



Date October 20, 2025

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM
HIGHLAND PARK COMMUNITY DEVELOPMENT ASSOCIATION, INC (OWNER),
REPRESENTED BY PHILIP HERMAN (OFFICER), FOR THE FOLLOWING
REGARDING PROPERTY LOCATED AT 3851 SHERMAN BOULEVARD TO
REZONE THE PROPERTY FROM “N3A” NEIGHBORHOOD DISTRICT TO
LIMITED “NX1” NEIGHBORHOOD MIX DISTRICT, TO ALLOW THE
RENOVATION OF THE EXISTING ONE-HOUSEHOLD DWELLING AND
CONSTRUCTION OF A TWO-HOUSEHOLD DWELLING AND TWO (2)
ACCESSORY DWELLING UNITS, FOR A TOTAL OF (5) RESIDENTIAL DWELLING
UNITS**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 2, 2025, its members voted 9-0-1 in support of a motion to recommend **APPROVAL** of a request from Highland Park Community Development Association, Inc (Owner), represented by Philip Herman (Officer), for the proposed rezoning from “N3a” Neighborhood District to Limited “NX1” Neighborhood Mix District be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low Density Residential within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on October 2, 2025, its members voted 9-0-1 in support of a motion to recommend **APPROVAL** of a request from Highland Park Community Development Association, Inc (Owner), represented by Philip Herman (Officer), for the proposed rezoning from “N3a” Neighborhood District to Limited “NX1” Neighborhood Mix District, to allow the renovation of the existing one-household dwelling and construction of a two-household dwelling and two (2) accessory dwelling units, for a total of (5) residential dwelling units, subject to the following conditions:

1. Any use of the subject property, which measures 0.9 acres, shall be limited to uses as permitted in common with and as limited by the ‘N3a’ District and Household Living with a maximum of 5 dwelling units.;and
2. Any development on the property shall be in substantial compliance with the submitted development concept, including design and layout, to the satisfaction of the Planning and Urban Design Administrator.; and
3. Storm water management for the property shall be provided to the satisfaction of the City Engineer.; and
4. Vehicular access to the property shall be limited to no more than a single driveway with any unused drives being removed and restored to the satisfaction of the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:



Roll Call Number

Agenda Item Number

21

Date October 20, 2025

EX NWLY 5F- LOT 25 KIMBLE ACRES, 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 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 November 3, 2025, 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 _____ TO ADOPT.

SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000019)



Roll Call Number

.....

Agenda Item Number

21

Date October 20, 2025

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

October 7, 2025

Communication from the City Plan and Zoning Commission advising that at their October 2, 2025 meeting, the following action was taken on request from Highland Park Community Development Association, Inc (owner), represented by Philip Herman (officer), for the following regarding property at 3851 Sherman Boulevard:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Rezone the property from "N3a" Neighborhood District to "NX1" Neighborhood Mix District, to allow the renovation of the existing one-household dwelling and construction of a two-household dwelling and two (2) accessory dwelling units, for a total of (5) residential dwelling units

COMMISSION RECOMMENDATION: 9-0-1

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 to rezone the property from "N3a" Neighborhood District to "NX1" Neighborhood Mix District subject to the following conditions:

1. Any use of the subject property, which measures 0.9 acres, shall be limited to uses as permitted in common with and as limited by the 'N3a' District and Household Living with a maximum of 5 dwelling units.

2. Any development on the property shall be in substantial compliance with the submitted development concept, including design and layout, to the satisfaction of the Planning and Urban Design Administrator.
3. Storm water management for the property shall be provided to the satisfaction of the City Engineer.
4. Vehicular access to the property shall be limited to no more than a single driveway with any unused drives being removed and restored to the satisfaction of the Planning and Urban Design Administrator.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested "NX1" District be found in conformance with the existing PlanDSM future land use designation of Low Density Residential within a Community Node.

Part B) Staff recommends approval of the request to rezone the property from "N3a" Neighborhood District to "NX1" Neighborhood Mix District subject to the following conditions:

1. Any use of the subject property, which measures 0.9 acres, shall be limited to uses as permitted in common with and as limited by the 'N3a' District and Household Living with a maximum of 5 dwelling units.
2. Any development on the property shall be in substantial compliance with the submitted development concept, including design and layout, to the satisfaction of the Planning and Urban Design Administrator.
3. Storm water management for the property shall be provided to the satisfaction of the City Engineer.
4. Vehicular access to the property shall be limited to no more than a single driveway with any unused drives being removed and restored to the satisfaction of the Planning and Urban Design Administrator.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to develop a 0.9 acre lot with a mix of one and two-household residential units. Initially, the project proposal included two (2) new single household units with attached garages and two (2) duplex buildings with attached garages while retaining the existing single household unit. The applicant has since amended their proposal to retain the existing dwelling unit and to construct a two-household unit and two (2) accessory dwelling units (ADU) in the rear. This would allow a total of five (5) residential dwelling units on the subject property. The submitted site concept includes a private drive to provide access to all the households on a single

parcel. This project falls under the Residential category and is most consistent with a Household Living - 5 to 8 households (per lot) use type and requires a rezoning to the 'NX1' Neighborhood Mix District.

Based on the current zoning district and applicable regulations for a House B Building Type, the applicant could subdivide the subject property into two (2) lots that meet minimum width along a public street and the total lot area requirements. Each lot could allow a single family residential unit and an accessory housing unit by right, for a total of four (4) residential units. This can be achieved without a rezoning action and without any design alternatives.

2. **Size of Site:** 0.9 acres (39,200 square feet).
3. **Existing Zoning (site):** "N3a" Neighborhood District.
4. **Existing Land Use (site):** The subject property contains a single family residential building in the southwest corner with a detached garage and other accessory buildings.
5. **Adjacent Land Use and Zoning:**
 - North** – "N3a; Uses are Polk County Community Center and Pantry building and parking lot.
 - South** – "PUD"; Uses are industrial including warehousing and storage.
 - East** – "N3a"; Uses are industrial including auto repair, warehouse and office space.
 - West** – "N3a"; Uses are Riverview Park and public recreational area.
6. **General Neighborhood/Area Land Uses:** The subject property is located along Sherman Boulevard in a low density residential neighborhood. The surrounding area is primarily residential with commercial and public uses to the south along Douglas Avenue. The subject property is within a designated Community Node that is centered on the Beaver Avenue and Douglas Avenue intersection.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Beavertown Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing the Preliminary Agenda on August 15, 2025, and of the Final Agenda on August 29, 2025, and September 26, 2025.

Additionally, an official public notice of the hearing for this specific item was mailed on August 15, 2025 (20 days before the hearing), and on August 25, 2025, and September 22, 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:** None.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential within a Community Node.

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. **Proposal Overview:** The applicant is proposing to rezone the site from “N3a” Neighborhood District to “NX1” Neighborhood Mix District to allow redevelopment of the site with one and two-household dwelling units and Accessory Dwelling Units. The submitted site sketch has been updated since the initial submittal with the rezoning application. The most updated concept and elevations show the retention of the existing one-household unit. Additionally, a two-household (duplex) is proposed along the Sherman Boulevard frontage. The two (2) ADUs are proposed on the back of the property behind the one and two-household structures. A single driveway off Sherman Boulevard provides access to the individual units. Staff notes that the concept shows a fairly wide driveway approximately 24 feet in width which should be narrowed to a maximum of 20 feet as per requirements within Chapter 135-6.12.3. The existing driveway should be removed and restored.
2. **PlanDSM: Creating Our Tomorrow:** The future land use designation for the property is “Low Density Residential” within a “Community Node”. 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.

Community Node: Mid-sized centers providing a range of daily needs and specialized services within a larger neighborhood context. Consist of a mix of housing, retail and offices serving a larger population and geographical area than a neighborhood node. May include a shopping district including a grocery and drug store. Residential development including medium and high densities may occur.

A future landuse plan amendment is not required as the subject property is within a Community Node that may allow medium and high density residential uses. With the proposed five (5) residential units, the density of the 0.9 acre subject property would be 5.5 dwelling units per net acre which is within the density permitted by the Low Density Residential designation.

The subject property is currently zoned “N3a” District which the Zoning Ordinance describes as “intended to preserve the scale and character of residential

neighborhoods developed predominantly during the 1950s, 1960s, and 1970s, typically in the ranch or split-level style pursuant to House B building type in section 135-2.14 of this code.”

The applicant is proposing to rezone the subject property to a “NX1” District. The Zoning Ordinance describes “NX1” 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.”

Staff believes that the proposed housing project with up to five (5) dwelling units is appropriate so long as the property is developed in accordance with the proposed conditions of approval. The subject property is a large sized lot and suited to a layout with more than a single family residential unit. Furthermore, this area is in close proximity to amenities such as schools, transit, walking and biking trails. However, staff is only supportive of higher density so long as it blends in with the character of the neighborhood and the layout is context sensitive. Staff believes that the updated five (5) -unit concept allows a development that provides additional setback and open space and better fits the character of the neighborhood.

3. **Stormwater Management:** The subject site as well as the adjoining properties along Sherman Boulevard back up to commercial, and institutional uses along Douglas Avenue. Additionally, the land slopes downward to the northeast which allows storm run-offs to generally flow northeast. With this development, there will be the creation of additional impervious areas. Existing storm sewer is available along Sherman Boulevard to the northeast. Should the rezoning be approved, the applicant would be required to work on a storm water management plan as per the recommended condition of approval. Due to the slope of the land and availability of storm sewer along Sherman Boulevard, the applicant should aim towards controlled release of stormwater toward the street.
4. **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.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested “NX1” District be found in conformance with the existing PlanDSM future land use designation of Low Density Residential within a Community Node.

Part B) Staff recommends approval of the request to rezone the property from “N3a” Neighborhood District to “NX1” Neighborhood Mix District subject to the following conditions:

1. Any use of the subject property, which measures 0.9 acres, shall be limited to uses as permitted in common with and as limited by the ‘N3a’ District and Household Living with a maximum of 5 dwelling units.

2. Any development on the property shall be in substantial compliance with the submitted development concept, including design and layout, to the satisfaction of the Planning and Urban Design Administrator.
3. Storm water management for the property shall be provided to the satisfaction of the City Engineer.
4. Vehicular access to the property shall be limited to no more than a single driveway with any unused drives being removed and restored to the satisfaction of the Planning and Urban Design Administrator.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented the staff report and recommendations.

Chris Draper referenced the significant number of opposition responses on the consent map and asked for confirmation that approval of this request will require a supermajority vote by the City Council even if the Commission votes to support it.

Sreyoshi Chakraborty confirmed that was correct. Opposition of 20% or more would require a supermajority to pass at City Council.

Rick Trower commented, referencing Section 1 of the staff report, that the applicant could develop four dwellings on this site without needing any additional zoning approval.

Sreyoshi Chakraborty confirmed that was correct, noting that based on the frontage width and the lot size, the applicant could subdivide the parcel into two lots, where each lot could contain a primary homes and an accessory dwelling as a permitted use by right.

Laura Kessel pointed out numerous comment cards raising concerns about stormwater issues in the area. She asked whether Engineering staff had conducted any studies to determine if there are unique drainage challenges or natural springs in this location that warrant concern.

Sreyoshi Chakraborty stated that Engineering did not identify any unique issues specific to this area property but noted that development and greater impervious surfaces can contribute to the typical challenges seen during heavy rain events.

Will Page inquired about parking for the area and what would be allowed and how it would be enforced.

