

★ Roll Call Number
26 0132

Agenda Item Number
33

Date January 26, 2026

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM ZION CAPITAL GROUP, LLC (OWNER), REPRESENTED BY RYAN CAMPOS (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 2453 EAST GRAND AVENUE, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM NEIGHBORHOOD MIXED-USE TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM LIMITED “RX1” MIXED-USE DISTRICT TO LIMITED “RX1” MIXED-USE DISTRICT, TO ALLOW THE PROPERTY TO CONTAIN UP TO TEN (10) DWELLING UNITS, INCLUDING SIX (6) DWELLING UNITS WITHIN THE EXISTING STRUCTURE AND FOUR (4) DWELLING UNITS WITHIN A STRUCTURE ON THE SOUTHERN PORTION OF THE PROPERTY

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC (Owner), represented by Ryan Campos (Officer), for the proposed rezoning from Limited “RX1” Mixed-Use District to Limited “RX1” Mixed-Use District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Neighborhood Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC (Owner), represented by Ryan Campos (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Neighborhood Mixed-Use to High Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC (Owner), represented by Ryan Campos (Officer), to rezone the Property from Limited “RX1” Mixed-Use District to Limited “RX1” Mixed-Use District to allow the property to contain up to ten (10) dwelling units, including six (6) dwelling units within the existing structure and four (4) dwelling units within a structure on the southern portion of the property, subject to the following conditions:

1. There shall be no more than ten (10) dwelling units on the subject property, which measures approximately 0.241 acres in area;
2. The exterior of the existing building shall be repaired to provide a consistent window pattern and siding material to the satisfaction of the Planning and Urban Design Administrator;
3. All pre-existing signage on the building façade shall be removed; and
4. The subject property shall be brought into compliance with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of the City Code) in accordance with an approved site plan and to the satisfaction of the Planning and Urban Design Administrator.

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WHEREAS, the Property is legally described as follows:

THE EAST 55 FEET OF LOT 1 IN CENTRAL PARK, AN OFFICIAL PLAT, AND THE WEST 15 FEET OF LOT A IN WM. T. SMITH'S GRAND AVENUE ADDITION TO GRANT PARK, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and

WHEREAS, on January 12, 2026, by Roll Call No. 26-0067, 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 26, 2026, 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:

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 amendment to PlanDSM: Creating Out Tomorrow Plan to revise the future land use classification for the property from Neighborhood Mixed-Use to High Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from Limited "RX1" Mixed-Use District to Limited "RX1" Mixed-Use District to allow the property to contain up to ten (10) dwelling units, including six (6) dwelling units within the existing structure and four (4) dwelling units within a structure on the southern portion of the property subject to the conditions set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

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210-0132

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Moved by Gatto to adopt.

Second by Voss.

FORM APPROVED:

/s/ Emily A. Duffy

Emily A. Duffy

Assistant City Attorney

(ZONG-2025-000034)

(COMP-2025-000026)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
BARRON	✓			
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