



Date April 21, 2025

RESOLUTION SETTING HEARING ON REQUEST FROM CLARA M. FORMARO (OWNER), AND CHARLENE M. BOWEN (OWNER), TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE FOLLOWING TWO (2) PARCELS LOCATED AT 2644 AND 2650 EASTON BOULEVARD

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2025, its members voted 10-0 in support of a motion finding the requested rezoning for two (2) parcels located at 2644 and 2650 Easton Boulevard is not in conformance with the existing PlanDSM future land use designation of Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2025 its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Clara M. Formaro (Owner), and Charlene M. Bowen (Owner), to amend the PlanDSM: Creating Our Tomorrow future land use designation two (2) parcels located at 2644 and 2650 Easton Boulevard from Low Density Residential to Neighborhood Mixed Use; to rezone the Property from “N3b” Neighborhood District to “RX2” Mixed Use District, to allow reuse of an existing building for a church, 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:

LOT 26 EXCEPT THE NORTH 75 FEET THEREOF AND ALL OF LOT 27 IN DONAHOE PLACE, AN OFFICIAL PLAT NOW 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 amendment 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 proposal, shall be held at 5:00 p.m. on May 5, 2025 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.
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.



Roll Call Number

Agenda Item Number

24

Date April 21, 2025

MOVED BY TO ADOPT.

SECOND BY

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000006) (COMP-2025-000003)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	<div>CERTIFICATE</div> <div>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.</div> <div>IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.</div> <div>_____ City Clerk</div>
BOESEN					
SIMONSON					
VOSS					
COLEMAN					
WESTERGAARD					
MANDELBAUM					
GATTO					
TOTAL					
MOTION CARRIED APPROVED					
_____ Mayor					

Date 4/21/25

Agenda Item 24

Roll Call # _____

April 10, 2025

Communication from the City Plan and Zoning Commission advising that at their April 3, 2025 meeting, the following action was taken on request from Clara M. Formaro (owner), and Charlene M. Bowen (owner), for the following regarding two (2) parcels located at 2644 and 2650 Easton Boulevard:

- 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 Neighborhood Mixed Use.
- C) Rezone the property from "N3b" Neighborhood District to "RX2" Mixed Use District, to allow reuse of an existing building for a church.

COMMISSION RECOMMENDATION: 10-0

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					X
William Page	X				
Andrew Lorentzen					X
Emily Webb	X				
Katie Gillette	X				
Rick Trower					X
Jane Rongerude	X				

Approval of the following:

Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Amend the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Rezone from “N3b” Neighborhood District to “RX2” Mixed Use District.

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 requested amendment to revise the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Staff recommends approval of the requested rezoning from “N3b” Neighborhood District to “RX2” Mixed Use District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the property from “N3b” Neighborhood District to “RX2” Mixed Use District to utilize the subject property for an “Assembly/Place of Worship” (church) use.

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. Furthermore, any use of the property for an assembly use will be subject to compliance with all Building Codes and Fire Codes.

2. **Size of Site:** 12,058 square feet (0.276 acre).
3. **Existing Zoning (site):** “N3b” Neighborhood District.
4. **Existing Land Use (site):** The subject property contains a 1,654 square-foot, one story building and a 6,900 square-foot paved accessory parking lot on the adjoining property under the same ownership to the west of the building.
5. **Adjacent Land Use and Zoning:**
 - **North – “N3b”, “F”;** Uses are one-household residential.
 - **South – “N3b”;** Uses are one-household residential.
 - **East – “N3b”;** Uses are one-household residential.

- **West – “P1” & “F”;** Uses are open space, 100-year floodplain, and floodway.

6. General Neighborhood/Area Land Uses: The subject properties are located on the north side of Easton Boulevard to the west of the intersection of Easton Boulevard and East 27th Street. The area consists of a mix of commercial, retail, institutional, and low-density residential uses. Additionally, there is open space in the floodway and floodplain adjoining the westernmost property.

7. Applicable Recognized Neighborhood(s): The subject properties are located within the ACCENT Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on March 14, 2025, and of the Final Agenda on March 28, 2025.

