



Date May 20, 2024

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM NORMA TAMAY, CARLOS TAMAY, AND JAMES TAMAY (OWNERS), FOR THE FOLLOWING REGARDING TWO (2) PARCELS LOCATED IN THE VICINITY OF 1201 EUCLID AVENUE, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW-MEDIUM DENSITY RESIDENTIAL TO COMMUNITY MIXED USE, AND TO REZONE THE PROPERTY FROM “NX1” NEIGHBORHOOD MIX DISTRICT TO LIMITED “MX1” MIXED USE DISTRICT, TO ALLOW THE USE OF AN EXISTING BUILDING AS A CONVENIENCE STORE (COMMERCIAL) USE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 2, 2024, its members voted 12-2 in support of a motion to recommend **APPROVAL** of a request from Norma Tamay, Carlos Tamay, and James Tamay (Owners), for the proposed rezoning from “NX1” Neighborhood Mix District to Limited “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 on May 2, 2024, its members voted 12-2 in support of a motion to recommend **APPROVAL** of a request from Norma Tamay, Carlos Tamay, and James Tamay (Owners), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low-Medium Density Residential to Community Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on May 2, 2024, its members voted 12-2 in support of a motion to recommend **APPROVAL** of a request from Norma Tamay, Carlos Tamay, and James Tamay (Owners), to rezone the Property from “NX1” Neighborhood Mix District to Limited “MX1” Mixed Use District, to allow the use of an existing building as a convenience store (commercial) use, subject to the following conditions:

1. The two parcels that comprise the subject property shall be combined into a single parcel.
2. Any use of the Property shall be in accordance with a Site Plan approved pursuant to all applicable standards of Des Moines Municipal Code Chapter 135.; and

WHEREAS, the Property is legally described as follows:

THE SOUTH 49 FEET OF THE WEST 33.22 FEET & THE SOUTH 45 FEET OF THE EAST 27.20 FEET OF LOT 24 BIK IS OAK PARK, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES. POLK COUNTY, IOWA.



Roll Call Number

Agenda Item Number

.....

21

Date May 20, 2024

ALSO INCLUDING ONTO THE PROPERTY:

PARCEL "A" OF PLAT OF SURVEY RECORDED IN BOOK 14532, PAGE 690, BEING PART OF LOT 24 IN BLOCK 15 IN OAK PARK, AN OFFICIAL PLAT NOT 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 amendments to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on June 3, 2024, at which time the City Council will hear both those who oppose and those who favor the proposals.
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-2024-000012) (COMP-2024-000009)



Roll Call Number

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Agenda Item Number

21

Date May 20, 2024

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| BOESEN | | | | |
| SIMONSON | | | | |
| VOSS | | | | |
| COLEMAN | | | | |
| WESTERGAARD | | | | |
| MANDELBAUM | | | | |
| GATTO | | | | |
| TOTAL | | | | |

MOTION CARRIED

APPROVED

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

May 6, 2024

Communication from the City Plan and Zoning Commission advising that at their May 2, 2024 meeting, the following action was taken on request from Norma Tamay, Carlos Tamay, and James Tamay (owners), for the following regarding two (2) parcels located in the vicinity of 1201 Euclid Avenue:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates the property as Low-Medium Density Residential.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low-Medium Density Residential to Community Mixed Use.
- C) Rezone property from "NX1" Neighborhood Mix District to "MX1" Mixed Use District, to allow the use of an existing building as a convenience store (commercial) use.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-2-0 as follows.

| Commission Action: | Yes | Nays | Pass | Abstain | Absent |
|--------------------|-----|------|------|---------|--------|
| Francis Boggus | | X | | | |
| Leah Rudolphi | X | | | | |
| Abby Chungath | X | | | | |
| Kayla Berkson | X | | | | |
| Chris Draper | X | | | | |
| Laura Kessel | 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 | | | | |
| Rick Trower | X | | | | |

Approval of Part A) The proposed rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, which designates the property as Low-Medium Density Residential.

Part B) Approval of the request to amend the PlanDSM future land use designation from Low-Medium Density Residential to Community Mixed Use.

Part C) Approval of the rezoning of the property from “NX1” Neighborhood Mix District to “MX1” Mixed Use District, subject to the following conditions:

1. The two parcels that comprise the subject property shall be combined into a single parcel.
2. Any use of the Property shall be in accordance with a Site Plan approved pursuant to all applicable standards of Des Moines Municipal Code Chapter 135.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the proposed rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, which designates the property as Low-Medium Density Residential.

Part B) Staff recommends approval of the request to amend the PlanDSM future land use designation from Low-Medium Density Residential to Community Mixed Use.

