



Date June 12, 2023

**RESOLUTION HOLDING PUBLIC HEARING REGARDING 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 a portion of the property generally in the northwest corner of the lot located at 7905 Southeast 14<sup>th</sup> Street, for the proposed rezoning from “F” Flood District to “N1a” Residential District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan 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), for the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Parks and Open Space with Development Control Zone to Low Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has further 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 rezone the subject property from “F” Flood District to “N1a” Residential District, to allow the construction of a new accessory building; and

**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°**



**Roll Call Number**

**Agenda Item Number**

52

Date June 12, 2023

**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.; and**

**WHEREAS**, on May 22, 2023, by Roll Call No. 23-0723, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on June 12, 2023, at 5:00 p.m., at the City 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 proposals; and

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

**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 and rezoning 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 Parks and Open Space with Development Control Zone to Low Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "F" Flood District to "N1a" Residential District, to allow the construction of a new accessory building, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY \_\_\_\_\_ TO ADOPT. SECOND BY \_\_\_\_\_.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill  
Assistant City Attorney

(ZONG-2023-000020) (COMP-2023-000015)



**Roll Call Number**

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**Agenda Item Number**

52

**Date** June 12, 2023

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



Date June 12, 2023

Agenda Item 52

Roll Call # \_\_\_\_\_

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 14<sup>th</sup> 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 14<sup>th</sup> 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

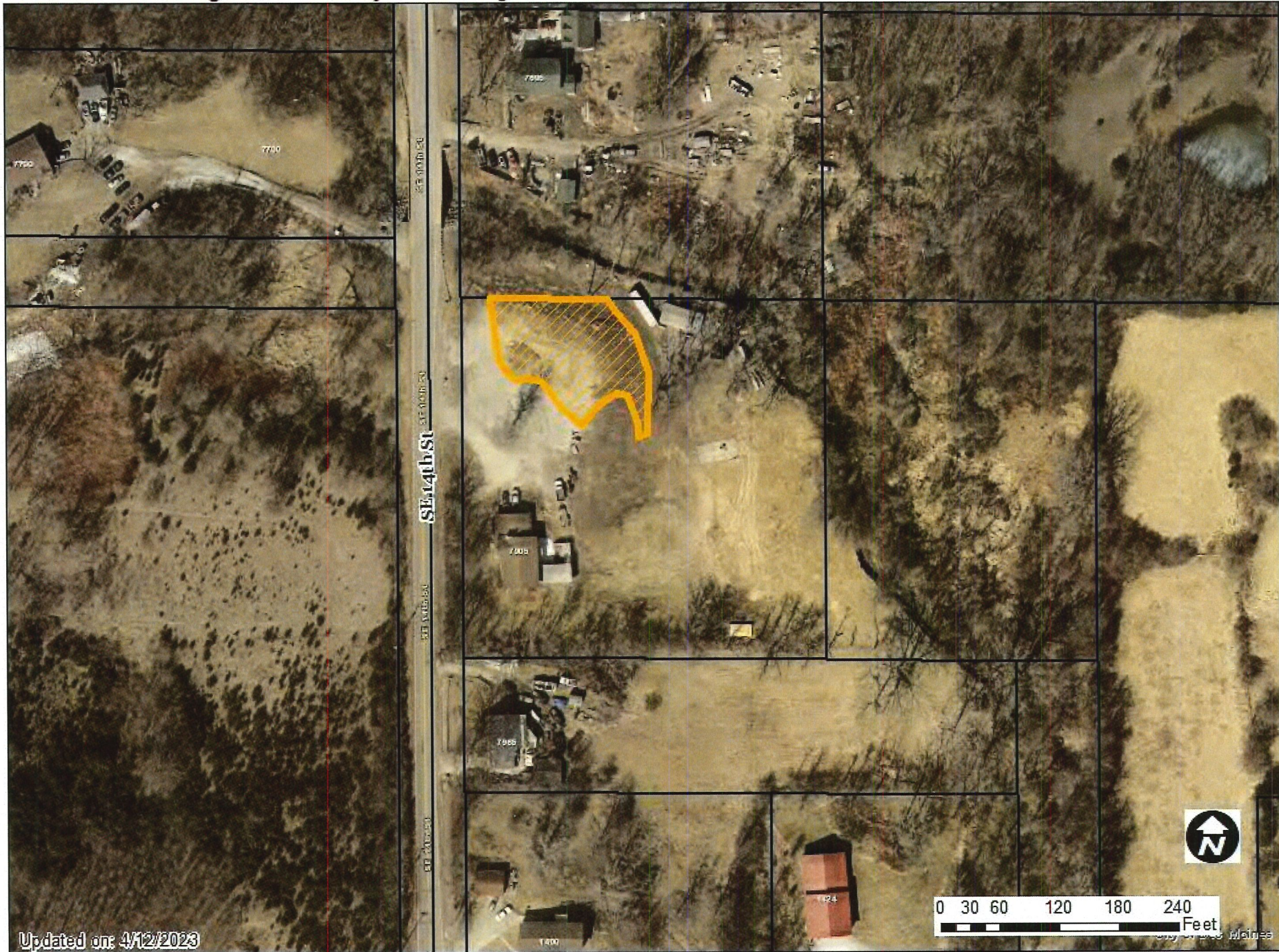
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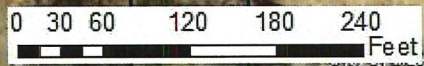
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Charles E Koenigs and Shirley D Koenigs, 7905 Southeast 14th Street

