

Date June 28, 2021

RESOLUTION HOLDING HEARING ON REQUEST FROM ON POINT INVESTMENTS, LLC TO AMEND PLANDSM FUTURE LAND USE DESIGNATION AND TO REZONE PROPERTY LOCATED AT 2406 WOODLAND AVENUE

WHEREAS, on June 14, 2021, by Roll Call No. 21-0856, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on May 20, 2021, its members voted 10-1 in support of a motion to recommend **APPROVAL** of a request from On Point Investments, LLC (owner), represented by Jennifer Echterling (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for real property locally known as 2406 Woodland Avenue (“Property”) from Low Density Residential in a Neighborhood Node to Medium Density Residential in a Neighborhood Node, to allow rezoning to ‘N5-2’ Neighborhood District to allow use of the property for a Two Household Living dwelling; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on May 20, 2021, its members voted 10-1 in support of a motion to recommend **APPROVAL** of a request from On Point Investments, LLC Company (Owner), represented by Jennifer Echterling (officer), to rezone the Property from ‘N5’ Neighborhood District to ‘N5-2’ Neighborhood District for the above-stated purpose; and

WHEREAS, on June 14, 2021, by Roll Call No. 21-0856, it was duly resolved by the City Council that the request to amend PlanDSM and to rezone the Property be set down for hearing on June 28, 2021 at 5:00 P.M., in the Council Chambers; 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 PlanDSM and proposed rezoning; and

WHEREAS, in accordance with said notice, those interested in said proposed amendment to PlanDSM and 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 locally known as 2406 Woodland Avenue, legally described as:

LOT 24 IN INGERSOLL PLACE, AND THE NORTH ½ OF VACATED E/W ALLEY LYING SOUTH OF AND ADJOINING LOT 24, INGERSOLL PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

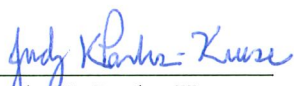
Date June 28, 2021

from 'N5' Neighborhood District to 'N5-2' Neighborhood District.

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 amendment to PlanDSM and proposed rezoning of the Property to 'N5-2' Neighborhood District are hereby overruled, and the hearing is closed.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Low Density Residential in a Neighborhood Node to Medium Density Residential in a Neighborhood Node is hereby approved.
3. The proposed rezoning of the Property, as legally described above, to 'N5-2' Neighborhood District, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY _____ TO ADOPT.

FORM APPROVED: 
Judy K. Parks-Kruse
Assistant City Attorney

(21-2021-4.14)
(ZON2021-00047)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

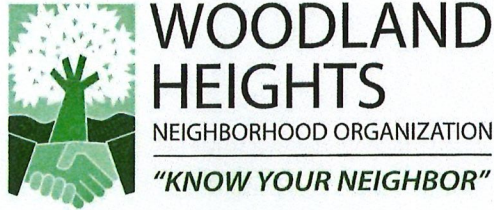
_____ Mayor

CERTIFICATE

I, P. Kay Cmelik, 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



Woodland Heights Organization | 808 25th Street | Des Moines, Iowa 50312

June 4, 2021

Regarding 2406 Woodland Ave. site plan / rezoning request

Dear City Council members and city of Des Moines P&Z staff,

On May 20th, the Planning & Zoning Commission approved the rezoning of 2406 Woodland from N-5 to N5-2. Prior to the 5/20 meeting, the Woodland Heights Organization sent our stated opposition to P&Z city staff. Our opposition was, and still is, based on three major concerns:

- (1.) Approval of this rezoning would ignite other upzoning requests in our single family housing areas; going against one of the primary goals of the neighborhood organization and effectively degrading the work of the neighborhood over the last 30-40 years. The WHO was founded to preserve our Historic homes and take them back to original as possible. Most of our single family homes are within the National Historic District classification.
- (2.) The site provides several challenges to meeting zoning requirements for N-5 and allowing additional density will exacerbate the challenges. One of the biggest challenges is with parking requirements. Fitting appropriate, designated parking on site is not accomplishable under current zoning rules. Additionally, there is no on-street parking available to occupants or guests directly in front of this property or the neighboring properties. The nearest intersection is already a difficult intersection which the neighborhood has discussed many times in an attempt to increase safety. The lack of designated off street parking will not only contribute to the complexity of this intersection, but will also create difficulty for residents during snow removal operations when vehicles must be completely removed from all streets surrounding this property.
- (3.) The neighborhood does not feel this property will provide affordable housing goals identified in Plan DSM. During the meeting notifying the neighborhood of the request for rezoning, the property owner (On Point Investments, a Coluzzi company) stated they anticipate future rental rates around \$1,600 per unit per month.

An elevation/site plan was not provided to P&Z or to WHO prior to the rezoning approval vote, but was presented at the May 20th meeting. The proposed site plan furthers WHO's concerns with the approval of the rezoning and the WHO board voted in opposition at our June 1 board meeting.

This house sits in a N-5 district and the owner must comply with all current building and zoning codes. The proposed site plan does not comply with the below requirements:

68

- (1.) the principal entrance must be on the front façade;
- (2.) the required entrance must have a stoop and an open or enclosed front porch;
- (3.) the maximum impervious area in the front yard cannot exceed 25% (for a 50' frontage the front driveway cannot exceed 12.9'); and
- (4.) there must be a storage shed provided of 266 sq. feet

For these stated reasons, the WHO is asking P&Z and the Des Moines City Council to deny the rezoning and site plan for 2406 Woodland. For further information contact the WHO or the WHO zoning committee.

Best regards,

Phil

Phil Kreznor, president
The Woodland Heights Organization (WHO)
515-770-6497
who50312@gmail.com
808 25th St. 50312
<http://whodesmoines.blogspot.com>

Drost, Bert A.

From: Kelly Adair <kelly.d.adair@gmail.com>
Sent: Tuesday, May 18, 2021 3:31 PM
To: Planning
Subject: Rezoning of property at 2406 Woodland

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the rezoning of property 2406 Woodland due

I am the owner and resident of 2402 High Street.