Additionally, an official public notice of the hearing for this specific item was mailed on March 14, 2025 (20 days before the hearing), and on March 24, 2025 (10 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 applicant can provide a summary of the neighborhood meeting at the public hearing.

8. Relevant Zoning History: None.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Low Density Residential.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. PlanDSM Creating Our Tomorrow: The applicant is requesting that the future land use designation for the property be revised from “Low Density Residential” to “Neighborhood Mixed Use”. 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.

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.

The applicant is proposing to rezone the property from "N3b" Neighborhood District to "RX2" Mixed Use District. The Zoning Ordinance states that "RX2" is intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity higher than RX1.

Staff believes that the requested rezoning to "RX2" would be appropriate for this site along Easton Boulevard as it would allow other uses should the "Assembly/Place of Worship" use be changed in the future.

2. **Planning and Design Ordinance:** Should the rezoning be approved, a site plan would be required for a change in the use of the property that complies with applicable design regulations within City Code Chapter 135.

SUMMARY OF DISCUSSION

Leah Rudolphi asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION

Emily Webb made a motion for approval of the following:

Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Amend the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Rezone from "N3b" Neighborhood District to "RX2" Mixed Use District.

THE VOTE: 10-0 (Carolyn Jenison had not yet arrived)

Respectfully submitted,



Jason Van Essen

Planning & Urban Design Administrator

JMV:mrw

Clara Fomaro & Charlene Brown 2644 and 2650 Easton Boulevard

COMP-2025-000003



1:2,000

Clara Formaro and Charlene Bowen 2644 & 2650 Easton Boulevard

ZONG-2025-000006



Updated on: 3/12/2025



Mar 18, 2025 12:24:46 PM
2644 Easton Boulevard
Des Moines
Polk County
Iowa



Mar 18, 2025 12:24:53 PM
2644 Easton Boulevard
Des Moines
Polk County
Iowa

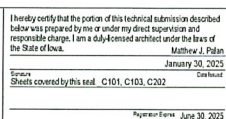
1. **All work in the city-right-of-way shall be done in accordance with SDAS and the City General Superintendent's Specifications to SDAS effective at the time of plan approval.**
2. **All work in the city-right-of-way requires a right-of-way permit.**
3. **It is the responsibility of the contractor to obtain and maintain the full life of the certificate of occupancy or certificate of zoning.**
4. **It is the responsibility of the owner or the contractor to follow all applicable codes and ordinances whether or not referenced on these documents.**
5. **All lighting shall consist of a fixture cutoff-type fixtures to reduce the glare of light pollution on surrounding properties.**
6. **Lighting fixtures will be installed in accordance with the following Locations of elements traced from Pomk County, Iowa.**
7. **Assessor's website image accessed on January 14, 2025.**
8. **Lighting fixtures shall be installed in accordance with all codes applicable to the date of the plan approval.**
9. **All rooftop mechanical equipment must be screened on all roofs.**
10. **No rooftop mechanical equipment shall be hauled off the roof.**
11. **No rooftop mechanical equipment is proposed.**
12. **Mechanical equipment shall not be located in the front yard or street side yard, and shall be screened from view from any adjacent residential landscape.**
13. **Handicap signage shall be installed in accordance with the building design, colors, and materials.**
14. **Signs shall be made from the city or any new or existing business on the site, including the city logo.**
15. **Handicap signage to be installed according to the guidelines and standards of the Americans with Disabilities Act.**
16. **No new exterior lighting is proposed - Light trespass shall not exceed 5.0 footcandles for H, K, and HLX and 2.0 footcandles for all other fixtures.**
17. **All light fixtures shall be full-cutoff, down-directed.**
18. **All light poles shall not exceed 20' in height from grade in residential areas.**
19. **A Type 2 Design Alternative has been proposed to waive in-kind lighting requirements.**
20. **Any amendments or changes to the project site that do not meet what is shown on the site plan need to be approved by such a meeting not including prior to installation/construction.**
21. **All planting beds shall include non-living permeable materials.**

