



Date October 21, 2013

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 3, 2013, its members voted 11-1 in support of a motion to recommend **DENIAL** of a request from Raccoon Street Warehouse, LLC (owner) represented by Kurt Pagliai (officer) to rezone property located at 301 and 309 Southeast 8th Street from "M-1" Light Industrial District to "M-2" Heavy Industrial District to allow a future request for a Conditional Use to allow a beverage container recycling business.

The subject property is more specifically described as follows:


All Lots 1 through 10, and vacated intervening North/South alley Right-of-Way, Block 35, Town of De Moines, 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 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 November 4, 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.

FORM APPROVED:

Moved by _____ to adopt.



 Michael F. Kelley
 Assistant City Attorney

(ZON2013-00157)

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

REGISTER ORDER NO. _____ ROLL CALL LEGAL BULLETIN BOARD FOLLOW UP

NOTICE OF HEARING

TO WHOM IT MAY CONCERN

Notice is hereby given that on November 4, 2013, at 5:00 P.M., in the Council Chambers at City Hall at 400 Robert D. Ray Drive, Des Moines, Iowa, a hearing will be held by the City Council concerning a request from Raccoon Street Warehouse, LLC (owner) represented by Kurt Pagliai (officer) to rezone property located at 301 and 309 Southeast 8th Street from "M-1" Light Industrial District to "M-2" Heavy Industrial District to allow a future request for a Conditional Use to allow a beverage container recycling business.

A map and legal description of the subject property is on file and available for public inspection in the office of the City Clerk.

At the above designated time and place, opportunity to be heard will be given to proponents and opponents of the proposed rezoning.

CITY OF DES MOINES, IOWA

By: _____ T.M. Franklin Cownie, Mayor

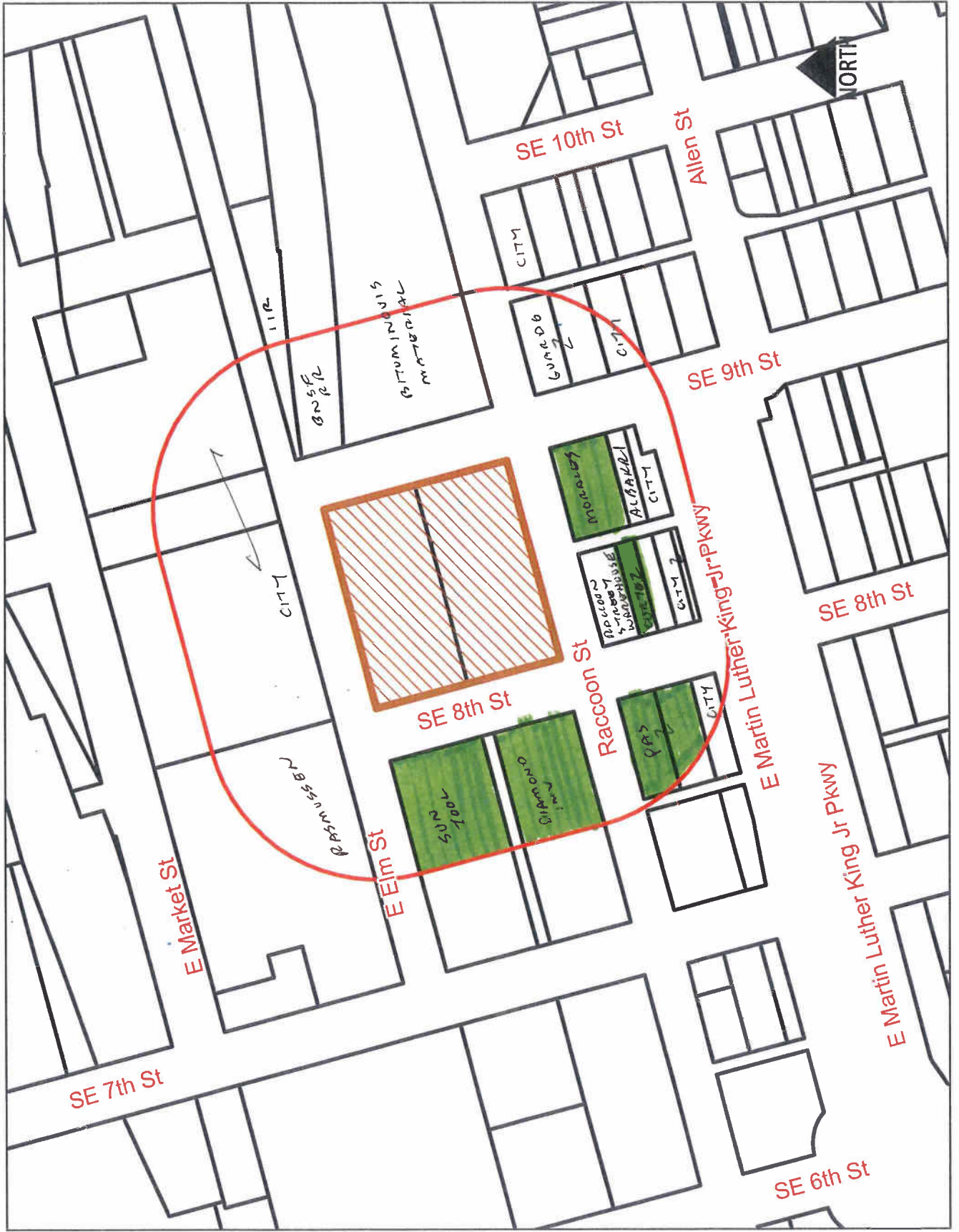
ATTEST:

