



Roll Call Number

25-1238

Agenda Item Number

55

Date September 8, 2025

RESOLUTION HOLDING 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
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:



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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.

WHEREAS, on August 4, 2025, by Roll Call No. 25-1048, 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 August 18, 2025, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, on August 18, 2025, by Roll Call No. 25-1151, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be opened and continued to a hearing on September 8, 2025, at 5:00 p.m., at the City Council Chambers.

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 Density Residential to Industrial is hereby approved.
3. The proposed rezoning of the Property, as legally described above, 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 conditions set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY Datto 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 Baccin

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