the date of second consideration of the rezoning by the City Council. An administrative decision by the Community Development Director on all appeals of designation will be issued prior to the third and final consideration of the proposed rezoning by the City Council.

## **SUMMARY OF DISCUSSION**

David Dunn: Presented staff report and recommendation.

Dann Flaherty: Submitted letter from Bruce Buldhaupt owner of 1804 Arlington in regards to the history of property, which would make this duplex a legal non-conforming use.

Fran Koontz: Discussion regarding legal non-conforming uses and what it means.

Erik Lundy: Some properties will not be rezoned.

Larry Hulse: Explained that the existing non-conforming uses will be permitted to continue as is, however, if it is destroyed beyond 60 percent then it would lose the legal non-conforming status.

Leisha Barcus: Suggested that some property owners may need to be educated in legal non-conforming uses.

Erik Lundy: Agreed saying that a number of calls were received, with people saying they did not get enough information to make a decision. Also, there is a number of multi-family properties that would be zoned as "R1-60" that currently don't conform to "R-3".

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

*The following spoke in favor:*

Jeanne Johnson, President of the Riverbend Neighborhood Association, 811 Hickman Road: Asked for all those in favor to stand, (approximately 20 in the audience stood). She stated that the neighborhood board has approved unanimously of this rezoning because they believe that the remainder single-family homes deserve to be preserved. She also noted that the City Manager wrote a letter to the City Council explaining the rezoning and identified 68 vacant properties in the neighborhood.

Curt Sytsma 1961 Arlington Avenue: Stated that while he approves of the rezoning he does not want any of his properties rezoned. He wants a provision saying the conforming use is to keep the architecturally significant carriage house as a legitimate rental unit.

Erik Lundy: Explained that two separate single-family houses on a lot currently do not conform under "R-3", so this is an example of non-conforming use situation.

Curt Sytsma: Asked that an exception be made for this property because the use of that property goes back to at least the Colby Family in the 1920's and should be preserved historically.

Fran Koontz: Stated that maybe the City should have a "granny-flat ordinance" that allows for carriage houses which are many times made into conversion apartments for family members.

Brian Millard: Asked if he rents the carriage house.

Curt Sytsma: Stated that it is not rented, the people help out around the property and live there in return for that service.

Leisha Barcus: Stated that she did not think that renting or not was an issue. She noted that she has the same situation with her carriage house in the Waterbury neighborhood.

Brian Millard: Asked if there was an active rental certificate on the carriage house.

Curt Sytsma: Noted that he has an active rental certificate on the carriage house.

The following spoke in opposition:

Dan Manning, 317 6<sup>th</sup> Avenue, Speaking on behalf of Des Moines Catholic Workers Trust: Stated that the Des Moines Catholic Workers Trust does not object to such a change in the community, but asked for further analysis regarding their properties at 1301 8<sup>th</sup> Street, 1310 7<sup>th</sup> Street, 1317 8<sup>th</sup> Street, and 713 Indiana Avenue. They asked that those particular parcels be exempted from the rezoning so that they maintain their zoning and do not lose their status.

Fran Koontz: Asked if these are multiple-family or single-family homes.

Dan Manning: Noted that these are single-family homes with unrelated tenants.

Fran Koontz: Asked what is the problem.

Dan Manning: They just do not want to lose their "R-3" multiple-family designation.

Dann Flaherty: Asked if there is the likelihood of non-conforming in the near future.

Dan Manning: Stated he would just like to have the flexibility of the use.

Frank Cordaro, member of the Des Moines Catholic Workers Trust: Noted that in the near future there may be more than four unrelated people in the house, which would be temporary.



Tina Johnson, 1900 7<sup>th</sup> Street: Asked what legal non-conforming and non-conforming means. She would prefer to leave her property "R-3", asked why her neighbor is allowed to remain "R-3" and she is not.

David Dunn: Answered that her property does not currently conform to "R-3" zoning because it does not meet the minimum lot area criteria.

Dann Flaherty: Suggested that Tina Johnson talk to staff after the meeting to learn more about her specific situation.

Brian Millard: Voiced concern that she has not had a rental certificate since last August and asked staff to find out where she stands because if it has been a year she could lose the legal non-conforming status.

Larry Hulse: Stated he will check to find out.

