*	Roll	Call	Number
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Agenda Item Number
51

Date December 18, 2023

# RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM THIRTEEN FIFTY, LLC (OWNER), REPRESENTED BY JAKE SPARKS (OFFICER), TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED AT 1350 EAST WASHINGTON AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 16, 2023, its members voted 10-0 in support of a motion to recommend APPROVAL of a request from Thirteen Fifty, LLC (owner), represented by Jake Sparks (officer), for the proposed rezoning from "NX2" Neighborhood Mix District to "MX1" Mixed Use District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low-Medium Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held November 16, 2023, its members voted 10-0 in support of a motion to recommend APPROVAL of a request from Thirteen Fifty, LLC (owner), represented by Jake Sparks (officer), for the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low-Medium Density Residential to Neighborhood Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on November 16, 2023, its members voted 10-0 in support of a motion to recommend APPROVAL of a request from Thirteen Fifty, LLC (owner), represented by Jake Sparks (officer), to rezone the Property from "NX2" Neighborhood Mix District to "MX1" Mixed Use District to allow renovation and reuse of the existing building for a mix of uses, such as office space, a studio, a café, and an urban garden/farm; and

WHEREAS, the Property is legally described as follows:

LOT 232 (EXCEPT THE EAST 7 FEET AND SOUTH 13 FEET) IN UNION ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and

WHEREAS, on December 4, 2023, by Roll Call No. 23-1685, 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 December 18, 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.

	Roll Call Number	Agenda Item Number
	Date December 18, 2023	
No as	OW, THEREFORE, BE IT RESOLVED, by the City Council of the City of follows:	Des Moines, Iowa,
1.	Upon due consideration of the facts, and any and all statements of interested of counsel, any objections to the proposed amendment and rezoning are hearing is closed.	
2.	The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to reclassification for the Property from Low-Medium Density Residential to Neighbereby approved.	
3.	The proposed rezoning of the Property, as legally described above, from "NZ District to "MX1" Mixed Use District to allow renovation and reuse of the exit of uses, such as office space, a studio, a café, and an urban garden/farm, is he	sting building for a mix

MOVED BY	TO ADOPT.
SECOND BY	·

to final passage of an ordinance rezoning the Property as set forth herein.

FORM APPROVED:

/s/ Chas M. Cahill Chas M. Cahill **Assistant City Attorney** 

(ZONG-2023-000064)(COMP-2023-000039)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APP	ROVED

# **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.

Mayor	City Clerk
	CITY CIETR



November 28, 2023

Communication from the City Plan and Zoning Commission advising that at their November 16, 2023 meeting, the following action was taken regarding a request from Thirteen Fifty, LLC (owner), represented by Jake Sparks (officer) to rezone the property located at 1350 East Washington Avenue from "NX2" Neighborhood Mix District to "MX1" Mixed Use District, to allow renovation and reuse of the existing building for a mix of uses, such as office space, a studio, a café, and an urban garden/farm.

### **COMMISSION RECOMMENDATION:**

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

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

**APPROVAL** of Part A) The requested rezoning to "MX1" District be found not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates this property as Low-Medium Density Residential.

Part B) Approval of the request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Low-Medium Density Residential to Neighborhood Mixed Use.

Part C) Approval of the request to rezone the property from "NX2" Neighborhood Mix District to "MX1" Mixed Use District.

### STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning to "MX1" District be found not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates this property as Low-Medium Density Residential.

Part B) Staff recommends approval of the request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Low-Medium Density Residential to Neighborhood Mixed Use.

Part C) Staff recommends approval of the request to rezone the property from "NX2" Neighborhood Mix District to "MX1" Mixed Use District.

### STAFF REPORT TO THE PLANNING COMMISSION

## I. GENERAL INFORMATION

1. Purpose of Request: The rezoning to "MX1" Mixed Use District would allow the applicant to repurpose the property for a mix of uses. A preliminary site sketch submitted with the rezoning application indicates reuse of the former Whittier Elementary School building for two office spaces, a workshop and studio spaces. Additionally, a café and retail space with an outdoor gathering space, and an urban farm/garden with a community kitchen is proposed.

Any future construction or redevelopment of the subject properties 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: 29,686 square feet (0.68 acre).
- 3. Existing Zoning (site): "NX2" Neighborhood Mix District.
- **4. Existing Land Use (site):** The subject parcel is the site of a former school building that is in disrepair. The 2-story building is approximately 6,708 square feet in area. There is undeveloped land to the north of the building.
- 5. Adjacent Land Use and Zoning:

North – "NX1"; Uses are one-household residential.

