



Roll Call Number

23-1685

Agenda Item Number

11

Date December 4, 2023

RESOLUTION SETTING HEARING ON REQUEST FROM THIRTEEN FIFTY, LLC (OWNER), REPRESENTED BY JAKE SPARKS (OFFICER), TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED AT 1350 EAST WASHINGTON AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 16, 2023, its members voted 10-0 in support of a motion finding the requested rezoning for Property located at 1350 East Washington Avenue is not in conformance with the existing PlanDSM future land use designation of Low-Medium Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 16, 2023, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Thirteen Fifty, LLC (owner), represented by Jake Sparks (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property located at 1350 East Washington Avenue from Low-Medium Density Residential to Neighborhood Mixed Use; and to rezone the Property from “NX2” Neighborhood Mix District to “MX1” Mixed Use District to allow renovation and reuse of the existing building for a mix of uses, such as office space, a studio, a café, and an urban garden, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan:

WHEREAS, the Property is legally described as follows:

LOT 232 (EXCEPT THE EAST 7 FEET AND SOUTH 13 FEET) IN UNION ADDITION, 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 the comprehensive plan future land use designation 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 5:00 p.m. on December 18, 2023 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.
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

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414.4 of the Iowa Code.

MOVED BY Gatto TO ADOPT. SECOND BY Voss

FORM APPROVED:

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

(ZONG-2023-000064)(COMP-2023-000039)

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

MOTION CARRIED

APPROVED

Connie Boesen Mayor
 PRO TEM

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