



**Roll Call Number**

24-1718

**Agenda Item Number**

22

**Date** December 23, 2024

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM STEINBECK PROPERTIES, LLC (OWNER), REPRESENTED BY USMAN HAQ (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED IN THE VICINITY OF 955 24<sup>TH</sup> STREET, TO REZONE THE PROPERTY FROM “N5” NEIGHBORHOOD DISTRICT TO LIMITED “N5-2” NEIGHBORHOOD DISTRICT, TO ALLOW CONSTRUCTION OF A TWO-HOUSEHOLD RESIDENTIAL DWELLING (DUPLEX)**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on December 5, 2024, its members voted 9-2 in support of a motion to recommend **APPROVAL** of a request from Steinbeck Properties, LLC (Owner), represented by Usman Haq (Officer), for the proposed rezoning from “N5” Neighborhood District to Limited “N5-2” Neighborhood District be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has further advised that at a public hearing held on December 5, 2024, its members voted 9-2 in support of a motion to recommend **APPROVAL** of a request from Steinbeck Properties, LLC (Owner), represented by Usman Haq (Officer), to rezone the Property from “N5” Neighborhood District to Limited “N5-2” Neighborhood District, to allow construction of a two-household residential dwelling (duplex), subject to the following conditions:

1. Any residential dwelling unit shall be oriented towards 24<sup>th</sup> Street.
2. Any residential building shall substantially conform to the “Architectural Guidelines for New Construction in Woodland Heights” to the satisfaction of the Planning and Urban Design Administrator.
3. Vehicular access to the site parking shall be provided from 23<sup>rd</sup> Place. A driveway from 24<sup>th</sup> Street shall be prohibited.; and

**WHEREAS**, the Property is legally described as follows:

**THAT PART LYING SOUTHERLY OF THE LINE BEGINNING AT A POINT 124.3 FEET WEST OF THE SE CORNER ON THE SOUTH LINE, THENCE NORTHEASTERLY TO THE NE CORNER OF LOT 9, IRA W. ANDERSONS COTTAGE GROVE ADDITION, INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.**



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**A PART OF THE SE¼ OF THE NW¼ OF SECTION 5, T78N, R24W, OF THE 5TH P.M. IN THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOT 10 IN IRA W. ANDERSON'S COTTAGE GROVE ADDITION, NOW INCLUDED AND FORMING A PART OF THE CITY OF DES MOINES, 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, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on January 13, 2025, 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.

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MOVED BY Coleman TO ADOPT  
SECOND BY Gatto

FORM APPROVED:

/s/ Chas M. Cahill  
Chas M. Cahill  
Assistant City Attorney

(ZONG-2024-000016)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS				✓
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	6			1

MOTION CARRIED APPROVED  
Connie Boesen 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.

Laura Baumgartner City Clerk