



Date May 5, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM URBAN DREAMS (OWNER), REPRESENTED BY IZAAH KNOX (OFFICER), FOR THE FOLLOWING REGARDING TWO (2) PARCELS LOCATED AT 1411 AND 1419 7TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW-MEDIUM DENSITY RESIDENTIAL WITHIN A COMMUNITY NODE TO MEDIUM DENSITY RESIDENTIAL WITHIN A COMMUNITY NODE, AND TO REZONE THE PROPERTY FROM “N5” NEIGHBORHOOD DISTRICT TO LIMITED “NX1” NEIGHBORHOOD MIX DISTRICT, TO ALLOW THE DEVELOPMENT OF RESIDENTIAL ROWHOMES

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 Urban Dreams (Owner), represented by Izaah Knox (Officer), for the proposed rezoning from “N5” Neighborhood District to Limited “NX1” Neighborhood Mix District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low-Medium Density Residential within a Community Node; 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 Urban Dreams (Owner), represented by Izaah Knox (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low-Medium Density Residential within a Community Node to Medium Density Residential within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has further 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 Urban Dreams (Owner), represented by Izaah Knox (Officer), to rezone the Property from “N5” Neighborhood District to Limited “NX1” Neighborhood Mix District, to allow the development of residential rowhomes, subject to the following condition:

1. There shall be no more than six (6) dwelling units on the subject property, which measures approximately 0.33 acres in area; and

WHEREAS, the Property is legally described as follows:

THE NORTH 62 FEET OF LOTS 4 AND 5 IN HEDGES ADDITION TO NORTH DES MOINES AN OFFICIAL PLAT AND THE NORTH 14 FEET OF LOT 2, ALL OF LOTS 3 AND 4, AND THE SOUTH 16 FEET OF LOT 5 IN THE E.M. KELSEY'S SUBDIVISION OF THE EAST 158 1/2 FEET OF LOT 46 OF OFFICIAL PLAT OF SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 24, WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, LOCALLY KNOWN AS 1410 6TH AVENUE, DES MOINES, IOWA.

Date May 5, 2025

WHEREAS, on April 21, 2025, by Roll Call No. 25-0579, 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 May 5, 2025, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposals; and

WHEREAS, in accordance with said notice, those interested in said proposals, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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 Low-Medium Density Residential within a Community Node to Medium Density Residential within a Community Node is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from “N5” Neighborhood District to Limited “NX1” Neighborhood Mix District, to allow the development of residential rowhomes, subject to the conditions set forth above, 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-2025-000008) (COMP-2025-000006)



Roll Call Number

.....

Agenda Item Number

50

Date May 5, 2025

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

MOTION CARRIED

APPROVED

_____ Mayor

_____ City Clerk

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.

Date May 5, 2025

Agenda Item 50

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 Urban Dreams (owner), represented by Izaah Knox (officer), for the following regarding two (2) parcels located at 1411 and 1419 7th 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-Medium Density Residential within a Community Node to Medium Density Residential within a Community Node.
- C) Rezone the property from "N5" Neighborhood District to "NX1" Neighborhood Mix District, to allow the development of residential rowhomes.

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 "NX1" District be found not in conformance with the existing PlanDSM future land use designation of Low-Medium Density Residential within a Community Node.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low-Medium Density Residential within a Community Node to Medium Density Residential within a Community Node.

Part C) Rezone the property from "N5" Neighborhood District to "NX1" Neighborhood Mix District subject to the condition that there shall be no more than six (6) dwelling units on the subject property, which measures approximately 0.33 acres in area.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested "NX1" District be found not in conformance with the existing PlanDSM future land use designation of Low-Medium Density Residential within a Community Node.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low-Medium Density Residential within a Community Node to Medium Density Residential within a Community Node.

