



Date January 12, 2026

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM ZION CAPITAL GROUP, LLC (OWNER), REPRESENTED BY RYAN CAMPOS (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 2453 EAST GRAND AVENUE, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM NEIGHBORHOOD MIXED-USE TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM LIMITED "RX1" MIXED-USE DISTRICT TO LIMITED "RX1" MIXED-USE DISTRICT, TO ALLOW THE PROPERTY TO CONTAIN UP TO TEN (10) DWELLING UNITS, INCLUDING SIX (6) DWELLING UNITS WITHIN THE EXISTING STRUCTURE AND FOUR (4) DWELLING UNITS WITHIN A STRUCTURE ON THE SOUTHERN PORTION OF THE PROPERTY

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC (Owner), represented by Ryan Campos (Officer), for the proposed rezoning from Limited "RX1" Mixed-Use District to Limited "RX1" Mixed-Use District, be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Neighborhood Mixed-Use; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC (Owner), represented by Ryan Campos (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Neighborhood Mixed Use to High Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC (Owner), represented by Ryan Campos (Officer), to rezone the Property from Limited "RX1" Mixed-Use District to Limited "RX1" Mixed-Use District, to allow the property to contain up to ten (10) dwelling units, including six (6) dwelling units within the existing structure and four (4) dwelling units within a structure on the southern portion of the property, subject to the following conditions:

1. There shall be no more than ten (10) dwelling units on the subject property, which measures approximately 0.241 acres in area;
2. The exterior of the existing building shall be repaired to provide a consistent window pattern and siding material to the satisfaction of the Planning and Urban Design Administrator;
3. All pre-existing signage on the building façade shall be removed; and
4. The subject property shall be brought into compliance with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of the City Code) in



Roll Call Number

Agenda Item Number

23

Date January 12, 2026

accordance with an approved site plan and to the satisfaction of the Planning and Urban Design Administrator.

WHEREAS, the Property is legally described as follows:

THE EAST 55 FEET OF LOT 1 IN CENTRAL PARK, AN OFFICIAL PLAT, AND THE WEST 15 FEET OF LOT A IN WM. T. SMITH'S GRAND AVENUE ADDITION TO GRANT PARK, AN OFFICIAL PLAT, ALL 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 rezoning is 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 City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on January 26, 2026, at which time the City Council will hear both those who oppose and those who favor the proposal.
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.

Moved by _____ to

Second by _____.

FORM APPROVED:

/s/ Emily A. Duffy

Emily A. Duffy

Assistant City Attorney

(ZONG-2025-000034)

(COMP-2025-000026)



Roll Call Number

.....

Agenda Item Number

23

Date January 12, 2026

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

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk



January 5, 2026

Communication from the City Plan and Zoning Commission advising that at their December 18, 2025 meeting, the following action was taken on from Zion Capital Group, LLC (owner), represented by Ryan Campos (officer), for the following regarding property located in the vicinity of 2453 East Grand Avenue:

- 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 Neighborhood Mixed Use to High Density Residential.
- C) Rezone property from Limited "RX1" Mixed-Use District to "RX1" Mixed-Use District, to allow reuse of an existing building for multiple-household dwelling units, and construction of a new multiple-household building, for a total of ten (10) residential dwelling units on the property.

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				
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 “RX1” District be found not in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Neighborhood Mixed Use to High Density Residential.

Part C) Rezone the property from Limited “RX1” Mixed-Use District to Limited “RX1” Mixed-Use District, subject to the following conditions of approval:

1. There shall be no more than ten (10) dwelling units on the subject property, which measures approximately 0.241 acres in area.
2. The exterior of the existing building shall be repaired to provide a consistent window pattern and siding material to the satisfaction of the Planning and Urban Design Administrator.
3. All pre-existing signage on the building façade shall be removed.
4. The subject property shall be brought into compliance with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of the City Code) in accordance with an approved site plan and to the satisfaction of the Planning and Urban Design Administrator.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “RX1” District be found not in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

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 Neighborhood Mixed Use to High Density Residential.

