



Date October 20, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM ROBERT BASTOW (OWNER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 715 EAST 25TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD MIXED USE, AND TO REZONE THE PROPERTY FROM “N3C” NEIGHBORHOOD DISTRICT TO LIMITED “RX1” MIXED USE DISTRICT, TO ALLOW REUSE OF AN EXISTING BUILDING FOR A DOG GROOMING BUSINESS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 4, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Robert Bastow (Owner), for the proposed rezoning from “N3c” Neighborhood District to Limited “RX1” Mixed Use District not be 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 September 4, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Robert Bastow (Owner), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to Neighborhood Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on September 4, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Robert Bastow (Owner), to rezone the Property from “N3c” Neighborhood District to Limited “RX1” Mixed Use District, to allow reuse of an existing building for a dog grooming business, subject to the following condition:

1. Any use of the property shall be limited to a “Pet Grooming” business and/or office and household living uses as permitted in the “RX1” District.; and

WHEREAS, the Property is legally described as follows:

LOTS 23 AND 24 IN BLOCK 11 IN YORK’S CHOICE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and

WHEREAS, on September 29, 2025, by Roll Call No. 25-1288, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on October 20, 2025, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposals; and



Roll Call Number

Agenda Item Number

47

Date October 20, 2025

WHEREAS, in accordance with said notice, those interested in said proposals, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the hearing is closed.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Low Density Residential to Neighborhood Mixed Use is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "N3c" Neighborhood District to Limited "RX1" Mixed Use District, to allow reuse of an existing building for a dog grooming business, subject to the condition set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY _____ TO ADOPT. SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000018) (COMP-2025-000014)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED

APPROVED

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.

Mayor

City Clerk

September 9, 2025

Communication from the City Plan and Zoning Commission advising that at their September 4, 2025 meeting, the following action was taken on request from Robert Bastow (owner), for the following regarding property at 715 East 25th 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 for the property from Low Density Residential to Neighborhood Mixed Use.
- C) Rezone the property from "N3c" Neighborhood District to "RX1" Mixed Use District, to allow reuse of an existing building for a dog grooming business.

COMMISSION RECOMMENDATION: 10-0

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 rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) The amendment to revise the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Rezone from "N3c" Neighborhood District to "RX1" Mixed Use District, subject to the following condition:

1. Any use of the property shall be limited to a "Pet Grooming" business and/or office and household living uses as permitted in the "RX1" District.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the requested amendment to revise the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Staff recommends approval of the requested rezoning from "N3c" Neighborhood District to "RX1" Mixed Use District, subject to the following condition:

1. Any use of the property shall be limited to a "Pet Grooming" business and/or office and household living uses as permitted in the "RX1" District

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the property from "N3c" Neighborhood District to "RX1" Mixed Use District to reuse an existing building as a dog grooming business. This use falls under the Commercial category and is most consistent with a Commercial Service - Personal Service use type. No overnight boarding is proposed.

Should the rezoning be approved, any use of the property as a dog grooming business will require site compliance in accordance with City Code Chapter 135. The Site Plan is expected to include minor improvements that are needed for the site to function safely, with minimized impact on neighbors.

2. **Size of Site:** 7,985 square feet (0.183 acre).
3. **Existing Zoning (site):** "N3c" Neighborhood District.

4. **Existing Land Use (site):** The subject property contains a one-story office building with a paved fenced off driveway and garage to the east.

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

- **North – “N3c”;** Uses are one-household residential.
- **South – “N3c”;** Uses are one-household residential.
- **East – “N3c”;** Uses are one-household residential.
- **West – “N3c”;** Uses are one-household residential.

6. **General Neighborhood/Area Land Uses:** The subject property is located at intersection of East 25th Street and Maple Street. The neighborhood is to the south of East University Avenue corridor and is primarily residential in nature with low density housing.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Fairground Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on August 15, 2025, and of the Final Agenda on August 29, 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 (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.

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 revised from “Low Density Residential” to “Neighborhood Mixed Use”. 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.

Neighborhood Mixed Use: Small scale mixed use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service oriented development. Low-medium density residential may be included in mixed use development.

The applicant is proposing to rezone the property from “N3c” Neighborhood District to “RX1” Mixed Use District. The Zoning Ordinance states that “RX1” is intended for transitional areas between “MX” districts and “N” districts, providing for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low-scale neighborhoods.

