



**Roll Call Number**

25-0035

**Agenda Item Number**

24

**Date** January 13, 2025

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM RTB RENOVATIONS, LLC (OWNER), REPRESENTED BY RODRIGO CAZARES (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 2625 COTTAGE GROVE AVENUE, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW-MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM "N5" NEIGHBORHOOD DISTRICT TO LIMITED "N5-4" NEIGHBORHOOD DISTRICT, TO ALLOW REUSE OF THE EXISTING STRUCTURE FOR MULTIPLE-HOUSEHOLD RESIDENTIAL USE WITH UP TO FOUR (4) DWELLING UNITS**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on December 19, 2024, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from RTB Renovations, LLC (Owner), represented by Rodrigo Cazares (Officer), for the proposed rezoning from "N5" Neighborhood District to Limited "N5-4" Neighborhood District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low-Medium Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on December 19, 2024, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from RTB Renovations, LLC (Owner), represented by Rodrigo Cazares (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low-Medium Density Residential to High Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has further advised that at a public hearing held on December 19, 2024, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from RTB Renovations, LLC (Owner), represented by Rodrigo Cazares (Officer), to rezone the Property from "N5" Neighborhood District to Limited "N5-4" Neighborhood District, to allow reuse of the existing structure for multiple-household residential use with up to four (4) dwelling units, subject to the following conditions:

1. Any on-site parking shall be paved in accordance with Section 135-6.8.6 of the Des Moines Municipal Code; and
2. Any use of the Property shall be in accordance with all applicable standards of Des Moines Municipal Code Chapter 135; and

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

**THE WEST 60 FEET OF LOTS 20 AND 21 IN DRAKE UNIVERSITY'S ADDITION TO THE CITY OF DES MOINES, AN OFFICIAL PLAT, NOW**



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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 amendments to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on January 27, 2025, at which time the City Council will hear both those who oppose and those who favor the proposals.
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. SECOND BY Mandelbaum

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2024-000042) (COMP-2024-000028)

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

MOTION CARRIED

APPROVED

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.

Connie Boesen

Mayor

Laura Baumgartner

City Clerk