Sreyoshi Chakraborty stated that provisions have been made for parking, noting that each accessory unit will include a two-car garage, while both the duplex and the single-family home will each have a one-car garage.

Will Page asked how enforcement of this would be handled if there were violations.

Jason Van Essen stated enforcement would be handled like any other property in the City of Des Moines if violations occur. Neighborhood Services handle these sorts of complaints or violations. The applicant can address the management of the property.

Will Page asked what the maximum number of vehicles that could be parked on any property in the City of Des Moines.

Jason Van Essen stated there is no maximum number of vehicles that could be parked on a property but does note it's based on parking locations on the property and appropriate surfaces.

Jane Rongerude asked if the neighborhood had a storm water management system or if it had been built before those were put into place.

Sreyoshi Chakraborty there is a storm sewer running along Sherman Boulevard with inlets on the street near the subject property. It has been suggested to the developer to address storm water discharge toward Sherman Boulevard.

John Erpelding also commented on the stormwater concerns, noting that while the goal may not necessarily be to improve conditions beyond what the neighborhood currently experiences, it is important to ensure that solutions are implemented so the situation does not worsen. He asked if the homes would be rental properties.

Sreyoshi Chakraborty stated that she believed this would be a rental property owned by Highland Park Community Development Corp.

John Erpelding noted the need to see in the applicant's presentation to show the sidewalks, screening, and further storm water elements.

Sreyoshi Chakraborty clarified that the purpose of the meeting was to determine zoning, emphasizing that stormwater and related concerns would be addressed during the site planning stage of the project. However, Staff recommending a zoning condition to ensure those concerns are properly addressed.

Johnny Alcivar questioned whether, if the lots were split and the applicant proceeded by right with four homes, would the additional conditions being discussed no longer apply.

Jason Van Essen stated that was correct.

John Erpelding asked if the plan was showing a sidewalk along the driveway and if they would have to put sidewalks in the front.

Jason Van Essen stated that sidewalks would be required, but those are things that get determined during the site plan phase. He also noted that the parcel had been originally platted with the extra lot and did not believe that an additional home had existed in on this parcel.

Philip Herman, 4101 Amherst Street, stated he is Director of Community Engagement for the Highland Park Community Development Corporation, which is a not-for-profit founded in 2019 and their three primary purposes include daycare, afterschool programming, and affordable housing. This property was purchased with the original 1929 house and wish to keep the lot as one single parcel. The goal is to provide sustainable, long-term, affordable housing and meet the needs of the community in these beautiful, well-designed homes.

They have taken into consideration the concerns of the neighborhood and lessened the density of the project to create a better fit for the lot. He notes duplexes located in the nearby area and adding this extra unit to get five in total, adds one extra family that they will be able to serve. Grants are being provided for this project with an 18-year restriction that will mandate affordable housing rates on these homes from the start of occupancy.

Their client base for families living in these homes are working families that include mostly single women and their children. Thoughtful design to the homes addresses the needs of a single parent and it is intentional with the design to create a community where neighbors know each other, and children play together. The homes in the back would be built with one story to be less visible and include three bedrooms in the basement.

The housing initiative is for permanent supportive rental housing according to federal guidelines. This includes a higher level of screening for individuals wishing to rent the units. This comes with a higher level of responsibility to the tenants and expectations that can be written into leases. Part of the supportive programs can include financial counseling, addiction counseling and mental health support. The programs work with families in a step-up program and as steps are followed, they can become eligible for up to a two-year lease. They would start with only a 3–6-month lease with the intention of getting them more stable to move on to regular housing when complete.

Further addressing neighborhood concerns, the property would likely be screened with a 6-foot privacy fence and additional landscaping screening. It is not believed that street parking will be needed for this area with plenty of onsite parking and a limitation of two cars per residence.

Chris Draper asked if there was a religious or church component to this project.

Phil Herman stated that the organization is not-for-profit and is not religion-based.

Chris Draper asked if this would be a tax-exempt project.

Phil Herman stated it is not eligible for tax exemption.

Will Page asked about how they would enforce the parking limit of two cars.

Phil Herman stated the two-car limit would be included in the lease agreement. Opportunities may be requested in writing to show the need for an additional vehicle, but they do not believe this will be an issue.

Johnny Alcivar wanted clarification from the applicant that he had agreed to the conditions for the five units with the understanding if they only had four units, they would not have to have conditions.

Phil Herman stated that he understood the options: rezoning the property to allow five units or proceeding by right with four units by subdividing the lot. He noted that the additional unit would allow one more family to be accommodated. Regardless of the approach, they intend to follow the established conditions and take neighborhood concerns into account, particularly regarding stormwater issues. He emphasized their

commitment to being good neighbors and engaging in conversations to benefit the community as a whole.

CHAIRPERSON OPENED PUBLIC HEARING

Michael O'Malley, 3919 Sherman Boulevard, spoke in opposition siting concerns with traffic, street parking, and storm water drainage that would be disrupted by this development. He noted the deep lots and extra yard space the neighborhood enjoys and how a commercial project such as this should not be allowed in a single-family neighborhood.

Fred Walker, 3858 Sherman Boulevard, stated he is a 40-year resident of the neighborhood in opposition. This is a well-kept, quiet neighborhood and a commercial project such as this feels like a betrayal and a hostile takeover that no one wants. He noted the following potential issues: Decrease in property value, higher density, increased traffic and parking problems, loss of peaceful quiet character of street, loss of trees and greenspace, little or no oversight of yard clean up, number of tenants, quality of tenants, possible safety issues with tenants that have mental health issues or drug addictions, and displacement of current neighbors.

Dixie DeCarlo, 398 Sherman Boulevard, stated she is a 54-year resident of the neighborhood in opposition to the project. She expressed concerns about increased traffic and street parking and stated that the character of the neighborhood and the beauty of its green space would be negatively impacted. She also noted that not every piece of land in Des Moines needs to be developed with housing and believes this project could decrease property values in the area. Short-term renters will not contribute positively to the neighborhood.

Steve Dingman, 4500 Flamingo Court, spoke in opposition to the project, agreeing with previous concerns of other neighbors. His research found that the lot was only 0.59 acres and shared previous history of land that included a filled in pond that has natural spring under it, contributing to the flooding of the area. He referenced a 2016 Des Moines Plan that intended to maintain characters of neighborhoods and this area had been considered low density.

Joe Royce, 4514 Flamingo Court, spoke in opposition. He provided pictures of his backyard flooded after construction occurred in open area behind his property. Concerns that more flooding will happen in the area with the disruption of drainage with new development.

Al Ruble, 3844 Sherman Boulevard, spoke in opposition to the project, emphasizing that the neighborhood is quiet and home to many older residents. He expressed concerns that adding children could be disruptive and noted the applicant had not provided information on the anticipated number of residents in the homes. He also pointed out that upkeep of the current lawn has not been maintained over the past year, raising concerns about future property maintenance. Additionally, he worried about street parking when tenants have guests and stated his belief that property values will decline, calling the project unfair to taxpayers.

Ron Bainter, 3900 Sherman Boulevard, spoke in opposition to the project, expressing concern about the upkeep of the property since the applicant took ownership. He noted that trash containers are left in front of the house, cars are parked on the lawn, and he estimates more than 15 people are currently living in the home. He referenced a previous comment about duplexes near Hoover High School that have become run down, stating his fear that this project would result in a similar situation without proper oversight. He emphasized his investment in his own home and voiced concern that his property values would decline if required to live across the street from a project like this.

Applicant's Rebuttal

Phil Harmon reaffirmed his position, emphasizing that their request aligns with what the code already allows. He explained that while the property is currently zoned "N3A," they are seeking to rezone it to "NX1," both of which are residential classifications. Regardless of the outcome, they still plan to follow the City of Des Moines code permitting accessory dwelling units. Harmon noted that he is a resident of Beaverdale and not unfamiliar with the neighborhood, sharing that he first discovered the property while walking with his family.

He stated that they have indirectly owned and rented the property for the past four years, during which time the property's value has increased, with no indication that surrounding property values have decreased. Harmon stressed their intention to develop and improve the property, including better lawn care. He underscored their commitment to being good neighbors, listening to community concerns, and revising the plan accordingly as part of the rezoning request.

CHAIRPERSON CLOSED PUBLIC HEARING

Chris Draper expressed concern with the language used by some speakers, noting terms like "destroying" and "preserving" when referring to the site. He emphasized that data consistently shows these types of projects strengthen neighborhoods, improve conditions, and increase land values. Draper shared that he recently biked along the street and observed available parking, pointing out that on-street parking not only accommodates vehicles but also slows traffic, which enhances safety. He further noted that adding density, particularly with families and children, tends to improve safety, activate neighborhoods, and create stronger community opportunities. He concluded by underscoring that density has not decreased property values in major cities like New York and asserted that it would not have that effect in Des Moines either. He believed this to be a good project that City Council will ultimately have to decide. He further responded to a speaker's question about whether one would want to live next to a project like this, stating his answer would be yes. He shared the positive experience his own family had living next to a similar program, explaining how it taught his children empathy and how to be better human beings. He emphasized that the residents in such programs are often deeply grateful for the opportunity to reintegrate into a community and get their lives back on track. Draper remarked that it is a shame not to extend that same opportunity to others. He concluded by stating he would be passing on the vote.

Laura Kessel commented that by her own calculations the lot appears to be 0.9 acres, whereas a speaker had stated it was less. She will vote in support but wanted to express her reasons: There is nothing stopping a nonprofit group from buying five homes in the

neighborhood and doing this type of project This proposal meets the minimum requirements for low density residential at 5.5 per acre. She noted the lots on the corner of Sherman Boulevard and Flamingo Court have a density collectively of 5.3 per acre, so only a difference of 0.2 units per acre, which is minimal. Storm water issues don't seem unique to this lot. Parking issues have been addressed well, and she agrees with studies for street parking that it slows traffic and brings a calming effect to the street.

COMMISSION ACTION

Laura Kessel made motion for approval of the request to rezone the property from "N3a" Neighborhood District to "NX1" Neighborhood Mix District subject to the following conditions:

1. Any use of the subject property, which measures 0.9 acres, shall be limited to uses as permitted in common with and as limited by the 'N3a' District and Household Living with a maximum of 5 dwelling units.
2. Any development on the property shall be in substantial compliance with the submitted development concept, including design and layout, to the satisfaction of the Planning and Urban Design Administrator.
3. Storm water management for the property shall be provided to the satisfaction of the City Engineer.
4. Vehicular access to the property shall be limited to no more than a single driveway with any unused drives being removed and restored to the satisfaction of the Planning and Urban Design Administrator.

THE VOTE: 9-0-1 (Chris Draper passed).