I am sending this email due to time constraints in returning the n

If you have any questions, you may contact me at 515.491.6333.

Thank you.
Kelly Adair
Sent from my iPhone

*emails for
2406 Woodland
hearing -*

Drost, Bert A.

From: lyla yost <lylayost@gmail.com>
Sent: Tuesday, May 18, 2021 9:26 AM
To: Drost, Bert A.
Subject: Re: 2406 Woodland

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is a big "glitch" within your process. I am of course concerned with neighborhood workability, function and street scape. I used to believe in the new zoning code as far as requiring development to "fit in" to both the style and visual street scape...but now I know there are ways to "loop hole" the process and procedure. Mitch Colluzi told us that he would be asking for the necessary exceptions as far as the driveway and garage requirements. Why can't staff inform the P&Z of these potential ongoing issues? If the property is rezoned, we have additional fights and contention. Evidently staff does not understand the density problems here....the non-availability of both on street or off street parking. We want our neighborhood to be functional and attractive and I still believe that is what the city wants too ! We also take much pride in our original, single family, turn of the century quality homes. Why does this always have to be yet another "fight for existence" ! We are already 64% rental. If the city truly wants to preserve the neighborhoods...we must also encourage single family investment.

I have been to P&Z meetings where they consider both the rezoning and site plan at the same time. How can we make this happen?

On Tue, May 18, 2021 at 8:01 AM Drost, Bert A. <BADrost@dmgov.org> wrote:

Good morning,

The Plan and Zoning Commission won't have the authority to grant waivers any waivers that the Site Plan needs of "N5-2" requirements, until AFTER such time that the property is zoned "N5-2". If everything goes favorably for the rezoning, the soonest that City Council could potentially grant a rezoning would be June 28, 2021. Thus, the soonest that the Plan & Zoning Commission could consider waiver of any "N5-2" requirements would be at their meeting on July 1, 2021.

Sincerely,
Bert

BERT DROST, AICP | CITY OF DES MOINES

Planning & Urban Design Deputy Administrator | Development Services

(515) 283-4257

DSM.city | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

From: lyla yost [mailto:lylayost@gmail.com]
Sent: Monday, May 17, 2021 6:44 PM
To: WHO Woodland Heights Organization <who50312@gmail.com>; Catherine Porter <catherinegporter@gmail.com>; William Page <page@dwx.com>; Drost, Bert A. <BADrost@dmgov.org>
Subject: Fwd: 2406 Woodland

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Maybe we should request that P&Z pull this off the agenda and consider both the rezoning and site plan at the same time ? Bert...can we have this reconsidered/pulled until P&Z has a site plan?

----- Forwarded message -----
From: lyla yost <lylayost@gmail.com>
Date: Mon, May 17, 2021 at 6:37 PM
Subject: Re: 2406 Woodland
To: Drost, Bert A. <BADrost@dmgov.org>

So we would possibly be stuck with another dysfunctional rezoned property. The P&Z needs to see and understand the density problems and be made aware that Colluzi will be asking for all these exceptions. I could point this out at P&Z...but I feel this should be staff's responsibility.

On Mon, May 17, 2021 at 5:58 PM Drost, Bert A. <BADrost@dmgov.org> wrote:

Mitch Coluzzi has not submitted a site sketch for the rezoning. He will need to submit one to the Permit & Development Center in order from them to review the building permit.

From: lyla yost [mailto:lylayost@gmail.com]
Sent: Monday, May 17, 2021 5:37 PM
To: Drost, Bert A. <BADrost@dmgov.org>
Subject: Re: 2406 Woodland

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I forgot to tell you also that at our meeting with Mitch Colluzi, he promised to send over to our president, Phil Kreznor, the site plan. Phil has not received that as of this time right now as I write this. Our meeting is tomorrow and the site plan would be discussed.

On Mon, May 17, 2021 at 5:31 PM lyla yost <lylayost@gmail.com> wrote:

Did Colluzi provide you with a site plan that P&Z will have for the meeting on the 20th? It is my understanding that Colluzi will also be going to the board of adjustment to request exceptions for the driveway and garage requirements. (if he gets the rezoning) This is "Cart before the horse" because at that point the board of adjustment is almost forced to approve these exceptions because the property has already been rezoned....not an asset to Woodland Heights because that has been part of the neighborhood complaints with all the cars parked in front of the house!

Not a good "streetscape" ...looks really bad and not in conformity. There is no parking availability across the street because of the no parking restrictions already existing and then there are two more driveways for the houses across the street...no parking availability any place close by.

Drost, Bert A.

From: j.boot <jasonboot@gmail.com>
Sent: Tuesday, May 18, 2021 3:14 PM
To: Planning
Subject: 2406 Woodland ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am sending this email regarding the rezoning at 2406 Woodland avenue. I am opposed to the rezoning of this property due to it being considered spot zoning.

Thank you Mike Morrill, 2616 High St owner of 2405 High St.

This email is being sent in lieu of the card due to time constraints.

Sent from my iPhone

Drost, Bert A.

From: WHO Woodland Heights Organization <who50312@gmail.com>
Sent: Tuesday, May 18, 2021 8:44 PM
To: Lundy, Erik M.; Van Essen, Jason M.; Drost, Bert A.; Mitch Coluzzi
Subject: 2406 Woodland before P&Z May 20

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Messrs. Lundy, Van Essen, Drost, and Coluzzi,

Thank you to the On Point team for its neighbor meeting 5/13 and communications one-on-one with neighbors regarding the proposal for 2406 Woodland Ave.

The Woodland Heights Organization held its May monthly meeting on 5/18. At the meeting a motion was made, seconded, and passed to oppose the proposed rezoning plan for 2406 Woodland Ave.

