



**Date** September 8, 2025

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM 61<sup>ST</sup> STREET CONSTRUCTION, LLC (OWNER), REPRESENTED BY DANIEL DOYLE (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 1603 WALKER STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “NX1” NEIGHBORHOOD MIX DISTRICT TO LIMITED “NX2” NEIGHBORHOOD MIX DISTRICT, TO ALLOW REDEVELOPMENT OF THE PROPERTY FOR A MULTIPLE-HOUSEHOLD BUILDING WITH UP TO TWELVE (12) DWELLING UNITS**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on August 21, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from 61<sup>st</sup> Street Construction, LLC (Owner), represented by Daniel Doyle (Officer), for the proposed rezoning from “NX1” Neighborhood Mix District to Limited “NX2” Neighborhood Mix District be not found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on August 21, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from 61<sup>st</sup> Street Construction, LLC (Owner), represented by Daniel Doyle (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to High Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has further advised that at a public hearing held on August 21, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from 61<sup>st</sup> Street Construction, LLC (Owner), represented by Daniel Doyle (Officer), to rezone the Property from “NX1” Neighborhood Mix District to Limited “NX2” Neighborhood Mix District, to allow redevelopment of the property for a multiple-household building with up to twelve (12) dwelling units, subject to the following conditions:

1. Property shall contain no more than twelve (12) dwelling units; and

**WHEREAS**, the Property is legally described as follows:

**THE WEST HALF (W1/2) OF LOT NINETEEN (19) AND ALL OF LOT TWENTY (20) IN BLOCK FIFTY-FIVE (55) IN STEWARTS ADDITION TO THE CITY OF DES MOINES, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.**



**Roll Call Number**

**Agenda Item Number**

32

**Date** September 8, 2025

**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 amendments to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on September 29, 2025, at which time the City Council will hear both those who oppose and those who favor the proposals.
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 \_\_\_\_\_ TO ADOPT

SECOND BY \_\_\_\_\_.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000015) (COMP-2025-000012)

**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				
MOTION CARRIED		APPROVED		

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



August 29, 2025

Communication from the City Plan and Zoning Commission advising that at their August 21, 2025 meeting, the following action was taken on a City initiated request from 61<sup>st</sup> Street Construction, LLC (owner), represented by Daniel Doyle (officer), for the following regarding property located at 1603 Walker Street:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to High Density Residential.
- C) Rezone property from "NX1" Neighborhood Mix District to "NX2" Neighborhood Mix District, to allow redevelopment of the property for a multiple-household building with up to twelve (12) dwelling units.

**COMMISSION RECOMMENDATION: 9-0**

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus					X
Leah Rudolphi	X				
Chris Draper	X				
Laura Kessel	X				
Todd Garner	X				
Johnny Alcivar	X				
Carolyn Jenison					X
William Page	X				
Andrew Lorentzen					X
Emily Webb					X
Katie Gillette					X
Rick Trower	X				
Jane Rongerude	X				
John Erpelding	X				

**Approval of the following:**

Part A) The requested “NX2” District is not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Amending PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to High Density Residential.

Part C) Rezoning the property from “NX1” Neighborhood Mix District to “NX2” Neighborhood Mix District, subject to the condition that the property shall contain no more than twelve (12) dwelling units

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the requested “NX2” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to High Density Residential.

Part C) Staff recommends approval of the request to rezone the property from “NX1” Neighborhood Mix District to “NX2” Neighborhood Mix District, subject to the condition that this property shall not contain more than twelve (12) dwelling units.

**STAFF REPORT TO THE PLANNING COMMISSION**

**I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing to rezone the subject property to “NX2” District to allow the development of a multiple household building with up to twelve (12) dwelling units. The current “NX1” District does not allow the total number of proposed units. This project falls under the Residential category and is most consistent with a Household Living - 9 or more households (per lot) use type, requiring a rezoning to “RX2” District. To allow the proposed density, the subject property’s land use designation would also need to be amended to High Density Residential.

Any future construction or redevelopment on the subject properties must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. **Size of Site:** 0.36 acres (15,740 square feet).
3. **Existing Zoning (site):** “NX1” Neighborhood Mix District.
4. **Existing Land Use (site):** The subject property is currently vacant and undeveloped.
5. **Adjacent Land Use and Zoning:**



- North – “NX1”; Uses are one and two-household residential units.
- South – “NX1”; Uses include parking for the Maple Street Baptist Church.
- East – “NX1”; Uses are one and two-household residential units.
- West – “NX1”; Use is Maple Street Baptist Church.