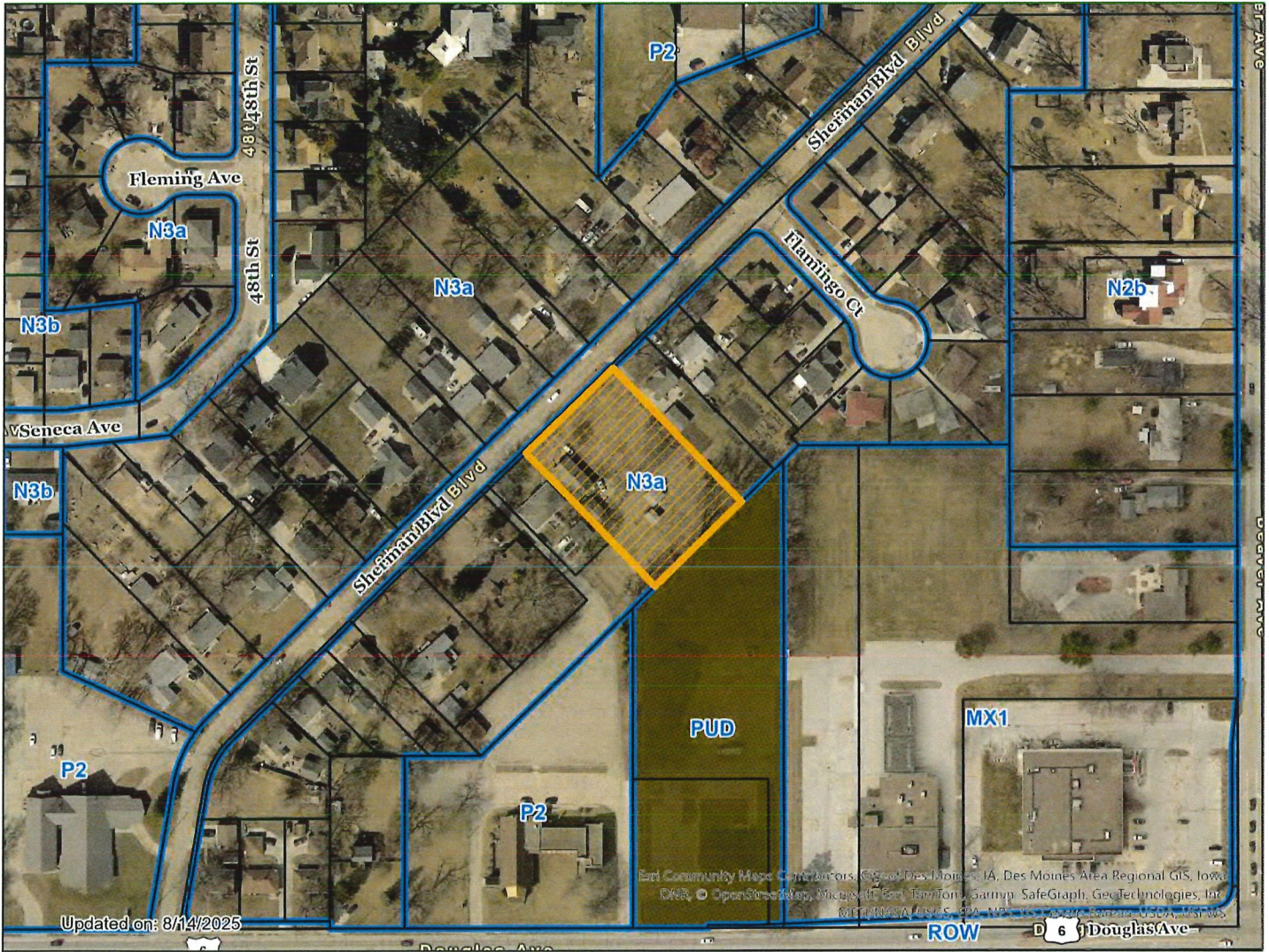
Respectfully submitted,



Bert Drost, AICP
Deputy Planning & Urban Design Administrator

BAD:mrw

Highland Park Community Development Association, Inc, 3851 Sherman Boulevard ZONG-2025-000019













Google Maps

3851 Sherman Blvd

Note Existing
cut-de-sac

Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft



3851 Sherman Blvd

Building



Directions



Save



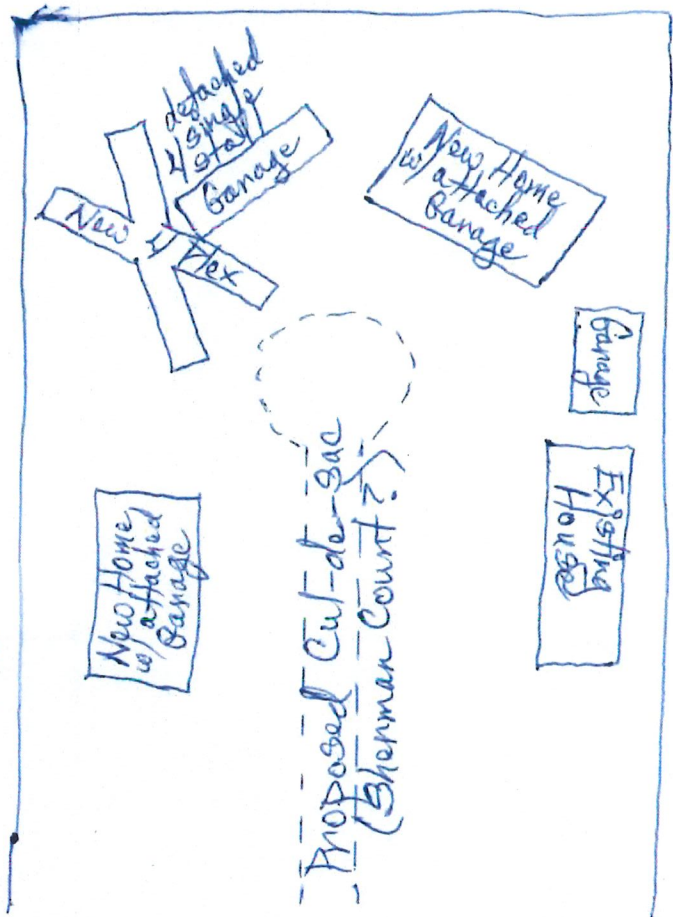
Nearby

Send to
phone

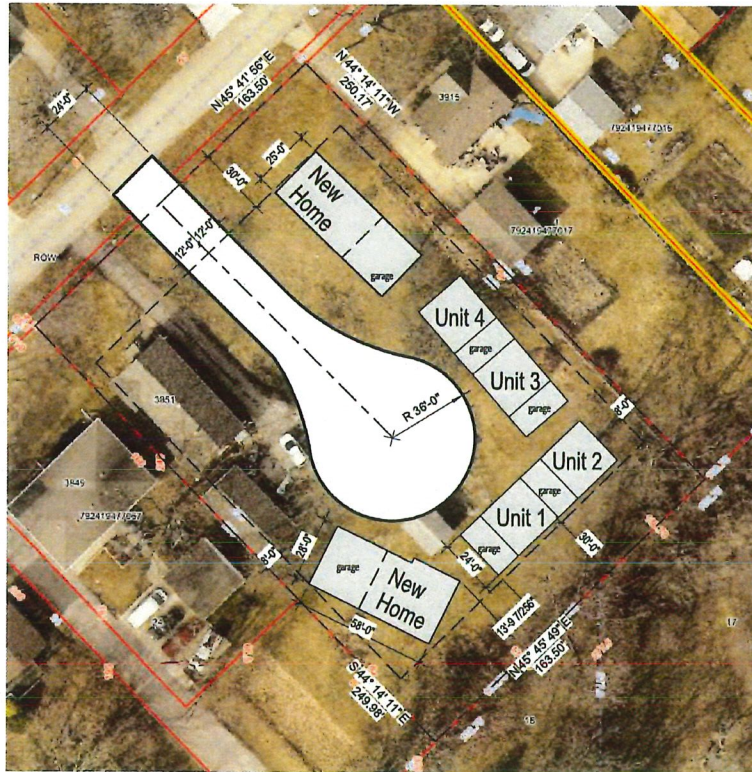
Share



3851 Sherman Blvd, Des Moines, IA 50310



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1
A108 **Site Plan**
1" = 40'-0"

Property Owner:
Highland Park Community Church
4101 Amherst Street
Des Moines, Iowa 50313

Zoning:
N3A Neighborhood District - NX3

Property Address:
3851 Sherman Boulevard
Des Moines, Iowa 50310

Legal Description:
Excluding northerly 5 feet - Lot 25
Kimble Acres, an official lot now
included in and forming part of the
City of Des Moines, Iowa

Zoning Setbacks:
Rear - 30' 0"
Front - 30' 0"
Sideyard - 15' 0" total - 7' Min. one side



**Creative Concepts
Architecture, PLLC**
103 E Guiness Street | Park City, Iowa 50226
515 230 1356
mail@creativeconceptshand.com

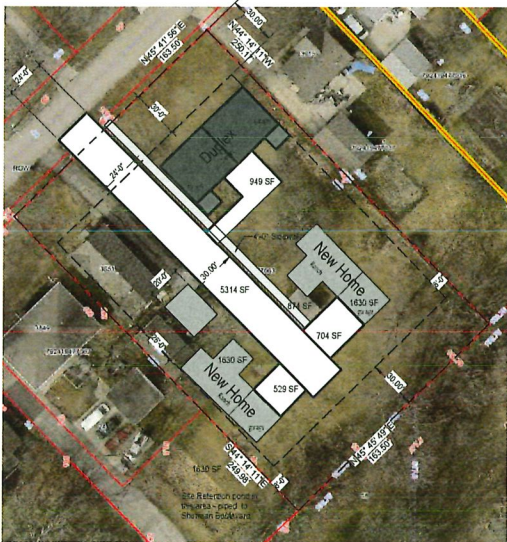
**Highland Park Community
Development**

3851 Sherman Boulevard | Des Moines, Iowa 50310



7/17/2025 11:53:25 AM
PROJECT NUMBER:
2304H
TITLE:
Site Plan &
Sections
SHEET:
A108

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3 Site Plan
A104
1" = 40'-0"

Property Owner:
Highland Park Community Church
4101 Amherst Street
Des Moines, Iowa 50313

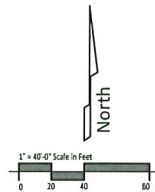
Zoning:
R3A Neighborhood District - R3A

Property Address:
3651 Sherman Boulevard
Des Moines, Iowa 50310

Legal Description:
Excluding northerly 5 feet - Lot 25
Kimble Acres, an official lot now
included in and forming part of the
City of Des Moines, Iowa

Zoning Setbacks:
Rear - 30' 0"
Front - 30' 0"
Sideyard - 15' 0" total - 7' Min. one side

Impervious Area:
Duplex - 2,480
Home 1 - 1,630
Home 2 - 1,530
Street - 5,314
Driveways - 2,182
Sidewalk - 374
Total - 14,110



Attic Ventilation Notes

Attic Ventilation - at Main Level
Attic vents in upper attic space:
677 s.f. attic area
677 / 300 = 2.25 s.f. of open area required

Attic Ventilation - at Upper Level
Attic vents in upper attic space:
363 s.f. attic area
363 / 300 = 1.22 s.f. of open area required

34 Lin Ft of ridge vent at 9" sqft
= 306 sq in = 2,125 SF

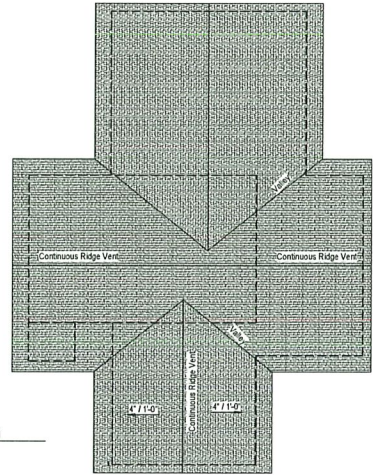
23 Lin Ft of ridge vent at 9" sqft
= 207 sq in = 1,43 SF

