



Date May 22, 2023

RESOLUTION SETTING HEARING ON REQUEST FROM CHARLES E KOENIGS AND SHIRLEY D KOENIGS (OWNERS) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED AT 7905 SOUTHEAST 14TH STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 4, 2023, its members voted 11-0 in support of a motion finding the requested rezoning for Property located at 7905 Southeast 14th Street is not in conformance with the existing PlanDSM future land use designation of Parks and Open Space with Development Control Zone; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 4, 2023 its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Charles E Koenigs and Shirley D Koenigs (Owners), to amend the PlanDSM: Creating Our Tomorrow future land use designation of a portion of the property generally in the northwest corner of the lot located at 7905 Southeast 14th Street from Parks and Open Space with Development Control Zone to Low Density Residential; to rezone the Property from “F” Flood District to “N1a” Residential District, to allow the construction of a new accessory building, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan:

WHEREAS, the Property is legally described as follows:

ALL THAT LYING SOUTH AND WEST OF SOUTH BANK OF UNNAMED CREEK AND NORTH AND EAST OF FLOODWAY BOUNDARY, A PART OF THE WEST 367 FEET OF THE NORTH ½ OF LOT 3 IN SOUTHACRE, AN OFFICIAL PLAT IN POLK COUNTY, IOWA, AND RECORDED IN THE RECORDS OF THE POLK COUNTY RECORDER, BOOK 15867 PAGE 444, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 78 NORTH, SECTION 24 WEST OF THE 5TH/ P.M., CITY OF DES MOINES, POLK COUNTY, IOWA: THENCE N0° 11' 42"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 386.63 FEET; THENCE S 89° 26' 08"W TO A POINT ON THE EAST RIGHT OF WAY LINE OF SE 14TH/ STREET, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N 0° 11' 42"W ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 354.10' FEET; THENCE S89° 20' 59"E, ALONG THE NORTH LINE OF LOT 3 IN SOUTHACRE, A DISTANCE OF 102.13' FEET; THENCE S 66° 49' 51"E, A DISTANCE OF 65.98' FEET; THENCE S 24° 32' 42"E, A DISTANCE OF 50.25' FEET; THENCE S 09° 43' 14"W, A DISTANCE OF 178.84' FEET, THENCE S 44° 09' 58"W TO A POINT ON THE SOUTH LINE W 367 N1/2 LOT 3 SOUTHACRE, A DISTANCE OF 147.13' FEET;



Roll Call Number

Agenda Item Number

24

Date May 22, 2023

THENCE N89°22'02" ALONG SAID SOUTH LINE W 2367 N1/2 LOT 3 SOUTH ACRE, 49.74' FEET TO THE POINT OF BEGINNING. CONTAINING 51,675 SQUARE FEET (1.19 ACRES) MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, RECORDER OR UNRECORDED.

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 June 12, 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-2023-000020) (COMP-2023-000015)

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

May 16, 2023

Communication from the City Plan and Zoning Commission advising that at their May 4, 2023 meeting, the following action was taken regarding a request from Charles E Koenigs and Shirley D Koenigs (owners) to rezone a portion of the property located at 7905 generally in the northwest corner of the lot from "F" Flood District to "N1a" Residential District, to allow the construction of a new accessory building.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	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 requested "N1a" District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space with Development Control Zone.

Part B) PlanDSM: Creating Our Tomorrow Comprehensive Plan be amended to revise the future land use designation from Parks and Open Space with Development Control Zone to Low Density Residential.

Part C) Approval of the request to rezone the subject portion of the property from "F" District to "N1a" Neighborhood District.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested "N1a" District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space with Development Control Zone.

Part B) Staff recommends that PlanDSM: Creating Our Tomorrow Comprehensive Plan be amended to revise the future land use designation from Parks and Open Space with Development Control Zone to Low Density Residential.

Part C) Staff recommends approval of the request to rezone the subject portion of the property from "F" District to "N1a" Neighborhood District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone a portion of the property currently located within the "F" Flood District to the existing "N1a" Neighborhood District zoning of the rest of the property. If approved, the request would allow the construction of a new accessory structure intended for private use. The applicant has provided sufficient evidence documenting removal of the subject portion of the property by FEMA from the Special Flood Hazard Area

Any future construction or redevelopment of the subject property must comply with all applicable Building Codes and site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. **Size of Site:** 129,809 square feet (2.98 acres).
3. **Existing Zoning (site):** "N1a" Neighborhood District and "F" Flood District.
4. **Existing Land Use (site):** The subject property contains a one-story one-household dwelling built circa 1980 according to the Polk County Assessor's webpage.
5. **Adjacent Land Use and Zoning:**
 - North** – "N1a" & "F"; Uses are low-density residential or undeveloped.
 - South** – "N1a" & "F"; Uses are low-density residential or undeveloped.
 - East** – "N1a" & "F"; Uses are low-density residential or undeveloped.
 - West** – "NX2" & "NM"; Uses are mixed-density residential and mobile home park.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the east side of Southeast 14th Street between East County Line Road and Southridge Boulevard. The surrounding area consists predominantly of low-density residential, mixed-density residential, and mobile home park uses. A Regional Node is centered on the intersection of Southeast 14th Street and East Army Post Road.