**South** – "RX1"; Uses are multiple-household residential.

East – "NX1": Uses are one-household residential.

**West** – "N5"; Uses are one-household residential.

**6. General Neighborhood/Area Land Uses:** The subject property is located to the west of the East 14<sup>th</sup> Street corridor at the intersection of East Washington Avenue. There is a mix of smaller scale commercial and residential uses of varying densities along East 14<sup>th</sup> Street to the south of the subject parcel. The remaining areas in the vicinity are primarily residential in character.

7. Applicable Recognized Neighborhood(s): The subject property is located in the Union Park Neighborhood Association and within 250 feet of the Capitol Park and Martin Luther King Jr. Park Neighborhood Associations. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on October 27, 2023, and of the Final Agenda on November 9, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on October 27, 2023 (20) days prior to the public hearing) and November 6, 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. All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Union Park Neighborhood mailings were sent to Jack Daugherty, P.O. Box 16113, Des Moines, Iowa 50316. The Capitol Park Neighborhood mailings were sent to Dena Bennet, 1371 E. 9th Street, Des Moines, Iowa 50316. The Martin Luther King Jr. Park Neighborhood mailings were sent to Charice Williams, 1434 East 18th Street, Des Moines, Iowa 50316.

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

- **8. Relevant Zoning History:** On May 7, 2019, the City Council adopted Ordinance 14,662 to rezone the property from the "R1-60" One-Family Low-Density Residential District to Limited "R-3" Multiple-Family Residential District classification, subject to following zoning conditions:
  - (1) The total number of residential units developed on the Property shall not exceed 8 units:
  - (2) Any conversion of the existing building for multiple-family use is subject to review and approval of a Site Plan by the Plan and Zoning Commission under design guidelines for multiple-family dwellings;
  - (3) Any conversion of the building to residential use shall comply with all applicable Building Codes, with all necessary permits, and with Certificate of Occupancy issued by the Permit and Development Center.

On December 16, 2019, the property was rezoned to "NX2" Neighborhood Mix District as part of the citywide rezoning.

- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Low-Medium Density Residential.
- 10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the lowa 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 lowa 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 of the property be amended from "Low-Medium Density Residential" to "Neighborhood Mixed Use". Plan DSM describes these designations as follows:

<u>Low-Medium Density Residential:</u> Areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.

<u>Neighborhood Mixed Use:</u> Small-scale mixed-use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service-oriented development. Low-medium density residential may be included in mixed use development.

The subject property is currently zoned "NX2" Neighborhood Mix District. The Zoning Ordinance describes the "NX2" district as, "intended for a mix of single-household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood."

The applicant is proposing to rezone the property to the "MX1" Mixed Use District. The Zoning Ordinance describes this district as, "intended for the mixed-use, neighborhood-scale nodes and corridors within the city, where daily uses are accessible by walking from surrounding neighborhoods."

The subject property is located along a busy mixed-use corridor and within a larger walkable neighborhood that is approximately 0.3 miles from a Neighborhood Node centered at the intersection of East 14th Street and East University Avenue. The site is also located along a DART transit route and bus stop. The street network and proximity to transit provides easy access to the proposed uses from the immediate neighborhood, as well as from surrounding areas. The proposed rezoning is compatible with the character of the East 14th Street corridor and adjoining mix of residential and other lower intensity uses. Staff believes that the rezoning is supported by Goal #1 Land Use, Objective 3, within PlanDSM Creating Our Tomorrow Plan, which states, "Ensure new zoning and land use regulations promote development and redevelopment that is compatible with the neighborhood character and reduces negative impacts between incompatible uses", It is also supported by Goal #2 Land Use, Objective 8, which states, "Encourage continued redevelopment and enhancement of regional nodes emphasizing a mix of uses, ease of access by transit, enhanced walkability, and high density residential", and Goal #4 Land Use, Objective #23 which states, "Create opportunities for a mixture of land uses within neighborhoods including mixed use centers, diverse housing products, recreational opportunities, public spaces, and schools."

2. Building Code: Building and site work must comply with accessibility requirements of the ANSI A117.1 standard for accessibility, International Building Code and International Existing Building Code. These codes require accessible parking where parking is

provided, an accessible route from accessible parking to an accessible entrance, accessible means of egress, and accessible routes throughout the building.