Please accept this electronic communication in lieu of a postcard by mail that I fear would arrive too late. Thanks all for the work you do. Please contact me with any questions or concerns.
- Phil

Phil Kreznor
515-770-6497
pckkpckk@hotmail.com
who50312@gmail.com
808 25th 50312



Date June 28, 2021

Agenda Item 68

Roll Call # _____

June 8, 2021

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their May 20, 2021 meeting, the following action was taken regarding a request from On Point Investments, LLC (owner) represented by Jennifer Echterling (officer) to rezone property located at 2406 Woodland Avenue from "N5" Neighborhood District to "N5-2" Neighborhood District, to allow use of the property for a Two Household Living dwelling.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar				X
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page		X		
Rocky Sposato				X
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of Part A) The proposed rezoning to "N5-2" District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of "Low Density Residential."

Part B) **Approval** of an amendment to the PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Low Density Residential to Medium Density Residential.

Part C) **Approval** of rezoning the subject property from “N5” Neighborhood District to “N5-2” Neighborhood District. (ZON2021-00047)

Written Responses

5 in Favor

2 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the proposed rezoning to “N5-2” District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of “Low Density Residential.”

Part B) Staff recommends approval of an amendment to the PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Low Density Residential to Medium Density Residential.

Part C) Staff recommends approval of rezoning the subject property from “N5” Neighborhood District to “N5-2” Neighborhood District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed rezoning would allow use of the property for a two-household dwelling. The property is currently only allowed to be used for a one-household dwelling since it lost legal non-conforming rights since the previous four-plex was vacant for a period longer than one year.
2. **Size of Site:** 7,000 square feet.
3. **Existing Zoning (site):** “N5” Neighborhood District.
4. **Existing Land Use (site):** The property includes a vacant building that was originally constructed as a one-household dwelling, but later converted to four (4) dwelling units.
5. **Adjacent Land Use and Zoning:**
 - North** – “N5”; Use is a commercial office building.
 - South** – “N5”; Use is a one-household dwelling.
 - East** – “N5”; Use is a one-household dwelling.
 - West** – “N5”; Use is a vacant lot with a detached garage.

6. **General Neighborhood/Area Land Uses:** The subject property is located along the south side of Woodland Avenue just to the southwest of Woodland Cemetery in an area that contains a mix of residential uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is in the Woodland Heights Organization Neighborhood. The association was notified of the Commission meeting by mailing of the Preliminary Agenda on April 30, 2021 and the Final Agenda on May 14, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on April 30, 2021 (20 days prior to the hearing) and on May 10, 2021 (10 days prior to the hearing) to the neighborhood association and the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested design alternative.

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 on the date of the mailing. The Woodland Heights Organization notices were mailed to Phil Kreznor, 808 25th Street, Des Moines, IA 50312.

The applicant mailed the required neighborhood outreach letter and will be available to provide a summary of those communications at the hearing.

8. **Relevant Zoning History:** N/A.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential within a Neighborhood Node.
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:** The subject property is designated as “Low-Density Residential” on the Future Land Use Map. Plan DSM describes this designation as follows:

Low-Density Residential: Areas developed with primarily single family and two family residential units with up to 6 dwelling units per net acre.

The applicant is proposing to rezone the property from “N5” Neighborhood District to “N5-2” Neighborhood District. The “N5-2” District allows for one- and two-household dwellings that are in accordance with “House D” building types. The proposed two (2) dwelling units on a 7,000-square foot lot represent a new density of 12.45 units per acre. Therefore, the rezoning requires that the future land use designation be amended to Medium Density Residential. Plan DSM describes this designation as follows:

Medium Density Residential: Areas developed with primarily single family, duplex, and small multi-family residential units with up to 17 dwelling units per net acre.

2. **Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). The proposed "N5-2" District allows for one- and two-household dwellings that are in accordance with the "House D" building type. The provisions for this building type is contained in City Code Section 135-2.16. Any deviation from these requirements would be subject to the consideration of any necessary future Type 1 or Type 2 Design Alternative(s).
3. **Staff Rationale:** The proposed rezoning would allow use of the subject property to be renovated for use as a two-household dwelling. The property was previously used as a 4-unit residential conversion. However, the property has sat vacant and lost legal non-conforming rights. Therefore, unless the property is rezoned, it can only be used a one-household residential use.

A two-household residential dwelling would fill a need identified in PlanDSM to provide medium density, missing middle housing. The location of the subject property along Woodland Avenue within a neighborhood node lends itself to this type of use.

SUMMARY OF DISCUSSION

Kyle Larson presented the staff report and recommendation.

Will Page asked what would happen if this request were denied?

Jason Van Essen stated the commission's recommendation will be forwarded to City Council. If Council agreed to move forward with denial, the applicant would have two paths to take. One would be to use the property for a single-household dwelling and the other would be to seek a use variance from the Zoning Board of Adjustment.

Mitch Coluzzi 2421 High Street, presented an electronic slide show to the commission.

CHAIRPERSON OPENED THE PUBLIC HEARING

Lyla Dozer 741 27th Street, stated the Woodland Heights Organization has three major concerns about the proposed rezoning. The current parking and traffic problems due to high density and no on street parking. They are concerned about the exceptions needed for front yard parking that does not meet the character of the neighborhood. They believe if an upzonig was to occur, more developers would come along asking for the same. Within Woodland Heights, they already have many large apartments, duplexes and quad conversions. The area is currently at 64% rental and needs more home ownership opportunities. They fear the neighborhood would be ruined by more middle housing.

Mitch Coluzzi stated traffic and parking along Woodland is an issue and has been an issue with this property, along with the current condition. This is his attempt to solve the problems associated with this property but still maintain a level of feasibility.

68

CHAIRPERSON CLOSED THE PUBLIC HEARING

Will Page asked if the rezoning is approved, will the site plan come through the commission for review?

