



Date December 9, 2024

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM MICHAEL RENOVATIONS, LC (OWNER), REPRESENTED BY MICHAEL GRUNDBERG (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED IN THE VICINTY OF 629 49TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “N5-4” NEIGHBORHOOD DISTRICT TO LIMITED “NX2” NEIGHBORHOOD MIX DISTRICT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 21, 2024, its members voted 11-1 in support of a motion to recommend **APPROVAL** of a request from Michael Renovations, LC (Owner), represented by Michael Grundberg (Officer), for the proposed rezoning from “N5-4” Neighborhood District to Limited “NX2” Neighborhood Mix District not be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 21, 2024, its members voted 11-1 in support of a motion to recommend **APPROVAL** of a request from Michael Renovations, LC (Owner), represented by Michael Grundberg (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to High Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on November 21, 2024, its members voted 11-1 in support of a motion to recommend **APPROVAL** of a request from Michael Renovations, LC (Owner), represented by Michael Grundberg (Officer), to rezone the Property from “N5-4” Neighborhood District to Limited “NX2” Neighborhood Mix District, to allow the reconstruction of an existing covered parking structure and retaining wall, subject to the following conditions:

1. The subject property, measuring 0.806 acres, shall contain no more than 21 dwelling units.
2. No building shall exceed 2.5 stories in height.; and

WHEREAS, the Property is legally described as follows:

LOTS 131, 132, 133 AND 134 IN POLK PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

WHEREAS, on November 18, 2024, by Roll Call No. 24-1567, 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 9, 2024, at 5:00 p.m., at the City Council Chambers; and



Roll Call Number

.....

Agenda Item Number

41

Date December 9, 2024

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 m Low Density Residential to High Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from “N5-4” Neighborhood District to Limited “NX2” Neighborhood Mix District to allow the reconstruction of an existing covered parking structure and retaining wall, subject to the conditions set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

(NOTE – APPROVAL REQUIRES SIX VOTES DUE TO OPPOSITION OF GREATER THAN 20% OF RELEVANT PROPERTY OWNERS)

 **Roll Call Number**

Agenda Item Number

41

Date December 9, 2024

MOVED BY _____ TO ADOPT. SECOND BY _____

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(ZONG-2024-000040) (COMP-2024-000025)

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

Date 12/9/24

Agenda Item 41

Roll Call # _____

November 25, 2024

Communication from Michael Renovations, LC (owner), represented by Michael Grundberg (officer), for the following regarding property located in the vicinity of 629 49th Street:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to High Density Residential.
- C) Rezone property from “N5-4” Neighborhood District to “NX2” Neighborhood Mix District, to allow the reconstruction of an existing covered parking structure and retaining wall

COMMISSION RECOMMENDATION: 11-1

After public hearing, the members voted as follows:

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

Approval of the following:

- A) The requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to High Density Residential.
- C) Rezone property from “N5-4” Neighborhood District to “NX2” Neighborhood Mix District, to allow the reconstruction of an existing covered parking structure and retaining wall.

Approval of the request to rezone the subject property from “N5-4” Neighborhood District to “NX2” Neighborhood Mix District, subject to the following conditions:

- 1. The subject property, measuring 0.806 acres, shall contain no more than 21 dwelling units.
- 2. No building shall exceed 2.5 stories in height.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Low Density Residential to High Density Residential.

Part C) Staff recommends approval of the request to rezone the subject property from “N5-4” Neighborhood District to “NX2” Neighborhood Mix District, subject to the condition that the property shall contain a maximum of 21 dwelling units).

STAFF REPORT TO THE PLANNING COMMISSION

GENERAL INFORMATION

1. Purpose of Request: The applicant is proposing to demolish the existing carport structure and a retaining wall that is the rear wall of the carport structure. The applicant proposes to reconstruct the carport and retaining wall with grading improvements. The existing use is legal non-conforming and the proposed reconstruction cannot occur unless the property is rezoned.

