



Date September 23, 2013

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 5, 2013 a motion was made to recommend **DENIAL** of a request from Robert J. Mulvihill Jr. (purchaser) to rezone property located at 1139 24th Street from R1-60 One-Family Low-Density Residential District to a Limited NPC Neighborhood Pedestrian Commercial District to allow for commercial reuse of the existing 3,600-square foot building. The subject property is owned by Ballard's Glass & Screen Service; and

WHEREAS, said motion **FAILED** by a 6-6 vote; and

WHEREAS, City Plan and Zoning Commission subsequently made a motion to recommend **APPROVAL** of the proposed rezoning from R1-60 One-Family Low-Density Residential District to a Limited NPC Neighborhood Pedestrian Commercial District to allow for commercial reuse of the existing 3,600-square foot building subject to the following conditions:

- 1) Taverns and nightclubs.
- 2) Billiard parlor/game room.
- 3) Communication tower/antenna (unless as an extension of 20 feet or less from the structure).
- 4) Delayed deposit services.
- 5) Pawn brokers.
- 6) Gas stations/convenience stores.
- 7) Off premises advertising signs.
- 8) Any business where gross revenues of tobacco and alcohol products exceed 40% of sales; and.

WHEREAS, said motion **FAILED** by a 5-7 vote; and

WHEREAS, NO FURTHER ACTION WAS TAKEN REGARDING THIS ITEM; AND

WHEREAS, the subject property is more specifically described as follows:

Lot 27, Drake University 3rd Addition, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.



Roll Call Number

Agenda Item Number

16

Date September 23, 2013

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on October 7, 2013, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. 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 _____ to adopt.

FORM APPROVED:

Michael F. Kelley
Assistant City Attorney

(ZON2013-00105)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, 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.

City Clerk



September 16, 2013

Date _____

Agenda Item 16

Roll Call # _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held September 5, 2013, the following action was taken regarding a request from Robert J. Mulvihill Jr. (purchaser) for rezoning of property located at 1139 24th Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-3 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty				X
Jann Freed		X		
John "Jack" Hilmes				X
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee				X
CJ Stephens		X		
Vicki Stogdill	X			
Greg Wattier		X		

APPROVAL of Part A) to find the proposed rezoning is **not** in conformance with the existing Des Moines' 2020 Community Character Plan designations of Low-Density Residential.

By separate motion Commissioners recommended 6-6 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Tim Fitzgerald		X		
Dann Flaherty				X
Jann Freed		X		
John "Jack" Hilmes				X
Ted Irvine	X			



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309-1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

Commission Action:	Yes	Nays	Pass	Absent
Greg Jones		X		
William Page	X			
Christine Pardee				X
CJ Stephens		X		
Vicki Stogdill		X		
Greg Wattier		X		

DENIAL of a request to amend the Des Moines' 2020 Community Character Plan future land use designation from Low/Medium Density Residential to Commercial: Pedestrian-Oriented Commercial Corridor and denial of the requested rezoning. (21-2013-4.17)
(Motion Failed 6-6)

By separate motion Commissioners recommended 5-7 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles		X		
JoAnne Corigliano		X		
Shirley Daniels		X		
Jacqueline Easley		X		
Tim Fitzgerald	X			
Dann Flaherty				X
Jann Freed	X			
John "Jack" Hilmes				X
Ted Irvine		X		
Greg Jones	X			
William Page		X		
Christine Pardee				X
CJ Stephens		X		
Vicki Stogdill	X			
Greg Wattier	X			

APPROVAL of a request to amend the Des Moines' 2020 Community Character Plan future land use designation from Low/Medium Density Residential to Commercial: Pedestrian-Oriented Commercial Corridor; and **Approval** of a request to rezone from "R1-60" One-Family Low-Density Residential District to "NPC" Neighborhood Pedestrian Commercial District to allow for commercial reuse of the existing 3,600-square foot building subject to the following conditions: (ZON2013-00105)

- 1) Taverns and nightclubs.
- 2) Billiard parlor/game room.
- 3) Communication tower/antenna (unless as an extension of 20 feet or less from the structure).
- 4) Delayed deposit services.
- 5) Pawn brokers.
- 6) Gas stations/convenience stores.
- 7) Off premises advertising signs.
- 8) Any business where gross revenues of tobacco and alcohol products exceed 40% of sales.

