



Date May 8, 2023

**RESOLUTION SETTING HEARING ON REQUEST FROM THE CITY OF DES MOINES TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTIES IN AN AREA GENERALLY LOCATED NORTH OF MAURY STREET, EAST OF SOUTHEAST 25<sup>TH</sup> STREET, SOUTH OF EAST MARKET STREET, AND WEST OF SOUTHEAST 30<sup>TH</sup> STREET**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on April 20, 2023, its members voted 10-0-1 in support of a motion finding the requested rezoning for properties located in an area generally located north of Maury Street, east of Southeast 25<sup>th</sup> Street, south of East Market Street, and west of Southeast 30<sup>th</sup> Street are not in conformance with the existing PlanDSM future land use designations of Business Park and Industrial; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on April 20, 2023 its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a request from the City of Des Moines to amend the PlanDSM: Creating Our Tomorrow future land use designation for properties located in an area generally located north of Maury Street, east of Southeast 25<sup>th</sup> Street, south of East Market Street, and west of Southeast 30<sup>th</sup> Street, exclusive of the parcels at 730 Southeast 25<sup>th</sup> Street, 300 Southeast 29<sup>th</sup> Street and 202 Southeast 29<sup>th</sup> Court, from Business Park and Industrial to Low Density Residential, Parks and Open Space, and Public/Semi-Public; to rezone the properties from “EX” Mixed Use District and “I1” Industrial District to “N3c” Neighborhood District, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan:

**WHEREAS**, the properties are legally described as follows:

**Chesterfield Park (Amend Use Designation from Business Park to Parks and Open Space)**

**ALL OF BLOCK 10 INCLUDING VACATED NORTH/SOUTH ALLEY RIGHT OF WAY IN SAID BLOCK 10, AND LOTS 28 THROUGH 51 OF BLOCK 11, AND THAT PART OF VACATED SOUTHEAST 27<sup>TH</sup> STREET RIGHT OF WAY LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 10 AND LYING NORTH OF THE SOUTHEASTERLY EXTENSION OF SAID BLOCK 10, ALL IN LARISON PLACE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.**

**Three Small Areas (Amend Land Use Designation from Business Park to Public/Semi-Public)**

**LOTS 20 THROUGH 22, BLOCK 3, AND LOTS 8 THROUGH 10, BLOCK 8, AND LOTS 14 THROUGH 16, BLOCK 9, ALL IN CHESTERFIELD, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.**



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**Overall Chesterfield Rezoning Area (Amend Land Use Designation from Industrial and Business Park to Low Density Residential, and Rezone from "I1" Industrial District and "EX" Mixed Use District to "N1c" Neighborhood District)**

**AN AREA INCLUDING**

**LOTS 1-12, BLOCK 1, AND LOTS 1-22, BLOCK 2, AND LOTS 1-19, BLOCK 3, AND LOTS 1-7 AND LOTS 11-20, BLOCK 8, AND LOTS 1-13 AND LOTS 17-20, BLOCK 9, AND LOTS 1-11, BLOCK 10, CHESTERFIELD, AN OFFICIAL PLAT, AND**

**LOTS 1-7, BLOCK 1, AND LOTS 1-17, BLOCK 2, AND LOTS 1-11, BLOCK 3, AND LOTS 1-53, BLOCK 9, AND LOTS 1-27, BLOCK 11, AND LOTS 1-42, BLOCK 12, AND LOTS 1-31, BLOCK 17, AND LOTS 1-46, BLOCK 18, AND LOTS 1-20, BLOCK 19, AND LARISON PLACE, AN OFFICIAL PLAT, AND**

**LOTS 1-18, MILNE PLACE, AN OFFICIAL PLAT, AND**

**LOTS 1-41, YORK'S ADDITION TO CHESTERFIELD, AND**

**A PART OF LOT 1, FREDREGILL, AN OFFICIAL PLAT, AND**

**LOTS 1-4 AND LOTS 7-12, BLOCK 1, AND LOTS 3-12, BLOCK 2, AND LOTS 1-6 AND LOTS 8-12, BLOCK 3, AND LOTS 1-5 AND LOTS 8-12, BLOCK 6 AND LOTS 1-12, BLOCK 7, AND LOTS 1-12, BLOCK 8, AND LOTS 1-12, BLOCK 9, AND LOTS 1-12, BLOCK 10, AND LOTS 1-3 AND LOTS 10-12, BLOCK 11, ESHBAUGHS AND WESTS ADDITION TO THE TOWN OF CHESTERFIELD, AN OFFICIAL PLAT, AND**

**LOTS 1-40, LINCOLN PARK, AN OFFICIAL PLAT, AND**

**LOTS 15-34, R.A. WEST'S SUBDIVISION, AN OFFICIAL PLAT, AND**

**LOTS 1-5, SUBDIVISION OF THE OFFICIAL PLAT OF LOTS 12 & 13 OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., AN OFFICIAL PLAT, AND**

**A PART OF HOFFMAN ADDITION TO GRANT PARK, AN OFFICIAL PLAT, AND**

**A PART OF LOT 1, PINEGAR PLACE, AN OFFICIAL PLAT, AND**

**A PART OF LOT 13 OF THE OFFICIAL PLAT OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., AN OFFICIAL PLAT,**

**AND INCLUDING A PART OF THE STREET AND ALLEY RIGHT OF WAY ADJOINING ABOVE AREAS,**





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**AND MORE PARTICULARLY DESCRIBED AS FOLLOW:**

**BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF MAURY STREET RIGHT OF WAY AND THE CENTERLINE OF SOUTHEAST 28<sup>TH</sup> STREET RIGHT OF WAY; THENCE WEST ALONG SAID CENTERLINE OF MAURY STREET RIGHT OF WAY TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 1 IN SAID CHESTERFIELD; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF SAID BLOCK 1 TO THE SOUTHWEST CORNER OF LOT 12 IN SAID BLOCK 1; THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 1 TO THE SOUTHWEST CORNER OF LOT 9 IN SAID BLOCK 1; THENCE NORTHEAST ALONG SAID WEST LINE OF SAID BLOCK 1 TO THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE EAST ALONG NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE CENTERLINE OF SHAW STREET RIGHT OF WAY; THENCE EAST ALONG SAID CENTERLINE OF SHAW STREET RIGHT OF WAY TO THE CENTERLINE OF SOUTHEAST 25<sup>TH</sup> COURT RIGHT OF WAY; THENCE NORTH ALONG SAID CENTERLINE OF SOUTHEAST 25<sup>TH</sup> COURT RIGHT OF WAY TO THE CENTERLINE OF EAST MARTIN LUTHER KING JR PARKWAY RIGHT OF WAY; THENCE SOUTHEAST ALONG SAID CENTERLINE OF EAST MARTIN LUTHER KING JR PARKWAY RIGHT OF WAY TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 1 IN SAID LARISON PLACE; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 1 IN SAID LARISON PLACE TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE CONTINUING NORTH ALONG THE EAST LINES OF LOTS 16, 15, 14, 13, 12, 11, 10, 9 AND 8 IN BLOCK 1 OF SAID LARISON PLACE TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8 AND ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8 TO SAID CENTERLINE OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY LYING WEST OF BLOCK 1 IN SAID LARISON PLACE; THENCE NORTH ALONG SAID CENTERLINE OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY LYING WEST OF BLOCK 1 IN SAID LARISON PLACE AND ALONG THE NORTHERLY EXTENSION OF SAID CENTERLINE OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY LYING WEST OF BLOCK 1 IN SAID LARISON PLACE TO THE CENTERLINE OF SCOTT AVENUE RIGHT OF WAY; THENCE EASTERLY ALONG SAID CENTERLINE OF SCOTT AVENUE RIGHT OF WAY TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10, BLOCK 11 IN SAID ESHBAUGHS AND WESTS ADDITION TO THE TOWN OF CHESTERFIELD; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10 TO THE**