Erik Lundy: Stated that regarding the Des Moines Catholic Workers Trust properties, the zoning officer has indicated that we consider those single-family dwellings for their primary use which does conform under "R1-60". There have been some disputes and enforcement actions over time that have occurred, and that several activities occurring on the property have not complied.

Dann Flaherty: Asked what kind of activities.

Erik Lundy: Answered charitable service in some capacities.

Brian Millard: Stated that they serve meals out of those houses and that people come to get meals and leave. He also asked if those people could sleep there.

Erik Lundy: Noted that he does not know without having Su Donovan here to answer the question.

Larry Hulse: Noted that the question that Erik has raised is not for this board to consider but for the zoning enforcement and owner to work out.

Dann Flaherty: Asked if they were in violation if they were "R-3".

Erik Lundy: No

Dan Manning: Stated that they received notice as a "R-3" property that they were in violation. They have been discussing with Su Donovan about philanthropic uses, therefore do not want to lose their status.

Dann Flaherty: Asked if "R1-60" also permits philanthropic use.

Erik Lundy: Yes can be by Special Permit.

Bruce Heilman: Asked for clarification about whether or not the people live there but are served the meals. Also, asked when the people arrive for meals are they walk-ins or is it an organized transportation.

Dan Manning: Stated that there are about four people that live there and serve the meal and the people that come for the meal are walk-ins.

JoAnne Corigliano: State that she has volunteered and her experience has been not more than two or three people live there the rest are volunteers.

**CHAIRPERSON CLOSED THE PUBLIC HEARING**

Bruce Heilman: Stated that the meal service is a wonderful service to offer. However, the activities could be a detriment to the neighborhood.

JoAnne Corigliano: Stated the worker houses have very strict rules as to who can come in and who cannot and they will not allow people who are disruptive or drunk. There are relatively small problems but no more than you would find in a legal conforming place.

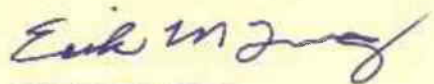
Moved staff recommendation determining the proposed rezoning is in conformance with the Des Moines' 2020 Community Character Plan.  
(Fran Koontz)

Motion passed 14-0.

Moved staff recommendation to rezone property from "R-3" Multiple-Family Residential District and "M-1" Light Industrial District to "R1-60" One-Family Low-Density Residential District.  
(Fran Koontz)

Motion passed 14-0.