COMP-2023-000015

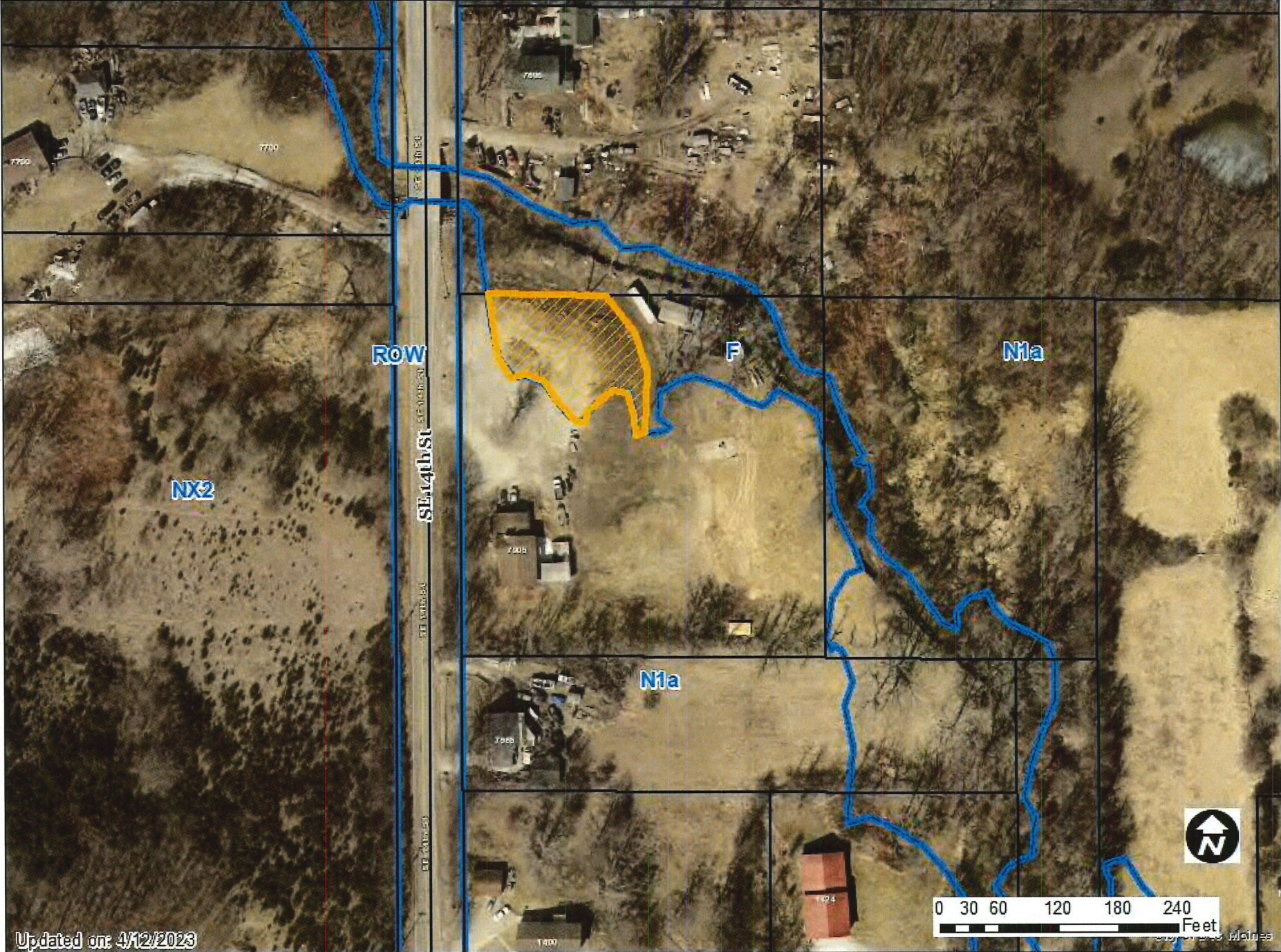


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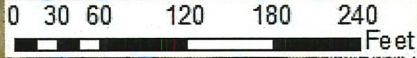