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**SOUTHWEST CORNER OF SAID LOT 10; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 10 TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE CONTINUING NORTH ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BLOCK 11; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 3 TO THE CENTERLINE OF RACCOON STREET RIGHT OF WAY; THENCE WEST ALONG SAID CENTERLINE OF RACCOON STREET RIGHT OF WAY TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 8 IN BLOCK 6 OF SAID ESHBAUGHS AND WESTS ADDITION TO THE TOWN OF CHESTERFIELD; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 8 TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE CONTINUING NORTH ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID BLOCK 6; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 5 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE CONTINUING NORTH ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 3 IN SAID ESHBAUGHS AND WESTS ADDITION TO THE TOWN OF CHESTERFIELD; THENCE CONTINUING NORTH ALONG THE WEST LINE OF LOT 8 OF SAID BLOCK 3 TO THE NORTHWEST CORNER OF LOT 8 IN SAID BLOCK 3; THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 8 IN SAID BLOCK 3 TO THE CENTERLINE OF THE EAST/WEST ALLEY RIGHT OF WAY IN SAID BLOCK 3; THENCE WEST ALONG SAID CENTERLINE OF THE EAST/WEST ALLEY RIGHT OF WAY IN SAID BLOCK 3 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 6 IN SAID BLOCK 3; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 6 AND ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6 TO THE CENTERLINE OF EAST MARKET STREET RIGHT OF WAY; THENCE EAST ALONG SAID CENTERLINE OF EAST MARKET STREET RIGHT OF WAY TO THE NORTHERLY EXTENSION OF WEST LINE OF LOT 2, BLOCK 2 IN SAID ESHBAUGHS AND WESTS ADDITION TO THE TOWN OF CHESTERFIELD; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF SAID WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID LOT 2 AND ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2 TO THE CENTERLINE OF THE EAST/WEST ALLEY RIGHT OF WAY IN SAID BLOCK 2; THENCE EAST ALONG SAID CENTERLINE OF THE EAST/WEST ALLEY RIGHT OF**





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WAY IN SAID BLOCK 2 AND ALONG THE EASTERLY EXTENSION OF SAID CENTERLINE OF THE EAST/WEST ALLEY RIGHT OF WAY IN SAID BLOCK 2 AND ALONG THE CENTERLINE OF THE EAST/WEST ALLEY RIGHT OF WAY IN BLOCK 1 OF SAID ESHBAUGHS AND WESTS ADDITION TO THE TOWN OF CHESTERFIELD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 5 IN SAID BLOCK 1; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID LOT 5 AND ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 5 TO SAID CENTERLINE OF EAST MARKET STREET RIGHT OF WAY; THENCE EAST ALONG SAID CENTERLINE OF EAST MARKET STREET RIGHT OF WAY TO THE CENTERLINE OF SOUTHEAST 28<sup>TH</sup> STREET RIGHT OF WAY; THENCE NORTH ALONG SAID CENTERLINE OF SOUTHEAST 28<sup>TH</sup> STREET RIGHT OF WAY TO SAID CENTERLINE OF EAST MARKET STREET RIGHT OF WAY; THENCE EAST ALONG SAID CENTERLINE OF EAST MARKET STREET RIGHT OF WAY TO THE CENTERLINE OF SOUTHEAST 29<sup>TH</sup> COURT RIGHT OF WAY; THENCE NORTH ALONG SAID CENTERLINE OF SOUTHEAST 29<sup>TH</sup> COURT RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN SAID R.A. WEST'S SUBDIVISION; THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID LOT 15 AND ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 15 TO THE CENTERLINE OF THE NORTH/SOUTH ALLEY RIGHT OF WAY IN SAID R.A. WEST'S SUBDIVISION; THENCE SOUTH ALONG SAID CENTERLINE OF THE NORTH/SOUTH ALLEY RIGHT OF WAY IN SAID R.A. WEST'S SUBDIVISION TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 35 IN SAID R.A. WEST'S SUBDIVISION; THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 35 TO THE SOUTHWEST CORNER OF SAID LOT 35; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID LOT 35 AND ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 35 TO THE CENTERLINE OF SOUTHEAST 30<sup>TH</sup> STREET RIGHT OF WAY; THENCE SOUTH ALONG SAID CENTERLINE OF SOUTHEAST 30<sup>TH</sup> STREET RIGHT OF WAY TO THE CENTERLINE OF VACATED EAST ELM STREET RIGHT OF WAY LYING SOUTH OF LOT 26 IN SAID R.A. WEST'S SUBDIVISION; THENCE WEST ALONG SAID CENTERLINE OF VACATED EAST ELM STREET RIGHT OF WAY AND ALONG THE CENTERLINE OF EAST ELM STREET RIGHT OF WAY TO SAID CENTERLINE OF SOUTHEAST 29<sup>TH</sup> COURT RIGHT OF WAY; THENCE SOUTH ALONG SAID CENTERLINE OF SOUTHEAST 29<sup>TH</sup> COURT RIGHT OF WAY TO SAID CENTERLINE OF EAST ELM STREET RIGHT OF WAY; THENCE WEST ALONG





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SAID CENTERLINE OF EAST ELM STREET RIGHT OF WAY TO THE CENTERLINE OF SOUTHEAST 29<sup>TH</sup> STREET RIGHT OF WAY; THENCE SOUTH ALONG SAID CENTERLINE OF SOUTHEAST 29<sup>TH</sup> STREET RIGHT OF WAY TO SAID CENTERLINE OF RACCOON STREET RIGHT OF WAY; THENCE WEST ALONG SAID CENTERLINE OF RACCOON STREET RIGHT OF WAY TO THE SAID CENTERLINE OF SOUTHEAST 29<sup>TH</sup> STREET RIGHT OF WAY; THENCE SOUTH ALONG SAID CENTERLINE OF SOUTHEAST 29<sup>TH</sup> STREET RIGHT OF WAY TO SAID CENTERLINE OF SCOTT AVENUE RIGHT OF WAY; THENCE EAST ALONG SAID CENTERLINE OF SCOTT AVENUE RIGHT OF WAY TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 226.7 FEET OF LOT 1 IN SAID FREDREGILL; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 226.7 FEET OF SAID LOT 1 AND ALONG SAID EAST LINE OF THE WEST 226.7 FEET OF SAID LOT 1 TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID LOT 1; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF THE WEST 124.2 FEET OF SAID LOT 1; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID LOT 1 TO THE NORTH LINE OF THE SOUTH 130.7 FEET OF SAID LOT 1; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 AND ALONG THE WESTERLY EXTENSION OF SAID LINE BEING 130.7 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 TO THE CENTERLINE OF THE NORTH/SOUTH ALLEY RIGHT OF WAY LYING WEST OF LOTS 1 AND 2 IN SAID FREDREGILL; THENCE SOUTH ALONG SAID CENTERLINE OF THE NORTH/SOUTH ALLEY RIGHT OF WAY LYING WEST OF LOTS 1 AND 2 IN SAID FREDREGILL AND ALONG THE SOUTHERLY EXTENSION OF SAID CENTERLINE OF THE NORTH/SOUTH ALLEY RIGHT OF WAY LYING WEST OF LOTS 1 AND 2 IN SAID FREDREGILL TO SAID CENTERLINE OF EAST MARTIN LUTHER KING JR PARKWAY; THENCE NORTHWEST ALONG SAID CENTERLINE OF EAST MARTIN LUTHER KING JR PARKWAY TO SAID CENTERLINE OF SOUTHEAST 28<sup>TH</sup> STREET RIGHT OF WAY; THENCE SOUTH ALONG SAID CENTERLINE OF SOUTHEAST 28<sup>TH</sup> STREET RIGHT OF WAY TO SAID CENTERLINE OF MAURY STREET RIGHT OF WAY AND TO THE POINT OF BEGINNING,

-EXCEPT ALL OF BLOCK 10 INCLUDING VACATED NORTH/SOUTH ALLEY RIGHT OF WAY IN SAID BLOCK 10, AND LOTS 28 THROUGH 51 OF BLOCK 11, AND THAT PART OF VACATED SOUTHEAST 27<sup>TH</sup> STREET RIGHT OF WAY LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 10 AND LYING NORTH OF THE SOUTHEASTERLY EXTENSION OF SAID BLOCK 10, ALL IN SAID LARISON PLACE, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY,





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AND

**-EXCEPT LOTS 20 THROUGH 22, BLOCK 3, AND LOTS 8 THROUGH 10, BLOCK 8, AND LOTS 14 THROUGH 16, BLOCK 9, ALL IN SAID CHESTERFIELD, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY-,**

**ALL 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 amendment to the comprehensive plan future land use designation is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on May 22, 2023 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.
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. SECOND BY \_\_\_\_\_.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2023-000018) (COMP-2023-000013)



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

\_\_\_\_\_  
Mayor

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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



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May 2, 2023

Communication from the City Plan and Zoning Commission advising that at their April 20, 2023 meeting, the following action was taken regarding a city-initiated request to rezone properties in an area generally located north of Maury Street, east of Southeast 25<sup>th</sup> Street, south of East Market Street, and west of Southeast 30<sup>th</sup> Street from "EX" Mixed Use District and "I1" Industrial District to "N3c" Neighborhood District.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-0-1 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Dan Drendel	X				
Leah Rudolphi	X				
Carol Maher	X				
Abby Chungath	X				
Kayla Berkson	X				
Chris Draper			X		
Todd Garner					X
Johnny Alcivar					X
Justyn Lewis	X				
Carolyn Jenison	X				
William Page	X				
Andrew Lorentzen	X				
Emily Webb					X
Katie Gillette					X

**APPROVAL** of Part A) The proposed "N3c" Neighborhood District be found not in conformance with the existing PlanDSM future land use designations of Business Park and Industrial.

