

Date April 6, 2026

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM C-BUILD, LLC (OWNER), REPRESENTED BY MITCH COLUZZI (OFFICER), TO REZONE PROPERTY LOCATED IN THE VICINITY OF 5600 SOUTHEAST 27TH STREET(GEO-PARCEL # 782425403005) FROM “N2B” NEIGHBORHOOD DISTRICT TO LIMITED “N2B-2” NEIGHBORHOOD DISTRICT, TO ALLOW THE CONSTRUCTION OF UP TO FOURTEEN (14) TWO-HOUSEHOLD DWELLINGS (28 UNITS) AND THREE (3) ONE-HOUSEHOLD DWELLING UNITS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on March 5, 2026, its members voted 10-1-1 in support of a motion to recommend **APPROVAL** of a request from C-Build, LLC (Owner), represented by Mitch Coluzzi (Officer), for the proposed rezoning from “N2b” Neighborhood District to Limited “N2b-2” Neighborhood District be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on March 5, 2026, its members voted 10-1-1 in support of a motion to recommend **APPROVAL** of a request from C-Build, LLC (Owner), represented by Mitch Coluzzi (Officer), to rezone the Property from “N2b” Neighborhood District to Limited “N2b-2” Neighborhood District, to allow the construction of up to fourteen (14) two-household dwellings (28 units) and three (3) one-household dwelling units, subject to the following conditions:

1. Any lot located west of the future extension of Southeast 27th Street shall be developed with a detached one-household dwelling or be an outlot.
2. The street facing façade of any principal building shall consist of at least 35% full dimensional brick or stone. The Planning and Urban Design Administrator is authorized to reduce but not eliminate this requirement through the Type 1 Design Alternative process established in Chapter 135 of the Municipal Code.
3. Principal building roof forms shall be varied throughout the development to the satisfaction of the Planning and Urban Design Administrator by establishing at least two (2) options (hipped, gabled, etc.) for any building plan utilized more than once.
4. Principal building siding treatments shall be varied throughout the development to the satisfaction of the Planning and Urban Design Administrator by establishing at least two (2) siding treatment options for any building plan utilized more than once.
5. Alternating roof forms and siding treatment shall be utilized so that no one design is duplicated on adjoining lots.
6. The front entrance to any attached (duplex) unit shall include a front porch that is architecturally integrated into the building.
7. Siding and roofing material shall be provided in accordance with the standards outlined in Chapter 135 of the Municipal Code, except as further restricted by any of the above conditions.; and



Roll Call Number

Agenda Item Number

42

Date April 6, 2026

WHEREAS, the Property is legally described as follows:

OUTLOT Y IN PRAIRIE HILLS DES MOINES PLAT NO. 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and

WHEREAS, on March 23, 2026, by Roll Call No. 26-0371, it was duly resolved by the City Council that the request for approval of the proposed rezoning be set down for hearing on April 6, 2026, 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 proposal, 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 rezoning are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property, as legally described above, from "N2b" Neighborhood District to Limited "N2b-2" Neighborhood District, to allow the construction of up to fourteen (14) two-household dwellings (28 units) and three (3) one-household dwelling units, subject to the conditions set forth above, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and 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:



Roll Call Number

Agenda Item Number

42

Date April 6, 2026

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(ZONG-2026-000002)

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

Date April 6, 2026

Agenda Item 42

Roll Call # _____



March 12, 2026

Communication from the City Plan and Zoning Commission advising that at their March 5, 2026 meeting, the following action was taken on request from C-BUILD, LLC (owner), represented by Mitch Coluzzi (officer), for the following regarding a 6.5 acre parcel located in the vicinity of 5600 Southeast 27th Street (Geo-Parcel # 782425403005):

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Rezone property from "N2b" Neighborhood District to "N2b-2" Neighborhood District, to allow the construction of sixteen (16) two-household dwelling units and a standalone one-household dwelling unit.

COMMISSION RECOMMENDATION: 10-1-1-2

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Leah Rudolphi	X				
Chris Draper	X				
Laura Kessel	X				
Todd Garner	X				
Johnny Alcivar	X				
Carolyn Jenison	X				
William Page	X				
Andrew Lorentzen					X
Clayton Elwell			X		
Katie Gillette	X				
Rick Trower	X				
Jane Rongerude					X
Dominic Anania		X			
Matt Connolly	X				

Approval of the following:

Part A) The requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Rezoning of the subject property to “N2b-2” Neighborhood District, subject to the following condition:

- 1) Any lot located west of the future extension of Southeast 27th Street shall be developed with a detached one-household dwelling or be an outlot.
- 2) The street facing façade of any principal building shall consist of at least 35% full dimensional brick or stone. The Planning and Urban Design Administrator is authorized to reduce but not eliminate this requirement through the Type 1 Design Alternative process established in Chapter 135 of the Municipal Code.
- 3) Principal building roof forms shall be varied throughout the development to the satisfaction of the Planning and Urban Design Administrator by establishing at least two (2) options (hipped, gabled, etc.) for any building plan utilized more than once.
- 4) Principal building siding treatments shall be varied throughout the development to the satisfaction of the Planning and Urban Design Administrator by establishing at least two (2) siding treatment options for any building plan utilized more than once.
- 5) Alternating roof forms and siding treatment shall be utilized so that no one design is duplicated on adjoining lots.
- 6) The front entrance to any attached (duplex) unit shall include a front porch that is architecturally integrated into the building.
- 7) Siding and roofing material shall be provided in accordance with the standards outlined in Chapter 135 of the Municipal Code, except as further restricted by any of the above conditions.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of rezoning of the subject property to “N2b-2” Neighborhood District, subject to the following conditions:

- 1) Any lot located west of the future extension of Southeast 27th Street shall be developed with a detached one-household dwelling or be an outlot.
- 2) The street facing façade of any principal building shall consist of at least 35% full dimensional brick or stone. The Planning and Urban Design Administrator is authorized to reduce but not eliminate this requirement through the Type 1 Design Alternative process established in Chapter 135 of the Municipal Code.
- 3) Principal building roof forms shall be varied throughout the development to the satisfaction of the Planning and Urban Design Administrator by establishing at least two (2) options (hipped, gabled, etc.) for any building plan utilized more than once.
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- 7) Siding and roofing material shall be provided in accordance with the standards outlined in Chapter 135 of the Municipal Code, except as further restricted by any of the above conditions.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to develop a 6.5-acre, undeveloped property for residential use. The submitted project concept includes the construction of sixteen (16) two-household, 1-story homes, and a one-household standalone dwelling for a total of 33 units. A Large Scale Development Plan was submitted in accordance with Section 135-5.1 of the Municipal Code.

Any future construction or development of the site must comply with all applicable regulations of the Subdivision Ordinance (Chapter 106 of the Municipal Code) and of the Planning and Design Ordinance (Chapter 135 of Municipal Code).

2. **Size of Site:** 6.458 acres (281,292 square feet).
3. **Existing Zoning (site):** "N2b" Neighborhood District.