Respectfully submitted,

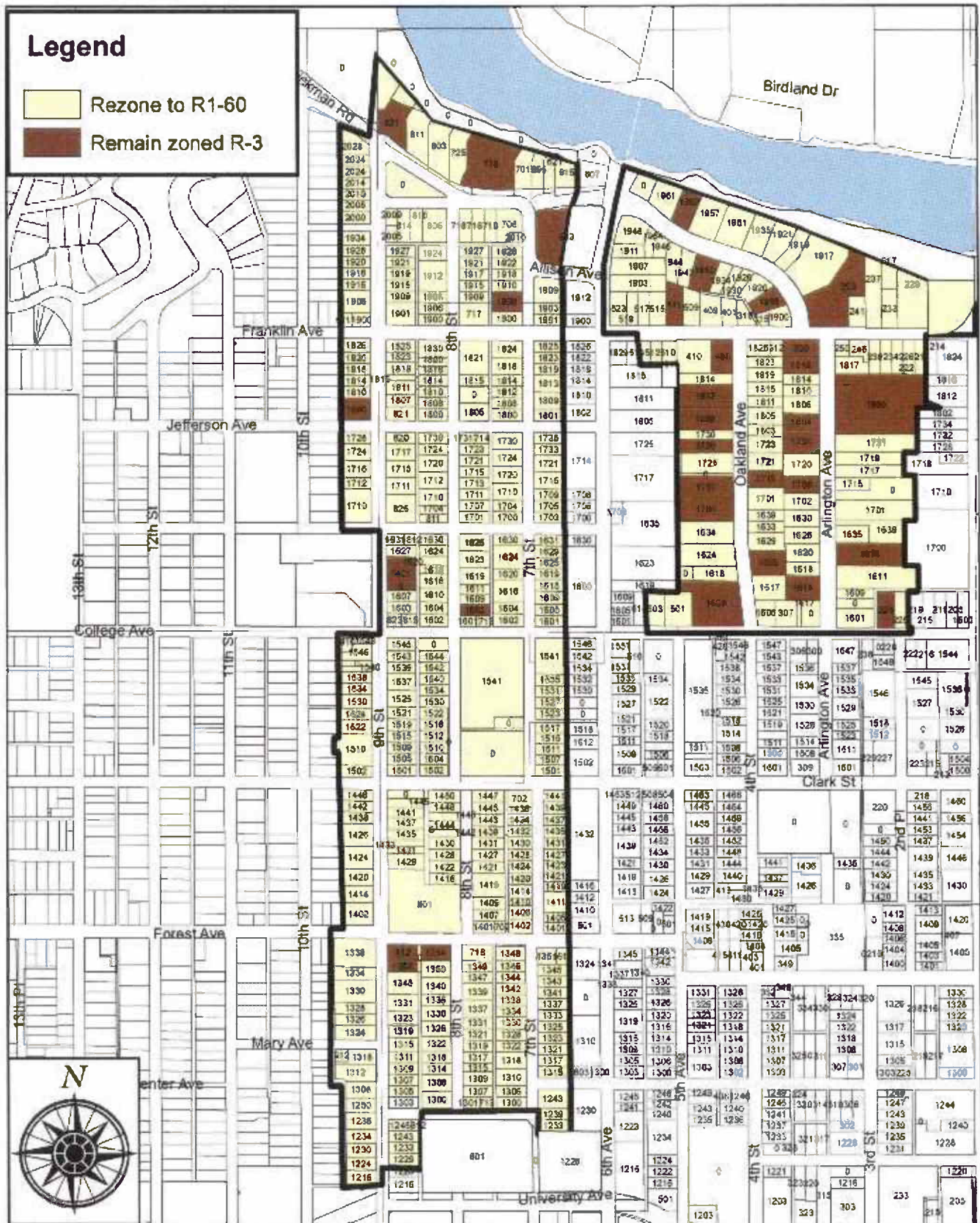


Erik Lundy, AICP  
Senior City Planner

EML:clw

Attachment





## River Bend rezoning proposal

### September 1, 2008



City Council initiated request from the River Bend Neighborhood Association to rezone portions of the neighborhood located generally between 6 <sup>th</sup> Avenue and 9 <sup>th</sup> Street from University Avenue to the Des Moines River; and between Arlington Avenue and 6 <sup>th</sup> Avenue from College Avenue to the Des Moines River; not including Commercially zoned property along 6 <sup>th</sup> Avenue and scattered established or conforming multiple-family dwellings.				File # ZON2008-00110	
Description of Action		Rezone properties from "R-3" Multiple-Family Residential District and "M-1" Light Industrial District to "R1-60" One-Family Low-Density Residential District.			
2020 Community Character Plan		Low/Medium Density Residential and Public/Semi-Public.			
Horizon 2025 Transportation Plan		No Planned Improvements.			
Current Zoning District		"R-3" Multiple-Family Residential District and "M-1" Light Industrial District.			
Proposed Zoning District		"R1-60" One-Family Low-Density Residential District.			
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition
Inside Area		36	24		
Outside Area					
Plan and Zoning Commission Action		Approval	14-0	Required 6/7 Vote of the City Council	Yes
		Denial			No

Item 2008 00110 Date 8-12-08

☒ (am) in favor of the request.

(Circle One)

Print Name H. D. BASART  
Signature H. D. BASART  
Address 2024 9th, DM 50314

Reason for opposing or approving this request may be listed below:

This neighborhood was platted and built in the mid to late 19th century and should retain its historical footprint and character a predominantly single family neighborhood.

Item River Bend Neighbors Date 8/12/08

☒ (am) in favor of the request.

(Circle One)

Print Name Spira Henderson  
Signature [Signature]  
Address 2028 14th, DM 50314

Reason for opposing or approving this request may be listed below:

It's the best choice for the neighborhood. We are slowly working a way back to being a safe, welcoming place with pride of ownership. This request will benefit all residents of River Bend.

Item 2008 00110 Date 12 AUGUST 2008

☒ (am) in favor of the request.

(Circle One)

Print Name Laura A. Hansen  
Signature [Signature]  
Address 1820 8th Street.