Part C) Staff recommends approval of the request to rezone the property from Limited “RX1” Mixed-Use District to “RX1” Mixed-Use District, subject to the following conditions of approval:

1. There shall be no more than ten (10) dwelling units on the subject property, which measures approximately 0.241 acres in area.
2. The exterior of the existing building shall be repaired to provide a consistent window pattern and siding material to the satisfaction of the Planning and Urban Design Administrator.

3. All pre-existing signage on the building façade shall be removed.
4. The subject property shall be brought into compliance with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of the City Code) in accordance with an approved site plan and 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 to reuse an existing 2-story mixed-use building for six (6) residential units and to construct a new secondary residential building with four (4) dwelling units. This project falls under the Residential category and is most consistent with a Household Living - 9 or more households (per lot) use type.

The existing building has historically contained commercial uses on the main floor and dwelling units on the second floor. The property was conditionally rezoned in 2021 after it lost legal non-conforming rights to commercial and multi-household uses. That rezoning limited the total number of residential units to three (3). The applicant is proposing to convert the main level of the building from commercial to residential use, thereby increasing the number of units beyond three (3).

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:** 70 feet by 150 feet (10,500 square feet).
3. **Existing Zoning (site):** "N3c" Neighborhood District.
4. **Existing Land Use (site):** The property includes a two-story 5,132-square-foot mixed-use building. There is an 18-foot by 40-foot detached garage on the south end of the property along the east/west alley.
5. **Adjacent Land Use and Zoning:**
 - North** – "N3c"; Uses are One-Household dwellings.
 - South** – "P2"; Use is a Place of Worship.
 - East** – "P2"; Use is a Fraternal Organization.
 - West** – "N3c"; Uses are One-Household dwellings.

6. **General Neighborhood/Area Land Uses:** The subject property is located in an area that is developed primarily with One Household Living residential uses, with commercial structures scattered throughout.
7. **Applicable Recognized Neighborhood(s):** The subject property is in the Fairground Neighborhood. All neighborhood associations were notified of the public hearing on December 4, 2025, by emailing of the Preliminary Agenda on November 14, 2025, and of the Final Agenda on November 26, 2025.

Additionally, an official public notice of the hearing for this specific item was mailed on November 14, 2025 (20 days before the hearing), and on November 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:** On December 15, 2019, the property was rezoned to "N3c" Neighborhood District with the update of the citywide Zoning Map.

On June 28, 2021, the City Council rezoned the subject property from 'N3c' Neighborhood District to Limited 'RX1' Mixed Use District subject to the following conditions:

1. The Site shall be brought into full conformance and kept in accordance with an approved Site Plan under requirements as applicable to "RX1" Districts and either the Commercial Cottage or General Building type, including landscaping and paving requirements, within one (1) year of the approval of the rezoning;
2. Any buildings on site shall be kept in good repair to the satisfaction of the Zoning Enforcement Officer and Neighborhood Inspections Division Administrator; and
3. The number of Household Living Units on the property shall not exceed three (3) units.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Neighborhood Mixed-Use.
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. **Project Concept:** The submitted site concept sketch proposes six (6) residential dwelling units to be housed in an existing 2-story mixed use building fronting East Grand Avenue. An additional four (4) dwelling units are proposed in a new building to be constructed within the approximate footprint of an existing detached garage planned to be demolished. Off-street parking is proposed in the space between the two buildings with a driveway off East 25th Street.
2. **PlanDSM: Creating Our Tomorrow:** The proposed 10 dwelling units on a 0.24 acre lot represents a net density of 24 dwelling units per acre. Therefore, the applicant is requesting that the future land use designation for the property be amended from "Neighborhood Mixed Use" to "High Density Residential". PlanDSM describes these designations as follows:

Neighborhood Mixed Use: Small scale mixed use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service oriented development. Low-medium density residential may be included in mixed use development.