Staff believes that the requested rezoning to “RX1” District would be appropriate for this site as it is a small scale commercial use that fits with the overall character of the neighborhood and so long as it is developed according to the conditions of approval. Furthermore, this site includes a pre-existing building suited for a commercial or office use and would not be appropriate for a residential dwelling.

- 2. Planning and Design Ordinance:** Should the rezoning be approved, a site plan would be required for use of the property as a dog grooming business that complies with applicable design regulations within City Code Chapter 135. However, Staff anticipates required site improvements would be minimal to ensure the safety of customers and to minimize impacts on adjoining residential properties.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the requested amendment to revise the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Staff recommends approval of the requested rezoning from “N3c” Neighborhood District to “RX1” Mixed Use District, subject to the following condition:

1. Any use of the property shall be limited to a “Pet Grooming” business and/or office and household living uses as permitted in the “RX1” District.

SUMMARY OF DISCUSSION

Francis Boggus asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION

Emily Webb made motion for approval of the following:

Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) The amendment to revise the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Rezone from "N3c" Neighborhood District to "RX1" Mixed Use District, subject to the following condition:

1. Any use of the property shall be limited to a "Pet Grooming" business and/or office and household living uses as permitted in the "RX1" District.

THE VOTE: 10-0

Respectfully submitted,

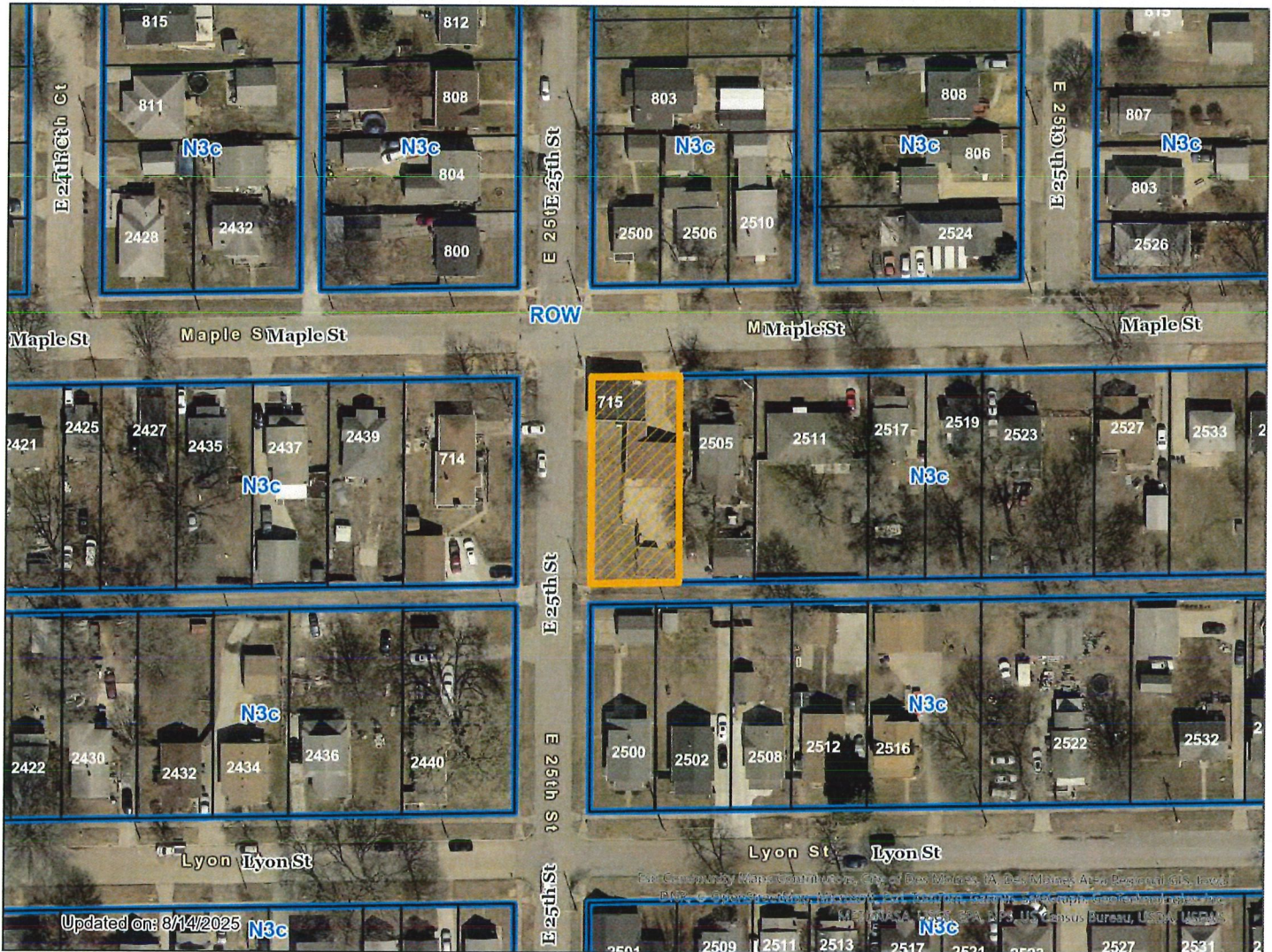


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

Robert Bastow, 715 East 25th Street

ZONG-2025-000018











Narrative Project Description

We are a small family owned business that has been serving the community for more than 20 years. We offer dog grooming services. Our business model is a drop off/pick up model in which clients drop off their pet and then pick them up later in the day. Because of this model, our human clients are only in our facility for a few minutes and do not stay onsite while their pet is being groomed. We typically do not have more than two people dropping off or picking up at the same time throughout the day. We typically have 5-7 dogs on premise at a given time. Our operating hours are 8 am to 4:30 pm so there is not street traffic or noise early in the morning or late at night. We are required to be inspected by the Department of Agriculture which ensures that we maintain a clean and safe environment.

The garage area of the building would be used for storage and kenneling. The "retail" space of the building will be used for grooming and bathing dogs with a small office area to check in and out dogs. We do not offer retail.

Neighbor Meeting Summary