(Motion failed 5-7)

NO FURTHER ACTION WAS TAKEN BY THE COMMISSION REGARDING THIS ITEM.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the proposed rezoning be found not in conformance with the existing Des Moines' 2020 Community Character Plan designations of Low-Density Residential.

Part B) Staff recommends denial of an amendment to the Des Moines' 2020 Community Character Plan future land use designation from Low/Medium Density Residential to Commercial: Pedestrian-Oriented Commercial Corridor.

Part C) Staff recommends denial of the requested rezoning.

Written Responses

5 In Favor

0 In Opposition

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The subject property is currently occupied by Ballard's Glass & Screen Repair, which is a retail and repair shop use. This use is considered legal non-conforming since the property is zoned "R1-60" One-Family Low-Density Residential District. The current property owner (Ballard's Glass & Screen Service, Inc.) is in the process of selling the property to Robert Mulvihill. The applicant has indicated that the current tenant will remain in the space indefinitely until they find a suitable smaller location.

Under the current "R1-60" District regulations, when the existing business vacates the premises, it can only be used for a retail or repair shop business (so long as such use doesn't cease for more than 6 months) or for a use as permitted in the "R1-60" District. The proposed rezoning would allow the property to be used for a commercial use other than retail or a repair shop, such as office space, a restaurant, or another use as permitted in the "NPC" Neighborhood Pedestrian Commercial District. Mr. Mulvihill has not identified a preferred use or desired tenant. He has indicated that given the current condition of the building, it may need to be vacant for an extended time in order to make renovations necessary for attracting a suitable tenant.

If the rezoning is denied by City Council, the property can continue to be used for retail and repair shop use so long as such use does not cease for more than 6 months. Furthermore, the applicant can apply to the Zoning Board of Adjustment for a Use Variance within 12 months of the denial of the rezoning at such time a specific desired commercial use of the premises is known.

If the property is rezoned to "NPC" District, any change in use on the site and any future site modifications would require approval of a Site Plan and building elevations by the City's Plan and Zoning Commission in accordance with the "NPC" Design Guidelines. The "NPC" District regulations are intended to allow pedestrian-oriented uses and allow for a reduction to the number of required parking spaces.

2. **Size of Site:** 40 feet by 160 feet (6,400 square feet or 0.15 acre).
3. **Existing Zoning (site):** "R1-60" One-Family Low-Density Residential District.
4. **Existing Land Use (site):** The site contains a 30-foot by 120-foot (3,600 square feet) building that has been occupied as Ballard's Glass & Screen Repair. There is a 24-foot by 35-foot (840 square feet) paved area to the west (front) of the building.

5. **Adjacent Land Use and Zoning:**

North – "R1-60"; Use is a 5-unit multiple-family residential dwelling.

South – "R1-60"; Use is a 2-unit residential dwelling.

East – "R1-60"; Use is a single-family residential dwelling.

West – "PUD"; Use is a Holiday Inn Express hotel.

6. **General Neighborhood/Area Land Uses:** The subject property is located along the east side of 24th Street just south of University Avenue. The site is in an area that includes a mix of residential and commercial uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Drake Neighborhood. This neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on July 12, 2013 and a Final Agenda on July 26, 2013. Additionally, separate notifications of the hearing for this specific item were mailed on July 12, 2013 (20 days prior to the hearing) and July 22, 2013 (10 days prior to the hearing) to the Drake Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Drake Neighborhood Association notices were mailed to Deric Gourd, 2422 Drake Park Avenue, Des Moines, IA 50311.

The applicant is scheduled to hold their neighborhood meeting on July 31, 2013. The applicant will present a summary of the neighborhood meeting at the August 1, 2013 Plan & Zoning Commission meeting.

