



Date April 23, 2018

RESOLUTION SETTING HEARING ON REQUEST FROM SMITH HOME RESTORATIONS, LLC TO REZONE 1107 24TH STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 5, 2018, its members voted 12-0 in support of a motion to recommend **DENIAL** of a request from Smith Home Restorations, LLC (purchaser), represented by Tina Smith (officer) to rezone property at 1107 24th Street ("Property") from "R1-60" One-Family Low-Density Residential District to "R-4" Multiple-Family Residential District, to allow for use of the Property for a three-unit multiple-family dwelling; and

WHEREAS, the Property is legally described as follows:

The South 35 feet of the North 75 feet of Lots 48 and 49 in DRAKE UNIVERSITY'S THIRD ADDITION TO DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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 rezoning is to be considered shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on May 7, 2018, at which time the City Council will hear both those who oppose and those who favor the proposal.
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.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Lawrence R. McDowell, Deputy City Attorney

(ZON2018-00028)

COUNCIL ACTION	YEAS	NAVS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

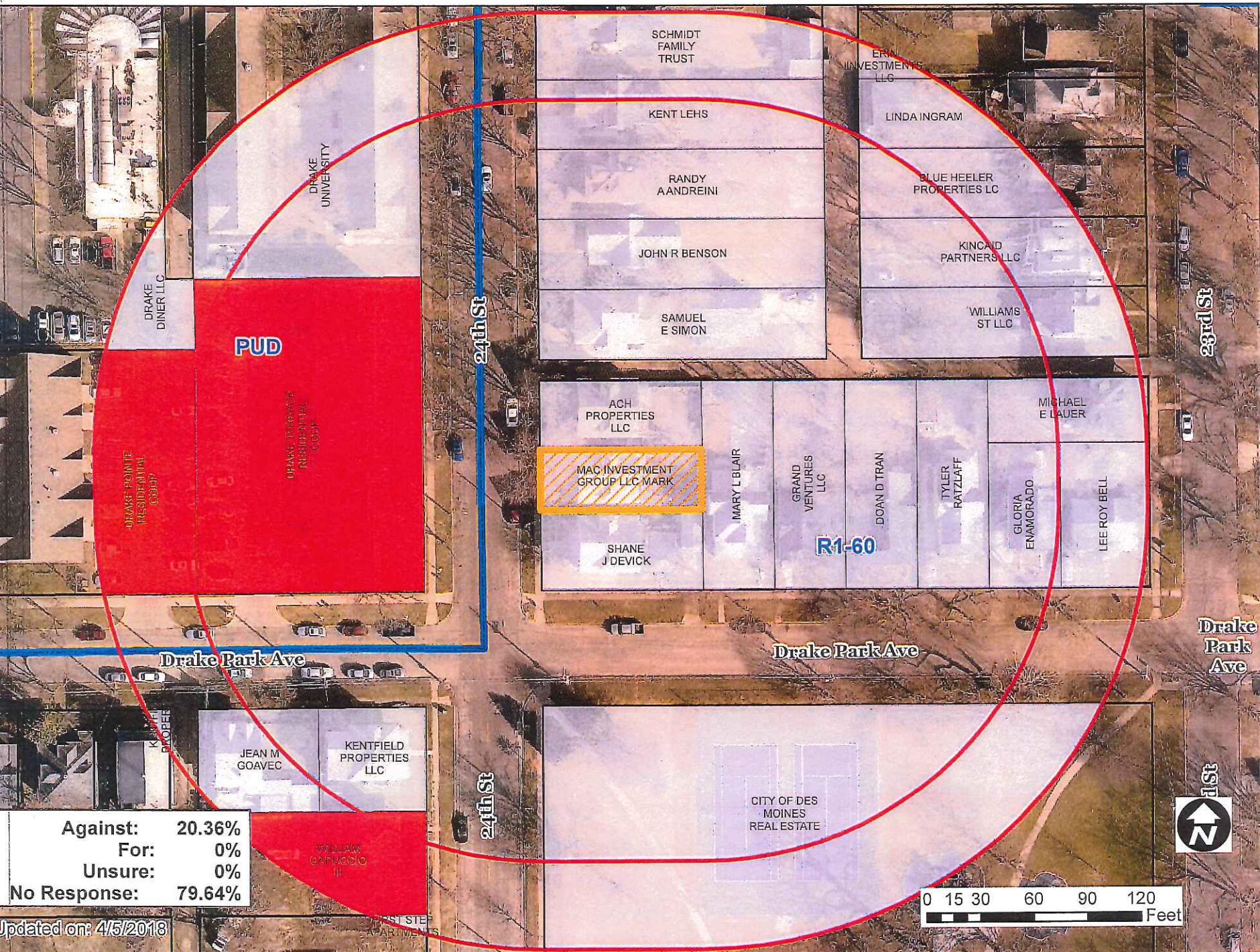
CERTIFICATE

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.