2. Size of Site: 35,091 square feet (0.806 acre).

3. **Existing Zoning (site):** “N5-4” Neighborhood District.
4. **Existing Land Use (site):** The subject property consists of one parcel containing 6 multiple-household 2-story buildings constituting 21 pre-existing dwelling units, a 1-story parking structure with retaining wall, and surface parking pavement.
5. **Adjacent Land Use and Zoning:**
 - North* – “N5”; Use is low density residential.
 - South* – “N5” & “N5-2”; Use is low density residential.
 - East* – “N5”, Use is low density residential.
 - West* – “N1a”; Use is low density residential.
6. **General Neighborhood/Area Land Uses:** The subject property is located along the east side of 49th Street and the south side of Woodland Avenue /Country Club Boulevard in an area that consists primarily of one-household, two-household, and low density multiple-household residential dwellings.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Waterbury Neighborhood Association. All recognized Neighborhood Associations were notified of the public hearing by email of the Preliminary Agenda on November 1, 2024 and Final Agenda on November 15, 2024. Additionally, an official public notice of the hearing for this specific item was mailed on November 8, 2024 (10 days before the hearing) and on November 1, 2024 (20 days before the hearing), to any Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site or adjacent to the site. All Neighborhood Association mailings are sent to the primary contact designated by the recognized Neighborhood Association on file with the City of Des Moines’ Neighborhood Services Department.

The appellant is required to hold a neighborhood outreach meeting prior to the public hearing and can provide a summary of such at the hearing.
8. **Relevant Zoning History:** None.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low 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 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 applicant is requesting that the future land use designation for the property be revised from “Low Density Residential” to “High Density Residential”. PlanDSM describes these designations as follows:

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

High Density Residential: Areas developed with primarily higher intensity multi-family housing with a minimum density over 17 dwelling units per net acre.

The subject property is currently zoned “N5-4” District. The Zoning Ordinance describes “N5” as “intended to preserve the scale and character of neighborhoods developed with a mix of bungalow and two-story houses, predominantly in the Victorian, Revival, and Arts and Crafts styles pursuant to House D building type in section 135-2.16 of this code.” The Zoning Ordinance describes “-4” as “the maximum number of household units permitted per lot is four, pursuant to section 134-3.1.2 of this chapter.”

The applicant is proposing to rezone the subject property to the “NX2” District. The Zoning Ordinance describes “NX2” as, “intended for a mix of single household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood.”

Staff believes that the proposed land use amendment and proposed rezoning would be consistent with the existing character of the surrounding area so long as any development is constructed in accordance with the recommended conditions of approval and the subject property does not exceed the pre-existing 21 dwelling units.

Planning and Design Ordinance: Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.

SUMMARY OF DISCUSSION

Bert Drost presented the staff report and recommendations.

Carolyn Jenison asked if it is possible for them to rebuild the carport at this time.

Bert Drost stated that in order to remove the existing carport structure and build a new carport structure, the property would either need to be either rezoned or granted a Use Variance if the rezoning is denied. Staff would prefer the rezoning, as it is difficult to satisfy the criteria necessary for granting a Use Variance, as the applicant would have to prove that there would be no economic use of the property without a Use Variance.

Todd Garner asked if Staff would support a height restriction on the recommendation.

Bert Drost stated that staff would likely support a height restriction. The "NX2" District would allow 3 ½ stories by right, whereas the existing buildings are 2 ½ stories. Since it allows the 3 ½ stories by right, staff could potentially administratively grant a Type 1 Design Alternative to allow another 50% on the height.

Leah Rudolphi asked what the height limit is for the current "N5-4" District zoning on the property.

Bert Drost stated that the "N5-4" District allows for a House Type D building type structure that could contain up to 4 dwelling units and that the building could be up to 2 ½ stories in height.

Jason Van Essen noted that while most neighbors seem supportive of the current project based on comment cards received, the zoning change is necessary to bring the current use of the property into conformance with City Code Chapter 134. Staff has already recommended capping the future number of dwelling units allowed on the property at 21 units, but adding additional conditions, such as a height limitation, for any future redevelopment upon the site may also be appropriate.

Chris Draper asked for clarification as to what has brought this case to the Commission if they are rebuilding a carport that is already there.

Bert Drost explained that property is currently a legal non-conforming use to the "N5-4" District and that because they would entirely remove the existing carport and rebuild a new one, it is considered an expansion of the non-conforming use of the property.

Chris Draper asked if the footprint of the carport was bigger than the original.

Jason Van Essen stated that they didn't believe it was being built larger, but due to the way the code is written, it will still require rezoning. The non-conforming structure is being eliminated and then added, so it trips the requirements as if it were never there.

Chris Draper asked if the carport had been removed.

Jason Van Essen stated that the carport is still intact, but closed off as it is dangerous since the east wall of the structure is a retaining wall that needs to be repaired.

