



Roll Call Number

26-0460

Agenda Item Number

42

Date April 6, 2026

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM C-BUILD, LLC (OWNER), REPRESENTED BY MITCH COLUZZI (OFFICER), TO REZONE PROPERTY LOCATED IN THE VICINITY OF 5600 SOUTHEAST 27TH 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



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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.; and

WHEREAS, on March 23, 2026, by Roll Call No. 26-0371, it was duly resolved by the City Council that the request for approval of the proposed rezoning be set down for hearing on April 6, 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 rezoning of the Property, as legally described above, 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 conditions set forth above, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

(NOTE – APPROVAL REQUIRES SIX VOTES DUE TO OPPOSITION OF GREATER THAN 20% OF RELEVANT PROPERTY OWNERS)

Moved by Matto to deny.

Second by Voss.

FORM APPROVED:

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/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(ZONG-2026-000002)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
BARRON		✓		
WESTERGAARD	✓			
MANDELBAUM		✓		
GATTO	✓			
TOTAL	5	2		

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