_____ Mayor

_____ City Clerk



Against: 20.36%
 For: 0%
 Unsure: 0%
 No Response: 79.64%

Updated on: 4/5/2018



Date April 23, 2018
 Agenda Item 23
 Roll Call # _____

April 18, 2018

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their April 5, 2018 meeting, the following action was taken regarding a request from Smith Home Restorations, LLC (purchaser) represented by Tina Smith (officer) to rezone property at 1107 24th Street from "R1-60" One-Family Low-Density Residential District to "R-4" Multiple-Family Residential District, to allow for use of property for a three-unit multiple-family dwelling. The subject property is owned by MAC Investment Group, LLC.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles				X
Chris Cutler	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page				X
Mike Simonson	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier				X

APPROVAL of Part A) to find the proposed "R-4" Multiple-Family Residential District is **not** in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low-Medium Density Residential; **denial** of Part B) the proposed

amendment of the PlanDSM Creating Our Tomorrow future land use designation from Low-Medium Density Residential to High Density Residential and **denial** of Part C) the proposed rezoning of property from "R1-60" One-Family Low-Density Residential District to "R-4" Multiple-Family Residential District. (21-2018-4.05) & (ZON2018-00028)

Written Responses

0 in Favor

4 in Opposition

STAFF RECOMMENDATION

Part A) Staff recommends that the Commission find the proposed "R-4" Multiple-Family Residential District is **not** in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low-Medium Density Residential.

Part B) Staff recommends **denial** of the proposed amendment of the PlanDSM Creating Our Tomorrow future land use designation from Low-Medium Density Residential to High Density Residential.

Part C) Staff recommends **denial** of the proposed rezoning of property from "R1-60" One-Family Low-Density Residential District to "R-4" Multiple-Family Residential District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant is proposing to re-occupy the structure with three (3) dwelling units after being vacant since 2011. The most recent Housing Rental Certificate expired on October 11, 2010 after an extension granted by the Housing Appeals Board for repairs did not meet final inspection. The property lost any legal rights to a three-unit dwelling 6 months following this expiration.
- 2. Size of Site:** 35 feet by 90 feet (3,150 square feet or 0.072 acres).
- 3. Existing Zoning (site):** "R1-60" One-Family Low-Density Residential District.
- 4. Existing Land Use (site):** The subject property contains a 2,192-square foot structure that was built as a single-family dwelling in 1893 but was later converted to three (3) dwelling units.

5. Adjacent Land Use and Zoning:

North – “R1-60”; Use is a 4-unit multiple-family dwelling.

South – “R1-60”; Use is a 6-unit multiple-family dwelling.

East – “R1-60”; Use is a single-family dwelling.

West – “PUD”; Uses is the “Drake Terrace Apartments” 24-unit multiple-family residential building.

6. General Neighborhood/Area Land Uses: The subject property is located on the east side of 24th Street to the north of its intersection with Drake Park Avenue. The area generally consists of a mix of densities of residential dwellings in a couple blocks proximity to the southeast of the Drake University campus.

7. Applicable Recognized Neighborhood(s): The subject property is in the Drake Neighborhood. All neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on March 19, 2018. A Final Agenda was mailed to the neighborhood associations on March 30, 2018. Additionally, separate notifications of the hearing for this specific item were mailed on March 16, 2018 (20 days prior to the hearing) and on March 26, 2018 (20 days prior to the hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Drake Neighborhood Association notices were mailed to Jennifer Sayers, 1129 28th Street, Des Moines, IA 50311.

The applicant is required to hold a neighborhood meeting regarding the rezoning request. This meeting was scheduled for March 25, 2018. The applicant will be available to provide a summary of that meeting at the hearing.