Jane Rongerude pointed out that this is an opportunity to protect high quality, well designed, multifamily structures within a neighborhood with correct zoning. She is surprised that others aren't excited to have safety provided to the neighborhood by repairing the retaining wall.

CHAIRPERSON OPENED PUBLIC HEARING

Michael Grundberg, 4001 Cottage Grove, owner of the property, stated that he only wants to rebuild the carport and keep everything the same on his very well maintained property, which that includes five (5) 4-plexes and a single family home.

Johnny Alcivar asked if he would be opposed to a height restriction.

Michael Grunberg stated he would be agreeable to a height restriction.

Chris Draper asked if the new carport would have the same design as the existing carport or if he intended to build enclosed garages.

Michael Grundberg stated he wants to use the same plan as the existing carports already there. He does not want to add garage doors, as they tend to be frequently damaged.

Chris Draper asked if it was possible to remove the carports and not rebuild with the roof covers.

Michael Grundberg stated the carports are used and desired by the residents. He feels strongly that the type of clientele he draws to these apartments have expensive cars and want to protect their cars from the elements. He also notes that it leads to fewer cars parked on the adjoining streets.

Rod Kruse, 4910 Country Club Blvd, spoke in opposition to the rezoning for the property. While he is thrilled to get the carports repaired, he has concerns for the height of buildings that would be allowed in the "NX2" District should the site be redeveloped in the future.

Chris Draper asked if they want to keep the zoning the same as it is currently listed.

Rob Kruse didn't take issue with 21 dwelling units but that doesn't want to see any bigger building allowed in the neighborhood. He is hopeful the Commission will limit the units and the height of any new development.

Will Page asked if there was a concern with the retaining wall.

Rob Kruse believed they have a good plan that has been designed by a quality engineer to help with storm water runoff. He has no issue with the wall.

Gary Calvert, 648 46th Street, spoke in opposition to the zoning changes, but does support the rebuilding of the carports. He mentioned concerns if a future property owner would

completely redevelop the property. He asks that the rezoning limit the density of the property for the future.

Maria LaFrance, 4924 Country Club Blvd., spoke in opposition to the rezoning, but supports the rebuilding of the carports. She noted the property is very well-maintained in their neighborhood. She would like the character of the neighborhood to be maintained the same.

Steve Balderson, 4915 Country Club Blvd., stated that he supports the rebuilding of the carports and would like to keep the zoning the same as it is currently listed.

Bert Drost noted that the City Council has already set the date of its public hearing for December 9, 2024.

Michael Grundberg closed his rebuttal time by thanking the neighbors, commission, and staff for hearing his case. He reiterated that he only wishes to rebuild his carports and has no intention of increasing density or building height on the property.

CHAIRPERSON CLOSED PUBLIC HEARING

COMMISSION ACTION

Johnny Alcivar pointed out to the Commission that the Staff Recommendation is to limit the number of units to 21.

Jason Van Essen noted the need for conditions due to existing procedures addressing key concerns. He suggested considering a limit on units within an building, referencing the potential acceptability of smaller, separate cluster layouts.

Andrew Lorentzen asked if the Commission could apply a condition that would require future redevelopment of the site to match the character of the current buildings to the satisfaction of the Planning Administrator.

Jason Van Essen stated it was possible if the applicant agreed to it.

Chris Draper stated that adding a condition that limits buildings to an English style brick building would not be appropriate. He asked again if the Commission denied the rezoning, is there was a path forward for the applicant to rebuild without changing the zoning.

Jason Van Essen stated that if the rezoning is denied, a Use Variance would be required to reconstruct the carport, and it was unlikely for the applicant to meet the variance test, as they would need to show that the property had no economic value without the variance. He believes the rezoning to be appropriate.

Chris Draper questioned the need to rezone if they don't put the carports back up. He suggested maybe installing solar panels that could be parked under.

Jason Van Essen countered by suggesting the appropriate route would be to grant the rezoning subject to conditions that limit the number of units and building height, and perhaps a restriction on the number of units per building.

Chris Draper expressed the need to keep this simple and not put limits on things to bring about future unanticipated outcomes.

Jason Van Essen noted that Chris is asking for an interpretation of a covering that cars can park under to get around the zoning. Zoning Enforcement is not at this meeting to comment, but the point is that the zoning has worked in this neighborhood and given the feedback of the neighbors and what staff was already considering, it seems like the best direction to move forward with rezoning with conditions.

