



Date December 22, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM AMEN CORNER, LLC (OWNER), REPRESENTED BY DANIEL DOYLE (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 821 SOUTHEAST 7TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW-MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “N3C” NEIGHBORHOOD DISTRICT TO LIMITED “NX2” NEIGHBORHOOD MIX DISTRICT TO ALLOW CONSTRUCTION OF A 12-UNIT MULTIPLE HOUSEHOLD RESIDENTIAL BUILDING

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 20, 2025, its members voted 8-3 in support of a motion to recommend APPROVAL of a request from Amen Corner, LLC (Owner), represented by Daniel Doyle (Officer), for the proposed rezoning from “N3c” Neighborhood District to Limited “NX2” Neighborhood Mix District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low-Medium Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 20, 2025, its members voted 8-3 in support of a motion to recommend APPROVAL of a request from Amen Corner, LLC (Owner), represented by Daniel Doyle (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low-Medium 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 20, 2025, its members voted 8-3 in support of a motion to recommend APPROVAL of a request from Amen Corner, LLC (Owner), represented by Daniel Doyle (Officer), to rezone the Property from “N3c” Neighborhood District to Limited “NX2” Neighborhood Mix District, to allow construction of a 12-unit multiple household residential building, subject to the following conditions:

1. There shall be no more than twelve (12) dwelling units on the subject property, which measures approximately 0.193 acres in area.; and
2. Any development on the property shall be in substantial compliance with the submitted development concept, including architectural form and character, to the satisfaction of the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:

LOT 1 IN BLOCK 64 IN TOWN OF DE MOINE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

Date December 22, 2025

WHEREAS, on December 8, 2025, by Roll Call No. 25-1598, 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 22, 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 to High Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from “N3c” Neighborhood District to Limited “NX2” Neighborhood Mix District, to allow construction of a 12-unit multiple household residential building, 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)

MOVED BY _____ TO ADOPT. SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000029) (COMP-2025-000020)



Roll Call Number

.....

Agenda Item Number

38

Date December 22, 2025

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.

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

Mayor

City Clerk



November 24, 2025

Communication from the City Plan and Zoning Commission advising that at their November 20, 2025 meeting, the following action was taken on request from Amen Corner, LLC (owner), represented by Daniel Doyle (officer), for the following regarding property located at 821 Southeast 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 to Medium Density Residential
- C) Rezone property from "N3c" Neighborhood District to "NX1" Neighborhood Mix District, to allow the construction of a 3-unit rowhome building.

COMMISSION RECOMMENDATION: 8-3

After public hearing, the members voted as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Abstain</u>	<u>Absent</u>
Francis Boggus	X				
Leah Rudolphi		X			
Chris Draper	X				
Laura Kessel					X
Todd Garner	X				
Johnny Alcivar	X				
Carolyn Jenison	X				
William Page		X			
Andrew Lorentzen	X				
Emily Webb	X				
Katie Gillette	X				
Rick Trower		X			
Jane Rongerude	X				
John Erpelding					X

Approval of the following:

Part A) The requested “NX2” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

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

Part C) Rezone the property from “N3c” Neighborhood District to “NX2” Neighborhood Mix District subject to the following conditions of approval:

1. There shall be no more than twelve (12) dwelling units on the subject property, which measures approximately 0.193 acres in area.
2. Any development on the property shall be in substantial compliance with the submitted development concept, including architectural form and character, to the satisfaction of the Planning and Urban Design Administrator.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “NX2” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

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 Density Residential to Low-Medium Density Residential.

Part C) Staff recommends approval of the request to rezone the property from “N3c” Neighborhood District to “NX2” Neighborhood Mix District subject to the following conditions of approval:

1. There shall be no more than twelve (12) dwelling units on the subject property, which measures approximately 0.193 acres in area.
2. Any development on the property shall be in substantial compliance with the submitted development concept, including architectural form and character, to the satisfaction of the Planning and Urban Design Administrator.



STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing a multiple-household residential building with up to twelve (12) residential dwelling units. This requires rezoning to the “NX2” Neighborhood Mix District and a land use plan amendment to allow High Density Residential. An initial rezoning submittal requested to rezone the subject property to “NX1” Neighborhood Mix District to allow redevelopment of the site with a Row Building typology with up to three (3) dwelling units. The request has since been amended by the applicant and the public hearing was rescheduled and re-noticed.

The existing one-household dwelling and accessory structure are proposed to be demolished. To allow 12 dwelling units within the proposed infill project, the applicant has proposed a narrow lot development concept which orients all units east/west between Southeast 7th Street and the alley.

Any future construction or redevelopment on the subject property 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:** 0.193 acres (8,400 square feet).
3. **Existing Zoning (site):** “N3c” Neighborhood District.
4. **Existing Land Use (site):** The subject property includes a one-household residential structure and detached garage.
5. **Adjacent Land Use and Zoning:**
 - North* – “N3c”; Uses are one-household dwelling units.
 - South* – “NX2”; Uses are one-household dwelling units.
 - East* – “N3c”; Uses are vacant undeveloped lots.
 - West* – “N3c”; Uses are one-household dwelling units.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the northeast corner of the Southeast 7th Street and Vale Street intersection. The surrounding area includes a mix of low density residential uses to the east of the Des Moines River and south of East Martin Luther King Jr Parkway.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Historic East Village Neighborhood Association. All neighborhood associations were notified of the public hearings on November 6, 2025, and November 20, 2025, by

emailing the Preliminary Agendas on October 17, 2025, and October 31, 2025, and of the Final Agendas on October 31, 2025, and November 14, 2025.

Additionally, an official public notice of the hearing for this specific item was mailed on October 17, 2025, and October 31, 2025, (20 days before the hearing), and on October 27, 2025, and November 10, 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.

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" to "High Density Residential". 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.

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 parcel is currently zoned "N3c" 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 “NX2” District. The Zoning Ordinance describes this district as, “intended for a mix of single household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood.”

High Density Residential use is appropriate in this location as the proposed development is close to downtown and other amenities, such as transit and a regional multiuse trail along the Des Moines River. Furthermore, a multiple-household residential development is proposed to be constructed to the immediate south of the subject property along Vale Street. While the proposed density is high for small sized lot, staff believes that the applicant has developed an urban format that fits the character of the area as an infill project while providing additional residential units.

2. **Project Concept:** The submitted site sketch proposes a narrow lot development concept, which orients all units east/west between Southeast 7th Street and the alley. The proposed 3-story building is split horizontally with six (6) units fronting Vale Street and the other six units in the back along the northern property line. A shared one-way driveway is proposed behind the building with tuck-under parking spaces underneath the six (6) units in the back. This creates a 3.5 story maximum height for the rear section of the building. Nine (9) off-street parking spaces are created along the property. The applicant is exploring other options for additional parking spaces.
3. **Urban Design:** The submitted narrow lot development concept, building orientation, and frontage, supports a massing and scale that complements the adjoining one-household residential uses. The character elevations for the Vale Street frontage are similar to small-scale multi-family infill developments in established neighborhoods utilizing a main central door to access all units.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested “NX2” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

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 Density Residential to Low-Medium Density Residential.

Part C) Staff recommends approval of the request to rezone the property from “N3c” Neighborhood District to “NX2” Neighborhood Mix District subject to the following conditions of approval:

1. There shall be no more than twelve (12) dwelling units on the subject property, which measures approximately 0.193 acres in area.

2. Any development on the property shall be in substantial compliance with the submitted development concept, including architectural form and character, to the satisfaction of the Planning and Urban Design Administrator.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented the staff report and recommendation.

CHAIRPERSON OPENED PUBLIC HEARING

Daniel Doyle, 601 Forest Avenue, developer for the project, spoke about meeting with neighbors and their concerns for this area, which included taxes, vandalism and homelessness. He believes he is offering a project that meets affordable housing goals.

Johnny Alcivar asked if these units will be rentals or condos.

Daniel Doyle stated they would be market rate rentals.