Part B) Approval of the proposal to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation Business Park and Industrial to Low Density Residential, Parks and Open Space, and Public/Semi-Public.

Part C) Approval of the proposal to rezone the subject area, exclusive of the parcels at 730 Southeast 25<sup>th</sup> Street, 300 Southeast 29<sup>th</sup> Street and 202 Southeast 29<sup>th</sup> Court, from "EX" Mixed Use District and "I1" Industrial District to "N3c" Neighborhood District, and that

the Commission recommends City Council initiate a rezoning of the residential area that is south of Maury Street.

## **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the proposed "N3c" Neighborhood District be found not in conformance with the existing PlanDSM future land use designations of Business Park and Industrial.

Part B) Staff recommends approval of the proposal to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation Business Park and Industrial to Low Density Residential, Parks and Open Space, and Public/Semi-Public.

Part C) Staff recommends approval of the proposal to rezone the subject area from "EX" Mixed Use District and "I1" Industrial District to "N3c" Neighborhood District.

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

- 1. Purpose of Request:** The City is proposing to rezone the existing low-density residential area north of Maury Street (generally located between Southeast 25<sup>th</sup> and Southeast 30<sup>th</sup> Street) to "N3c" Neighborhood District in order to better accommodate the existing residential uses in the area. This area is currently zoned "I1" Industrial District and "EX" Mixed Use District, which do not allow for new residential uses. The existing residential area south of Maury Street is not included in this rezoning given its proximity to the Wastewater Reclamation Authority's wastewater treatment facility.

The future land use designation for the proposed rezoning area would be amended to Low Density Residential. Additionally, the City is using this opportunity to update the future land use designation for Chesterfield Park as Parks and Open Space, and the future land use designation for three (3) sites with religious assembly uses as Public/Semi-Public.

Any future construction or redevelopment of any lot within this area must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

- 2. Size of Site:** Approximately 27.2 acres.
- 3. Existing Zoning (site):** "EX" Mixed Use District and "I1" Industrial District.
- 4. Existing Land Use (site):** The subject area consists of a low-density residential area located to the north of Wastewater Reclamation Authority's wastewater treatment facility. The area is surrounded by other industrial uses to the west, north, and east.
- 5. Adjacent Land Use and Zoning:**



**North** – “I1” & “F”; Uses include industrial businesses and railroad tracks.

**South** – “EX”; “I1” Uses include the Wastewater Reclamation Authority's wastewater treatment facility and low-density residential located to the south of Maury Street.

**East** – “EX”, “F”, “I1”, & “I2”, Uses include commercial and industrial businesses along Southeast 30<sup>th</sup> Street.

**West** – “I1” & “I2”; Uses include industrial businesses.

- 6. General Neighborhood/Area Land Uses:** The subject property is comprised of primarily residential uses located roughly between Southeast 25<sup>th</sup> Street and Southeast 30<sup>th</sup> Street and north of Maury Street and south of East Market Street.
- 7. Applicable Recognized Neighborhood(s):** The subject property is not within 250 feet of a recognized Neighborhood Association. All neighborhood associations were notified of the public hearing by email of the Preliminary Agenda on March 31, 2023, and by email of the Final Agenda on April 14, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on March 31, 2023 (20 days prior to the public hearing) and April 10, 2023 (10 days prior to the public hearing) to the Neighborhood Associations 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 on the date of the mailing.

A neighborhood outreach meeting was held on March 29, 2023. A summary of the neighborhood outreach can be provided at the public hearing.

- 8. Relevant Zoning History:** In 2019, the City adopted the current zoning map, which rezoned this area from “R1-60” One-Family Low-Density Residential District and “R-3” Multiple-Family Residential to “EX” Mixed Use District and “I1” Industrial District. This area was rezoned to the “EX” and “I1” Districts since the new zoning map was required by State law to be in conformance with the City's Comprehensive Land Use Plan. PlanDSM Comprehensive Land Use Plan designates this area as Business Park and Industrial.
- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Business Park and Industrial.
- 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 City is requesting that the future land use designation for the area be amended from "Business Park" and "Industrial" to "Low Density Residential, Parks and Open Space, and Public/Semi-Public". Plan DSM describes these designations as follows:

*Business Park: Accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences, and would have little or no adverse effect on surrounding properties.*

*Industrial: Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment which would need to be mitigated.*

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

*Parks and Open Space: Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate private or public open spaces reserved for natural resource conservation.*

*Public/Semi-Public: Areas that are mostly open to public use or public access. May include government facilities, schools, hospitals, libraries, and community facilities.*

The subject area is currently zoned "EX" District and "I1" District. The Zoning Ordinance describes "EX" District as "Intended for locations and corridors with a mix of light industrial and heavier commercial uses, accommodating higher levels of vehicular traffic than MX districts and a predominance of mid-scale employment uses, such as office, low intensity industrial, and warehouse spaces associated with offices and the "I1" District as "intended for general industrial uses, warehousing, and transportation terminals".

Building types allowed in these districts by Chapter 135 include the Storefront, Commercial Cottage, General Building, Workshop/Warehouse, Civic Building and Principal-Use Parking Structure.

The City is proposing to rezone the area to the "N3c" District. The Zoning Ordinance describes this district as "intended to preserve the scale and character of residential neighborhoods developed predominantly in the cottage or worker cottage style pursuant to House C building type in section 135-2.15 of this code. House Type C is the only building type allowed in this district by Chapter 135.

- 2. Planning and Design Ordinance:** Any development must comply with all applicable Site Plan and Design regulations of the Chapter 135 Planning and Design Ordinance.

## **SUMMARY OF DISCUSSION**

Bert Drost presented staff report and recommendation and explained that the Neighborhood Services Department Director initiated this rezoning in order to restore residential zoning for properties in the area located north of Maury Street that were zoned residentially prior to 2019. He explained that this area was zoned as EX and I1 in order to be in conformance with the City's comprehensive land use plan, which designates this area as Business Park and Industrial. He explained that Maury Street was used as the southern extent of the rezoning given the proximity of the land south of Maury Street to the Wastewater Reclamation Authority's waste treatment facility. However, property owners south of Maury Street have the right to file their own rezoning application.

Carol Maher asked if low-density residential allows 2-6 units.

Bert Drost stated low-density future land use designation would allow up to 6 units per acre.

Carol Maher asked if up to 6 units per acre would be allowed by this rezoning.

Bert Drost stated the proposed N3c District primarily only allows for one-household residential. Accessory Dwelling units are allowed within N3c, so potentially there could be 2 dwelling units on each lot.

Carol Maher stated allowing one single-family dwelling per lot would be shortsighted given the future housing needs of the City.

Bert Drost stated when the rezoning was initiated, the intent was to restore the zoning to what it was under the zoning map that retired in 2019. This area was predominantly zoned "R1-60" One-Family Low-Density Residential District, which is comparable to the N3c District proposed at this time.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

Darrell Pepel, 730 SE 25<sup>th</sup> Street, stated he lives on a 4<sup>th</sup> generation owned farm and would like his property to remain zoned as commercial.

Terry May, 202 SE 29<sup>th</sup> Court, stated if his property is rezoned to residential, it will affect what he's able to do with the 10 acres he owns. He currently stores horse trailers on his lot during the Iowa State Fair.

Bert Drost stated it would be within the Commission's purview to recommend certain properties be excluded from the rezoning.

Tony Holt, 129 SE 29<sup>th</sup> Court, stated Mr. May's property would be more valuable to the city if it remains zoned industrial. His property was once a landfill, so building residential uses on it would not be wise.

Jeannett Anaya, 2563 Maury Street, stated she would like the houses south of Maury Street to be considered as part of the rezoning.



