



Date ..... September 16, 2024 .....

**RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM DELANEY ENTERPRISES, LLC (OWNER), REPRESENTED BY CONNOR DELANEY (OFFICER), TO REZONE THE PROPERTY LOCATED AT 515 EUCLID AVENUE FROM “MX1” MIXED USE DISTRICT TO “MX2” MIXED USE DISTRICT, TO ALLOW AN EXISTING BUILDING TO BE USED FOR AN “EATING AND DRINKING PLACES – BAR” USE**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 1, 2024, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Delaney Enterprises, LLC (Owner), represented by Connor Delaney (Officer), for the property located at 515 Euclid Avenue, to rezone the property from “MX1” Mixed Use District to “MX2” Mixed Use District, to allow an existing building to be used for an “Eating and Drinking Places – Bar” use and determined the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan; and

WHEREAS, the Property is legally described as follows:

**THE WEST 24 FEET OF LOT 12, BLOCK 22, HIGHLAND PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and**

WHEREAS, on August 19, 2024, by Roll Call No. 24-1149, it was duly resolved by the City Council that the request for approval of the proposed rezoning be set down for hearing on September 19, 2024, 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 proposed rezoning; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning, 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 rezoning of the Property are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property, as legally described above, from “MX1” Mixed Use District to “MX2” Mixed Use District, to allow an existing building to be used for an “Eating and Drinking Places – Bar”, is hereby found to be in conformance with the PlanDSM: Creating



**Roll Call Number**

**Agenda Item Number**

B

Date September 16, 2024

Our Tomorrow Land Use Plan and 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-2024-000024)

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

August 5, 2024

Communication from the City Plan and Zoning Commission advising that at their August 1, 2024 meeting, the following action was taken on a request from Delaney Enterprises, LLC (owner), represented by Connor Delaney (officer), for the following regarding property located at 515 Euclid Avenue:

A) Determination as to whether the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

B) Rezone the property from “MX1” Mixed Use District to “MX2” Mixed Use District, to allow an existing building to be used for an “Eating and Drinking Places – Bar” use.

**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				
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 requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan future land use designation of Neighborhood Mixed Use.

Part B) Staff recommends approval of the request to rezone the property from “MX1” Mixed-Use District to “MX2” Mixed-Use District.



## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan future land use designation of Neighborhood Mixed Use.

Part B) Staff recommends approval of the request to rezone the property from “MX1” Mixed-Use District to “MX2” Mixed-Use District.

## STAFF REPORT TO THE PLANNING COMMISSION

### GENERAL INFORMATION

- 1. I. Purpose of Request:** The applicant is proposing an adaptive reuse of an existing 656-square foot vacant building for a specialty cocktail lounge. The rezoning application includes a proposal to use the ground floor as the small scale bar/lounge area, while the basement is to be used as a workspace to prepare craft cocktail ice. The proposed use falls under the Commercial category and is most consistent with an Eating and Drinking Places - Bar use type and does not conform to what is allowed in the existing “MX1” zoning district. Should the rezoning be approved, a site plan will be required for a change in the use of the property that complies with applicable design regulations within City Code Chapter 135.
- 2. Size of Site:** 1,200 square feet (0.03 acres).
- 3. Existing Zoning (site):** “MX1” Mixed-Use District.
- 4. Existing Land Use (site):** The subject property includes a vacant 1-story building.
- 5. Adjacent Land Use and Zoning:**
  - North** – “MX1”; Uses are retail and apartment building with a surface parking lot.
  - South** – “P2”; Use is a public library.
  - East** – “MX1”, Uses are retail and apartment building with a surface parking lot.
  - West** – “MX1”; Uses are a retail shopping center with multiple tenants.
- 6. General Neighborhood/Area Land Uses:** The subject property is located along Euclid Avenue and within the Highland Park neighborhood node. This area is characterized by an activated streetscape with several businesses along the 6<sup>th</sup> Avenue and Euclid Avenue corridors. There is also multiple-household residential buildings within this node and in close proximity to the subject property.



7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Highland Park Neighborhood and within 250 feet of the Oak Park Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing the Preliminary Agenda on July 12, 2024, and of the Final Agenda on July 26, 2024.