8. Relevant Zoning History: N/A.

9. PlanDSM Creating Our Tomorrow Future Land Use Plan Designation: Low Density Residential.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations 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 make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM Creating Our Tomorrow Future Land Use Plan Designation:** The subject property is designated as Low-Medium Density Residential, which is described as “Areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.” The proposed three (3) dwelling units on a 0.072-acre parcel represents a net density of 41.67 units per acre. Therefore, the proposed “R-4” Multiple-Family Residential District would require the future land use designation to be revised to High Density Residential, which is described as “Areas developed with primarily higher intensity multi-family housing with a minimum density over 17 dwelling units per net acre.”

Staff does not believe that this is an appropriate location for High Density Residential. This designation is typically located along corridors and/or transit routes, such as Forest Avenue, University Avenue, and Martin Luther King, Jr. Parkway. Therefore, Staff recommends denial of both the land use plan amendment and the rezoning. Should the City Council deny the requested rezoning, the applicant would be able to seek a Use Variance from the Zoning Board of Adjustment.

2. **Site Plan Requirements:** Should the property be rezoned, any multiple-family residential use must be in compliance with a Site Plan under the design guidelines for multiple-family residential, as reviewed and approved by the Plan and Zoning Commission. This Site Plan must comply with all regulations, including those pertaining to landscaping and stormwater management.
3. **Access or Parking:** Should the property be rezoned, any multiple-family residential use must provide a minimum of 5 parking spaces for the proposed 3 dwelling units (1.5 spaces per dwelling unit), including one (1) ADA-compliant space. There currently is no off-street parking provided on the property. Zoning Board of Adjustment relief of the off-street parking requirement would be required if the property is rezoned as requested prior to consideration of a Site Plan and Building Plan review.
4. **“R-4” District Bulk Regulations:** The Zoning Ordinance requires the following to be provided for multiple-family dwellings within the “R-3” District:
 - Minimum lot area of 8,000 square feet,
 - 850 square feet of lot area per dwelling unit,
 - 30-foot building setback from the front property line, or calculated average.
 - Building side yard setbacks totaling 17 feet with no less than 8 feet being provided on one side.

The subject property measures 3,150-square feet total and would not comply with the minimum lot area and minimum side yard bulk regulations if used for three (3) dwelling units. It would likely meet the calculated front yard setback based on the adjoining dwellings which appear to be built to the same setback. Zoning Board of Adjustment relief of the bulk regulations would be required prior to consideration of a Site Plan and Building Plan review.

5. **Multiple-Family Residential Design Guidelines:** The applicant would be required to submit a site plan and building elevations for review by the Plan and Zoning

Commission in accordance with the City's Multiple Family Residential Design Guidelines if the property is rezoned as requested. In acting upon any application for multiple-family dwellings, boarding houses or rooming-houses, the Plan and Zoning Commission shall apply the design guidelines City Code Section 82-213, which are in consideration of the criteria set forth in Chapter 18B of the Iowa Code. The decision to approve, approve subject to conditions, or disapprove an application shall be based upon the conformance with the following design standards:

- A) *Architectural character.* New developments and alterations to existing development in or adjacent to existing developed areas shall be compatible with the existing architectural character of such areas by using a compatible design. Compatibility may be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.
- B) *Building height and mass.* Buildings shall be either similar in size and height, or if larger, shall be articulated, setback or subdivided into massing that is proportional to the mass and scale of other structures on the same block and adjoining blocks. Articulation may be achieved through variation of roof lines, setbacks, patterns of door and window placement, and the use of characteristic entry features. To the maximum extent feasible, the height, setback and width of new buildings and alterations to existing buildings should be similar to those of existing buildings on the same block. Taller buildings or portions of buildings should be located interior to the site. Buildings at the ends of blocks should be of similar height to buildings on the adjoining blocks.
- C) *Building orientation.* To the maximum extent feasible, primary facades and entries shall face the adjacent public street. A main entrance should face a connecting walkway with a direct pedestrian connection to the public street without requiring all pedestrians to walk through parking lots or across driveways.
- D) *Garage access/location.* If the prominent character of garage access and/or location is located to the rear of the properties in the surrounding neighborhood, then new construction should be compatible with such character.
- E) *Rooftop/second story additions.* A rooftop or second floor addition, including but not limited to stairs and emergency egress, should not overhang the front or sidewalls of the existing building.
- F) *Emergency egress.* All stairs and means of emergency egress extending more than 15 feet above grade and visible from the adjoining street should be completely enclosed with materials compatible in color and texture with the balance of the building.
- G) *Parking.* Parking lots containing more than eight parking spaces should comply with the adopted landscape standards applicable to commercial development in the C-1 district.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

Francis Boggus asked for the total square footage of the house.

