



Roll Call Number

19-0201

Agenda Item Number

17

Date February 11, 2019

**RESOLUTION SETTING HEARING ON REQUEST FROM
HOME OPPORTUNITIES MADE EASY, INC. TO REZONE PROPERTY
LOCATED AT 1321 AND 1325 FREMONT STREET**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 17, 2019, its members voted 8-0 in support of a motion to recommend **APPROVAL** of a request from Home Opportunities Made Easy (H.O.M.E.), Inc. (purchaser), represented by Pam Carmichael (officer), to rezone property located at 1321 and 1325 Fremont Street ("Property") from "R1-60" One-Family Low-Density Residential District to Limited "R-2" Two-Family Residential District, to allow the two parcels to be combined and developed with a two-family dwelling, subject to the following conditions:

1. Permitted uses shall be limited to one-family or two-family residential.
2. The unit plans and architecture shall be compatible with the image shown to the Plan and Zoning Commission.
3. Any dwelling unit shall have at least 1,100 square feet of floor space, excluding the basement.
4. The exterior of any dwelling unit shall be constructed of horizontal cement board or cedar overlap siding, or of masonry (brick or stone).
5. The front elevation of any dwelling unit shall contain either a front porch of approximately 60 square feet or 1/3 masonry (brick or stone) siding.
6. The front elevation of any dwelling unit constructed shall include either 1x4 window trim or shutters on each side of each window.
7. Any dwelling unit shall be constructed with architectural-style asphalt shingles.
8. A minimum 288-square foot garage shall be provided for each dwelling unit. The garage shall be accessed by a paved driveway and be located outside of the minimum required front yard setback; and

WHEREAS, the Property is legally described as follows:

LOTS 22 AND 23, BLOCK 30, STEWART'S ADDITION, AN OFFICIAL PLAT, ALL 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:



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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 February 25, 2019, 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 Gatto TO ADOPT.

FORM APPROVED:

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

(ZON2018-00239)

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

MOTION CARRIED

APPROVED

J. M. Franklin 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