4. **Existing Land Use (site):** The subject property is currently undeveloped.
5. **Adjacent Land Use and Zoning:**
 - North* – Tobis Park Estates “PUD”, Uses are one-household dwelling units.
 - South* – “NX2”: Use is an assisted living facility.
 - East* – “N2b”; Uses are vacant agricultural land.
 - West* – “N2b”; Uses are one-household residential and vacant agricultural land.
6. **General Neighborhood/Area Land Uses:** The subject property is located in an undeveloped area between single-family residential subdivision and an assisted living facility. This area is approximately a half mile south of the Easter Lake County Park.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Easter Lake Area Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on February 13, 2026, and the Final Agenda on February 27, 2026. Additionally, separate notifications of the hearing for this specific item were mailed on February 13, 2026 (20 days prior to the public hearing) and February 23, 2026 (10 days prior to the public hearing) to the Easter Lake Area Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

8. **Relevant Zoning History:** On January 17, 2008, the Plan and Zoning Commission approved a Preliminary Plat for “Prairie Hills Des Moines” that included the subject property and the property to the south, which now contains an assisted living center. This Preliminary Plat showed the subject property being subdivided for 20-single household lots on a street system with Southeast 27th Street running north/south through the western portion of the property and an east/west street extending east from Southeast 27th Street to the east property line. A Final Plat was approved by the City Council on August 11, 2008, which allowed the assisted living center to move forward and identified the subject property as an outlot to be developed at a later date.

In 2019, the applicant submitted a Plat of Survey to allow the subject property to be converted from an outlot to a single development lot for the purpose of constructing a single-family dwelling. That request was administratively denied. The applicant

appealed this decision to the Plan and Zoning Commission. On December 5, 2019, the Commission voted to uphold the denial.

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

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM Creating Our Tomorrow:** The future land use designation for the subject property is “Low Density Residential.” PlanDSM describes this designation as follows:

Low Density Residential: Areas developed with a mix of single family and two family residential units with up to 6 units per net acre.

The subject parcel is currently zoned “N2b” District. The Zoning Ordinance describes the “N2b” District as, “intended for contemporary, mid-size lots for single- and two-household residential houses within a more flexible building form and located in contemporary neighborhoods pursuant to House A building type in section 135-2.13 of this code.”

The applicant is proposing to rezone to “N2b-2” District to allow two-household units. For N district locations labeled with a “-2” extension, the maximum number of household units permitted per building is two, pursuant to section 134-3.1.2. and section 135-2.13.3.E.2.

The proposed rezoning would be in conformance with the goals of PlanDSM Creating Our Tomorrow Plan, and compatible with the existing character of the surrounding area so long as it is developed in accordance with the proposed conditions of approval.

2. **Large Scale Development Plan:** A Large-Scale Development Plan (LSDP) is required in accordance with Section 135-5.1 of the Municipal Code. The intent is to regulate large parcels or a combination of large parcels in a single development on an incremental basis to result in an overall system of walkable streets and blocks, smaller-scaled open spaces, and a mix of uses and building forms within the larger context of the area.

A Large Scale Development Plan was submitted with the proposed rezoning which includes the subject property and adjoining undeveloped parcels to the east and west. The LSDP and concept sketch for the subject parcel shows the continuation of Southeast 27th Street to connect north to the existing street. Additionally, East Southlawn Drive, which is proposed to run east from Southeast 27th Street between the proposed homes is shown to continue further through the adjoining parcel to the east where it currently dead ends. Other future streets are also shown on the Large Scale Development Plan to outline a future street network, providing connectivity in the greater area.

The LSDP and concept sketch currently show a hammerhead as required for Fire access to the east of the proposed homes, where it will eventually connect to the future extension of that street. Staff recommends that the hammerhead be moved to the eastern edge of the subject property, so there is minimal dead space between the last unit and future dwellings to the east as that property develops.

3. **Site Layout and Design:** The subject property adjoins an established one-household residential development to the north. To better integrate the proposed development into the established neighborhood, staff recommends that the lots to the west of Southeast 27th Street be developed with one-household dwellings, which matches the pattern to the north and west. This would likely reduce the number of units by two (2), bringing the total down from 33 to 31. Additionally, greater variation in the façade design and form would benefit the development. The staff recommendation includes conditions that would require architectural variety.
4. **Planning and Design Ordinance:** Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).
5. **Subdivision Ordinance:** Subdivision of the subject property must be done in accordance with Chapter 106 of the City Code. This includes a Preliminary Plat approved by the Plan and Zoning Commission and Final Plat(s) approved by the City Council. The proposal varies enough from the layout shown on the 2008 Preliminary Plat that a new one is required.

SUMMARY OF DISCUSSION

Bert Drost presented the staff report and recommendation.

Chris Draper questioned the reported opposition percentage on the consent map, noting that although it reflected over 20% opposition, only six responses had been received out of more than 40 homeowners.

Bert Drost explained it is based on land area within 200 feet of the subject property pursuant to State Code, excluding public rights-of-way. The City notifies all property owners within 250 feet of the subject property.

Will Page asked what responsibility the City would have regarding infrastructure improvements related to the project.

Bert Drost responded that the applicant would be responsible for constructing the streets and sidewalks associated with the project. He explained that because they will be public, they would ultimately be dedicated to the City upon completion. He also noted that the applicant intends to construct a stormwater detention basin as part of the development.

Chris Draper asked if communication utilities would also be provided.

Bert Drost deferred to the applicant.

Katie Gillette inquired what the staff rationale was regarding changing the duplexes on west side of SE 27th Street to single-family homes.

Bert Drost explained that this small section would be more in line with other single-family homes located to the north and west, creating a more gradual transition.

Johnny Alcivar noted that since the request before the Commission was only for rezoning and not the preliminary plat, it would be possible for the location of the stormwater detention area to be changed later in the process.

Bert Drost confirmed that it was possible the location of the stormwater detention area could change during the design phase if another area of the site was determined to work better.

Laura Kessle asked what the net density of the land was (units per acre) with the changes of house types.

Bert Drost was not able to provide the calculation but noted that the number of units had been reduced by two, thereby lowering the density.

Laura Kessle asked if the rezoning was still necessary since it was already approved for one- and two-family homes.

Bert Drost explained that the rezoning is to change the zoning area to Nb-2 to allow for two units per parcel. The land use plan, which dictates density, does not need to be changed for this.

Jason Van Essen clarified that the future land use map designation allows one- and two-family homes, but the zoning district needs to be changed to Nb-2 to allow the construction of duplexes.

Johnny Alcivar noted that with the new State of Iowa law that requires local governments to allow ADUs this property could be developed today with the same number of units with each lot containing a house and then an ADU (accessory dwelling unit).

Bert Drost confirmed that is correct. Noted that there are some size limitations on ADUs that would limit the ability to develop the duplexes as designed.

CHAIRPERSON OPENED PUBLIC HEARING

Mark McMurphy, Abaci Consulting, 3000 SE Grimes Boulevard, Grimes, Iowa, spoke on behalf of the Coluzzi family and C-Build Construction. He described revisions made to the development plans in response to concerns from neighboring residents, including placing single-family homes along the west portion of the property and creating deeper lots with additional buffering along the north side. He stated the applicant agrees to the seven staff recommendations and believes the site serves as an appropriate transition area between existing single-family homes and the assisted living facility located to the south. He acknowledged typical neighborhood concerns such as increased traffic, parking, and potential tree loss, and indicated those issues would be addressed during the design phase to ensure compliance with City standards.