Jason Van Essen stated 2,192 square feet.

Francis Boggus asked for total square footage of each living space.

Jason Van Essen stated he wasn't sure how it's been divided out.

CHAIRPERSON OPENED THE PUBLIC HEARING

Troy Smith 2734 E Cutler representing GT Real Estate Investments, stated this property was previously a 3-plex sitting on a 35 feet x 90 feet lot. GT owns several rental units around town and they are very strict with their tenants. This is a very nice piece of property and was built in the 1800's with really nice wood work on the inside. They want to rehab this property and bring it back up to code and believes it doesn't deserve to be torn down.

Jennifer Sayers 1129 28th Street, President of the Drake Neighborhood Association, stated this property is a good candidate to remain a single-family dwelling. The neighborhood plan is to return properties like this to single-family use once they lose they grandfather rights. They believe this property is very affordable for a single family due to the assessor's valuation of \$55,000. There's a lot of density on this block due to the apartment complex across from this property and approximately 40 additional rental units currently on this block.

Jann Freed asked if the properties adjacent to the subject property are rentals.

Jennifer Sayers states yes. Also, the neighborhood association voted to keep this property as a single-family use with all members present in favor.

Bill Cappuccio 1084 24th Street, stated the neighborhood plan for this area is to lower the density. There is a market for single-family dwellings in this area and you can see that by the number of 3-plexes that have been converted into a single-family use already.

Troy Smith stated this property is located in the Drake area and there is a housing need for the students. A lot of money would be lost rehabbing this property back into a single-family use. He does not believe the assessor's valuation is correct.

Greg Jones asked how long he has owned the property.

Troy Smith stated he is waiting on the approval of rezoning to allow a 3-plex before purchasing.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Mike Simonson stated the commission has seen several of these properties turn back into single-family use after the rental certificates have expired. The neighborhood association has worked long and hard for this change.

Jann Freed stated this is why we have neighborhood associations, so they can work together and figure out how they want their neighborhood to appear.

COMMISSION ACTION:

Mike Simonson made a motion for Part A) to find the proposed "R-4" Multiple-Family Residential District is **not** in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low-Medium Density Residential; **denial** of Part B) the proposed amendment of the PlanDSM Creating Our Tomorrow future land use designation from Low-Medium Density Residential to High Density Residential and **denial** of Part C) the proposed rezoning of property from "R1-60" One-Family Low-Density Residential District to "R-4" Multiple-Family Residential District.