Part C) Staff recommends approval of the rezoning of the property from “NX1” Neighborhood Mix District to “MX1” Mixed Use District, subject to the following conditions:

1. The two parcels that comprise the subject property shall be combined into a single parcel.
2. Any use of the Property shall be in accordance with a Site Plan approved pursuant to all applicable standards of Des Moines Municipal Code Chapter 135

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to renovate and reuse the existing building as a small corner store selling convenience items including tobacco which falls under a Retail Sales – Limited use type. The submitted request indicates alcohol sales are not proposed at this time. The applicant is proposing to occupy the existing vacant building and paved parking area within the southern parcel in the short term with longer term plans to expand the parking area into the parcel to the north.

Any future construction or change in use must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (City Code Chapter 135).

Furthermore, a Site Plan and building elevations would be required for any future development before the property can be legally occupied by the proposed use.

2. **Size of Site:** 0.17 Acres (7,392.8 square feet).
3. **Existing Zoning (site):** "NX1" Neighborhood Mix District.
4. **Existing Land Use (site):** The subject property includes two parcels. The southern parcel includes an existing 672 square feet building with a paved surface parking lot and two driveways off Euclid Avenue and 12th Street respectively. The northern parcel is currently vacant.
5. **Adjacent Land Use and Zoning:**
 - North** – "N5"; Uses are one-household residential.
 - South** – "NX1"; Uses are a small retail business and two-household residential.
 - East** – "NX1"; Uses are one-household residential.
 - West** – "NX1"; Uses are one-household residential.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the northwest corner of the Euclid Avenue and 12th Street intersection. The area includes a mix of residential uses with some small scale commercial uses along Euclid Avenue.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Oak Park Neighborhood Association. All neighborhood associations were notified of the May 2, 2024, public hearing by emailing of the Preliminary Agenda on April 12, 2024, and by mailing of the Final Agenda on April 26, 2024. Additionally, separate notifications of the hearing for this specific item were mailed on April 12, 2024 (20 days prior to the public hearing) and April 22, 2024 (10 days prior to the public hearing) to the Oak Park Neighborhood Association 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 Services Department on the date of the mailing. The Oak Park Neighborhood mailings were sent to Sherri Rosener, PO Box 3119, Des Moines, IA 50313.

The applicant can provide a summary of the neighborhood meeting at the public hearing.
8. **Relevant Zoning History:** NA.
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 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 has requested the property be rezoned to “MX1” Mixed Use District to allow the existing building to be used as a “Limited Retail Sales” use that serves as a small convenience store with tobacco sales.

PlanDSM designates the subject property as “Low-Medium Density Residential”. The proposed “MX1” Mixed Use District is not consistent with this land use designation, which PlanDSM describes as follows:

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

In order for the proposed rezoning to “MX1” District to be in conformance with PlanDSM, the future land use designation must be amended to “Community Mixed Use”. PlanDSM describes this designation as follows:

Community Mixed Use: Small- to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

The Zoning Ordinance states that the “MX1” District is intended for the mixed-use, neighborhood-scale nodes and corridors within the city, where daily uses are accessible by walking from surrounding neighborhoods. Building types allowed in this district include the Storefront, Commercial Cottage, Civic Building, and Principal-Use Parking Structure.

Staff believes that small scale commercial uses within the “MX1” District should be focused along major corridors and small neighborhood nodes within the City where there are similar established or complementary uses. A “Limited Retail Sales” use that serves as a neighborhood C-store is an appropriate use for this location so long as the site is designed such that it can be accessed safely by either foot or vehicles. There is an existing DART bus route along Euclid Avenue and a bus stop at the intersection of Euclid Avenue and 12th Street.

2. **Access and Traffic Circulation:** The subject property has two existing driveways that do not conform to the Code. Additionally, the subject property fronts Euclid Avenue along a stretch that has been identified as a High Injury Network within the City’s Vision Zero Plan. The entire site should be brought to conformance, including the two existing driveways which should be closed with the Site Plan approval process. However, staff recognizes that phasing improvements might be necessary and that the existing

driveways may remain for a short period. This would be determined during the site plan review process.

3. **Planning and Design Ordinance:** Any construction or change in use must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (City Code Chapter 135). The two parcels should be combined to a single parcel following rezoning. Additionally, staff will work with the applicant on a phasing plan for the site plan to bring the site to full compliance.
4. **Conditional Use:** A Conditional Use Approval from the Zoning Board of Adjustment is required if any "Limited Retail Sales" use selling wine, and/or beer, in accordance with City Code Section 134-6.4. Alcoholic liquor sales is not allowed in the MX1 District.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented the staff report and recommendations.

Chris Draper asked for clarification on the two parcels and if they will be combined.

Sreyoshi Chakraborty explained that currently the parcels are separate and that the staff recommended conditions include combining the lots.

Chris Draper expressed concerns that even in combining the lots that it still might face challenges to operate for the use requested without major changes to the layout of the lot. Would parking be moved to the back of the building on the north lot.

Sreyoshi Chakraborty stated that it is unknown how the design will work out at this time until a site plan is completed. The property as it sits now presents challenges. Ideally with combining the lots, they would close the driveway access from Euclid Avenue and then move the access point further back off of 12th Street or to the alley if possible.

