

★ **Roll Call Number**

Agenda Item Number

47 D

Date September 22, 2008

AN ORDINANCE entitled, "AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 of the Municipal Code of the City of Des Moines, Iowa, 2000, by rezoning and changing the district classification of certain property located in the vicinity of 2501 24th Street, Des Moines, Iowa 50310 from the R1-60 and R-3 Districts to a Limited R-3 classification",

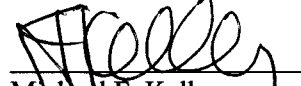
which was considered and voted upon under Roll Call No. 08-_____ of September 22, 2008, again presented.

MOVED by _____ that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass.

ORDINANCE NO. _____

NOTE: Waiver of this rule is requested by applicant

FORM APPROVED:


 Michael F. Kelley
 Assistant City Attorney

(Six affirmative votes required for passage.)

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

MOTION CARRIED

APPROVED

.....
 Mayor

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

470

Rauh, Diane I.

From: Renie Neuberger [renie@neubergerconsulting.com]
Sent: Monday, September 15, 2008 7:04 PM
To: CityClerk
Cc: 'David Rogers'; 'Joseph Waldman'
Subject: Quincy Place LLC rezoning request for 2501 24th St Des Moines

Diane Rauh

City Clerk

Des Moines, Iowa

Hi Diane,

I spoke with you on the phone last week about steps to waive additional City Council readings for a rezoning action. The property site to be rezoned is at 2501 24th Street, Des Moines. The hearing at the City Council meeting is set for September 22nd, 2008. The rezoning exception was approved by the Planning & Zoning Commission on August 21st.

We would like to request further readings be waived and ask for City Council approval of the rezoning request, if all members of the City Council plan to be in attendance at the September 22nd, 2008 scheduled City Council meeting.

The current owner will be selling the property to Josef Waldman who plans to construct 36 new apartments. Mr. Waldman will be applying for a low income housing tax credit (LIHTC) award and the application is due to the Iowa Finance Authority by October 31st. Zoning must be in place for the application to move forward. Significant money and time needs to be spent between now and October 31st to prepare the application for filing and finalization of rezoning will allow all parties to move forward confidently. These are the main reasons it is important for the rezoning to be approved without further readings.

A successful low income housing tax credit award will allow Mr. Waldman to purchase the site and proceed with construction. Currently the site is home to a vacant nursing home facility that has fallen into serious disrepair. The current owner has tried to find a buyer for the property over the past several years but has been unsuccessful. The neighborhood is in a low/mod census tract and is considered a blighted area of the City. The proposed project will be a beautiful addition to the neighborhood and hopefully will encourage other positive investment in the area. If you have any questions or need any further information please do not hesitate to contact me.

Thank you for your help!

Renie Neuberger

9/16/2008

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