- 7. Applicable Recognized Neighborhood(s):** The subject property is not located within 250 feet of a recognized Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on April 14, 2023 and of the Final Agenda on April 28, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on April 14, 2023 (20 days prior to the public hearing) and April 24, 2023 (10 days prior to the public 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.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

- 8. Relevant Zoning History:** None.

- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential and Parks and Open Space with Development Control Zone.

- 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 applicant is requesting that the future land use designation for the property be amended from "Parks and Open Space" with "Development Control Zone" to "Low Density Residential". Plan DSM describes these designations as follows:

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.

Development Control Zone: Areas that are sensitive to development, such as airport runway protection zones, flood hazard areas, etc.

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

The subject portion of the parcel is currently zoned "F" District. The Zoning Ordinance describes this district as, "intended for flood plain and floodways pursuant to chapter 50 of this code."

The applicant is proposing to rezone the subject portion of the parcel to the "N1a" District. The Zoning Ordinance describes this district as, "intended for large lots for

mostly single-household residential houses with a more flexible building form pursuant to House A building type in section 135-2.13 of this code.”

Staff believes that the proposed rezoning in this request is appropriate as the applicant has provided sufficient evidence documenting removal of the subject portion of the property by FEMA from the Special Flood Hazard Area.

- 2. Planning and Design Ordinance Requirements:** Any development must comply with all applicable site plan and design regulations of the City’s Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan which would likely be reviewed against the “Accessory Structure”.

SUMMARY OF DISCUSSION

Abby Chungath asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Carolyn Jenison made a motion for:

Part A) The requested “N1a” District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space with Development Control Zone.

Part B) PlanDSM: Creating Our Tomorrow Comprehensive Plan be amended to revise the future land use designation from Parks and Open Space with Development Control Zone to Low Density Residential.

Part C) Approval of the request to rezone the subject portion of the property from “F” District to “N1a” Neighborhood District.

