



Date January 26, 2015

RESOLUTION HOLDING HEARING ON REQUEST FROM LEONARDO DIAZ (CONTRACT PURCHASER) TO REZONE PROPERTY LOCATED AT 1123 MAURY STREET AND 810 SOUTHEAST 12TH STREET FROM "R1-60" ONE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT TO LIMITED "C-2" GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT

WHEREAS, on January 12, 2015, by Roll Call No. 15-0033, the City Council received and filed a communication from the City Plan and Zoning Commission stating that its members voted 7-3 in support of a motion to recommend **APPROVAL** of a request from Leonardo Diaz and Raquel Diaz (contract purchasers) to rezone real property locally known as 1123 Maury Street and 810 Southeast 12th Street ("Property") from "R1-60" One-Family Low-Density Residential District to Limited "C-2" General Retail and Highway-Oriented Commercial District, to bring the existing general motor vehicle repair garage use into conformance with paving and landscaping requirements and to allow for mobile vendor uses, subject to the owners agreeing to the following conditions:

1. Prohibition on the use of the Property for adult businesses; gas stations/convenience stores; businesses selling liquor, wine, or beer; vehicle display lots, off-premises advertising signs; pawn brokerages; and delayed deposit services; and
2. Any development of the site expansion of the existing vehicle repair use, or use of the Property for a licensed mobile vendor, shall require that a Site Plan be reviewed and approved by the Permit and Development Center whereby the existing repair garage use is brought into conformance with paving and landscaping requirements, and to include all necessary improvements for location of a mobile vendor including dedicated parking and paved areas for the vendor and seating areas; and

WHEREAS, on January 12, 2015, by Roll Call No. 15-0033, it was duly resolved by the City Council that the application of Leonardo Diaz and Raquel Diaz (contract purchasers) to rezone the Property, as legally described below, be set down for hearing on January 26, 2015 at 5:00 P.M., in the Council Chamber at City Hall; 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 proposed amendment to the Zoning Ordinance; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and

WHEREAS, the Legal Department has prepared an amendment to the Zoning Ordinance of the City of Des Moines to rezone the Property located at 1123 Maury Street and 810 Southeast 12th Street, legally described as:

All of Lots 8, 9 and 10 of Block 10; that part of the North/South alley lying East of and adjoining Lot 1 of Block 10; and the East ½ of the vacated North/South alley lying West of and adjoining said Lots 8 and 9, except a triangular parcel of land in the Northeast corner of said Lot 10 that is within the area described as follows: Beginning at the Northeast corner of said Lot 10, thence westerly along the North line of said Lot 10 a distance of 40 feet; southeasterly to a point on the east line of said Lot 10 that is 12 feet southerly of the point of beginning, thence Northerly to the point of beginning, all in ALLEN'S SECOND ADDITION TO DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa



47

Date January 26, 2015

from "R1-60" One-Family Low-Density Residential District to Limited "C-2" General Retail and Highway-Oriented Commercial District, to bring the existing general motor vehicle repair garage use into conformance with paving and landscaping requirements and to allow for mobile vendor uses, subject to the conditions stated above as agreed to and accepted by execution of an Acceptance of Rezoning Ordinance in writing by the owners of the Property, which is binding upon the owners and each owner's successors, heirs and assigns.

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 of the Property to Limited "C-2" General Retail and Highway-Oriented Commercial District with conditions as set forth above are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property to Limited "C-2" General Retail and Highway-Oriented Commercial District with conditions as set forth above is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Glenna K. Frank (handwritten signature)

Glenna K. Frank, Assistant City Attorney

(ZON2014-00228)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MAHAFFEY, MOORE, 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



January 6, 2015

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 December 18, 2014, the following action was taken regarding a request from Leonardo Diaz (owner) to rezone property located at 1103 and 1123 Maury Street and 810 Southeast 12th Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Dory Briles	X			
JoAnne Corigliano				X
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Greg Jones	X			
William Page	X			
Mike Simonson				X
CJ Stephens	X			
Vicki Stogdill				X
Greg Wattier	X			

APPROVAL of staff recommendation that the requested rezoning be found not in conformance with the existing Low-Density Residential future land use designation in the Des Moines' 2020 Community Character Plan.