Diane Rauh, City Clerk

Published in the Des Moines Register on _____

ZON2013-00157

Raccoon Street Warehouse LLC - 301 and 309 SE 8th Street



Date October 24, 2013

Agenda Item 15

Roll Call # _____

October 10, 2013

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 October 3, 2013, the following action was taken regarding a request from Raccoon Street Warehouse, LLC (owner) represented by Kurt Pagliai (officer) to rezone property located at 301 and 309 Southeast 8th Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
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 to find the proposed rezoning not in conformance with the existing Des Moines' 2020 Community Character Plan designation of Downtown Support Commercial.

By separate motion Commissioners recommended 12-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
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

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
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 Downtown Support Commercial to General Industrial.

(21-2013-4.21)

By separate motion Commissioners recommended 12-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
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			

DENIAL of the requested rezoning to remove the "D-O" Downtown Overlay District designation.

By separate motion Commissioners recommended 11-1 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
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			

DENIAL of a request to rezone from “M-1” Light Industrial District to “M-2” Heavy Industrial District. (ZON2013-00157)

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 designation of Downtown Support Commercial.

Part B) Staff recommends denial of an amendment to the Des Moines’ 2020 Community Character Plan future land use designation from Downtown Support Commercial to General Industrial.

Part C) Staff recommends denial of the requested rezoning to remove the “D-O” Downtown Overlay District designation.

Part D) Staff recommends denial of the request to rezone from “M-1” Light Industrial District to “M-2” Heavy Industrial District.

Written Responses

- 5 In Favor
- 0 In Opposition

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed rezoning would allow use of the property for a beverage container recycling operation. Such a recycling operation requires an “M-2” Heavy Industrial District zoning designation, regardless of whether all operations are conducted within a fully-enclosed structure. The submitted site sketch indicates that the southwestern portion of the existing structure would be removed and replaced with a parking lot and loading docks.

The applicant has also requested that the “D-O” Downtown Overlay District be removed from the property so that future site improvements are not subject to its design guidelines.

If the rezoning is denied by City Council, the applicant could apply to the Zoning Board of Adjustment for a Use Variance within 12 months of the denial of the rezoning.

2. **Size of Site:** 300 feet by 280 feet (84,000 square feet or 1.93 acres).

3. **Existing Zoning (site):** “M-1” Light Industrial District, “D-O” Downtown Overlay District, and “GGP” Gambling Games Prohibition District.

4. **Existing Land Use (site):** The site includes a 65,438-square foot building that is built for warehouse and office uses.

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

North – “M-1”; Uses include an east/west Burlington Northern Santa Fe railroad line and undeveloped land.

South – “R-2A”; Uses include a single-family dwelling and a parking lot.

East – “M-2”; Uses include Bitumous Material and Supply with multiple above-ground storage tanks.

West – “M-1” & “M-2”; Uses are warehouse and office.

6. **General Neighborhood/Area Land Uses:** The subject property is located in an area known as the Market District, which includes a mix of industrial, commercial, and residential uses. The site is located one block north of East Martin Luther King, Jr. Parkway.