Miya Williams, 728 SE 27<sup>th</sup> Court, stated she is opposed to the N3c zoning district. This area needs the option of multi-family development and a future grocery store.

Chris Draper asked why a mixed-use zoning district wasn't considered for this area.

Bert Drost stated the intent was to restore the zoning that was there under the retired zoning map. He presented the retired zoning map to the commission that shows the dominance of one-family residential in the area.

Justyn Lewis asked what effects would take place if the rezoning were approved.

Bert Drost stated under the existing zoning, if a house was to be destroyed by fire or natural disaster, they wouldn't be allowed to rebuild.

Andrew Lorentzen asked why the properties south of Maury Street shouldn't be rezoned too residential.

Bert Drost stated there cannot be any residential uses within 1,000 feet of the WRA waste treatment facility. The Neighborhood Services Director wasn't comfortable rezoning anything south of Maury Street given the potential of a future WRA expansion. If the WRA expands, which is likely in the long-term, the WRA will have to buy out any residential uses within a certain distance. Therefore, City staff does not recommend rezoning anything south of Maury Street until the future needs of the WRA are known.

Andrew Lorentzen stated it doesn't seem fair that people south of Maury Street were excluded from the rezoning because of a possible WRA expansion.

Bert Drost stated those homeowners could initiate a rezoning for their property exclusive of this rezoning, which could then be considered by the Plan & Zoning Commission, and ultimately City Council.

Carol Maher asked whether Chesterfield Park will be protected.

Bert Drost stated the existing P1 zoning for Chesterfield Park will be retained.

Carol Maher asked city staff to address the concerns of increased traffic that were noted on the comment cards.

Bert Drost stated he believes the current EX and I1 zoning district would allow for more intense development with greater traffic impacts than the proposed N3c zoning district.

Carol Maher asked if Mr. May would face any violations for storing horse trailers on his lot.

Bert Drost stated that temporary parking during the Iowa State Fair is allowed in some cases.

Carol Maher asked if Mr. May would be comfortable with N3c.

Bert Drost stated that he's not sure what uses Mr. May's property currently contains but that he would be able to have horses since he has more than one acre of land. The commission could recommend Mr. May's property remain industrial.

Abby Chungath asked how Mr. Pepel's property would be affected.

Bert Drost stated after visiting with Mr. Pepel, he didn't hear of any uses that wouldn't be allowed in the N3c district. The one-household residential, personal storage, and private garden use would all be permitted.

Abby Chungath asked if there was another zoning district that would allow more mixed used and small industrial to exist in this area.

Bert Drost stated to allow commercial uses, the zoning district would need to be MX1, MX2, or MX3. To allow multi-household uses, the zoning district would be NX1 or NX2. However, to consider a different zoning district, this item would need to be continued to allow the city to publish new notices.

Abby Chungath asked if individuals could apply to rezone an individual lot to commercial or multi-family.

Bert Drost stated that yes, any property owner could file a rezoning application for their property at this time.

Chris Draper asked why MX3 isn't considered as middle ground.

Bert Drost stated MX3 would allow several uses that don't match up well with a residential neighborhood, such as more intense commercial uses or alcohol sales.

Leah Rudolphi asked where the WRA's 1,000 feet boundary is taken from.

Bert Drost stated the 1,000-foot buffer would be from where any waste is stored, not necessarily the property line.

Leah Rudolphi stated it could make sense to encompass the lots south of Maury Street that are more than 1,000 feet from the current facility.

Bert Drost stated rezonings could be initiated 3 different ways: by the property owner, by the City Council, or by the Neighborhood Services Director. The fastest way would be initiation from a property owner.

Chris Draper asked if the rezoning boundaries could be reconsidered if the item was continued.

Bert Drost stated the Commission cannot initiate a rezoning, and that it could only be initiated by the property owner, by the City Council, or by the Neighborhood Services Director.

Chris Draper asked if the boundaries could be adjusted with a recommendation from the Commission.



Bert Drost stated the commission could make a recommendation to City Council that they initiate a rezoning of the area south of Maury Street.

Justyn Lewis asked what type of problems could arise if the rezoning is approved as proposed.

Bert Drost stated a problem could be that any industrial or commercial use currently allowed in the EX or I1 District would need to rezone land back to EX or I1 if they wanted to develop.

Justyn Lewis asked if these issues could be resolved by a policy change and not a rezoning.

Bert Drost stated the City could hypothetically amend the use table in the Zoning Ordinance to allow residential uses within industrial and commercial districts but that is something City staff would likely not support.

Abby Chungath stated if industrial uses on the outskirts of the neighborhood wanted to expand, they could apply for a rezoning of residential properties.

Bert Drost stated that is correct.

Chris Draper stated if this rezoning is approved, a corner grocery store or multi-family development would have more impediment than if the Commission was to allow this rezoning.

Bert Drost stated given this residential area is surrounded by industrial uses including the WRA to the south, Titan Tire to the north, and salvage yards to the east and west, he doesn't know if multi-household uses would likely be developed in the area.

Andrew Lorentzen stated the area being rezoned to residential wasn't fair to the residential property owners south of Maury Street. He would suggest denial of the rezoning or ask City Council to initiate rezoning of the residential properties south of Maury Street.

Chris Draper asked for the appropriate course of action to adjust the use and boundary.

Bert Drost stated it would be approval of the request with a recommendation that City Council initiates a rezoning of the area south of Maury Street.

Chris Draper stated recommending denial without adjusting the use or boundary sounds like a good option.

#### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

#### **COMMISSION ACTION:**

Chris Draper made a motion for:

Part A) The proposed "N3c" Neighborhood District be found not in conformance with the existing PlanDSM future land use designations of Business Park and Industrial.

Part B) Denial of the proposal to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation Business Park and Industrial to Low Density Residential, Parks and Open Space, and Public/Semi-Public.

Part C) Denial of the proposal to rezone the subject area from "EX" Mixed Use District and "I1" Industrial District to "N3c" Neighborhood District.

**Motion Failed: 5-6 (Francis Boggus, Kayla Berkson, Abby Chungath, Will Page, Dan Drendel, and Leah Rudolphi voted in opposition).**

Leah Rudolphi made a motion for:

Part A) The proposed "N3c" Neighborhood District be found not in conformance with the existing PlanDSM future land use designations of Business Park and Industrial.

Part B) Approval of the proposal to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation Business Park and Industrial to Low Density Residential, Parks and Open Space, and Public/Semi-Public.

Part C) Approval of the proposal to rezone the subject area, exclusive of the parcels at 730 Southeast 25<sup>th</sup> Street, 300 Southeast 29<sup>th</sup> Street and 202 Southeast 29<sup>th</sup> Court, from "EX" Mixed Use District and "I1" Industrial District to "N3c" Neighborhood District, and that the Commission recommends City Council initiate a rezoning of the residential area that is south of Maury Street.