Jason Van Essen stated he would anticipate that it will. In glancing at the site sketch, he would expect some Type 2 Design Alternatives would be needed for parking. Without doing a full a full review, he cannot fully guarantee they would come before the commission.

Will Page asked if the Neighborhood Association will have the opportunity to comment on it?

Jason Van Essen stated they would send out 10-day notices just like any other site plan cases with type 2 relief.

Greg Wattier stated he would be in support of this request as the applicant is attempting to make progress in the neighborhood and has a proven track record of improving properties.

COMMISSION ACTION:

Emil Webb made a motion for:

Part A) The proposed rezoning to "N5-2" District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of "Low Density Residential."

Part B) **Approval** of an amendment to the PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Low Density Residential to Medium Density Residential.

Part C) **Approval** of rezoning the subject property from "N5" Neighborhood District to "N5-2" Neighborhood District.

Motion passed: 10-1

Respectfully submitted,

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

69

Request from On Point Investments, LLC (owner) represented by Jennifer Echterling (officer) for property located at 2406 Woodland Avenue.				File #	
				21-2021-4.14	
Description of Action	Amendment to the PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Low Density Residential in a Neighborhood Node to Medium Density Residential in a Neighborhood Node.				
PlanDSM Future Land Use	Current: Low Density Residential in a Neighborhood Node. Proposed: Medium Density Residential in a Neighborhood Node.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"N5" Neighborhood District.				
Proposed Zoning District	"N5-2" Neighborhood District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

On Point Investments, LLC, 2406 Woodland Avenue

21-2021-4.14



1 inch = 90 feet

Request from On Point Investments, LLC (owner) represented by Jennifer Echterling (officer) for property located at 2406 Woodland Avenue.				File # ZON2021-00047	
Description of Action	Rezone property from "N5" Neighborhood District to "N5-2" Neighborhood District, to allow use of the property for a Two Household Living dwelling.				
PlanDSM Future Land Use	Current: Low Density Residential in a Neighborhood Node. Proposed: Medium Density Residential in a Neighborhood Node.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"N5" Neighborhood District.				
Proposed Zoning District	"N5-2" Neighborhood District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	5	2			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

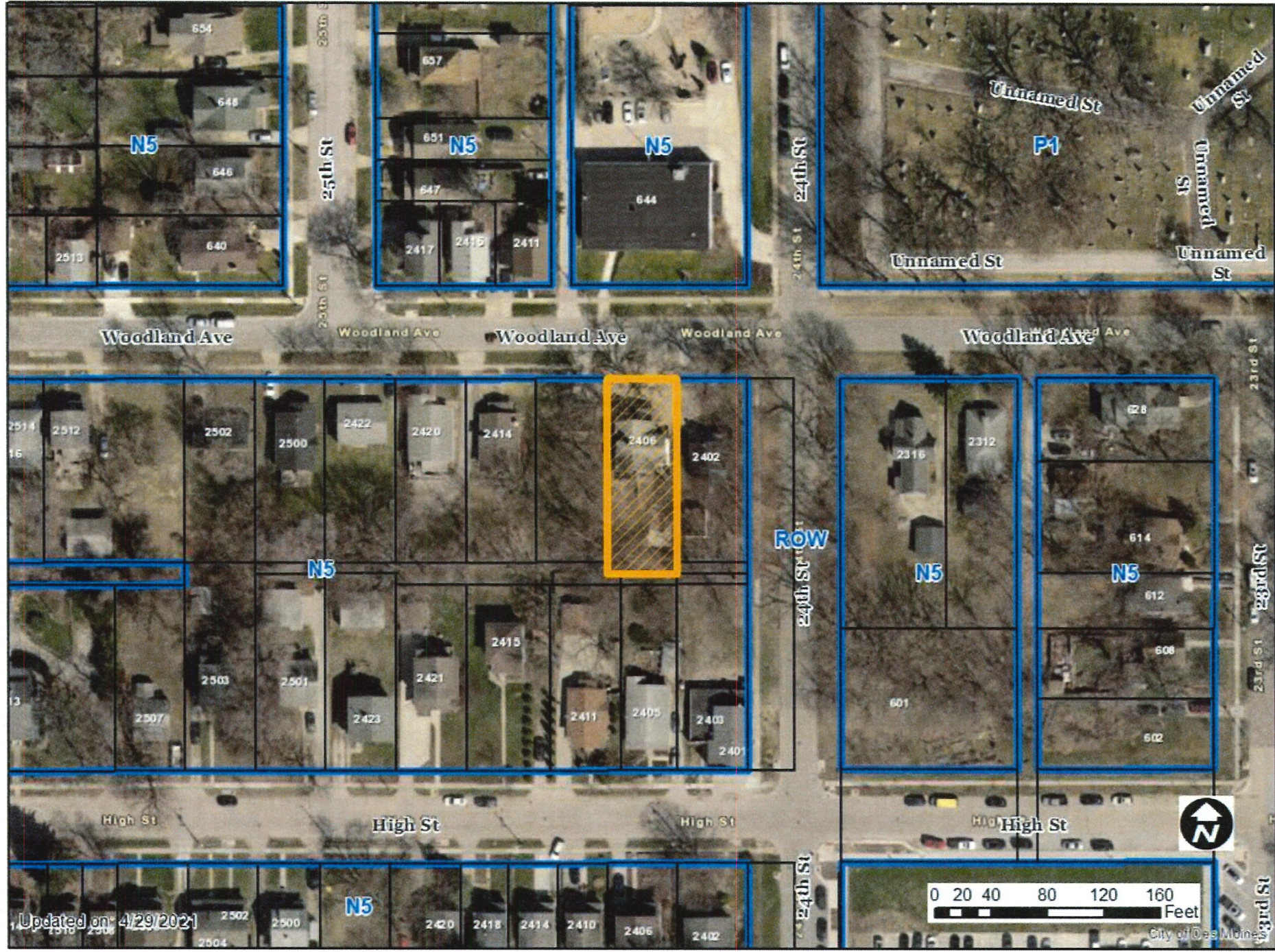
On Point Investments, LLC, 2406 Woodland Avenue

ZON2021-00047



1 inch = 90 feet

68





68

Item: ZON2021-00047

Date: 5-11-21

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Signature: Matt Blakeley

Name: Matt Blakeley

Address: 2500 Woodland

Staff Use Only

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

Item: ZON2021-00047 Date: May 11, 2020

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
MAY 14 2021

Signature: _____
Name: Jennifer Echterling
Address: 648 26th St, Des Moines

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

Reverting down to a duplex brings in
more families

Item: ZON2021-00047 Date: 5-10-2021

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
MAY 14 2021

Signature: _____
Name: LING WONG
Address: 2626 THORNTON AVE.