Reason for opposing or approving this request may be listed below:  
I strongly support the rezoning request. Similar Rezoning in other neighborhoods had a positive effect. River Bend has many assets, one of which is its beautiful, historic homes. I believe rezoning will encourage restoration to an area of the city that is adjacent to downtown + nearby other thriving neighborhoods. Strengthening River Bend will better the city of the city as a whole. In addition to encouraging restoration efforts, I believe this rezoning will increase property values + influence a decrease in crime, all of which are assets beneficial to the city of Des Moines as a whole. (AND ITS TAX BASE).



Item 2008 00110 Date 8/14/2008

I (am) (am not) in favor of the request.

(Circle One)

Print Name Michael Henderson  
Signature [Signature]  
Address 410 Franklin Ave

Reason for opposing or approving this request may be listed below:

RECENTLY PURCHASED AN 8-PLEX AND CONVERTING TO SINGLE FAMILY. NEIGHBORHOOD STABILIZATION IS VERY IMPORTANT TO ME. ALL HOMES IN MY AREA THAT ARE CHARGED UP HAVE LOW RENT AND CANDLOD IS AGENT, WE DONT NEED ANYMORE OF THAT.

Item 2008 00110 Date

I (am) (am not) in favor of the request.

(Circle One)

Print Name Ralph D. Christian  
Signature [Signature]  
Address 1701 Oakland Ave.

Reason for opposing or approving this request may be listed below:

We have fought for years to upgrade the residential quality of the River Bend area. This is sorely needed. Mrs. Christian

Item 2008 00110 Date 08/12/2008  
Print Name Aenne Flatt  
Signature [Signature]  
Address 2010 7th Street DSH  
Reason for opposing or approving this request may be listed below:

Item 2008 00110 Date

☒ (am) (am not) in favor of the request.

(Circle One)

Print Name Ray Bryor

Signature

Address

Reason for opposing or approving this request may be listed below:

Greater Control of Crime in area  
Greater Control of Population in area

Item 2008 00110

Date

08/12/2008

☒ (am) (am not) in favor of the request.

(Circle One)

Print Name

Victor Propes

Signature

Address

Reason for opposing or approving this request may be listed below:

Area is over populated  
due to multi-housing  
development over past 10 yrs.

☒ (am)

Reason for opposing or approving this request may be listed below:

Address 1547 HILLINGTON AVE.  
DESMINES, 5031

Signature Darrell D. Rockwell

Print Name Darrell D. Rockwell

(Circle One)

☒ (am) (am not) in favor of the request.

Item 2008 00110

Date

8-12-08

I am in favor of the request because  
it would improve the appearance of this  
historic neighborhood and help to make  
a more beautiful Des Moines.



Item 2008 00110 Date 8-13-08

(am) (am not) in favor of the request.

(Circle One)

Print Name Kramer, Flats LP

Signature Stella Neill Rasm

Address 1433 - 1434 6th Ave

Reason for opposing or approving this request may be listed below:

It should prepare the way  
for improving the street usage  
of 6th Ave.

Item 2008 00110

Date 8-15-08

(am) (am not) in favor of the request.

(Circle One)

Print Name River Bend LP

Signature Stella Neill Rasm

Address 1629 Oakland

Reason for opposing or approving this request may be listed below:

This is an existing duplex and  
will be grandfathered in as a  
duplex -

Reason for opposing or approving this request may be listed below:

Address 1509 9th DM 50314

Signature Don Sharp

Print Name Don Sharp

(Circle One)

(am not) in favor of the request.

Item 2008 00110 Date 8-14-08

Item 2008 00110 Date 8/11/2008

☒ (am) (am not) in favor of the request.

(Circle One)

Print Name Deborah Barber

Signature Deborah Barber

Address 1318 8th St., Des Moines, IA 50314

Reason for opposing or approving this request may be listed below:

Item 2008 00110 Date 08/15/08

☒ (am) (am not) in favor of the request.

(Circle One)

Print Name Trang H. Do

Signature Trang H. Do

Address 1337 8th St, Des Moines 50314

Reason for opposing or approving this request may be listed below:

The reason is a good stop on the way to improving the traffic and about escape of 6th Ave.

Reason for opposing or approving this request may be listed below:  
Address 1448 - 1443 6th  
Signature Allen M. Reed  
Print Name River Bend Daplexes

☒ (am) (am not) in favor of the request.