Motion passed: 10-0-1

Respectfully submitted,

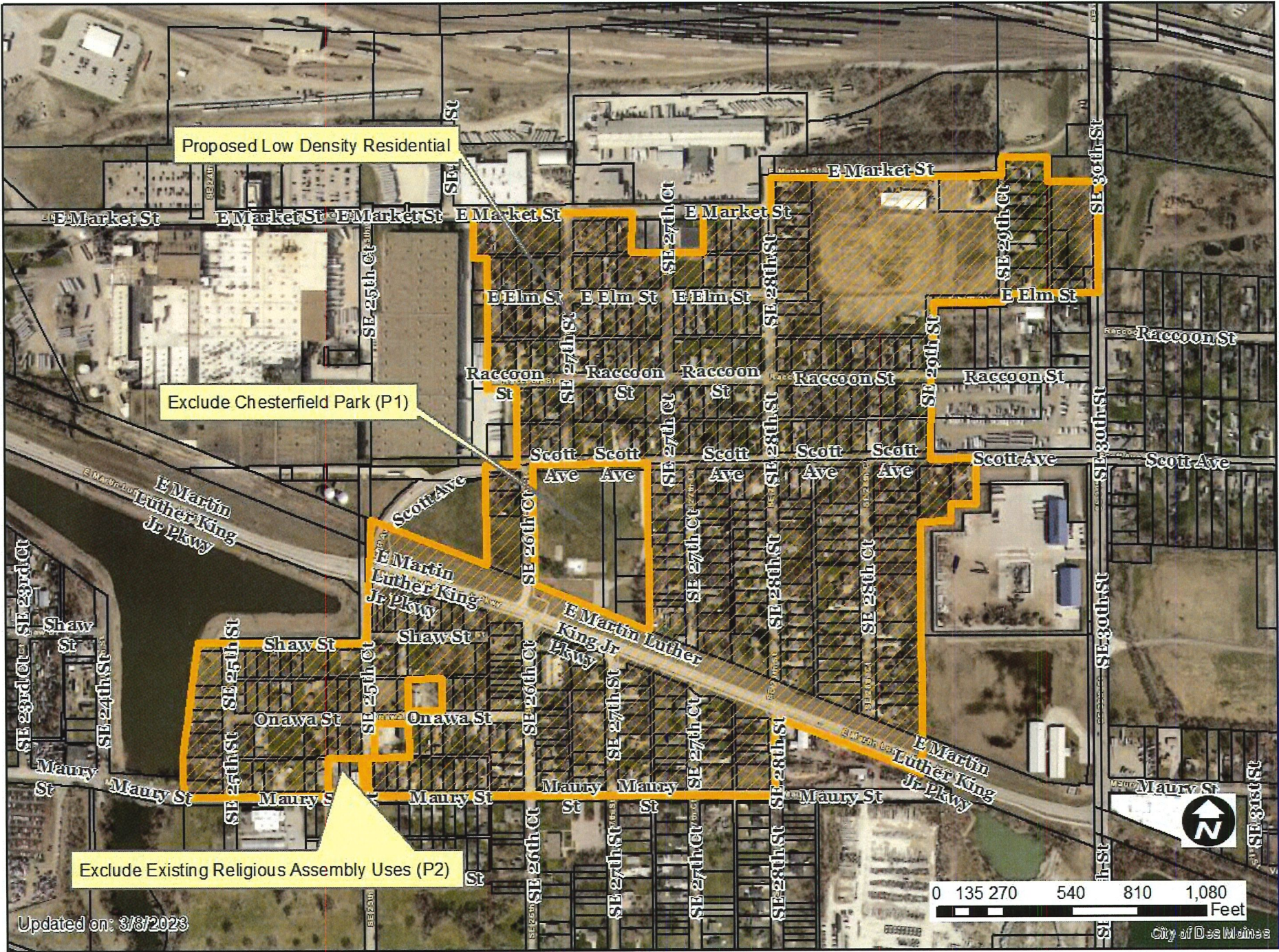
*BT DM*

Bert Drost, AICP  
Planning & Urban Design Administrator

BAD:tjh







Updated on: 3/8/2023

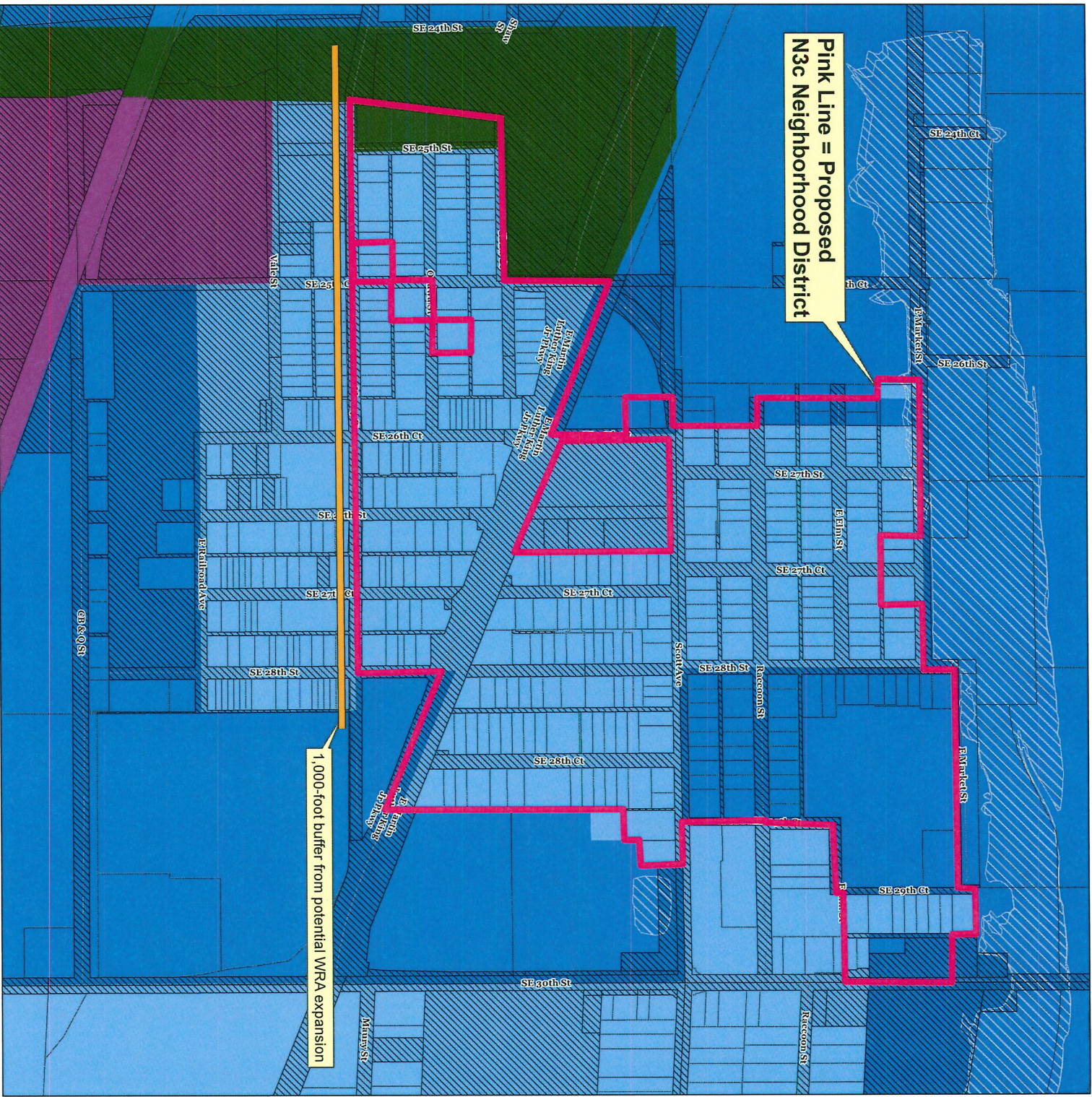
1 inch = 510 feet







# Chesterfield Area - PlandSM Land Use



- Owned by City or WRA
- CDM\_VectorPub\_Prd\_SDE\_LOAD.ParcelCityOwned
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Downtown Mixed Use
- Business Park
- Industrial
- Public / Semi-Public
- Parks and Open Space
- Airport
- Development Control Zone
- Development Reserve



Map prepared by:  
Development Services Department  
City of Des Moines  
Date: 4/20/2023





The map displays the N3c Neighborhood District, outlined in pink. The district is bounded by E Market St to the north, SE 24th St to the west, SE 28th St to the east, and E Railroad Ave to the south. A yellow line indicates a 1,000-foot buffer from the potential WRA expansion along E Railroad Ave. The map includes various street names such as SE 24th St, SE 26th St, SE 27th St, SE 28th St, SE 29th St, SE 30th St, SE 31st St, SE 32nd St, SE 33rd St, SE 34th St, SE 35th St, SE 36th St, SE 37th St, SE 38th St, SE 39th St, SE 40th St, SE 41st St, SE 42nd St, SE 43rd St, SE 44th St, SE 45th St, SE 46th St, SE 47th St, SE 48th St, SE 49th St, SE 50th St, SE 51st St, SE 52nd St, SE 53rd St, SE 54th St, SE 55th St, SE 56th St, SE 57th St, SE 58th St, SE 59th St, SE 60th St, SE 61st St, SE 62nd St, SE 63rd St, SE 64th St, SE 65th St, SE 66th St, SE 67th St, SE 68th St, SE 69th St, SE 70th St, SE 71st St, SE 72nd St, SE 73rd St, SE 74th St, SE 75th St, SE 76th St, SE 77th St, SE 78th St, SE 79th St, SE 80th St, SE 81st St, SE 82nd St, SE 83rd St, SE 84th St, SE 85th St, SE 86th St, SE 87th St, SE 88th St, SE 89th St, SE 90th St, SE 91st St, SE 92nd St, SE 93rd St, SE 94th St, SE 95th St, SE 96th St, SE 97th St, SE 98th St, SE 99th St, SE 100th St. The map also shows various land use designations such as P2, EX, H, F, I2, and I1. A yellow callout box points to the pink line, stating "Pink Line = Proposed N3c Neighborhood District". Another yellow callout box points to the yellow line, stating "1,000-foot buffer from potential WRA expansion".