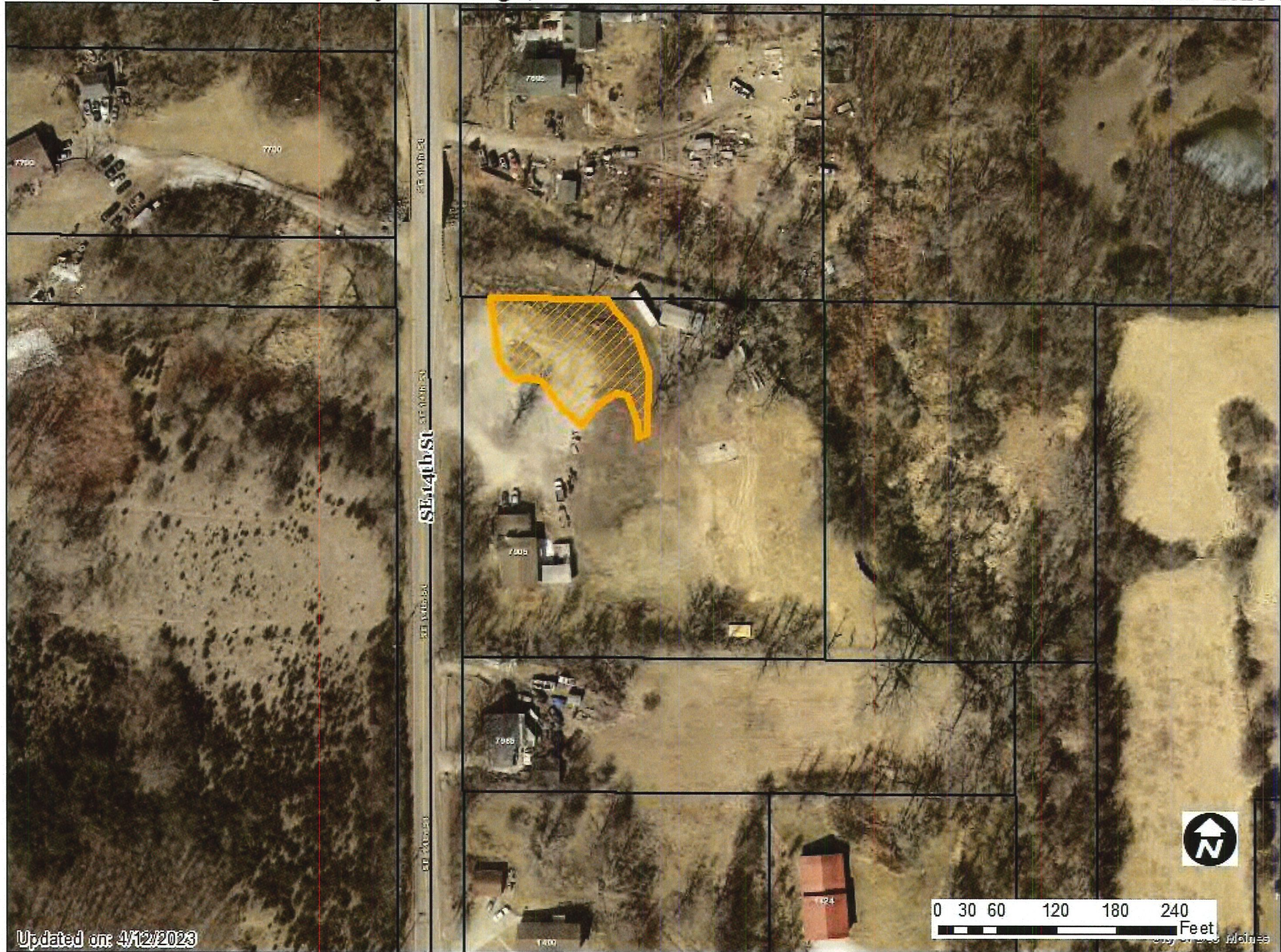
Motion passed: 11-0

Respectfully submitted,

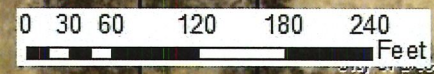


Bert Drost, AICP
Deputy Planning Administrator

BAD:tjh



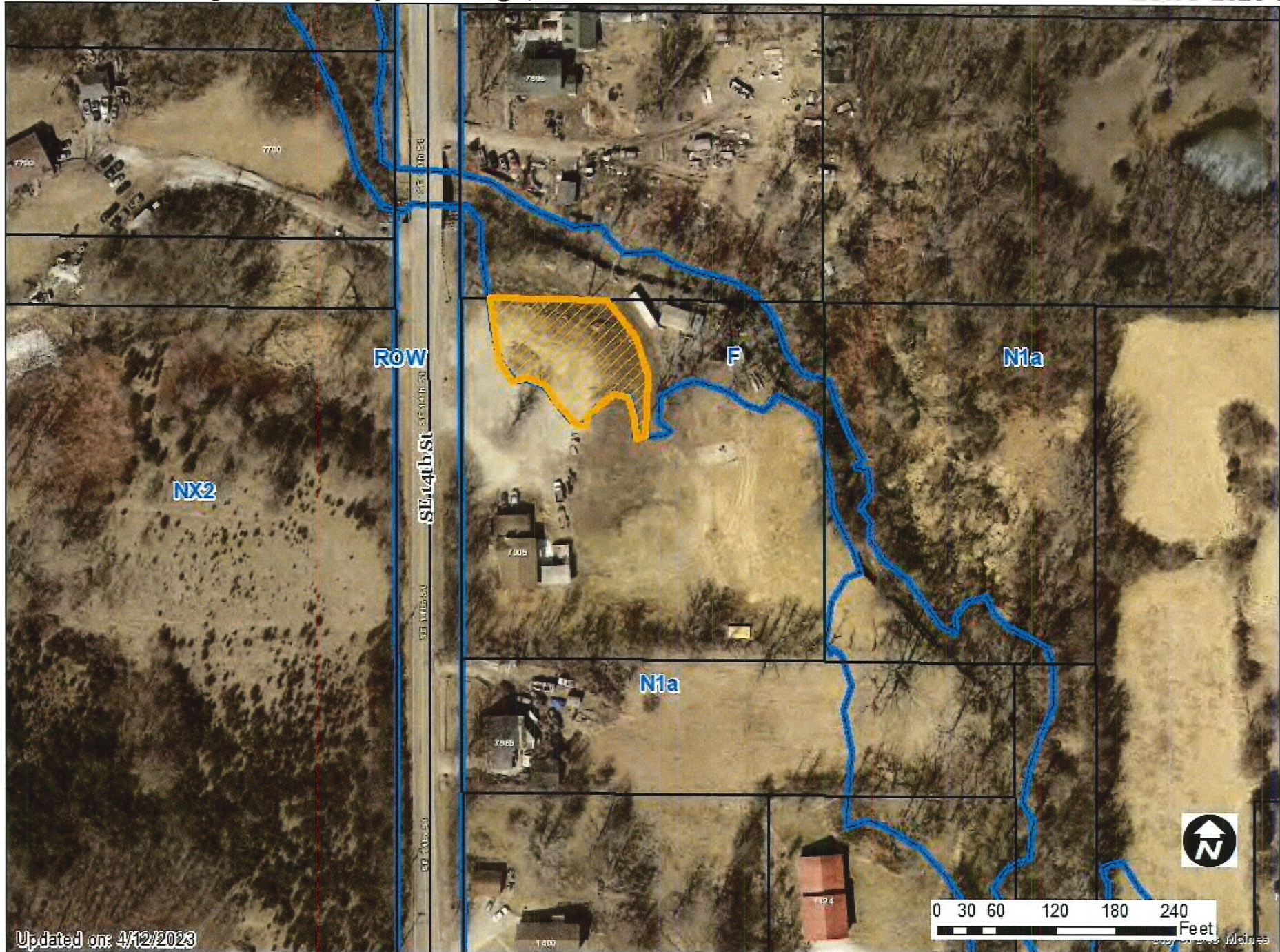
Updated on: 4/12/2023



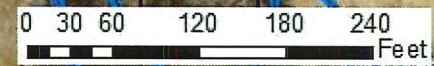
1 inch = 128 feet