Jane Rongerude believed that the most straight forward way would be to rezone for what the property actual is, with limited conditions.

Will Page asked if the carport design would be reviewed by city staff or the Commission.

Jason Van Essen stated the site plan for the carport structure will likely have to come to the Plan and Zoning Commission for a review once submitted, as there is currently no allowance for carport structures.

Todd Garner stated that he doubted this will be the last time we see an "NX2" District request in the neighborhood area. He understands the concerns of the neighbors and he finds that buildings are getting denser and in smaller spaces. The height allowance in this area seems too high in his opinion.

Todd Garner made a motion to support the rezoning in accordance with the staff recommendation with an additional condition to limit the height of any building to 2 ½ stories.

Rick Trower asked if we needed to add the number of units per building and if Todd wanted to add that to the amendment.

Todd Garner stated he did not need to add a condition regarding the number of dwelling units within any buildings to his motion.

Will Page asked if anything could be added to require any future building be in keeping with the character of the neighborhood, as well as a condition on building materials.

Todd Garner stated he did not believe the Commission should put style restrictions on future redevelopment.

Johnny Alcivar stated design would already be covered in our current codes when it comes to design and material for the future.

Jason Van Essen agreed that new development would have to go through current code requirements for design review and materials.

Todd Garner made motion for approval of the following:

- A) The requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to High Density Residential.
- C) Rezone property from "N5-4" Neighborhood District to "NX2" Neighborhood Mix District, subject to the following conditions:
 - 1. The subject property, measuring 0.806 acres, shall contain no more than 21 dwelling units.
 - 2. No building shall exceed 2.5 stories in height.

THE VOTE 11-1 (Will Page opposed)

Respectfully submitted,



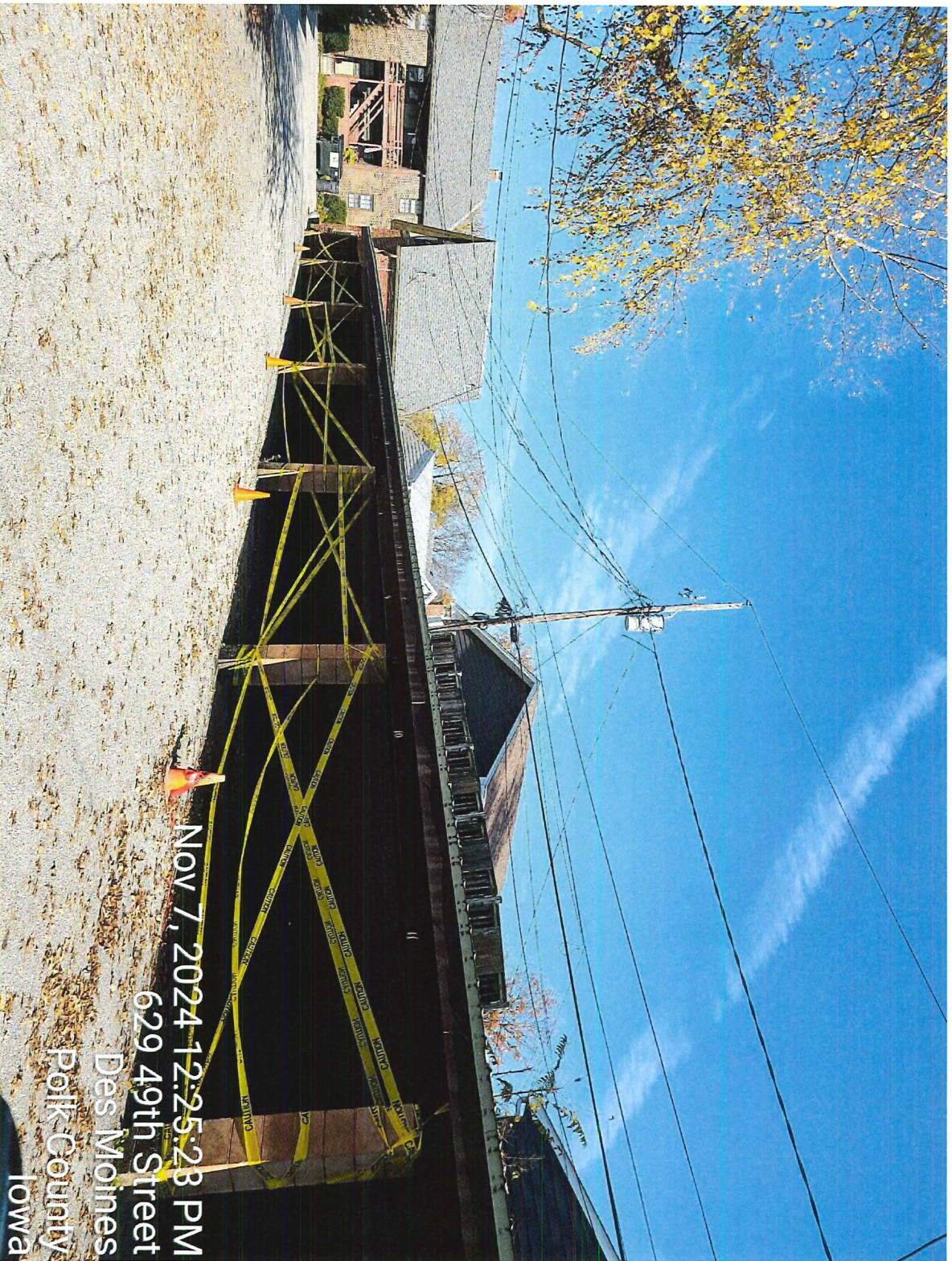
Bert Drost
Planning & Urban Design Deputy Administrator