Item 2008 00110 Date

(Circle One)

- 1233
- 1243
- 1303
- 1305
- 1315
- 1319
- 1443



Item 2008 00110 Date 8-13-08

☒ (am) (am not) in favor of the request

(Circle One)

Print Name Shirley Snyder  
Signature Shirley Snyder  
Address 2010 9th St. N.W. Se 50314

Reason for opposing or approving this request may be listed below:

Item 2008 00110 Date 8/13/08

☒ (am) (am not) in favor of the request

(Circle One)

Print Name Dan Roper  
Signature Dan Roper  
Address 424 9th St

Reason for opposing or approving this request may be listed below:

This is Very Important to this  
Neighborhoods Safety.

Reason for opposing or approving this request may be listed below:

Print Name Aaron Todd  
Signature Aaron Todd  
Address 1334 9th St DSM 50314

☒ (am) (am not) in favor of the request

Item 2008 00110 Date 8/13/08

(Circle One)

Item 2008 00110 Date 8/20/08

☒ (am) (am not) in favor of the request.

(Circle One)

Print Name Sheryl Ribbey

Signature Sheryl Ribbey

Address 420 College

420 College  
1546 474

Reason for opposing or approving this request may be listed below:

Item 2008 00110 Date 8/16/08

☒ (am) (am not) in favor of the request.

(Circle One)

Print Name Diana Rezac

Signature Diana Rezac

Address 1917 Arlington Av

Reason for opposing or approving this request may be listed below:

Item 2008 00110 Date 8/21/08  
(am) (am not) in favor of the request  
RECEIVED  
AUG 20 2008  
COMMUNITY DEVELOPMENT  
Reason for opposing or approving this request may be listed below: 1621 924  
CHILDREN'S FAMILIES OF TOWN  
Print Name Gloria Gray  
Signature Gloria Gray  
Address 1613 925 Street



Item 2008 00110 Date 8-15-08

(am) (am not) in favor of the request.

RECEIVED

Print Name Roger K Thompson

Signature Roger K Thompson

AUG 18 2008

Address 2000 - 9th

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below.

This will be a good thing for our Neighborhood

Item 2008 00110

Date 8/15/08

(am) (am not) in favor of the request.

RECEIVED

Print Name Julia Martinson

Signature Julia Martinson

AUG 18 2008

Address 217 Franklin Ave.

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below.

Item 2008 00110 Date 8/12/08

(am) (am not) in favor of the request.

(Circle One)

Print Name Don L. Curry

Signature

Address 1199 10th St Des Moines, IA

Reason for opposing or approving this request may be listed below.

I believe this to be an important step in bringing back the area. I encourage my city leaders to approve the plan.

Item 2008 00110 Date 8-10-08

I (am) (am not) in favor of the request.

RECEIVED

(Circle One)

Print Name Barbara Orville

Signature Barbara Orville

AUG 18 2008

Address 1345 N. St., DSM, IA 50314

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

Item 2008 00110 Date 8/12/08

I (am) (am not) in favor of the request.

(Circle One)

Print Name Gary Kaufman

Signature Gary Kaufman

Address 1537 4th Street

Reason for opposing or approving this request may be listed below:

Single Family dwellings are the way to go in the designated area!

Item 2008 00110 Date 8-12-08

I (am) (am not) in favor of the request.

(Circle One)

Print Name Harbor of Hope

Signature

Address 1617 Oakland

Reason for opposing or approving this request may be listed below:

276  
7924-34-019  
-037

Item 2008 00110 Date 8-16-08

(am) (am not) in favor of the request.

(Circle One)

Print Name M. Bunkers  
Signature Bunkers  
Address 1614 Dringbo

Reason for opposing or approving this request may be listed below:

Item 2008 00110 Date 8-13-08

(am) (am not) in favor of the request.

(Circle One)

Print Name Michael Baldus  
Signature M. Baldus  
Address 501 College Ave.

Reason for opposing or approving this request may be listed below:

I have made a large investment in my  
single family property, and intend to do  
much more. If the property next door were  
to increase density from current single family,  
it would dramatically affect my investment.

(am) (am not) in favor of the request.

(Circle One)

Print Name Deanne Johnson  
Signature Deanne Johnson  
Address 911 Hickman Rd

Reason for opposing or approving this request may be listed below:

The rezoning plan is a rational & reasonable  
plan to reduce density & protect future  
construction of single family homes in the  
area. Plan has minimal impact on existing  
properties.