**6. General Neighborhood/Area Land Uses:** The subject property is located at the intersection of East 16<sup>th</sup> and Walker Street. The surrounding area includes a mix of low-density residential and public and institutional uses.

**7. Applicable Recognized Neighborhood(s):** The subject property is located in the Martin Luther King Jr. Park Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing the Preliminary Agenda on August 1, 2025, and of the Final Agenda on August 15, 2025.

Additionally, an official public notice of the hearing for this specific item was mailed on December August 1, 2025 (20 days before the hearing), and on August 11, 2025 (10 days before the hearing), to any Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site or adjacent to the site. All Neighborhood Association mailings are sent to the primary contact designated by the recognized Neighborhood Association on file with the City of Des Moines’ Neighborhood Services Department.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

**8. Relevant Zoning History:** On December 20, 2021, the Des Moines City Council rezoned the area generally located in and bounded by East University Avenue to the north, Interstate 235 (freeway) to the east and south, and East 15<sup>th</sup> Street to the west, except for parcels fronting East University Avenue from “EX” Mixed Use District to “NX1” Neighborhood District. The future landuse designation within PlanDSM: Creating Our Tomorrow Comprehensive Plan was also revised from Business Park to Low Density Residential to find the rezoning in conformance with the future landuse map.

**9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential.

**10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations 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 make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

## **II. ADDITIONAL APPLICABLE INFORMATION**

**1. PlanDSM: Creating Our Tomorrow:** The applicant is requesting that the future land use designation for the property be amended from “Low Density

Residential” to “High Density Residential”. PlanDSM describes these designations as follows:

*Low Density Residential: Areas developed with primarily single family and two family residential units with up to 6 dwelling units per net acre.*

*High Density Residential: Areas developed with primarily higher intensity multi-family housing with a minimum density over 17 dwelling units per net acre.*

The subject parcel is currently zoned “NX1” District. The Zoning Ordinance describes this district as, “intended for a mix of single- and smaller-scaled multiple-household uses and building forms to preserve the scale and character of the existing neighborhood while allowing for new infill housing.”

The applicant is proposing to rezone the parcel to the “NX2” District. The Zoning Ordinance describes this district as “intended for a mix of single household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood.”

Staff believes that the proposed High Density Residential designation is appropriate for this site since it is in an area with a mix of housing densities and uses, and within close proximity to transit, Interstate 235 and two neighborhood nodes. This designation of High Density Residential allows density over 17 dwelling units per net acre. Staff believes the proposed twelve (12) dwelling units on the subject property would fit the character of this area and would not be detrimental to the health, safety and well-being of those residing in the building and those in the surrounding neighborhood so long as any future construction or redevelopment on the subject properties complies with the staff recommendation and all applicable site plan and design regulations contained in Chapter 135 of City Code.

2. **Building Code Requirements:** Building and site work must comply with accessibility requirements of the ANSI A117.1 standard for accessibility, International Building Code and International Existing Building Code. These codes may require accessible parking, an accessible route from accessible parking to an accessible entrance, accessible means of egress, and accessible routes throughout the building. The building structure may require protection by an automatic sprinkler system in accordance with Chapter 9 of the International Building Code and Des Moines Municipal Code Chapters 26 and 46.
3. **Planning and Design Ordinance Requirements:** Any development must comply with all applicable site plan and design regulations of the City’s Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the property can be occupied by the proposed use.

## STAFF RECOMMENDATION

Part A) Staff recommends that the requested “NX2” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.



Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to High Density Residential.

Part C) Staff recommends approval of the request to rezone the property from "NX1" Neighborhood Mix District to "NX2" Neighborhood Mix District, subject to the condition that this property shall not contain more than twelve (12) dwelling units

### **SUMMARY OF DISCUSSION**

Sreyoshi Chakraborty presented the staff report and recommendations.

Johnny Alcivar asked if the presented conceptual layout would require a Design Alternative for being overparked.

Sreyoshi Chakraborty stated the minimum is 12 parking spots and they have included 14 on their draft. This has not been reviewed at this time and will go through the process once zoning has been approved.