BAD:mrw





Nov 7, 2024 12:24:25 PM
641 49th Street
Des Moines
Polk County
Iowa



Nov 7, 2024 12:25:28 PM
629 49th Street
Des Moines
Polk County
Iowa

11/7/24

Dear Neighbor,

Michael Renovations LC is trying to rebuild the carports 'as is' for 629, 635, 641& 647 49th St. and 4810 & 4814 Woodland Ave. Buildings which were constructed in 1923 with covered parking. Michael Renovations has owned the property since 2000. The City of Des Moines is requesting an *independent meeting with the neighbors* who wish to attend and Michael Renovations LC to discuss the proposed carport rebuilding, construction site and plans.

In order for the carport to be rebuilt in its present location the City of Des Moines is requiring permission/variances to gain a building permit. The permit process determines whether the requested rezoning is in conformance with PlanDSM. Amend the PlanDSM to revise the future land use classification of the (this) property from Low Density Residential to High Density Residential. High Density Residential is the present use of the property. Rezone the (this) property from "N5-4" Neighborhood District to "NX2" Neighborhood Mix District, to allow the reconstruction of an existing covered parking structure and retaining wall. The reconstruction of the carport will be materially the same construction.

If you are interested in attending a meeting to gain further information and plans for the carport, a meeting will be held in the house at 4810 Woodland Ave which is directly behind 4814 Woodland Ave at 6:00 pm Tuesday November 12, 2024. If you wish to survey the reconstruction site and not attend the meeting, a good time would be on Tuesday November 12 between 5:30-6:30pm.

Michael Renovations LC

Michael Grundberg

515-277-7950

4024 Grand Ave Suite A

Des Moines, Iowa 50312

From: michael.renovationslc@gmail.com
To: [Chakraborty, Sreyoshi](#)
Subject: [EXTERNAL]629 49th Carport neighborhood meeting
Date: Thursday, November 21, 2024 1:02:56 PM

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.

I held a meeting on Tuesday November 12, 2024 with two neighbors, along with a phone call to another neighbor. The issue was not reconstructing the existing carport. The issue was rezoning. Possible neighbor solutions were- 1) Would the Planning and Zoning Commission possibly grant a variance for a conditional use on the property for the reconstruction of the carport, only? 2) Possible other City of Des Moines options without rezoning?

Thank you, Michael Grundberg
Michael Renovations LC

Item: ZONG-2024-000040

Date: 11-16-24

Please mark one of the following:

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

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
NOV 19 2024

Titleholder Signature: Reynel M. Dohse

Name/Business: REYNEL M. DOHSE

Impacted Address: 634 48th St. D.M., IA

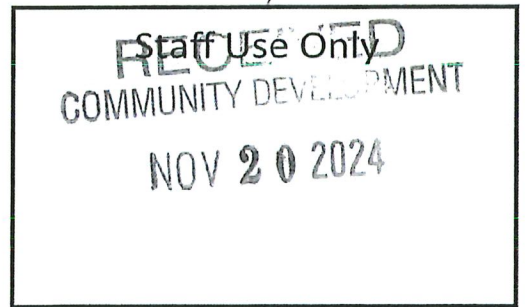
Comments: _____

Item: ZONG-2024-000040

Date: 11-19-2024

Please mark one of the following:

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



Titleholder Signature: Gary Calvert

Name/Business: _____

Impacted Address: 646-48th St.