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 Limited "RX1" District. The Zoning Ordinance describes this district as, "intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low-scale neighborhoods."

Staff believes that the proposed land use plan map amendment and rezoning are appropriate, so long as the property is developed in accordance with the conditions listed in Section III of this report. The property is located at the end of a city block with non-residential uses immediately to the south and east, forming a node within the surrounding neighborhood. Additionally, it is located on an existing transit route (East Grand Avenue). It is reasonable to allow the ground floor of the building to be converted from commercial to residential use. The submitted site sketch indicates that a second building can be constructed while leaving enough space for off-street parking and refuse collection. The new building would be positioned between the existing building and a church building, thereby fitting the context of the East 25th Street block face.

COMMISSION ACTION

Rick Trower made motion for approval of the following:

Part A) The requested "RX1" District be found not in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Neighborhood Mixed Use to High Density Residential.

Part C) Rezone the property from Limited "RX1" Mixed-Use District to Limited "RX1" Mixed-Use District, subject to the following conditions of approval:

1. There shall be no more than ten (10) dwelling units on the subject property, which measures approximately 0.241 acres in area.
2. The exterior of the existing building shall be repaired to provide a consistent window pattern and siding material to the satisfaction of the Planning and Urban Design Administrator.
3. All pre-existing signage on the building façade shall be removed.
4. The subject property shall be brought into compliance with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of the City Code) in accordance with an approved site plan and to the satisfaction of the Planning and Urban Design Administrator.

THE VOTE: 10-0

Respectfully submitted, .