8. **Relevant Zoning History:** None.
9. **2020 Community Character Land Use Plan Designation:** The subject property is located within an area designated in the Des Moines' 2020 Community Character Plan future land use designation from Low/Medium Density Residential to Commercial: Pedestrian-Oriented Commercial Corridor to allow for the proposed rezoning.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property

owner agrees in writing, prior to the City Council Hearing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **2020 Community Character Land Use Plan:** The proposed "NPC" District requires the Des Moines' 2020 Community Character Plan to be amended to revise the future land use designation for the property from Low Density Residential to Commercial, Pedestrian-Oriented Commercial Corridor.

In 2011, the City adopted the Drake Neighborhood Action Plan to guide future development and redevelopment within the neighborhood. The plan calls for preserving the low-density residential character of the residential areas that are not located along the major corridors, such as University Avenue and Forest Avenue. Rezoning the property to "NPC" District would perpetuate commercial use of the small property located in between residential uses. Staff is concerned that allowing a broad range of commercial uses could create a nuisance for surrounding residents with regard to noise, parking, and traffic.

2. **Parking & Access:** Any change in use of the property must comply with off-street parking requirement. The parking standards for the "NPC" District do allow for a 40% reduction to the required off-street parking and allow for on-street parking spaces to be counted towards meeting the parking requirement if they adjoin the subject property.

At most, the property can provide four (4) parking spaces within the existing paved parking area to the west (front) of the structure or two (2) on-street spaces within 40 feet of frontage along 24th Street. Staff is concerned that many commercial uses permitted by the proposed "NPC" District would have the potential to generate significant traffic and place a burden on surrounding properties since no more than four (4) parking spaces can be provided.

3. **Permit & Development Center Comments:** Any renovation of the building must be in compliance with all applicable building and fire codes, with issuance of all necessary permits by the Permit and Development Center.

Any residential dwelling unit within the structure shall be in accordance with any necessary Rental Certificate as issued by the City's Neighborhood Inspections Division.

4. **Site Plan Requirements:** Any change in use of the property must conform to the City's site plan requirements, including those regarding stormwater management, landscaping, and screening of adjoining residential properties.

Any trash enclosure on the site must conform to the standards of the Zoning Ordinance and be comprised of durable materials that compliment the principal building with steel gates.

5. **NPC Design Guidelines:** Should the property be rezoned to "NPC" District, a Site Plan and building elevations must be submitted for review and approval by the Plan and Zoning Commission under the following design guidelines applicable to development in the "NPC" District. (*A Site Plan has not been submitted for consideration at this time.*)
 - A) Buildings should frame the street and maintain a minimal setback from the street.

- B) The front facade of the first floor of the building on the primary commercial street should have a ratio of at least 40 percent window and window display area to total street facade.
- C) The front entrance should be oriented to the street. On a corner lot, the building should have a well-defined entrance on the primary commercial street.
- D) Materials should be brick, stone, tile, stucco, or horizontal wood clapboard with a maximum width of six inches. Two-story buildings are encouraged.
- E) Commercial buildings with over 50 feet of building frontage should have the appearance of being broken into separate bays of between 20 to 35 lineal feet using structural elements, fenestration patterns, protruding or recessed bays, or architectural details.
- F) Building frontage should occupy at least 50 percent of the primary street frontage.
- G) Off-street loading and parking spaces should be provided in compliance with sections 134-1376 and 134-1377 of the zoning chapter, subject to the following modifications:
 - a. The minimum number of off-street parking spaces is 60 percent of the number of spaces otherwise required by subsection 134-1377(a).
 - b. Parking should not exceed the amount otherwise required by section 134-1377 of this Code.
 - c. Parking should not use the front yard but should be concentrated along the side and in back of the building in the predominant pattern of character defining buildings.
 - d. Shared parking among businesses or between business and residential projects will be allowed, provided a shared parking plan is presented at the time of application, signed by the property owners, ensuring non-duplication of parking. The shared parking must be within 300 feet of the business or dwelling.
 - e. On-street parking directly adjacent to the occupant frontage shall count toward the minimum off-street parking requirement. Elimination of such on-street parking by the city shall have no effect on an approved site plan.
 - f. Tandem parking spaces shall count toward the minimum off-street parking requirement if a parking plan demonstrates that the parking will be for employees and will be occupied for over four hours between changes.
 - g. An emphasis of trees, shrubs and other plantings should be placed around the perimeter of any parking area and within large parking lots to create a more attractive area. The landscape plan should generally enhance the visual appearance of the building, parking area and any pedestrian areas.
- H) The following bulk regulations should be observed:
 - a. Minimum lot area:
 - i. Single-family detached dwelling, 5,000 square feet.
 - ii. Single-family semidetached dwelling, 3,000 square feet.
 - iii. Two-family dwelling, 6,000 square feet.
 - iv. Multiple dwelling, 10,000 square feet.
 - v. Mixed-use project, 10,000 square feet.
 - vi. Shelter for the homeless, 8,000 square feet.
 - vii. No minimum requirement for permitted nonresidential uses.
 - b. Minimum lot area per dwelling unit:
 - i. Row and multiple dwellings, 2,000 square feet.
 - ii. Shelter for the homeless, 300 square feet of lot size for each resident.
 - c. Front yard: minimum of zero feet.
 - d. Side yards: minimum of zero feet.