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

Item: ZON2021-00047

Date: 5-12-21

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Signature: [Handwritten Signature]

Name: Michael Leland

Address: 2411 Woodland Av JSM

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 MAY 14 2021

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

Reduces current density of the property (4 units?)
while re-occupying the home.

Item: ZON2021-00047

Date: 5-11-21

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Signature: [Handwritten Signature]

Name: Kevin A Shelby

Address: 2503 High St., D.M.
50312

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 MAY 14 2021

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

Item: ZON2021-00047

Date: 5/13/21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: _____

Casey Polberg

Name: _____

Casey Polberg

Address: _____

2420 Woodland Ave.

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAY 14 2021

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

*It benefits them more than the homeowners
in the area. I'd rather see it flipped
and sold to someone that would live there
permanently.*

Item: ZON2021-00047

Date: MAY 15 2021

Please mark one of the following:

- I am in favor of the request
- I am not in favor of the request

Staff Use Only

Signature: Kelly W Adair

Name: KELLY ADAIR

Address: 2402 HIGH STREET

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

THIS WOULD BE 'SPOT ZONING'
WHICH I OPPOSE.

2406 Woodland Avenue

Rezoning Meeting

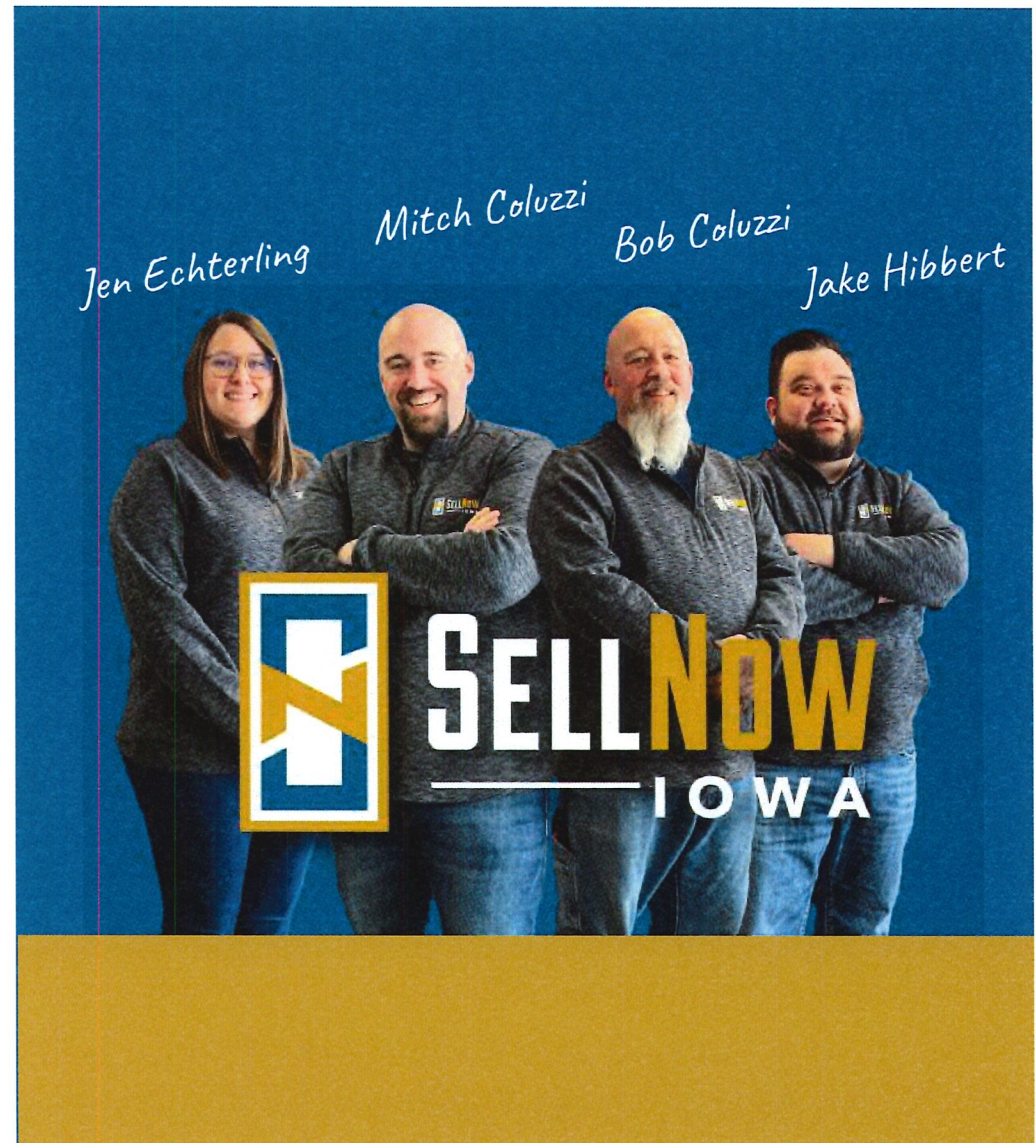
Who are we?

We believe in **healing the community** by restoring blighted properties.

We have a track record of **quality restoration** in Woodland Heights.