Item 2008 00110 Date 8/21/08

☒ (am) (am not) in favor of the request.

(Circle One)

Print Name Gene Harris

Signature [Signature]

Address 1551 Sandspur Rd.  
Marlton, NJ 08053

Reason for opposing or approving this request may be listed below.

Item 2008 00110 Date 8-20-08

☒ (am) (am not) in favor of the request.

(Circle One)

Print Name Ronald M. Whitlatch

Signature [Signature]

Address 1234 Arlington

Reason for opposing or approving this request may be listed below.

Item 2008 00110 Date 8-24-08

☒ (am) (am not) in favor of the request.

(Circle One)

Print Name Richard Vandervee

Signature [Signature]

Address 1328 7th St. Des Moines 50319

Reason for opposing or approving this request may be listed below.

Too many Rentals Rental Properties in poor condition  
lowers property values. Too many transient people  
in neighborhood Too much crime

14 (am) (am not) in favor of the request

(Circle One)

Print Name Alvin Harrison  
Signature Alvin Harrison  
Address 1453 - 1455 6th Ave

Reason for opposing or approving this request may be listed below:

Plan will provide a lower density  
area and more friendly to families.

Item 2008 00110

Date 8-15-08

(am) (am not) in favor of the request

(Circle One)

Print Name Alvin Harrison  
Signature Alvin Harrison  
Address 512 Clark St

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

AUG 20 2008

RECEIVED

Item 2008 00110 Date Aug 13 2008  
Print Name Richard J. Stack  
Signature Richard J. Stack  
Address 1531 4th Street

RECEIVED (Circle One)

AUG 19 2008

(am) (am not) in favor of the request

Reason for opposing or approving this request may be listed below:

THANK YOU. NOW CAN WE GET THE HOUSE  
AT 1547 4TH CONDEMNED & TORN DOWN?  
IT WAS FULL OF RACCOONS & NOW  
CHILDREN HAVE BEEN SMASHING OUT  
THE WINDOWS. EYESORE!!

Item 2008 00110 Date 8-12-08

I (am) ☒ (am not) in favor of the request.

(Circle One)

PERMITS HOME NETWORK INC

Print Name Cory Kuntz

Signature [Signature]

Address 1315 10th St

Reason for opposing or approving this request may be listed below:

This is an area that is centrally located  
and close to the downtown area. Many  
people that rent in this area do not have  
cars, but have lived there all their life,  
but can only afford apartments. River Bend  
has not giving a good enough reason to make these

Item 2008 00110 Date 8/18/08

I (am) ☒ (am not) in favor of the request.

(Circle One)

Print Name KAO N. XIONG

Signature [Signature]

Address 1534 6th Ave, DM

Reason for opposing or approving this request may be listed below:

I think multiple-family dwelling and commercially  
zoned property must be rezoned together--



Reason for opposing or approving this request may be listed below:

Address 1906 9th St.  
Signature [Signature]  
Print Name RANDALL WILSON

1906 9th  
1913 10th

(Circle One)

I (am) (am not) in favor of the request.

Item 2008 00110 Date 8-20-2008

After thinking about this change  
in rate/allow and then our many  
as agency we discuss, we agree  
the company

Reason for opposing or approving this request may be listed below:

Address 1431-7th St.  
Signature [Signature]  
Print Name NITA HUGHES

(Circle One)

I (am) (am not) in favor of the request.

Item 2008 00110 Date 8-18-08

After thinking about this change my rate  
from \$3.00 to \$3.50 and this will  
take away my rate because as this is my  
present that I am my wife's income  
as I am listed and under the table

Reason for opposing or approving this request may be listed below:

Address 1431-7th St.  
Signature [Signature]  
Print Name Hollie Hughes

RECEIVED  
AUG 18 2008  
COMMUNITY DEVELOPMENT  
1431 7th  
1428 7th  
1406 7th  
1331 9th  
1250 9th  
1430 8th

I (am) (am not) in favor of the request.

Item 2008 00110 Date 8-12-08

Item 2008 00110 Date 13 Aug 08

I ~~(do)~~ (am not) in favor of the request.