### **CHAIRPERSON OPENED PUBLIC HEARING**

Jeff Gaddis, 2800 86<sup>th</sup> St, Urbandale, Consultant representing Daniel Doyle, stated that they have worked closely with city staff to develop a project aligned with recommendations for rezoning and the land use amendment. He explained that they have been intentional about designing a building that matches the neighborhood's context and complements the surrounding area. Gaddis noted that they have included additional space to improve vehicle turning space within the parking area and will continue working with staff to ensure the project meets all code compliance requirements.

Rhonda Weber, 1610 Walker Street, a 30-year resident of the neighborhood, explained that the property previously had a single-family home that was lost to a fire, along with a detached garage that was also removed. She noted that the lot behind the property serves as across-the-street parking for the church. She and her neighbors have concerns about increased street parking in front of their homes, additional visitors coming into the area, and the potential for more noise in what has been a quiet, well-kept single-family neighborhood. She expressed her opposition to the project, worrying about the impact that adding 12 units would have on the character of their community. She also stated she had not received a notice card in the mail.

Jason Van Essen explained that she could submit her opposition in writing tonight if she wanted to and that staff would help her.

Carol Maher, Downtown Des Moines Ward 3, hoped the applicant would be required to put in sidewalks around the property and encouraged them to provide indoor bike storage for those that choose to ride bikes as their form of transportation.

*Rebuttal*

Jeff Gaddis expressed appreciation for the inclusion of bike storage in the project and confirmed that sidewalks would be installed around the building as required. He also noted that the development is providing as much off-street parking as regulations allow.

### **CHAIRPERSON CLOSED PUBLIC HEARING**

Jane Rongerude encouraged the developer to work with the neighborhood to ensure a design that fits nicely into the neighborhood. It is only one story higher than what was there before and she is certain there is a design that will keep the neighbors happy.

Johnny Alcivar suggested exploring the possibility of working with the church to establish a shared parking arrangement. Noted that the church's lot could potentially be used during off-hours to help provide overflow parking for the proposed building.

### **COMMISSION ACTION**

Rick Trower made a motion for the following:

Part A) The requested "NX2" District is not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Amending PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to High Density Residential.

Part C) Rezoning the property from "NX1" Neighborhood Mix District to "NX2" Neighborhood Mix District, subject to the condition that the property shall contain no more than twelve (12) dwelling units.

### **THE VOTE: 9-0**

Respectfully submitted,



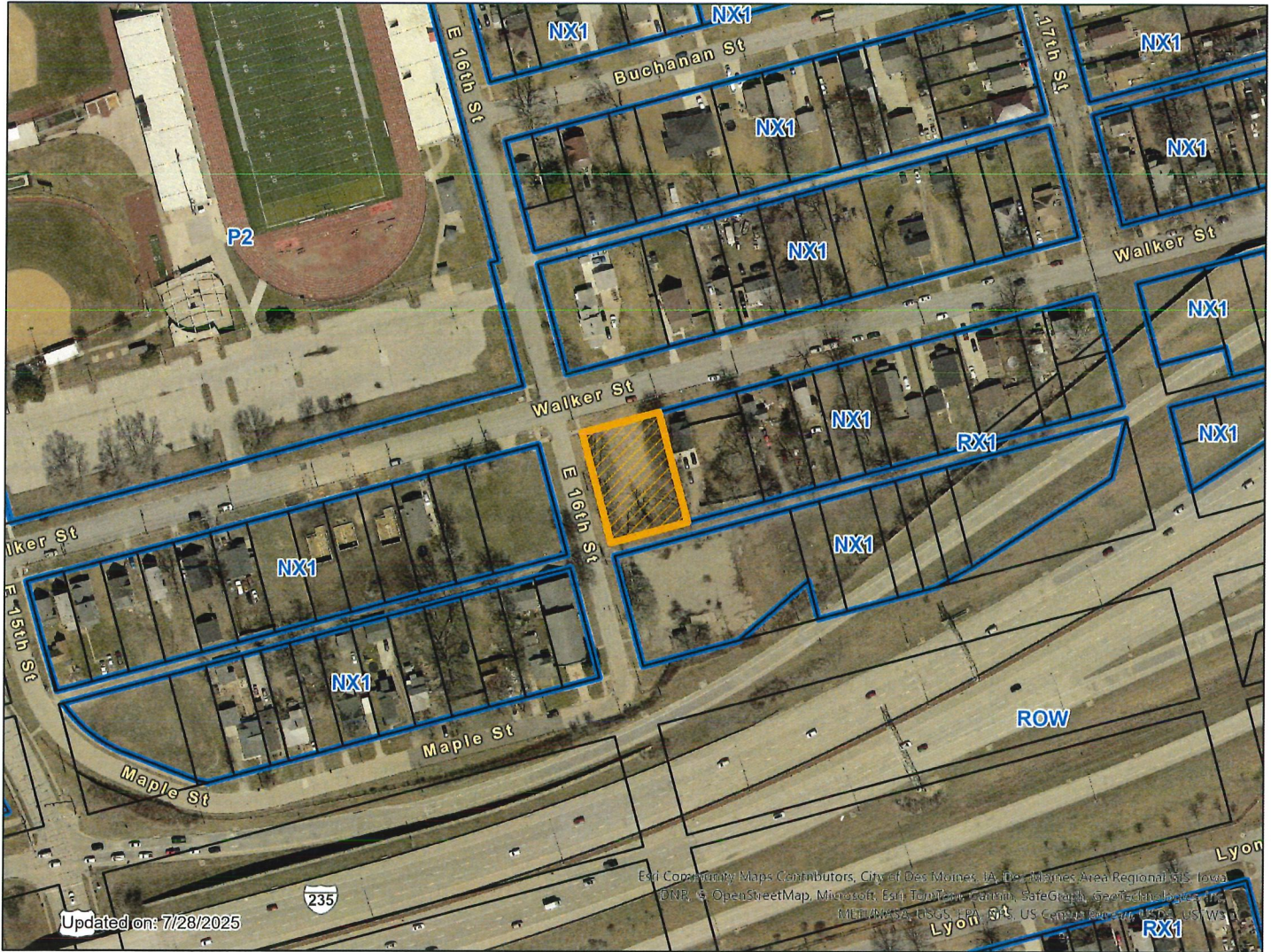
Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:mrw