Our vision is to bring being a neighbor back into neighborhoods. We recognize there is a gap of trust between communities and investors. **Our mission is to bridge that gap by providing quality housing.**

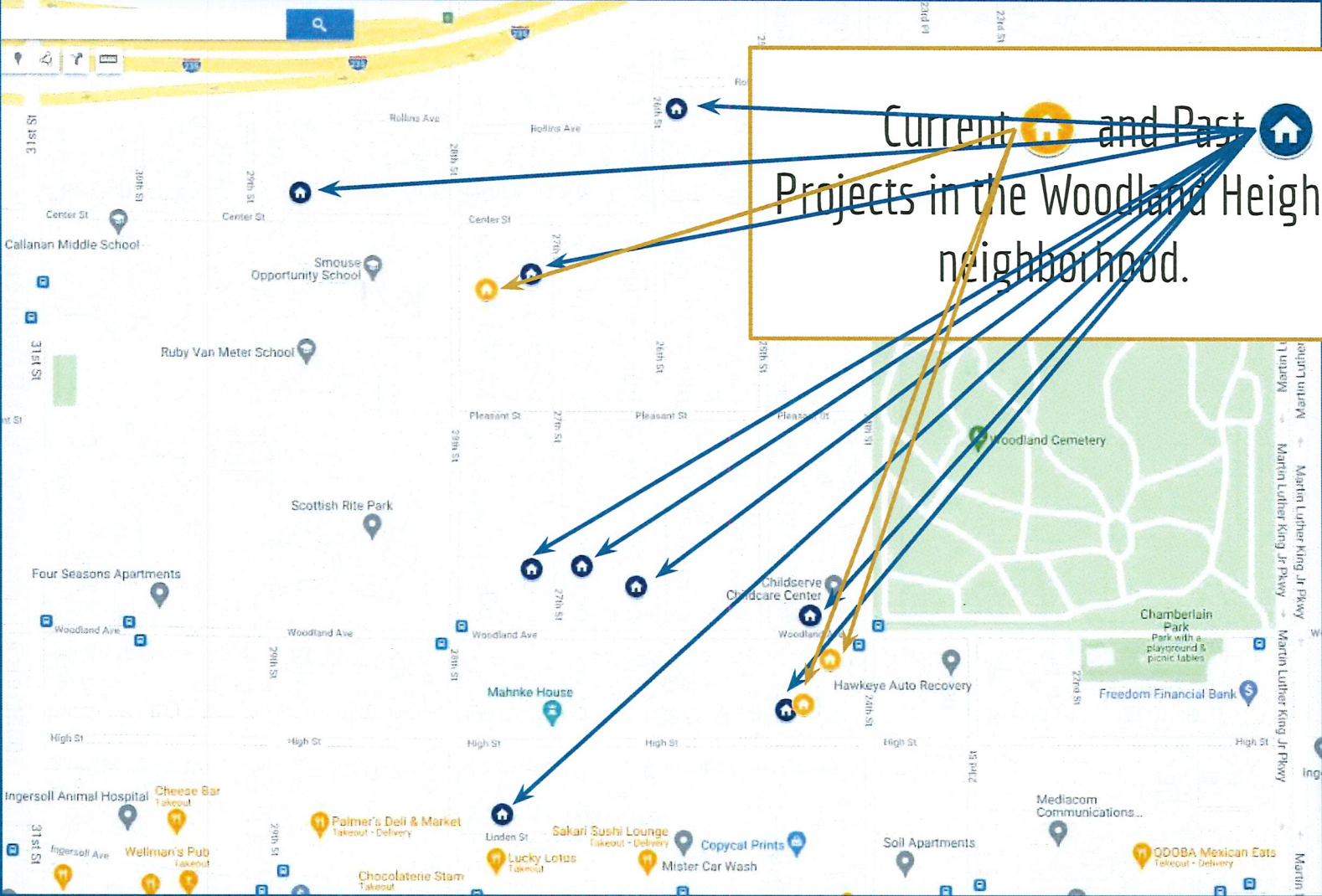
*We aren't like a neighbor,
we are your neighbor.*



Current 🏠 and Past 🏠
Projects in the Woodland Heights
neighborhood.



Current and Past Projects in the Woodland Heights neighborhood.



Decision-Making Process

What's the best case?		What's the worst case?		What's the likely output?	
Are we helping?		Will it be appealing to most?		Is it a significant improvement?	
Will it cause harm to any?		What will objections be?		Are the objections reasonable?	
What problem(s) does the proposal solve?		What issues(s) does the proposal create?		What are the alternatives to the proposal?	
Does the proposal fit the city vision?		Does the proposal support the adjacent neighbors?		Does the proposal support the future occupants?	
Is this a quality solution?		Is it feasible right now?		Is it feasible later?	
How do we "feel" about the solution?		Is it profitable?		If not profitable, what's the motivation?	



2421 High Street



BEFORE



AFTER

Purchase Date	Price	Valuation
2014-01-22	\$83,000	\$225,000



2421 High Street



AFTER

	Valuation
\$83,000	\$225,000



2727 Linden Street



Purchase Date	Price	Valuation
2017-02-06	\$10,000	\$179,900



2411 Woodland Avenue

Remember that extensive fire damage?