Motion Passed: 12-0

Respectfully submitted,

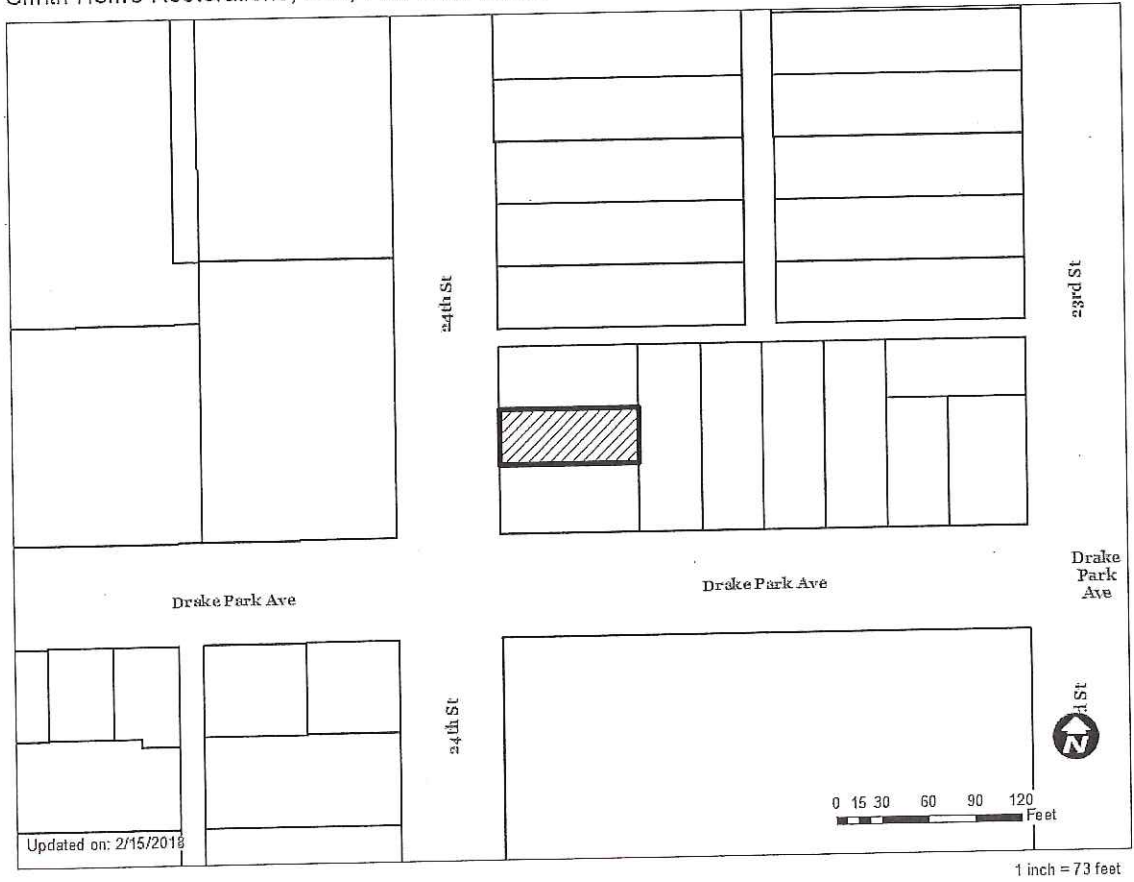
Michael Ludwig, AICP
Planning Administrator

EML:tjh

Smith Home Restorations, LLC (purchaser) represented by Tina Smith (officer) for property at 1107 24th Street. The subject property is owned by MAC Investment Group, LLC.			File # 21-2018-4.05		
Description of Action	Amendment of the PlanDSM Creating Our Tomorrow future land use designation from Low-Medium Density Residential to High Density Residential.				
PlanDSM Future Land Use	Current: Low-Medium Density Residential. Proposed: High Density Residential.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"R1-60" One-Family Low-Density Residential District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	"R-4" Multiple-Family Residential District and "FSO" Freestanding Signs Overlay District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
	0	4		>20%	
Subject Property					
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes	X
	Denial	X		No	