Charles E Koenigs and Shirley D Koenigs, 7905 Southeast 14th Street

ZONG-2023-000020



Updated on: 4/12/2023



1 inch = 128 feet

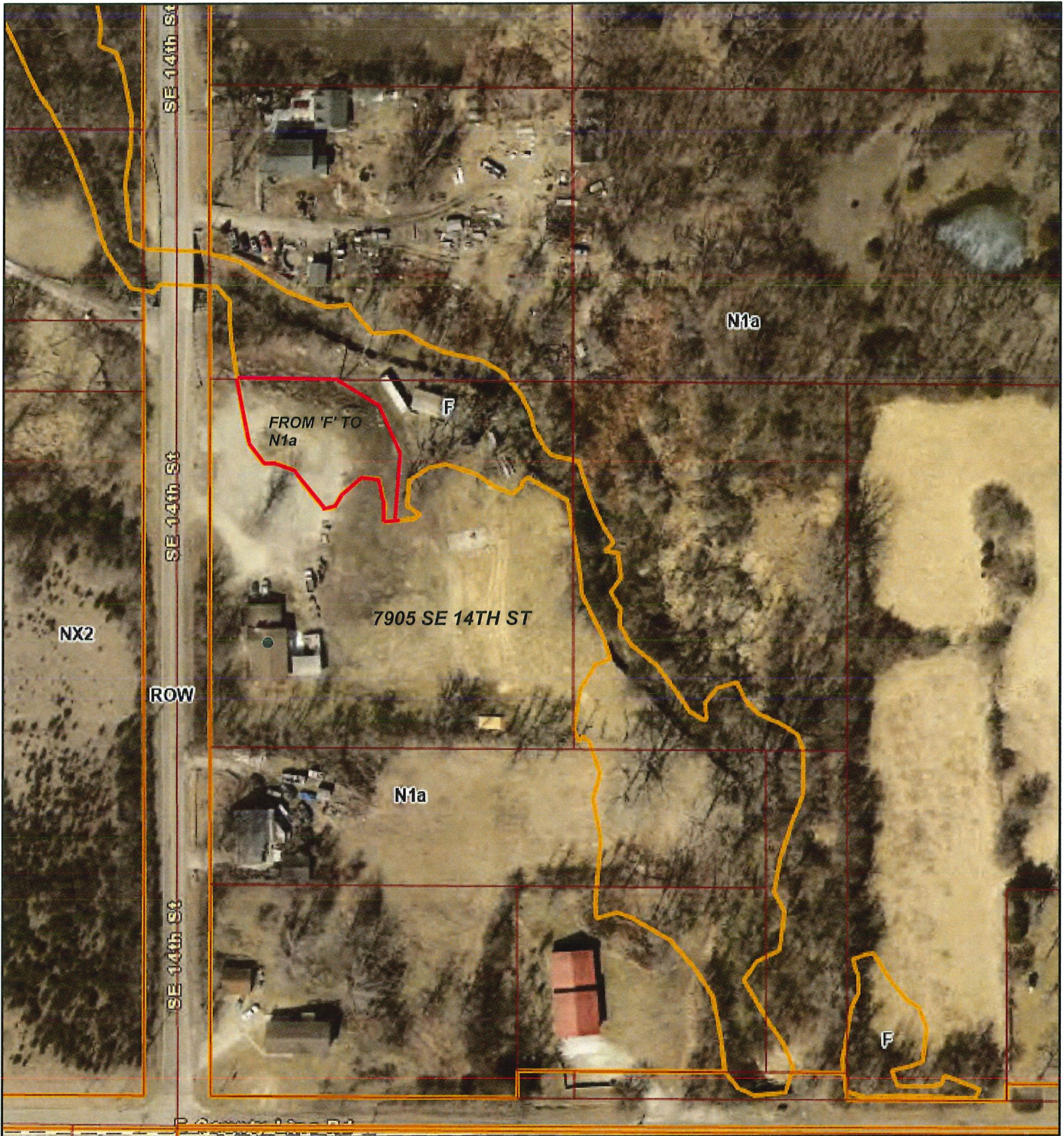






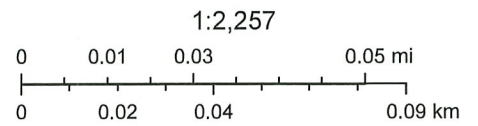
AREA TO BE REMOVED FROM 'F' DISTRICT

24



3/28/2023, 11:18:33 AM

-  Parcel
-  Zoning District
-  **REMOVAL AREA**