- 3. Planning and Design Ordinance: Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review and approval before the property can be occupied by the proposed use. This Site Plan will ensure that all requirements, including those pertaining to off-street parking, landscaping, screening, and stormwater management, are satisfied.
- **4. Additional Information:** Any raised planters within the urban garden with hard surface below (compacted gravel, paving, etc.), would be treated as impervious surfaces and would be subject to the stormwater management requirements within the Code.

# **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:**

Kayla Berkson made a motion for:

Part A) The requested rezoning to "MX1" District be found not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates this property as Low-Medium Density Residential.

Part B) Approval of the request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Low-Medium Density Residential to Neighborhood Mixed Use.

Part C) Approval of the request to rezone the property from "NX2" Neighborhood Mix District to "MX1" Mixed Use District.

**THE VOTE: 10-0** 

Respectfully submitted,

Jason Van Essen, AICP

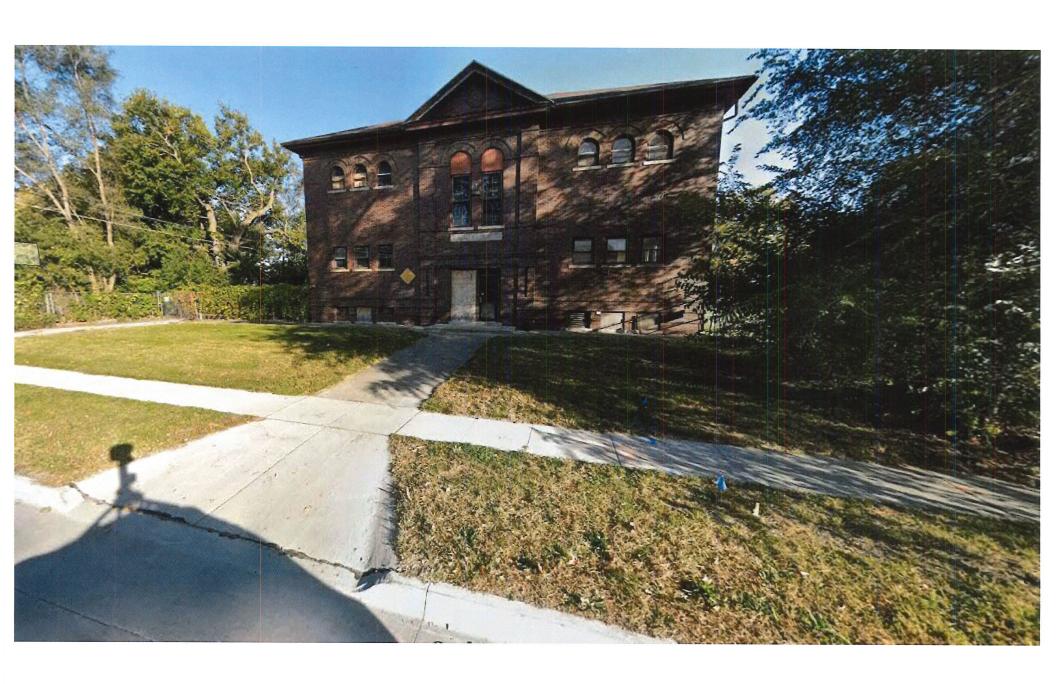
Julin Com

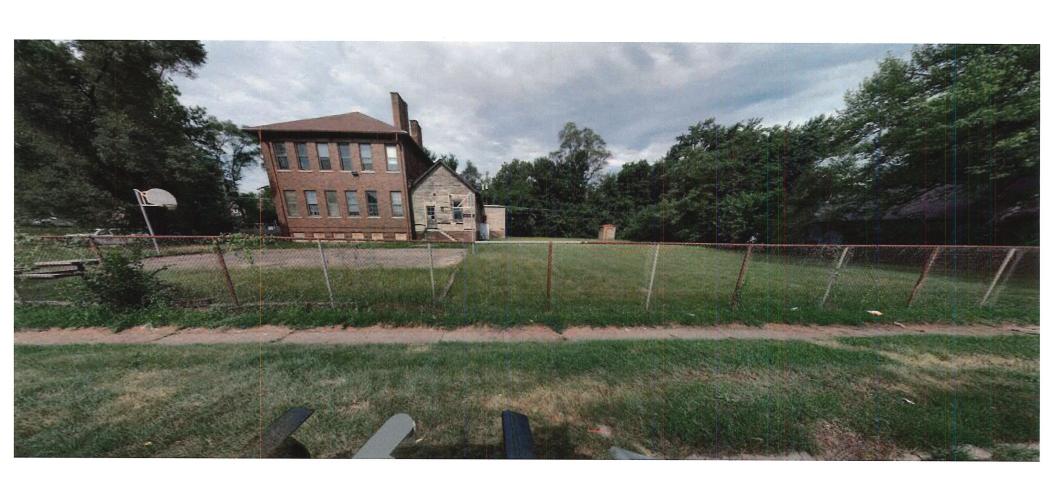
Planning & Urban Design Administrator

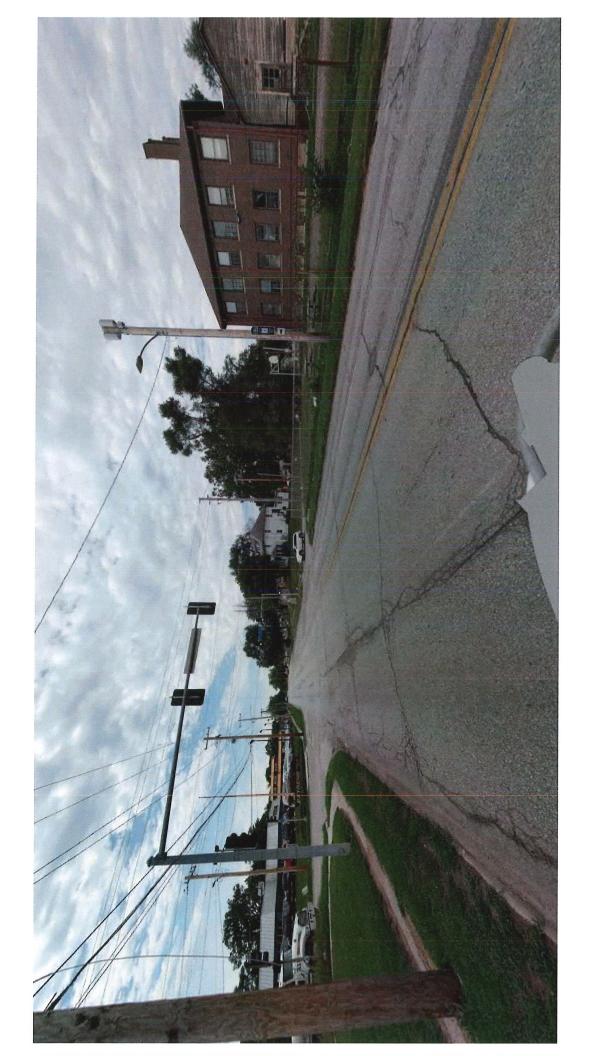
JMV:tjh

Thirteen Fifty, LLC, 1350 East Washington Avenue ZONG-2023-000064 Osceola Avecado Ano 1419 NX11124 N5. 8 WAGHESE Vendeso N5 N5 N5 1618 1819 NDXI 1418 ROWWEShington Ave E Washington Ave E Washington Avenuton Ave E Washington Ave " YorkSt **RX** 530 छान्सिङ् 🖁 200 Feet 100 150 Updated on: 10/26/2023 1224