BEFORE



AFTER

Purchase Date	Price	Valuation
2016-08-03	\$13,000	\$186,750



168

648 26th Street



BEFORE



AFTER

Purchase Date	Price	Valuation
2016-04-28	\$87,000	\$175,000



827 26th Street



BEFORE



AFTER

Purchase Date	Price	Valuation
2018-01-22	\$31,000	\$265,000



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8

655 27th Street



BEFORE



AFTER

Purchase Date	Price	Valuation
2015-06-03	\$60,000	\$170,000



652 27th Street



BEFORE



AFTER

Purchase Date	Price	Valuation
2017-04-06	\$55,000	\$225,500



732 27th Street



BEFORE



AFTER

Purchase Date	Price	Valuation
2017-12-12	\$65,280	\$161,500



2839 Center St



BEFORE



AFTER

Purchase Date	Price	Valuation
2018-09-24	\$77,000	\$175,000



Upcoming Projects

2406 Woodland Ave
2415 High Street
729 28th Street



2406 Woodland Avenue

Property History

- Acquired 2014 as an existing 4-plex
- As an entity, we started exiting the rental holding space in 2019
- Intended to be fully vacated November 2019 to initiate renovations; occupant stayed over and leveraged pandemic to stall move-out
- 2020 COVID Eviction Moratorium compounded possession issue

Goal of Rezoning

- Downgrade utilization from 4-plex to two family
- Supports city initiatives to eliminate pass-through doorways
- Supports city initiatives to eliminate shared forced air systems
- Fill a necessary middle housing gap for members of our community (affordable, safe, 3 bedroom units)



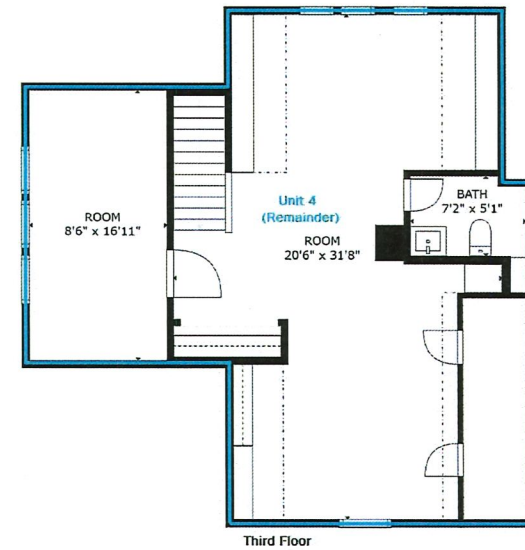
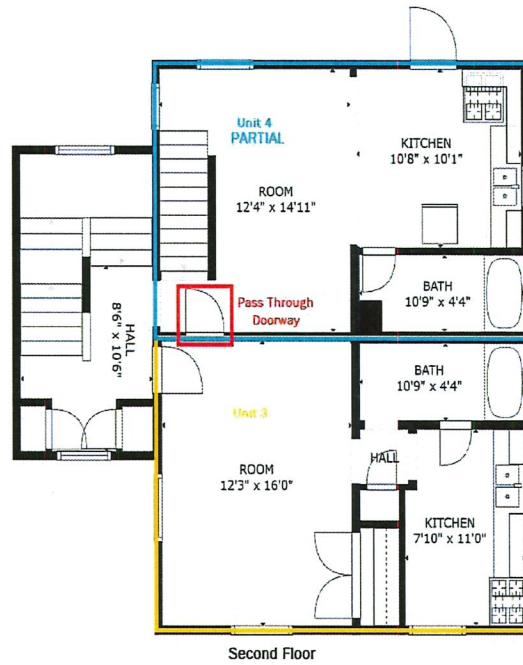
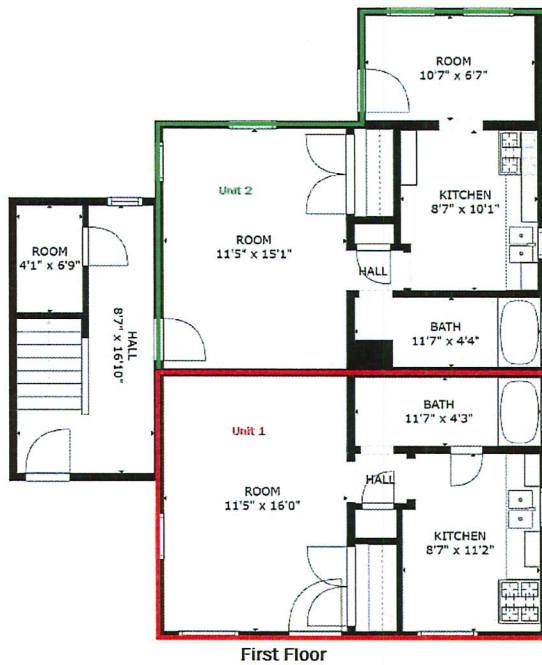
History and Goals

Layout

Exterior

Site Plan

2406 Woodland Avenue (Prior to March 30, 2021)



History and Goals

Existing Layout

Exterior

Site Plan



2406 Woodland Avenue

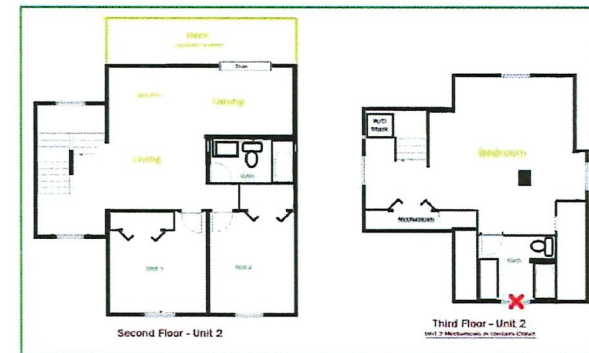
- Unit 1
 - First floor unit
 - 3 bed, 2 bath, in-unit laundry
- Unit 2
 - Second and Third floor unit
 - Two bedrooms second floor plus bath
 - Master Bed plus bath and laundry



PERMIT NUMBER: BLD2021-06657
Address: 2406 WOODLAND AVE, DES MOINES, IA
Project Name: DENSITY REDUCTION
Status: Issued
Applicant: ROBERT M COLLIZZO
Received: 3/29/2021
Issued: 3/31/2021
Case Description: Density reduction (4plex to Duplex), reconfiguration of 4 plex to comply with proposed pass-through layout and forced air systems. Mechanicals (separate permit to be placed in Basement AND 3rd floor. New interior layout, new egress windows, exterior siding, elimination of exterior stair case. Update smoke detectors and CO alarms throughout.