Scott Kolbe, 2313 E. Porter Avenue, spoke in opposition to the project. He stated his belief that the development should consist only of single-family homes in order to remain consistent with the existing character of the neighborhood. He also expressed concerns about the use of single-car garages and the potential impact this could have on on-street parking. Additionally, he emphasized the importance of following tree mitigation standards regardless of what type of development ultimately occurs on the property.

Clearance Fisher, 2732 E Porter Avenue, spoke in opposition with concerns that these multi-family units will bring down property values in the area. Increasing density so much will bring more traffic and congestion to an already established neighborhood, and he sees no benefit to connecting the road.

Jesse Hisel, 5736 SE 27th Street, spoke in opposition to the project agreeing with previous comments. He appreciated that the homes to be added next to his area would be single-family but also suggested how this land on the west side of the parcel might be better used for a community garden or park.

Rebuttal

Mark McMurphy recapped the points made that they have made adjustments with adding the three single-family homes. He noted that these homes will sell for the low \$300k range per side and would not impact properties values to the current area. This land is a transition area, and this type of project will fit in with the current developments.

CHAIRPERSON CLOSED PUBLIC HEARING

COMMISSION ACTION

Chris Draper commented on the current approval process, noting that the requirement for a supermajority vote at City Council could make the project “dead on arrival” given the level of neighborhood opposition. He expressed concern that this outcome would be a mistake, emphasizing that property owners have the right to maximize the value of their property and that there is a strong need for more affordable housing. Draper also addressed concerns about increased traffic, stating that research shows on-street parking can actually slow traffic and improve safety. He further noted that studies suggest property values often increase in neighborhoods where similar developments occur. He added that connecting the roads would improve accessibility for emergency services and snow removal. Draper concluded that this is exactly the type of project the community needs and stated that he would be voting in favor.

Laura Kessle agreed with previous comments in support of the project and expressed appreciation for the additional buffering that had been incorporated into the design. She noted that the added buffering in this transition area reflects a thoughtful approach and aligns with best practices in urban planning and development.

Matt Connolly made a motion for approval of the following:

Part A) The requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Rezoning of the subject property to “N2b-2” Neighborhood District, subject to the following condition:

- 1) Any lot located west of the future extension of Southeast 27th Street shall be developed with a detached one-household dwelling or be an outlot.
- 2) The street facing façade of any principal building shall consist of at least 35% full dimensional brick or stone. The Planning and Urban Design Administrator is authorized to reduce but not eliminate this requirement through the Type 1 Design Alternative process established in Chapter 135 of the Municipal Code.

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- 6) The front entrance to any attached (duplex) unit shall include a front porch that is architecturally integrated into the building.
- 7) Siding and roofing material shall be provided in accordance with the standards outlined in Chapter 135 of the Municipal Code, except as further restricted by any of the above conditions.

THE VOTE: 10-1-1 (Dominic Anania opposed and Clayton Elwell passed)

Respectfully submitted,

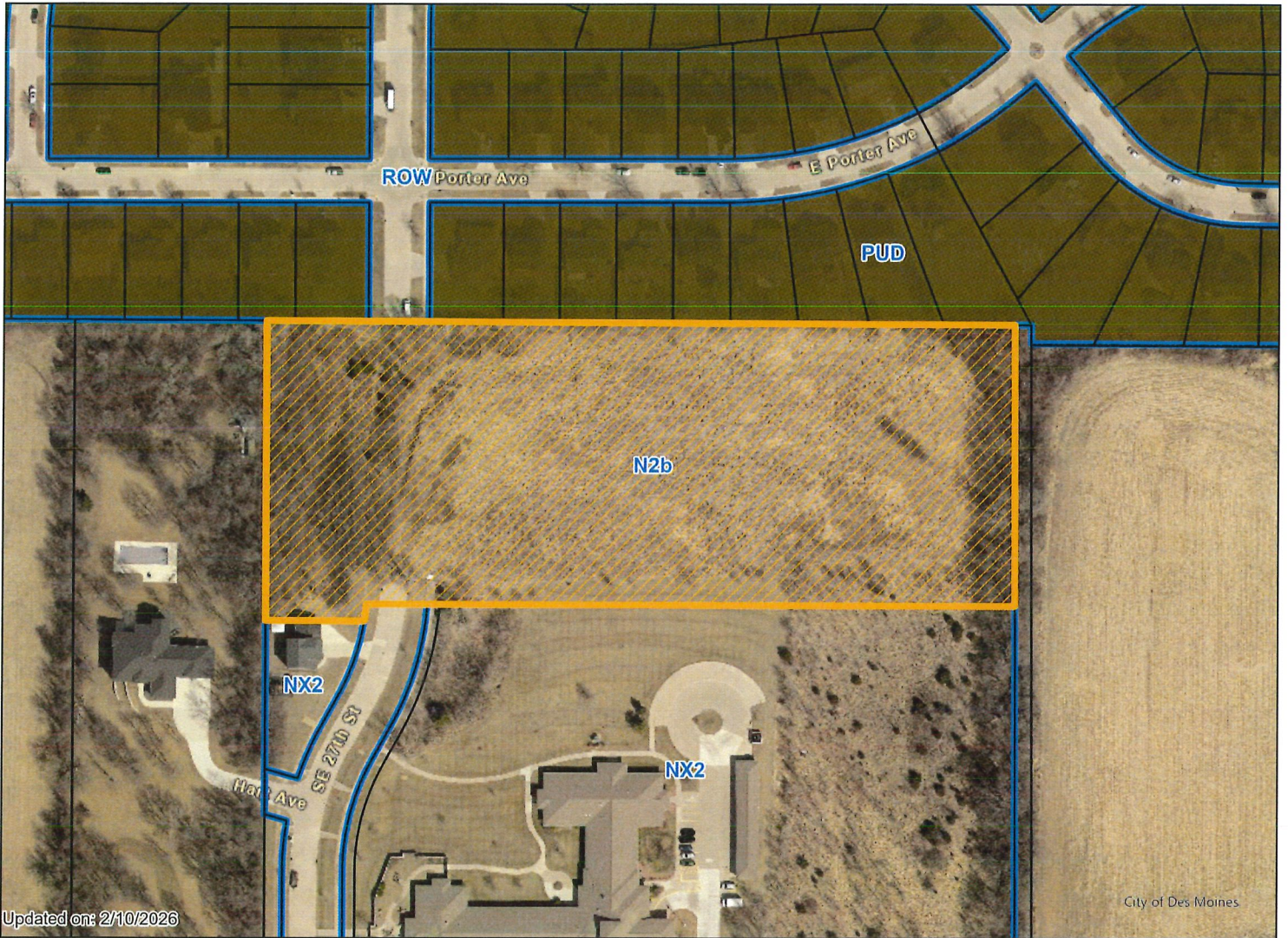


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

C-BUILD, LLC, Vicinity of Southeast 27th Street, (Geo-parcel 782425403005)