1 inch = 128 feet





Updated on: 4/12/2023



1 inch = 128 feet







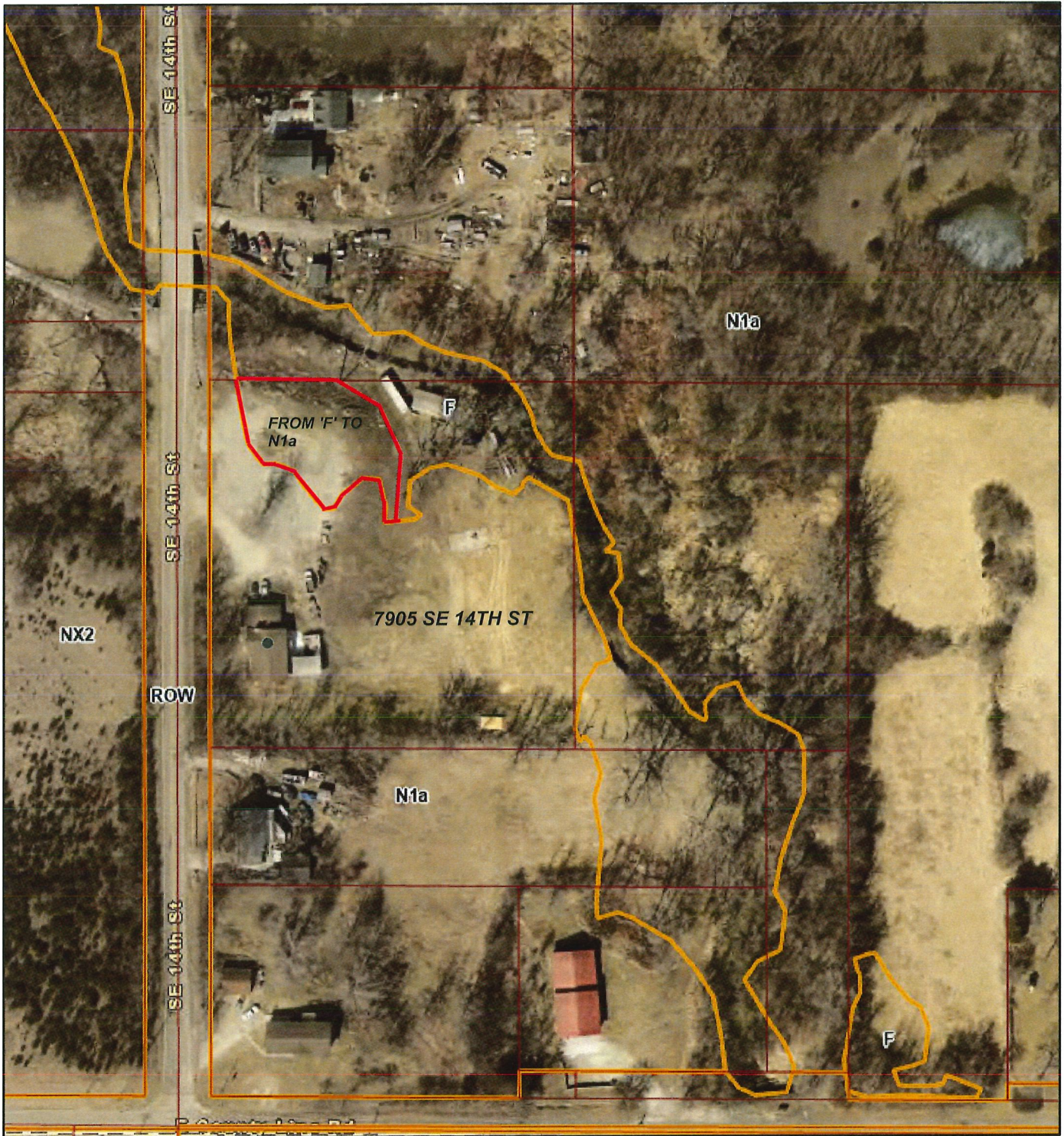






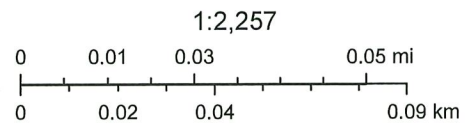


# AREA TO BE REMOVED FROM 'F' DISTRICT



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

- Parcel
- Zoning District
- REMOVAL AREA**



City of Des Moines

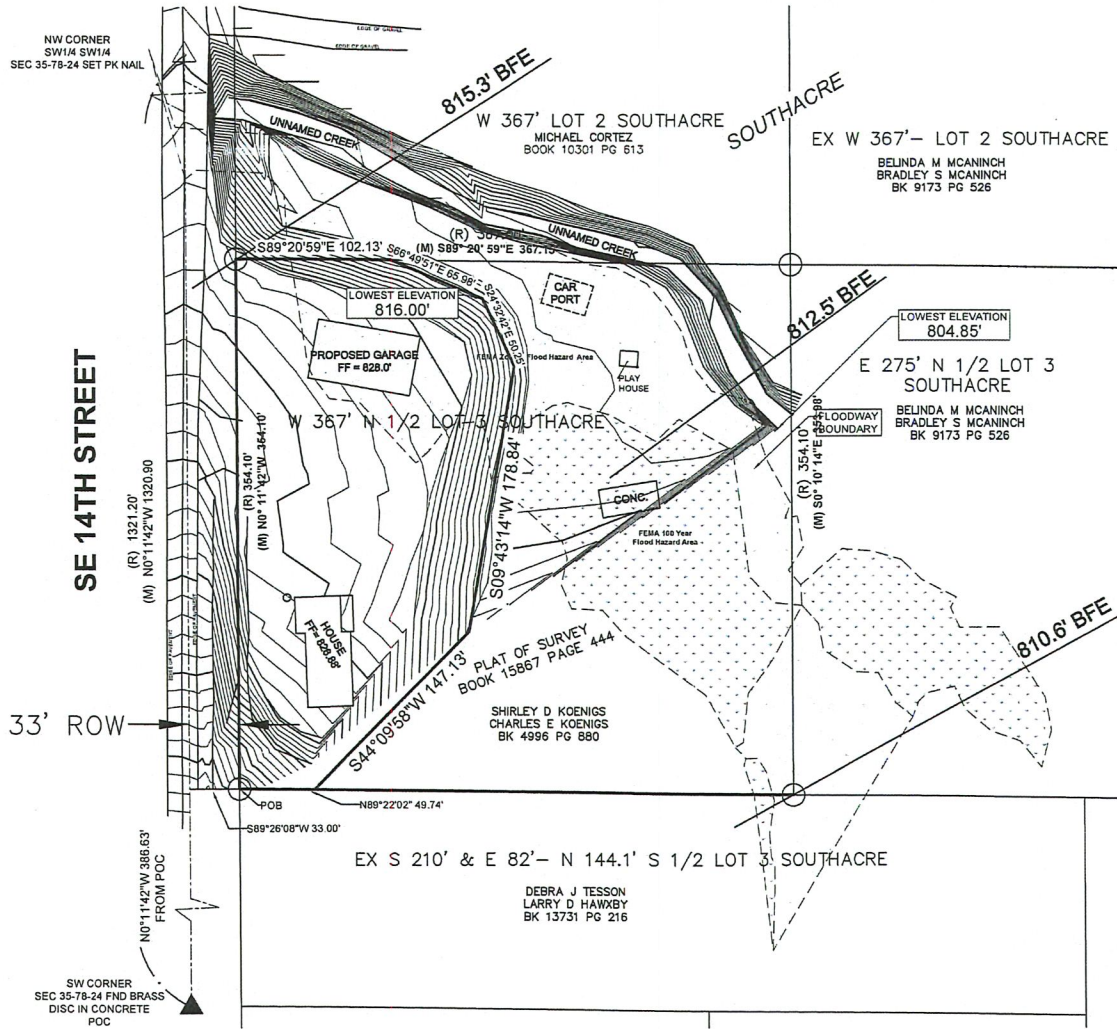


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### FLOODWAY FRINGE AREA

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



0 40 80  
SCALE: 1" = 80' FEET

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



**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:	21286
DRAWING FILE NO.:	16317/223
DESIGNED/REVIEWED BY:	JX
DRAWN BY:	MB
DATE:	03/01/2023