By separate motion Commissioners recommended 8-2 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano				X
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty		X		
Jann Freed	X			
John "Jack" Hilmes	X			
Greg Jones	X			
William Page	X			
Mike Simonson				X
CJ Stephens		X		
Vicki Stogdill				X
Greg Wattier	X			

APPROVAL of staff recommendation to approve the request to amend the Des Moines' 2020 Community Character Plan future land use designation from Low-Medium Density Residential to Commercial: Auto-Oriented, Small-Scale Strip Development, for the requested subject property excluding the portion of the property at 1103 Maury Street. (21-2014-4.12)

By separate motion Commissioners recommended 7-3 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano				X
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty		X		
Jann Freed	X			
John "Jack" Hilmes	X			
Greg Jones	X			
William Page	X			
Mike Simonson				X
CJ Stephens		X		
Vicki Stogdill				X
Greg Wattier		X		

APPROVAL of staff recommendation to approve the request to rezone the property from "R1-60" One-Family Low-Density Residential District to a Limited "C-2" General Retail and Highway-Oriented Commercial District, to bring existing general motor vehicle repair use into conformance with zoning and allow for mobile vendor uses, excluding the property at 1103 Maury Street, subject to the following conditions:

1. Prohibit the use of the property for adult businesses; gas stations/convenience stores; businesses selling liquor, wine, or beer; vehicle display lots, off-premises advertising signs; pawn brokerages; and delayed deposit services.

2. Any development of the site expansion of the existing vehicle repair use, or use of the property for a licensed mobile vendor shall require that a Site Plan be reviewed and approved by the Permit and Development Center whereby the existing repair garage is brought into conformance with paving and landscaping requirements, to include all necessary improvements for location of a mobile vendor including dedicated parking and paved areas for the vendor and seating areas.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the rezoning not in conformance with the Low-Density Residential future land use designation in the Des Moines' 2020 Community Character Plan.

Part B) Staff recommends approval of an amendment to the Des Moines' 2020 Community Character Plan future land use designation from Low-Medium Density Residential to Commercial: Auto-Oriented, Small-Scale Strip Development, for the requested subject property to exclude the portion of the property at 1103 Maury Street.

Part C) Staff recommends approval of the requested rezoning to a Limited "C-2" District for the subject property, excluding the property at 1103 Maury Street, subject to the following conditions:

1. Prohibit the use of the property for adult businesses; gas stations/convenience stores; businesses selling liquor, wine, or beer; vehicle display lots, off-premises advertising signs; pawn brokerages; and delayed deposit services.
2. Any development of the site expansion of the existing vehicle repair use, or use of the property for a licensed mobile vendor shall require that a Site Plan be reviewed and approved by the Permit and Development Center whereby the existing repair garage is brought into conformance with paving and landscaping requirements, to include all necessary improvements for location of a mobile vendor including dedicated parking and paved areas for the vendor and seating areas.

Written Responses

- 0 In Favor
- 2 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The primary reason for requesting the rezoning is to allow mobile vendor trucks to set up on the property. A secondary purpose is to bring the existing garage for general motor vehicle repair more into conformance with the Zoning Ordinance.
2. **Size of Site:** Approximately 41,720 square feet (0.96 acres)

3. **Existing Zoning (site):** "R1-60" One-Family Low-Density Residential District, "FSO" Freestanding Signs Overlay District, and "GGP" Gambling Games Prohibition Overlay District.
4. **Existing Land Use (site):** The property at 1123 Maury Street has an existing legal non-conforming garage for general motor vehicle repair with a second accessory garage building. The remaining subject property is vacant undeveloped land.
5. **Adjacent Land Use and Zoning:**
 - North* – "R1-60", Uses are single-family dwellings.
 - South* – "R1-60", Uses are single-family dwellings.
 - East* – "C-2", Use is a convenience store/gas station.
 - West* – "PUD" & "R1-60", Uses are single-family dwellings.
6. **General Neighborhood/Area Land Uses:** The subject property is located a block west of the Southeast 14th Street major commercial corridor where there is a transition between the highway commercial development and low density residential development.
7. **Applicable Recognized Neighborhood(s):** The subject property is within the Historic East Village Neighborhood Area. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on November 26, 2014. Additionally, separate notifications of the hearing for this specific item were mailed on November 26, 2014 (20 days prior to the scheduled hearing) and December 8, 2014 (10 days prior to the scheduled hearing) to the Historic East Village Neighborhood contact and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on December 12, 2014.