ZONG-2026-000002





3000 SE Grimes Blvd, Ste 800, Grimes, Iowa 50111
Ph: (515) 986-5048 • E-mail: Abaci@AbaciConsulting.com

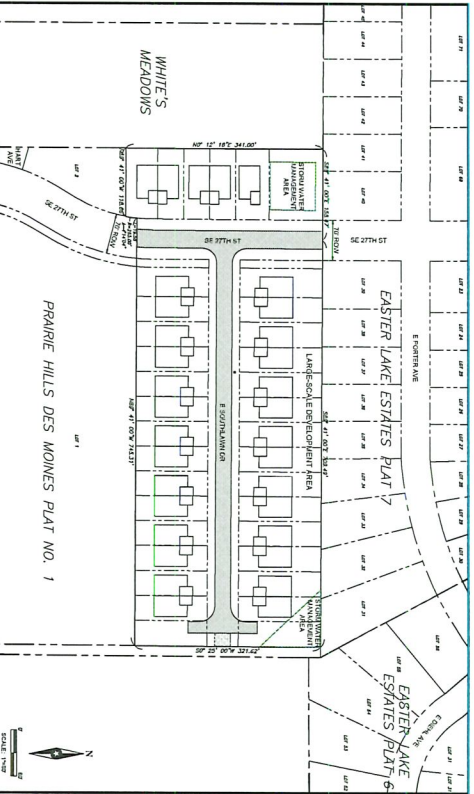
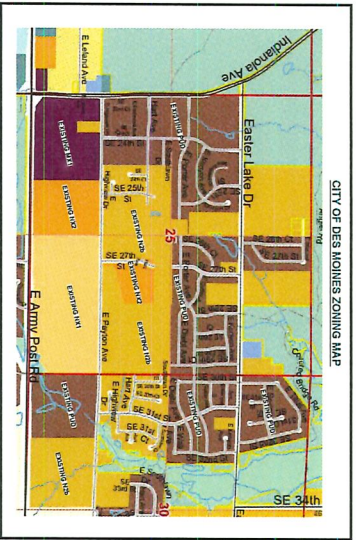
February 3, 2026

Development Services Department
1200 Locust St.
Des Moines, IA 50309

Re: Rezoning Request Prairie Hills Des Moines Plat No. 2

To whom it may concern:

This project consists of the development of a new residential subdivision. This will include the public street extension of SE 27th St. and a private street extension with correlating pavement, sidewalks, street lighting, and necessary utilities and storm water management. This will include lot construction and the construction of approximately 16 duplex townhomes and 1 stand-alone townhome and associated landscaping. The current zoning of the site is N2b residential and will need to be amended to N2b-2 to allow for two household units per lot.



BULK REGULATIONS	
FRONT SETBACK	25'
STREET SIDE SETBACK	15'
INTERIOR SIDE SETBACK	7.13' TOTAL
REAR SETBACK	30'

NOTES:

1. THE EXISTING ZONING OF THE LARGE-SCALE DEVELOPMENT AREA IS R2B.
2. THE PROPOSED ZONING IS R2B2.
3. THE PROPOSED DEVELOPMENT IS A 200-UNIT HOUSING DEVELOPMENT.
4. THE PROPOSED NUMBER OF POWER LINES IS 23.
5. THE DIMENSION WALLS ARE CALCULATED AND SHOWN ON THE SITE PLAN.

LEGAL DESCRIPTION:

THE DEVELOPMENT IS SITUATED IN AT NO. 1, AN UNDIVIDED PART OF THE 15TH HILL SUBDIVISION, POLK COUNTY, IOWA.

LARGE-SCALE DEVELOPMENT PLAN APPROVAL:

APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 145.9, DES MOINES MUNICIPAL CODE, AS AMENDED, NO CHANGES TO THIS PLAN VALUES APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR. DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED AND THE SIGNATURE AND SEAL ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY
 MARK A. MAJUMDAR, P.E.
 CIVIL ENGINEER
 IOWA LICENSE NO. 14874
 DATE: DECEMBER 31, 2025



ENGINEER:

MARK MAJUMDAR, P.E.
 ADVANCED ENGINEERING, INC.
 1000 WEST 15TH ST, SUITE 200
 DES MOINES, IA 50311
 TEL: 515.281.1111
 EMAIL: mark@maejinc.com

OWNER:

COUZIN DEVELOPMENT, LLC
 800 PRAIRIE AVENUE
 SUITE 100
 DES MOINES, IA 50319
 TEL: 515.281.1111
 EMAIL: info@couzin.com

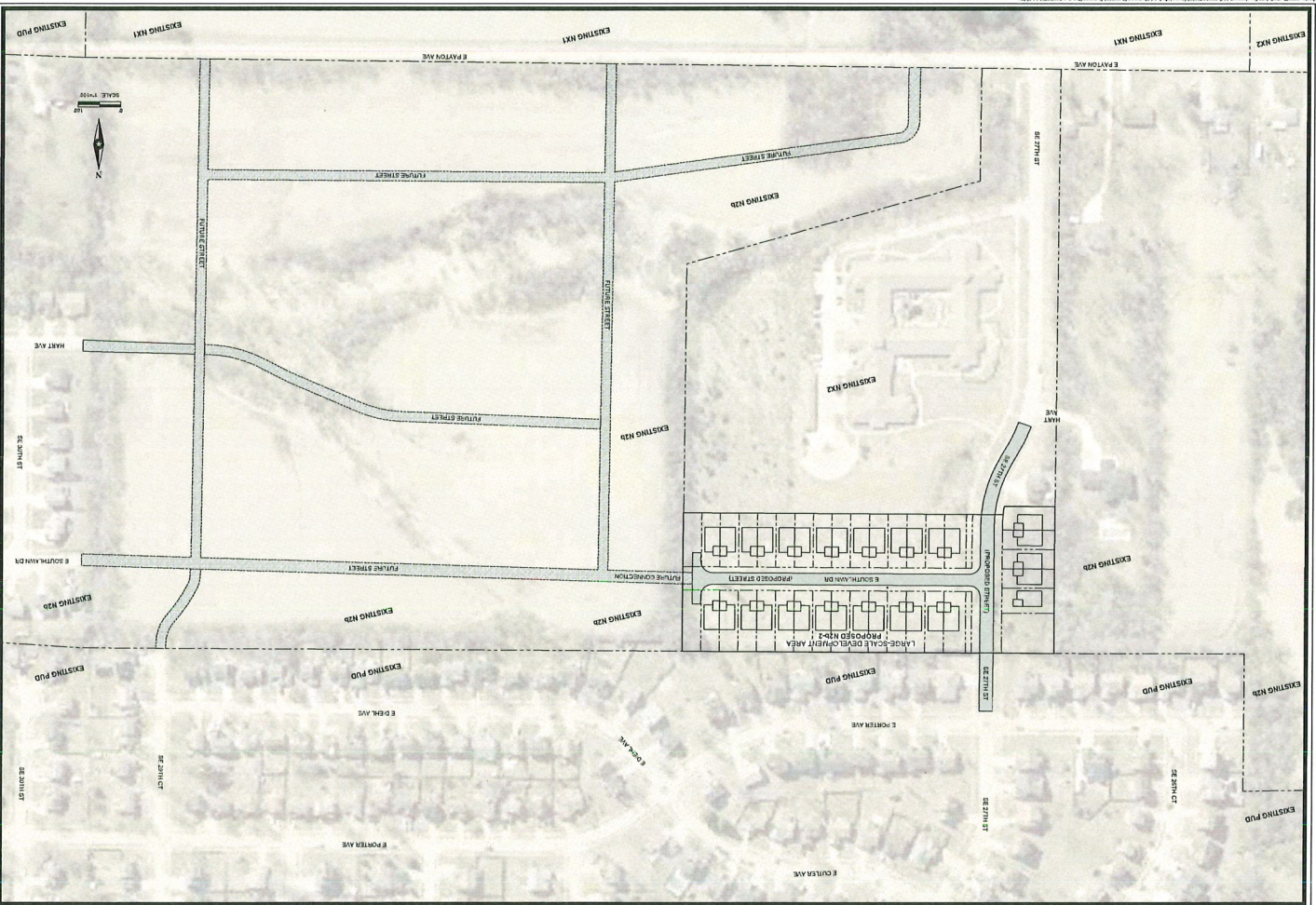
DEVELOPER:

COUZIN DEVELOPMENT, LLC
 800 PRAIRIE AVENUE
 SUITE 100
 DES MOINES, IA 50319
 TEL: 515.281.1111
 EMAIL: info@couzin.com



SHEET 1	PRAIRIE HILLS DES MOINES PLAT NO. 2 DES MOINES, POLK COUNTY, IOWA		ABAC CONSULTING 1000 WEST 15TH ST, SUITE 200 DES MOINES, IA 50311 TEL: 515.281.1111 EMAIL: info@abac.com	NO.	REVISION DESCRIPTION	DATE	PROJECT NO:	
	1	1ST SUBMITTAL		2/15/2025	26510			
	2				26510			
	3							
PRAIRIE HILLS DES MOINES PLAT 2 TOWNHOMES LARGE-SCALE DEVELOPMENT PLAN			DESIGNED/REVIEWED BY:	MM	DRAWN BY:	JS	PLOT DATE:	2/25/25

PRairie Hills Des Moines Plat 2 Townhomes Large-Scale Development Plan



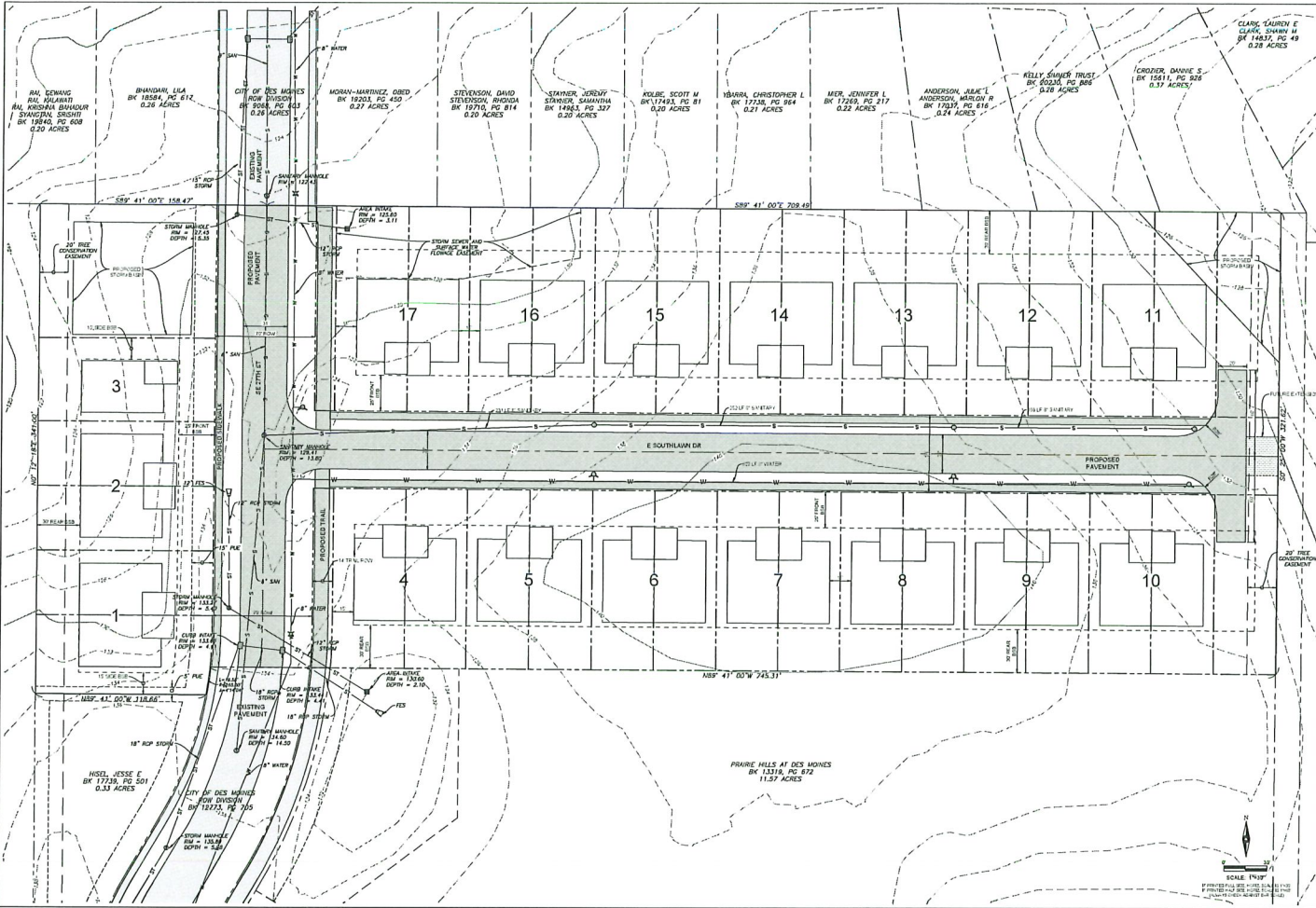
2 SHEETS

PRairie Hills Des Moines Plat 2 Townhomes
LARGE-SCALE DEVELOPMENT PLAN

ARAC CONSULTING
 5111 SW 15th Ave, Suite 100, Des Moines, IA 50315
 Phone: 515-281-1111, Fax: 515-281-1112, Email: info@aracconsulting.com

NO.	REVISION DESCRIPTION	DATE	PROJECT NO.
1	SET SUBMITTAL	7/25/24	2024
2	DESIGN DEVELOPMENT BY PLAN	7/25/24	2024
3	PERMITS	7/25/24	2024

