



Roll Call Number

25-0532

Agenda Item Number

47

Date April 7, 2025

RESOLUTION HOLDING HEARING REGARDING REQUEST FROM THE ITALIAN-AMERICAN CULTURAL CENTER OF IOWA (OWNER), REPRESENTED BY JEFFREY M. LAMBERTI (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 2633 FLEUR DRIVE, TO AMEND THE PLANDSM: CREATING OUR TOMORROW COMPREHENSIVE PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FOR PORTIONS OF THE PROPERTY FROM NEIGHBORHOOD MIXED USE AND LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD MIXED USE, AND FOR APPROVAL OF THE 5TH AMENDMENT TO THE BUTLER MANSION PUD (PLANNED UNIT DEVELOPMENT) CONCEPTUAL PLAN, TO ALLOW A CULTURAL AND EVENTS CENTER USE WITH BUILDING MODIFICATIONS, A NEW BUILDING, AND OTHER SITE MODIFICATIONS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 6, 2025, its members voted 9-2-2 in support of a motion to recommend **APPROVAL** of a request from the Italian-American Cultural Center of Iowa (Owner), represented by Jeffrey M. Lamberti (Officer), for the proposed 5th Amendment to the Butler Mansion PUD (Planned Unit Development) Conceptual Plan 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 February 6, 2025, its members voted 9-2-2 in support of a motion to recommend **APPROVAL** of a request from the Italian-American Cultural Center of Iowa (Owner), represented by Jeffrey M. Lamberti (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for portions of the property from Neighborhood Mixed Use and Low Density Residential to Neighborhood Mixed Use; and

WHEREAS, on February 6, 2025, the City Plan and Zoning Commission considered a request from the Italian-American Cultural Center of Iowa (Owner), represented by Jeffrey M. Lamberti (Officer), for review and approval of a 5th amendment to the Butler Mansion PUD Conceptual Plan, on property located at 2633 Fleur Drive, to allow a cultural and events center use with building modifications, a new building, and other site modifications; and

WHEREAS, the City Plan and Zoning Commission voted 9-2-2 to **APPROVE** the 5th amendment to the Butler Mansion PUD Conceptual Plan, on property located at 2633 Fleur Drive, to allow a cultural and events center use with building modifications, a new building, and other site modifications, subject to the following conditions:

1. The parking lot shall be landscaped in conformance with Section 135-7 of the City Code to the satisfaction of the Planning and Urban Design Administrator.; and
2. All exterior construction and modifications shall comply with Chapter 58 (Historic Preservation Ordinance) of the City Code.; and



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WHEREAS, upon further discussion between the Italian-American Cultural Center of Iowa and City Development Services Department staff, the Applicant has proposed additional conditions for the 5th amendment to the Butler Mansion PUD Conceptual Plan; and

WHEREAS, the Italian-American Cultural Center of Iowa (Owner), represented by Jeffrey M. Lamberti (Officer), further requests for review and approval of the 5th amendment to the Butler Mansion PUD Conceptual Plan, on property located at 2633 Fleur Drive, to allow a cultural and events center use with building modifications, a new building, and other site modifications, subject to the following conditions:

1. The parking lot shall be landscaped in conformance with Section 135-7 of the City Code to the satisfaction of the Planning and Urban Design Administrator; and
2. Landscaping and screening shall additionally be in conformance with the Neighborhood Planting Exhibit; dated March 25, 2025; and
3. All exterior construction and modifications shall comply with Chapter 58 (Historic Preservation Ordinance) of the City Code; and
4. Assembly and Entertainment uses shall be limited to a seating or occupant capacity of less than 2,000 persons; and
5. Lodging uses shall have no more than 60 rooms or suites.

WHEREAS, the Property is legally described as follows:

LOTS 3 AND 4, BUTLER PLACE, AND OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA.

SAID TRACK OF LAND CONTAINS 7.08 ACRES MORE OR LESS.

SAID TRACK OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.; and

WHEREAS, on February 24, 2025, by Roll Call No. 25-0265, it was duly resolved by the City Council that the request for approval of the proposed amendment and 5th amendment to the Butler Mansion PUD Conceptual Plan be set down for hearing on March 10, 2025, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, on March 10, 2025, by Roll Call No. 25-0376, it was duly resolved by the City Council that the request for approval of the proposed amendment and 5th amendment to the Butler Mansion PUD Conceptual Plan be opened and continued for hearing on April 7, 2025, at 5:00 p.m., at the City Council Chambers; and



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WHEREAS, in accordance with said notice, those interested in said proposed amendment and 5th amendment to the Butler Mansion PUD Conceptual Plan, 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 amendment and the 5th Amendment to the Butler Mansion PUD Conceptual Plan 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 portions of the Property from Neighborhood Mixed Use and Low Density Residential to Neighborhood Mixed Use.
3. The proposed 5th Amendment to the Butler Mansion PUD Conceptual Plan is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved as stated above, subject to all conditions set forth above.

MOVED by Mandelbaum to adopt. SECOND by Gatto

FORM APPROVED: /s/ Chas M. Cahill Chas M. Cahill Assistant City Attorney

(ZONG-2024-000037) (COMP-2024-000023)

Table with columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, COLEMAN, WESTERGAARD, MANDELBAUM, GATTO, and TOTAL. Includes MOTION CARRIED and APPROVED labels.

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.

Connie Boesen Mayor

Laura Baumgartner City Clerk