All agendas and notices are mailed to the contact person(s) designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Historic East Village Neighborhood mailings were sent to Colleen MacRae, PO Box 93904, Des Moines, IA 50393.

The applicant will be available to provide a summary of the required neighborhood meeting at the hearing.

-
8. **Relevant Zoning History:** N/A.
 9. **2020 Community Character Land Use Plan Designation:** Low-Medium Density Residential.
 10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries 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

recommend that certain conditions be applied to the subject property if the property owner agrees in writing, prior to the City Council Hearing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Features:** There is a scattering of mature trees and fence line vegetation within the undeveloped areas of the subject property. Any site development would be subject to all tree protection and mitigation requirements of the City.
2. **Drainage and Grading:** Overall, the subject property is generally flat. There is public storm sewer available in the adjoining rights-of-way located on the north side of Maury Street and east side of Southeast 12th Street. Any site development would be required to comply with all storm water management requirements.
3. **Utilities:** There is public sanitary sewer available in Southeast 12th Street. Des Moines Water Works has public mains located on the south side of Maury Street and west side of Southeast 12th Street, adjoining the subject property.
4. **Parking/Access:** The existing site of the garage for general motor vehicle repair is legal non-conforming with regard to provision of minimum standards for off-street parking. The parking and maneuvering areas are not paved but are surfaced with gravel. Should the rezoning be approved, staff recommends that the existing site be brought into conformance with paving and landscaping requirements to the extent feasible.
5. **Traffic System:** The subject property is a block west of the Southeast 14th Street corridor. However, current improvements to the Southeast Connector will expose the subject property to higher volume traffic. Southeast 12th Street to the north is being improved as the connection from the Southeast Connector to Maury Street to facilitate traffic movement to Southeast 14th Street.
6. **Mobile Vendor Requirements:** A transient merchant license shall not be issued unless the licensed premises upon which the transient merchant operates satisfies the following requirements. A transient merchant shall maintain the licensed premises in a condition that satisfies the following requirements for the duration of the license.
 - (a) All licensed premises. The licensed premises for all transient merchants shall conform with the following requirements:
 - (1) All applicable requirements of this article, the City Code, the Iowa Code and the Iowa Administrative Code.
 - (2) **The licensed premises must be within a commercial or industrial zoning district.**
 - (3) The licensed premises cannot be upon a parcel having a residential use as its principle use.
 - (4) **All trailers, vehicles, tents, equipment, and areas used for the storage, display or sale of food or merchandise must be located on a paved surface outside required zoning setback for structures under chapter 134 and outside any required fire lanes and drive approaches.**

- (5) **The licensed premises must provide at least three paved off-street parking spaces served by a paved driveway from the public right-of-way**, provided however that no off-street parking is required in the C-3, C-3A, C-3B, C-3R and D-R zoning districts. The transient merchant may share parking required by chapter 134 for use by an existing business on the site, if the available parking is sufficient to serve the normal operations of both. The available parking shall be presumed to be insufficient to serve the normal operations of both businesses if within the past year the operation of a transient merchant at the site has caused an overflow of customer or employee parking into the street or other private parking lots in the vicinity.
 - (6) Bathroom facilities must be provided for the business workers on the licensed premises or by agreement for the use of bathroom facilities located within 500 feet of the licensed facilities. However, this requirement shall not apply to a pushcart.
 - (7) Only one transient merchant at a time may operate upon a parcel. A transient merchant license shall not be issued for the operation of more than one transient merchant on a parcel on the same day. However, any number of pushcarts may operate on a single parcel, provided the only form of transient merchants on the parcel are pushcarts.
- (b) Licensed premises for three day licenses. The licensed premises for all transient merchants holding a three day transient merchant license shall conform with the following additional requirements:
- (1) No three day license shall be issued for the operation of a transient merchant at a site within 10 days before or 10 days after the term of any transient merchant license previously applied for and not denied for the same site.
- (c) Licensed premises for thirty day and annual licenses. The licensed premises for all transient merchants holding a thirty day or annual transient merchant license shall conform with the following additional requirements:
- (1) **Any seating area provided for customer use must be located on a paved surface.**
- (d) Additional requirements for a food service establishment. The licensed premises for any transient merchant which operates as a food service establishment shall conform to the following additional requirements.
- (1) The business shall comply with the requirements established by Iowa Administrative Code §481-31.7 for a mobile food unit/pushcarts.
 - (2) Bathroom facilities must be provided for the business workers and customers on the licensed premises or by agreement for the use of bathroom facilities located within 500 feet of the licensed facilities. However, this requirement shall not apply to a pushcart.