- e. Rear yard: None required, except when adjoining any R or C-0 district or portion of a PUD designated for residential use, in which case ten feet.
- f. Height: minimum of 15 feet, maximum of 45 feet.
- g. Number of stories:
 - i. Residential uses, a maximum of four stories.
 - ii. All other permitted uses, a maximum of two stories.
- l) Signs, which are attached or projecting from the building and designed for the character of the building, are preferred. Monument signs are allowed.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

Robert Mulvihill, Jr. 3114 Cumming Road, Cumming Iowa stated he proposes to renovate the building. The purpose of the requested rezoning is to get a wider pool of tenants that would want to rent the building. Option 1 where he would request zoning permission for each tenant that moves in would be possible but kind of a hassle for him and would also make his property less attractive. Option 2 of converting the existing buildings at 1145 24th Street and 1147 24th Street that he owns is also possible. However, those buildings were designed as residential properties and there would not be much use for them if he just use the land for parking for the requested property he is here for tonight. He believes that this option would be contrary to the Des Moines 2020 Community Character Plan where preserving the character of the community. He believes that changing the zoning to "NPC" would be in his and the communities best interest.

CHAIRPERSON OPENED THE PUBLIC HEARING

Deric Gourd 2422 Drake Park Avenue – Drake Neighborhood Association President stated the neighborhood association likes "NPC" zoning in their neighborhood because it is a very mixed use neighborhood. The applicant's property is really a commercial property. It is zoned "R1-60" which he believes is not the correct zoning. The neighborhood association does not like nonconforming zoning which is one reason they are against keeping the zoning as it is. By zoning this property "NPC" it allows there to be a site plan process which when used effectively basically encourages people (developers) to come in think about it, put out a plan to the community and talk about how their changes or whatever they are doing is going to impact things. The neighborhood association is not in favor of creating a large zoning because they like to preserve the housing stock (at 1145 24th Street and 1147 24th Street).

The neighborhood supports the rezoning subject to the prohibition of eight uses:

- 1) Taverns and nightclubs.
- 2) Billiard parlor/game room.
- 3) Communication tower/antenna (unless as an extension of 20 feet or less from the structure).
- 4) Delayed deposit services.
- 5) Pawn brokers.
- 6) Gas stations/convenience stores.
- 7) Off premises advertising signs.
- 8) Any business where gross revenues of tobacco and alcohol products exceed 40% of sales.

If there are other restrictions recommended it could be something that can be discussed. The Drake Neighborhood Association likes the applicant's request to rezone this property to "NPC" and they believe it is right for this area.

Will Page asked what Mr. Gourd's opinion of the applicable information section in the staff report stating that rezoning this single property to "NPC" District would perpetuate commercial use of the small property located between residential uses and of staff's concern that allowing a broad range of commercial uses could create a nuisance for surrounding residents with regard to noise, parking, and traffic.