7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Historic East Village Neighborhood. This neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on September 13, 2013 and a Final Agenda on September 27, 2013. Additionally, separate notifications of the hearing for this specific item were mailed on September 13, 2013 (20 days prior to the public hearing) and on September 23, 2013 (10 days prior to the public hearing) to the Historic East Village 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 Historic East Village Neighborhood Association notices were mailed to Josh Garrett, PO Box 1782, Des Moines, IA 50305.

Staff has not been able to confirm with the applicant whether they have held their required neighborhood meeting. The applicant must provide a summary of that meeting at the public hearing.

8. **Relevant Zoning History:** On May 23, 2006, the City Council passed Ordinance No. 14,451, which included the subject property in a city-wide rezoning of multiple properties from “M-2” Heavy Industrial District to “M-1” Light Industrial District.

The “D-O” Downtown Overlay District designation was added November 7, 2011 by Ordinance No. 15,060.

9. **2020 Community Character Land Use Plan Designation:** The Des Moines’ 2020 Community Character Plan future land use plan designates the site as Downtown Support Commercial. The requested rezoning to “M-2” Heavy Industrial District would require the designation be amended to “General Industrial”.

- 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 Des Moines' 2020 Community Character Plan currently designates the property as Commercial: Downtown Support Commercial, which is described as an area for "general businesses, retail and service establishments, limited high density residential, mixed use developments, and work centers that support the downtown core providing their own off-street parking". The proposed "M-2" Heavy Industrial District would require the Des Moines' 2020 Community Character Plan to be amended to revise the future land use designation for the property to General Industrial.

In May 2010, the City Council received and filed the "Market District of East Village Urban Design Study, as a guide for future development and redevelopment within the area bounded by East/Southeast 7th Street on the east, Scott Avenue on the south, the Des Moines River on the west, and East Walnut Street on the north. The study calls for creating a vibrant pedestrian-oriented mixed-use area by preserving the existing structures and building new residential and commercial structures. While the subject property is located one block to the east of this study area, staff anticipates the revitalization will extend beyond the initial study boundaries given the easterly extension of East Martin Luther King, Jr. Parkway (Southeast Connector).

Rezoning this property to "M-2" District would intensify the industrial use of the property. Staff is concerned that allowing a heavy industrial use, such a recycling business, could create a nuisance for surrounding properties with regard to noise, parking, trash, and truck traffic, and would be a hindrance to the implementation of the Market District Plan.

- 2. 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 change in use of the property must conform to the City's site plan requirements, including those regarding stormwater management and landscaping.

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.

- 3. "D-O" Downtown Overlay District Design Guidelines:** The applicant has requested that the "D-O" Downtown Overlay District be removed from this property so that future site improvements are not subject to its design guidelines. Staff does recommend that the overlay district be lifted, as they are reasonably necessary to ensure any future redevelopment of the site is compatible with surrounding properties and foster the mixed-use character of the surrounding area.

The "D-O" design guidelines are as follows:

- (a) Intent. The design guidelines within the downtown overlay district are intended to support, enhance and protect pedestrian corridors as designated and approved by city council resolution on file in the office of the city clerk in accordance with the "What's Next Downtown Plan," adopted by the city council by R.C. 08-432 on March 10, 2008.
- (b) Scope. In acting upon any site plan application for development of property located within the downtown overlay district, the community development director (or plan and zoning commission if applicable) shall apply the regulations in section 82-213 of this article and the design guidelines in this section except as to those site plan applications for development of property located in the R1-60 and R-HD zoning districts within the downtown overlay district. The decision to approve, approve subject to conditions or disapprove a proposed site plan shall be based upon the conformance of the site plan with such design regulations and the following guidelines. These guidelines shall be applied to the entire site when a new building is constructed or when an existing building is cumulatively expanded by more than 50% of its gross floor area as of the time it became part of the downtown overlay district. If a building is cumulatively expanded by less than 50% of its gross floor area as of the time it became part of the downtown overlay district, then these guidelines shall apply only to the expansion of the building.
- (c) Guidelines. Subject to the exceptions stated in subsection (b), above, any site plan application which includes improvements to property in the downtown overlay district shall conform to the design regulations in section 82-213 and the following additional guidelines:
 - (1) Projects should demonstrate understanding of the micro and macro context for the project by offering place specific solutions for materiality, massing, uses, fabric and climate that are consistent with the vision of the "What's Next Downtown Plan". In most cases, corporate prototype architecture may not be an acceptable design.
 - (2) Low Impact development techniques should be utilized which implement site water quality control solutions, using materials which are locally available and creating projects which minimize energy consumption.
 - (3) Connectivity between adjacent properties should be provided or demonstrated for both pedestrian and vehicular circulation.
 - (4) The incorporation of 'soft (green) spaces' on site is encouraged.
 - (5) Where feasible, projects should provide outdoor spaces for people gathering.
 - (6) If feasible, connections to adjoining bike paths or on-street bike facilities and on-site bike racks should be provided in close proximity to building entrances.
 - (7) Building heights. Minimum height for all uses should be the lesser of 36 feet or three stories.
 - (8) Bulk standards, building setbacks, orientation, frontage and residential access:
 - a. All buildings with river frontage should orient towards the river and have building entrances that are oriented to the river and primary street(s).
 - b. All buildings without river frontage should have entrances oriented toward primary street(s).
 - c. All buildings should have frontage on principal street(s) of not less than 70 percent of the lot.
 - d. For commercial and mixed-use buildings, at least 70 percent of the building frontage should be within one foot of the property line.