1,000-foot buffer from potential WRA expansion

 Owned by City or WRA  
 CDM\_VectorPub\_Prd.SDE\_LOAD.ParcelCityOwned



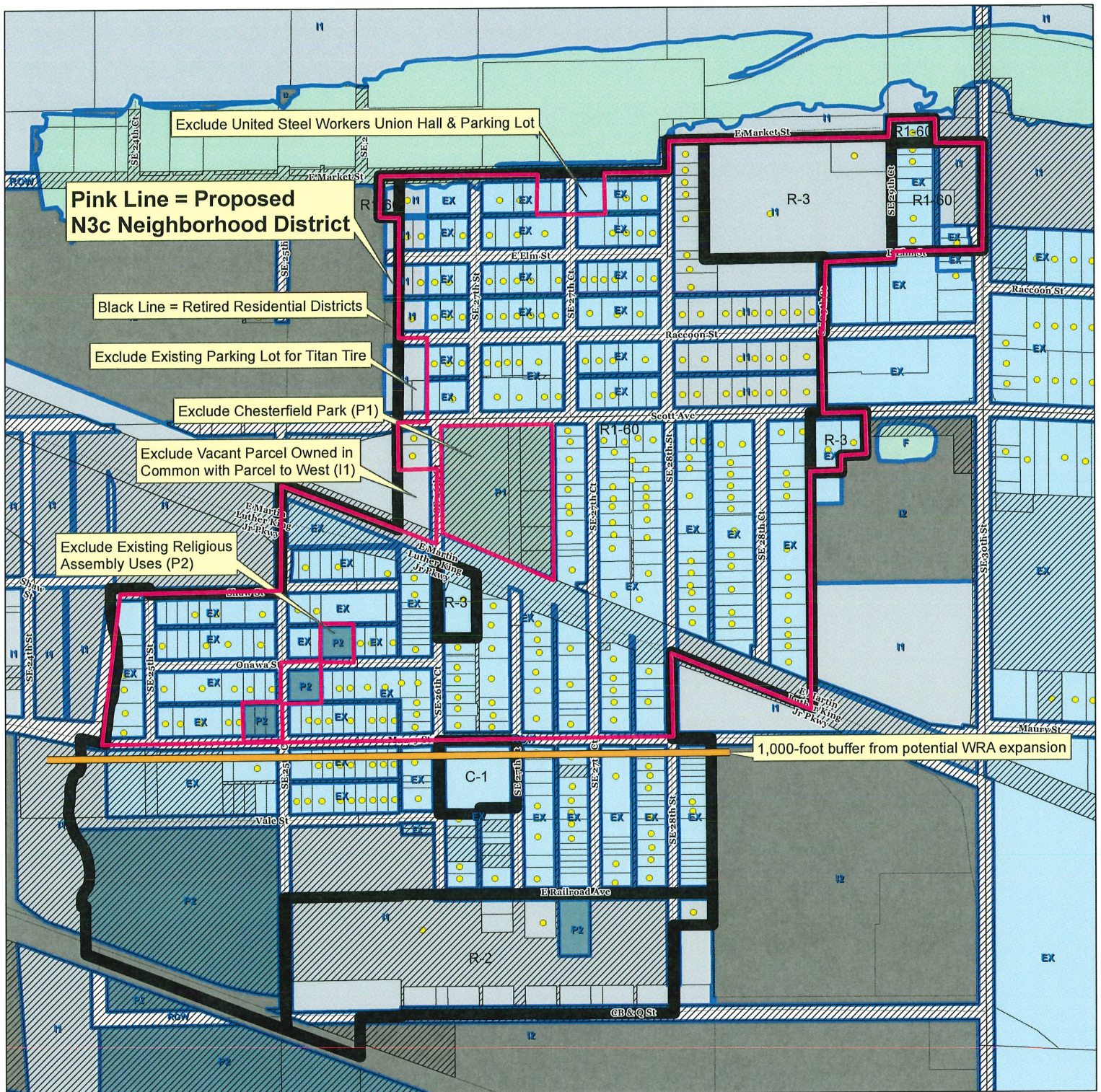
# Chesterfield Area - Aerial

24





# Chesterfield Area







Dear Property Owner,

The City of Des Moines is considering rezoning properties in the area generally located north of Maury Street, east of Southeast 25<sup>th</sup> Street, south of East Market Street, and west of Southeast 30<sup>th</sup> Street.

The map on the reverse side of this page shows the area that is being considered for rezoning.

The potential rezoning would return these properties to a residential zoning classification, which was in place prior to the Citywide rezoning in 2019. Portions of this area were rezoned to the "I1" Industrial District and "EX" Business Park District in 2019 upon the adoption of a new City of Des Moines zoning map.

At this time, the City is proposing to rezone this area to the "N3c" Neighborhood District, which is a zoning classification that primarily allows for one-household residential dwellings.

If you have any questions, please email [Planning@dmgov.org](mailto:Planning@dmgov.org) or call Sreyoshi Chakraborty at (515) 283-4749 or Frank Dunn-Young at (515) 283-4743.

Otherwise, you are invited to ask questions during the following in-person open house: on Wednesday, March 29, 2023 between 4:00 PM and 5:00 PM.

**Open House:**

Wednesday, March 29, 2023

4:00 PM to 5:00 PM

Armory Building

St. Etienne Conference Room on Lower Level

602 Robert D. Ray Drive

Des Moines, IA 50309

Please note that any rezoning is required to go through a formal process that requires public hearings by the City's Plan & Zoning Commission and then by the City Council. It is anticipated that this rezoning would be considered by the Plan & Zoning Commission at its meeting scheduled for April 20, 2023. Official public notices would be mailed to impacted property owners at such time that the rezoning has been placed on a Plan & Zoning Commission meeting agenda.

Please call us at 515-283-4182 if you need language or other communication accommodations.



Estimado propietario,

La City of Des Moines está considerando recalificar las propiedades de la zona situada generalmente al norte de la calle Maury, al este de la calle 25 Sureste, al sur de la calle Market Este y al oeste de la calle 30 Sureste.

El mapa del reverso de esta página muestra la zona que se está considerando recalificar.

La posible rezonificación devolvería estas propiedades a una clasificación de zonificación residencial, que estaba en vigor antes de la rezonificación de toda la ciudad en 2019. Porciones de esta zona se rezonificaron al Distrito Industrial "I1" y al Distrito de Parque Empresarial "EX" en 2019 tras la adopción de un nuevo mapa de zonificación de la City of Des Moines.

En este momento, la Ciudad propone rezonificar esta área al Distrito Vecinal "N3c", que es una clasificación de zonificación que permite principalmente viviendas residenciales de un solo hogar.

Si tiene alguna pregunta, envíe un correo electrónico a [Planning@dmgov.org](mailto:Planning@dmgov.org) o llame a Sreyoshi Chakraborty al (515) 283-4749 o a Frank Dunn-Young al (515) 283-4743.

De lo contrario, le invitamos a hacer preguntas durante la siguiente jornada de puertas abiertas en persona el miércoles 29 de marzo de 2023 entre las 16.00 y las 17.00 horas.

**Casa abierta:**

Miércoles, 29 de marzo de 2023

De 16:00 a 17:00

Edificio de la Armería

Sala de conferencias St. Etienne en la planta baja

602 Robert D. Ray Drive

Des Moines, IA 50309

Tenga en cuenta que cualquier rezonificación debe pasar por un proceso formal que requiere audiencias públicas por parte de la Comisión de Planificación y Zonificación de la Ciudad y luego por parte del Concejo Municipal. Se anticipa que esta recalificación sería considerada por la Comisión de Planificación y Zonificación en su reunión programada para el 20 de abril de 2023. Las notificaciones públicas oficiales se enviarían por correo a los propietarios afectados en el momento en que la recalificación se haya incluido en el orden del día de una reunión de la Comisión de Planificación y Zonificación.

Llámenos al 515-283-4182 si necesita adaptaciones lingüísticas o de otro tipo para comunicarse.