Deric Gourd stated he was involved with the Drake Neighborhood Plan process and he is a big defender. When they did the plan they talked about the changes to the 2020 Community Character Plan. They looked at places that were zoned commercial. This property was zoned as "R1-60". It is a small lot and when making this plan it is something that was not thought of at the time that this particular lot would ever come back or it would have been something that they would have written in. They did talk later that they thought "NPC" on an as needed basis where it was appropriate is something that the Drake Neighborhood supported. Therefore, the plan that talks about the zoning request in this area does not talk about commercial. However, he believes that it was more by omission.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Ted Irvine asked staff if residential use is allowed in "NPC" district.

Jason Van Essen stated yes, single family and multi-family use is allowed.

Ted Irvine expressed concern that this seems like spot zoning. Because it is already a commercial building are they spot zoning it to commercial. He is surprised at the Drake Neighborhood's position on this matter given that all of the uses that are permitted in the "NPC" district. He is a little uncomfortable with rezoning this property so "it won't be a hassle" and "worth more". The zoning is there to protect the neighborhood. Therefore, he agrees with the staff's recommendation. If the rezoning included those two houses to the north he believes it would be appropriate.

CJ Stephens stated on this particular item it deserves a little common sense. This is a property that has been there and the Drake Neighborhood Association acknowledges that they have mixed use neighborhood. Due to the size of a lot the questions are is it rebuildable, is it good for anything else? As long as the neighbors directly on each side don't have a problem with it she don't have a problem with a use variance.

Ted Irvine stated that he believes the Commissioners are not here to consider a use variance but to consider rezoning the property.

Greg Wattier stated the neighborhood is so eclectic and in these neighborhoods we don't want the parking to drive the solution. He would be a huge proponent in voting for approval of the applicant's request.

COMMISSION ACTION:

Ted Irvine moved staff recommendation Part A) that the proposed rezoning be found not in conformance with the existing Des Moines' 2020 Community Character Plan designations of Low-Density Residential.

Motion passed 9-3 (Jann Freed, CJ Stephens and Greg Wattier voted in opposition)

Ted Irvine moved staff recommendation Part B) to deny the request to amend the Des Moines' 2020 Community Character Plan future land use designation from Low/Medium Density Residential to Commercial: Pedestrian-Oriented Commercial Corridor; and Part C) to deny the requested rezoning. If the rezoning is denied by the City Council, the applicant would have up to one (1) year to request a Use Variance from the Zoning Board of Adjustment for a specific commercial use.

Motion failed 6-6 (JoAnne Corigliano, Dory Briles, Jacqueline Easley, Will Page, Shirley Daniels and Ted Irvine voted in favor. Tim Fitzgerald, Jann Freed, Greg Jones, CJ Stephens, Vicki Stogdil and Greg Wattier voted in opposition).

Will Page asked that staff discuss the other options that are available to the applicant.

Mike Ludwig stated that currently it is a rezoning application so the Commission can follow up with another motion to approve the zoning and see if that passes.

Greg Wattier asked if there were any discussion that might change people vote.

Greg Jones stated that Mr. Irvine said that he would be more inclined to vote for approval of the applicant's request if it included the two properties that the applicant owns.

Mike Ludwig stated that the Commission cannot rezone additional property tonight. It would have to be re-noticed.

JoAnne Corigliano stated this property does not seem to create an issue other than she doesn't want to rezone before she knows what is going into the property. There have been other times when the Commission had to deny approval of a rezoning because there was no known use. The applicant just wanted a rezoning.

Tim Fitzgerald asked what is the alternative if this rezoning does not pass. Does it stay empty. He believes that this should be considered.

Ted Irvine stated he is not opposed to a commercial use in this building. He understands that this is a commercial building that somebody built before any of the zoning existed. He understands that the applicant's next step would be to go to the Board of Adjustment and say they have a tenant who would like a variance and even though the Commission does not speak for the Board of Adjustment this type of request might get granted. He believes that the appropriate course is to get a tenant and get a use variance.

Mike Ludwig stated that a request for variance would be the next step if the zoning was denied by the City Council.

Greg Wattier stated that he is not sure that adding more property to the rezoning request would be a better thing. He believes that more property would be more congestion and more cars.

Ted Irvine stated that his point is there is no "NPC" zoning contiguous to this property.