Additionally, separate notifications of the hearing for this specific item were mailed on July 12, 2024 (20 days prior to the public hearing) and July 22, 2024 (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 Oak Park and Highland Park Neighborhood Association notices were sent to Ashley Vandenhende, PO Box 3119, Des Moines, IA 50313.

The applicant will 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:** Neighborhood Mixed Use within a Neighborhood Node.
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 area 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 future land use designation for the property is "Neighborhood Mixed Use" within a "Neighborhood Node". PlanDSM describes this designation as follows:

*Neighborhood Mixed Use: 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.*

*Neighborhood Node: These nodes are the smallest in size and offer services that provide for basic daily needs of the local population in the surrounding neighborhood. May include restaurants, shops and smaller scale businesses. Residential development including low-medium and medium densities may occur.*

The subject property is currently zoned “MX1” District. The Zoning Ordinance describes “MX1” 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 applicant is proposing to rezone the subject property to the “MX2” District. The Zoning Ordinance describes “MX2” as, “intended for mixed-use, regional-scale nodes and corridors within the city, where residents and visitors may access multiple uses by walking.”

Staff believes that the proposed rezoning to “MX2” District would be consistent with the Neighborhood Mixed-Use within a Neighborhood Node future land use designation where small scale non-residential uses serve the immediate neighborhood as well as the larger travelling public along the major corridors such as 6<sup>th</sup> Avenue and Euclid Avenue. It is also consistent with the general character of the area and the existing commercial and mixed uses along the 6<sup>th</sup> Avenue corridor and the Highland Park neighborhood node.

- 2. Planning and Design Ordinance:** Should the rezoning be approved, the applicant would be required to prepare a site plan for any proposed additions or modifications.

Any future construction or development of the site including pedestrian access and circulation must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).

Additionally, motor vehicle parking shall be provided in accordance with section 135-6 of the Planning and Design Ordinance. Minimum parking requirements for the proposed use are 1 parking space per 150 sq. ft. for eating and drinking places. Staff notes that on-street or shared parking arrangements may be used to satisfy minimum parking requirements. Any on-street or shared parking spaces to be used to meet minimum parking requirements should be noted on the site plan.

- 3. Conditional Use Approval:** A Conditional Use Approval would be required from the Zoning Board of Adjustment to allow a Bar use per section 134-3.5.9.
- 4. Accessibility and 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, and accessible routes throughout the building. Since the building is located near property lines, Code requirements for exterior walls and maximum allowed exterior wall openings should be evaluated prior to finalizing building plans.

## SUMMARY OF DISCUSSION

Johnny Alcivar asked if any member of the public or commission desired to speak on the item.



Will Page asked if anyone had come to represent the neighborhood associations and if the neighborhood associations had been notified.

Sreyoshi Chakraborty stated that the neighborhood associations had been notified and no response had been received in support or opposition. No one requested to speak.

**COMMISSION ACTION:**

Rick Trower made motion for approval of the following:

Part A) The requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan future land use designation of Neighborhood Mixed Use.

Part B) Staff recommends approval of the request to rezone the property from "MX1" Mixed-Use District to "MX2" Mixed-Use District

