



Roll Call Number

.....25-1435

Agenda Item Number

48

DateOctober 20, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING 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 to recommend **APPROVAL** of a request from Cold Storage Rehab, LLC (Owner), represented by Abbey Gilroy (Officer), for the proposed rezoning from “I1” Industrial District to “RX1” Mixed Use District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan 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), for the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Industrial to Neighborhood Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further 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 rezone the Property from “I1” Industrial District to “RX1” Mixed Use District, to allow the use of the property for to allow a mixed use development including rowhome buildings, and a restaurant; 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.; and

WHEREAS, on September 29, 2025, by Roll Call No. 25-1289, 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 October 20, 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



Roll Call Number

251435

Agenda Item Number

48

Date October 20, 2025

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 Industrial to Neighborhood Mixed Use is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "I1" Industrial District to "RX1" Mixed Use District, to allow a mixed use development including rowhome buildings, and a restaurant, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY Westergaard TO ADOPT. SECOND BY Voss.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

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

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.

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

MOTION CARRIED

APPROVED

Connie Boesen

Mayor

Laura Baumgartner

City Clerk