DATE: 7/25/24
 PROJECT NO.: 2024
 DRAWN BY: [Name]
 PLOD DATE: 7/25/24



REVISION DESCRIPTION		DATE	PROJECT NO.	DATE
1			2172023	
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3				
4				

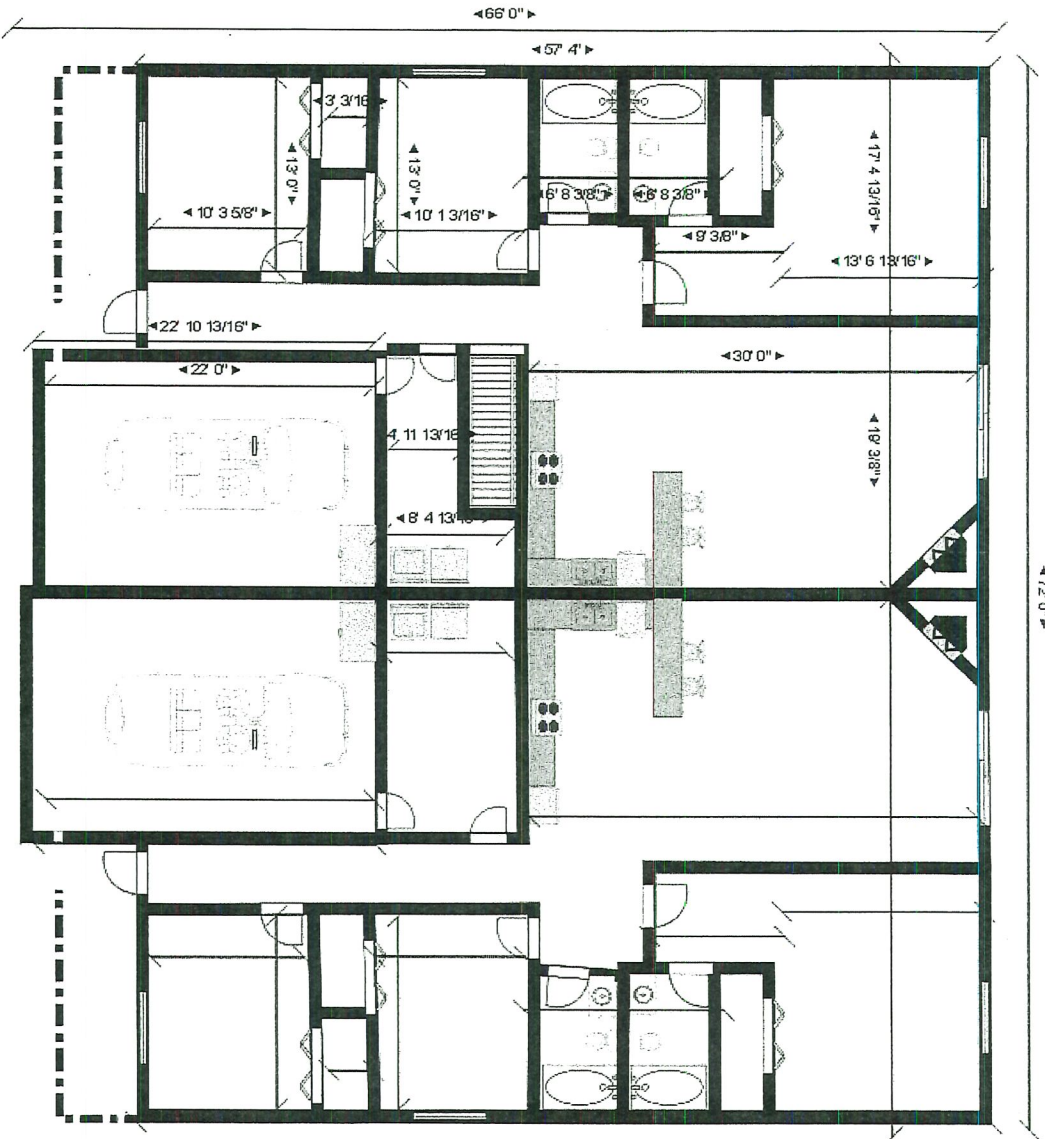
DESIGNED BY:	MM
DRAWN BY:	ES
PLOT DATE:	2/1/2023

PROJECT NO.	2172023
DATE	
REVISION DESCRIPTION	
NO.	
DATE	
DESCRIPTION	

ARAC CONSULTING
 CIVIL ENGINEERS & ARCHITECTS
 1000 W. 10th Street, Suite 100
 Fort Collins, CO 80521
 (970) 225-1111