Part C) Staff recommends approval of the request to rezone the property from "N5" Neighborhood District to "NX1" Neighborhood Mix District subject to the condition that there shall be no more than six (6) dwelling units on the subject property, which measures approximately 0.33 acres in area.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the subject property to "NX1" Neighborhood Mix District to allow redevelopment of the site with a Row Building typology with up to six (6) dwelling units. To allow the proposed density, the subject property's land use designation must be amended to Medium Density Residential since the subject property is located within a Neighborhood Node.

The submitted rezoning application indicates that the applicant is proposing to build 3-bedroom rowhomes for renters at 50 percent of Area Median Income (AMI). Off-street parking, bicycle storage, and shared green space are some of the amenities being proposed.

Any future construction or redevelopment on the subject properties must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. **Size of Site:** 0.33 acres (14,323 square feet).
3. **Existing Zoning (site):** “N5” Neighborhood District.
4. **Existing Land Use (site):** The subject property is currently a paved off-street surface parking lot.
5. **Adjacent Land Use and Zoning:**
 - North* – “N5”; Uses are one-household dwelling units.
 - South* – “N5”; Uses are one-household dwelling units.
 - East* – “MX1”; Uses are vacant undeveloped land and a public plaza.
 - West* – “N5”; Uses are one-household dwelling units.
6. **General Neighborhood/Area Land Uses:** The subject property is located along the east side 7th Street between Forest Avenue and Clark Street. The surrounding area includes a mix of residential uses as well as a mix of residential, commercial and office uses along 6th Avenue.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the River Bend Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing 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-Medium Density Residential within a Community 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 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 amended from “Low-Medium Density Residential within a Community Node” to “Medium Density Residential within a Community Node”. PlanDSM describes these designations 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.

Medium Density Residential: Areas developed with mix of single family, two family and multi-family residential up to 17 dwelling units per net acre.

Community Node: Mid-sized centers providing a range of daily needs and specialized services within a larger neighborhood context. Consist of a mix of housing, retail and offices serving a larger population and geographical area than a neighborhood node. May include a shopping district including a grocery and drug store. Residential development including medium and high densities may occur.

The subject parcel is currently zoned “N5” District. The Zoning Ordinance describes this district as, “intended to preserve the scale and character of residential neighborhoods developed predominantly in the cottage or worker cottage style pursuant to House C building type in section 135-2.15 of this code.”

The applicant is proposing to rezone the parcel to the “NX1” District. The Zoning Ordinance describes this district as “intended for a mix of single- and smaller-scaled multiple-household uses and building forms to preserve the scale and character of the existing neighborhood while allowing for new infill housing.”

Staff believes that the proposed Medium Density Residential designation is appropriate for this site since it is in an area with a mix of housing densities and within close proximity to transit and other amenities along 6th Avenue. This designation of Medium Density Residential allows density up to 17 dwelling units per net acre. Staff believes the proposed four to six (4-6) dwelling units on the subject property would fit the character of this area and would not be detrimental to the health, safety and well-being of those residing in the building and those in the surrounding neighborhood so long as there is no more than six (6) dwelling units on the subject property at any time.

- 2. Building Code Requirements** 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 may require accessible parking, an accessible route from accessible parking to an accessible entrance, accessible means of egress, and accessible routes throughout the building. The building structure may require protection by an automatic sprinkler system in accordance with Chapter 9

of the International Building Code and Des Moines Municipal Code Chapters 26 and 46.

- 3. Planning and Design Ordinance Requirements:** Any development must comply with all applicable site plan and design regulations of the City's Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the property can be occupied by the proposed use.

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:

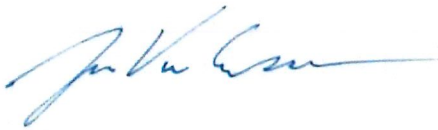
Part A) The requested "NX1" District be found not in conformance with the existing PlanDSM future land use designation of Low-Medium Density Residential within a Community Node.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low-Medium Density Residential within a Community Node to Medium Density Residential within a Community Node.