1. Tree shrub shall stand plants.
2. Plants shall be true to species, size and variety specified
3. All plants shall be delivered to the site and shall be placed over the root ball.
4. Contractor shall guarantee all plant material for one year from date of project completion.
5. All plants shall be delivered to the site in a healthy condition and shall be planted by hand.
6. All trees to be planted a minimum distance of 4 feet from fire hydrants and pavements.
7. Contractor is responsible for plants arriving installation and shall protect them from injury.
8. Trees should be either North side marked by the nursery and be planted at the site with all plant material shall be marked by the balled and burr topped root ball, container or root ball.
9. Remove all lawn, rope, and wire from the root ball. Remove wire basked completely, cut and remove all rope and wire from the root ball.
10. All plant material shall be delivered to the site in a healthy condition and shall be planted by hand.
11. Standards for Nursery Stock (ANSI Z60.2-1992) edition shall apply.
12. All plants shall be delivered to the site in a healthy condition and shall be planted by hand.
13. All plants shall be delivered to the site in a healthy condition and shall be planted by hand.
14. Pruning of trees and shrubs at time of planting should be kept at a minimum. The contractor shall provide to remove broken, damaged or diseased branches, no pruning past or sealer shall be used.
15. Provide 3-inch depth shredded hardwood mulch around all plantings to a min. 3-foot wide and 3-inch deep. The mulch shall be applied in areas indicated on the plan do not use within 2-inches of curb or sidewalk.
16. Contractor to seed all areas disturbed by construction with plant type 1, lawn seed mixture, and topsoil.
17. All plant material to be approved by owner before planting, substitutions of plant materials will be allowed.
18. All wire, fence and barbed shall be removed from the football of street trees prior to planting.
19. Contact the Municipal Forestry Shop for planting at 516-253-4950.

	Yco	Fence - Chain Ink
	Ycm	Fence - Metal Panel
	Yw	Fence - 6' Wood
	Yo	Fence - 3' Ornament
	SA	Sanitary Sewer Line
		Property Line
		Bulking Setback Line
		Easement Line
		Road Centerline
		Paving
		Topography
	100'	
		Tree

Overstory		Shrub		Grand total	
HB	Hackberry		1 1/2" - 2"	New	Overstory 1
SL	Ludwig Spathulif Liliac	Syringa vulgaris 'Ludwig Spathulif	12"-9"		Shrub 2
WV	Variagated Dwarf Wilegala	Wilegala florida 'Variagata Nana'	16"-24"		Shrub 4
Grand total 7		Tree Supplier / Nursery: The City of Des Moines follows the "20-10-5 rule" to ensure diversification of the tree canopy.			

tree species/nursery. The City of Des Moines follows the "20-10-5 rule" to ensure diversification of the city's tree canopy. The "20-10-5 rule" applies that there is no more than 20 percent of one family, 10 percent of one genera, or 5 percent of one species, of the total trees being proposed in a given site.

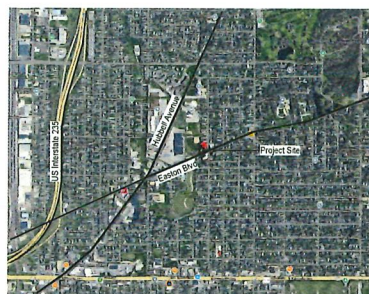
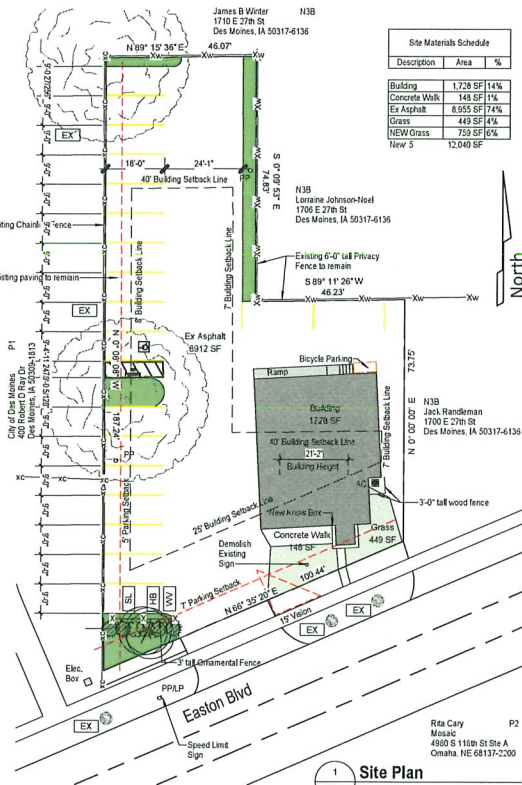


