

DateJanuary 27, 2025.....

RESOLUTION HOLDING 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 INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.



Roll Call Number

25-0147

Agenda Item Number

50

Date January 27, 2025

WHEREAS, on January 13, 2025, by Roll Call No. 25-0035, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on January 27, 2025, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposals; and

WHEREAS, in accordance with said notice, those interested in said proposals, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the hearing is closed.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Low-Medium Density Residential to High Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, 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 conditions set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY Coleman TO ADOPT.

SECOND BY Voss.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

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

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

Mayor

Laura Baumgartner

City Clerk