Emily Webb asked if the building frontage could be changed to face 12th Street.

Sreyoshi Chakraborty stated that they would have to make significant changes to the building design.

Jason Van Essen added that code as well as staff preference, would be to continue to orient the doors facing the main street Euclid. He noted as well in reference to the drive, that in this case alley access might not be required, but the 12th Street drive access could be moved back to the north away from Euclid Avenue to make it safer.

Chris Draper commented on the potential challenges of changing the orientation of the building.

Jason Van Essen stated that it is unknown what will happen as there is no site plan to review at this time. In general, it is believed that parking and access could be allowed on the back lot.

Will Page asked what would become of all the concrete in the front of the property.

Sreyoshi Chakraborty stated that the concrete would be reviewed at the time of site plan review to be certain that impervious surface and landscaping standards are met.

Andrew Lorentzen asked how the timeline would work on the phasing and how does it work with compliance.

Sreyoshi Chakraborty stated it had not been determined at this time, but that staff intends to work with them and give them some flexibility going forward through the site plan process.

Laura Kessler asked if there is any street parking on either adjacent street.

Sreyoshi Chakraborty stated there was not.

Laura Kessler asked what the minimum parking requirement for this location is.

Sreyoshi Chakraborty stated that for this use, it is one space per 400 square feet. The building is 600 square feet so a retail use would require two spaces.

Andrew Lorentzen asked which street access is most dangerous, noting that they both look terrible.

Sreyoshi Chakraborty stated Euclid Avenue is a primary corridor and has been identified as a high injury network corridor by Vision Zero, so it is critical that driveway access and places of conflicts be resolved. The current access off of 12th Street also does not meet code and would need to be moved back away from the Euclid Avenue intersection.

Rick Trower asked what the last business in the building was.

Sreyoshi Chakraborty deferred this question to the applicant but stated that the business had been used for retail in the past and it had been vacant for more than six months, which had resulted in them losing the legal non-conforming rights.

Chris Draper asked for clarification, that for now the Commission is only acting on changing the zoning of the property and the site plan portion will come later. He noted the long list of items that would need to be changed in the future.

Sreyoshi Chakraborty confirmed that if the rezoning is approved, the applicant would then go through the design process and that's when the items on the site plan will be addressed and then a plan will be put in place to get the property to compliance.

Jason Van Essen also noted that being transparent on the situation includes the applicant knowing that if the zoning is changed, there is still much more work and expense to do on the property.

CHAIRPERSON OPENED THE PUBLIC HEARING

James Tamay, owner of 1201 Euclid, started with answering the question on the previous use of the building. It had last been used as an antique store and closed in 2019 and prior

to that it had been an appliance sales and repair store. He noted that his partner with the Oak Park Mini Mart Store is also present.

Antonio Aguilar, partner in 1201 Euclid, explained plans for the location including using local vendors for beverages, tobacco products and convenience items for foot traffic customers in the area. They would add better lighting, security cameras and staff with two employees at all times with hours of operation from 10am-10pm.

Johnny Alcivar asked them to explain their plan on timing and doing the phasing with the work needed on the property.

James Tamay stated they didn't have a time frame planned out yet as they are not sure how long everything is going to take to get the location up to city standards.

Johnny Alcivar asked if they understood everything that was going to be expected with all the concrete work and paving in the back of the building.

James Tamay stated that currently the two lots are separately owned, with the back lot being owned by his mother Norma Tamay. He only has about six feet behind his building, so he is not sure he will be able to expand the parking as his mother may want to do something of her own on her portion of the property.

Chris Draper estimated that the concrete work alone would likely cost between \$50k-\$100k. He wanted to be certain that they understood the large undertaking it will be financially to get in compliance.

James Tamay stated that he has not received help and he would be paying on his own. They are willing to do what it takes now to get the store up and running and then work with the city to comply with the codes. They do not know what the costs will be yet for the renovations.

Rick Trower questioned the comment about not knowing what the plans for the back portion of the lot would be, but wanted confirmation that the applicant knew that the staff recommendation is for that the lots would have to be combined.

James Tamay stated that he and his mother would combine the lots regardless as they are already aware that the lot that his mother owns would not be big enough to do anything unless the lots are combined.

Jason Van Essen clarified that ultimately the recommendation would be submitted to the City Council for approval to rezone the property. A zoning agreement would have to be signed if they put conditions on it. Staff is only agreeing to this with the understanding that the lots will be combined as the south lot as it sits, is not big enough to do what the applicant is requesting.

Will Page asked if this building was formerly built as a filling station, noting that the design resembles a 1950-1960 type build.

Jason Van Essen commented after members of the audience stated that it was a filling station originally, but that he did not have that direct knowledge. Polk County Assessor

shows the location built in 1930, but it's possible it could have been modified over the years.

Will Page further expressed concerns with this being potentially being a former gas station and asked if an environmental study had been done or if the site is clean underground.