61st Street Construction, LLC, 1603 Walker Street

ZONG-2025-000015







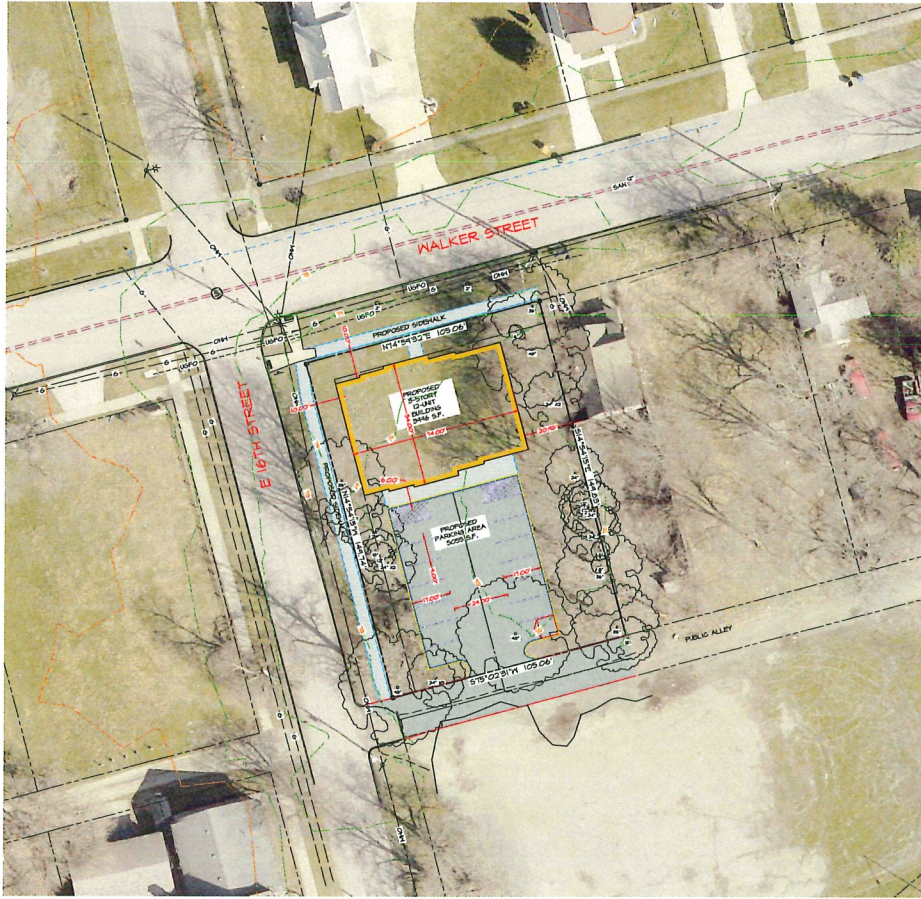












SCALE: 1"=40' (6"=117)  
SCALE: 1"=20' (2"=49')