ZONING APPLICABILITY

CRITERIA	CONDITION	COMPLIANCERECUEST
ZONANIO DISTRICT	NQ	FREQUEST TO REZONE AS NOT
SITE PLAN REQUIRED	YES	I/THIS DOCUMENT
BUILDING TYPE	CIMIC BUILDING	I/ALLOWED BLIAM
BULK REGUIREMENTS		
1, MACTIPLE PRINCIPAL BUILDING (PERMITTED)	NA	POOF OR BUTTO
2. MEDIA IMPRIMARY FROM FACE (NOT REQ.)	NA	POCKEDBUS DISTRICT
3. PRIMARY FROM MADE SETBACK GO FT)	25.6	PODEORIG DISTRIC
4. NONEPRIMARY FRONTAGE SETBACK (15 FT)	NA	J'NO NEMPRIMARY FRONTAGE
5. MININTERIOR SIDE CETBACK (15 FT)	45-65	#CONFORMS DISTING
C. MANREAR SETBACK 20FT (SFT (C) ALLEY)	DIT - 0*	#CONFORMS ENSTING
7. MAX IMPERIADUS AREA 70% + 15% SEMI	50%	I CONFORMS, SEE CALCIBELOW
B. PARIAB AS LOCATION (FEAR, LTD. B.IT. SIDE YARD)	REAR	ICCNFORUS DISTRIC
D. DRIMEWAY ADDRESS (ALLEY, ILC) APPRIMARY ST)	PRIMARY FACACE	#TYPE 1 APPROVAL REQUESTED
10. MR LOVERALL HEIGHT - 1 STORY	2 STORIES	FOR FORMS, EXISTING
11. MAX OVERALL HEIGHT - 3 STORIES	2 STORES	ACCURORISE DISTINO
12, GROUND FLOOR HEIDHT HO'NIN 21 MAY	11.95	# COLFORMS, EXISTING
13, LEFFER STORY HEIGHT (F'MILL 14'MAX)	12.0	JICONFORUS, ELISTENS
14. LISE ALL STORES (FLELIC, CIMC, ASSEMBLY)		#CENFORIG
15. REQUIPED COCUPIED SPACE (FIRST 30)	COMMERCIAL	//CONFORMS
10, PARKING LOADING WITHIN BUILDING	NA	INDT APPLICABLE
17. TRANSPARENCY PER STORY (12% MMA	17-19%	#CONFORMS EMETING
16. ENTRAICE LOCATION AND NUMBER	OLE (1)	ACCULATION ENERGY
10. PERMITTED ROOF TYPE	PITCHED	(CONFORME, EXETTING