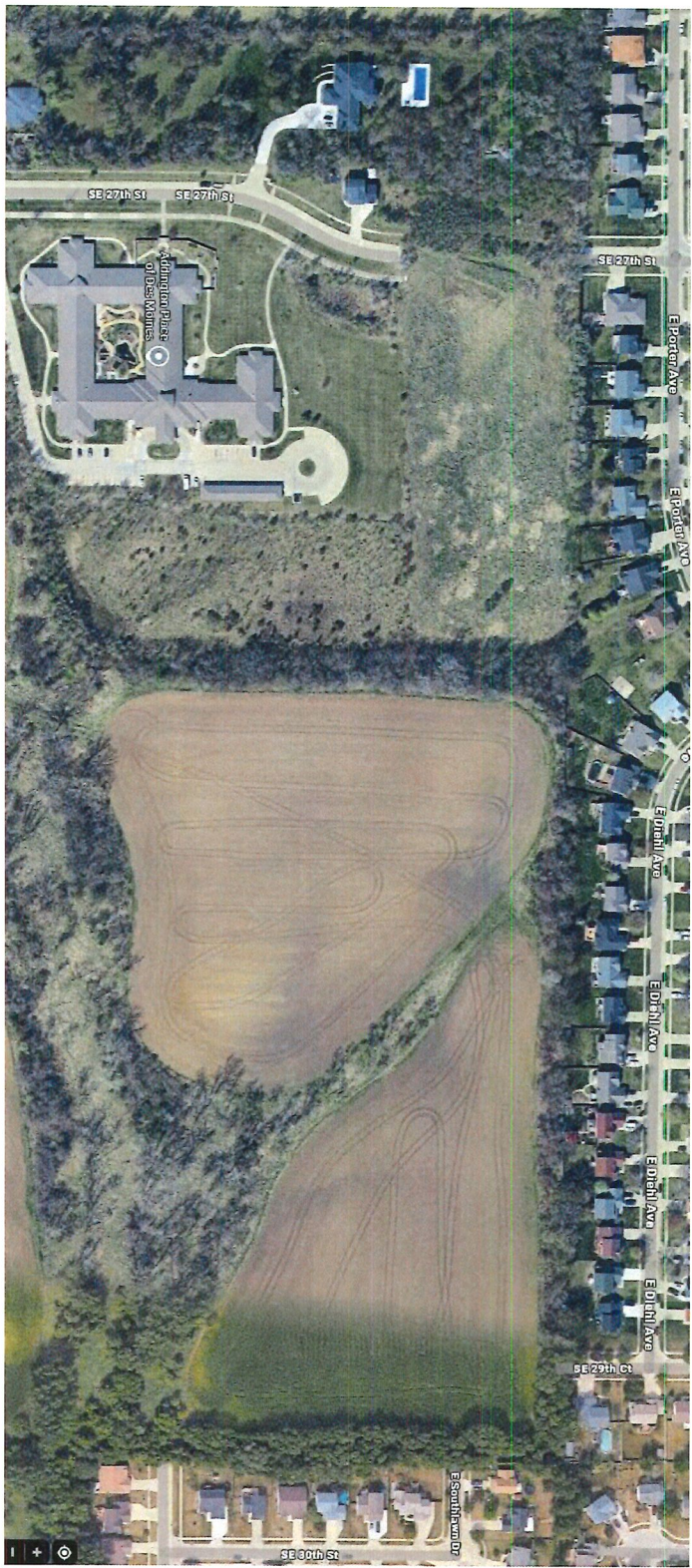
PRAIRIE HILLS
 REDEVELOPMENT PLAN
CONCEPT PLAN

SHEET: **C1**



Bob @ 219.712.2892
 5 Feet to 1 Inch









Neighborhood Meeting

Prairie Hills Plat 2 Rezoning Request

February 23, 2026

Athene North Shore Event Center, 2816 Shoreline Road, Des Moines, IA

Name: Jim Ballard

Address: 4007 SE 26th St

Ph. No: _____ **Email:** ELANA.President@gmail.com

Name: Julie Anderson

Address: 2725 E Porter Ave

Ph. No: _____ **Email:** harrisj214@msn.com

Name: Darlene

Address: 3536 E. Heron Ave

Ph. No: _____ **Email:** DarleneJohnson2020@gmail.com

Name: Sheena Brunner

Address: 2713 E Porter Ave

Ph. No: 515 306 1425 Email: sheenambrunner@gmail.com

Name: Jesse Hise

Address: 5736 SE 27th St.

Ph. No: 563-568-7644 Email: _____

Name: JACKIE JOHANSEN

Address: 103 sw 3rd Street Suite 222

Ph. No: 515.277-0042 Email: JackieJo@Shattered619ssdev.com

Name: Libby and Jacob Kray

Address: 7115 SE 27th St

Ph. No: _____ Email: _____

Name: MIKE SCHAFFER

Address: 2725 E. LEACH AVE., DSM, 50320

Ph. No: _____ Email: _____

Neighborhood Meeting

Prairie Hills Plat 2 Rezoning Request

February 23, 2026

Athene North Shore Event Center, 2816 Shoreline Road, Des Moines, IA

Name: Steve + Kristi McIntosh

Address: 2678 Hart Ave

Ph. No: 515 991-0629 **Email:** ~~steve~~ steveandkristimc@gmail.com

Name: Scott Doup

Address: 2601 E LEACHT

Ph. No: _____ **Email:** SWDOUP@GMAIL.COM

Name: Wendi & Jay Hart

Address: 2724 E Cutler Ave

Ph. No: _____ **Email:** jay.wendi.hart@gmail.com

Name: Marissa Behrens

Address: 4700 SE 35th Ct

Ph. No: 515-577-5714 Email: notemad@24@gmail.com

Name: Zach Behrens

Address: 4700 SE 35th Ct

Ph. No: 515-264-2775 Email: _____

Name: Sandy Mote

Address: 2409 E Rose Ave

Ph. No: 515 238-2935 Email: _____

Name: Sam Stayner

Address: 2709 E. Porter Ave

Ph. No: 515-490-5096 Email: _____

Name: Scott Kelbe

Address: 2713 E Porter Ave

Ph. No: 515-287-2358 Email: _____

Name: John Hario

Address: 5501 SE 32^{1/2} A

Ph. No: _____ **Email:** jhario@gahoo.com

Name: Chom Naae

Address: 5723 SE 31^{1/2} CT

Ph. No: 515-577-3034 **Email:** chom8892@gmail.com

Name: Amanda Tyler

Address: 2721 Fayrdeale Dr

Ph. No: _____ **Email:** amanda.tyler@aol.com

Name: _____

Address: _____

Ph. No: _____ **Email:** _____

Name: _____

Address: _____

Ph. No: _____ **Email:** _____



3000 SE Grimes Blvd, Ste 800, Grimes, Iowa 50111
Ph: (515) 986-5048 • E-mail: Abaci@AbaciConsulting.com

**Prairie Hills Des Moines Plat No. 2 Neighborhood Meeting
ZONG-2026-000002**

Date: 02/23/2026

Meeting Time: 7PM

Location: Athene North Shore Event Center at Easter Lake, 2816 Shoreline Road,
Des Moines, IA 50320

In attendance: Abaci Consulting: Mark McMurphy, Jamie Schriever

See sign in sheet for guest names

Around 25 guests attended the meeting, including Mr. Joe Gatto, the district city council member, Mr. Jim Bollard, the neighborhood association president, and neighborhood residents. Abaci Consulting mailed invitation letters on 2/12/2026 to the property owners in the area from the city provided list.

Mark McMurphy opened the discussion, on behalf of Coluzzi Development, by giving an overview of the development including the public improvements, typical lot layouts, and future planned development connections. A concept site plan was presented to the group as well as a proposed floor plan and elevation photo of the duplex units. The forecasted listing price and the intention to sell the units was also shared.

Neighbors were concerned with the increased density, additional traffic and parking along the proposed street. They were also concerned with potential for the duplexes to become rental units and the effect that rental properties would have on the community and adjacent property values. Questions were also raised about tree removal, tax abatement terms and long-term planning.

No potential changes were considered at this time.

Item: ZONG-2026-000002

Date: 3-6-26

Please mark one of the following:

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

Staff Use Only
RECEIVED
 DEVELOPMENT SER.
MAR 11 2026

Titleholder Signature: Steve Chouster

Name/Business: _____

Impacted Address: 2741 E DICKAL AVE

Comments: _____

Item: ZONG-2026-000002

Date: 3-8-2026

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAR 11 2026

Titleholder Signature: Alex Behnke

Name/Business: Alex Behnke

Impacted Address: 2724 E Porter Ave

Comments: Sorry for sending after the hearing.
Still wanted to show my support

Item: ZONG-2026-000002

Date: 3-2-2026

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAR 9 2026

Titleholder Signature: [Signature]

Name/Business: Scott McGriff

Impacted Address: 2747 E. Diehl Ave, Des Moines, IA 50320

Comments: _____

Item: ZONG-2026-000002

Date: 3/2/26

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAR 9 2026

Titleholder Signature: Jennifer Ripberger

Name/Business: Jennifer Ripberger (Mier)

Impacted Address: 2721 E Porter Ave

Comments: _____

Item: ZONG-2026-000002

Date: _____

Please mark one of the following:

I support the request

I am undecided

I oppose the request

RECEIVED
DEVELOPMENT SERVICES

MAR 9 2026

Titleholder Signature: _____

Name/Business: Lauren Clark

Impacted Address: 2793 E Diehl Ave, Des Moines IA 50320

Comments: As a family with young children, we appreciate the quiet safety of our neighborhood streets. Changing the zoning of land directly behind our home would negatively impact our neighborhood, and we strongly oppose that location for multi-family units.

