



Roll Call Number

15-0108

Agenda Item Number

25

Date January 26, 2015

RESOLUTION SETTING HEARING ON REQUEST FROM PERCOL HOLDINGS, LLC (OWNER), REPRESENTED BY JULIAN CASELLI (OFFICER), TO REZONE PROPERTY LOCATED AT 4006 GRAND AVENUE FROM "R-3" MULTIPLE-FAMILY RESIDENTIAL DISTRICT AND "R1-80" ONE-FAMILY RESIDENTIAL DISTRICT TO LIMITED "C-0" COMMERCIAL-RESIDENTIAL DISTRICT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 15, 2015, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Percol Holdings, LLC (owner), represented by Julian Caselli (officer), to rezone real property locally known as 4006 Grand Avenue ("Property") from "R-3" Multiple-Family Residential District and "R1-80" One-Family Residential District to Limited "C-0" Commercial-Residential District, to allow conversion of the existing multiple-family residential dwelling to a professional office use, subject to the owner agreeing to the following conditions:

1. Any future additions, exterior building modifications or site improvements on the Property shall conform to the U.S. Secretary of Interior's Standards for Rehabilitation as approved by the Planning Administrator, and Community Development staff will request courtesy review and comments from the Des Moines Historical Preservation Commission prior to issuance of permits;
2. Any additions shall be constructed to the rear of the existing primary building on the Property; and
3. Any detached accessory structures or trash enclosures shall be constructed in the rear yard of the Property; and

WHEREAS, the Property is legally described as follows:

Lot 1 in BRAY PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa, except that portion of said Lot 1 of BRAY PLACE which adjoins Lots 2 and 3 of said BRAY PLACE, bounded as follows: Beginning at a point on the boundary line between said Lots 1 and 3 of BRAY PLACE, thence 3 feet northeasterly at a right angle to the east lot line of Lot 3, thence at a right angle northwesterly on a straight line parallel with the boundary line between said Lots 1 and 3 until said straight line intersects with the west line of said Lot 1, thence south and southeasterly along the boundary line between said Lots 1 and 2 and Lots 1 and 3 to the point of beginning.

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 shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on

(continued)

★ Roll Call Number

15-0108

Agenda Item Number

25

Date January 26, 2015

-2-

February 9, 2015, 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 Hensley TO ADOPT.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(ZON2014-00229)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			
MOTION CARRIED			APPROVED	

T. M. Franklin
Mayor

CERTIFICATE

I, DIANE RAUH, 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.

Diane Rauh
City Clerk