Dan Drendel, 400 Locust Street, with Slingshot Architecture, explained the thought that had gone into design elements including parking, accessibility, and context of the neighborhood.

Jeffery Gaddis, 2400 86th Street, Urbandale, Civil Engineering Consultants, explained site plan information.

Rick Trower asked if there was a storm sewer in the neighborhood.

Jeffery Gaddis stated there are some storm sewers in the area, but not a lot. They may have to bring some in to accommodate the area. They will be able to find a solution.

Michael Cortez, 7205 SE 14th Court, spoke in opposition to the project. He stated that a building of this size is not appropriate for a neighborhood composed primarily of single-family homes. He questioned the accuracy of the scale shown in the drawings, expressing doubt that the building would have such extensive frontage on a lot he believes is too small. He also noted that there is no storm sewer in the area and raised concerns about water runoff, parking, and potential increases in property taxes. He concluded by stating that development of this type belongs north of MLK Parkway and is not needed in this quiet neighborhood.

Bonita Heard-Harris, 806 SE 7th Street, spoke in opposition to the project, noting that proposed rental rates were over \$1,200. She expressed concerns about negative online reviews of the property management company and stated that she does not believe this quiet neighborhood is prepared for a development of this type, particularly given the potential for increased property taxes.



Jesse Cortez, 817 SE 7th Street, spoke in opposition as the next-door property to project. He stated he had maintained the property for over five years and had thought it would be sold to him to expand his land and build a garage. He does not wish to walk out and see this large building next to his home.

Greg Wilson, 725 Maury Street, spoke in opposition to the project, expressing concerns about allowing access from an alley he stated is rarely maintained by the City. He felt the proposed building was too large for the size of the lot and questioned how its scale would affect adjacent homes, including limiting views and proximity to neighboring properties such as the Cortez residence. He stated that recent apartment developments along SE 6th Street and near Sec Taylor Stadium have, in his view, had negative impacts on the surrounding neighborhood. He concluded that he believes the lot is only suitable for a single-family home, consistent with the character of the area where he has lived for 60 years.

Louis Robbins, 925 SE 8th Street, spoke in opposition to the project. She noted that construction activity has been occurring in the area for several months and stated there are five homes nearby that are boarded up and pose safety concerns. She expressed that these properties should be addressed and the neighborhood improved before considering the addition of an apartment building.

Curtis Forney, 1010 Maury Street, spoke in opposition. He expressed concerns about existing speeding issues on Maury Street and stated that additional residents and vehicles would exacerbate the problem. He referenced a proposal from approximately 15 years ago for a three-story nursing home across the street that was denied for being out of character with the neighborhood, questioning why a similar scale is now considered acceptable. He also noted that grading changes associated with the Habitat homes constructed nearby have resulted in flooding issues. He expressed concerns about potential increases in property taxes and stated that an apartment building of this size is not appropriate for the area.

Rebuttal

Daniel Doyle thanked the neighbors that came to the meeting for showing care and concern for their neighborhood and he believes he can add tenants that will show the same type of concern for the area. He mentioned that the City has already approved a 24-unit apartment building directly across the street on Vale Street. He believes he is supporting the mission of the City to provide affordable housing.

CHAIRPERSON CLOSED PUBLIC HEARING

COMMISSION ACTION

Katie Gillette asked for more information about the units going across the street on Vale Street to the south.

Jason Van Essen clarified that a two-story building is planned, designed as flats that resemble rowhomes in appearance.

Leah Rudolphi questioned how that lot had become zoned “NX2” in the middle of this neighborhood.

Jason Van Essen said it was rezoned a few years ago.

Will Page referenced the section of the staff report labeled “Urban Design,” which was used to justify the application. He noted that while the report discusses a narrow lot concept—and this building does follow that concept—it also states that the building will complement the adjoining one-household use. He questioned how a three-story building could complement a single-household residence and stated that staff needs to provide stronger justification for projects like this, as the report appears to present conflicting statements.

Andrew Lorentzen stated that he found the project to be an innovative and forward-thinking design to increase density while still respecting the character of the neighborhood.