- e. At least one building entrance for residential uses should directly access the street when a residential use is located above street-level retail or commercial uses.
 - f. For residential buildings, a maximum setback of 15 feet from the public right-of-way is permitted unless superseded by bulk regulations of the underlying zoning district (i.e. R-HD Residential Historic District, R1-60 Low Density Residential District, etc.).
- (9) Storage of all materials and equipment should take place within completely enclosed buildings.
 - (10) All refuse collection containers and dumpsters should be enclosed on all sides by the use of a permanent wall of wood, brick or masonry and steel gates which are compatible in design with the principal structure.
 - (11) All open areas not used for off-street loading or parking should be landscaped in accordance with the Des Moines Landscape Standards for C-3 districts.
 - (12) Access doors for any warehouse use and any loading docks should not front on any public street.
 - (13) Gas stations/convenience stores should be limited to no more than six pumps and allow no more than 12 vehicles to be fueled at one time.
 - (14) Gas station / convenience stores and canopies, drive-thru facilities for restaurants, banks, parking garages and other auto-dominant uses should not front or have vehicular access on or to a pedestrian corridor as designated in the downtown pedestrian corridor map on file in the office of the city clerk as approved by city council resolution.
 - (15) Existing curb cuts should be consolidated to the minimum number necessary and be located as directed by the city traffic engineer and community development director.
 - (16) Parcels proposed for development that are greater than two acres should be rezoned to a planned unit development (PUD) zoning classification.
 - (17) Auto-dominant uses as described in subsection ©14, above should be located in a mixed use commercial center and with buildings possessing a unified commercial design.
 - (18) Parking ramps should either include ground floor retail or commercial space, be designed for conversion to retail or commercial space, or have significant architectural detail.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

Kurt Pagliai 31241 250th Street, Waukee, stated he belongs to a group called Raccoon Valley Street Warehouse, LLC who purchased the property earlier this year with the knowledge that it is located in the Downtown Overlay District. They agree with the long term vision for the area. However, they believe that type of change in this area will not happen quickly. Noted they met with the neighborhood and nobody presented any disagreement with their plans and that people were happy that they were planning to have only one tenant. Stated that the problem with this property being zoned "M-1" is that there are only so many companies looking for that type of property. Indicated that they need "M-2" zoning so they can secure the tenant that they have been able to find. Introduced Doug Webb, the representative of their proposed tenant.

Doug Webb president of CRINC, 12368 Sunset Terrace, Clive, gave a brief overview of his business. They go out and pick up empties on behalf of distributors. All processing is done inside and they are currently located on Market Street with the Waste Management facility. They want to move away from that facility and move to this location because they want to set up a redemption center. A redemption center would tie into their plans for the site and would be located in the building on the far right. The redemption center would allow individuals to come down and deposit their cans, bottles, and different types of plastics. This site is centrally located.

Tim Fitzgerald asked how they would control odor.

Doug Webb stated they would have no odor issue because by the time it gets to them it would have already gone through what a person would have gone through at the store level.

Christine Pardee asked would this central facility be an opportunity to consolidate and get those redemption centers out of the grocery stores.

Doug Webb stated that would be their choice. By law if a redemption center is within a certain radius, a grocery store can choose to not accept returned cans and bottles.

Greg Wattier asked to see their images of the proposal.