Smith Home Restorations, LLC, 1107 24th Street

21-2018-4.05

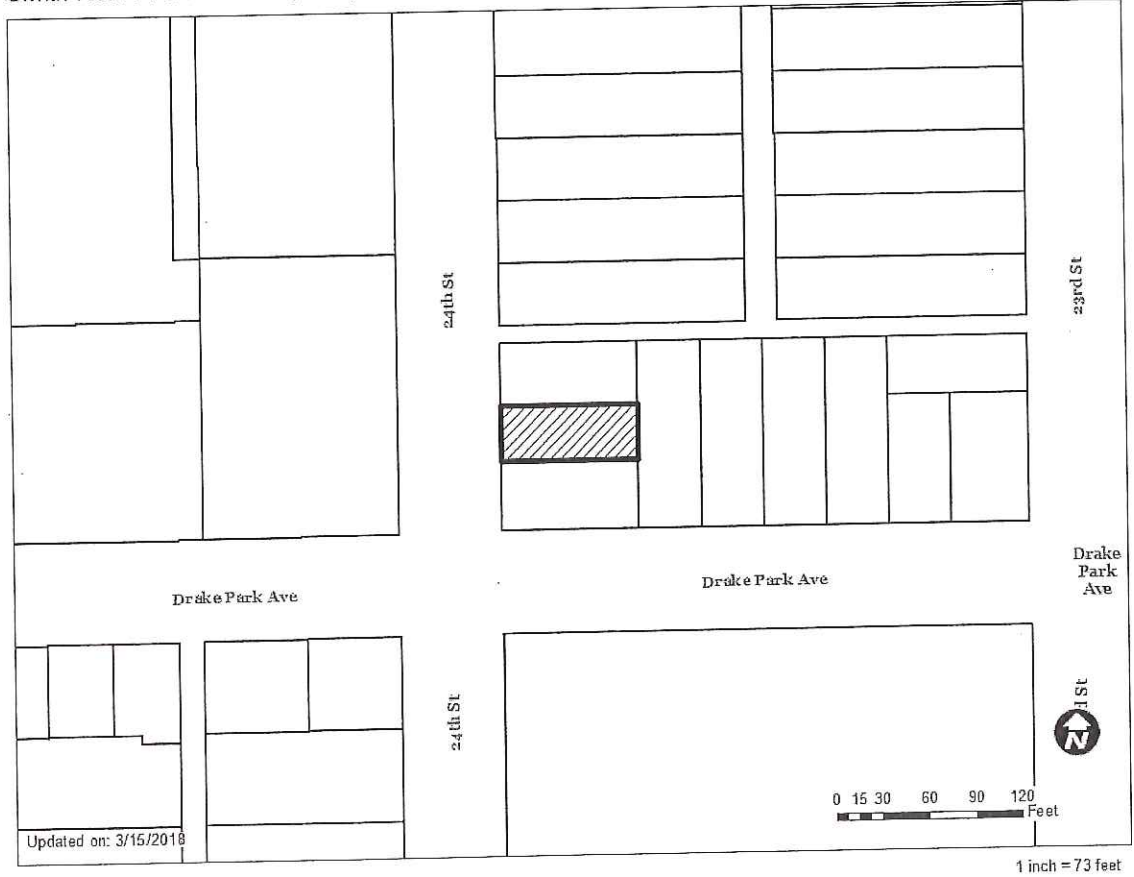


1 inch = 73 feet

Smith Home Restorations, LLC (purchaser) represented by Tina Smith (officer) for property at 1107 24th Street. The subject property is owned by MAC Investment Group, LLC.				File # ZON2018-00028	
Description of Action	Rezoning of property from "R1-60" One-Family Low-Density Residential District to "R-4" Multiple-Family Residential District, to allow for use of property for a three-unit multiple-family dwelling.				
PlanDSM Future Land Use	Current: Low-Medium Density Residential. Proposed: High Density Residential.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"R1-60" One-Family Low-Density Residential District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	"R-4" Multiple-Family Residential District and "FSO" Freestanding Signs Overlay District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	0	4		>20%	
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes	X
	Denial	X		No	

Smith Home Restorations, LLC, 1107 24th Street

ZON2018-00028



1 inch = 73 feet

23

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1107 24TH ST				
City	DES MOINES	Zip	50311	Jurisdiction	Des Moines
District/Parcel	030/01491-000-000	Geoparcel	7824-05-126-023	Status	Active
School	Des Moines	Nbhd/Pocket	DM95/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Mark Patterson, CAE, CCIM, ICA 515-286-3148		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#)
[Google Map](#) [Pictometry](#)



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MAC INVESTMENT GROUP LLC	2011-08-11	13937/115

Legal Description and Mailing Address

S 35F N 75F LOTS 48 & 49 DRAKE UNIVERSITY 3RD ADD	MAC INVESTMENT GROUP LLC MARK A CRITELLI 2924 104TH ST URBANDALE, IA 50322
---	---

Current Values

Type	Class	Kind	Land	Bldg	Total
2017 Value	Multi-Residential	Full	\$4,800	\$50,700	\$55,500