Johnny Alcivar agreed with previous comments, stating that the proposal is a good use of an empty lot compared to a single-family home. He noted that he initially questioned how the project would fit the neighborhood’s character but, after learning that a 24-unit development is planned across the street, he believes it to be compatible. For that reason, he expressed support for the project.

Rick Trower expressed his struggle with this project. Questioned why staff would support this request but not the rezoning on 10th Street from earlier in the meeting. He likes creative projects like this but is concerned that the lot is too small. Questioned if a project of this nature would be supported in other neighborhoods.

Emily Webb pointed out that this neighborhood is downtown adjacent and projects like this work perfectly in this kind of area. She is supportive of the project.

Jason Van Essen stated that this is an area in transition, at the periphery of downtown. It is different than the earlier case.

Jane Rongerude expressed support for projects that increase density but wants to find more ways to involve neighborhood people.

Katie Gillette voiced concern about the small size of the lot and if they would be able to accommodate parking. Wondered if less units might end up being more practicable.

Jason Van Essen confirmed the developer would have the ability to do less units than currently proposed.

Chris Draper suggested the request would not be approved by the City Council due to the need for a super majority vote given the level of neighbor opposition but agrees that this



type of project is good for the area. He wished the neighbors had been more involved and in agreement with this type of project.

Jane Rongerude noted the percentage of opposition and how much of it was due to one owner controlling several vacant lots. She commented on how vacant lots do not benefit a neighborhood as they invite crime and other problems.

Todd Garner agrees that this would be a good project but also questions how they will be able to meet the parking requirements. He encourages the City to find more solutions with DART Transit and to also find ways to make biking and walking more accessible in these transition areas.

Chris Draper made a motion for approval of the following:

Part A) The requested "NX2" District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

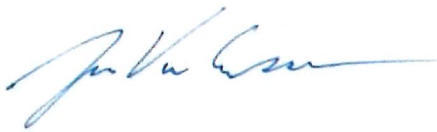
Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to Low-Medium Density Residential.

Part C) Rezone the subject property from "N3c" Neighborhood District to "NX2" Neighborhood Mix District subject to the following conditions of approval:

1. There shall be no more than twelve (12) dwelling units on the subject property, which measures approximately 0.193 acres in area.
2. Any development on the property shall be in substantial compliance with the submitted development concept, including architectural form and character, to the satisfaction of the Planning and Urban Design Administrator.

