



Date June 8, 2026

RESOLUTION SETTING HEARING ON REQUEST FROM MARCO GONZALEZ (OWNER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED AT 2551 MAURY STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2026, its members voted 9-0 in support of a motion to recommend **APPROVAL** finding the requested rezoning for Property located at 2551 Maury Street is not in conformance with the existing PlanDSM future land use designation of Business Park; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2026, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Marco Gonzalez (Owner), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property located at 2551 Maury Street from Business Park to Low Density Residential; to rezone the Property from “EX” Mixed-Use District to “N3c” Neighborhood District, to allow construction of a one-household residential dwelling, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and

WHEREAS, the Property is legally described as follows:

LOTS NINE (9) AND TEN (10) (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK SEVEN (7) IN TOWN OF CHESTERFIELD, 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 amendment to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are 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 5:00 p.m. on June 29, 2026 in the Council Chambers, City Hall, 1200 Locust Street, Des Moines.
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.



Roll Call Number

.....

Agenda Item Number

24

Date June 8, 2026

Moved by _____ to adopt.

Second by _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(ZONG-2026-000008) (COMP-2026-000005)

| 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



May 28, 2026

Communication from the City Plan and Zoning Commission advising that at their May 21, 2026 meeting, the following action was taken on request from Marco Gonzales (owner), for the following regarding property located at 2551 Maury 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 Business Park to Low Density Residential.
- C) Rezone the property from "EX" Mixed-Use District to "N3c" Neighborhood District, to allow construction of a one-household residential dwelling.

COMMISSION RECOMMENDATION: 9-0

After public hearing, the members voted as follows:

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

Approval of the following motion:

Part A) The requested "N3c" District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

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



Part C) Rezone the property from “EX” Mixed-Use District to “N3c” Neighborhood District.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “N3c” District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

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 Business Park to Low Density Residential.

Part C) Staff recommends approval of the request to rezone the property from “EX” Mixed-Use District to “N3c” Neighborhood District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the subject property from “EX” District to “N3c” District in order to allow the construction of a one-household residential structure on the undeveloped property. A conceptual site sketch submitted with the rezoning application shows a new approximately 1,294-square foot home with a 480-square foot attached garage.

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

2. **Size of Site:** 0.284 acres (12,369 square feet).
3. **Existing Zoning (site):** “EX” Mixed-Use District.
4. **Existing Land Use (site):** The subject property is a vacant corner lot.
5. **Adjacent Land Use and Zoning:**
 - North** – “PUD”; Uses are vacant land and light industrial office and warehouse building.
 - South** – “EX”; Uses are industrial and one-household residential.
 - East** – “EX”; Uses are one-household residential.
 - West** – “N2b”; Uses are one-household residential.
6. **General Neighborhood/Area Land Uses:** The subject property is located at the corner of Maury Street and Southeast 25th Court. The properties along Maury Street



are primarily residential with some scattered light industrial uses. The area to the south of these residential uses is industrial and is largely owned by the Des Moines Metropolitan Wastewater Reclamation Authority (DMMWRA).

- 7. **Applicable Recognized Neighborhood(s):** The subject property is not located within 250 feet of a designated Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing the Preliminary Agenda on March 1, 2026, and of the Final Agenda on May 15, 2026.

Additionally, an official public notice of the hearing for this specific item was mailed on March 1, 2026 (20 days before the hearing), and on May 11, 2026 (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:** In 2019, the City of Des Moines adopted a new Zoning Code and rezoned the entire city to match the new code structure. The subject property was rezoned to "EX" Mixed-Use District as part of the citywide rezoning.
- 9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Business Park.
- 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 "Business Park" to "Low Density Residential". PlanDSM describes these designations as follows:

Business Park: Accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable

influences and would have little or no adverse effect on surrounding properties.

