



Roll Call Number

25-0687

Agenda Item Number

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Date May 5, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM URBAN DREAMS (OWNER), REPRESENTED BY IZAAH KNOX (OFFICER), FOR THE FOLLOWING REGARDING TWO (2) PARCELS LOCATED AT 1411 AND 1419 7TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW-MEDIUM DENSITY RESIDENTIAL WITHIN A COMMUNITY NODE TO MEDIUM DENSITY RESIDENTIAL WITHIN A COMMUNITY NODE, AND TO REZONE THE PROPERTY FROM “N5” NEIGHBORHOOD DISTRICT TO LIMITED “NX1” NEIGHBORHOOD MIX DISTRICT, TO ALLOW THE DEVELOPMENT OF RESIDENTIAL ROWHOMES

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Urban Dreams (Owner), represented by Izaah Knox (Officer), for the proposed rezoning from “N5” Neighborhood District to Limited “NX1” Neighborhood Mix District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low-Medium Density Residential within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Urban Dreams (Owner), represented by Izaah Knox (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low-Medium Density Residential within a Community Node to Medium Density Residential within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on April 3, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Urban Dreams (Owner), represented by Izaah Knox (Officer), to rezone the Property from “N5” Neighborhood District to Limited “NX1” Neighborhood Mix District, to allow the development of residential rowhomes, subject to the following condition:

1. There shall be no more than six (6) dwelling units on the subject property, which measures approximately 0.33 acres in area; and

WHEREAS, the Property is legally described as follows:

THE NORTH 62 FEET OF LOTS 4 AND 5 IN HEDGES ADDITION TO NORTH DES MOINES AN OFFICIAL PLAT AND THE NORTH 14 FEET OF LOT 2, ALL OF LOTS 3 AND 4, AND THE SOUTH 16 FEET OF LOT 5 IN THE E.M. KELSEY'S SUBDIVISION OF THE EAST 158 1/2 FEET OF LOT 46 OF OFFICIAL PLAT OF SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 24, WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, LOCALLY KNOWN AS 1410 6TH AVENUE, DES MOINES, IOWA.

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WHEREAS, on April 21, 2025, by Roll Call No. 25-0579, 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 May 5, 2025, 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 proposals, 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 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-Medium Density Residential within a Community Node to Medium Density Residential within a Community Node is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "N5" Neighborhood District to Limited "NX1" Neighborhood Mix District, to allow the development of residential rowhomes, 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 Coleman TO ADOPT. SECOND BY Latto.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000008) (COMP-2025-000006)

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50

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

MOTION CARRIED

APPROVED

Connie Bauer

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