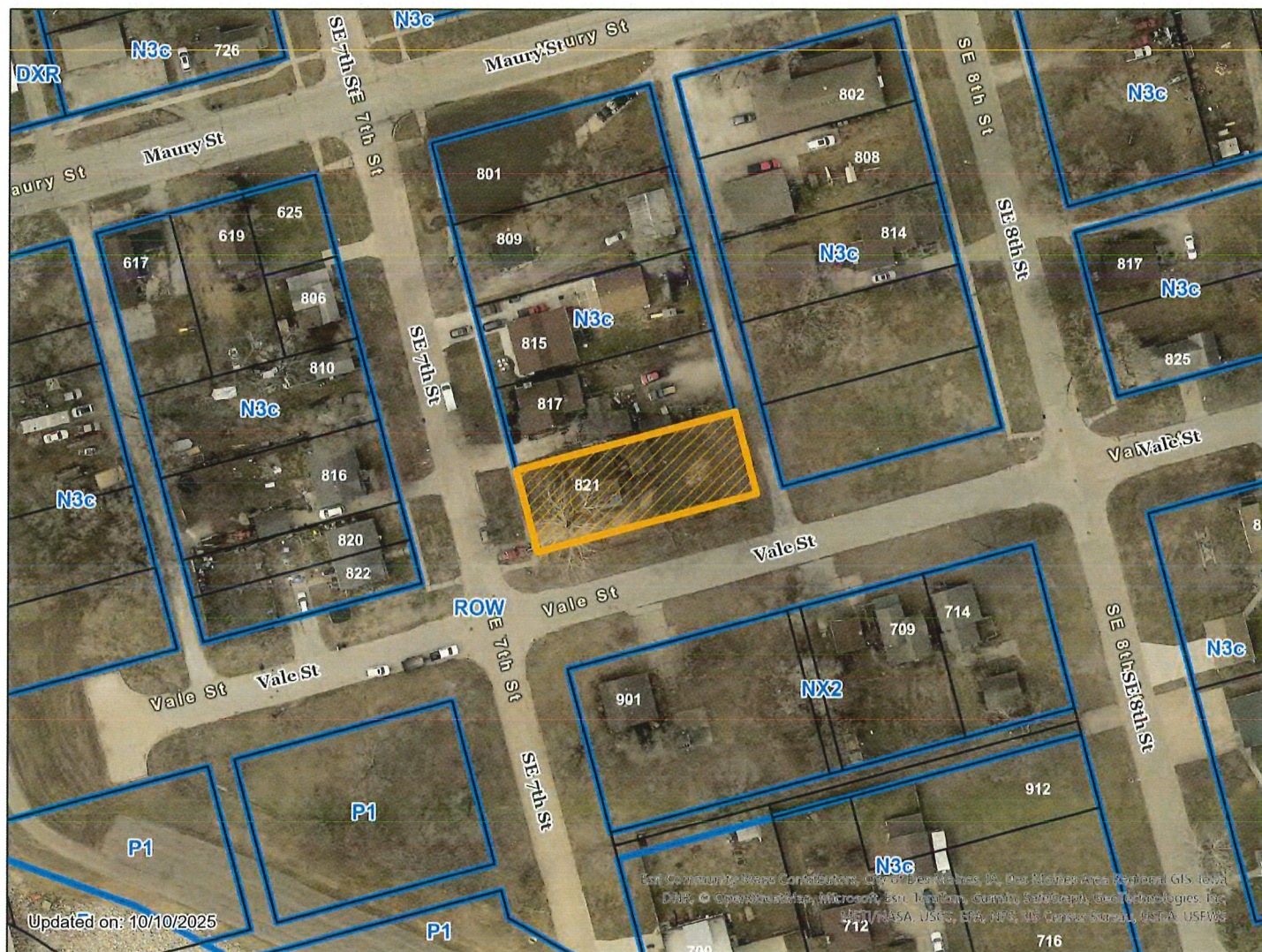
THE VOTE: 8-3 (Will Page, Leah Rudolphi and Rick Trower voted in opposition)