REVISION DESCRIPTION:	
NO.	1
NO.	2
NO.	3
NO.	4
<b>ABACI CONSULTING, INC.</b> CIVIL ENGINEERING - LAND SURVEYING 2022 S. CENTRAL AVE., SUITE 200 DES MOINES, IOWA 50319	
<b>FLOODWAY HAZZARD AREA</b>	
SHEET:	1 OF 1

THIS SHEET ONLY  
PAGES COVERED BY THIS SEAL:





**Federal Emergency Management Agency**  
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT  
DETERMINATION DOCUMENT (REMOVAL)**

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF DES MOINES, POLK COUNTY, IOWA	A parcel of land, as shown on the Boundary Retracement Survey recorded as File No. 2015-00169167, in Book 15867, Page 444, in the Office of the Recorder, Polk County, Iowa  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 190227	
AFFECTED MAP PANEL	NUMBER: 19153C0365F	
	DATE: 2/1/2019	
FLOODING SOURCE: NORTH RIVER TRIBUTARY		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.513406, -93.596262 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

**DETERMINATION**

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	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 PORTIONS REMAIN IN THE SFHA ZONE A	STATE LOCAL CONSIDERATIONS
---	----------------------------

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 document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

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, LOMA Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

  
 Patrick "Rick" F. Sacibit, 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.