**THE VOTE: 11-0**

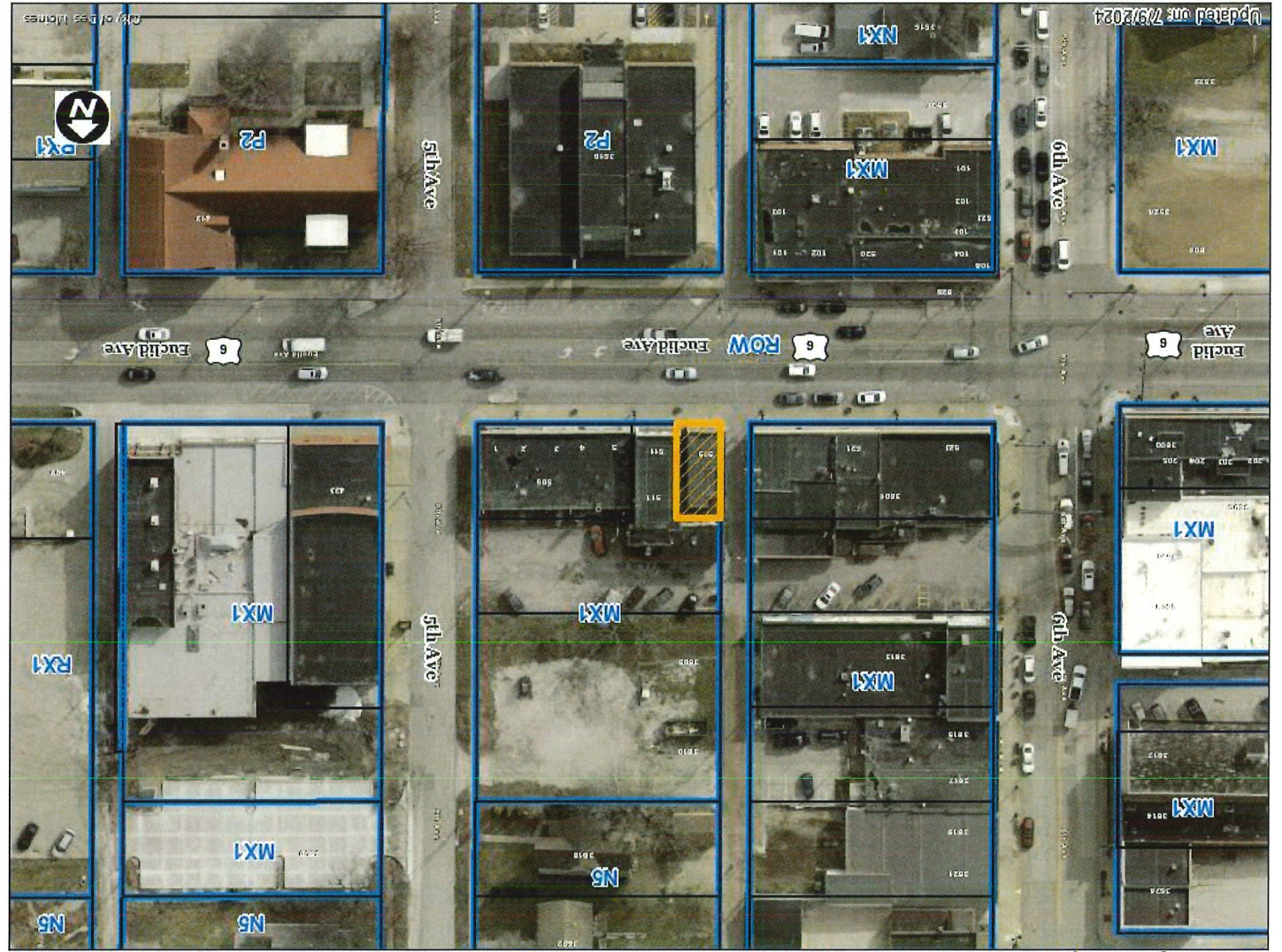
Respectfully submitted,



Sreyoshi Chakraborty, AICP  
Senior City Planner

SC:mrw





ZON-G-2024-000024

Delaney Enterprises, LLC 515 Euclid Avenue

13

Updated on 7/9/2024

City of Des Moines

SITE LOCATION

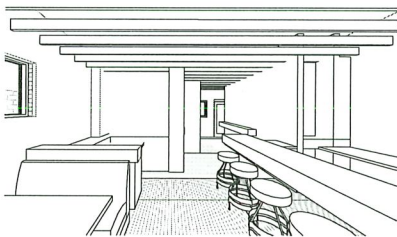


SHEET INDEX

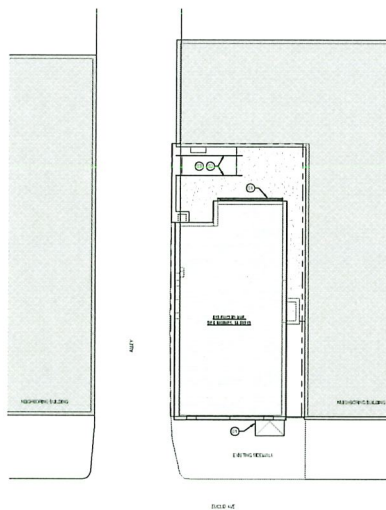
SHEET NAME	ISSUED	LAST REVISION
GENERAL		
GS1 - COVER SHEET	2023.08.08	
GS2 - SCHEDULES	2023.08.08	
GS3 - PART PROGRAM	2023.08.08	
ARCHITECTURAL		
AD1 - FLOOR PLAN	2023.08.08	
AD2 - EXTERIOR ELEVATIONS	2023.08.08	
AD3 - INTERIOR ELEVATIONS	2023.08.08	
AD4 - INTERIOR ELEVATIONS (EAST)	2023.08.08	
AD5 - INTERIOR ELEVATIONS (WEST)	2023.08.08	
AD6 - SECTION	2023.08.08	
AD7 - DETAILS	2023.08.08	
MECHANICAL		
ME1 - SCHEDULES	2023.08.08	