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw







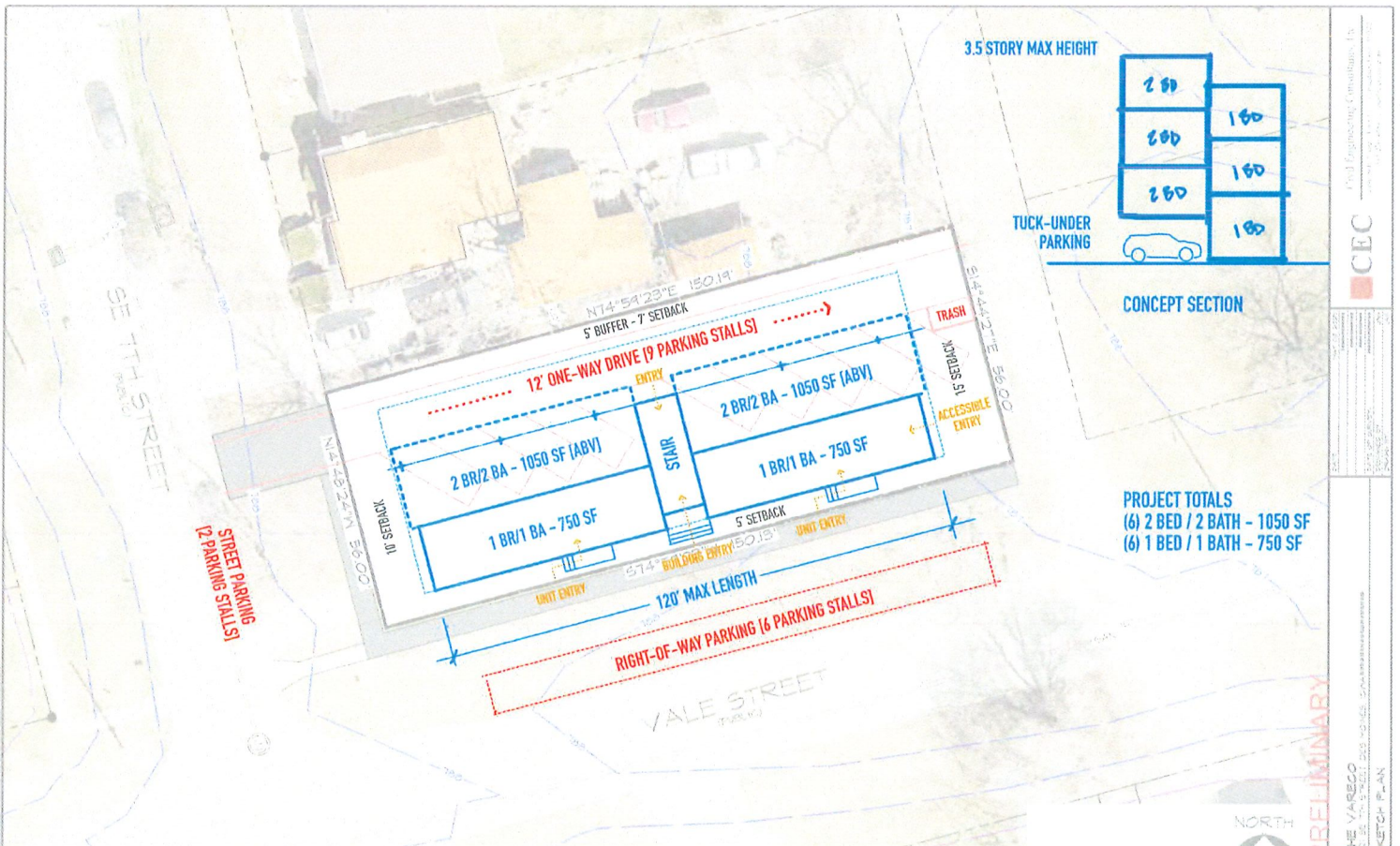


















GNITSHOT

Sign in Sheet

[illegible]



Civil Engineering Consultants, Inc.

Meeting Minutes:

Date: November 17, 2025 @ 5:30 p.m.

Location: 601 Forest Avenue, Des Moines, IA

Presenters: open meeting @ 5:30 p.m.

Amen Corner llc (Owner - Daniel Dolye & Kati Brown. VareCo administrative assistant)

Jeffrey A. Gaddis, PLS (Civil Engineering Consultants, Inc)

Meeting opened at 5:30

A description of the process and the site was presented, followed by a relatively informal discussion with the small group on the potential development. The Wilsons and Bonita expressed concerns that increased residential density could bring more homelessness, narcotics activity, gang-related issues, property damage, trash, and higher property taxes to the neighborhood. The Wilsons were aware of the recent rezoning of the property directly south of the site into the NX2 district; however, Bonita was not aware that the NX2 designation would allow a similar type of development south of the site. Bonita was not in favor of the zoning change, citing the same concerns raised by the Wilsons. They believe the property should remain designated for single-family homes.

The project team discussed the target demographic for the proposed development, clarifying that it is not subsidized housing. The team acknowledged that increased-density projects often carry a public stigma and that some community members associate them with illicit activities or lower socioeconomic conditions. The team emphasized that this project is designed differently, with the intent of attracting professionals and families within the middle- to upper-income brackets and to provide high-quality one- and two-bedroom units.

The neighbors expressed significant concern that the proposed development could result in higher property taxes. The project team explained that property tax assessments are outside their control and are determined by the Polk County Assessor based on the assessed value of the land and structures.

Meeting adjured at 6:15 P.M.

Attendees List:

Greg Wilson

April Wilson

Bonita Heard-Harris

External Comments:

No other letters, calls, or emails were received by individuals notified



Civil Engineering Consultants, Inc.

