



Roll Call Number

25-0519

Agenda Item Number

26

Date April 21, 2025

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM URBAN DREAMS (OWNER), REPRESENTED BY IZAAH KNOX (OFFICER), FOR THE FOLLOWING REGARDING TWO (2) PARCELS LOCATED AT 1411 AND 1419 7TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW-MEDIUM DENSITY RESIDENTIAL WITHIN A COMMUNITY NODE TO MEDIUM DENSITY RESIDENTIAL WITHIN A COMMUNITY NODE, AND TO REZONE THE PROPERTY FROM “N5” NEIGHBORHOOD DISTRICT TO LIMITED “NX1” NEIGHBORHOOD MIX DISTRICT, TO ALLOW THE DEVELOPMENT OF RESIDENTIAL ROWHOMES

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Urban Dreams (Owner), represented by Izaah Knox (Officer), for the proposed rezoning from “N5” Neighborhood District to Limited “NX1” Neighborhood Mix District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low-Medium Density Residential within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Urban Dreams (Owner), represented by Izaah Knox (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low-Medium Density Residential within a Community Node to Medium Density Residential within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on April 3, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Urban Dreams (Owner), represented by Izaah Knox (Officer), to rezone the Property from “N5” Neighborhood District to Limited “NX1” Neighborhood Mix District, to allow the development of residential rowhomes, subject to the following conditions:

1. There shall be no more than six (6) dwelling units on the subject property, which measures approximately 0.33 acres in area; and

WHEREAS, the Property is legally described as follows:

THE NORTH 62 FEET OF LOTS 4 AND 5 IN HEDGES ADDITION TO NORTH DES MOINES AN OFFICIAL PLAT AND THE NORTH 14 FEET OF LOT 2, ALL OF LOTS 3 AND 4, AND THE SOUTH 16 FEET OF LOT 5 IN THE E.M. KELSEY'S SUBDIVISION OF THE EAST 158 1/2 FEET OF LOT 46 OF OFFICIAL PLAT OF SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 24, WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, LOCALLY KNOWN AS 1410 6TH AVENUE, DES MOINES, IOWA.

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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 May 5, 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 Voss

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(ZONG-2025-000008) (COMP-2025-000006)

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 Boesen

Mayor

Laura Baumgartner

City Clerk