# 515 EUCLID BAR

515 EUCLID AVE  
DES MOINES, IA 50313



2 | 3D VIEW - INTERIOR



1 | SITE PLAN CONCEPT  
1/8" = 1'-0"

KEYNOTES - SITE

1. REFER TO THE SITE PLAN FOR THE LOCATION OF THE BAR AND THE LOCATION OF THE BAR. THE BAR IS TO BE LOCATED AT THE CORNER OF THE BUILDING AND THE STREET. THE BAR IS TO BE LOCATED AT THE CORNER OF THE BUILDING AND THE STREET. THE BAR IS TO BE LOCATED AT THE CORNER OF THE BUILDING AND THE STREET.

ARCHITECT

SEQUEL ARCHITECTURE  
3134 Cottage Grove, Des Moines, IA 50311  
STEVE WILKE-SHAPIRO

GENERAL CONTRACTOR

TBD

OWNER

CORINOR DELANEY  
515 EUCLID AVE  
DES MOINES, IA 50313-4237

PLUMBING

DESIGN-BUILD, PERMITTED SEPARATELY AS REQUIRED

ELECTRICAL

DESIGN-BUILD, PERMITTED SEPARATELY AS REQUIRED

HVAC

DESIGN-BUILD, PERMITTED SEPARATELY AS REQUIRED

SEQUEL ARCHITECTURE  
3134 Cottage Grove, Des Moines, IA 50311  
info@sequelarchitecture.com  
515.733.4644



515 EUCLID BAR  
515 EUCLID AVE  
DES MOINES, IA 50313

INTERNAL PROGRESS SET - NOT FOR CONSTRUCTION

NO.	DATE	REVISION

COVER SHEET  
**G0.01**

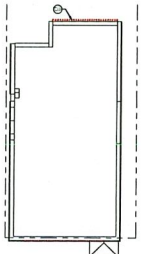
I hereby certify that the portion of the technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.

Steven Wilke-Shapiro, AIA  
Des Moines # 02233  
Sequel Architecture, PLLC

Signature \_\_\_\_\_ Date \_\_\_\_\_

Sheets or Pages covered by the seal

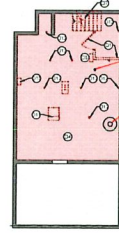




3B SELECTIVE DEMO - ROOF  
1/8" = 1'-0"



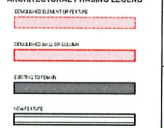
2B SELECTIVE DEMO - 1ST FLOOR  
1/8" = 1'-0"



1B SELECTIVE DEMO - BASEMENT  
1/8" = 1'-0"

- KEYNOTES - SELECTIVE DEMO**
- 1 REMOVE EXISTING WALLS AND PARTIAL ROOF AS SHOWN.
  - 2 REMOVE EXISTING ROOF AS SHOWN.
  - 3 REMOVE EXISTING CONCRETE FLOOR SLAB AS SHOWN.
  - 4 REMOVE EXISTING CONCRETE FLOOR SLAB AS SHOWN.
  - 5 REMOVE EXISTING CONCRETE FLOOR SLAB AS SHOWN.
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  - 11 REMOVE EXISTING CONCRETE FLOOR SLAB AS SHOWN.

- KEYNOTES - FLOOR PLANS**
- 1 REMOVE EXISTING WALLS AND PARTIAL ROOF AS SHOWN.
  - 2 REMOVE EXISTING ROOF AS SHOWN.
  - 3 REMOVE EXISTING CONCRETE FLOOR SLAB AS SHOWN.
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  - 10 REMOVE EXISTING CONCRETE FLOOR SLAB AS SHOWN.
  - 11 REMOVE EXISTING CONCRETE FLOOR SLAB AS SHOWN.