MEETING MINUTES SUMMARY

Date: November 17, 2025 @ 5:30 p.m.

Location: 601 Forest Avenue, Des Moines, IA

Presenters: open meeting @ 5:30 p.m.

Amen Corner llc (Owner - Daniel Dolye & Kati Brown. VareCo administrative assistant)

Jeffrey A. Gaddis, PLS (Civil Engineering Consultants, Inc)

Topic: Discussion of Proposed Development

Attendees: Project Team, The Wilsons, Bonita

Format: Informal neighborhood discussion

1. Presentation

- The project team provided an overview of the site and the development process.
- An informal discussion followed with the attending neighbors.

2. Neighborhood Concerns

- The Wilsons and Bonita expressed concerns that increased residential density could lead to:
 - Homelessness
 - Increased narcotics and gang-related activity
 - Property damage
 - Additional trash
 - Higher property taxes
- The neighbors stated they believe the property should remain designated for single-family development.

3. Zoning Awareness

- The Wilsons were aware that the property directly south of the site had recently been rezoned to NX2.
- Bonita was not aware that the NX2 zoning would permit similar development south of the site.
- Bonita expressed opposition to the proposed zoning change for the same reasons raised by the Wilsons.

4. Project Demographics

- The project team discussed the target demographic, clarifying that the proposed development is **not** subsidized housing.
- The team acknowledged that increased-density projects often face public stigma, with some community members associating them with illicit activities or lower socioeconomic conditions.
- The team emphasized that this development is designed to attract professionals and families within the middle- to upper-income brackets and will feature high-quality one- and two-bedroom units.

5. Property Tax Concerns

- Neighbors expressed concern that the proposed development would increase their property taxes.
- The project team explained that property tax assessments are handled by the Polk County Assessor and are based on land and structure values, which are outside the project team's control.



Civil Engineering Consultants, Inc.

Meeting adjured at 6:15 P.M.

Attendees List:

Greg Wilson
April Wilson
Bonita Heard-Harris

External Comments:

No other letters, calls, or emails were received by individuals notified



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Urbandale, IA 50322

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12 NOV 2025 PM 2 1



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NORMA ANA GARCIA OSORIO

816 E RAILROAD AVE

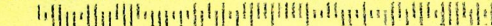
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Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Urbandale, IA 50322

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VALE STREET LLC

709 VALE ST

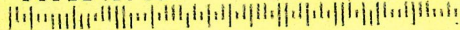
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Item: ZONG-2025-000029

Date: _____

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
NOV 13 2025

Titleholder Signature: _____

Name/Business: _____

Impacted Address: _____

725 Mawry St. SM, Ga. 50309

Comments: _____

We oppose having multiple household residential homes/buildings of any kind. We want our neighborhood to continue to be single family homes. We're concerned about increasing density and traffic.

Item: ZONG-2025-000029

Date: _____

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

RECEIVED
DEVELOPMENT SERVICES

NOV 1 2025

Titleholder Signature: _____

Jesse Cortez

Name/Business: _____

Impacted Address: _____

817 SE 7th

Comments: _____

Item: ZONG-2025-000029

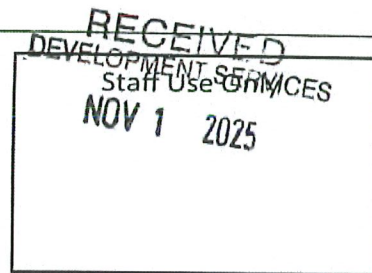
Date: _____

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request



Titleholder Signature: _____

Marjorie Cortez

Name/Business: _____

Impacted Address: _____

817 SE 7th

Comments: _____

Item: ZONG-2025-000029

Date: 11-12-2025

Please mark one of the following:

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



Titleholder Signature: Germario S. Cortado

Name/Business: _____

Impacted Address: _____

Comments: _____

Amen Corner, LLC, 821 Southeast 7th Street

ZONG-2025-000029

Against: 30.512023%
For: 0%
Unsure: 0%
No Response: 69.487977%