Comments: Support rebuild of carport & wall
Concern about rezone to NX02
Neighborhood mix District City should
allow rebuild without that zoning change!

Item: ZONG-2024-000040

Date: 11-19-24

Please mark one of the following:

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

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
NOV 20 2024

Titleholder Signature: Maria LaFrance

Name/Business: Maria LaFrance

Impacted Address: 4924 Country Club Blvd

Comments: Support variance or repair permit to allow continuation of carports. Do not support change of use which is what zoning change allows.

Item: ZONG-2024-000040

Date: 19 NOV 2024

Please mark one of the following:

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

RECEIVED
Staff Use Only
COMMUNITY DEVELOPMENT
NOV 20 2024

Titleholder Signature: Cathryn S & Stephen J Balderson

Name/Business: _____

Impacted Address: 4915 Country Club Blvd 50312

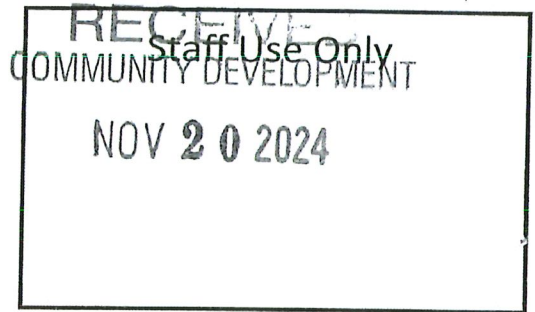
Comments: _____

Item: ZONG-2024-000040

Date: November 18, 2022

Please mark one of the following:

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



Titleholder Signature: [Handwritten Signature]

Name/Business: Gloria M. Kinney

Impacted Address: 614 48th Street, Des Moines
50312

Comments: Mr. Grundberg should be allowed to
rebuild his garages & retaining wall on
his four lots without changing the zoning
district. 'High Density Residential' land use
has no upper limit to the number of allowed
units which could lead to inappropriate construction

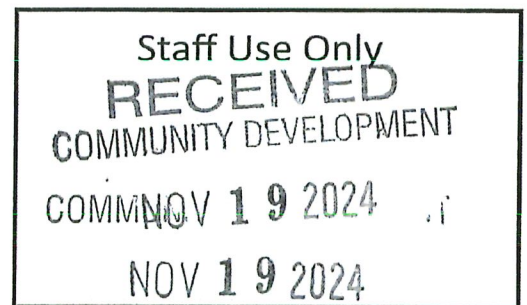
and welcome congestion.

Item: ZONG-2024-000040

Date: NOV 17, 2024

Please mark one of the following:

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



Titleholder Signature: *[Handwritten Signature]*

Name/Business: FlatBrim LLC

Impacted Address: 4720 Woodland Ave

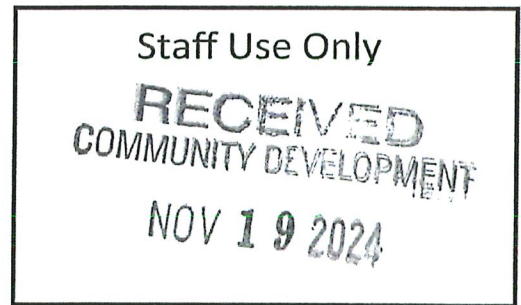
Comments: _____

Item: ZONG-2024-000040

Date: Nov 17, 2024

Please mark one of the following:

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



Titleholder Signature: *John Rhodes*

Name/Business: John & Lisa Rhodes

Impacted Address: A709 Woodland Ave

Comments: _____

Item: ZONG-2024-000040

Date: 11/18/24

Please mark one of the following:

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

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

NOV 19 2024

Titleholder Signature: Linda Finnegan

Name/Business: Linda Finnegan / 4920 Country Club Blvd

Impacted Address: 4920 Country 629 49th Street

Comments: I do not have a problem with the rebuilding of the carport, just the rezoning request. Can this be rebuilding be done under a variance. Why the need to open the property up to a potential 5 1/2 story massive rebuild. we as ~~my~~ neighbor would have no say on.