Item: ZONG-2026-000002

Date: 3/5/20

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAR 13 2026

Titleholder Signature: 

Name/Business: DANNIE CROZIER

Impacted Address: 2731 E. PORTER AVE DSM, IA 50320

Comments: BASED ON ALL THE MULTIFAMILY UNITS
IN THE AREA AND THE PREVIOUS ZONING, I AM
NOT IN SUPPORT OF THIS REQUEST

Item: ZONG-2026-000002

Date: 2/26/2026

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAR 3 2026

Titleholder Signature: Laurie Saunders

Name/Business: Guy & Laurie Saunders

Impacted Address: 2609 E Porter Ave

Comments: Any Development of this
Property should include Completing
SE 27th from SE Porter to Peyton
this should be a through Street. (SE 27th)

Item: ZONG-2026-000002

Date: 2/25/2026

Please mark one of the following:

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

RECEIVED
Staff Use Only
 DEVELOPMENT SERVICES

 MAR 3 2026

Titleholder Signature: Scott Kolbe

Name/Business: Scott Kolbe and Sheena Brunner

Impacted Address: 2713 E Porter Ave

Comments: This duplex complex is completely out of character with our established single-family neighborhood. 33 units at minimum setback directly behind existing homes introduces uncharacteristic density that does not conform with PlanDSM goals of preserving/enhancing neighborhoods. Single family homes with the current N2b zoning would be the appropriate use. We strongly oppose this rezoning.

Item: ZONG-2026-000002

Date: 3-1-2026

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAR 4 2026

Titleholder Signature: Kristy & Jason Willett

Name/Business: Kristy and Jason Willett

Impacted Address: 2610 E Porter Ave

Comments: We feel it would not be good
for our quiet, peaceful & clean
neighborhood. and also bring-
To much traffic.

Item: ZONG-2026-000002

Date: 2/26/26

Please mark one of the following:

I support the request

I am undecided

I oppose the request



Titleholder Signature: Samantha Stayner

Name/Business: Samantha Stayner

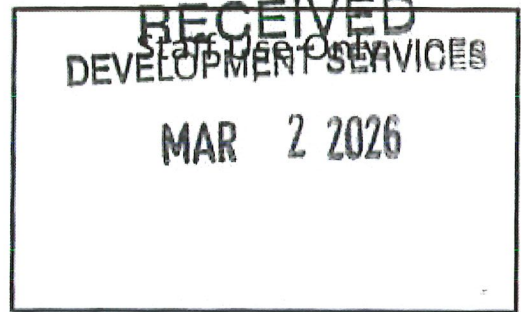
Impacted Address: 2709 E. Porter Ave

Comments: _____

Item: ZONG-2026-000002 Date: 2-25-2024

Please mark one of the following:

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



Titleholder Signature: Rhonda M Stewenson

Name/Business: _____

Impacted Address: 2705 E. Porter Avenue
Lot #38 Easter Lake Estates Plat 7

Comments: _____

Item: ZONG-2026-000002

Date: February 25, 2026

Please mark one of the following:

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



Titleholder Signature: *Kristi McIntosh*

Name/Business: Kristi & Steve McIntosh

Impacted Address: 2678 Hart Avenue

Comments: DPS MOINES IA 50320

Item: ZONG-2026-000002

Date: 2/25/26

Please mark one of the following:

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



Titleholder Signature: _____

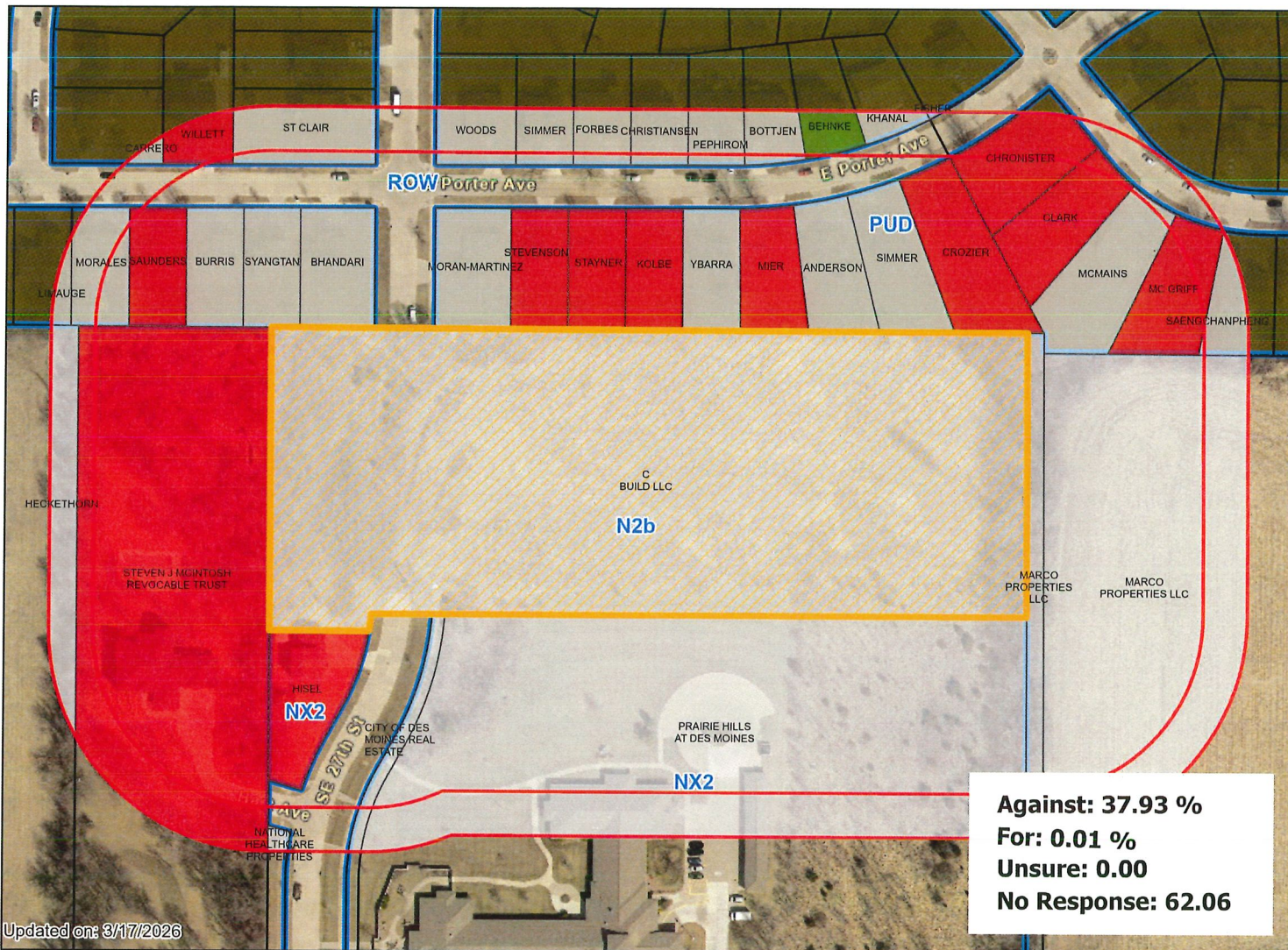
Name/Business: Jesse Hisel

Impacted Address: 5736 SE 27th St.

Comments: The homes to be built should stay as one-household dwelling units. Also, the water retention/defention area should be moved from the NW corner of the lot to the SW corner as it is already a large hole in the ground.

C-BUILD, LLC, Vicinity of Southeast 27th Street, (Geo-parcel 782425403005)

ZONG-2026-000002



Updated on: 3/17/2026