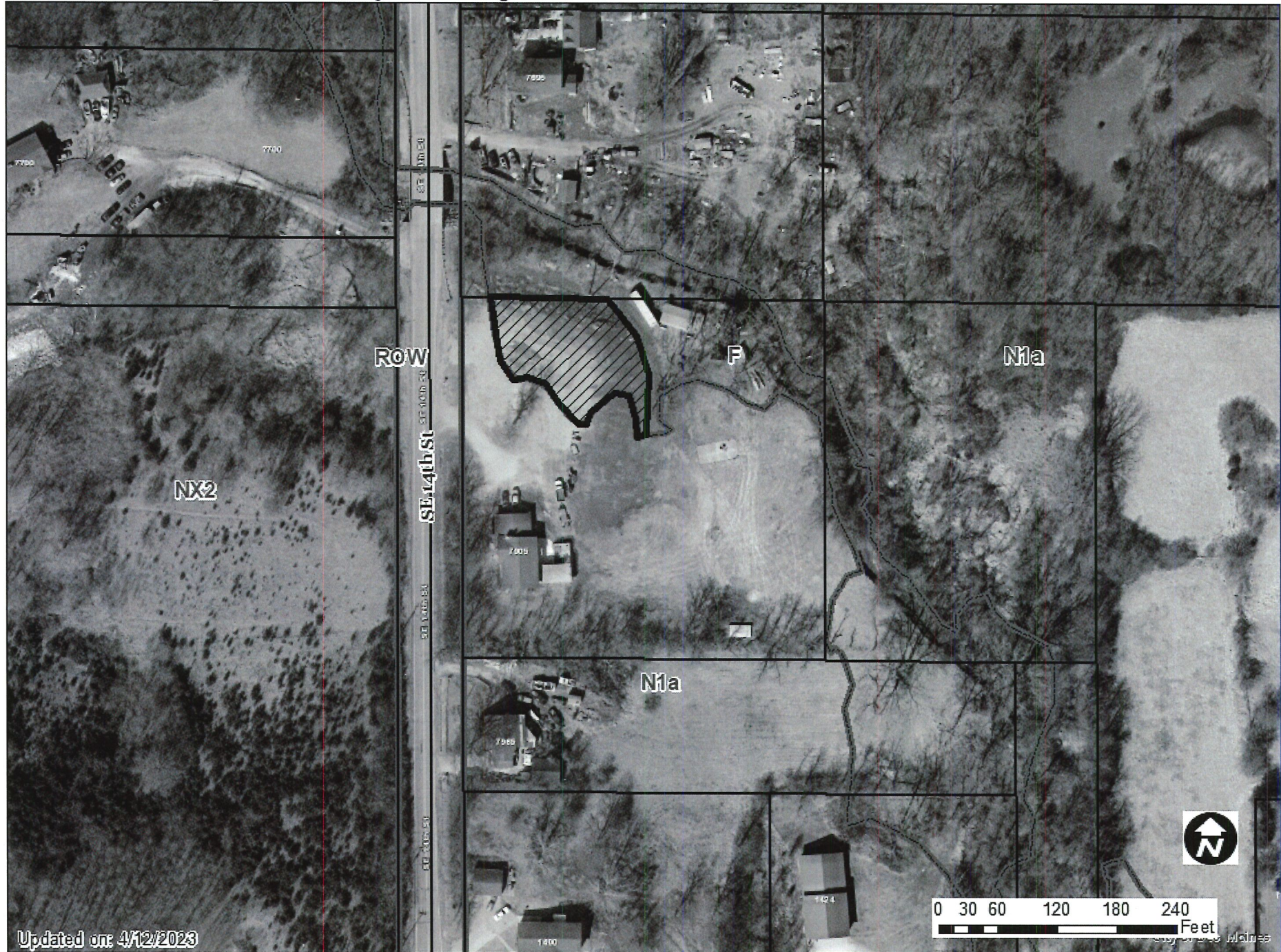
This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMA Clearinghouse,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