BEZONNO- DUE TO CHARGE FLOCOLPANCY USE, AN APPROVAL TO REZOLE FROM NO TO MICH WOULD ALLOW THE PROPOSE COOLPAND. THESE, WITHIN THE BUILDING TYPE.

PROPERTY USE/TYPE

PROPERTY OWNERSHIP

### COMPLIANCE EVALUATION

CRITERIA	CONDITION	COMPLIANCEMECUEST
ZOMINO DISTRICT	NQ	PREQUEST TO REZONE AS NO
SITE PLAN REQUIRED	YES	/THIS DOCUMENT
BUILDING TYPE	CMC BUILDING	<b>FALLOWED IN IAC</b>
BULK REGUIREMENTS		
1. M.LTPLE PRINCPAL BUILDING (FERMITED)	NA	POONE ORME, DISTRICT
2. ME BALM PRIMARY FROM ACE (NOT REQ.)	NA	POCKEOBLE DISTRIC
3. PRIMARY FROM MADE SETBACK GO FT)	25.6	PODEORNS DISTRIC
A NONEPRIMARY FRONTAGE SETBACK (15 FT)	NA	I'NO NONEPERIARY FRONTAGE
5. MININTERIOR CIDE CETBACK (15 FT)	45-65	#CONFORMS. EVETING
C. MANREAR SETBACK 20FT (SFT (C) ALLEY)	DIT - 0*	#CONFORMS ENSTING
7. MAX IMPERIADUS AREA 70% + 15% SEM	50%	FCONFORMS, SEE CALCERLO
B. PARABAGLOCATION FEAR, LTD. BIT. SIDE YARD.	REAR	INCOMPORATE DISTRICT
D. DRIMEWAY ADDRESS (FLLEY, 110) AFFEMARY ST)	PRIMARY FACACE	#TYPE 1 APPROVAL REQUEST
10. MR LOVERALL HEIGHT - 1 STORY	2 STORES	FOR FORMS EXISTING
11. MAX OVERALL HEIGHT - 3 STORIES	2 STORES	POONE OR US. ED ISTINO
12, GROULD FLOOR HEIGHT (NO MIN. 24 MAX)	11.95	# COLFORMS, EXISTING
13. LEFFER STORY HEIGHT (F/ME), 14CMAYO	12'-0"	#CONFORMS EMETERS
14. LISE ALL STORIES PUBLIC CIMIC ASSEMBLY)		#CONFORMS
15. REQUIPED COCUPIED SPACE (FIRST 30)	COMMERCIAL	#CONFORUS
10. PARKINGLOADING WITHIN BUILDING	MA	ANDT APPLICABLE
17, TRANSPARENCY PER STORY (12% MM)	17-19%	#CONFORMS E-ETING
16. ENTRAICE LOCATION AND NUMBER	OLE (1)	ACCINECAME ENETTING
10. PERMITTED ROOF TYPE	PITCHED	(CONFORME, EXETTING

4,510 DF (1514) 5,205 DF (1894) 9,745 DF (1014)

TANCE CON 17,545 OF SING PCONFORUS 12,526 SF (4214) # CONFORM

TYPE 1 ADMINISTRATIVE APPROVAL REQUESTS

STEVEN WILKE-SHAPIRO 07231

AWO!