Low Density Residential: *Areas developed with primarily single-family and two-family residential units with up to 6 dwelling units per net acre.*

The subject parcel is currently zoned “EX” Mixed Use District. The Zoning Ordinance describes “EX” District as, “intended for locations and corridors with a mix of light industrial and heavier commercial uses, accommodating higher levels of vehicular traffic than MX districts and a predominance of mid-scale employment uses, such as office, low intensity industrial, and warehouse spaces associated with offices.”

The applicant is proposing to rezone the parcel to the “N3c” Neighborhood District. The Zoning Ordinance describes this district as, “intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s through 1970s typically in the ranch, split-level, or cottage style pursuant to House B building type in section 135-2.14 of this code and House C in section 135-2.15 of this code.”

Staff believes that the proposed Low Density Residential designation is appropriate for this site since the subject property is surrounded by existing residential uses. Staff notes that the Des Moines Metropolitan Wastewater Reclamation Authority (DMMWRA) owns land to the south of this residential area. Residential uses are not recommended within a 1,000 feet of any wastewater treatment or storage facilities within the City. The subject property is just beyond the 1,000-foot buffer from the existing facility and any known expansion area.

The proposed rezoning to the “N3c” Residential District is appropriate so long as the new dwelling unit is designed and built to be compatible with the surrounding neighborhood and in compliance with all applicable site plan and design regulations of the City Code.

- 2. Planning and Design Ordinance Requirements:** Any development must comply with all applicable site plan and design regulations of the City’s Planning and Design Ordinance (Chapter 135). Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the property can be occupied by the proposed use.

SUMMARY OF DISCUSSION

Leah Rudolphi asked if any members of the public or Commission wished to speak on the consent agenda item. No one requested to speak.

COMMISSION ACTION

Will Page made motion for approval the following:

Part A) The requested "N3c" District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

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

Part C) Rezone the property from "EX" Mixed-Use District to "N3c" Neighborhood District.