59 Lin Ft of soffit at 13.1" sqft
= 773 sq in = 5.36 SF

46 Lin Ft of soffit at 13.1" sqft
= 602 sq in = 4.16 SF

Roof Details:
2" Eave overhang unless noted otherwise
16" Rake overhang unless noted otherwise
5:12 Roof slope 8" heel
6:12 Roof slope 4 3/4" heel
8-11/8" Plate height Upper Level
8-1 1/8" Plate height Main Level

2 Roof Plan
A104
1/8" = 1'-0"



Roof Notes

- Refer to additional notes and requirements on all other documents and other disciplines documents.
- Failure to identify a requirement does not give anyone the right to violate any codes, governing authority, minimum quality or quantity, industry standards, manufacturer recommendations, etc.
- All mechanical, electrical and plumbing equipment shown on this sheet is considered conceptual and provided for coordination purposes only. Refer to mechanical and electrical documents for specific design information.
- Refer to structural drawings for roof opening structural framing.
- All roof penetrations for minor roof vents and similar items may not be indicated on the roof plan, however, all roof flashing work shall be provided by the roofing subcontractor so as to obtain full roofing warranties. Refer to all other construction documents for additional roof penetrations requiring roof flashing work.
- It should be the responsibility of the roof sub-contractor to provide all necessary details and systems to accommodate the expansion/contraction of the building and building components for a long-lasting roof.
- Contractor shall keep roof clean of all debris during all construction work.
- Design of roof drainage systems shall comply with the Int'l Plumbing Code, (IPC: 2012 Sec. 1503.4, 2012 Sec. 1503.4) Final detailed design of roof drainage systems to be by plumbing consultant or design-build plumbing subcontractor.
- Over-sized roof drains, gutters and/or downspouts should be provided to eliminate any overflow or backup.
- A cricket or saddle shall be installed on the ridge side of any penetration greater than 30" wide as measured perpendicular to the slope, (IBC: 2006 Sec. 1507.2.6.4, 2009 Sec. 1503.6)
- All roof slopes, including flattened roof areas to obtain positive drainage, to be integrated into underlying roof support design. Provide tapered rigid insulation to maintain minimum 1/4" per foot slope at all flattened roof areas to ensure positive drainage all the way to roof drain from all penetrations and changes in roof slopes.
- Provide concrete splash blocks at all downspout locations.
- Roof ventilation intake & exhaust vents shall be provided in each & all enclosed attics &/or rafter spaces to create cross ventilation in accordance with codes & the manufacturers installation instructions. (see 2006 sec. 1203.2, 1503.3)
- Insulate and seal to ensure adequate air infiltration barrier around all exterior penetrations to prevent water and sprinkler pipe freezing.
- Crawl spaces shall be provided with a minimum of one access opening not less than 16"x24". (IBC: 2006 & 2009 Sec. 1209.1)
- An opening of not less than 20"x30" shall be provided to any attic area having a clear height of over 30". A 30" minimum clear headroom in the attic space shall be provided at or above the access opening. (IBC: 2006 & 2009 Sec. 1209.2)
- Access to Mechanical appliances installed in underfloor areas, in attic spaces and on roofs or elevated structures shall be in accordance with the International Mechanical Code, (IMC: 2006 & 2009 Sec. 1209.3)
- Roof trusses designed and built by truss manufacturer.
- Pitched (slope > 2:12) roof - Self-adhering ice membrane underlayment required from eave's edge to a point at least 24" inside the exterior wall line of the building. (IBC: 2006 Sec. 1507.2.8.2, 2009 Sec. 1507.2.8.2)

Date	Description
10/3/2023	For Construction

9/23/2025 6:42:24 AM

REV: 3651 FOR DEED

2304H

TITLE

Upper Floor &
Roof Plan

SHEET

A104

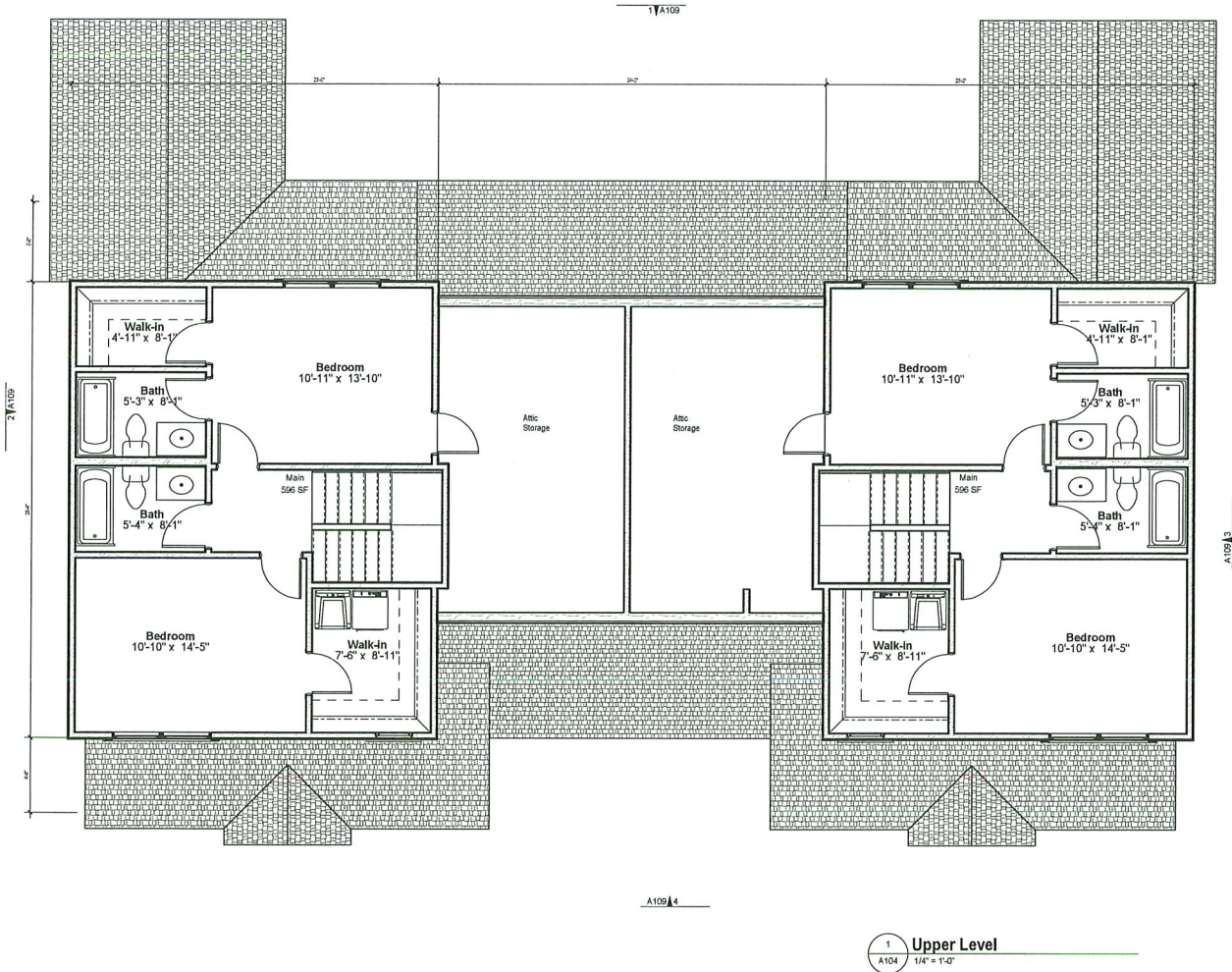


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Date	Description

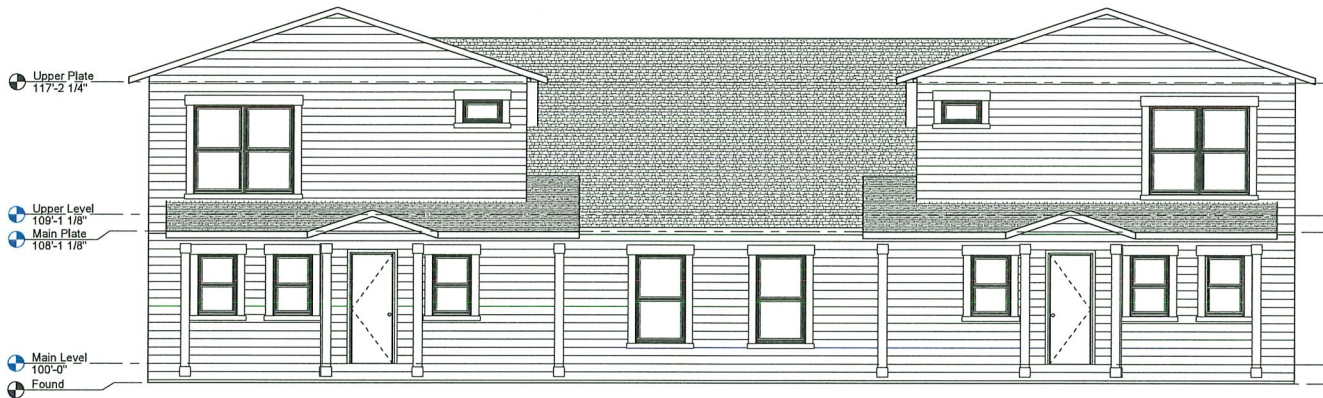
9/23/2025 8:56:03 AM
PROJECT NUMBER:
2407L
TITLE:
Upper Level

SHEET:
A104

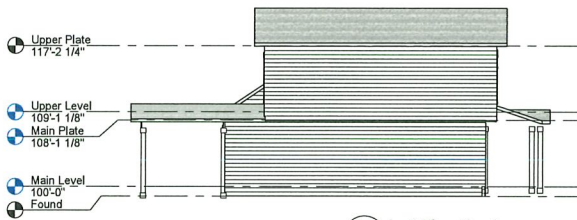


1 Upper Level
A104 1/4" = 1'-0"

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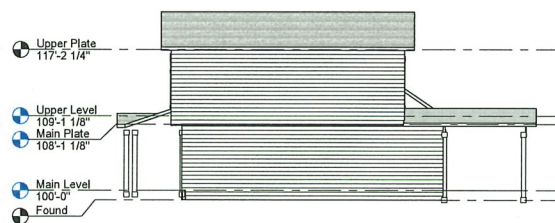
4 Front Elevation1
A109 1/4" = 1'-0"



2 Left Elevation1
A109 1/8" = 1'-0"



1 Back Elevation1
A109 1/8" = 1'-0"



3 Right Side Elevation1
A109 1/8" = 1'-0"

Description	Date

9/23/2025 8:56:05 AM
PROJECT NUMBER:
2407L
TITLE:
Exterior Elevations

SHEET:
A109

Hihland Park Community Development

3851 Sherman Boulevard | Des Moines, Iowa 50310

Drawing Index

GENERAL INFORMATION DRAWINGS
100 Cover Sheet
101 Specifications

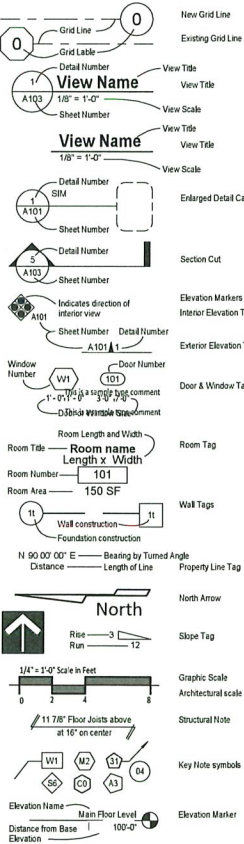
ARCHITECTURAL
A103 Main Level Floor Plan
A107 Exterior Elevations
A101 Lower Level Plan
A104 Upper Floor & Roof Plan
A100 Foundation Plan



