



Date August 4, 2025

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM JAIME VILLAFANA NAVARRO (OWNER), REGARDING PROPERTY LOCATED AT 1824 DEAN AVENUE, TO AMEND THE PLANDSM CREATING OUR TOMORROW COMPREHENSIVE PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION OF THE PROPERTY FROM LOW DENSITY RESIDENTIAL TO INDUSTRIAL, AND TO REZONE THE PROPERTY FROM "N3C" NEIGHBORHOOD DISTRICT TO LIMITED "I1" INDUSTRIAL DISTRICT, TO ALLOW REUSE OF AN EXISTING BUILDING AS A WAREHOUSE SPACE FOR OFFICE AND STORAGE OF VEHICLES AND MATERIALS**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on July 17, 2025, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Jaime Villafana Navarro (Owner), for the proposed rezoning from "N3c" Neighborhood District to Limited "I1" Industrial District be found not 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 advised that at a public hearing held on July 17, 2025, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Jaime Villafana Navarro (Owner), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to Industrial; and

**WHEREAS**, the City Plan and Zoning Commission has further advised that at a public hearing held on July 17, 2025, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Jaime Villafana Navarro (Owner), to rezone the Property from "N3c" Neighborhood District to Limited "I1" Industrial District, to allow reuse of an existing building as a warehouse space for office and storage of vehicles and materials, subject to the following conditions:

1. Permitted uses shall be limited to:
  - a. Warehouse; and
  - b. Any use as permitted in common with and as limited by the MX3 District.; and
2. Any outdoor storage shall be accessory to a permitted use located within a building.; and
3. Any use on the property shall be in accordance with an approved site plan.; and
4. A site plan for the property shall be submitted no later than February 27, 2026, and the property owner shall obtain approval no later than May 29, 2026.; and



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5. The property shall be brought into conformance with an approved site plan by December 31, 2026.; and

WHEREAS, the Property is legally described as follows:

**EAST 98 FEET OF THE NORTH 150 FEET OF THE SOUTH 190 FEET OF THE EAST 160 FEET OF LOT 16 AND THE SOUTH 1/2 OF THE EAST/WEST ALLEY LYING NORTH OF AND ADJOINING THE EAST 98 FEET OF THE NORTH 150 FEET OF THE SOUTH 190 FEET OF LOT 16 OF THE OFFICIAL PLAT OF THE NE 1/4 OF SECTION 2-78-24, AN OFFICIAL PLAT, ALL NOW 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 August 18, 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.



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FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000009) (COMP-2025-000008)

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