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

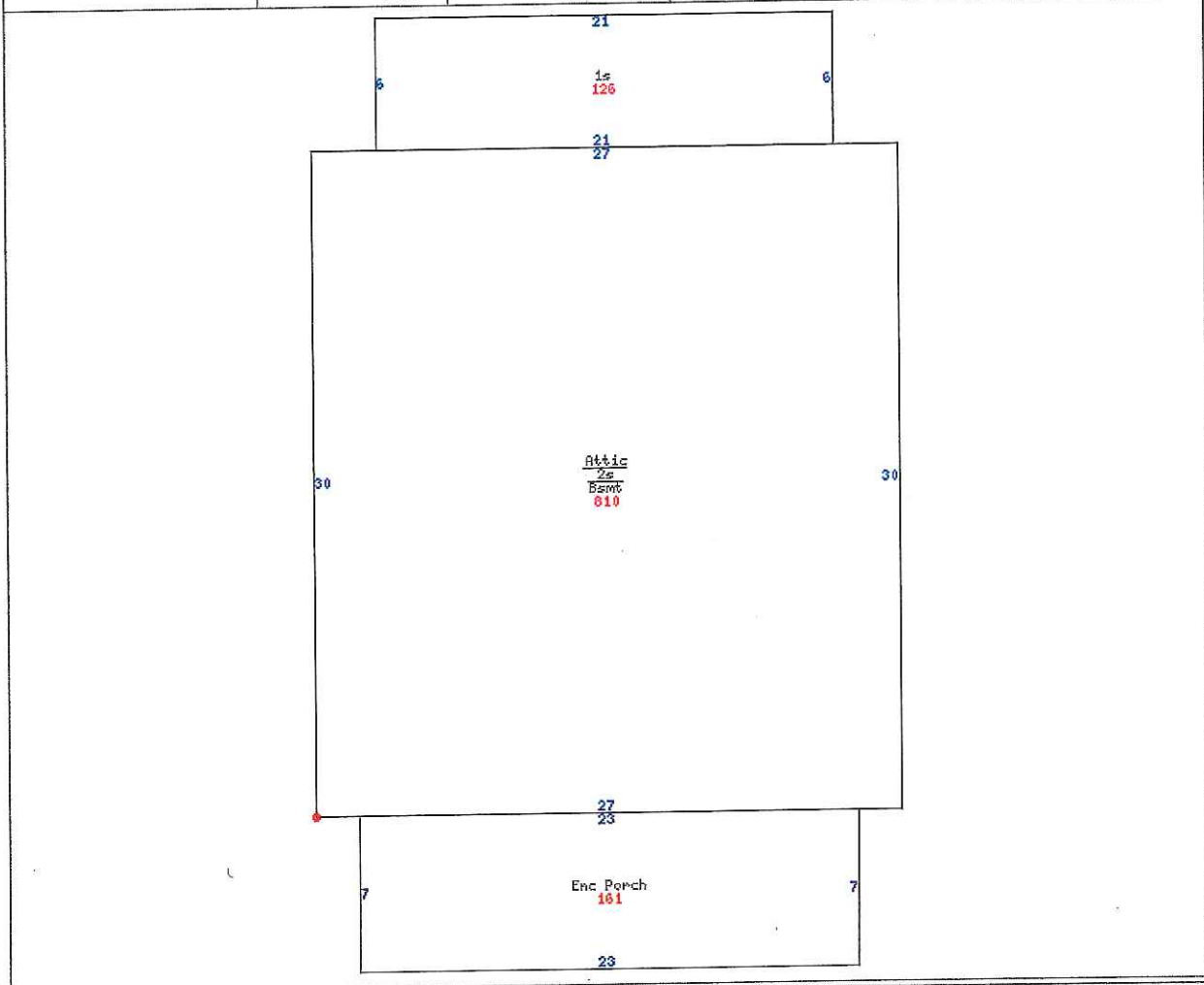
Land

Square Feet	3,150	Acres	0.072	Frontage	35.0
Depth	90.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		

Residences - 1 Record

Residence #1

Occupancy	Conversion	Residence Type	2 Stories Plus	Year Built	1893
Number Families	3	Grade	4+00	Condition	Below Normal
Total Square Foot Living Area	2192	Main Living Area	936	Upper Living Area	810
Attic Finished Area	446	Basement Area	810	Enclosed Porch Area	161
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	3



Commercial Summary

Occupancy	Apartment Conversion	Age, Weighted	1893	Total Story Height	3
Land Area	3,150	Gross Area	2,192	Finished Area	2,192

Unfinished Bsmt Area	810	Finished Bsmt Area	0	Number of Units	3
Primary Group	Residence Conversion	Percent Primary Group	100.00	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	5/Metal	Condition, Weighted	BN/Below Normal
Ground Floor Area	936				

Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
US BANK NA (TRUSTEE)	CRITELLI PROPERTIES, LLC	2008-05-15	\$51,500	Deed	12697/813
KOALA PROPERTIES, LLC	CHALIK, DENNY P & DEB L	2002-06-28	\$62,000	Deed	9213/278
EASTMAN, JODY L	KOALA PROPERTIES, LLC	2000-08-11	\$60,000	Deed	8566/951
SEARS, CHARLES H	EASTMAN, JODY L	1995-11-28	\$46,000	Deed	7305/618
BALDWIN, LESLIE E	SEARS, CHARLES H	1991-03-23	\$42,000	Deed	6354/394