Greg Wattier made a motion to approve an amendment to the Des Moines' 2020 Community Character Plan future land use designation from Low/Medium Density Residential to Commercial: Pedestrian-Oriented Commercial Corridor and to approve the applicant's request to rezone the property to "NPC" subject to prohibition of the following uses:

- 1) Taverns and nightclubs.
- 2) Billiard parlor/game room.
- 3) Communication tower/antenna (unless as an extension of 20 feet or less from the structure).
- 4) Delayed deposit services.
- 5) Pawn brokers.
- 6) Gas stations/convenience stores.
- 7) Off premises advertising signs.
- 8) Any business where gross revenues of tobacco and alcohol products exceed 40% of sales.

Motion failed 5-7 (Tim Fitzgerald, Vicki Stogdil, Greg Jones, Jann Freed and Greg Wattier vote in favor. Ted Irvine, Shirley Daniels, Will Page, Dory Briles, Jacqueline Easley, JoAnne Corigliano, CJ Stephens voted in opposition)

NO FURTHER ACTION WAS TAKEN BY THE COMMISSION REGARDING THIS ITEM.

Will Page stated one of the motivations that he had for his vote was the fact that the neighborhood worked a long time on this neighborhood plan and the Drake Neighborhood is very complex with any number of different uses. He believes that if they make an exception to the plan now in a neighborhood that is as complex as this, there is a question about the integrity of their plan in the future.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

Request from Robert J. Mulvihill Jr. (purchaser) for rezoning of property located at 1139 24 th Street. The subject property is owned by Ballard's Glass & Screen Service			File #	
			ZON2013-00105	
Description of Action	Request to rezone from "R1-60" One-Family Low-Density Residential District to "NPC" Neighborhood Pedestrian Commercial District to allow for commercial reuse of the existing 3,600-square foot building.			
2020 Community Character Plan	Low/Medium Density Residential (current) Commercial: Pedestrian-Oriented Commercial Corridor (proposed)			
Horizon 2035 Transportation Plan	No Planned Improvements			
Current Zoning District	"R1-60" One-Family Low-Density Residential District			
Proposed Zoning District	"NPC" Neighborhood Pedestrian Commercial District			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	5			
Outside Area				
Plan and Zoning Commission Action	Approval	5-7	Required 6/7 Vote of the City Council	Yes
	Denial			No

Ballard's Glass & Screen Service Inc (Robert Mulvihill Jr) - 1139 24th St. ZON2013-00105



Item ZON2013-00105

Date 7-25-13 16

I (am) ~~(am not)~~ in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name David Strom

Signature David Strom

JUL 26 2013

Address 2801 Center St

DSM 50312

Reason for ~~DEPARTMENT~~ approving this request may be listed below.

NO OBJECTION

JUL 26 2013

ZON2013-00105
DAVID C STROM
2801 CENTER ST
DES MOINES, IA 50312

Item ZON2013-00105

Date 7/25/13 16

(am) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Four Way LLC

Signature [Signature]

JUL 30 2013

Address 2401 SE JAMES DR #117

ARKLYN, IA 50021

Reason for opposing or approving this request may be listed below:

Item ZON2013-00105

Date 7/26/13

(am) (am not) in favor of the request.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Scott Rohden

Signature [Signature]

JUL 30 2013

Address 1159 24th Ste J

Reason for opposing or approving this request may be listed below:

Item ZON-2013-00105 Date 7/29/2013 16

I (am) (am not) in favor of the request.

RECEIVED
COMMUNITY DEVELOPMENT

JUL 31 2013

Print Name Robert S Mulvihill Jr

Signature Robert S Mulvihill Jr

Address 314 Cumming Rd, Cumming, Ga

Reason for opposing or approving this request may be listed below:

SUBJECT PROPERTY

Item ZON2013-00105 Date 7-28-13

I (am) (am not) in favor of the request.

RECEIVED
COMMUNITY DEVELOPMENT

JUL 31 2013

Print Name Don Hupp

Signature Don Hupp

Address 1122 23rd St. DSM, Ga 30131

Reason for opposing or approving this request may be listed below:

