

★ **Roll Call Number**
25-1289

Agenda Item Number
27

Date September 29, 2025

RESOLUTION SETTING HEARING ON REQUEST FROM COLD STORAGE REHAB, LLC (OWNER), REPRESENTED BY ABBEY GILROY (OFFICER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED AT 2814 7TH STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 4, 2025, its members voted 10-0 in support of a motion finding the requested rezoning for Property located at 2814 7th Street is not in conformance with the existing PlanDSM future land use designation of Industrial; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 4, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Cold Storage Rehab, LLC (Owner), represented by Abbey Gilroy (Officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property located at 2814 7th Street from Industrial to Neighborhood Mixed Use; to rezone the Property from "I1" Industrial District to "RX1" Mixed Use District, to allow a mixed use development including rowhome buildings, and a restaurant, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and

WHEREAS, the Property is legally described as follows:

LOT 3 IN LAGOON PARK, AN OFFICIAL PLAT, AND LOTS 205, 206, 207, 208, 209, 210, 215 AND 216 IN MANN'S SECOND ADDITION TO LAKE PARK, ALSO THE NORTH AND SOUTH ALLEY, 14 FEET IN WIDTH LYING WEST OF AND ABUTTING THE WEST LINE OF LOTS 205 TO 210, INCLUSIVE, AND THE EAST AND WEST ALLEY, 14 FEET IN WIDTH LYING SOUTH OF AND ABUTTING THE SOUTH LINE OF LOTS 215 AND 216, ALL IN MANN'S SECOND ADDITION TO LAKE PARK, 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 amendment to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are 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 5:00 p.m. on October 20, 2025 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.

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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 X Gatto TO ADOPT.

SECOND BY Voss

FORM APPROVED:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(ZONG-2025-000016) (COMP-2025-000013)

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|----------|------|--------|
| BOESEN | ✓ | | | |
| SIMONSON | ✓ | | | |
| VOSS | ✓ | | | |
| COLEMAN | ✓ | | | |
| WESTERGAARD | ✓ | | | |
| MANDELBAUM | ✓ | | | |
| GATTO | ✓ | | | |
| TOTAL | 7 | | | |
| MOTION CARRIED | | APPROVED | | |

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 Breen Mayor

Laura Baumgartner City Clerk