Jason Van Essen asked the applicant when doing their due diligence to purchase the property if an environmental study had been done.

James Tamay was unaware if any study had been done.

Jason Van Essen also checked on another listing and it did show that the property at one time was a Conoco and it was possible that it had underground storage. The potential for a LUST (leaking underground storage tank) site would be regulated through the State of Iowa Department of Natural Resources and the information can be provided to the applicant if an environmental study needs to be conducted.

Chris Draper asked if another building would be allowed to be built on the additional part of the property if it is combined and rezoned.

Jason Van Essen stated that staff had not written it this way, but it is unlikely that there would be enough space to construct another small building. The Commission could add this as a condition if deemed necessary.

James Tamay stated it would be an awesome future plan to tear down and rebuild, but he doesn't have the money currently to do it at this time.

Josh Hummel of 1305 Euclid owns two properties in the area and expressed concerns about how traffic is already very bad in this area and how the challenges to turn off of 12th Street present difficulties. He expressed concerns of the additional foot traffic coming up the alley way from people that live by the river and how much garbage is being discarded in the yards and area. He opposes this type of store in the area.

Deb Cameron of 2515 Ashby Avenue stated she owns the home that Josh Hummel lives in and it has been in her family for 60 years. She has concerns about the traffic back up in the area and 12th Street has become a dangerous turn situation given that Euclid has changed to three lanes. She commends them for what they are trying to do but notes that there are similar types of stores nearby from this location for the neighborhood. This proposed store at this location does not fit with the neighborhood. She is not against the idea but is against the location.

James Tamay addressed the concerns of the opposition and noted that the three neighbors that attended the neighborhood meeting had agreed that it would bring convenience to the neighborhood. The neighbors also wondered if the City of Des Moines could get involved and consider a traffic light for this intersection. Their intention is not to bring inconvenience, but rather convenience to the area. They can provide items that will serve the park across the street to provide essential supplies in the vicinity.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION

Andy Lorentzen believes this is a good idea for the neighborhood but has great concerns with the phasing timeline and the potential time extensions. He wished there was a way to get the traffic access figure out right away.

Chris Draper agrees that he supports the rezoning but hopes that the curb cut changes and traffic safety concerns be addressed first. He wants clear transparency of what is going to be expected and the potential costs involved in a project such as this.

Will Page noted that there is a traffic light only a few blocks away from 12th Street and also the enormous amount of traffic already backing up in the location. The three-lane design was used as a trial and an upcoming neighborhood meeting that will review this design is already mounting opposition. It was his opinion that an additional traffic light at this location is likely not realistic.

Todd Garner made motion for approval in accordance with the Staff Recommendation: Part A) The proposed rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, which designates the property as Neighborhood Mixed Use.

Part B) Approval of the request to amend the PlanDSM future land use designation from Low-Medium Density Residential to Community Mixed Use.

Part C) Approval of the rezoning of the property from "NX1" Neighborhood Mix District to "MX1" Mixed Use District, subject to the following conditions:

1. The two parcels that comprise the subject property shall be combined into a single parcel.
2. Any use of the Property shall be in accordance with a Site Plan approved pursuant to all applicable standards of Des Moines Municipal Code Chapter 135

THE VOTE 12-2-0 (Francis Boggus and Will Page voted in opposition)