Dave Harmeyer 2400 86th Street with Vista Real Estate part of the ownership group explained what the site plan and building elevations would look like. Stated they bought the property because they share the long term, 10 to 15 year vision for the area. Noted they do not have any debt on the property. Stated that their proposed tenant originally proposed a 5 year lease with multiple 5 year options. They have negotiated a 5 year lease with one 5 year option so if redevelopment is occurring in the area in 10 years they can do something different with the property. Stated there is a tent city to the north of their property. The building they are proposing to tear down has had people living in it. Indicated that the surrounding owners have been very supportive. Noted that there are other properties in the area zoned "M-2".

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of the applicant's request.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Greg Wattier asked the applicant if they are going to do something that will engage the public in some way.

Doug Webb stated the facility will be very customer friendly. They are looking at rebranding to engage the public in some way. They must to have a facility first that can show what they would like to do and then start the education process.

JoAnne Corigliano stated she is very interested in putting a recycling center where they propose. However, she would rather see a Use Variance allow their use than to have it zoned "M-2", which would run with the land even if the ownership and/or business changed. With only a 10 year option it would be possible to have a less desirable use in that area.

Shirley Daniels asked if they met with the East Village Historic Neighborhood Association.

Kurt Pagliai stated he met with Josh Garret a couple of times.

Shirley Daniels asked how many people were at the meeting and who were they.

Kurt Pagliai stated three people who are neighbors attended the meeting. No one from the East Village Historic Neighborhood Association attended the meeting. He spoke to Josh Garrett the president of East Village Historic Neighborhood Association and he did not voice any objection.

Shirley Daniels stated the reason for her question is the neighborhood association recommendation is one of the things the Commission usually considers.

Kurt Pagliai stated that his understanding is that the neighborhood association is in favor and Josh was going to turn in a response card to the fact.

Tim Fitzgerald stated as a rule that when a neighborhood association officer is in support they usually provide a letter of recommendation.

Jason Van Essen stated the neighborhood association was notified and an opportunity was given for the president to pass the word on or provide something in writing.

Kurt Pagliai stated Josh Garrett shared that he has not been able to get any neighbors from this area to participate in the East Village Historic Neighborhood Association. He himself is happy that the applicant is trying to do something positive for the area.

John "Jack" Hilmes asked Mr. Webb if his lease arrangement is contingent on changing the zoning or would the lease continue with a Use Variance.

Dave Harmeyer stated that it is not specific to one or the other just that they will have to be able to get a Certificate of Occupancy.

John "Jack" Hilmes asked staff if this is an island of "M-1" zoning surrounded by "M-2" zoning.

Jason Van Essen stated when the City went through the process to down zone most of the properties zoned "M-2" to "M-1" only properties that had an active use that required "M-2" zoning were left as "M-2". Indicated that there are pockets of "M-2" zoning in the area.

Kurt Pagliai pointed out that the properties on both sides of his property are oil distributors and are zoned "M-2". There are railroad tracks behind them and beyond the railroad tracks would be the "M-1" zoning.

Jason Van Essen noted that in order for the applicant to seek a Use Variance they first have to seek rezoning and be denied.

COMMISSION ACTION:

JoAnne Corigliano moved staff recommendation to find the proposed rezoning not in conformance with the existing Des Moines' 2020 Community Character Plan designation of Downtown Support Commercial.

Motion passed 12-0 (Jann Freed left the meeting).

JoAnne Corigliano moved staff recommendation to deny the amendment to the Des Moines' 2020 Community Character Plan future land use designation from Downtown Support Commercial to General Industrial.

Motion passed 12-0.

JoAnne Corigliano moved staff recommendation to deny the requested rezoning to remove the "D-O" Downtown Overlay District designation.

Motion passed 12-0.

JoAnne Corigliano moved staff recommendation to deny the request to rezone from "M-1" Light Industrial District to "M-2" Heavy Industrial District.

Motion passed 11-1 (Vicki Stogdill voted in opposition).