**GENERAL NOTES - SELECTIVE DEMO**

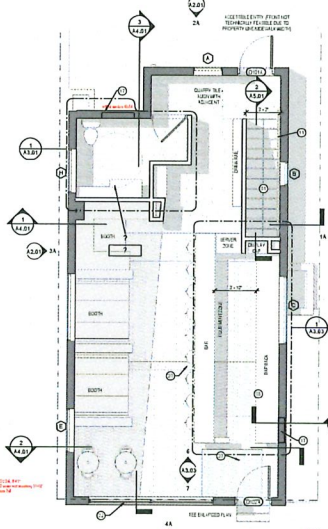
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

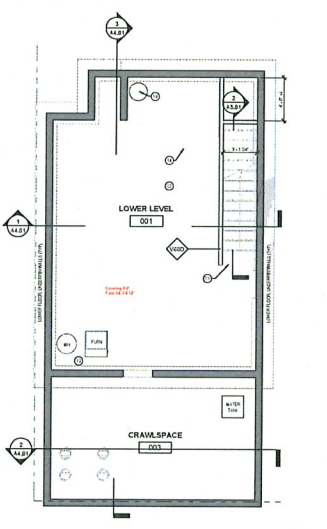
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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



2A FLOOR PLAN - 1ST FLOOR  
1/4" = 1'-0"



1A FLOOR PLAN - BASEMENT  
1/4" = 1'-0"

**GENERAL NOTES - PLAN**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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**SEQUEL ARCHITECTURE**  
3124 Cottage Grove, Deer Moines, IA 50531  
info@sequelarch.com  
515.713.3444

**15 EUCILD BAR**  
15 EUCILD BAR  
DEER MOINES, IA 50531

**INTERNAL PROGRESS SET - NOT FOR CONSTRUCTION**

NO. OF SHEETS	15
NO. OF SHEETS USED	15
NO. OF SHEETS REMAINING	0
NO. OF SHEETS TO BE USED	0
NO. OF SHEETS TO BE REMOVED	0
NO. OF SHEETS TO BE ADDED	0
NO. OF SHEETS TO BE REVISED	0
NO. OF SHEETS TO BE DELETED	0
NO. OF SHEETS TO BE ARCHIVED	0

**FLOOR PLANS**  
A1.01















**From:** [Luann Rowat](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** Re: Plan and Zoning Commission  
**Date:** Wednesday, July 31, 2024 5:15:59 PM  
**Attachments:** [image001.png](#)  
[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.

515 Euclid Ave. Opposed as it is too close to public library for a bar type place. When a bar was located next to library, it caused many Patrons to leave due to drunkenness, messes in restroom, and using library parking.

Thank you,  
Luann

On Tue, Jul 30, 2024, 12:43 PM Chakraborty, Sreyoshi <[Schakraborty@dmgov.org](mailto:Schakraborty@dmgov.org)> wrote:

Hello,

You had requested information regarding an item that is to be heard at one of the upcoming P&Z hearings in August. Please let me know how I can help you and/or which item you would like additional information on. 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](#)