Hiland Park Community Development

3851 Sherman Boulevard | Des Moines, Iowa 50310

Annotation Legend



Project Notes

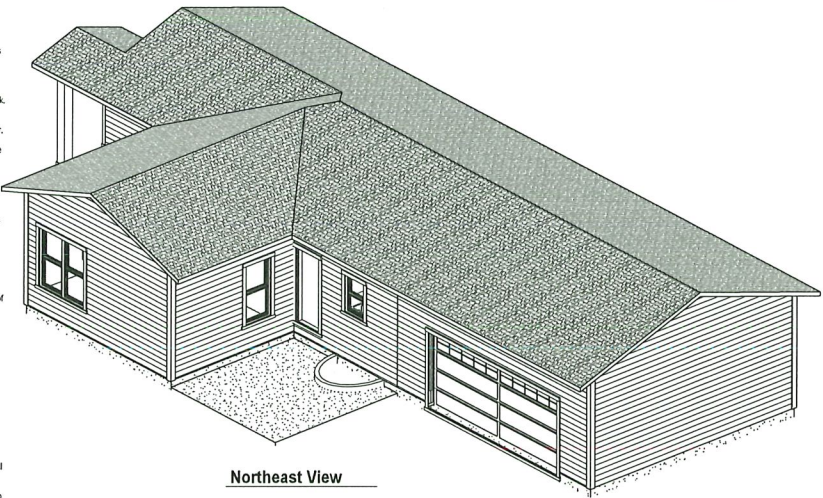
- These documents and the design they represent are the property of the Architect. No changes to these documents either in whole or in part may be made in any way without their prior knowledge and written consent.
- Refer to additional notes and legends on all other documents.
- Unless otherwise noted, these drawings shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application, and disposal requirements, etc.
- Before commencement of any work, the contractor shall give all notices and obtain all permits. Contractor shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application, and disposal requirements, etc.
- These drawings represent the completed project, at a time of substantial completion. The intent of the drawings is to include all items necessary for the proper execution and completion of the work. Unless otherwise noted, they do not represent the means and methods of construction. Sequencing and means and methods of construction shall be the sole responsibility of the general contractor.
- These drawings do not contain information with regard to construction safety procedures. The contractor is solely responsible for all construction safety and shall perform all work in accordance with governing authorities construction safety guidelines.
- Provide complete in place all labor, transportation, material, taxes, fees, permits, licenses, insurance, utilities, inspections, equipment, machinery, supervision, and other items necessary to complete the work in strict compliance with the plans, documents, and specifications prepared by the architect and approved by the owner.
- Verify existing conditions before fabrication and before proceeding with the work, and notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost, and schedules.
- Do not scale drawings to determine the intended layout or dimensions. If dimensions are in question, the contractor shall be responsible for obtaining clarification before continuing with work. Drawings are intended only as a graphically correct representation of work to be accomplished.
- Remove and replace materials damaged during construction to the satisfaction of the owner. Repair existing public facilities damaged during construction to the satisfaction of the governing authority.
- All work shall be of good quality, and all materials and equipment shall be new and free from defects for one year from the date of substantial completion of work. Any extended warranties obtained from suppliers or subcontractors shall be forwarded to the owner.
- All requirements not followed, including substitutions not properly approved and authorized, in writing, may be considered defective.
- Comply with all weather-related construction requirements. Do not build with or on frozen, saturated, contaminated, or inappropriate substrates or conditions.
- Provide positive drainage of surface water away from and off of all buildings without ponding or water adjacent to or on buildings or pavements.
- By submitting shop drawings, product data and samples, the general contractor and sub-contractor has verified and approved the information contained within. The general contractor's review and approval shall be shown on each substantial prior to the submission to the architect.
- Spreader system design and layout drawings, main lines and branches will be provided and installed by the building owner. Drops to ceiling penetration, heads and accessories provided by contractor.

Creative Concepts and their consultants have completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programming information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner's and/or Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor's bid includes all components of construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract". The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing and means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

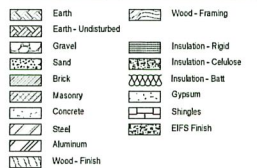
Floor Area Schedule

Description	Area	Level
Floor area	1069 SF	Main Level
Finished	1069 SF	Main Level
Patio	154 SF	Main Level
Exterior	154 SF	Main Level
Basement Floor	1002 SF	Basement Level
	1002 SF	



Northeast View

Material Legend



Description	Date	Not For Construction
10005025	9/5/2025	11:47:40 AM

10005025
11:47:40 AM
23:04:44
Cover Sheet

100

**Creative Concepts
Architecture, PLLC**

2014 E. Main St., Suite 100, Des Moines, IA 50319
515.281.1559
info@creativeconceptsarch.com

Hiland Park Community Development

3851 Sherman Boulevard | Des Moines, Iowa 50310

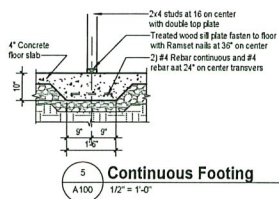
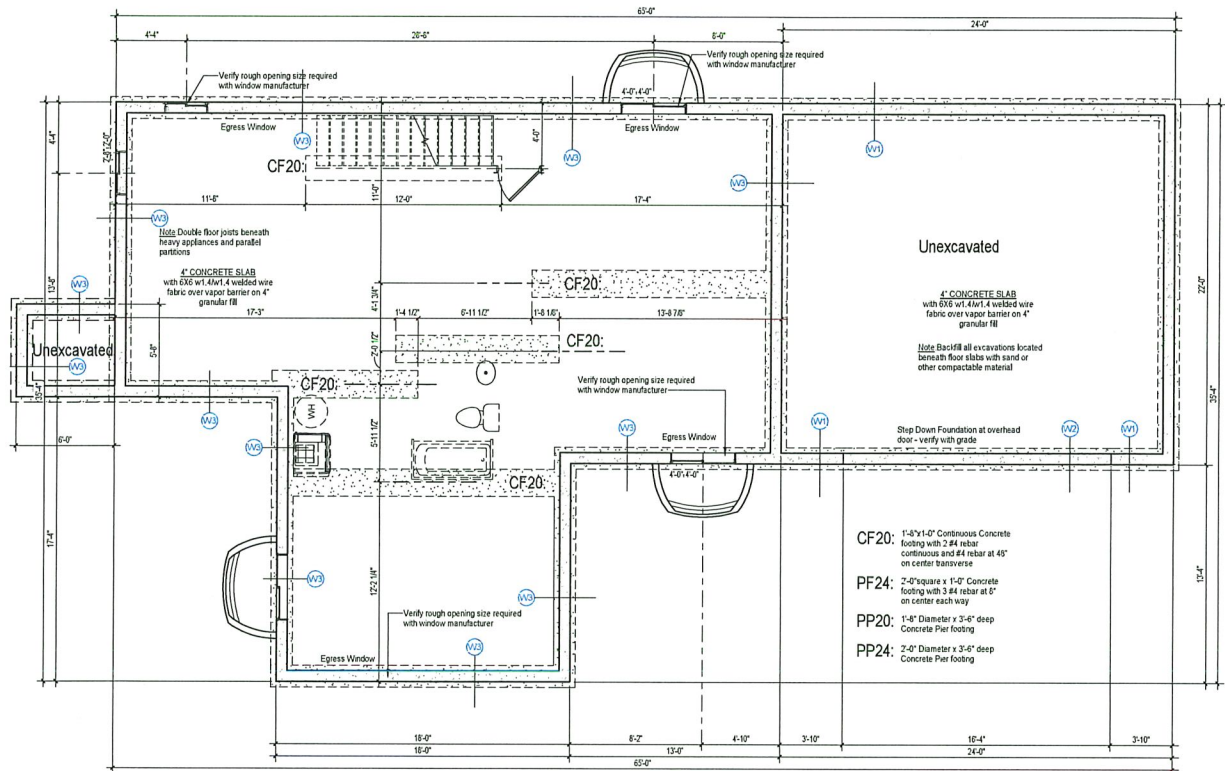
Description	Date
Not For Construction	08/05/25
#	1

08/05/2025 11:47:41 AM
PROJECT NUMBER:
2304H
TITLE
Specifications

SHEET:

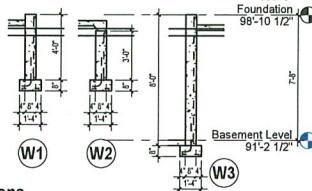
101

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1 Foundation Plan
A100 1/4\"/>