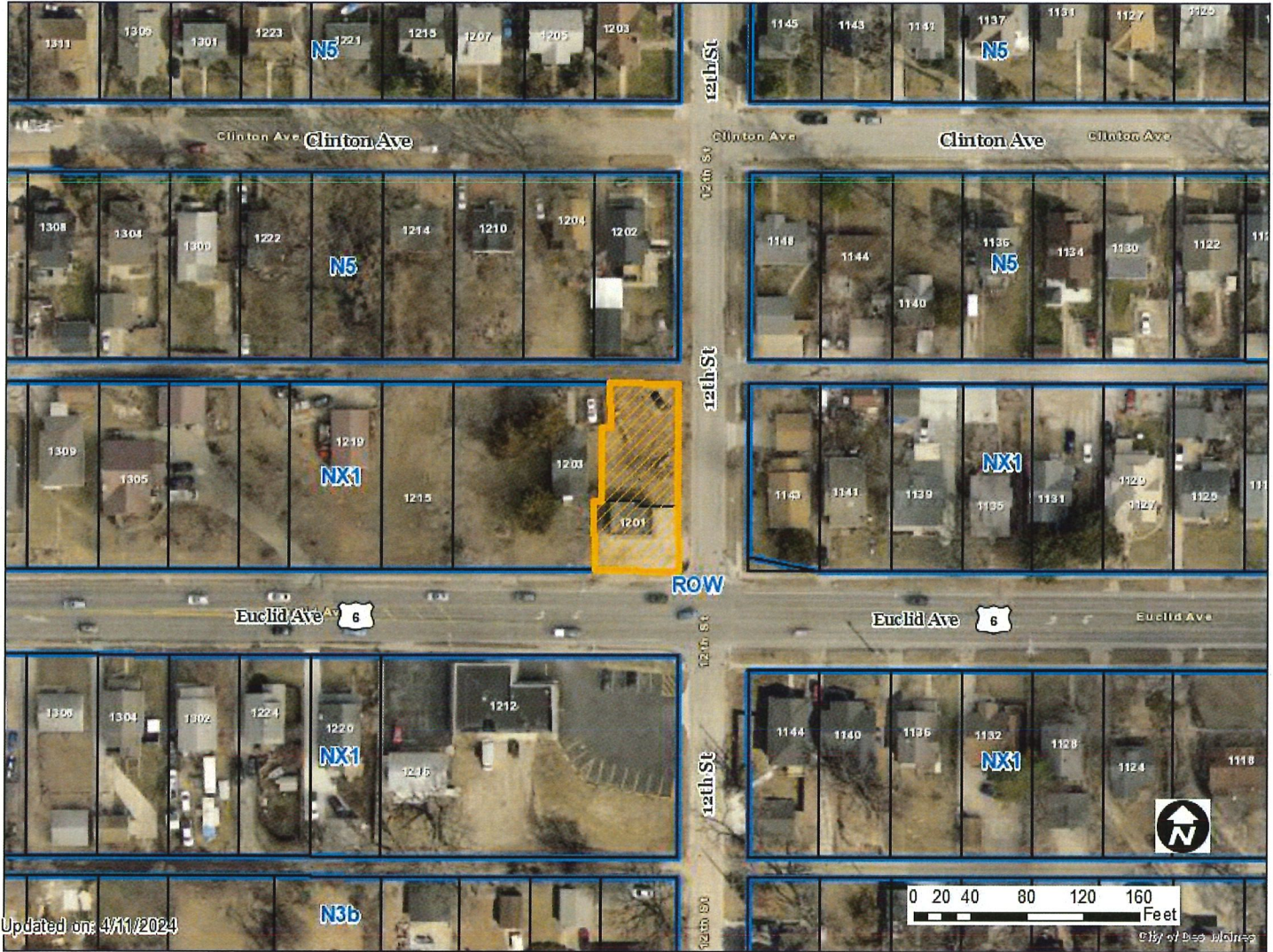
Respectfully submitted,



Bert Drost, AICP
Planning & Urban Design Deputy Administrator

BAD:mrw

Norma Tamay, Carlos Tamay and James Tamay Vicinity of 1201 Euclid Avenue ZONG-2024-000012



