



**Roll Call Number**

18-2067

**Agenda Item Number**

30

**Date** December 17, 2018

**RESOLUTION SETTING HEARING ON REQUEST FROM  
CS FAMILY PROPERTIES, LLC TO REZONE PROPERTY LOCATED AT  
1900, 1904, 1912 AND 1914 SOUTHWEST 1ST STREET**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on December 6, 2018, its members voted 8-0 in support of a motion to recommend **APPROVAL** of a request from CS Family Properties, LLC (owner), represented by Cory Steiner (officer), to rezone property locally known as 1900, 1904, 1912 and 1914 Southwest 1<sup>st</sup> Street (“Property”) from “R-3” Multiple-Family Residential District to Limited “D-R” Downtown Riverfront District, to allow redevelopment for senior living apartments at a density of up to 40 units per acre, subject to the following rezoning conditions:

1. Tavern and Nightclub uses shall be prohibited on the Property.
2. The total number of residential units developed on the Property shall not exceed 40 units per acre.
3. Any redevelopment of the Property shall conform to any Building Codes and Site Plan regulations including design guidelines reviewed by the Plan and Zoning Commission in “D-R” Districts, and shall be subject to issuance of all necessary permits by the Permit and Development Center.
4. Any redevelopment of the Property for multiple-family residential shall conform to Site Plan design guidelines for multiple-family dwellings reviewed by the Plan and Zoning Commission.
5. Any redevelopment of the Property shall require the full urban cross section reconstruction of all adjoining portions of Southwest 1<sup>st</sup> Street, along with any contiguous segment of public street providing a route to an access for any developed off-street parking on the Property; and

**WHEREAS**, the Property to be rezoned is legally described as follows:

LOTS 3 AND 4 IN BLOCK 5 VAN’S ADDITION TO SOUTH DES MOINES, AN OFFICIAL PLAT, 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 shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on January 14, 2019, at which time the City Council will hear both those who oppose



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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 Boesen TO ADOPT.

FORM APPROVED:

Glenna K. Frank  
Glenna K. Frank, Assistant City Attorney

(ZON2018-00233)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

J. M. Frankhu Cownie 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