☐ Approved ☐ Approved with conditions

In accordance with Section 135-9, 2019

No changes to this plan unless approved in

Date: _____ Development Services Director: _____



Vicinity Map

Image provided courtesy of Google mapping service



Zoning Map

Description	Area	%
Building	1,728 SF	14%
Concrete Walk	148 SF	1%
Ex Asphalt	8,955 SF	74%
Grass	449 SF	4%
NEW Grass	759 SF	6%

North


Creative Concepts
Architecture, PLC
2520 W 1st Street, Suite C | Ankeny, Iowa 50023
P: 515.270.1358 mla@creativeconceptsinc.com

Proposed Church
Proposed Site Plan

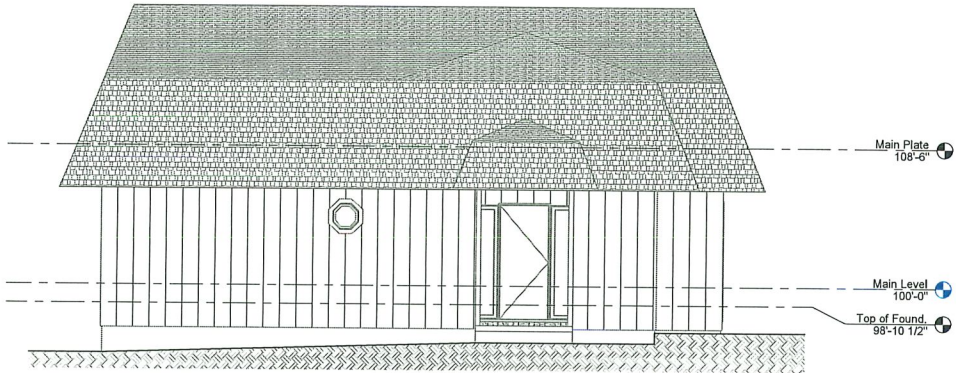
2650 Easton Blvd | Des Moines, Iowa 50317

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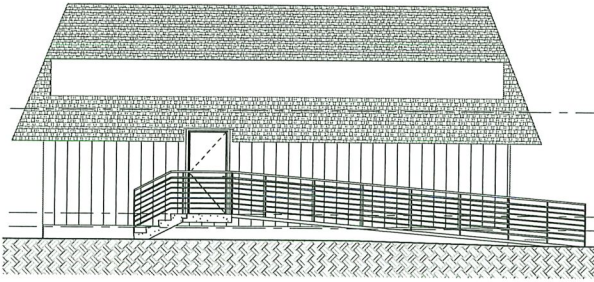
SHEET:
C101