1 inch = 89 feet

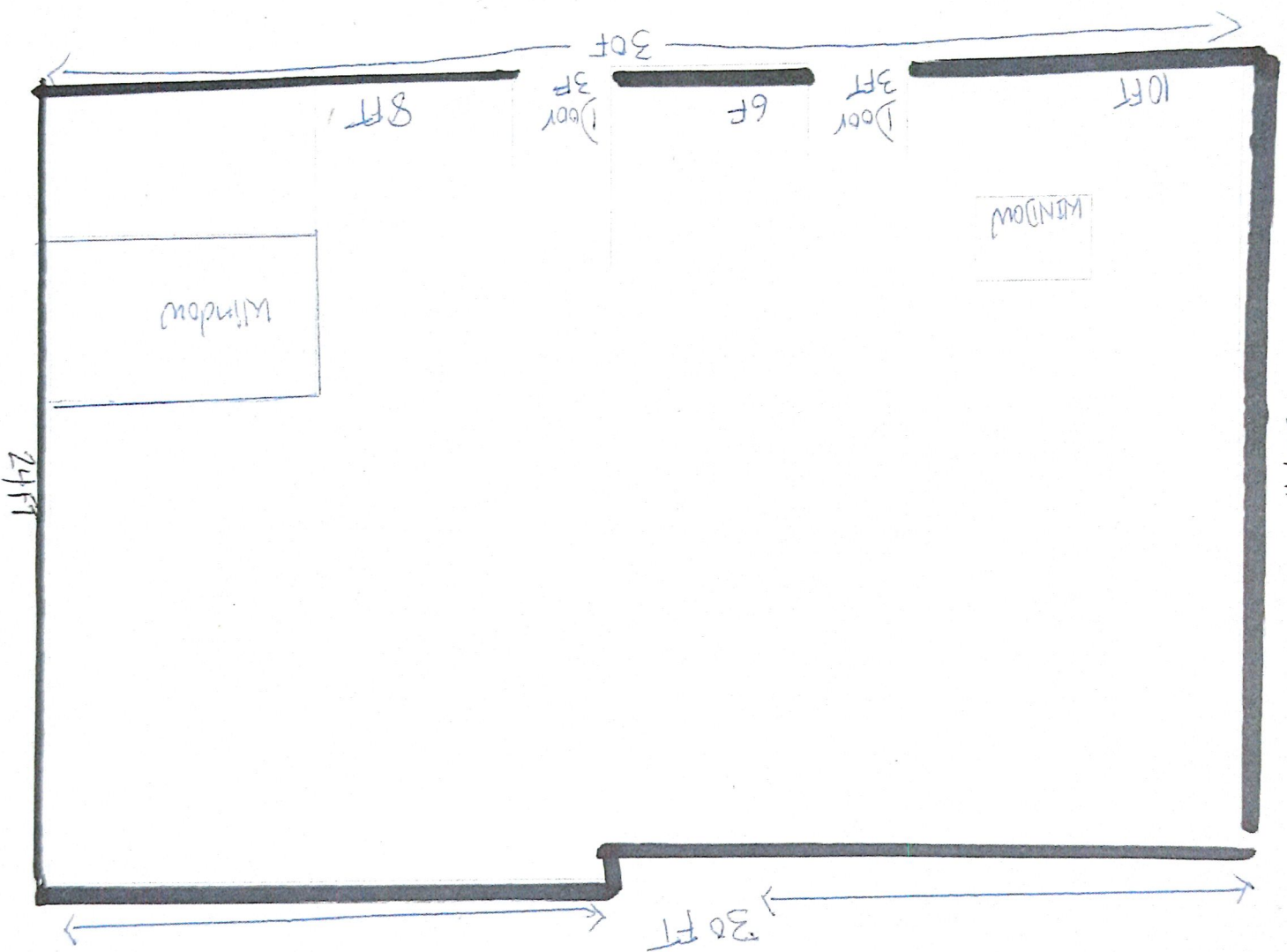




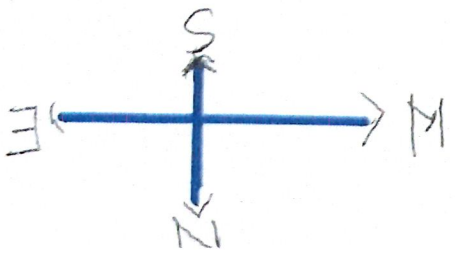


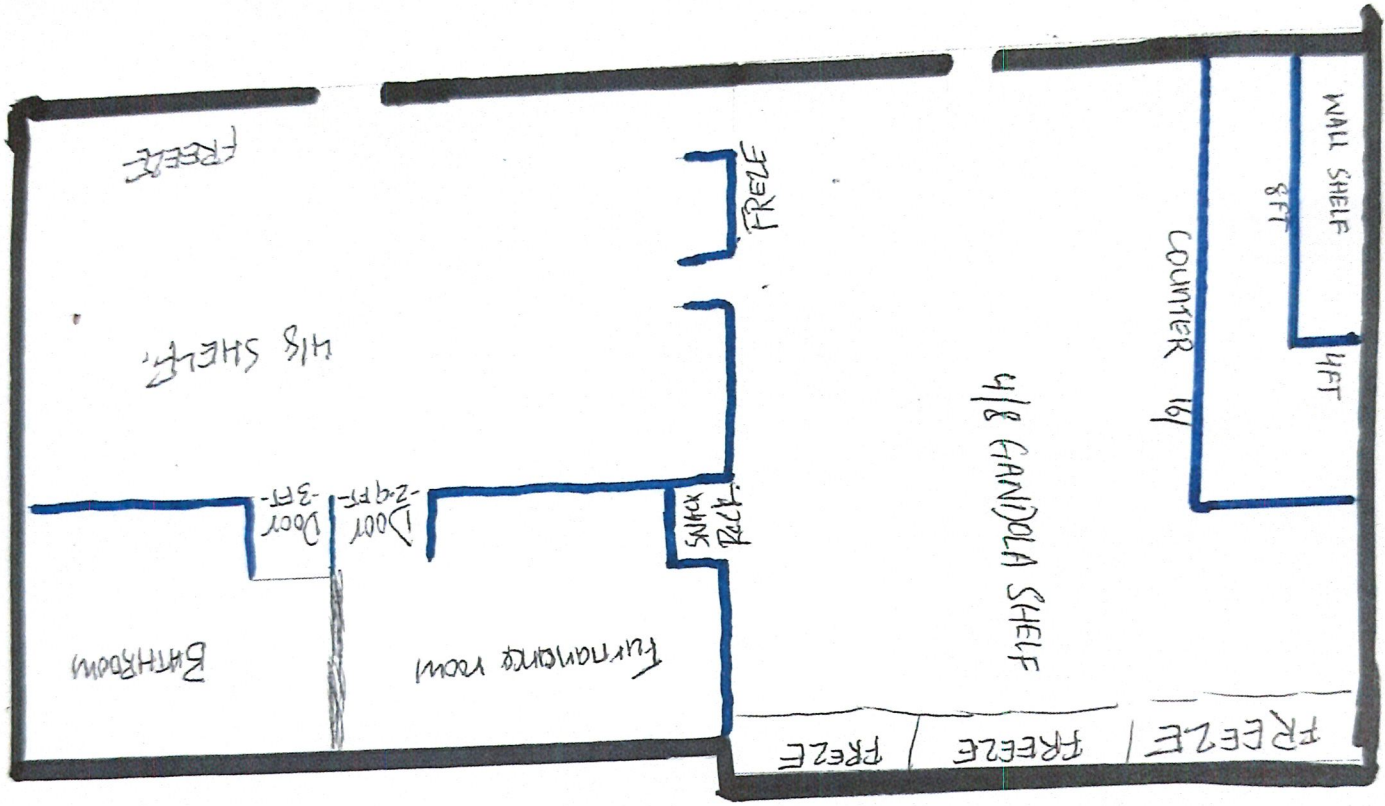


PARALLEL AVE



12 ST





INSIDE





James Tamay
1201 Euclid Ave
Des Moines, IA, 50313
OakParkMiniMart@gmail.com
(515) 631-9438

4/27/2024

Sreyoshi Chakraborty, AICP (She/Her)
City of Des Moines
602 Robert D. Ray Drive
Des Moines, IA 50309

Dear Sreyoshi,

I hope this letter finds you well. I am writing to provide a summary of the neighborhood zoning meeting that took place on April 25th, 2024, at the North Side Library located at 3516 5th Ave, Des Moines, IA 50313. The meeting was scheduled from 5:00 PM to 6:00 PM.

In accordance with the procedures outlined by the City of Des Moines, invitations were sent to all 39 contacts provided by the city. These invitations were mailed out on April 14th, 2024.

The primary focus of the meeting was to discuss the proposed plans for a convenience store in the neighborhood. Our intention is to introduce a convenient option for residents to access quick snacks and beverages without the need for extended travel.

Present at the meeting were Jack McCown, Sherry Rosener, and Gerald Hollingsworth. Concerns raised by Mr. McCown and Mr. Hollingsworth primarily revolved around potential increases in traffic at the intersection. Our position was that the establishment aims to attract foot traffic rather than contribute significantly to vehicular traffic.

While all parties expressed enthusiasm for the project, agreeing that the store would be beneficial in the neighborhood, the main concern remained the potential impact on vehicular traffic. Mr. Hollingsworth additionally suggested the installation of additional street lights at the intersection to improve pedestrian safety. While we are implementing lighting around the establishment, we believe the request for additional street lights falls under the purview of city planning.

Sherry Rosener mentioned that Euclid Avenue is expected to remain a one-lane street until approximately 2025, a decision met with dissatisfaction by meeting attendees.

To address concerns regarding traffic, we propose implementing a parking lot with one-way entrance and one-way exit.

We appreciate the opportunity to engage with the community and the Planning Staff regarding this project. We are committed to working collaboratively to address any concerns and ensure that the development aligns with the best interests of the neighborhood and the city.