(Circle One)

Print Name Mark C Daggy

Signature Mark C. Eggert

Address 1541 7th Street 000

Des Moines, IA 50314

Reason for opposing or approving this request may be listed below:

Most property owners purchased their property for a particular purpose, now a few activists who do not own this property want to make decisions about its usage. The "big hot no cattle syndrome".

Item 2008 00110 Date 08/5/2008

I (am) (am not) in favor of the request.

(Circle One)

Print Name LAWRENCE YOUNG

Signature \_\_\_\_\_

Address 1420 - 724-0

Reason for opposing or approving this request may be listed below:

This will not impact legal non-conforming properties if passed. Zoning regarding those properties is required to positively impact the complexion of Riverland.

Item 2008 00110

Date August 13, 2008

I (am) (am not) in favor of the request.

(Circle One)

Print Name DR. SAEER KHAN

Signature *[Signature]*

Address 1537 6th Ave, Des Moines, IA

Reason for opposing or approving this request may be listed below:

Item 2008 00110

Date 8/14/08

I (am) (am not) in favor of the request.

RECEIVED  
(Circle One)

AUG 18 2008

Print Name Dorothy L. Schuster

Signature *[Signature]*

Address 1435 Arlington Ave

Reason for opposing or approving this request may be listed below:

My neighbors Mr. D. Sears and Diana  
Rehak depend on rent to pay  
taxes. I find no problem  
with duplex as long as we have  
abt. 1000 on 1900 block.

Item 2008 00110

I (am) (am not) in favor of the request.

Print Name Lee Ann Daggly

Signature *[Signature]*

Address 1541 7th St.

(Circle One)

1541 7th  
1405 7th  
1546 6th

Reason for opposing or approving this request may be listed below:

Des Moines, IA 50314

Date 13 Aug 08

You do not need to make decisions  
for the use of our property. The new  
businesses on both colleges have only  
brought problems to us. Focus on  
changing the character of the people.



Item 2008 00110 Date 14 Aug 08

I (am) ☒ in favor of the request.

RECEIVED

AUG 18 2008

COMMUNITY DEVELOPMENT DEPARTMENT

MacDonald Letter Ser.

Print Name

Mick Daggy Sec/Tres.

Signature

*Mick Daggy*

Address

215/219 College Ave.

Reason for opposing or approving this request may be listed below:

The property will be devalued.

Item 2008 00110 Date 8/15/08

I (am) ☒ in favor of the request.

RECEIVED

AUG 18 2008

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name

Kristin Maahs

Signature

*K Maahs*

Address

1321 8th St

Reason for opposing or approving this request may be listed below:

Print Name Barbara S. Williams  
Signature *Barbara S. Williams*  
Address 1505 Yorderville Ave

I (am) ☒ in favor of the request.

(Circle One)

219 College

Reason for opposing or approving this request may be listed below:

The one thing that I oppose on regarding is, taking away history. But we do need improvements in the area

Item 2008 00110 Date 8-12-08

I (am) ☒ (am not) in favor of the request.

RECEIVED

Print Name Tim Johnson

Signature [Signature]

Address 1420 - 17th St

AUG 18 2008

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

I purchased this property in May. It is a multiple family dwelling. I am currently conducting the property. My intentions have been to rent the 4 units when complete. To have this changed now is not right.

Item 2008 00110 Date 8/11/08

I (am) ☒ (am not) in favor of the request.

(Circle One)

Print Name Ken Downing

Signature [Signature]

Address 1318 9th

1259 10th  
1308 9th  
1312 9th  
1318 9th  
912 May

Reason for opposing or approving this request may be listed below:

I have a large investment in rental property which has been rental for many years. This is also my retirement income.

Item 2008 00110 Date 8-12-08

I (am) ☒ (am not) in favor of the request.

(Circle One)

Print Name Jo Meade

Signature [Signature]

Address 1747-13th Street

Reason for opposing or approving this request may be listed below:

The property shown is part of my annual income. It is in compliance w/ city code and is not an eye sore or left off.

Item 2008 00110 Date 8/21/08

I (am) ☒ in favor of the request.

(Circle One)

Print Name Cole Lindholm  
Signature Cole Lindholm  
Address Bethel Mission  
1310 6th Ave.

Reason for opposing or approving this request may be listed below:

Would prohibit us from expanding our Bethel Mission  
Facility to our vacant lot. We may want to build a facility  
to house multiple families on this vacant lot & for sell this  
lot to be used for same purpose.

