

★ **Roll Call Number**
26-0067

Agenda Item Number
23

Date January 12, 2026

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM ZION CAPITAL GROUP, LLC (OWNER), REPRESENTED BY RYAN CAMPOS (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 2453 EAST GRAND AVENUE, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM NEIGHBORHOOD MIXED-USE TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM LIMITED “RX1” MIXED-USE DISTRICT TO LIMITED “RX1” MIXED-USE DISTRICT, TO ALLOW THE PROPERTY TO CONTAIN UP TO TEN (10) DWELLING UNITS, INCLUDING SIX (6) DWELLING UNITS WITHIN THE EXISTING STRUCTURE AND FOUR (4) DWELLING UNITS WITHIN A STRUCTURE ON THE SOUTHERN PORTION OF THE PROPERTY

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC (Owner), represented by Ryan Campos (Officer), for the proposed rezoning from Limited “RX1” Mixed-Use District to Limited “RX1” Mixed-Use District, be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Neighborhood Mixed-Use; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC (Owner), represented by Ryan Campos (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Neighborhood Mixed Use to High Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Zion Capital Group, LLC (Owner), represented by Ryan Campos (Officer), to rezone the Property from Limited “RX1” Mixed-Use District to Limited “RX1” Mixed-Use District, to allow the property to contain up to ten (10) dwelling units, including six (6) dwelling units within the existing structure and four (4) dwelling units within a structure on the southern portion of the property, subject to the following conditions:

1. There shall be no more than ten (10) dwelling units on the subject property, which measures approximately 0.241 acres in area;
2. The exterior of the existing building shall be repaired to provide a consistent window pattern and siding material to the satisfaction of the Planning and Urban Design Administrator;
3. All pre-existing signage on the building façade shall be removed; and
4. The subject property shall be brought into compliance with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of the City Code) in



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accordance with an approved site plan and to the satisfaction of the Planning and Urban Design Administrator.

WHEREAS, the Property is legally described as follows:

THE EAST 55 FEET OF LOT 1 IN CENTRAL PARK, AN OFFICIAL PLAT,
AND THE WEST 15 FEET OF LOT A IN WM. T. SMITH'S GRAND AVENUE
ADDITION TO GRANT PARK, AN OFFICIAL PLAT, ALL 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 rezoning is 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 City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on January 26, 2026, at which time the City Council will hear both those who oppose and those who favor the proposal.
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 Gatto to adopt.

Second by Voss.

FORM APPROVED:

/s/ Emily A. Duffy

Emily A. Duffy

Assistant City Attorney

(ZONG-2025-000034)

(COMP-2025-000026)



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

MOTION CARRIED

APPROVED

Connie Boesen

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