ACTIVITY	STATUS	DATE	DONE BY	NOTES
Application Received		3/29/2021	Kurt	Michelle
Ready to Issue	Completed	3/30/2021	Kurt	Michelle
Check for holds	Completed	3/30/2021	Kurt	Michelle
Building Review	Completed	3/30/2021	Kurt	Michelle
Issue Permit	Completed	3/31/2021	Michelle	8:59pm

Density Reduction / Building Permit issued 03/31/2021 with interior stud-out demolition initiated immediately thereafter by subcontractors.



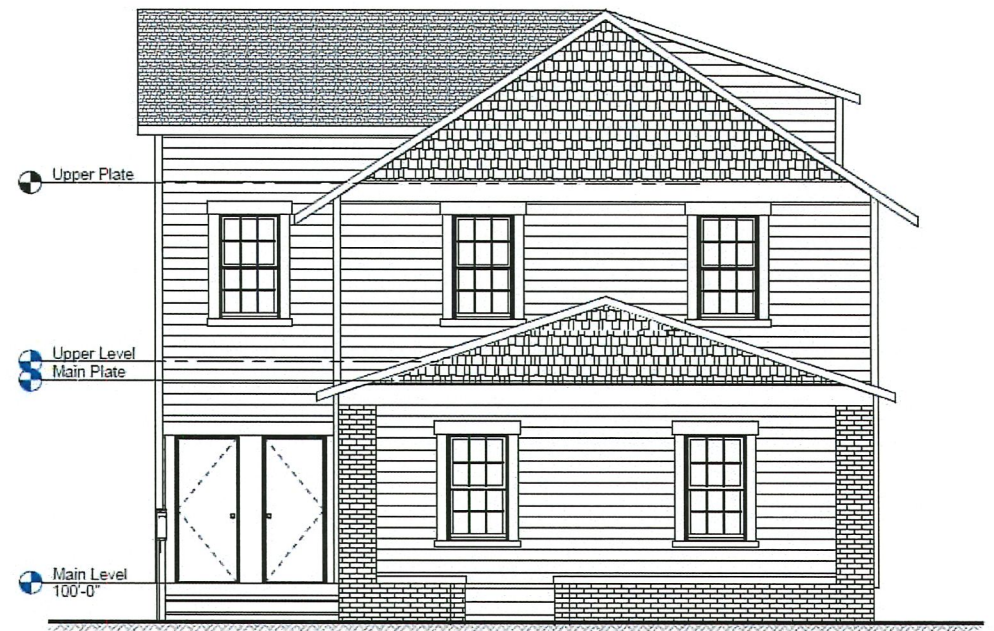
History and Goals

Proposed Layout

Exterior

Site Plan

2406 Woodland Avenue



History and Goals

Layout

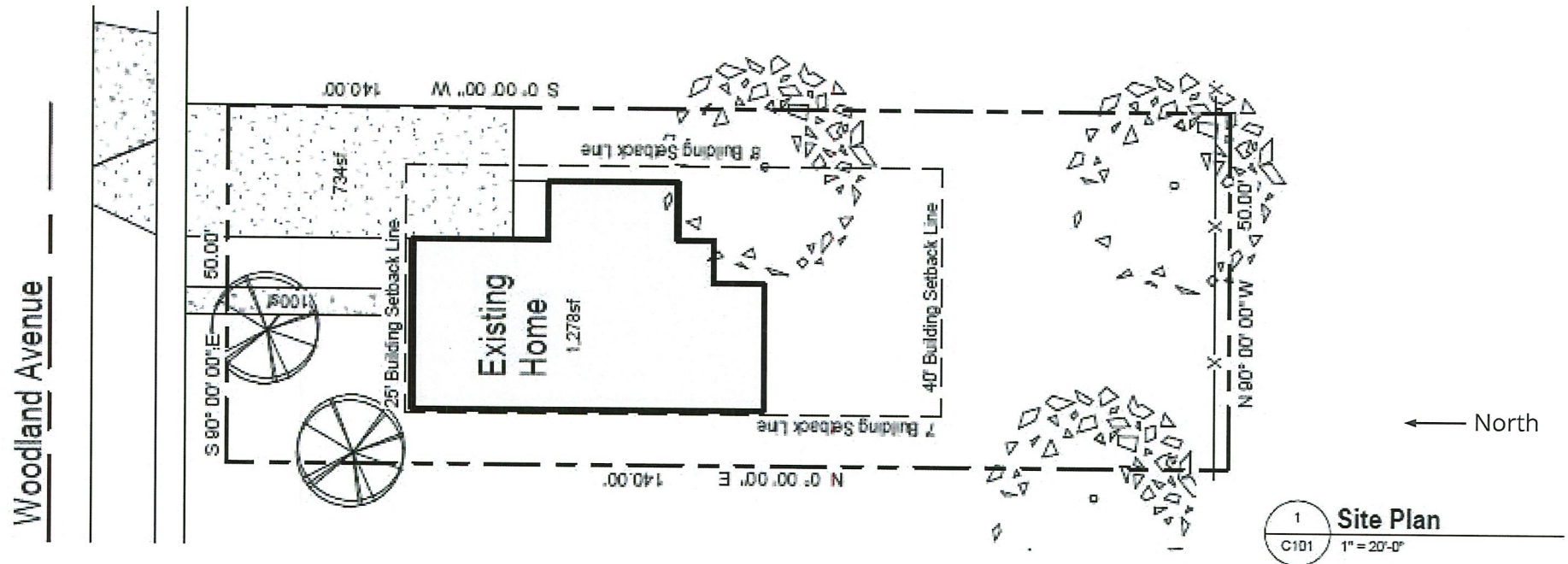
Exterior

Site Plan



10/1

2406 Woodland Avenue



History and Goals

Layout

Exterior

Site Plan



Woodland Heights

We live here. We work here.



108