**WHITTIER** 

1350 E WASHINGTON AVE DES MOINES, IA 50316

FIRST FLOOR
0'-0"

T.O. BASEMENT
-1'-2" 00.5 ENTRY -3' - 3"

PLANTING SCHEDULE

TREE (LI DERGTORY KALIANE) (TAL) - WHITE REDBLD Corus considence Will

KEYNOTE - SITE 01 GRUDE AFOLAD BUILDING TO SLOPE WHAY WINMAN IT NO CRUS FEQUATED BY CCCC.

QUE PROVIDE SOD OR SEEDSTRAW-CONTRACTOR TO WINMAN UNTIL RUSTRAMIN COUNTRION HAD PROJECT TURNOVER.

DEMOCRACIER WAS HAVE AND A SECOND OF THE PROJECT OF THE SITE PLAN CITY NOTES THE SITE DHALL BE MANTAINED IN COMPLIANCE WITHALL CITY CODES APPLIANCE OF SITE OF ALL ASSOCIATE

PETALLER TO COOPERATE

CONTACT THE CITY FORRESTER BEFORE TREE INSTALLATION COMADICES

VICINITY MAP

I hereby certify that the portion of this technical submission described below was prepared b me or under my direct supervision and responsible charge. I am a duly licensed Architect under the laws of the State of lowa.

SEE EXHIBIT "A" NCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED

SITE PLAN APPROVAL:

SITE PLAN SUBMITTAL C1,00, C1,01, C1,02 Sheets or Pages covered by this seal

0

10

0

@ @ @ @

5 C1.02

@/ 10

0

0

10

2 EXTERIOR ELEVATION - SOUTH

Mari REDUCTION ANAL - B RECURRED

C1.00

SEQUEL ARCHITECTURE 3134 Cutage Grove, Des Moines, IA 50311 info@sequelarchitecture.com 515,710,3484