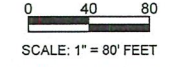
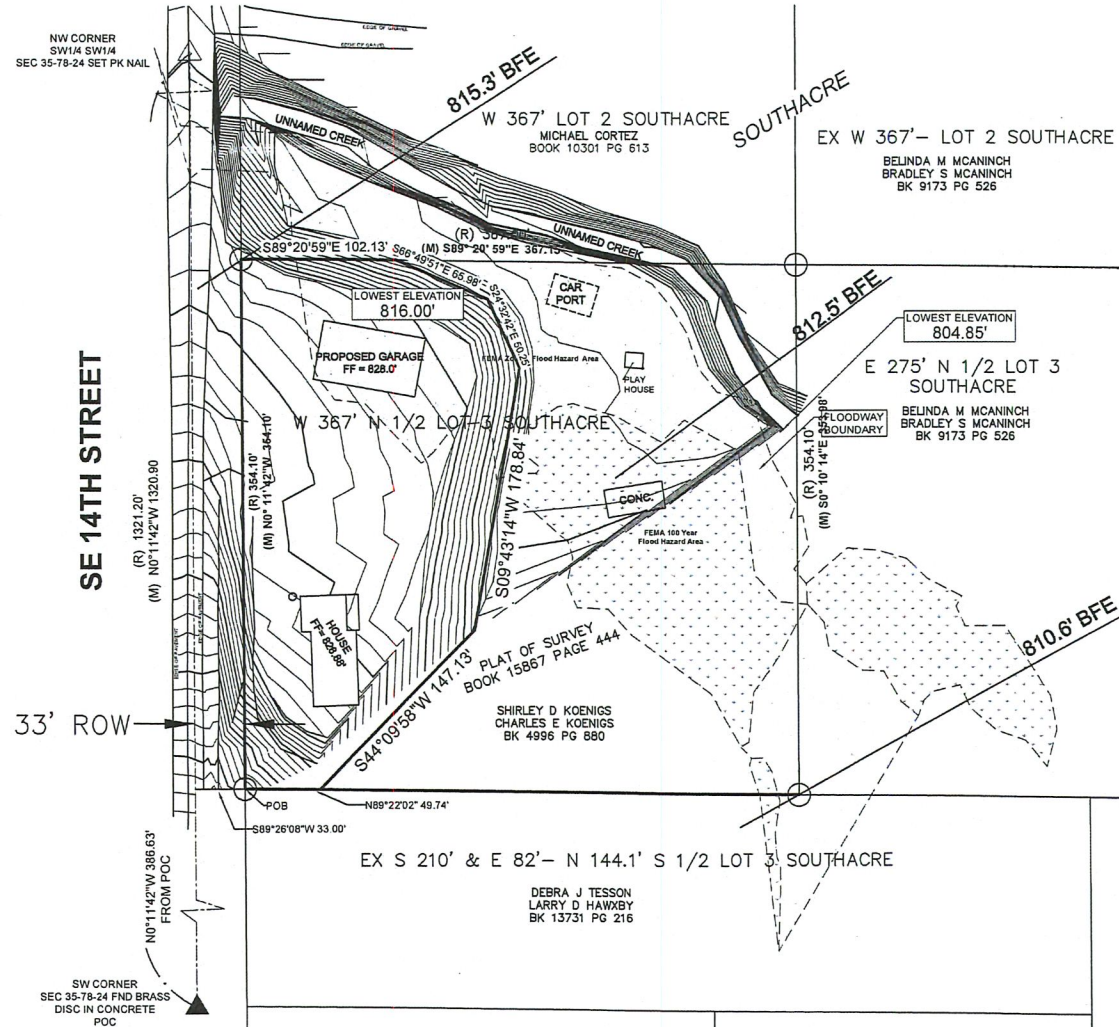
City of Des Moines

24

FLOODWAY FRINGE AREA

WEST 367' NORTH 1/2 LOT 3, SOUTHACRE SECTION 35 T78N R24W OF 5TH P.M.
CITY OF DES MOINES, POLK COUNTY, IOWA

NW CORNER
SW1/4 SW1/4
SEC 35-78-24 SET PK NAIL



MEETS AND BOUNDS: AREA TO BE REMOVED FROM FROM FLOODWAY FRINGE.