**PRELIMINARY**

1603 WALKER STREET  
1603 WALKER STREET, DES MOINES, IA  
SKETCH V-1

SHEET  
1  
16443

**CEC**  
Civil Engineering Consultants, Inc.  
2460 Keith Street, Unit 12 - Urbandale, Iowa 50322  
515.275.4884 - info@cecinc.com

DATE:	JUL 2, 2020
DATE OF SURVEY:	2007 MAR
CREATED BY:	CEC
CHECKED BY:	CEC



Civil Engineering Consultants, Inc.

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**Meeting Minutes:**

Date: August 14, 2025 @ 5:30 p.m.

Location: 414 61<sup>st</sup> Street, Des Moines, IA

Presenters: open meeting @ 5:30 p.m.

61st Street Construction LLC (Owner - Daniel Dolye)

Jeffrey A. Gaddis, PLS (Civil Engineering Consultants, Inc)

No neighbors attended the meeting.

Meeting adjured at 6:00 P.M.

**Phone Discussion:**

August 13, 2025 with Jeffrey A. Gaddis, PLS

One phone call was received on August 13 from the owner's representative of 1607 Walker Street. Mr Doyle also discussed the proposed project and potential purchase of 1607 Walker Street on a separate phone call.

There were no negative comments, only a discussion about what was being proposed.

Grandson of Anita Moreno

1-213-503-4542

**External Comments:**

No other letters, calls, or emails were received by individuals notified



8/14/2025

### Sign in Sheet

[illegible]

Item: ZONG-2025-000015 Date: 8-18-25

Please mark one of the following:

Staff Use Only  
**RECEIVED**  
DEVELOPMENT SERVICES  
AUG 26 2025

- ☐ I support the request
- ☐ I am undecided
- ☒ I oppose the request

Titleholder Signature: [Signature]  
Name/Business: Juvenal Guerrero - Aguayo  
Impacted Address: 1607 Buchanan St

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Item: ZONG-2025-000015

Date: 8/13/2025

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

Staff Use Only  
**RECEIVED**  
DEVELOPMENT SERVICES

AUG 25 2025

Titleholder Signature: [Signature]

Name/Business: Crystal Brooks & Jacob Brooks

Impacted Address: 1602 Walker St. Des Moines IA 50316

Comments: Event street parking & off street parking for the tenants will be an issue.

Quiet street w/ long term / generational residents having tenants coming & going will disrupt the peace. No other apartments in the area.

Maintain & managing the site w/ out of state owners could be

Item: ZUNG-2025-000015

Date: AUGUST 17, 2025

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

**RECEIVED**  
STAFF USE ONLY  
DEVELOPMENT SERVICES

AUG 25 2025

Titleholder Signature: Charlene Parker (Patton)

Name/Business: \_\_\_\_\_

Impacted Address: 1622 WALKER Street, D.M., IA 50316

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## EARLY NOTICE OF PUBLIC HEARING

August 1, 2025

~~2400 86th St.~~  
Request from 61<sup>st</sup> Street Construction, LLC (owner), represented by Daniel Doyle (officer), for the following regarding property located at 1603 Walker Street:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to High Density Residential.
- C) Rezone the property from "NX1" Neighborhood Mix District to "NX2" Neighborhood Mix District, to allow redevelopment of the property for a multiple-household building with up to twelve (12) dwelling units.

A hearing on these matters has been scheduled for **6:00 P.M. on Thursday, August 21, 2025, at the Richard A. Clark Municipal Service Center, 2<sup>nd</sup> Floor, MSC Board Room, 1551 East Martin Luther King, Jr. Parkway.**

Also, ten days prior to the hearing you will be sent a formal notice with a postage paid reply card to return indicating your support or opposition. You may contact Sreyoshi Chakraborty at (515) 283-4192 or email [planning@dmgov.org](mailto:planning@dmgov.org) with the Development Services Department for more information.

(ZONG-2025-000015)

*I am informing the council that I am  
opposed to the multi-household.*

*1610 Walker St*

*Don Ia 50316*

*Blondie Weber*

61st Street Construction, LLC, 1603 Walker Street

ZONG-2025-000015