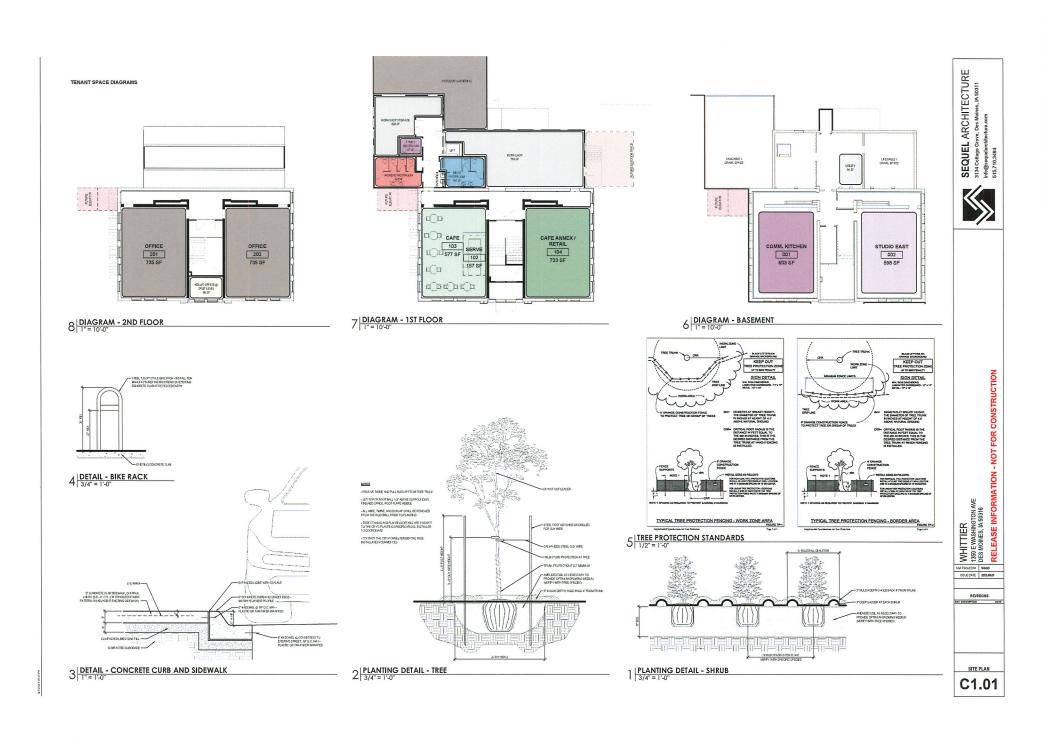


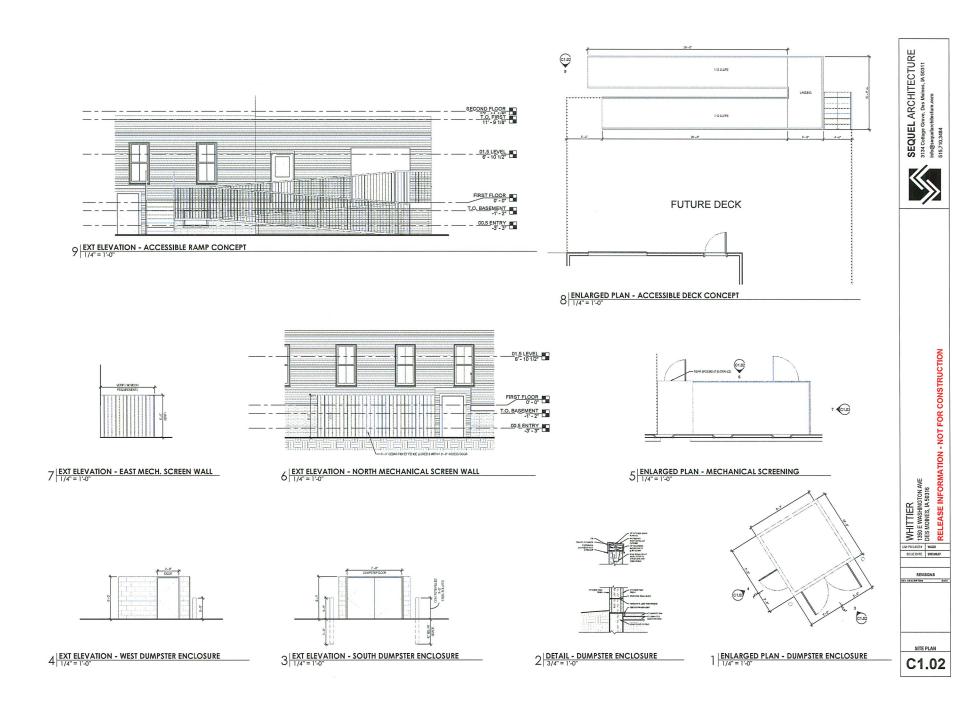
WHITTIER
1550 EWASHINGTON AVE
DES MONES, IA 50316
RELEASE INFORMATION - NOT FOR CONSTRUCTION

ISSUE DATE 2023.09.07

REVISIONS REV DISCRETION

SITE PLAN





From:

Kelli Lydon

To: Cc: <u>Chakraborty, Sreyoshi</u> <u>Steve Wilke-Shapiro</u>

Subject: Date: Re: 1350 E WASHINGTON AVE Rezoning Thursday, November 16, 2023 11:04:43 AM

Attachments:

image001.png

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

Oops, sorry about that! Here are my notes:

Greenleaf Board members in attendance:

Kelli Lydon Chelsea Hoye Chelsea Lepley

Neighborhood residents in attendance: Karen Bittner, 1600 block of E. 14th Nancy Gomez, 1600 block of York John and Shannon Owen, 1600 block of York

Future tenant Chad Nelson was also on hand

All comments were very positive. The neighbors are excited about having a gathering place and a space to have yoga, dance, art, and other types of classes. One question from Karen Bittner: have you considered opening access to the alley? Answer: Considered it, but didn't find it necessary and want to keep it simple with one drive in and out. Plus, the garbage enclosure will be located in that corner. Karen was pleased with that answer as the alley runs behind her property.

On Thu, Nov 16, 2023 at 8:53 AM Chakraborty, Sreyoshi < SChakraborty@dmgov.org> wrote:

Kelli,

I don't think I have received a summary of your neighborhood meeting. Can you send that to me to include for our presentation tonight. Thanks,