ALL THAT LYING SOUTH AND WEST OF SOUTH BANK OF UNNAMED CREEK AND NORTH AND EAST OF FLOODWAY BOUNDARY, A PART OF THE WEST 367 FEET OF THE NORTH 1/2 OF LOT 3 IN SOUTHACRE, AN OFFICIAL PLAT IN POLK COUNTY, IOWA, AND RECORDED IN THE RECORDS OF THE POLK COUNTY RECORDER, BOOK 15867 PAGE 444, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 78 NORTH, SECTION 24 WEST OF THE 5TH/ P.M., CITY OF DES MOINES, POLK COUNTY, IOWA: THENCE N0° 11' 42"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 386.63 FEET; THENCE S 89° 26' 08"W TO A POINT ON THE EAST RIGHT OF WAY LINE OF SE 14TH/ STREET, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N 0° 11' 42"W ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 354.10' FEET; THENCE S89° 20' 59"E, ALONG THE NORTH LINE OF LOT 3 IN SOUTHACRE, A DISTANCE OF 102.13' FEET; THENCE S 66° 49' 51"E, A DISTANCE OF 65.98' FEET; THENCE S 24° 32' 42"E, A DISTANCE OF 50.25' FEET; THENCE S 09° 43' 14"W, A DISTANCE OF 178.84' FEET, THENCE S 44° 09' 58"W TO A POINT ON THE SOUTH LINE W 367 N1/2 LOT 3 SOUTHACRE, A DISTANCE OF 147.13' FEET; THENCE N89°22'02" ALONG SAID SOUTH LINE W 2367 N1/2 LOT 3 SOUTH ACRE, 49.74' FEET TO THE POINT OF BEGINNING. CONTAINING 51,675 SQUARE FEET (1.19 ACRES) MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, RECORDER OR UNRECORDED.

LEGEND OF SYMBOLS & ABBREVIATIONS

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR
- YC 15982 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- OC ORANGE CAP
- IR IRON PIPE
- IP IRON ROD
- PROP LINE
- SECTION LINE
- FLOODWAY LINE
- CONTOUR:
- MAJOR
- MINOR
- CREEK

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

SIGNATURE: *Merlin L. Davis* DATE: 2/13/2023
 PRINTED OR TYPED NAME: MERLIN L. DAVIS

IOWA LIC. NO. 19440
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.
 THIS SHEET ONLY



SURVEY NOTES:
 THE FLOODWAY BOUNDARY WAS DETERMINED BY DATA SUBMITTED TO THE IOWA DNR PROJECT #2022-0235 ON MARCH 17, 2022, PROPERTY SURVEY PERFORMED IN 2015.

PROJECT NO:	22286
DATE:	10/17/23
DESIGNED BY:	JK
DESIGNED/REVIEWED BY:	MB
DRAWN BY:	MB
DATE:	03/31/2022

REVISION DESCRIPTION:	
NO.	1
NO.	2
NO.	3
NO.	4

ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 500 WEST 10TH STREET
 DES MOINES, IOWA 50319

FLOODWAY HAZZARD AREA



Federal Emergency Management Agency Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

Table with 2 main columns: COMMUNITY AND MAP PANEL INFORMATION and LEGAL PROPERTY DESCRIPTION. Includes details for City of Des Moines, Polk County, Iowa, and affected map panel information.

DETERMINATION

Table with 9 columns: LOT, BLOCK/SECTION, SUBDIVISION, STREET, OUTCOME, FLOOD ZONE, 1% ANNUAL CHANCE FLOOD ELEVATION, LOWEST ADJACENT GRADE ELEVATION, LOWEST LOT ELEVATION. Row 1: 7905 SE 14th Street, Portion of Property, X (unshaded), 816.0 feet.

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION STATE LOCAL CONSIDERATIONS PORTIONS REMAIN IN THE SFHA ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Signature of Patrick "Rick" F. Sacbbit, P.E., Branch Chief, Engineering Services Branch, Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 78 NORTH, SECTION 24 WEST OF THE 5TH/ P.M., CITY OF DES MOINES, POLK COUNTY, IOWA: THENCE N0° 11' 42"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 386.63 FEET; THENCE S 89° 26' 08"W TO A POINT ON THE EAST RIGHT OF WAY LINE OF SE 14TH/ STREET, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N 0° 11' 42"W ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 354.10' FEET; THENCE S89° 20' 59"E, ALONG THE NORTH LINE OF LOT 3 IN SOUTHACRE, A DISTANCE OF 102.13' FEET; THENCE S 66° 49' 51"E, A DISTANCE OF 65.98' FEET; THENCE S 24° 32' 42"E, A DISTANCE OF 50.25' FEET; THENCE S 09° 43' 14"W, A DISTANCE OF 178.84' FEET, THENCE S 44° 09' 58"W TO A POINT ON THE SOUTH LINE W 367 N 1/2 LOT 3 SOUTHACRE, A DISTANCE OF 147.13' FEET; THENCE N89°22'02" ALONG SAID SOUTH LINE W 2367 N 1/2 LOT 3 SOUTH ACRE, 49.74' FEET TO THE POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.


ZONE A (This Additional Consideration applies to the preceding 1 Property.)