Appeals - 1 Record

Year	Type	Case #	Status	Appellant
2009	PAAB	09-77-1520	Stipulated	CRITELLI PROPERTIES, LLC

Permits - 2 Records

Year	Type	Permit Status	Application	Description
1997	Pickup	Complete		review value/reval
1996	Pickup	Complete	1996-02-07	alterations/conversion

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	Assessment Roll	Multi-Residential	Full	\$4,800	\$50,700	\$55,500
2015	Assessment Roll	Multi-Residential	Full	\$4,000	\$46,000	\$50,000
2013	Assessment Roll	Commercial Multiple	Full	\$4,000	\$40,500	\$44,500
2011	Board Action	Commercial Multiple	Full	\$4,000	\$40,500	\$44,500
2011	Assessment Roll	Commercial Multiple	Full	\$4,000	\$55,500	\$59,500
2010	Correction	Commercial Multiple	Full	\$4,000	\$63,000	\$67,000
2010	Board Action	Commercial Multiple	Full	\$4,000	\$106,500	\$110,500
2009	PAAB Order	Commercial Multiple	Full	\$4,000	\$63,000	\$67,000
2009	Board Action	Commercial Multiple	Full	\$4,000	\$106,500	\$110,500
2009	Assessment Roll	Commercial Multiple	Full	\$4,000	\$106,500	\$110,500
2007	Assessment Roll	Commercial Multiple	Full	\$4,000	\$106,500	\$110,500
2006	Assessment Roll	Commercial Multiple	Full	\$3,700	\$106,800	\$110,500
2005	Assessment Roll	Commercial Multiple	Full	\$3,700	\$84,500	\$88,200

Yr	Type	Class	Kind	Land	Bldg	Total
2003	Assessment Roll	Commercial Multiple	Full	\$3,200	\$80,800	\$84,000
2001	Assessment Roll	Commercial Multiple	Full	\$2,990	\$57,010	\$60,000
1999	Assessment Roll	Commercial Multiple	Full	\$4,000	\$46,500	\$50,500
1997	Assessment Roll	Commercial Multiple	Full	\$3,900	\$43,100	\$47,000
1996	Assessment Roll	Commercial Multiple	Full	\$3,900	\$34,100	\$38,000
1995	Assessment Roll	Commercial Multiple	Full	\$3,900	\$40,200	\$44,100
1993	Assessment Roll	Commercial Multiple	Full	\$3,740	\$38,260	\$42,000
1991	Board Action	Commercial Multiple	Full	\$3,740	\$27,180	\$30,920
1991	Was Prior Year	Commercial Multiple	Full	\$3,740	\$27,180	\$30,920

This template was last modified on Sat Mar 4 12:31:48 2017 .

23

RECEIVED
COMMUNITY DEVELOPMENT

APR 01 2018

Address 9010 Danvers Ave

Signature OPPUNITY

Print Name Mike Nixon

Date 3/27/18

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

To many open apartment units in area

Drake Point

Item ZON2018-00028

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

APR 03 2018

Address 1084 24th Street

Signature W. O.

Print Name William Cappucco

Date 3/30/18

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

This area was rezoned to R1-60 in order to reduce density. Allowing this building to be rezoned to R-4 would be counter to trust effort and the neighborhood plan

Item ZON2018-00028

Date 3/30/18

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

APR 03 2018

Address 1084 24th Street

Signature W. O.

Print Name William Cappucco

Date 3/30/18

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

This area was rezoned to R1-60 in order to reduce density. Allowing this building to be rezoned to R-4 would be counter to trust effort and the neighborhood plan

Item ZON2018-00028

Date 3-28-18

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

APR 01 2018

Address 1129 28th St.

Signature Jennifer Sapers

Print Name Jennifer Sapers

Date 3-28-18

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

The Drake Neighborhood Association board has discussed this property and I have done a walk-around. We feel this property is a great example of a home that should be converted back to single family. Our goal is to reduce density in the D.N.

ZON2018-00028

Item

Date

3/29/18

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

DRAKE TERRACE CO-OP

(Circle One)

Print Name

Mike Nixon

RECEIVED

Signature

Mike Nixon

COMMUNITY DEVELOPMENT

Address

4010 University Ave

APR 01 2018

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

To many new apartment units in area

Drake Terrace