THE VOTE: 9-0

Respectfully submitted,



Bert Drost, AICP
Deputy Planning & Urban Design Administrator

BAD:mrw

Marco Gonzales, 2551 Maury Street

ZONG-2026-000008



Updated on: 4/30/2026

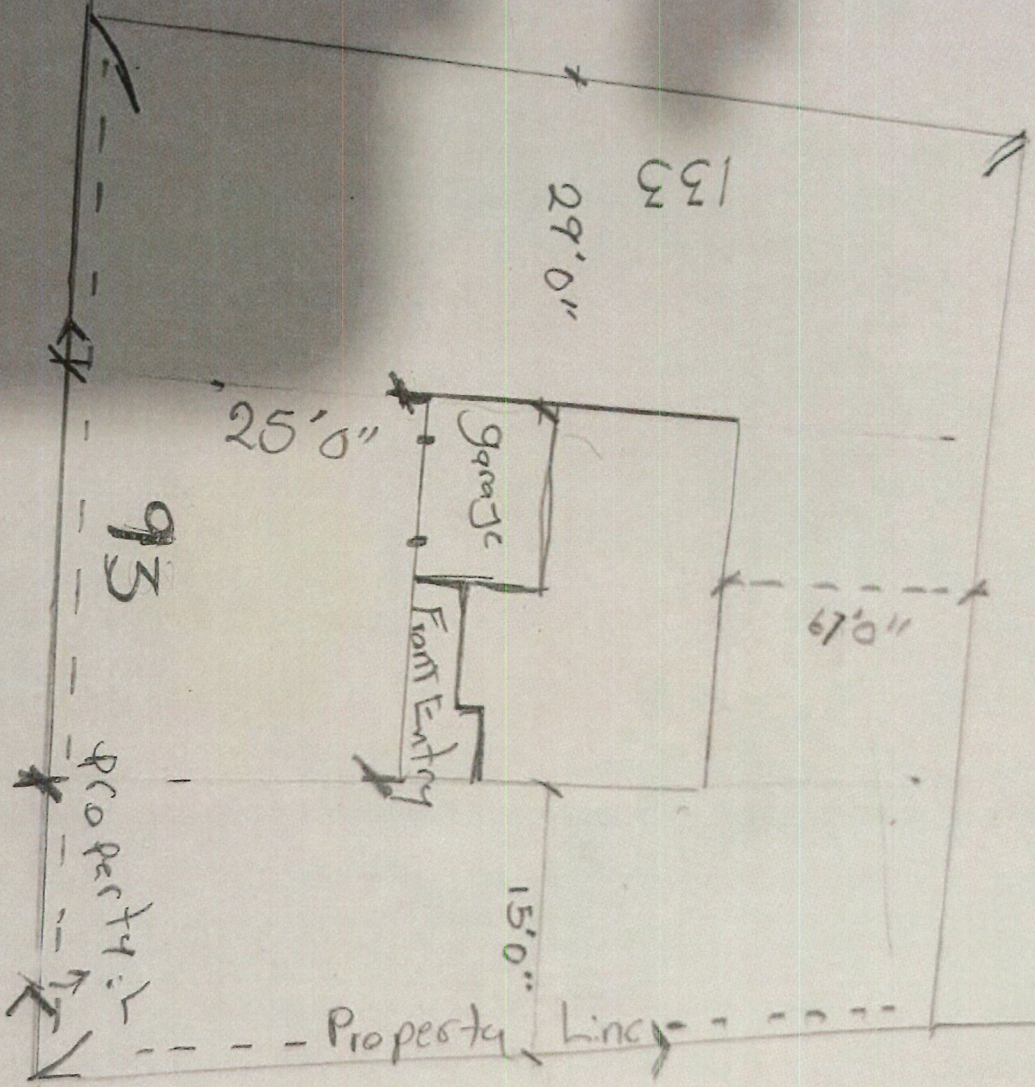
City of Orange, FL







he



Navy ST

93

Property

Property Line

133
29'0"

25'0"

garage

Front Entry

67'0"

15'0"

49'4"

From: [marco.gonzalez](#)
To: [Chakraborty, Sreyoshi](#)
Subject: Re: Outstanding Fees
Date: Monday, May 18, 2026 12:42:03 PM
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.

Hello, so i set up 2 virtual meetings through zoom with all the residents on the sheet that i had gotten and no one showed up, then afterwards i decided to go to a couple of the residents homes and knock on their door and the main feedback i got was that it didnt bother them at all or they didnt care, i had one say that theyd rather have a residential home then commercial, another one asked me how much the house was going to be. Overall the residents didnt mind or really cared about the zone change request .

On Monday, May 18, 2026 at 10:17:28 AM CDT, Chakraborty, Sreyoshi <schakraborty@dmgov.org> wrote:

Hi Marco,

Have you completed your neighborhood meeting yet? Please don't forget to send me a short summary of what was discussed at the meeting including a list of any attendees at the meeting.

Thanks,

Sreyoshi Chakraborty, AICP (She/Her)
Senior City Planner
Development Services Department



Office: (515) 283-4749 | **Cell:** 515-975-6820
City of Des Moines, 1200 Locust Street, Des Moines, IA 50309

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From: marco.gonzalez <marco.barberr@yahoo.com>
Sent: Monday, May 4, 2026 10:10 AM
To: Chakraborty, Sreyoshi <schakraborty@dmgov.org>
Subject: Re: Outstanding Fees

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.

Hello. total sqf should be about 1294 sq.ft
garage about 480 sq.ft

On Friday, May 1, 2026 at 10:47:06 AM CDT, Chakraborty, Sreyoshi <schakraborty@dmgov.org> wrote:

Hi Marco,

Another quick question. Can you tell me the approximate square footage of the proposed house and the garage? I cannot figure it out from the sketch. Thanks!

Sreyoshi Chakraborty, AICP (She/Her)
Senior City Planner
Development Services Department



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Marco Gonzales, 2551 Maury Street

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