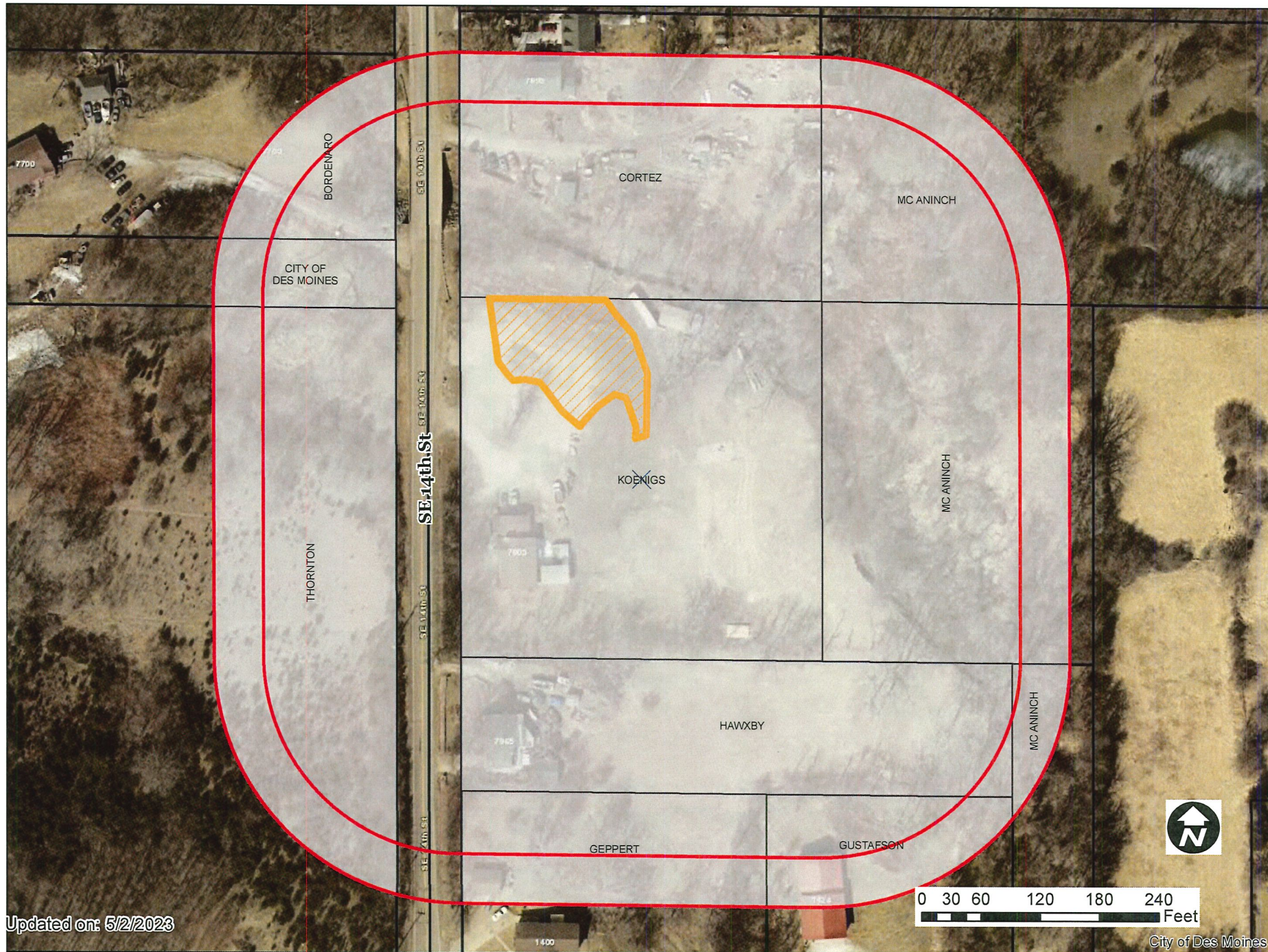
The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