It should be noted that the existing non-conforming site for the repair garage would not meet the above standards.

7. **2020 Community Character Plan:** The proposed “C-2” zoning would not conform with the existing Des Moines’ 2020 Community Character future land use designation for the subject property of Low-Medium Density Residential uses. The applicant has requested amendment of the future land use designation in the Plan to extend the Commercial: Auto-Oriented Small-Scale Strip Development from property with the Southeast 14th Street corridor to the east.

Because of the close proximity to existing single-family dwellings to the north, south and west, staff does not recommend that this designation be extended to the western half of the block on which the subject property sits. This would then exclude the property at 1103 Maury Street from the amendment and the rezoning.

8. **Staff Rationale:** Staff supports rezoning to bring the repair shop use of the subject property more into greater conformance with City Code. Because of the proximity of existing single-family residential development, staff recommends only rezoning the eastern portion of the subject property, excluding the property at 1103 Maury Street.

Due to the proximity of the property to single family residential development, the following uses are recommended to be prohibited: adult businesses; gas stations/convenience stores; businesses selling liquor, wine, or beer; vehicle display lots, off-premises advertising signs; pawn brokerages; delayed deposit services; and assembly uses.

Furthermore, staff believes that minimum site improvements will need to be made in order to accommodate any mobile vendor uses. It is recommended that prior to any such use, that a Site Plan be reviewed and approved by the Permit and Development Center whereby the existing repair garage is brought into conformance with paving and landscaping requirements, to include all necessary improvements for location of a mobile vendor including dedicated parking and paved areas for the vendor and seating areas.

SUMMARY OF DISCUSSION

Erik Lundy presented the staff report and recommendation.

Will Page asked if the repair shop is a legal non-conforming use.

Erik Lundy stated the parking and maneuvering on that site is not paved, it does not meet parking setbacks. The building complies with the required setbacks from the property line. But any expansion would certainly encroach into those required areas. The only realistic way to expand that site is to work to the south. Staff is asking that the applicant comply with landscaping as much as possible and make the site functional.

Greg Wattier asked if the Historic East Village Neighborhood Association responded to the applicant’s request.

Erik Lundy stated he did get a reply. Colleen McRae emailed him today and they are not taking a position. She was not able to attend a neighborhood meeting or have any discussion with the applicant.

Dann Flaherty asked if the applicant had a neighborhood meeting.

Erik Lundy stated his understanding is the applicant conducted their own neighborhood meeting and the applicant stated there were approximately 9 people in attendance.

Raquel Diaz 1402 Milton Avenue introduced herself.

John Thompson stated he is a friend of Mrs. Diaz and she asked him to help her. He showed a sketch and a few pictures of what is being proposed by the applicant.

Greg Jones asked if the applicant is okay with not including the residential lot to the west. (1103 Maury Street)

John Thompson stated yes the applicant is in agreement with not including 1103 Maury Street.

Greg Wattier asked if it is their intention only to have one truck on the lot.

John Thompson stated the applicant's intention is to only have one truck.

Greg Wattier asked staff if the zoning change is made could the applicant have multiple trucks.

Erik Lundy stated the vendor standards will only allow one truck at a time.

Tim Fitzgerald asked what improvement will be made to the existing building.

Mike Ludwig stated there would be no change to the existing building that is on the property. The requirement is to improve some of the landscaping and bring the existing parking that is around the building into a greater conformance with the code.

Greg Wattier asked about the neighborhood meeting the applicant held.

John Thompson stated they had a meeting on December 1, 2014 at the shop and everyone in attendance was in favor of the applicant's request. They felt it would bring more life to the neighborhood.