Part C) Rezone the property from "N5" Neighborhood District to "NX1" Neighborhood Mix District subject to the condition that there shall be no more than six (6) dwelling units on the subject property, which measures approximately 0.33 acres in area ".

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

Respectfully submitted,



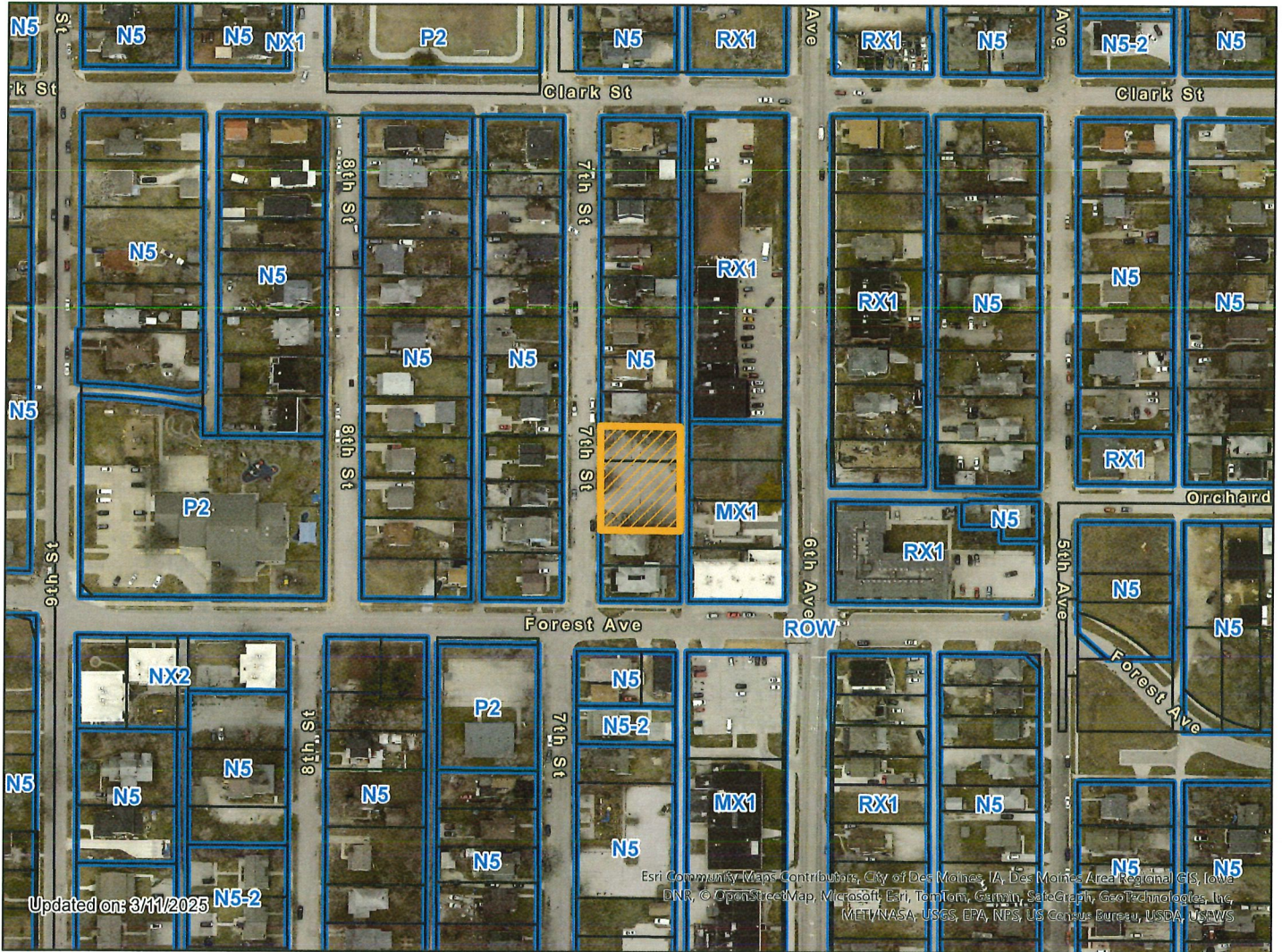
Jason Van Essen

Planning & Urban Design Administrator

JMV:mrw

Urban Dreams 1411 and 1419 7th Street

ZONG-2025-000008

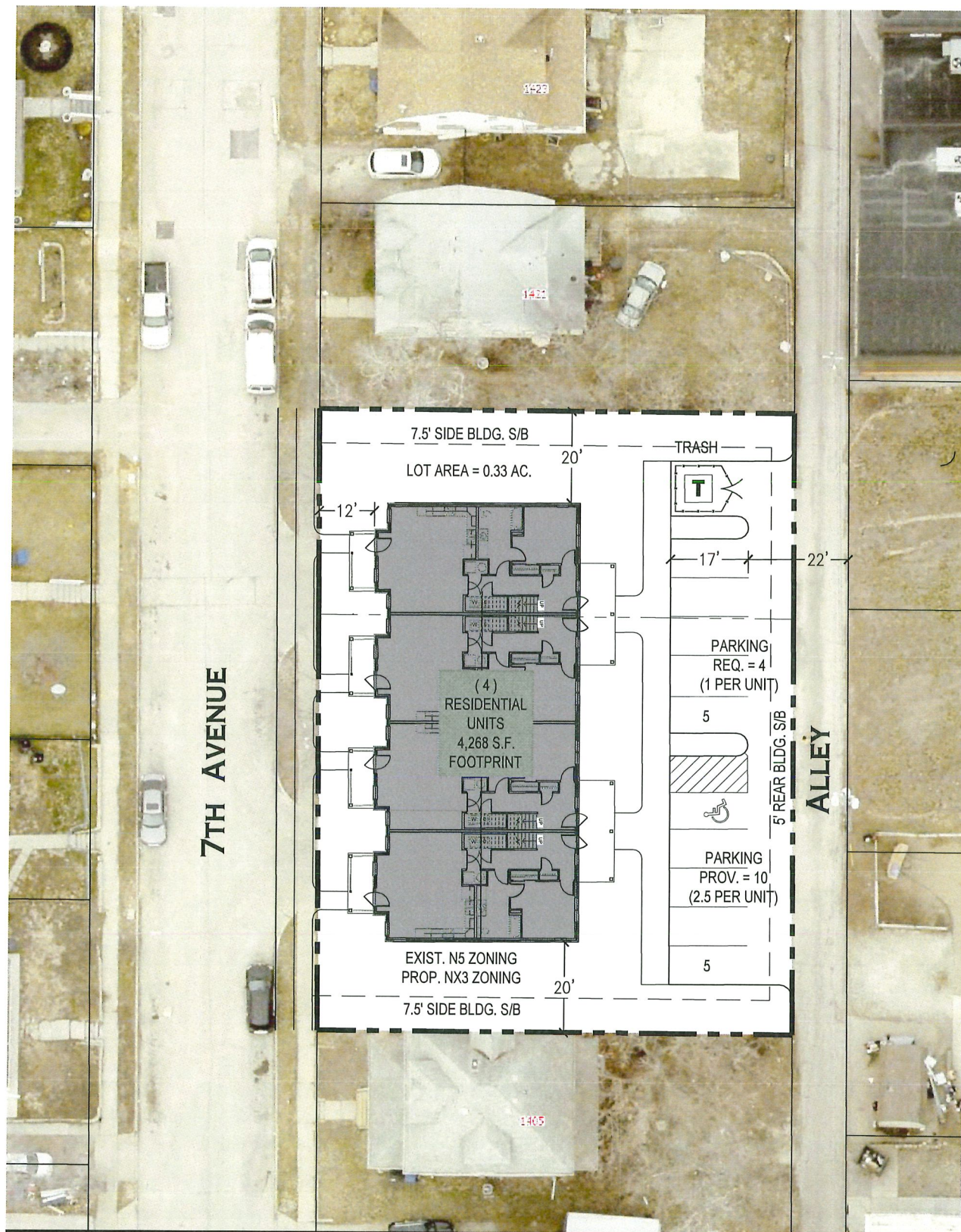


1:2,000









NORTH

 1" = 20'-0" ϕ
 11"x17" Sheet
 SAA 25008
 DRAWN BY: AVG



This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, dry input, site signage, grading and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2025 by Simonson & Associates Architects, L.L.C.

Urban Dreams

Site Concept #1
 1411 & 1419 7th Street
 Des Moines, Iowa

February 13, 2025

SIMONSON
 PLANNING • ARCHITECTURE • INTERIORS
 Simonson & Associates Architects LLC
 1717 Ingersoll Ave. Suite 117, Des Moines, Iowa 50309
 Ph 515-440-5626 www.simonsonassoc.com

Urban Dreams Northside Affordable Infill Housing

In alignment with its mission to foster community development and equity, Urban Dreams proposes building four to six up to three-bedroom row houses on a vacant lot in North Des Moines. This project represents a strategic effort to improve affordable housing and support renters at 50% Area Median Income (AMI). The development will celebrate Urban Dreams' 40th anniversary and leverage the organization's decades-long commitment to the Northside community.