Thank you for your attention to this matter. Please do not hesitate to contact me should you require any further information or clarification.

Sincerely,

James Tamay

Oak Park Mini Mart Owner

(515) 631-9438

OakParkMiniMart@gmail.com

Item: ZONG-2024-000012

Date: 4/27/24

Please mark one of the following:

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

~~Staff Use Only~~
RECEIVED
 COMMUNITY DEVELOPMENT
 APR 30 2024

Titleholder Signature: Himney & Campbell

Name/Business: Residence - Campbell

Impacted Address: 1224 Euclid Ave PSM, PA

Comments: Since its now 3 lanes⁵⁰³¹³, the street is a nightmare.
No thanks enough issues with the traffic being too darn fast and inconsiderate drivers.

Item: ZONG-2024-000012

Date: 04/23/2024

Please mark one of the following:

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



Titleholder Signature: Gerald Hollingsworth

Name/Business: _____

Impacted Address: 1141 Clinton Avenue

Comments: Though the mini-mart might be good in the area
the lane construction on Euclid/12th could be
disastrous and accident prone probably sending traffic
thru Clinton Avenue which in snowy weather becomes
covered with ice on the hillside causing further accidents

Item: ZONG-2024-000012

Date: 4/30/24

Please mark one of the following:

I support the request

I am undecided

I oppose the request

Staff Use Only

Titleholder Signature: James E. Van Wagon

Name/Business: _____

Impacted Address: 1134 Clinton Ave

Comments: The lot is too small to hold more than 2 cars. Intersection is busy for cars to pull out of. It will become an eye sore for the neighborhood.

Item: ZONG-2024-000012

Date: 4/28/24

Please mark one of the following:

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

Staff Use Only

Titleholder Signature: Michael Airhart

Name/Business: _____

Impacted Address: 1136 Clinton Ave

Comments: possibility of reduced property value. Increased vehicle traffic on an already congested intersection. Other safety related concerns due to increased traffic

Item: ZONG-2024-000012

Date: 4-29-2024

Please mark one of the following:

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

Staff Use Only

Titleholder Signature: Alberta Finley

Name/Business: Property Owner

Impacted Address: 1201 Euclid Ave

Comments: _____


Item: ZONG-2024-000012

Date: 4-28-24

Please mark one of the following:

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

RECEIVED
Staff Use Only
 COMMUNITY DEVELOPMENT
 MAY 3 2024

Titleholder Signature: 

Name/Business: DAVID YOUNGQUIST

Impacted Address: 1214 CLINTON AVE.