Item: ZONG-2024-000040

Date: NOV 17, 2024

Please mark one of the following:

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

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
COMM NOV 19 2024
NOV 19 2024

Titleholder Signature: 

Name/Business: FlatBrim LLC

Impacted Address: 4720 Woodland Ave

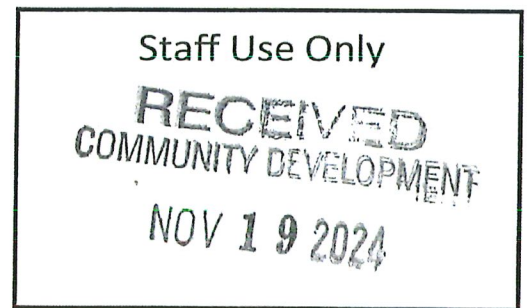
Comments: _____

Item: ZONG-2024-000040

Date: Nov 17, 2024

Please mark one of the following:

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



Titleholder Signature: *John Rhodes*

Name/Business: John & Lisa Rhodes

Impacted Address: 4709 Woodland Ave

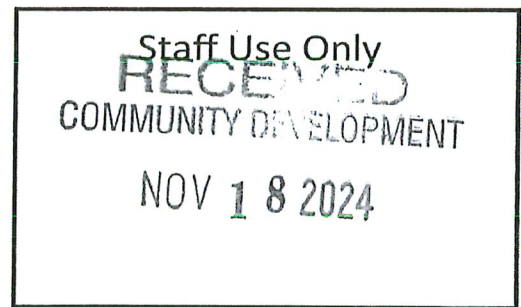
Comments: _____

Item: ZONG-2024-000040

Date: 11.18.24

Please mark one of the following:

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



Titleholder Signature: [Handwritten Signature]

Name/Business: ROD KRUSE

Impacted Address: 4910 COUNTRY CLUB BLVD.

Comments: I DO NOT OPPOSE THE CARPORT RECONSTRUCTION.
I OPPOSE THE REZONING WHICH I UNDERSTAND
ALLOWS UP TO A 5.5 STORY BUILDING. THIS
IS INAPPROPRIATE FOR THE NEIGHBORHOOD

COPIES: 16 NOV 2024 1

Item: ZONG-2024-000040

Date: 11/15/24

Please mark one of the following:

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

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 NOV 26 2024

Titleholder Signature: John W. Weatherell

Name/Business: JOHN W. WEATHERELL

Impacted Address: 655 49TH ST DSM 50312

Comments: BASED ON MICHAEL GRONDBERG'S
REPRESENTATION THAT THE ONLY PLANS HE
HAS IS TO REBUILD THE CARPORTS ON THE
PREMISES - WITHOUT MORE - I SUPPORT THE
REQUEST

Item: ZONG-2024-000040

Date: _____

Please mark one of the following:

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

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NOV 26 2024

Titleholder Signature: 

