

★ **Roll Call Number**

25-0373

Agenda Item Number

39

Date March 10, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM PPDSM, LLC (OWNER), REPRESENTED BY ADAM SIEREN (OFFICER), TO REZONE THE PROPERTY LOCATED AT 2005 SOUTHWEST 9TH STREET FROM “N5” NEIGHBORHOOD DISTRICT TO LIMITED “N5-2” NEIGHBORHOOD DISTRICT, TO ALLOW REUSE OF THE EXISTING STRUCTURE FOR TWO-HOUSEHOLD RESIDENTIAL DWELLING (DUPLEX)

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 6, 2025, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from PPDSM, LLC (Owner), represented by Adam Sieren (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 February 6, 2025, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from PPDSM, LLC (Owner), represented by Adam Sieren (Officer), to rezone the Property from “N5” Neighborhood District to Limited “N5-2” Neighborhood District, to allow reuse of the existing structure for two-household residential dwelling (duplex), 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:

LOT 152 IN FIRST PLAT OF CLIFTON HEIGHTS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and

WHEREAS, on February 24, 2025, by Roll Call No. 25-0267, it was duly resolved by the City Council that the request for approval of the proposed rezoning be set down for hearing on March 10, 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 proposal, 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:

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1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed rezoning are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property, as legally described above, from "N5" Neighborhood District to Limited "N5-2" Neighborhood District, to allow reuse of the existing structure for two-household residential dwelling (duplex), 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 Gatto TO ADOPT.

SECOND BY Voss

FORM APPROVED:

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

(ZONG-2024-000048)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

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