Wall Rebar: < 5'-0\"/>

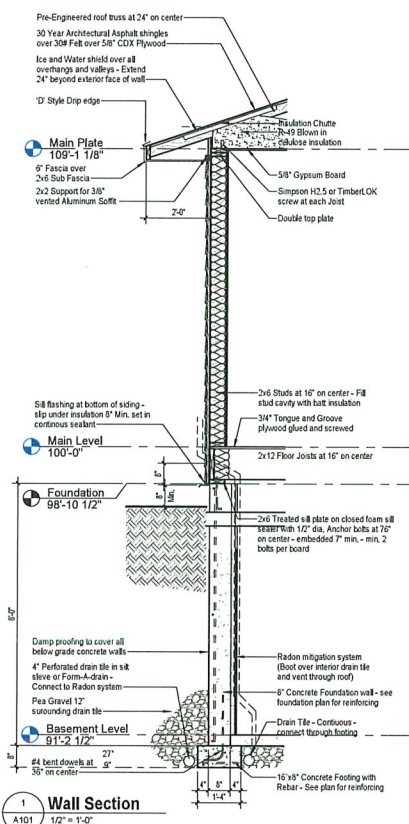


Foundation Sections

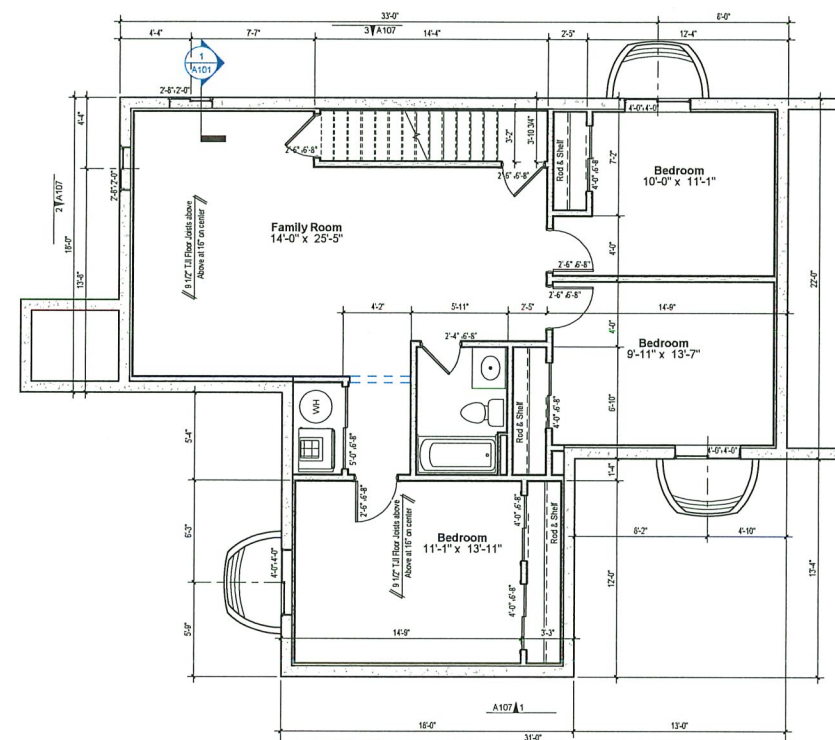
Foundation Notes

1. All anchor bolts shall conform to ASTM F1554 - 36ksi
2. Base of all column elevations = 100'-0\"/>
3. Concrete foundations to be 3,000psi - Concrete slabs to be 4,000psi
4. All reinforcing to be grade 60
5. #4 bar lap = 2'-0\"/>
6. Foundation design based on 2,000psf soil bearing capacity
7. Foundation wall reinforcing shall continue through column footings
8. Changes in elevation for footings and foundation walls are for design intent only. Actual elevations shall be verified with final grade during construction. Maintain 42\"/>
9. All concrete shall be saw cut. If saw cuts are not specified contact Architect or Engineer. If possible saw cut under demising walls
10. Concrete to be placed over dry sub-grade to prevent heaving in winter
11. Forms where concrete is to be exposed shall be smooth and free from defects
12. Exterior paving to be 1 1/2\"/>
13. Where no paving, top of grade to be a minimum of 6\"/>
14. Apply trowel finish to monolithic slab surface exposed to view and slab surface to be covered with resilient flooring, carpet, ceramic or quarry tile, pavers, or another thin film-finish coating system, grade smooth any surface defects that would telegraph through applied floor coverings system
15. Apply a non-slip finish perpendicular to main traffic route to all exterior concrete platforms, steps, and ramps
16. All concrete shall be reinforced unless otherwise noted
17. Prior to commencing work, contractor to verify elevation of existing floor. Contractor to ensure alignment of new and existing floor elevations

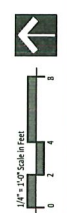




1 Wall Section
A101 1/2" = 1'-0"



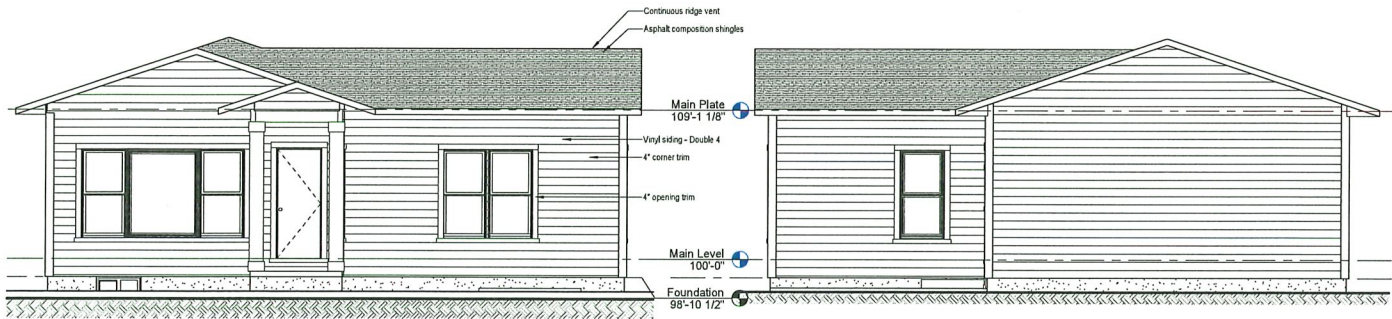
3 Lower Level Plan
A101 1/4" = 1'-0"



Description	
Date	08/05/25
Not For Construction	
1	
05/2025 11:47:42 AM	
PROJECT NUMBER	2304H
TITLE	Lower Level Plan
SHEET	A101

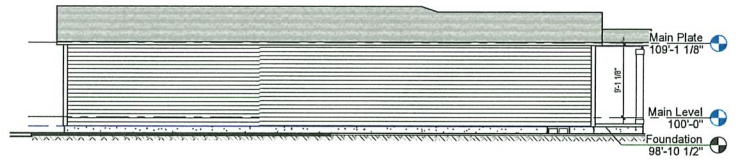


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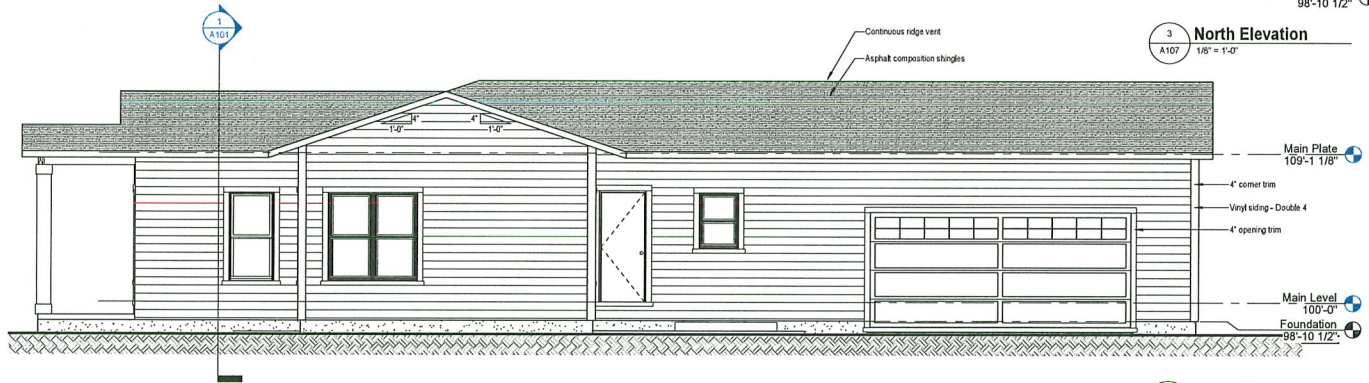


2 West Elevation
A107 1/4" = 1'-0"

4 East Elevation
A107 1/4" = 1'-0"

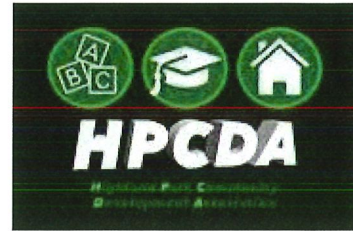


3 North Elevation
A107 1/8" = 1'-0"



1 South Elevation
A107 1/4" = 1'-0"

Description	
Date	Not For Construction
1	08/05/2025
9/5/2025 11:47:46 AM	
PROJECT NUMBER	2304H
TITLE	Exterior Elevations
SHEET	A107



3851 Sherman Boulevard Neighborhood Meeting (8/27/25) Minutes

The meeting was held at the offices of James Dental, which is an adjacent property to the 3851 Sherman Boulevard property. Based upon the sign-in sheet, roughly 20 neighbors were in attendance. Additionally, Matt Palan (Architect) and Mark Riley (Consultant) were present to answer questions on behalf of HPCDA.

Mr. Philip Herman, HPCDA Board Secretary, ran the meeting and handled most of the presentation of the project to the neighbors. He explained that there were two options before HPCDA for the development of the property and that both of them would end up with six new units being built. The plan that HPCDA believed would be the best for the people eventually living on the property and for the neighborhood was going to be the rezoning of the property and the Site Plan presented at the meeting. The **preferred option** is that the zoning on the ONE PARCEL of land be changed from N3a residential to NX1 residential. This would allow for the proposed new housing units (two single family homes and two duplex buildings) to all be around a new private, cul-de-sac driveway. This would create a community feel for all people and give more private autonomy and dignity to the low-income families and individuals residing here.

The **second option** would occur if the zoning change was denied on the property. At that time HPCDA would move to subdivide the property into four (roughly) equal parcels. There would most likely be a very similar cul-de-sac driveway down the middle of the property, which would give access to all four parcels of land. On the three parcels without a current building, HPCDA would propose building a single-family house on them with each having an ADU (Accessory Dwelling Unit) somewhere on the parcel. This would end up with six new housing units as well. It is the opinion of HPCDA that this is not the best way for this little community to live next to each other, but would be an alternate way to meet the need of more affordable housing in Des Moines and specifically on this land.

Issues Raised at the Meeting:

STORM WATER ISSUES ON SHERMAN BLVD AND FLAMINGO COURT—

For the past 28 years when Walgreens, Wells Fargo Bank and other businesses started developing the shopping area on Douglas and Beaver Avenues with all of its parking spots; Flamingo Court and Sherman Boulevard homes have been taking water in their basements and yards ever since. As identified by the residents who have lived in this area for a long time, the issues of storm water centers on three things. First, the storm water drain underneath Sherman Boulevard is not big enough. Therefore, water has no place to go except into homes or yards because the drain doesn't take the water away fast enough. Second, the Sherman Boulevard street is not wide enough and therefore creates additional

Highland Park Com. Dev. Assn., 4101 Amherst Street, Des Moines, IA 50313

www.highlandparkcda.org

515-422-4386

problems when vehicles are parked on the road. Third, Sherman Boulevard as it gets close to Madison Avenue is actually collapsed and creates a place for standing water that cars now have to drive through. The neighbors are not upset at HPCDA for bringing the impervious water from the property to Sherman Boulevard (they are aware of the slope of the property), but just know **the system as it currently is designed is not working** for any of these residents. The residents recommend that we be careful about building homes with basements. **Currently, only the single-family homes would have basements as the duplex units would be built on slab. We are requesting from the City of Des Moines a neighborhood meeting, as soon as it can be scheduled, to discuss storm water issues. This could be potentially hosted by Douglas Avenue Presbyterian Church. This needs to not just be a listening meeting, but a meeting that prompts the City Council to fund and take action on this longstanding issue for these residents. It would be important to address all three of the issues mentioned above and hopefully occur before the sidewalk is installed on the east side of Sherman Boulevard. Widening Sherman Boulevard is a critical issue for the neighborhood. Obviously, grandfathering some of the property setbacks would need to occur in this solution.**

Sherman Boulevard Parking—

The residents are happy with the designs that show all units having garages and the ability to park in front of those garages. They are concerned about residents of our units having more than two cars on the property and where they will park. Additionally, they are concerned about any street parking that guests might do on Sherman Boulevard or potentially on the street that will be the private driveway to the homes. **HPCDA can control some of these things by the language of each unit's lease agreement. Generally speaking, only two cars are allowed for the single-family homes and only one car for the duplex units. Additional cars would need to be approved by HPCDA through an internal variance request and communicated to the other units in the complex. We believe with driveways in front of garages and street parking on the circle of the cul-de-sac, enough parking will be available for these residents and their guests. Some of our residents won't even own cars and will be taking the bus on either Madison or Douglas for their transportation.**

Neighbor Screening Request—

The neighbor to the north commented on the duplex on that side being fairly close to the property line. That neighbor has a fence between our properties. There is a very old fence on the back of the HPCDA property and the south neighbor has no fence. We are inclined to do the following. **We would recommend that we put a 6 foot privacy fence (most likely white) between the neighbor to the north and us and the neighbors to the south and us. We would put it also at the back of the property where there isn't any water retention area. Water retention might be in the southeast part of the property, also.**

Most of the people in attendance supported the concept of affordable housing, but had the NIMBY complex. Your mail in surveys will reflect this.