Exterior Elevation Notes

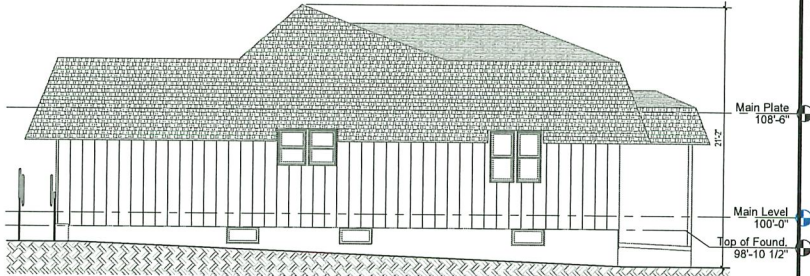
- Grade shall have a minimum of 6" fall in the first 10'-0" out from the structure.
- Provide caulk and sealant to all voids, around windows and doors, at masonry, trim, to all exterior joints, penetrations, and material changes.
- Provide approved corrosion resistant flashing at exterior wall envelope.
- Provide weather stripping at all exterior doors and garage doors interior and exterior.
- Provide continuous gutters and downspouts at all eaves unless noted otherwise.
- Construction address or location number to be posted and plainly visible from the street.
- Provide a factory built fire box or stove. Provide manufacturers approved cap for chimney termination, a spark arrestor is required on all wood burning fire boxes or stoves.
- All chimneys shall extend 2'-0" taller than any roof element within 10'-0" of the chimney.
- Exterior wall covering shall extend from the top of foundation to the roof and terminate at 2" nominal solid backing between the rafters at all roof overhangs or at the underside of enclosed overhangs.
- It is the responsibility of the owner and/or builder to choose all paint colors, siding and trim sizes and styles. Recommended sizes are shown and called out where selected. Verify with owner.
- All enclosed attics and rafter spaces shall have cross ventilation with a net free open area of not less than 1/150 of the attic area when vents are placed only in the upper part of the attic. When openings are placed in the upper and lower part of the attic the net free open area shall not be less than 1/600 of the attic area. All openings shall be protected against the entrance of snow and rain.
- All trusses are to be designed by the truss manufacturer and provided with detailed drawings illustrating truss layouts and engineering calculations. It is the owner's and/or builder's responsibility to supply any and all of this information as required by the building department for permit. It is the truss manufacturer's responsibility to verify and adjust the size of members and framing carrying the roof loads. The truss manufacturer shall notify the Architect of any changes required to the drawings.
- Glass within 18" of the floor, 12" of a door swing, or within 60" of a water using fixture shall be tempered glass. Window sill shall be within 44" of the finish floor elevation.
minimum Width: 20"
minimum Height: 24"
minimum Net Clear Area: 5.7x5.1 / 5.0x5.1 At Grade



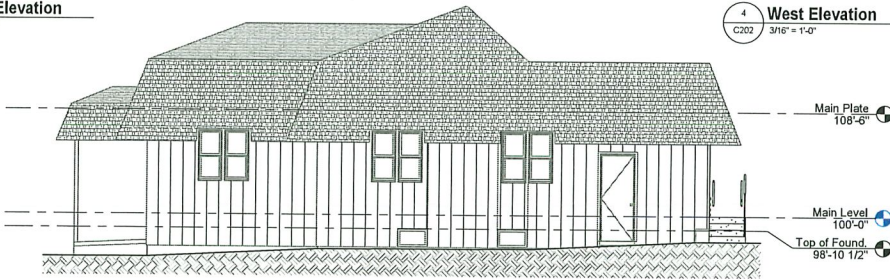
1 South Elevation
1/4" = 1'-0"