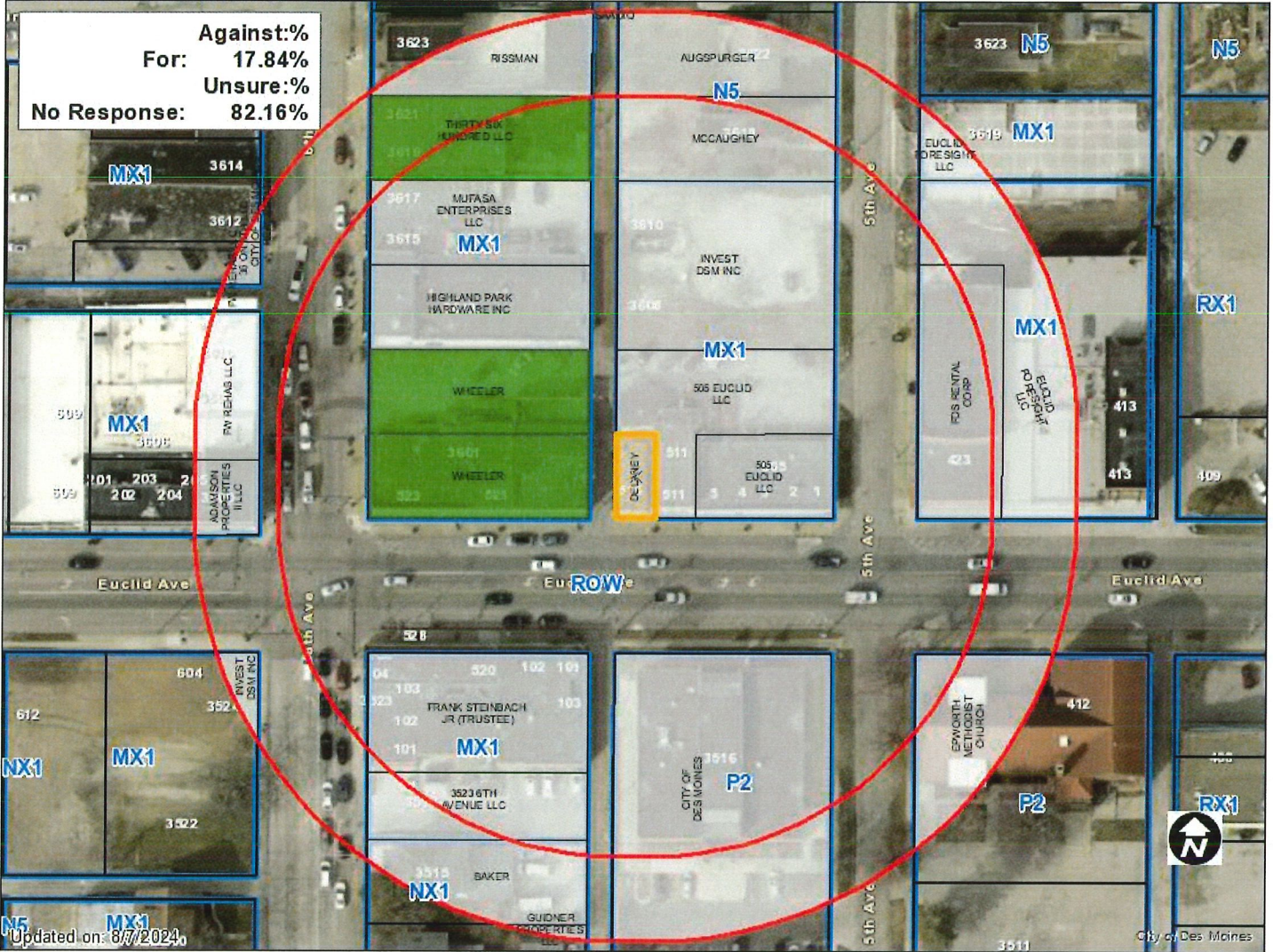
*The City of Des Moines has launched a new online platform to make the Zoning and Planning and Design Ordinances (Chapter 134 and Chapter 135) more accessible. Users will also find direct access to multiple GIS maps, a signage calculator, and a tool that generates Regulations by District reports. The new platform is available online at*





Delaney Enterprises, LLC 515 Euclid Avenue

ZONG-2024-000024





Item: ZONG-2024-000024

Date: 7/30/24

Please mark one of the following:

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

~~Staff Use Only~~  
**RECEIVED**  
 COMMUNITY DEVELOPMENT  
 AUG 06 2024

Titleholder Signature: [Signature]

Name/Business: Thirty Six Hundred LLC

Impacted Address: 3614-21 6<sup>th</sup> Ave

Comments: Happy to have that in the neighborhood.

Item: ZONG-2024-000024

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

Please mark one of the following:

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

**RECEIVED**  
~~Staff Use Only~~  
COMMUNITY DEVELOPMENT  
AUG 05 2024

Titleholder Signature: William H. Wheel

Name/Business: Bill's Window & Screen Repair

Impacted Address: 3611-3613 6<sup>th</sup> Ave

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



Item: ZONG-2024-000024

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

Please mark one of the following:

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

~~Staff Use Only~~  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
AUG 05 2024

Titleholder Signature: Will H. Whiel

Name/Business: Commercial Rental

Impacted Address: 3601 6th / 519, 521 & 523 Euclid

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