Comments: _____

Item: ZONG-2024-000012

Date: 5/1/24

Please mark one of the following:

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

RECEIVED
Staff Use Only
 COMMUNITY DEVELOPMENT
 MAY 9 2024

Titleholder Signature: *Josh Hummel*

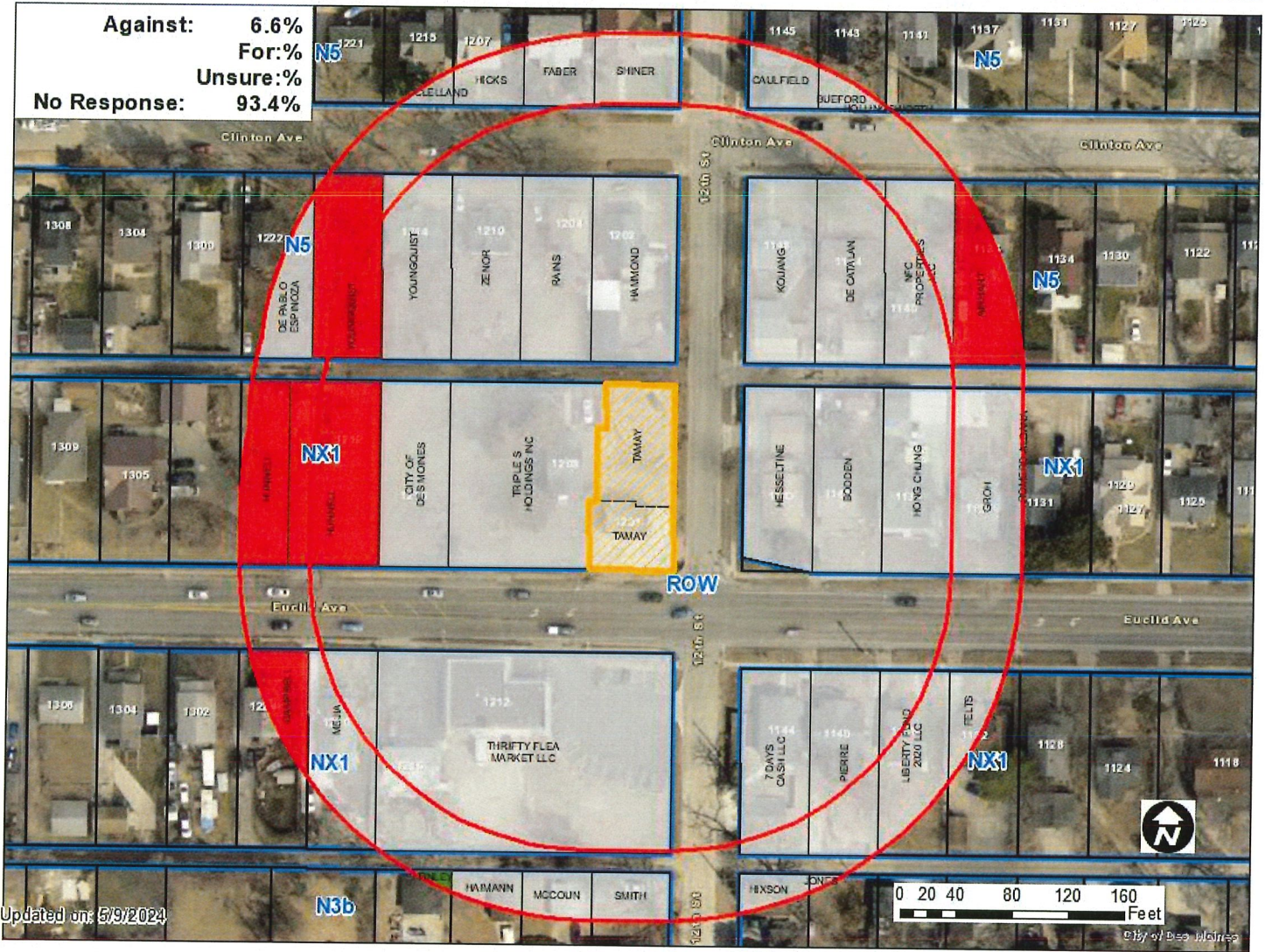
Name/Business: Josh Hummel

Impacted Address: 1305 Euclid Ave + 12th Euclid

Comments: 12th + Euclid Congested intersection
+ Enough Garbage + Wandering
People Already.

Norma Tamay, Carlos Tamay and James Tamay Vicinity of 1201 Euclid Avenue

ZONG-2024-000012



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1 inch = 89 feet