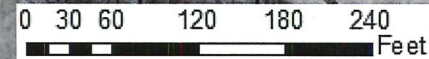


Charles E Koenigs and Shirley D Koenigs, 7905 Southeast 14th Street

ZONG-2023-000020

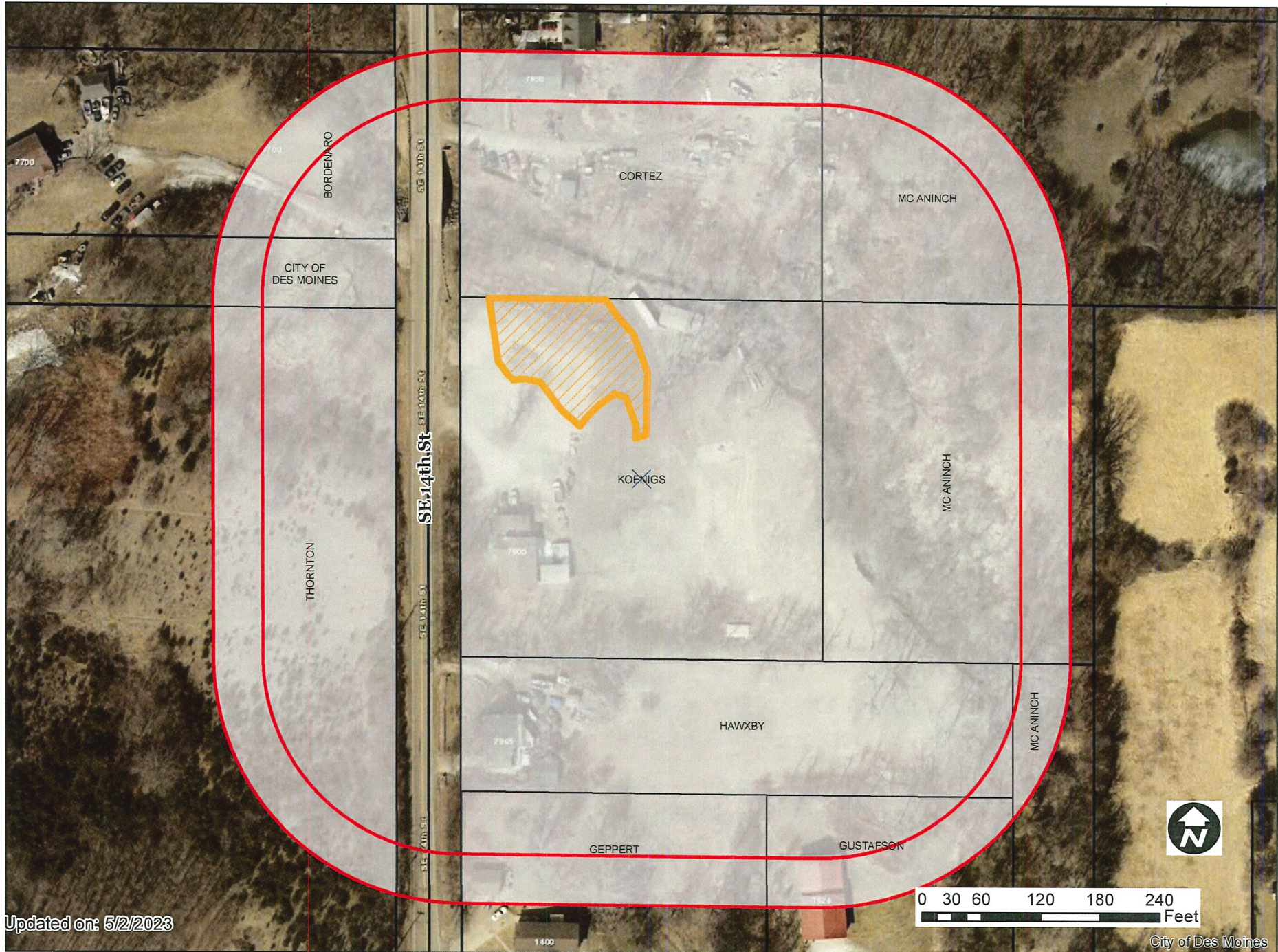


Updated on: 4/12/2023

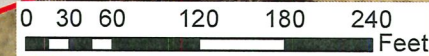


1 inch = 128 feet





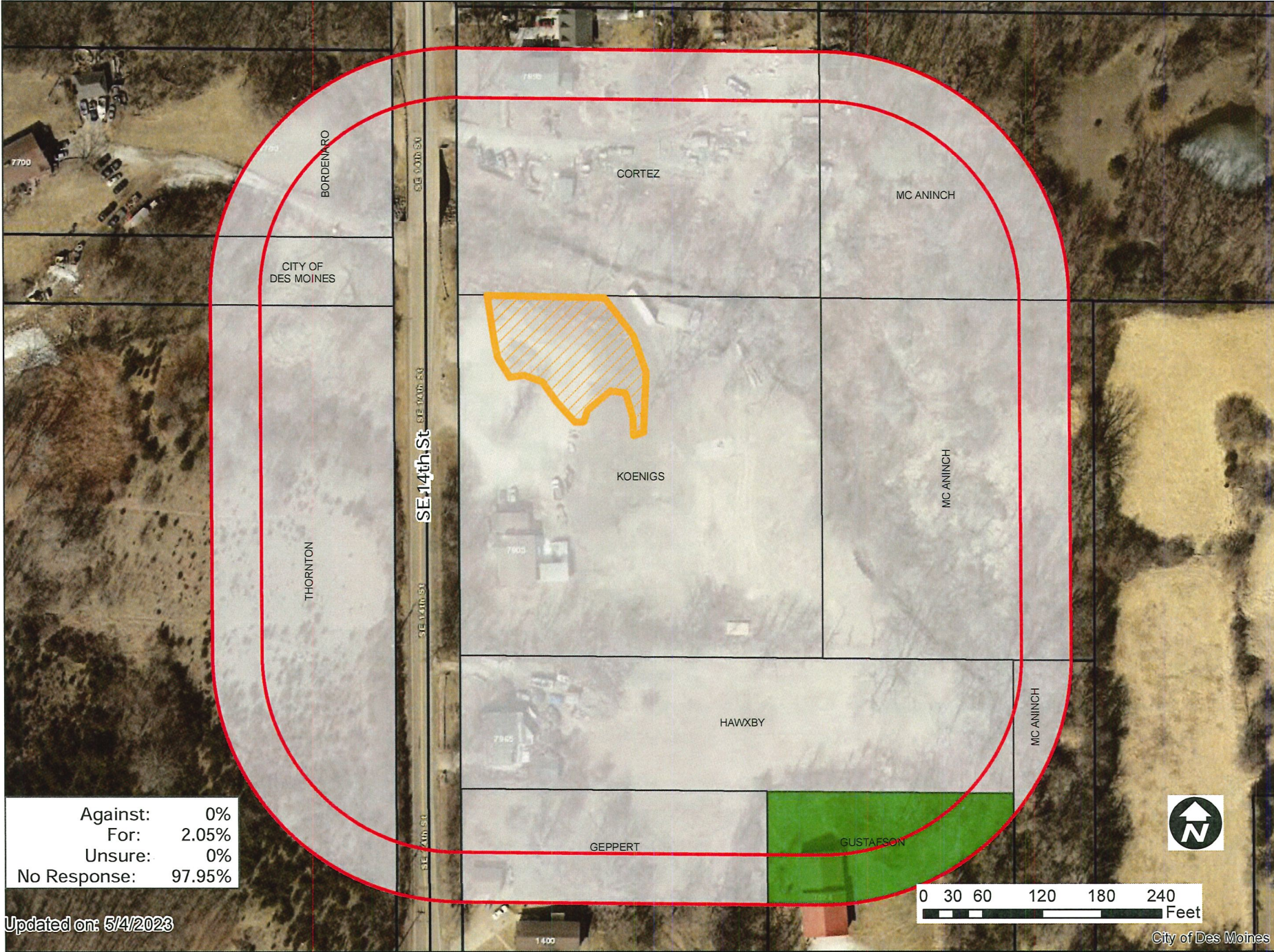
Updated on: 5/2/2023



City of Des Moines

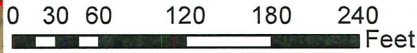
1 inch = 128 feet





Against:	0%
For:	2.05%
Unsure:	0%
No Response:	97.95%

Updated on: 5/4/2023



City of Des Moines

1 inch = 128 feet



52

Item: ZONG-2023-000020

Date: 4-26-23

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. Dwoitpa

Name/Business: Residential

Impacted Address: 424 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: 9905 SE 14th St.

Comments: Very reasonable change



## 7905 SE 14<sup>th</sup> Rezoning Meeting Summary

Meeting Date: 4/25/2023

Time: 6:00PM – 7:00PM

Method: Open House

Location: 7905 SE 14<sup>th</sup> Street, area to be rezoned.

Attendees: 0

On Tuesday April 15<sup>th</sup> Abaci Consulting hosted a neighborhood meeting at 7905 SE 14<sup>th</sup> 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 14<sup>th</sup>, 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 4<sup>th</sup> Planning and Zoning Commission Agenda.