Rezoning Request for 715 E 25th St – Prancing Paws LLC

Efforts to Notify Neighbors About the Proposal

1. How and when the notification occurred:

- Notification letters were mailed via USPS on August 14, 2025.

2. Who was notified:

- Letters were sent to all 43 addresses provided by the City of Des Moines mailing list. This included the designated contact person for any affected recognized neighborhood association covering the subject property or within 250 feet.

3. When and where the public meeting was held:

- Location: East Des Moines Public Library, 2559 Hubbell Ave, Des Moines, IA 50317
- Date/Time: August 25, 2025, from 6:30 p.m. to 7:30 p.m.

Attendees

- Kelsey Michael – Business Owner, Prancing Paws LLC
- Ethan Hafner – Realtor
- Two neighborhood residents

Neighbor Concerns and Discussion

● Concern 1: Boarding Services

Neighbors inquired whether the boarding services currently offered at the Pleasant Hill location would be relocated to the new site in Des Moines.

- *Response:* The business owner clarified that once the lease in Pleasant Hill expires, the boarding portion of the business will be discontinued. The new Des Moines location will provide grooming services only. This response appeared to satisfy the residents.

- **Concern 2: Animal Safety Between Parking and the Building**

Neighbors raised concerns about pet safety while entering and exiting the building from the parking area.

- *Response:* The business owner explained that all pets are required to remain on a leash when entering and exiting the building. Additionally, staff will assist owners—particularly elderly clients or those with limited mobility—by retrieving pets directly from vehicles upon request. The business owner also noted that several comparable animal facilities operate safely on higher-traffic roads, including:

- Eastown Animal Hospital (University Ave)
- Hubbell Veterinary Hospital (Hubbell Ave)
- Dogwood's Lodge (Hwy 141)

Outcome

The neighbors expressed general support for the proposed rezoning and business operation, with the above clarifications addressing their concerns.

Item: ZONG-2025-000018Date: 8-27-2025

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
SEP 4 2025

Titleholder Signature: Dale C. Gaw

Name/Business: _____

Impacted Address: E 25th + Maple 715 E 25thComments: _____

Item: ZONG-2025-000018

Date: _____

Please mark one of the following:

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

Staff Use Only

FL
DEVELOPMENT SERVICES
SEP 4 2025

Titleholder Signature: Keith Bastow

Name/Business: Keith Bastow

Impacted Address: 715 E 25th ST DM, IA

Comments: _____

Item: ZONG-2025-000018

Date: Sept 2, 2025

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
SEP 5 2025

Titleholder Signature: Diane Tappert

Name/Business: Diane Tappert

Impacted Address: 2434 Lyon St

Comments: Can you please install no parking here
to corner along e. 25 south of maple because
of the increased traffic and maybe enforce
so people aren't parked too close to the
corner. It's already a problem. Thanks

