



Date June 14, 2021

RESOLUTION SETTING HEARING ON REQUEST FROM ZION CAPITAL GROUP, LLC (OWNER) TO AMEND PLANDSM FUTURE LAND USE DESIGNATION AND TO REZONE PROPERTY LOCATED AT 2453 EAST GRAND AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 20, 2021, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC (Owner), represented by Ryan Campos (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for real property locally known as 2453 East Grand Avenue (“Property”) from Low Density Residential to Neighborhood Mixed Use to allow rezoning to Limited ‘RX1’ Mixed Use District to allow reuse of the existing building for mixed residential and commercial use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on May 20, 2021, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC Company (Owner), represented by Ryan Campos (officer), to rezone the Property from ‘N3c’ Neighborhood District to Limited ‘RX1’ Mixed Use District for the above-stated purpose, subject to the following conditions:

1. The Site shall be brought into full conformance and kept in accordance with an approved Site Plan under requirements as applicable to “RX1” Districts and either the Commercial Cottage or General Building type, including landscaping and paving requirements, within one (1) year of the approval of the rezoning;
 2. Any buildings on site shall be kept in good repair to the satisfaction of the Zoning Enforcement Officer and Neighborhood Inspections Division Administrator;
 3. The number of Household Living Units on the property shall not exceed three (3) units;
- and

WHEREAS, the Property is legally described as follows:

THE EAST 55 FEET OF LOT 1 IN CENTRAL PARK, AN OFFICIAL PLAT, AND THE WEST 15 FEET OF LOT A IN WM. T. SMITH’S GRAND AVENUE ADDITION TO GRANT PARK, 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:

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 the comprehensive plan future land use designation and proposed rezoning are to be considered, and at which time



Roll Call Number

21-0860

Agenda Item Number

30

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the City Council will hear both those who oppose and those who favor the proposals, shall be held at 5:00 p.m. on June 28, 2021, by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location.

- 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. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above.

MOVED BY Gatto TO ADOPT.

FORM APPROVED: Judy K Parks-Kruse
Judy K. Parks-Kruse
Assistant City Attorney

(21-2021-4.12)
(ZON2021-00023)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL (YEAS: 7).

CERTIFICATE

I, P. Kay Cmelik, 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.

MOTION CARRIED APPROVED
J. M. Franklin Cownie Mayor

P. Kay Cmelik City Clerk