SREYOSHI CHAKRABORTY, AICP (She/Her) | CITY OF DES MOINES

Senior City Planner | Development Services

Office: 515-283-4749 Cell: 515-975-6820

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

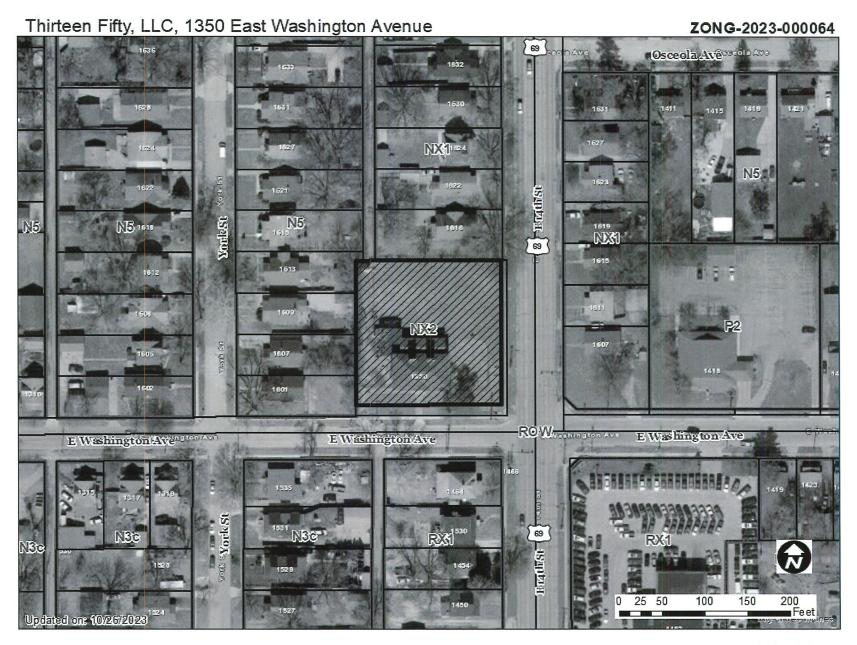
ZONG-2023-000064 Date:	51
Please mark one of the following:	Staff Use Only
support the request	RECEIVE
I am undecided	COMMUNITY DEVELC. MENT
☐ I oppose the request	NOV <b>1 3 20</b> 23
Titleholder Signature: Marily, U. Knop	
Name/Business:	
Impacted Address: 1624 York St. DM	n. Ja 50316
Comments:	
·	
<del></del>	
Item: ZONG-2023-000064 Date:	
Please mark one of the following:	Staff Use Only
support the request	RECEIVED
I am undecided	COMMUNITY DEVELOPMENT
☐ I oppose the request	NOV <b>1 3 202</b> 3
Titleholder Signature: N. a. Wettcland	
Name/Business: Newschart	
	50316
Comments: Big boost to the commun	ity and
great use of the building	E C
. 9	0

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Item: ZONG-2023-00064  Please mark one of the following:  support the request  am undecided  l oppose the request	Staff Use Only  RECEIVED COMMUNITY DEVELOPMENT  NOV 1 3 2023			
Titleholder Signature: Dena Bennett  Name/Business: Capital Park Neighborhood Association  Impacted Address:  Comments: We're excited about this project and would love to see more like this in our area!				
Item: ZONG-2023-000064 Date:	Staff Use Only RECEIVED COMMUNITY DEVELOPMENT NOV 1 5 2023			

Item: ZONG-2023-000064 Date: 11/12/23				
Please mark one of the following:    Support the request   I am undecided   I oppose the request   I am undecided   I am undecide	Staff Use Only RECEIVED COMMUNITY DEVELOPMENT NOV 1 6 2023			
Titleholder Signature:fh				
Name/Business:	M. TA Find			
Impacted Address: 601 York St, Des	Moines, IA 503/6			
Comments:				
*				
Please mark one of the following:  Please mark one of the following:  I am undecided  I oppose the request  Titleholder Signature:   Name/Business:  Impacted Address: 1618 York St.	Staff Use Only RECEIVED COMMUNITY DEVELOPMENT NOV 16 2023			
Comments:				

Thirteen Fifty, LLC, 1350 East Washington Avenue ZONG-2023-000064 69 Osceola Ave Secola Ave HAWTHORNE J & M INVESTMENTS WETPELAND HESTON 1419 1421 1415 CLINE RANDOLPH BITTNER HETHERSHAW KAY EngthSt LUONG LYDON ANDERSON YorkSt MC WILLIAMS DEEGE BREKKE 69 KAY CJT HOMES LLC FLORES KALAR DM UNION PARK CONGR INMAN REED THIRTEEN FIFTY LLC Your Sa YOUNG WLTY KAY OWENS BAIRD E Washington Ave E Washington Ave E Washington Avenue Ave E Washington Ave WEB III INVESTMENTS LLC DOE York St BLEDSOE BEAR 69 E14th St Against: 0% NGUYEN For: 6.36% 0% Unsure: 93.64% No Response: MITCHELL DHUGGA 25 50 100 150 200 Updated on: 11/16/2028 1224 1527



1 inch = 96 feet