March 29, 2023 | SIGN IN | 4:00-5:00 PM  
Armory Bldg

Name

Address

Dennis Noble

1721 S.E. 28th

Deannett Anspa

2563 Maury St.

~~Frank~~

2568

Onaka St

Edward E. Bromberg

2569 SNYVA ST.

Miya Williams

128 SE 27th Ct

Karen Rice

801 SE 27th Ct



Item: ZONG-2023-000018

Date: \_\_\_\_\_

Please mark one of the following:

- ☒ I support the request  
☐ I am undecided  
☐ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
APR 17 2023

Titleholder Signature: \_\_\_\_\_

Guadalupe Herrera

Name/Business: \_\_\_\_\_

Armex

Impacted Address: \_\_\_\_\_

2805 Scott Ave

Comments: \_\_\_\_\_

Item: ZONG-2023-000018

Date: \_\_\_\_\_

Please mark one of the following:

- ☒ I support the request  
☐ I am undecided  
☐ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
APR 17 2023

Titleholder Signature: \_\_\_\_\_

EDWARD BRUMBACH/LINDA OVERTON

Name/Business: \_\_\_\_\_

Impacted Address: \_\_\_\_\_

2569 ONAWA STREET DES MOINES, IOWA 50317

Comments: \_\_\_\_\_

AS LONG AS TAXES DON'T INCREASE by MORE

Item: ZONG-2023-000018

Date: 4-14-23

Please mark one of the following:

- ☒ I support the request  
☐ I am undecided  
☐ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
APR 19 2023

Titleholder Signature: Dorothy Spotts

Name/Business: N/A

Impacted Address: N/A 606 S.E. 28<sup>th</sup> ST.

Comments: By Rezoning will This help  
To STOP Semis from Coming  
down Side Streets?

Item: ZONG-2023-000018

Date: 4-14-23

Please mark one of the following:

- ☐ I support the request  
☒ I am undecided  
☐ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
APR 17 2023

Titleholder Signature: Stephen A. Pineda Murphy

Name/Business: \_\_\_\_\_

Impacted Address: 2708 Raccoon St. D.M. IA 5031

Comments: \_\_\_\_\_



Item: ZONG-2023-000018

Date:

24

Please mark one of the following:

- ☐ I support the request  
☒ I am undecided  
☐ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
APR 17 2023

Titleholder Signature:

Kimberly Vickery

Name/Business:

Impacted Address:

2617 E Elm

Comments:

I guess I don't know if that  
will affect me - what's implications  
to the homeowners here?

Item: ZONG-2023-000018

Date:

04/13/2023

Please mark one of the following:

- ☐ I support the request  
☐ I am undecided  
☒ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
APR 17 2023

Titleholder Signature:

Jeannett M. Anaya

Name/Business:

Jeannett M. Anaya

Impacted Address:

2563 Maury St. Des Moines, IA. 50317

Comments:

I oppose, since my property has  
NOT been included in the rezoning for  
Residential area. I request to be included  
in the rezoning

Item: ZONG-2023-000018

Date: 4-12-2023

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
APR 17 2023

Titleholder Signature: Chad B. B.

Name/Business: \_\_\_\_\_

Impacted Address: 2616 E Elm Street

Comments: I don't think the extra traffic  
coming through would benefit the  
neighborhood. This area is very peaceful.

Item: ZONG-2023-000018

Date: \_\_\_\_\_

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
APR 17 2023

Titleholder Signature: Ann Santorum

Name/Business: \_\_\_\_\_

Impacted Address: 2747 E. ELM ST

Comments: Why are you even asking me,  
you're going to do it any way!  
Just please! Don't raise my property  
Taxes!!!



Item: ZONG-2023-000018

Date: 04/15/23

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT

APR 17 2023

Titleholder Signature: \_\_\_\_\_

Name/Business: \_\_\_\_\_

Impacted Address: 2570 Maury St

Comments: This area is being my home for 10 years, I have a AUTISTIC child and I won't like to have more traffic in my area. He is not aware of danger and he crosses the road without any precaution. Thanks for understanding.

Item: ZONG-2023-000018

Date: 4/13/2023

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT

APR 17 2023

Titleholder Signature: \_\_\_\_\_

Name/Business: TONY HOLT

Impacted Address: 129 SE 29<sup>TH</sup> CT, DES MOINES, IA 50317

Comments: See attached letter.



Tony Holt

129 SE 29<sup>th</sup> Ct Des Moines, IA 50317

ATTN Planning Urban Design

Des Moines Development Services

602 Robert D Ray Drive, Des Moines, IA 50309-9603

4/13/2023

RE: ZONG-2023-000018

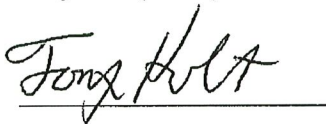
Dear City Plan and Zoning Commission,

I am in opposition to the proposed rezoning of some of the properties in an area generally located north of Maury Street, east of Southeast 25<sup>th</sup> Street, south of East Market street, and west of Southeast 30<sup>th</sup> Street.

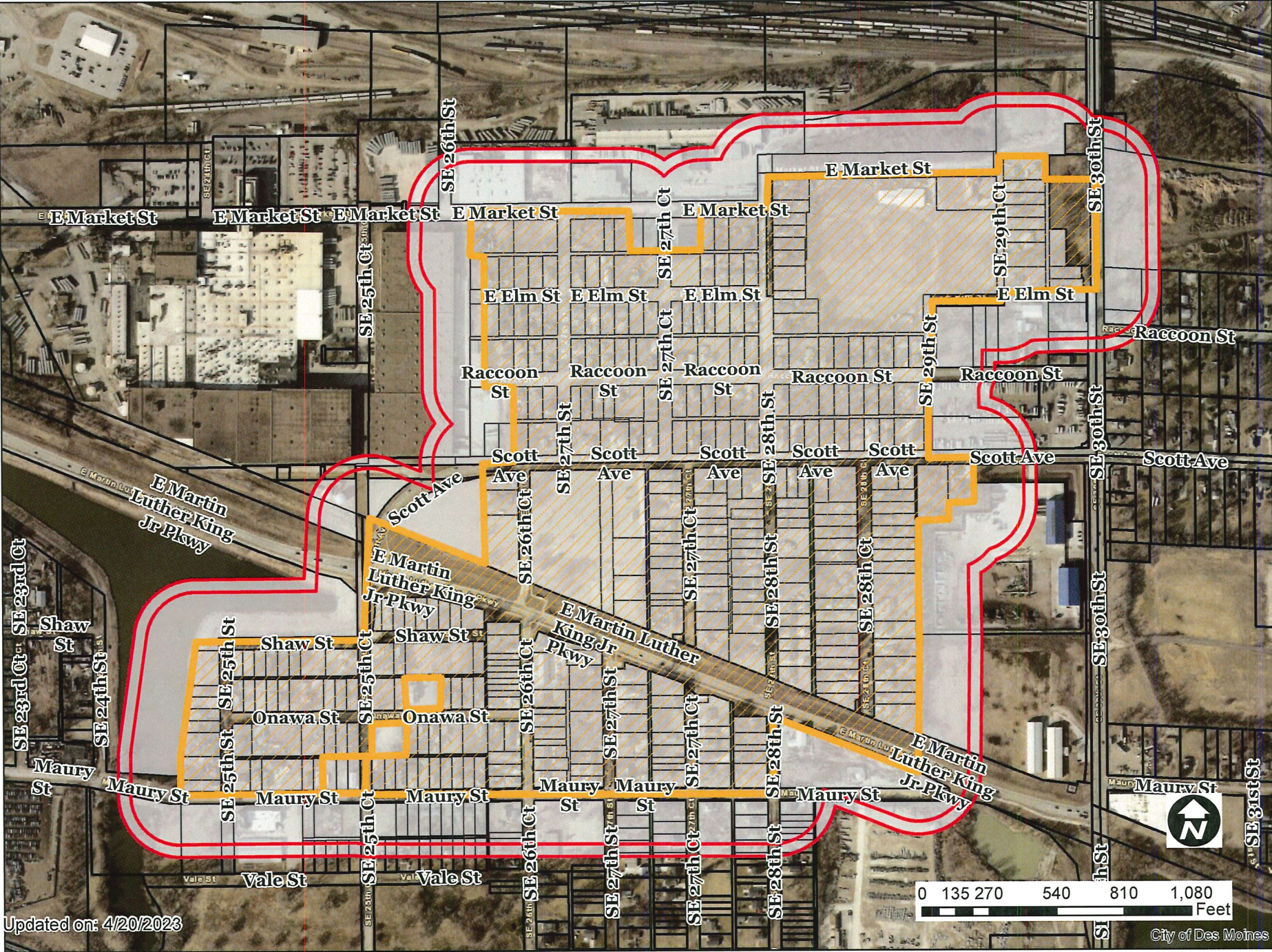
I propose that the properties located east of Southeast 28<sup>th</sup> St and north of Raccoon St remain as "EX" Mixed Use District and "I1" Industrial District because they are used for Fair Grounds overflow parking when the Fair is open. See attached map.