Urban Dreams has owned the proposed development site for 30 years. This longstanding asset is positioned to make a transformative impact in the context of Des Moines' affordable housing needs. The initiative will be undertaken in partnership with Polk County and other collaborators committed to affordable housing solutions, aligning with broader community initiatives to address housing insecurity.

Project Goals:

1. **Increase Affordable Housing Stock:** Four to six new affordable rental three-bedroom row houses will be provided for families earning [50% of AMI](#), reducing housing insecurity in North Des Moines.
2. **Community Development:** Enhance the vibrancy and livability of the Northside neighborhood through thoughtful design and sustainable practices
3. **Celebrate Urban Dreams' Legacy:** Mark the organization's 40th anniversary by demonstrating continued investment in community empowerment
4. **Partnership Engagement:** Strengthen collaborations with Polk County and other housing-focused organizations

Site Details:

- **Location:** [1411](#) - [1419](#) 7th Street, Des Moines, Iowa 50314
- **Lot Size:** 14,190 total square footage, 104 feet deep and 136 feet across, adequate to accommodate four to six row houses with one off-street parking spot per house
- **Zoning and Permitting:** For residential use; Urban Dreams will ensure compliance with local regulations and secure necessary permits

Project Design:

1. **Housing Specifications**
 - Four to six up to three-bedroom units, designed for families
 - Energy-efficient appliances and sustainable materials to reduce utility costs for residents
 - ADA-compliant features in select units to ensure accessibility
2. **Community Spaces**
 - Shared green space for recreation and community-building
 - On-site parking and bicycle storage
3. **Safety and Connectivity**
 - Integration of safe lighting and pathways
 - Proximity to public transportation, grocery stores, Moulton Elementary School, parks, and essential services

Partnerships and Collaboration:

- **Polk County:** Funding partner through their affordable housing initiative

- **Local Contractors and Builders:** Engage minority- and women-owned businesses to support inclusive economic growth and must comply with the [Davis-Bacon Act](#)
- **Community Organizations:** Involve neighborhood associations and service providers to align development with community needs

Funding Plan:

1. **Estimated Cost:** Up to \$2.5 million for building and 5 years of maintenance
2. **Funding Sources:**
 - Polk County [Affordable Housing ERA2 funds](#)
 - Grants from federal and state housing programs - potential
 - Private donations, with a targeted campaign tied to Urban Dreams' 40th anniversary
 - Low-Income Housing Tax Credits (LIHTC) - potential
 - In-kind contributions from construction partners