Jacqueline Easley asked if the people who submitted the two response cards in opposition attended the neighborhood meeting.

John Thompson stated no they were not in attendance.

Mike Ludwig pointed out that one of the response cards in opposition was only in opposition to rezoning of 1103 Maury Street. The applicant has already agreed to exclude the rezoning of that lot.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition to the applicant's request.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Tim Fitzgerald moved staff recommendation Part A) to find the rezoning not in conformance with the existing Low-Density Residential future land use designation in the Des Moines' 2020 Community Character Plan.

Motion passed 10-0.

Tim Fitzgerald moved staff recommendation for Part B) to approve an amendment to the Des Moines' 2020 Community Character Plan future land use designation from Low-Medium Density Residential to Commercial: Auto-Oriented, Small-Scale Strip Development, for the requested subject property excluding the portion of the property at 1103 Maury Street.

Motion passed 8-2 (CJ Stephens and Dann Flaherty voted in opposition).

Tim Fitzgerald moved staff recommendation for Part C) to approve the requested rezoning to a Limited "C-2" District for the subject property, excluding the property at 1103 Maury Street, subject to the following conditions:

1. Prohibit the use of the property for adult businesses; gas stations/convenience stores; businesses selling liquor, wine, or beer; vehicle display lots, off-premises advertising signs; pawn brokerages; and delayed deposit services.
2. Any development of the site expansion of the existing vehicle repair use, or use of the property for a licensed mobile vendor shall require that a Site Plan be reviewed and approved by the Permit and Development Center whereby the existing repair garage is brought into conformance with paving and landscaping requirements, to include all necessary improvements for location of a mobile vendor including dedicated parking and paved areas for the vendor and seating areas.

Motion passed 7-3 (Greg Wattier, CJ Stephens and Dann Flaherty voted in opposition).

Respectfully submitted,



Michael G. Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

Request from Leonardo Diaz (owner) for property located at 1103 and 1123 Maury Street and 810 Southeast 12th Street.				File # ZON2014-00228	
Description of Action	Approval of the requested rezoning to a Limited "C-2" District for the subject property, excluding the property at 1103 Maury Street, subject to conditions.				
2020 Community Character Plan	Current: Low-Medium Density Residential Proposed: Commercial: Auto-Oriented, Small-Scale Strip Development.				
Horizon 2035 Transportation Plan	2011-2015 Improve SE 12 th Street from SE Connector to Maury Street.				
Current Zoning District	R1-60" One-Family Low-Density Residential District				
Proposed Zoning District	"C-2" General Retail and Highway-Oriented Commercial District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area		2			
Outside Area					
Plan and Zoning Commission Action	Approval	7-3	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Leonardo Diaz, 103 and 1123 Maury Street and 810 Southeast 12th Street