3 North Elevation
3/16" = 1'-0"



4 West Elevation
3/16" = 1'-0"



2 East Elevation
3/16" = 1'-0"

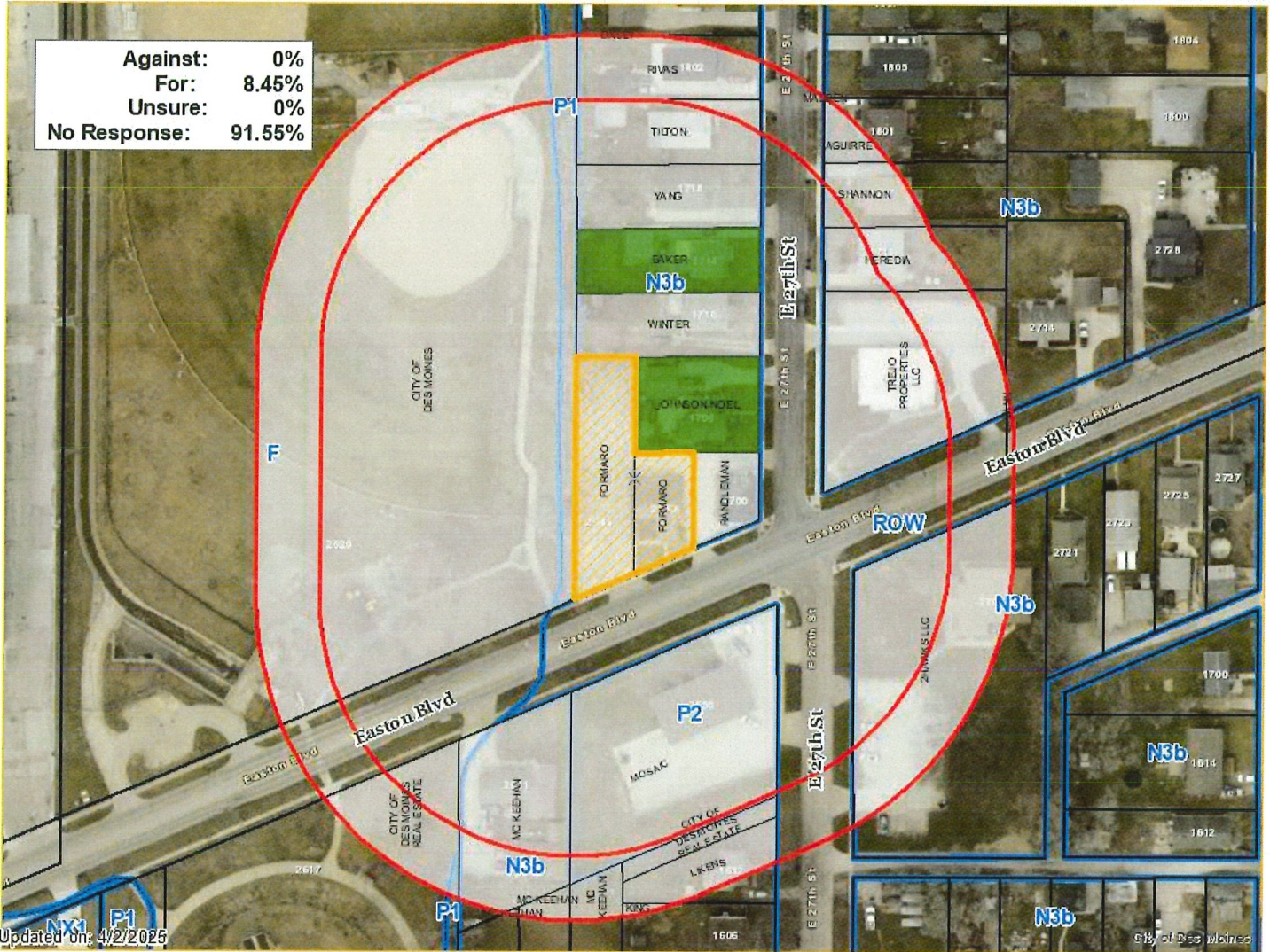
#	Date	Description
1	02/02/25	For Construction

02/02/25 3:43:59 PM
PROJECT NUMBER:
26501G
TITLE:
Exterior
Elevations

SHEET:
C202

Clara Formaro and Charlene Bowen 2644 & 2650 Easton Boulevard

ZONG-2025-000006



Item: ZONG-2025-000006

Date: 03-27-25

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
APR 1 2025

Titleholder Signature: John Baker

Name/Business: _____

Impacted Address: 1714 E 27th

Comments: _____

Item: ZONG-2025-000006

Date: 3/27/25

Please mark one of the following:

☒ I support the request

☐ I am undecided

☐ I oppose the request

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
APR 1 2025

Titleholder Signature: Lorraine Lee Noel

Name/Business: _____

Impacted Address: 1706 E. 27th St DSM IA 50317

Comments: _____

Item: ZONG-2025-000006Date: 3-26-25

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
APR 1 2025

Titleholder Signature: Charlene BowenName/Business: Charlene Bowen / Charlene's Dance StudioImpacted Address: 2644 + 2650 Easton Boulevard

Comments: AS OWNER OF A FAMILY FRIENDLY BUSINESS FOR
45 YEARS AT THIS LOCATION, I SUPPORT THE REQUEST FOR
THE PROPERTY TO BE REZONED FOR THE USE OF
A CHURCH TO BENEFIT THE NEIGHBORHOOD.

Item: ZONG-2025-000006

Date: March 30, 2025

Please mark one of the following:

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

Staff Use Only

Titleholder Signature: [Signature] Kevin Marken Accent Neighborhood

Name/Business: Accent Neighborhood

Impacted Address: _____

Comments: Accent Neighborhood supports this change to allow
the church to buy the property. The church reached out to the
Neighborhood early, attended our meeting answering questions, and set-up
a well attended meeting at the East Side Library.
Accent Neighborhood - Kevin Marken