Respectfully submitted,



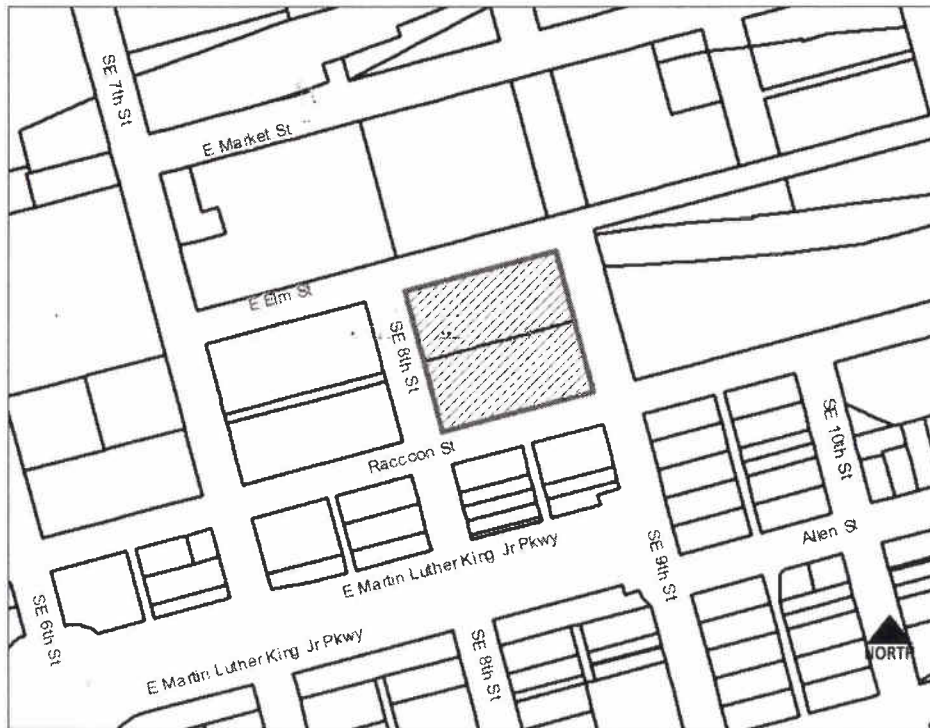
Jason Van Essen, AICP
Senior City Planner

JMV:clw

Attachment

Request from Raccoon Street Warehouse, LLC (owner) represented by Kurt Pagliai (officer) to rezone property located at 301 and 309 Southeast 8 th Street.			File # ZON2013-00157	
Description of Action	Denial of requests to rezone to remove "D-O" Downtown-Overlay District, which prohibits certain uses and requires compliance with the design guidelines in City Code Section 82-214.9 and to rezone from "M-1" Light Industrial District to "M-2" Heavy Industrial District to allow a future request for a Conditional Use to allow a beverage container recycling business.			
2020 Community Character Plan	Downtown Support Commercial (current) General Industrial (proposed)			
Horizon 2035 Transportation Plan	No Planned Improvements			
Current Zoning District	"M-1" Light Industrial District			
Proposed Zoning District	"M-2" Heavy Industrial District			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	5	0		
Outside Area				
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes
	Denial	12-0 & 11-1		No
				X

Raccoon Street Warehouse LLC - 301 and 309 SE 8th Street ZON2013-00157



ZON2013-00157

Item _____

Date OCT. 2 - 13

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

RECEIVED

COMMUNITY DEVELOPMENT Print Name: JESSE CORTIZ

OCT 07 2013

Signature Jesse Cortez

Address 817 SE 7TH

DEPARTMENT

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

Item #7 Date 10-2-13 15

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

RECEIVED
COMMUNITY DEVELOPMENT DEPARTMENT

OCT 02 2013

Print Name Ana Maria Ramirez

Signature Ana Maria Ramirez

DEPARTMENT

Address 406 SE 9th D.M. 50309

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

hope to sell my home by them
improving there property

Item #7 Date 10/2/13

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

RECEIVED
COMMUNITY DEVELOPMENT DEPARTMENT

OCT 02 2013

Print Name DIAMOND OIL

Signature Isaac Chavez

DEPARTMENT

Address

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

I approve the M2 Request.

Item # 7 ZON2013-157 Date 10-3-13 15

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

(Circle One) Community Development Department

Print Name SIMON COLIN ROJAS

OCT 03 2013

Signature SIMON C. ROJAS

RECEIVED

Address 1615 FRANKLIN AVE DMS 50314

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

improving the building like the fact that there is only one tenant.

ZON2013-00157

Item

Date

9-26-13

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

(Circle One)

RECEIVED

Print Name

JOHN JOHNSON

COMMUNITY DEVELOPMENT

Signature

John Johnson

OCT 03 2013

Address

304 SE 8TH DESMOINES IA

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

DEPARTMENT