This report respectfully submitted by:

Philip Herman, HPCDA Board Secretary

Steven Dingman

4500 Flamingo Court, Des Moines, IA 50310

630-379-2220

srdingman@gmail.com

August 27, 2025

To the Honorable Members of the Planning and Zoning Commission/City Council

Armory Building, 602 Robert D. Ray Drive Des Moines, Iowa

RE: Petition for Rezoning of Property at 3851 Sherman Boulevard

We, the undersigned, respectfully petition the **Planning and Zoning Commission and City Council of Des Moines, IA** to cancel the rezoning of the property described below from its current zoning classification to the proposed zoning classification.

1. Legal description of the property to be rezoned Parcel 100/42419-47, DM68Z

2. Current zoning classification

FROM: a N3A Single-Family Residential

3. Proposed zoning classification

TO: a NX1 Multi use of single and duplex rentals for a change to be used as mixed-use development for up to 7 units

4. Reason for the requested change

The community residents of N3A Beavertdale, in the City of Des Moines, IA, *strongly oppose* allowing this proposed rezoning to take place. Many of the residents have lived in this community of a quiet, highly respected neighborhood for 20, 30, 40 & 50 years. Most of the current residents are now retired.

This N3A development was designed and built in the 1950-1970's for a moderate, quiet residence while reflecting the character of the middle class of residents. The development was designated as ranch style and 1-1/2 story residences. The other main reason is the **constant flooding** which has occurred over the last 50 years, primarily from a previous pond when developed & owned by the Hoyt Sherman families (AKA Norma's Place) and there is still a natural spring below this area encompassing the ground and adjoining areas including North and East of the Wells Fargo Building, The Reardon Veterinary Clinic & of course The James Dental Clinic. Mitigation from these previous developed buildings, including the properties (Wells Fargo Building, The Reardon Veterinary Clinic & of course The James Dental Clinic) has increased dramatically to contribute to the flooding of Sherman Boulevard & Flamingo Court.

The proposed new Cul-De-Sac for this NX1 development also is not to code for the total width of the circular area of this new proposed private street. Flamingo Court is only 70' across and the Des Moines City code states that any new Cul-De-Sac is a minimum 90' across. The new NX1 appears to be less than the 90' of the city code. Sherman Boulevard appears to have only 3 street drain storms, Flamingo Court has none. Flamingo Court was designed to slope or be graded to allow water, rain water or flooding to flow onto Sherman Boulevard to allow their drain systems handle the water, this has failed. What has transpired is 80% of the homes have had to have sump pump and tiling added to their homes at their own expense, some up to \$25,000+. A neighbor just experienced 4" of water from this flooding that constantly occurs North of Wells Fargo & The Reardon Veterinary Clinic.

The other issue and concern of accepting personnel that are going through rehabilitation, and the excess of up to 4-5 people per household and the influx of additional vehicles parked in the driveway, the new street and friends parking on Sherman Boulevard at times. Sherman Boulevard now when traveled is not wide enough for additional vehicles as now it is difficult for one car to travel while another is coming in your path. Overall, there is just no support from this community to accept these changes. If this moves forward, there is no reason why other N3A residents may want to change their properties as well to create the same zoning changes. We, the undersigned meet your 20% requirement of not approving this rezoning.

5. Signature

The information provided is accurate and that the signer is the owner or a legally authorized agent for the owner of the neighboring property.

Protest petition to oppose a rezoning request (for concerned neighbors)

Steven Dingman

4500 Flamingo Court, Des Moines, IA 50310

630-379-2220

srdingman@gmail.com

August 27, 2025

**To the Honorable Members of the Planning and Zoning Commission/City Council
Armory Building, 602 Robert D. Ray Drive, Des Moines, Iowa**

RE: Protest of Zoning Petition for 3851 Sherman Boulevard, Des Moines, IA 50310

The undersigned property owners within a [typically 200-300 foot] radius of the property listed above, hereby file a protest against the proposed zoning map amendment. The Planning and Zoning Commission/City Council is requested to deny the rezoning petition for the following reasons:

- "The proposed rezoning to NX1 would introduce a multi-use that is incompatible with the existing residential character of our N3A neighborhood."
- "This change would generate excessive traffic and noise, negatively impacting the safety and quality of life for existing residents."
- "The increased density is not supported by the existing infrastructure, including inadequate street width and stormwater management."

Signatures of affected property owners

By signing below, the undersigned confirm their opposition to the rezoning petition referenced above.

Printed Name	Address	Signature
STEVEN DINGMAN	4500 FLAMINGO COURT	S 27
Michael O'Malley, Trustee	3919 Sherman Blvd	Michael O'Malley
Daniel S. Edall	3916 Sherman Blvd	Daniel S. Edall
Kelly Ostdiek	3915 Sherman Blvd	Kelly Ostdiek
Tim Nash	3925 Sherman Blvd	Tim Nash
Vernita L. Davis	3925 Sherman Blvd	Vernita L. Davis
Joe Raga	4514 Flamingo Ct	Joe Raga
Bridget Busse	4505 Flamingo Ct	Bridget Busse
Paul Kimball	4501 Flamingo Ct	PAUL KIMBALL
Linda Kimball	4501 Flamingo Ct.	Linda Kimball
Conor O'Leary	3931 Sherman Ct.	Conor O'Leary
Susan R. Wilson	4500 Flamingo Ct	Susan R. Wilson
Ann Ullman	4509 Flamingo Ct	Ann Ullman
Maril Poole	4509 Flamingo Ct	Maril Poole
Ray Smajd	3928 Sherman Blvd	Ray Smajd
Daniel Riffel	3912 Sherman Blvd	Daniel Riffel
Ron Bainter	3900 Sherman Blvd	Ron Bainter

Item: ZONG-2025-000019

Date: _____

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

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SEP 4 2025

Titleholder Signature: _____

Name/Business: _____

Impacted Address: _____

Comments: _____

I am 100% against this proposal
in any form they present

Item: ZONG-2025-000019

Date: 8-27-25

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

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SEP 4 2025

Titleholder Signature: Alexander Ruble

Name/Business: _____

Impacted Address: 3844 Sherman Blvd 50310.

Comments: I vote No

Item: ZONG-2025-000019

Date:

8/28/2025

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

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SEP 4 2025

Titleholder Signature: Frederick N. Walker

Name/Business: FREDERICK N WALKER

Impacted Address: 3858 SHERMAN BLVD.

Comments: IT'S A QUIET WELL KEPT NEIGHBORHOOD - NOT FAIR
FOR THE CITY TO BETRAY US BY PUTTING A COMPLEX OF
BUILDINGS IN A RESIDENTIAL AREA. INCREASED TRAFFIC ON A VERY
NARROW STREET. POSSIBLY 50 OCCUPANTS ON 7 UNITS. HIGH RISK
PEOPLE NEEDING MENTAL AND DRUG COUNSELING. THE NEIGHBORS
ALL TOTALLY AGAINST THIS !!

Item: ZONG-2025-000019

Date: 8/27/2025

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request



Titleholder Signature: Dixie L. DeCarlo

Name/Business: Dixie L. DeCarlo

Impacted Address: 3908 Sherman Blvd.

Comments: Definitely against. Would
change our neighborhood / street in
a negative way.

Item: ZONG-2025-000019

Date: _____

Please mark one of the following:

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



Titleholder Signature: Michael W O'Malley Trustee

Name/Business: Michael W O'Malley Trustee

Impacted Address: 3919 SHERMAN BLVD D541A50310

Comments: Neighborhood wasn't designed or developed for low rent
multiple housing built in backyards or
for housing mental or criminal persons,
This project will lower property values, cause
more traffic congestion and increase water
runoff. and parking

Item: ZONG-2025-000019

Date: 8-28-2025

Please mark one of the following:

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



Titleholder Signature: Tim Nash

Name/Business: Tim Nash

Impacted Address: 3925 Sherman BLVD.

Comments: I strongly oppose this rezoning!!

Item: ZONG-2025-000019

Date: 08/28/2025

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request



Titleholder Signature: Michele Howard

Name/Business: Michele Howard

Impacted Address: 3840 Sherman Blvd.

Comments: _____

Item: ZONG-2025-000019

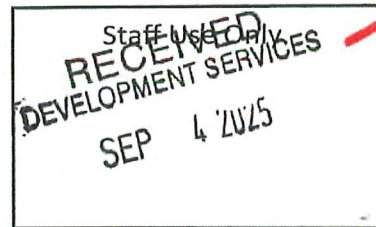
Date: AUGUST 27 2025

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request



Titleholder Signature: SRyan

Name/Business: STEVEN DINGMAH

Impacted Address: 4500 FLAMINGO COURT

Comments: WILL ATTEND ZONING'S CITY COUNCIL MEETING

Item: ZONG-2025-000019

Date: 8/28/2025

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request



Titleholder Signature: Joseph A Royce

Name/Business: Royce-Davis Trust

Impacted Address: 4514 Flamingo Ct

Comments: Previous Development resulted in flooding
My basement — Area has an underground spring
that will be impacted by development —
Project is MUCH Too dense. Roof and concrete will
run off — Street is Already over crowded

Item: ZONG-2025-000019

Date: _____

Please mark one of the following:

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

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SEP 4 2025

Titleholder Signature: _____

Name/Business: _____

Impacted Address: _____

Comments: _____

50310 This low income housing, multi family housing units
are going to lower every body's property value in ~~neighborhood~~
~~neighborhood~~ but 30,000 this is connected to an alleyway
basically it's just have an influx of not good activity
making this street less safe my kid with
parent concern and crime

Item: ZONG-2025-000019

Date: 09/01/25

Please mark one of the following:

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

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SEP ' 5 2025

Titleholder Signature: Sheena Green

Name/Business: Sheena Green

Impacted Address: 3924 Sherman Blvd

Comments: I don't want to add extra traffic
to this street. I enjoy our little neighborhood.

Item: ZONG-2025000019

Date: 27 AUG 2025

Please mark one of the following:

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

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SEP ' 5 2025

Titleholder Signature: _____

Name/Business: JIM CHOLEWA / JAMES DENTAL / BEAVERDALE
INTERNATIONAL

Impacted Address: 4539 DOUGLAS AVE

Comments: • STORMWATER ALREADY CHALLENGE IN NEIGHBORHOOD
• DESTROYS CHARACTER OF NEIGHBORHOOD → LACKS
SIZE APPROPRIATE FOR PLANS
• THE CITY HAS AN OBLIGATION TO POPULATION TO CONSERVE
ZONING/PLANNING DECISIONS - THE POPULATION MAKES MAJOR REAL
ESTATE DECISIONS BASED ON ZONES/PLANS. THIS IS BAIT & SWITCH W/O CONSENT

Item: ZONG-2025-000019

Date: 8/30/25

Please mark one of the following:

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

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SEP ,9 2025

Titleholder Signature: Kelly Ostdiek

Name/Business: Kelly Ostdiek

Impacted Address: 3915 Sherman Blvd

Comments: _____

Item: ZONG-2025-000019

Date: 9/2/25

Please mark one of the following:

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

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SEP 5 2025

Titleholder Signature: Connor O'Leary

Name/Business: _____

Impacted Address: 3931 Sherman Blvd. Des Moines, IA

Comments: The streets are too narrow.

We don't want the new developments.

I've talked to many neighbors regarding
this matter. And not one person wants it.

50310

To: MR Wall@dm.gov.org

I am opposed to the rezoning
on Sherman Boulevard in Des Moines, IA.