Sincerely,

Tony Holt (owner)

A handwritten signature in black ink that reads "Tony Holt". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.





Updated on: 4/20/2023

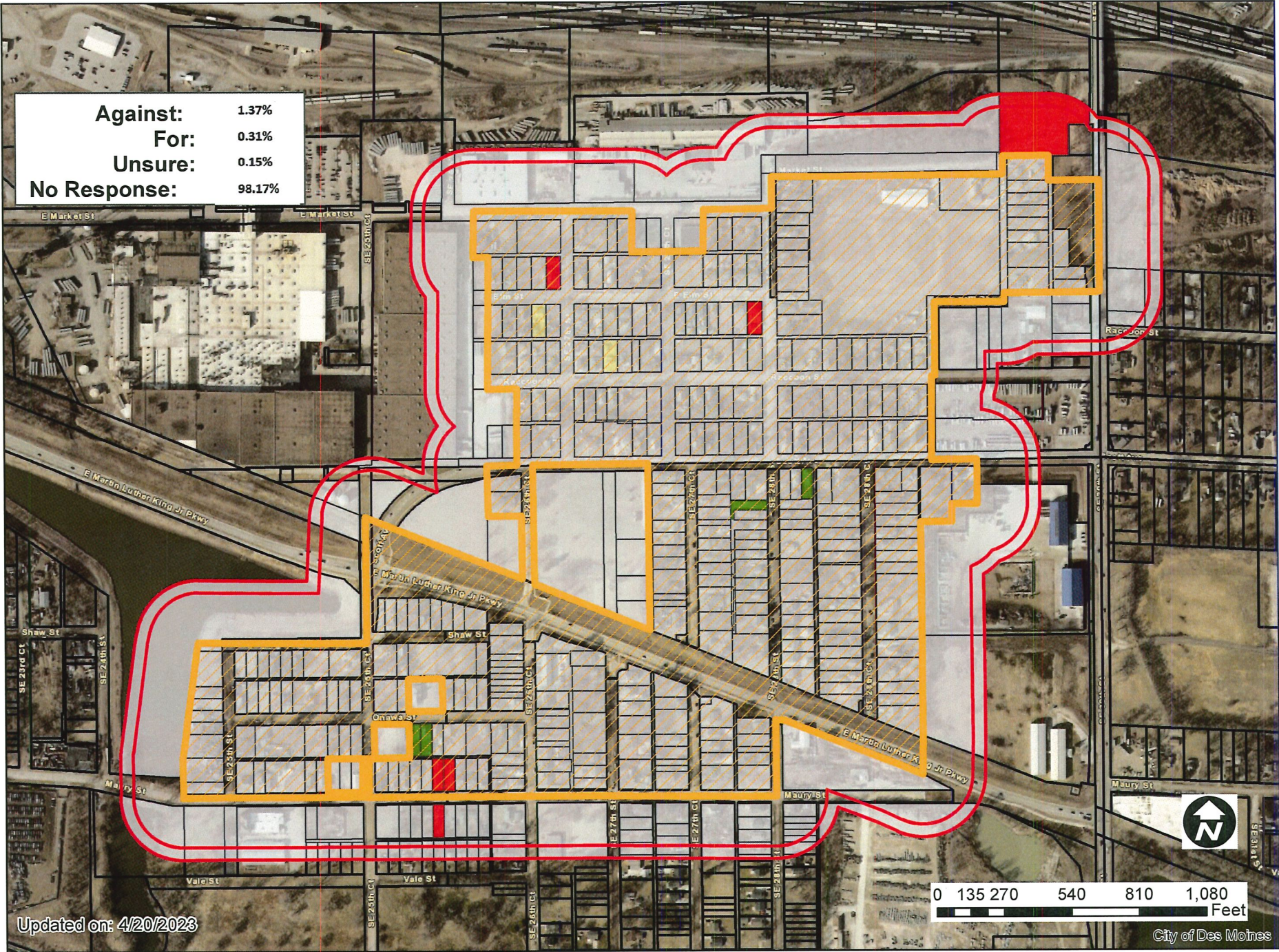


0 135 270 540 810 1,080 Feet

City of Des Moines

1 inch = 510 feet



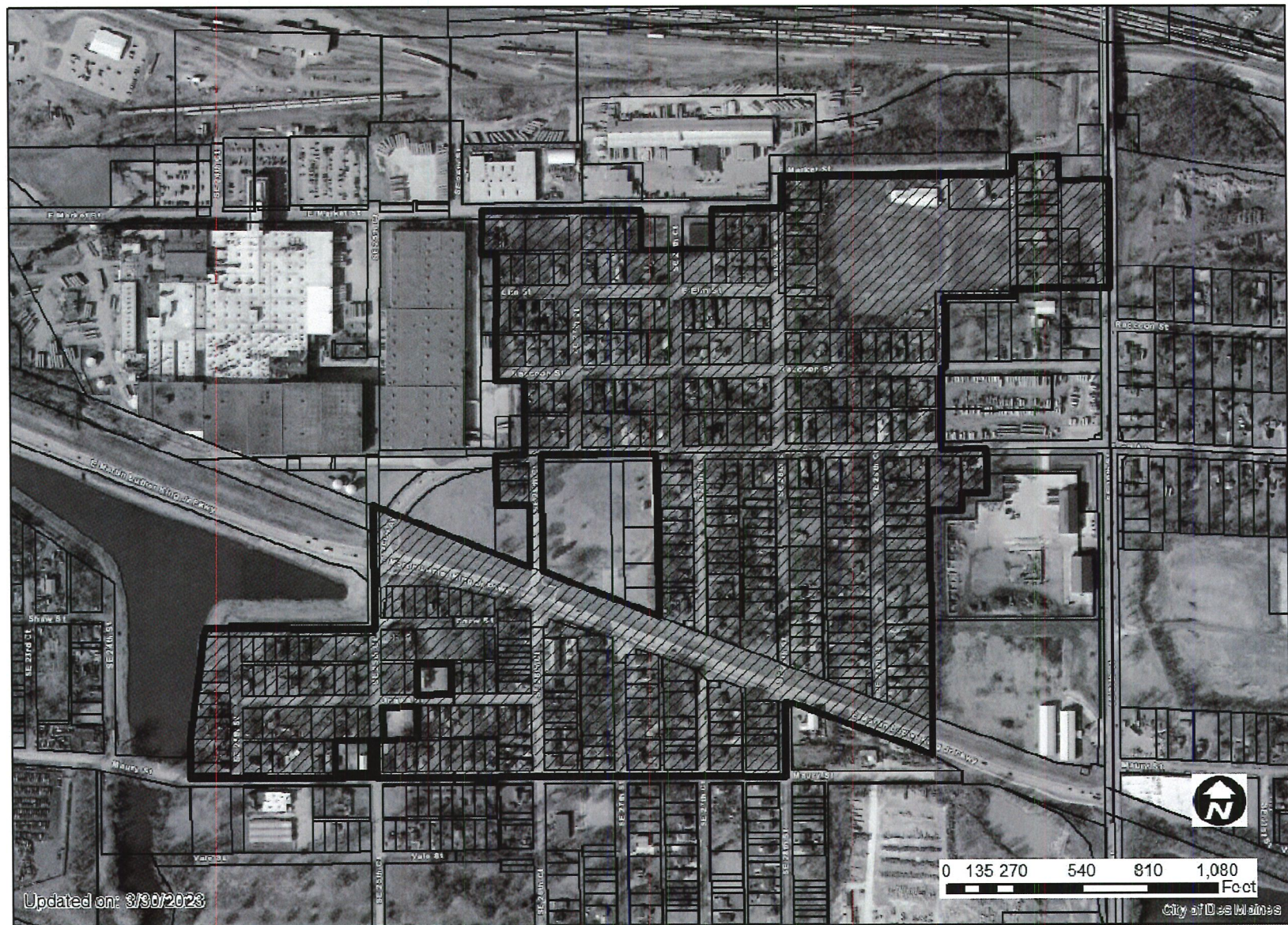




24

City Initiated, Chesterfield Area

ZONG-2023-000018



1 inch = 510 feet