

Date April 6, 2026

RECEIVE AND FILE COMMUNICATION FROM THE DEVELOPMENT SERVICES DIRECTOR REGARDING LARGE SCALE DEVELOPMENT PLAN FROM C-BUILD, LLC (OWNER), REPRESENTED BY MITCH COLUZZI (OFFICER), FOR PROPERTY LOCATED IN THE VICINITY OF 5600 SOUTHEAST 27TH STREET (GEO-PARCEL # 782425403005)

WHEREAS, C-Build, LLC (Owner), represented by Mitch Coluzzi (Officer) submitted the Large Scale Development Plan for property located in the vicinity of 5600 Southeast 27th Street (Geo-Parcel # 782425403005) pursuant to Des Moines Municipal Code section 135-5.1.5.B; and

WHEREAS, on or about March 31, 2026, the Development Services Director or his designee completed their review of the submitted Plan and **CONDITIONALLY APPROVED** said Plan as being in conformity with the requirements of Des Moines Municipal Code chapter 135, subject to the following conditions:

1. The Large Scale Development Plan shall comply with all administrative comments and requirements to the satisfaction of the Planning and Urban Design Administrator.
2. The concurrent rezoning request concerning the same property located in the vicinity of 5600 Southeast 27th Street (Geo-Parcel # 782425403005) must be approved by Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the Development Services Director is hereby received and filed.

Moved by _____ to adopt.

Second by _____.

FORM APPROVED:

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

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

MOTION CARRIED

APPROVED

 Mayor

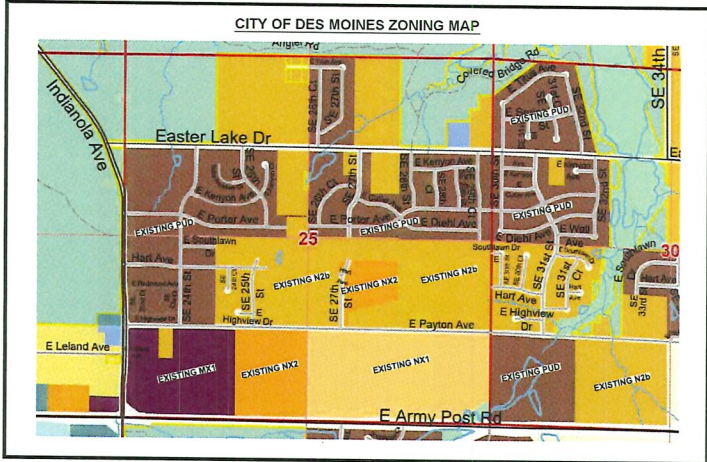
CERTIFICATE

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

42C



BULK REGULATIONS	
FRONT SETBACK	25'
STREET SIDE SETBACK	15'
INTERIOR SIDE SETBACK	7, 15' TOTAL
REAR SETBACK	30'

NOTES:

1. THE EXISTING ZONING OF THE LARGE-SCALE DEVELOPMENT AREA IS: N2b, THE PROPOSED ZONING IS N2b-2
2. THE PROJECT USE/TYPE IS: HOUSEHOLD LIVING - TWO HOUSEHOLDS PER LOT
3. THE PROPOSED BUILDING TYPE IS: HOUSE, TYPE A
4. THE PROPOSED NUMBER OF DWELLING UNITS IS 33
5. TREE MITIGATION WILL BE CALCULATED AND SHOWN ON THE SITE PLAN.

LEGAL DESCRIPTION:

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.

LARGE-SCALE DEVELOPMENT PLAN APPROVAL:

APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-5, DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.

DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

SIGNATURE: MARK A. McMURPHY DATE: MM/DD/YYYY

PRINTED OR TYPED NAME: MARK A. McMURPHY
IOWA LICENSE NO. 14674
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026



PAGES COVERED BY THIS SEAL: SHEETS 1-2

ENGINEER:

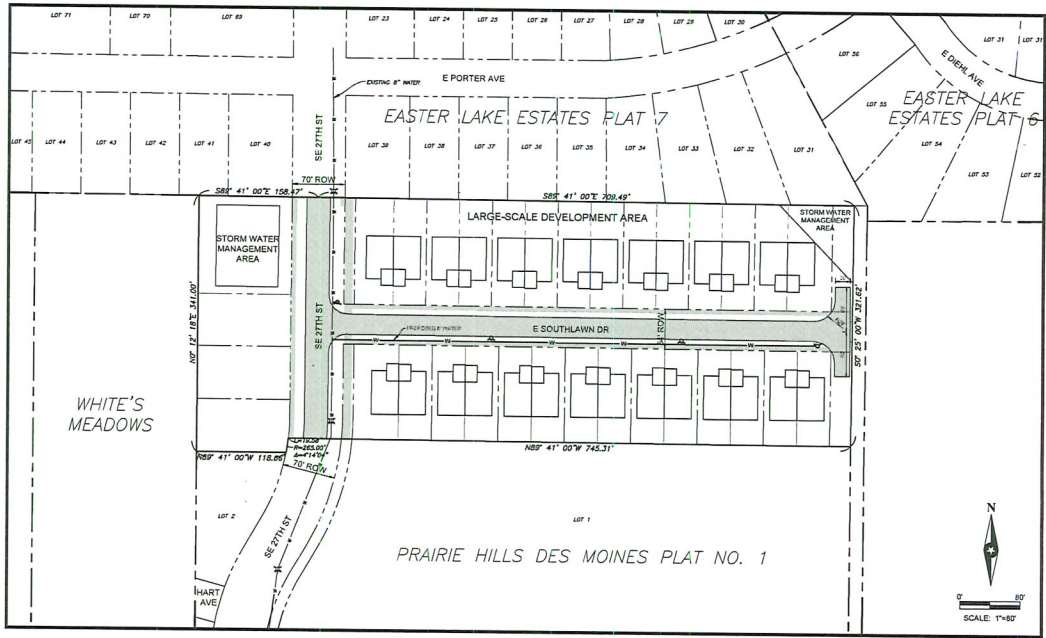
MARK McMURPHY, PE
ABACI CONSULTING, INC.
3000 SE GRIMES BLVD, #600
GRIMES, IA 50111
PH: (515) 986-5048
EMAIL: mark@abaciconsulting.com

OWNER:

C-BUILD, LLC
8500 FRANKLIN AVE
CLIVE, IA 50325-5517
CONTACT: MITCH COLUZZI
515-316-4012
EMAIL: MITCH@SOLDFAST.COM

DEVELOPER:

COLUZZI DEVELOPMENT, LLC
8500 FRANKLIN AVE
CLIVE, IA 50325-5517
CONTACT: MITCH COLUZZI
515-316-4012
EMAIL: mitch@soldfast.com



NO.	REVISION DESCRIPTION	DATE	PROJECT NO.	DRAWING FILE NO.	DESIGNED/REVIEWED BY:	DRAWN BY:	PLOT DATE:
1	1ST SUBMITTAL	2/17/2026	26010	2/17/2026	MM	JS	3/27/26
2	2ND SUBMITTAL						
3							
4							

ABACI CONSULTING
CIVIL ENGINEERING - LAND SURVEYING
1000 CENTRAL EXPRESSWAY, SUITE 100
DES MOINES, IOWA 50319

PRAIRIE HILLS DES MOINES PLAT NO. 2
DESIGNING FOR A COMMUNITY
PRAIRIE HILLS DES MOINES PLAT 2 TOWNHOMES
LARGE-SCALE DEVELOPMENT PLAN

SHEET: **1**