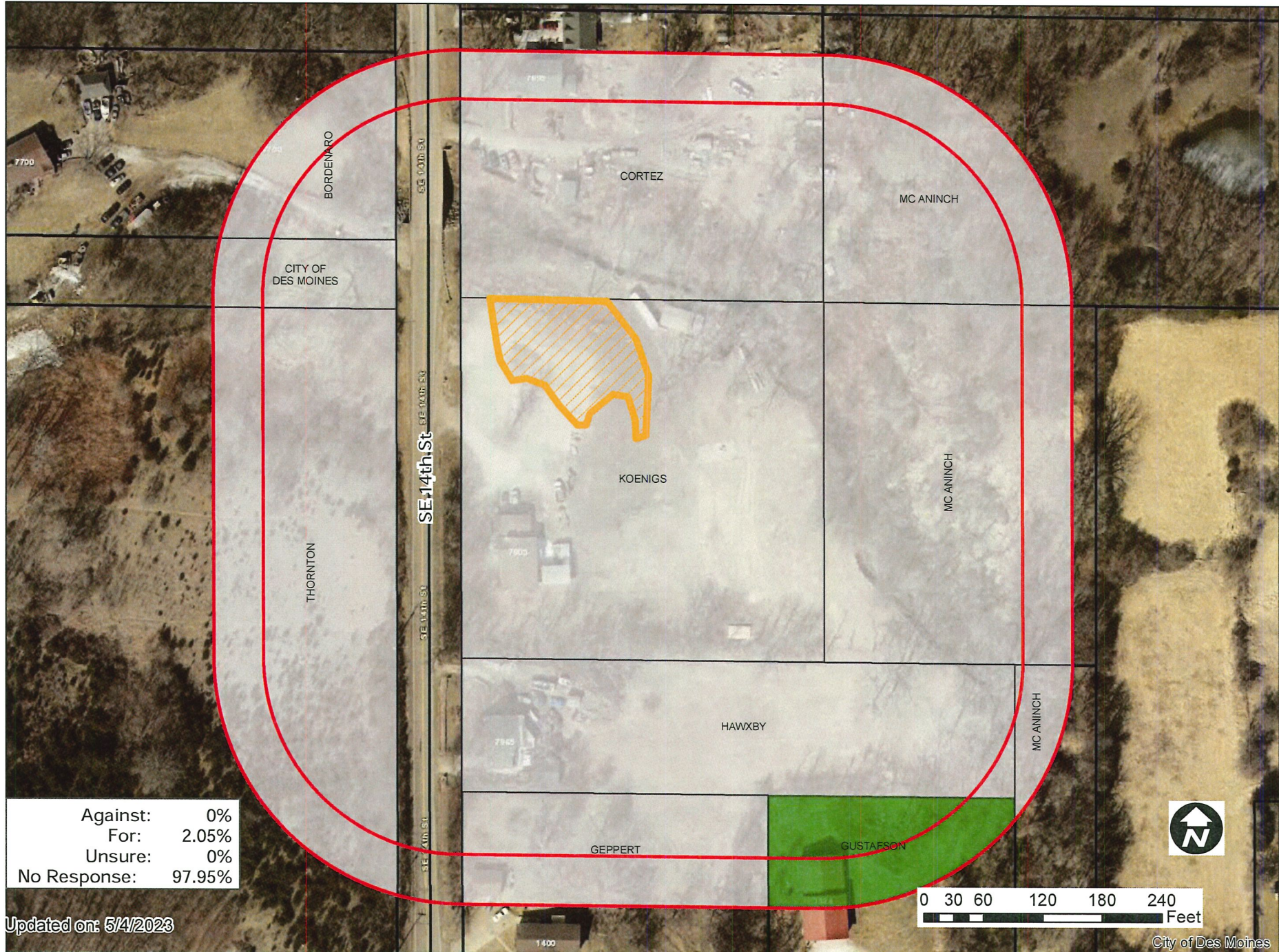
This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMA Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Updated on: 5/2/2023

1 inch = 128 feet



Item: ZONG-2023-000020

Date: 4-26-23

24

Please mark one of the following:

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

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 MAY 03 2023

Titleholder Signature: C. St. Dwoitson

Name/Business: Residential

Impacted Address: 1424 E County Ln. Rd.

Comments: All for Zoning Approval

Item: ZONG-2023-000020

Date: May 1 2023

Please mark one of the following:

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

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 MAY 04 2023

Titleholder Signature: Charles E. Koenig

Name/Business: _____

Impacted Address: 7905 SE 14th St.

Comments: Very reasonable change

7905 SE 14th Rezoning Meeting Summary

Meeting Date: 4/25/2023

Time: 6:00PM – 7:00PM

Method: Open House

Location: 7905 SE 14th Street, area to be rezoned.

Attendees: 0

On Tuesday April 15th Abaci Consulting hosted a neighborhood meeting at 7905 SE 14th to discuss the removal of a portion of the F Zone overlay to allow the construction of a detached garage. The City of Des Moines has given our team a list of 9 addresses, 1 of which being the City of Des Moines, and the other being Charlie Koenig's, the property owner.

Our letters were sent out to the addresses on Friday, April 14th, eleven days before the meeting. The letter briefly discussed the proposed rezoning of the subject property, including the meeting date and time.

At the meeting, one of our staff members had set a table with a trifold showing a 24x36 print of the property map showing elevations and the property being removed. The table was set outside of the subject location, visible to passing cars. The property owner, Charlie Koenigs, stood outside with our staff member hoping to answer any questions that his neighbors may have.

The removal of the F Zone overlay will have no change in the nature of the N1a Zone that surrounds the semi-rural area, so we were not anticipating any negative feedback. The only questions we had anticipated would be from curious neighbors who may want to know if their own property could be pulled out of the flood zone. While none of the seven neighbors showed up, these questions can still be addressed to the property owner after the zoning change.

At the meeting, our staff member has discussed with Charlie the logistics of the May 4th Planning and Zoning Commission Agenda.

24

ZONG-2023-000020

Charles E Koenigs and Shirley D Koenigs, 7905 Southeast 14th Street



Updated on 4/12/2023

1 inch = 128 feet