ZON2014-00228



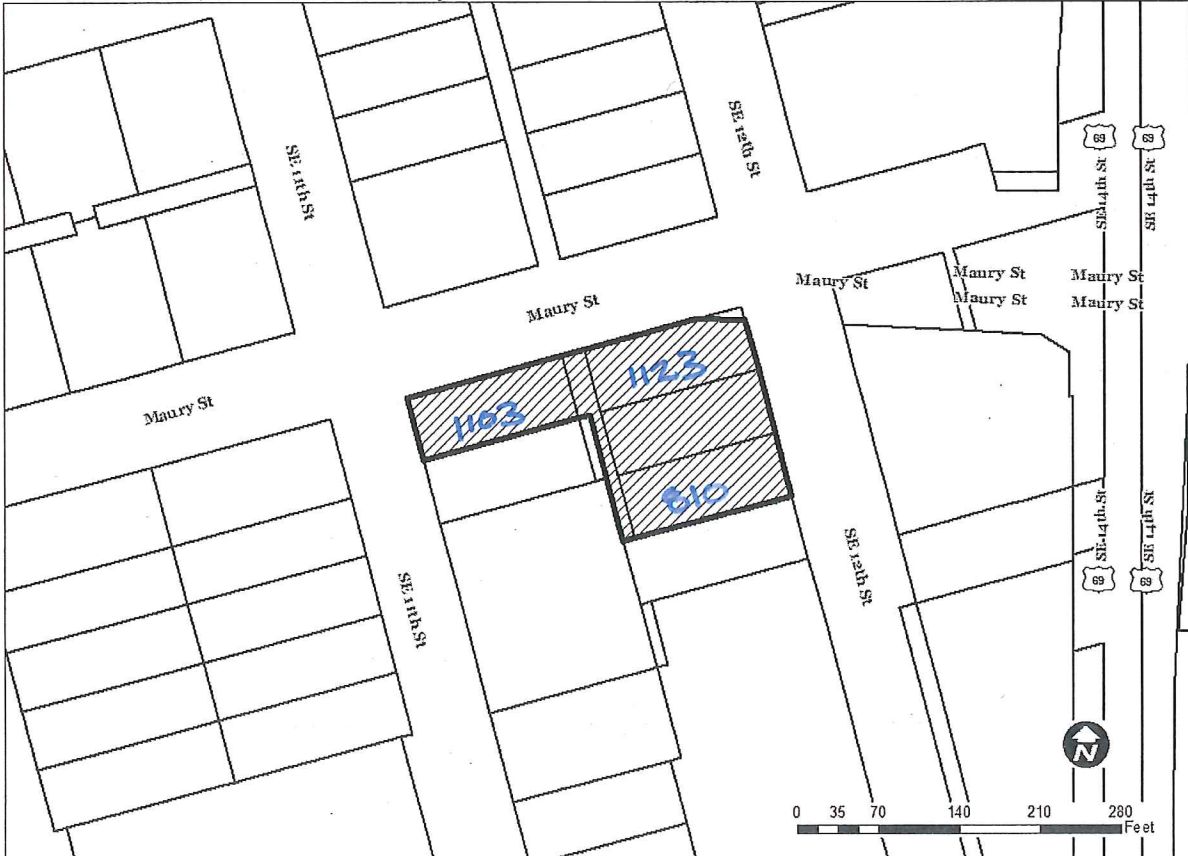
Updated on: 11/21/2014

1 inch = 97 feet

Request from Leonardo Diaz (owner) for property located at 1103 and 1123 Maury Street and 810 Southeast 12th Street.		File # 21-2014-4.12		
Description of Action	Approval of amendment to the Des Moines' 2020 Community Character Plan future land use designation from Low-Medium Density Residential to Commercial: Auto-Oriented, Small-Scale Strip Development for the requested subject property excluding the portion of the property at 1103 Maury Street.			
2020 Community Character Plan	Current: Low-Medium Density Residential Proposed: Commercial: Auto-Oriented, Small-Scale Strip Development.			
Horizon 2035 Transportation Plan	2011-2015 Improve SE 12 th Street from SE Connector to Maury Street.			
Current Zoning District	R1-60" One-Family Low-Density Residential District			
Proposed Zoning District	"C-2" General Retail and Highway-Oriented Commercial District			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area				
Plan and Zoning Commission Action	Approval	8-2	Required 6/7 Vote of the City Council	Yes
	Denial			No

Leonardo Diaz, 1103 and 1123 Maury Street and 810 Southeast 12th Street

21-2014-4.12



Updated on: 11/21/2014

1 inch = 97 feet

Item ZON2014-00228

Date 12-11-14

RECEIVED
I (am) (am not) in favor of the request.
COMMUNITY DEVELOPMENT
(Circle One)

DEC 16 2014 Print Name RANDY LENZE

DEPARTMENT Signature [Signature]

Address 805 SE 11th

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

THE PROPERTY 1105 MAURY ST IS NEXT DOOR TO
ME, IT IS ZONE FOR RESIDENTIAL NOT BUSINESS!
IT NEEDS TO STAY THAT WAY, NO BUSINESS
NEXT TO ME. IF THEY REZONE NEED TO PAY
HIGHER TAXES, BUT ME OUT!