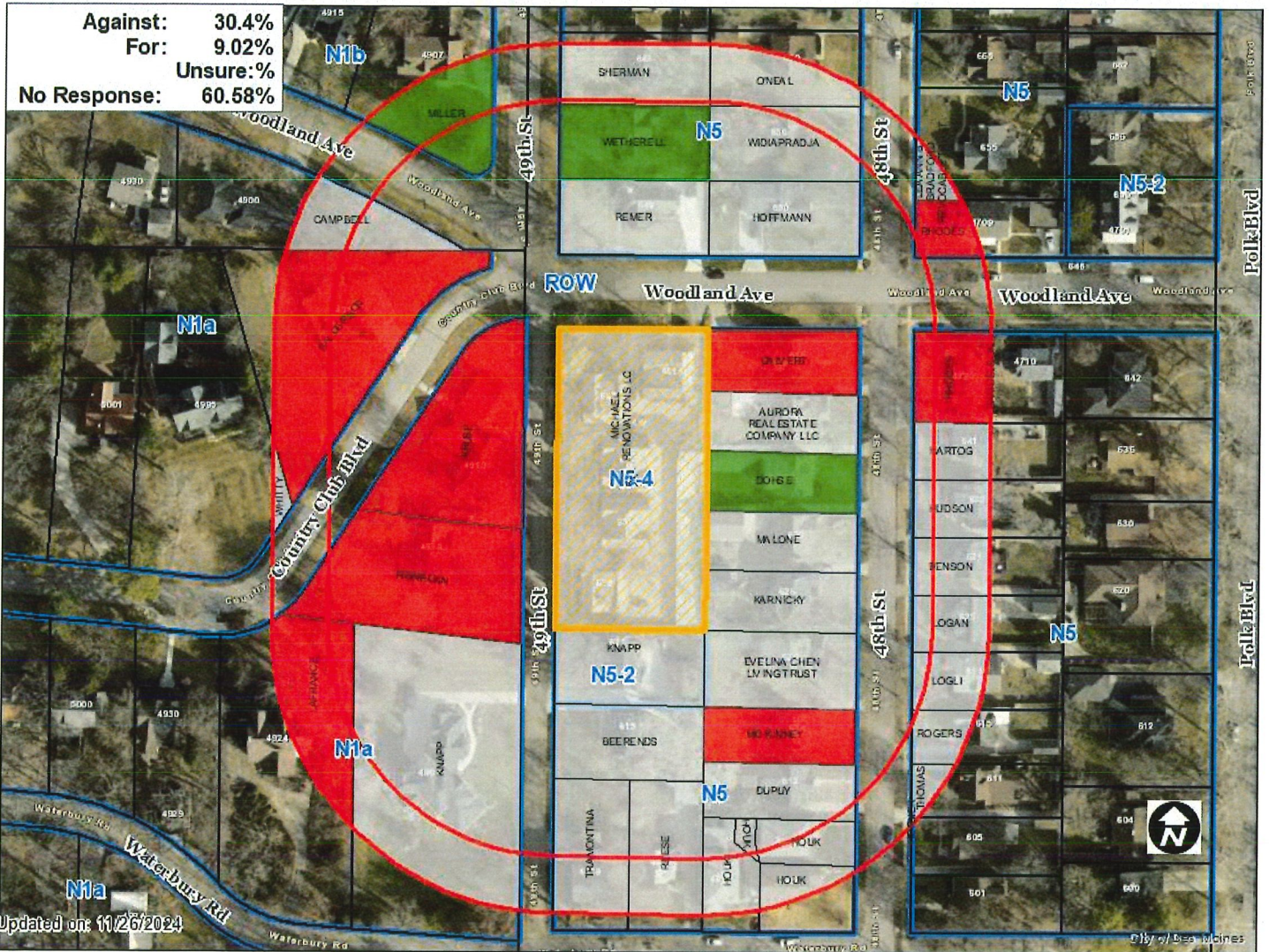
Name/Business: Steve Miller

Impacted Address: 4907 Woodland Ave

Comments: _____

Michael Renovations 629 49th Street

ZONG-2024-000040



Updated on: 11/26/2024

City of Des Moines



Updated on: 10/30/2024
NHIS

NOTICE OF PUBLIC HEARING ON REZONING AND LAND USE AMENDMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Des Moines, Iowa, has adopted a resolution concerning a request from Michael Renovations, LC (Owner), represented by Michael Grundberg (Officer), for the proposed rezoning from "N5-4" Neighborhood District to Limited "NX2" Neighborhood Mix District, for the following regarding property located in the vicinity of 629 49th Street: to amend PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification from Low Density Residential to High Density Residential, and to rezone the property from "N5-4" Neighborhood District to Limited "NX2" Neighborhood Mix District, to allow the reconstruction of an existing covered parking structure and retaining wall, subject to conditions set forth by the Plan and Zoning Commission:

LOTS 131, 132, 133 AND 134 IN POLK PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

A map of the subject property is on file and available for public inspection in the office of the City Clerk, or by sending an email to Planning@dmgov.org or calling (515) 283-4192.

NOTICE IS FURTHER GIVEN that the City Council will consider the proposed amendments and proposed rezoning after a public hearing to be held at 5:00 p.m. on December 9, 2024, in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa. At the hearing, opportunity to be heard will be given to proponents and opponents of the proposed amendments and proposed rezoning. Any person or organization desiring to submit written material regarding this matter may direct such written material to the Office of the City Clerk, City Hall, 400 Robert D. Ray, Des Moines, Iowa 50309, or by e-mailing cityclerk@dmgov.org prior to 4:00 p.m. on December 9, 2024.

CITY OF DES MOINES, IOWA

By: Connie Boesen, Mayor

ATTEST: Laura Baumgartner, City Clerk

Published in the Des Moines Register on November 27, 2024.