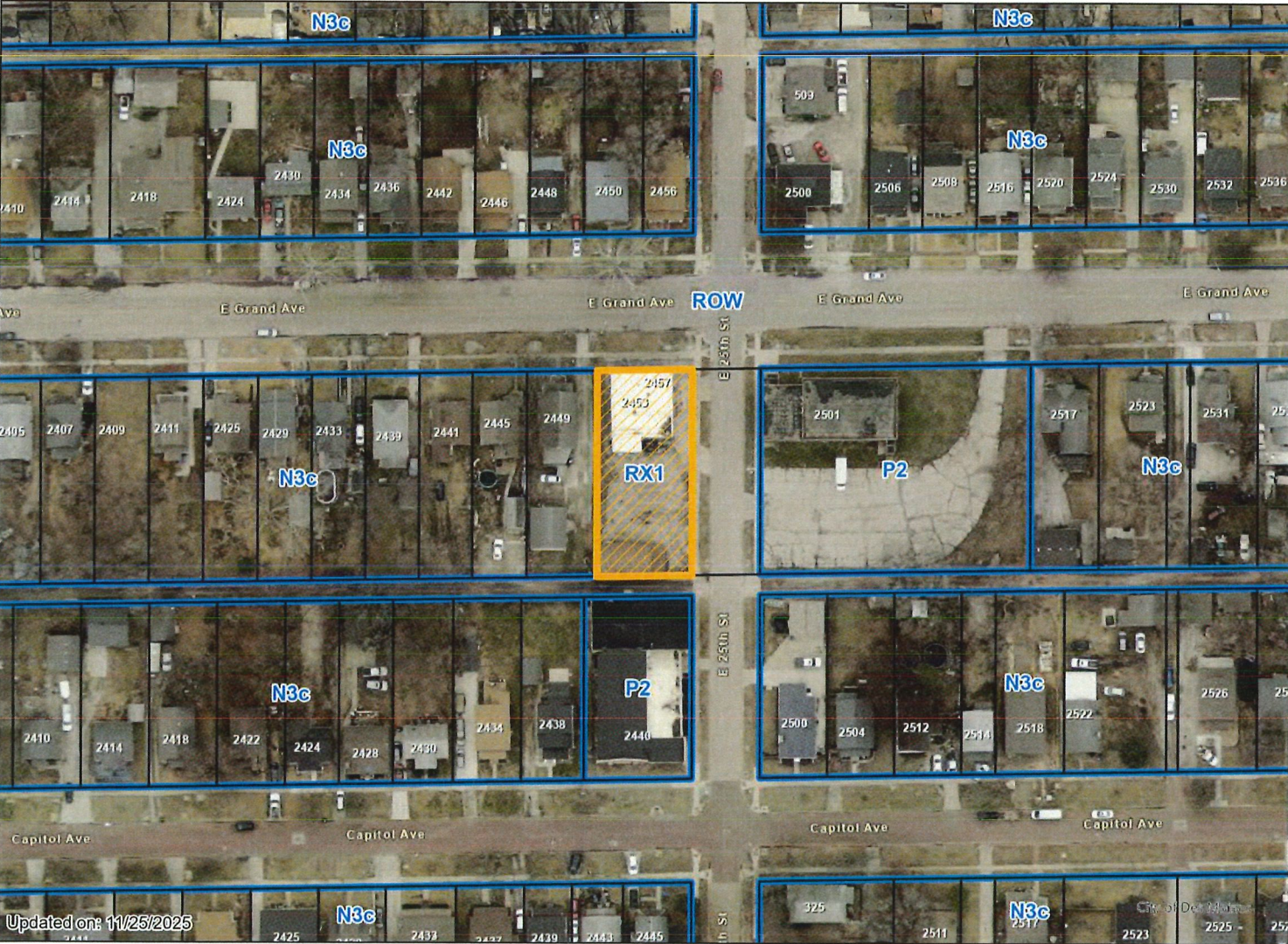


Bert Drost, AICP
Planning & Urban Design Deputy Administrator

BAD:mrw

Zion Capital Group, LLC , 2453 East Grand Avenue

ZONG-2025-000034



- ### Elevation Notes

- minimum Height: 24'
minimum Net Clear Area: 5.75 ft. / 5.05 ft. At Grade



- ### Elevation Notes

- minimum Net Clear Area: 5.7s.t. / 5.0s.t. At Grade



#	Date	Description
1	11/08/25	Preliminary

PROJECT NUMBER
2012E

TITLE
New building -
Upper Level Plan

SHEET:
A104



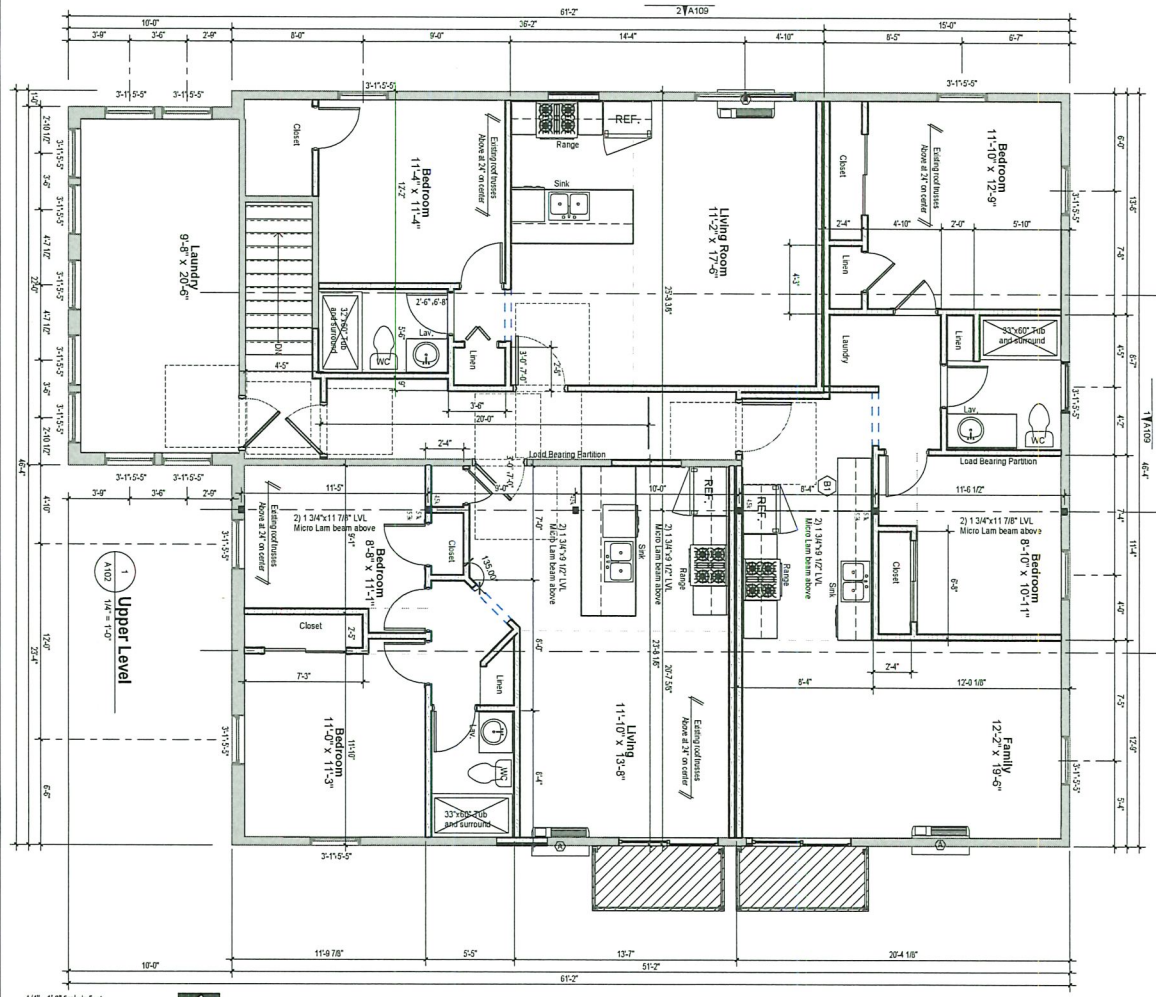
+

10151

Zion Capital Investments

Not For Construction
2453 E Grand Avenue | Madrid, Iowa 50317

Creative Concepts
Architecture, PLC
3013 NE 158th Avenue | Cambridge, Iowa 50006
515 250 1358
matt@creativeconceptsarch.com



1/4" = 1'-0" Scale In Feet

#	Date	Description
1	01/21/23	Structural
2		
3		
4		
5		
6		
7		
8		
9		
10		

Upper Level

A102

Zion Capital Investments

Not For Construction
2453 E Grand Avenue | Madrid, Iowa 50317

Creative Concepts
Architecture, PLLC
3013 NE 15th Avenue | Cambridge, Iowa 50046
515-250-1258
info@creativeconceptshq.com















From: matt@creativeconceptsarch.com
To: [Chakraborty, Sreyoshi](#)
Cc: ["Ryan Campos"](#)
Subject: RE: PAPP-2025-000248 - 2453 E Grand Ave - Meeting Follow-Up
Date: Friday, December 12, 2025 10:35:27 AM
Attachments: [image001.png](#)
[image002.png](#)

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Sreyoshi,

We held the neighborhood meeting on Wednesday night. The only person who showed up was the leader of the masonic lodge across the street. He was optimistic about the development. The Pastor of Grace Church called yesterday, and I shared the plans with him. He was excited to see the building used for something.

Regards,

Matthew Palan, AIA, NCARB

Creative Concepts Architecture, PLC

2201 W 1st Street Suite C | Ankeny, Iowa 50023 | 515 230 1358

Zion Capital Group, LLC , 2453 East Grand Avenue

ZONG-2025-000034