Item ZON2014-00228

Date Dec 10-2014

I (am) (am not) in favor of the request.
RECEIVED
(Circle One)
COMMUNITY DEVELOPMENT

Print Name Fred Bailey

DEC 15 2014

Signature [Signature]

DEPARTMENT

Address 717 SE 11th

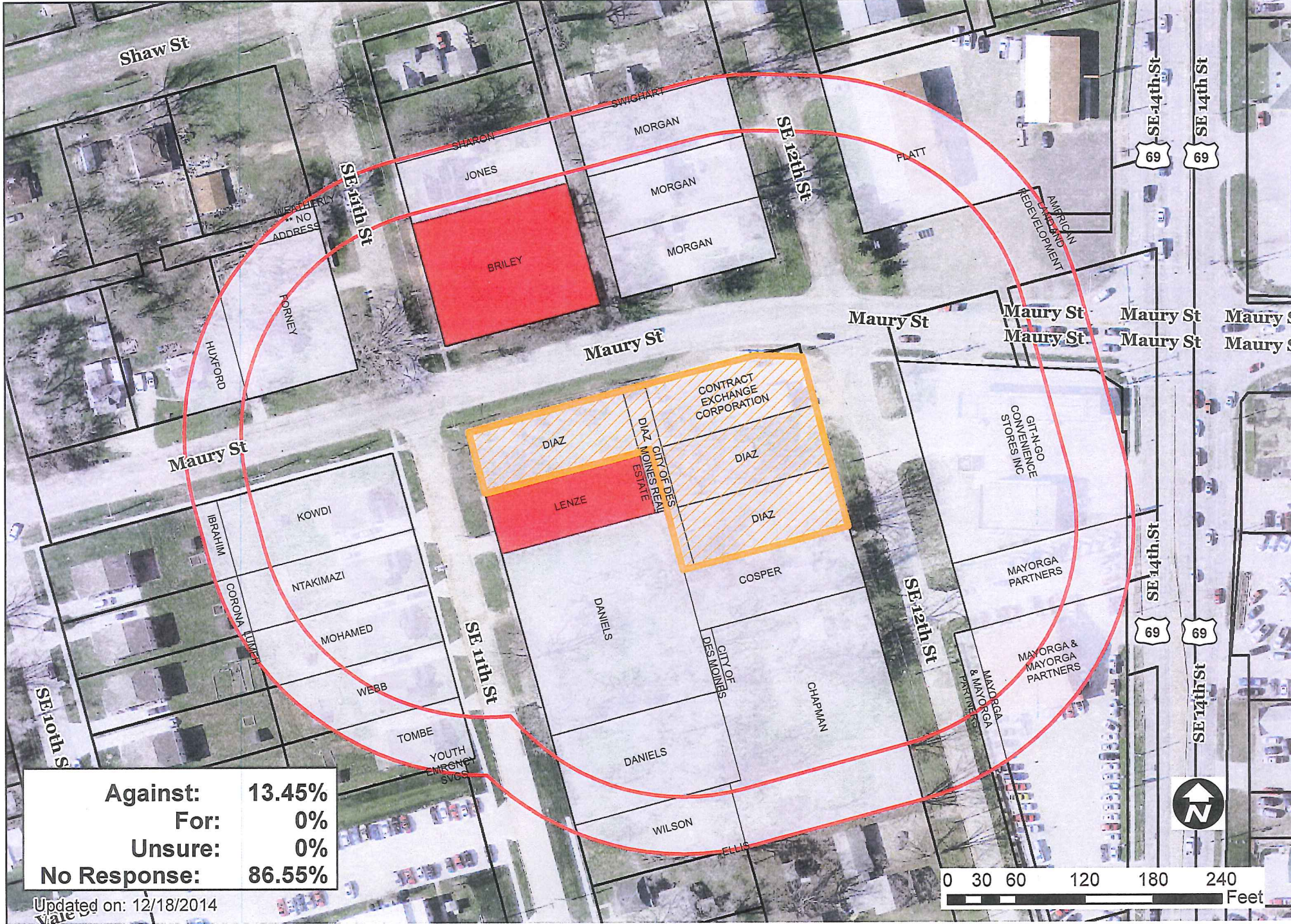
Reason for opposing or approving this request may be listed below:

I have lived in my home since 1981
And that this location 1103-1123 Maury Street
has always been an eye sore and
a high crime element in and to
my neighborhood and that is no matter
who runs a business there try

47

Leonardo Diaz, 1103 and 1123 Maury Street and 810 Southeast 12th Street

ZON2014-00228



Against:	13.45%
For:	0%
Unsure:	0%
No Response:	86.55%

Updated on: 12/18/2014

