

**Date** March 23, 2026

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM C-BUILD, LLC (OWNER), REPRESENTED BY MITCH COLUZZI (OFFICER), TO REZONE PROPERTY LOCATED IN THE VICINITY OF 5600 SOUTHEAST 27<sup>TH</sup> STREET(GEO-PARCEL # 782425403005) FROM “N2B” NEIGHBORHOOD DISTRICT TO LIMITED “N2B-2” NEIGHBORHOOD DISTRICT, TO ALLOW THE CONSTRUCTION OF UP TO FOURTEEN (14) TWO-HOUSEHOLD DWELLINGS (28 UNITS) AND THREE (3) ONE-HOUSEHOLD DWELLING UNITS**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on March 5, 2026, its members voted 10-1-1 in support of a motion to recommend **APPROVAL** of a request from C-Build, LLC (Owner), represented by Mitch Coluzzi (Officer), for the proposed rezoning from “N2b” Neighborhood District to Limited “N2b-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 March 5, 2026, its members voted 10-1-1 in support of a motion to recommend **APPROVAL** of a request from C-Build, LLC (Owner), represented by Mitch Coluzzi (Officer), to rezone the Property from “N2b” Neighborhood District to Limited “N2b-2” Neighborhood District, to allow the construction of up to fourteen (14) two-household dwellings (28 units) and three (3) one-household dwelling units, subject to the following conditions:

1. Any lot located west of the future extension of Southeast 27th Street shall be developed with a detached one-household dwelling or be an outlot.
  2. The street facing façade of any principal building shall consist of at least 35% full dimensional brick or stone. The Planning and Urban Design Administrator is authorized to reduce but not eliminate this requirement through the Type 1 Design Alternative process established in Chapter 135 of the Municipal Code.
  3. Principal building roof forms shall be varied throughout the development to the satisfaction of the Planning and Urban Design Administrator by establishing at least two (2) options (hipped, gabled, etc.) for any building plan utilized more than once.
  4. Principal building siding treatments shall be varied throughout the development to the satisfaction of the Planning and Urban Design Administrator by establishing at least two (2) siding treatment options for any building plan utilized more than once.
  5. Alternating roof forms and siding treatment shall be utilized so that no one design is duplicated on adjoining lots.
  6. The front entrance to any attached (duplex) unit shall include a front porch that is architecturally integrated into the building.
  7. Siding and roofing material shall be provided in accordance with the standards outlined in Chapter 135 of the Municipal Code, except as further restricted by any of the above conditions.;
- and

★ **Roll Call Number**

260371

**Agenda Item Number**

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**Date** March 23, 2026

**WHEREAS**, the Property is legally described as follows:

**OUTLOT Y IN PRAIRIE HILLS DES MOINES PLAT NO. 1, AN OFFICIAL PLAT, 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 rezoning is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at City Hall, 1200 Locust Street, Des Moines, Iowa, at 5:00 p.m. on April 6, 2026, at which time the City Council will hear both those who oppose and those who favor the proposal.
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 Mandelbaum to adopt.

Second by Simonson.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2026-000002)



Roll Call Number

26-0371

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

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.

MOTION CARRIED APPROVED

*Connie Boesen*  
 Mayor

*Laura Baumgartner*  
 City Clerk