Item 2008 00110 Date 8/19/08

I (am) ☒ in favor of the request.

(Circle One)

Print Name J. H. Mannis  
Signature J. H. Mannis  
Address 1331 8th St

Reason for opposing or approving this request may be listed below:

I got this card later. Against - need  
diversity in neighborhood - should remain  
open to developers - no need to change  
this. Very few neighbors - accept mission  
cept - lot of open space in area + 40...

Item 2008 00110 Date 8-12-08

I (am) ☒ in favor of the request.

(Circle One)

Print Name Haron Festerson  
Signature Haron Festerson  
Address 1507 7th St

Reason for opposing or approving this request may be listed below:

Have a duplex that would be affected  
by zoning changes.



Item 0008 00110

Date Aug 12, 2008

14 I (am) ☒ in favor of the request.

(Circle One)

Print Name Catholic Worker Trust  
Signature Frank Caron  
Address 1310 - 8th St

Reason for opposing or approving this request may be listed below:

We oppose this rezoning because it will change the character of our neighborhood and make it more difficult for us to do what we been doing the last 30 years.

Item 2008 00110

Date Aug 12, 2008

I (am) ☒ in favor of the request.

(Circle One)

Print Name Catholic Worker Trust  
Signature Frank Caron  
Address 1301-8th St + 713 Indiana Ave

Reason for opposing or approving this request may be listed below:

We oppose this rezoning because it will change the character of our neighborhood and make it more difficult for us to do what we been doing the last 30 years.

Reason for opposing or approving this request may be listed below:

We ~~are~~ oppose this rezoning because it will change the character of our neighborhood and make it more difficult for us to do what we been doing the last 30 years.

Item 2008 00110 Date Aug 12, 2008  
I (am) ☒ in favor of the request.  
(Circle One)  
Print Name Catholic Worker Trust  
Signature Frank Caron  
Address 1310 - 8th St

Item 2008-10120

Date August 19, 2008

I (am) (am not) in favor of the request.

(Circle One)

Print Name Bruce Buldhaupt

Signature Bruce Buldhaupt

Moines

Address 1804 Arlington Ave

Reason for opposing or approving this request may be listed below:

- 1) Property was purchased in 1997 as a conforming 4 Plex  
2) I converted the property from a 4 Plex to a Duplex in 2003.  
3) Under the current proposal I would not be able to rebuild the property again as a Duplex  
4) I have met the intent of rezoning (Density Reduction) when I converted from a 4 Plex to a Duplex in 2003  
5) The proposal could affect future income and marketability if unable to rebuild as a Duplex
- al I hereby  
asons:  
:X.

- 1) I believe I have already met the intent of the rezoning (Density reduction) when I converted the property from a 4 Plex to a Duplex in 2003.  
2) I converted the property from a 4 Plex to a Duplex in 2003.  
3) Under the current proposal I would not be able to rebuild the property again as a Duplex.  
4) I believe I have already met the intent of the rezoning (Density reduction) when I converted the property from a 4 Plex to a Duplex in 2003.  
5) The proposal could affect future income as well as its marketability if I were unable to rebuild as a Duplex.

Respectfully,

Bruce & Preshia Buldhaupt

Owner: 1804 Arlington Ave, Des Moines, IA

Residence: 1548 29, Des Moines, IA, 50311

To: City Planning and Zoning Commission

From: Bruce Buldhaupt: Owner of 1804 Arlington Ave, Des Moines

Subject: River Bend Neighborhood Rezoning Proposal

Dear Mr. Flaherty:

Pursuant to the proposed River Bend Rezoning proposal I hereby request that my property remain R-3 due to the following reasons:

- 1) Property was purchased in 1997 as a conforming 4 Plex.
- 2) I converted the property from a 4 Plex to a Duplex in 2003.
- 3) Under the current proposal I would not be able to rebuild the property again as a Duplex.
- 4) I believe I have already met the intent of the rezoning (Density reduction) when I converted the property from a 4 Plex to a Duplex in 2003.
- 5) The proposal could affect future income as well as its marketability if I were unable to rebuild as a Duplex.

Respectfully,

Bruce & Preshia Buldhaupt  
Owner: 1804 Arlington Ave, Des Moines, IA  
Residence: 1548 29, Des Moines, IA, 50311