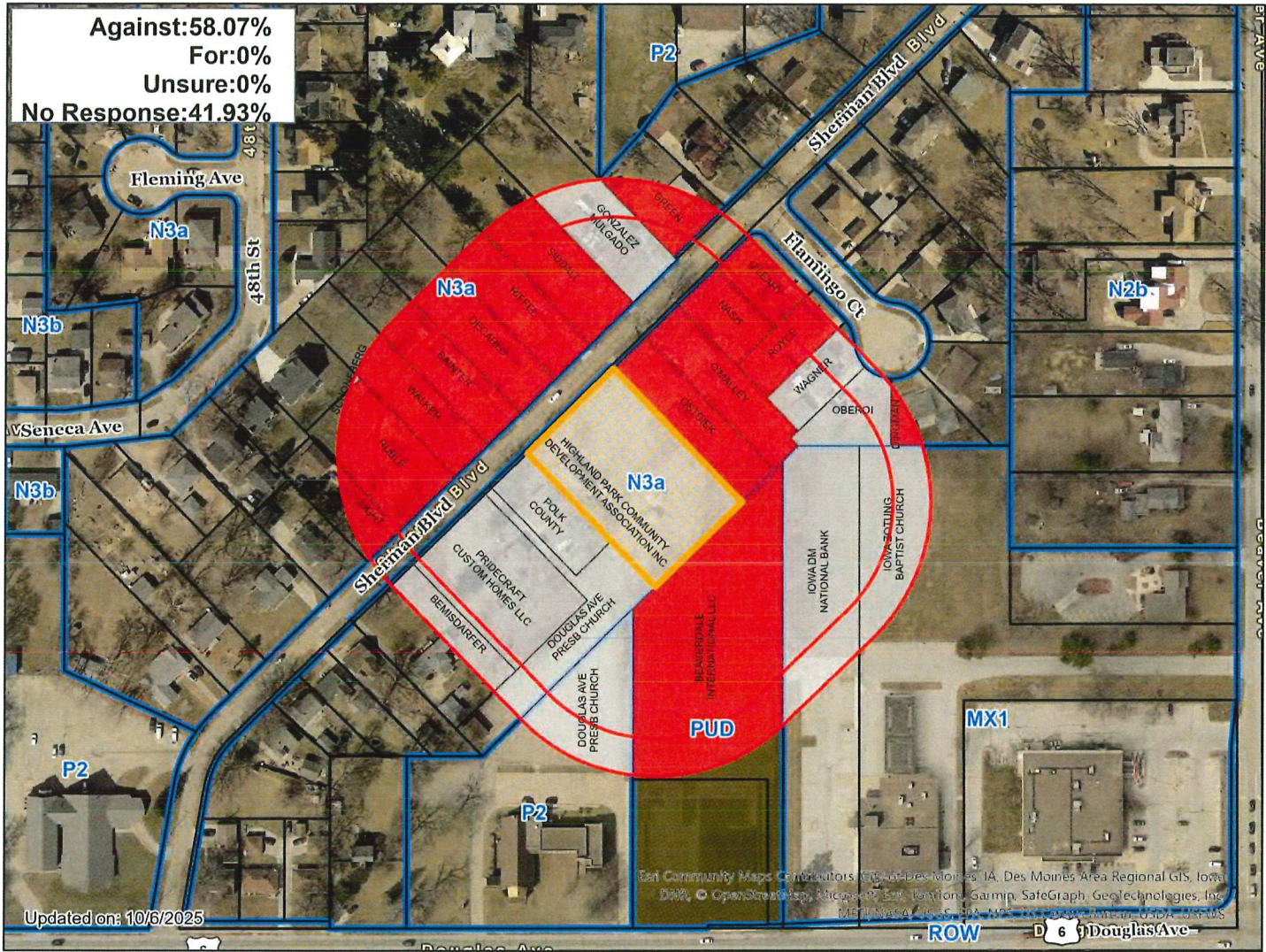
Frank D. Muller Mark D. Muller
Phyllis E. Muller Phyllis E. Muller

4515 Fleming Ct.

Des Moines, IA 50310-2744

Case# ZONG-2025-050019

Highland Park Community Development Association, Inc, 3851 Sherman Boulevard ZONG-2025-000019



Item: ZONG-2025-000019-R Date: _____

Please mark one of the following:

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

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SEP 29 2025

Titleholder Signature: _____

Dixie DeCarlo

Name/Business: _____

Dixie DeCarlo

Impacted Address: _____

3908 Sherman Blvd

Comments: _____

No way is this rezoning
appropriate for this neighborhood!

Item: ZONG-2025-000019-12 Date: 9-25-25

Please mark one of the following:

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



Titleholder Signature: 

Name/Business: Ron Bainter

Impacted Address: 3900 Sherman Blvd.

Comments: _____

Item: ZONG-2025-000019 -R Date: _____

Please mark one of the following:

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

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SEP 29 2025

Titleholder Signature: Michael W. O'Malley Trustee

Name/Business: Michael W. O'Malley Trustee

Impacted Address: 3919 SHERMAN BLVD DSM IA

Comments: ADDS to WATER FLOODING, CAUSE PARKING
CONGESTION; EFFECTS CHARACTER OF NEIGHBORHOOD
NEIGHBORHOODS BY PUTTING BUILDINGS IN BACK YARD.
LOWER PROPERTY VALUES WITH LOW RENT
IMPLISING; INCREASES TRAFFIC CONGESTION

Item: ZONG-2025-000019-R Date: 9-24-2025

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request



Titleholder Signature: Jim Nash

Name/Business: Tim Nash

Impacted Address: 3925 Sherman BLVD. DSM, 50310

Comments: Strongly oppose This Request!

Item: ZONG 2025-000019-R

Date: _____

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

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SEP 29 2025

Titleholder Signature: _____

Joseph Royce

Name/Business: _____

4514 Flamingo Court

Impacted Address: _____

DSM 50310

Comments: _____

There is an underground stream South of the
property. Any development of the area will feed
that stream and threaten Flamingo Court.

Item: ZONG 2025 000019

Date: SEPT 24 2025

Please mark one of the following:

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

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SEP 29 2025

Titleholder Signature: SR [Signature]

Name/Business: STEVEN DINGMAR

Impacted Address: 4500 FLAMINGO COURT

Comments: 1ST

NATURAL SPRING & WATER (RAIN INFILTRATION) AS MAIN
CONCERN. 2ND NOT ROOM FOR OVERLAP PARKING ON NEW
CUL DE SAC & ON SHERMAN BLVD. 3RD NOT ENOUGH ROOM FOR
PROPOSED MULTI-USE BUILDINGS TO BE BUILT. 4TH CHARACTER
OF ORIGINAL INTENDED RESIDENTIAL USE BEING COMPROMISED.

Item: ZONG-2025-000019-R

Date:

9/25/2025

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request

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SEP 29 2025

Titleholder Signature:

Frederick N. Walker

Name/Business:

FREDERICK N WALKER

Impacted Address:

3858 STREAMAN BLVD.

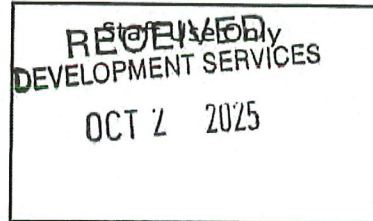
Comments:

TOO MANY UNITS ON THIS PARCEL AND
ALL ARE INCOME GENERATING. THIS IS COMMERCIAL
USAGE IN A RESIDENTIAL AREA. TOO HIGH A DENSITY
ALSO FOR RES NEIGHBORHOOD. HIGH RISK TENANTS WITH
DRUG ADDICTION AND MENTAL HEALTH ISSUES. I'VE
ENCOUNTERED BOTH TYPES.

Item: ZONG-2025-000019-12 Date: 26 SEP 2025

Please mark one of the following:

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



Titleholder Signature: _____

Name/Business: BEAVERDALE INTERNATIONAL

Impacted Address: 4539 DOUGLAS

Comments: PLAN DSM VISION #2: "HOUSING THAT OFFERS A DIVERSITY
OF CHOICES..." THIS PROPOSAL RUBS THE NEIGHBORS OF THEIR
CHOICE TO LIVE IN A QUIANT NEIGHBORHOOD OF SING. FAM. HOMES.
CONVERTING THIS PROPERTY DESTROYS THE DIVERSITY. PLENTY OF
MULTIFAMILY NEIGHBORHOODS EXIST, THE CITY DOES NOT HAVE THE
RIGHT TO TRAMPLE ON THE RIGHTS OF THOSE WHO MADE THE CHOICE

TO LIVE IN A SING. FAM. NEIGH.

Item: ZONG-2025-000019.12

Date: _____

Please mark one of the following:

☐ I support the request

☐ I am undecided

☒ I oppose the request



Titleholder Signature: Kelly Ostdiek

Name/Business: Kelly Ostdiek

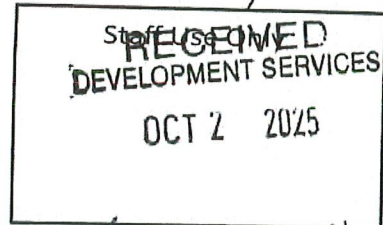
Impacted Address: 3915 Sherman Blvd

Comments: _____

Item: LONG-2025-000019-12 Date: 9/25/2025

Please mark one of the following:

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



Titleholder Signature: Michelle Howard (Light)

Name/Business: _____

Impacted Address: 3840 Sherman Blvd

Comments: _____

Item: ZONG-2025-000019-12 Date: 9/26/25

Please mark one of the following:

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

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OCT 2 2025

Titleholder Signature: BRIAN BENISDARTER

Name/Business: BRIAN BENISDARTER

Impacted Address: 3839 SHERMAN BLVD

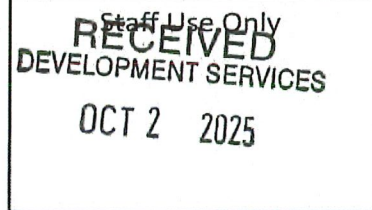
Comments:

- (1) HURTS MY PROPERTY VALUE
(2) DOG PARK NOISE AND VEHICLE INCREASE
(3) CROWDING BEAVERDALE IMAGE
(4) INCREASE AUTO TRAFFIC
(5) USE HYVEE OPEN LOTS ACROSS DOUGLAS
(6) NOT HIGHLAND PARK AREA FOR HIGHLAND IMAGE

Item: ZONG-2025-000019-12 Date: 10/2/25

Please mark one of the following:

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



Titleholder Signature: [Signature]

Name/Business: Lenore O'Leary

Impacted Address: 3931 Sherman Blvd

Comments: Our Street "Sherman Blvd is too small/narrow. There is already enough ppl that park on the street and it makes driving dangerous. We dont need more people in the neighborhood. That would mean more people parking on the street. We also have the water / drainage issue. And dont need construction stuff.

Item: ZONG-2025-000019-R Date: 9-24-25

Please mark one of the following:

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

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OCT 7 2025

Titleholder Signature: Daniel Siddall

Name/Business: Daniel Siddall

Impacted Address: 3916 Sherman blvd Des Moines 50310

Comments: I am voting against this because building
multifamily dwelling houses near my house will
drop my property value by \$30,000 & it will
make the neighborhood less safe for my family
the other families on this street.

Highland Park Community Development Assoc., 3851 Sherman Boulevard

ZONG-2025-000019-R