Project Timeline:

- **Planning and Design:** 3 months
- **Permitting and Approvals:** 2 months
- **Construction:** 8 months
- **Occupancy:** Within 16 months of project initiation

Measuring Success:

- **Occupancy Rate:** Achieve 100% occupancy within 3 months of project completion
- **Resident Satisfaction:** Conduct surveys to assess tenant experiences and identify areas for improvement
- **Community Impact:** Monitor neighborhood feedback and economic indicators to measure the development's contribution to the local area

This proposal aligns with Urban Dreams' vision for a thriving and equitable Des Moines. By leveraging a valuable, long-held asset and collaborating with dedicated partners, this project will address critical housing needs and cement Urban Dreams' role as a leader in community development.

3/7/2025

Sreyoshi Chakraborty, AICP
Senior City Planner, City of Des Moines Development Services
602 Robert D. Ray Drive
Des Moines, Iowa 50309
515-283-4749
SChakraborty@dmgov.org

SAA# 25008

Re: rezoning application neighborhood meeting
Urban Dreams Northside Housing
1411 & 1419 7th Street

Dear Ms. Chakraborty

On Tuesday, March 4, 2025, I led a neighborhood meeting to discuss the proposed redevelopment of the vacant parking lot into rental rowhomes or apartments. The meeting was held at the Wellmark Urban Dreams Community Center, 1615 2nd Avenue, Des Moines, Iowa 50314.

The 2:00 meeting was attended by four interested parties. Refreshments were served. I showed the site plan and conceptual drawings and answered questions for about 45 minutes. Topics of discussion included whether the housing was rental or for sale (rental), who would manage the property (unknown), the architectural character of the surrounding homes on the block (mostly wood with some brick), curb cut location (none), parking (accessed from the alley), whether the building will have a basement (unknown), and stormwater (we will comply with all requirements).

At one of the attendees request, I emailed the conceptual site plan and drawings to the Riverbend Neighborhood Association board.

After all items were discussed, we adjourned the meeting at 3:00

Best Regards,



Andrew Lorentzen, AIA
Partner
Simonson + Associates

Item: ZONG-2025-000008Date: 3/27/25

Please mark one of the following:

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

~~RECEIVED~~
RECEIVED
DEVELOPMENT SERVICES

APR 3 2025

Titleholder Signature: 

Name/Business: _____

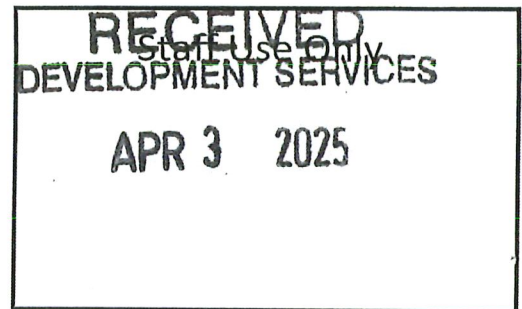
Impacted Address: 1418 6th AveComments: NOT INCLUDED IN MAPNAME/ADD NOT LEGIBLE

Item: ZONG-2025-000008

Date: 3-30-2025

Please mark one of the following:

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



Titleholder Signature: Kathy Hellstern

Name/Business: River Bend Neighborhood Association

Impacted Address: River Bend Neighborhood

Comments: We support this project and
the neighbors it will help

Item: ZONG-2025-000008

Date: _____

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES

APR 3 2025

Titleholder Signature: William D. Vall

Name/Business: _____

Impacted Address: 1353-7th & 1351-7th

Comments: To much development in area now
stop

Urban Dreams 1411 and 1419 7th Street

ZONG-2025-000008

Against:	1.26%
For:	0%
Unsure:	0%
No Response:	98.74%

