



Date November 17, 2025

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM HRC WOODMONT, LLC, (OWNER), REPRESENTED BY CALEB SMITH, (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED IN THE VICINITY OF 4425 EAST DOUGLAS AVENUE, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATIONS FROM LOW DENSITY RESIDENTIAL AND LOW-MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “N2B” NEIGHBORHOOD DISTRICT AND “NX2” NEIGHBORHOOD MIX DISTRICT TO LIMITED “N2B” NEIGHBORHOOD DISTRICT, TO ALLOW THE DEVELOPMENT OF ONE HOUSEHOLD RESIDENTIAL USES

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 6, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from HRC Woodmont, LLC, (Owner), represented by Caleb Smith, (Officer), for the proposed rezoning from “N2b” Neighborhood District and “NX2” Neighborhood Mix District to Limited “N2b” Neighborhood District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designations of Low Density Residential and Low-Medium Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 6, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from HRC Woodmont, LLC, (Owner), represented by Caleb Smith, (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential and Low-Medium Density Residential to Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on November 6, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from HRC Woodmont, LLC, (Owner), represented by Caleb Smith, (Officer), to rezone the Property from “N2b” Neighborhood District and “NX2” Neighborhood Mix District to Limited “N2b” Neighborhood District, to allow for the development of one household residential uses, subject to the following condition:

1. A landscaped berm shall be provided along East Douglas Avenue to the satisfaction of the Planning and Urban Design Administrator, and fencing shall be prohibited in the area north of the southern edge of the berm.; and

WHEREAS, the Property is legally described as follows:



Roll Call Number

Agenda Item Number

18

Date November 17, 2025

PARCEL "2022-1216" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19352, PAGE 800, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 27 AND A PART OF THE NORTHEAST QUARTER OF SECTION 28, ALL BEING IN TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN 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 amendments to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on December 8, 2025, at which time the City Council will hear both those who oppose and those who favor the proposals.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY _____ TO ADOPT

SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000023) (COMP-2025-000025)



Roll Call Number

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Agenda Item Number

18

Date November 17, 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



November 7, 2025

Communication from the City Plan and Zoning Commission advising that at their November 6, 2025 meeting, the following action was taken on request from HRC Woodmont, LLC (owner), represented by Caleb Smith (officer), for the following regarding property located in the vicinity of 4425 East Douglas Avenue:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential and Low-Medium Density Residential to Low Density Residential.
- C) Rezone the property from "N2b" Neighborhood District and "NX2" Neighborhood Mix District to "N2b" Neighborhood District, to allow the development of one-household residential uses.

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) Amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Low Density Residential and Low-Medium Density Residential to Low Density Residential.

Part C) Rezoning of the subject property to “N2b” Neighborhood District subject to the following condition:

- 1) A landscaped berm shall be provided along East Douglas Avenue to the satisfaction of the Planning and Urban Design Administrator, and fencing shall be prohibited in the area north of the southern edge of the berm.

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 request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Low Density Residential and Low-Medium Density Residential to Low Density Residential.

Part C) Staff recommends approval of the rezoning of the subject property to “N2b” Neighborhood District subject to the following condition:

- 1) A landscaped berm shall be provided along East Douglas Avenue to the satisfaction of the Planning and Urban Design Administrator, and fencing shall be prohibited in the area north of the southern edge of the berm.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to redevelop the subject property from agricultural use to residential use. A previously approved concept proposed townhomes along the northern portion of the property. The applicant is proposing to revise the request to include the construction of one-household dwellings only. A rezoning and amendment to the previously approved Large Scale Development Plan is required to allow construction of the proposed one-household residential units. The applicant provided the legal description for the entire site. Therefore, the entire property

is being rezoned from a procedural perspective. But in essence, this request only impacts the northern portion of the property.

2. **Size of Site:** 169.5 acres (7,383,420 square feet).
3. **Existing Zoning (site):** “N2b” Neighborhood District, “NX2” Neighborhood Mix District.
4. **Existing Land Use (site):** The subject properties are currently used as agricultural land.
5. **Adjacent Land Use and Zoning:**
 - North** – “N3a” & Polk County “Low Density Residential”; Uses are low density residential.
 - South** – “N3a”, Woods at Copper Creek “Legacy PUD”, & Polk County “Low Density Residential”; Uses are low density and low-medium density residential.
 - East** – “N2b” & Brook Run “Legacy PUD”; Uses are low density and low-medium density residential.
 - West** – “N2b” & “N2a-2”; Uses are low density and low-medium density residential.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the south side of East Douglas Avenue/Northeast 38th Avenue generally between the intersection with East 43rd Court and the intersection with Northeast 46th Street. It is located in an area predominantly consisting of one-household residential, two-household residential, and multiple-household residential uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located in a recognized neighborhood and is located within 250 feet of Sheridan Gardens Neighborhood and Brook Run Neighborhood. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on October 17, 2025, and the Final Agenda on October 31, 2025. Additionally, separate notifications of the hearing for this specific item were mailed on October 17, 2025 (20 days prior to the public hearing) and October 27, 2025 (10 days prior to the public hearing) to the Sheridan Gardens and Brook Run Neighborhood Associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing.

The applicant will provide a summary of the neighborhood meeting at the public hearing.
8. **Relevant Zoning History:** On October 24, 2022, The City Council rezoned approximately 35 acres of the northern portion of the subject property from “N2b”

Neighborhood District to “NX2” Neighborhood Mix District, to allow the development of townhomes.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential and Low-Medium 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 area 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” and “Low-Medium Density Residential” to “Low Density Residential.” PlanDSM describes these designations as follows:

Low Density Residential: Areas developed with a mix of single family and two family residential units with up to 6 units per net acre.

Low-Medium Density Residential: Areas developed with a mix of single family, duplex, and small multi-family units up to 12 units per net acre.

The subject parcel is currently zoned “N2b” District and “NX2” District. The Zoning Ordinance describes the “N2b” District as, “intended for contemporary, mid-size lots for single- and two-household residential houses within a more flexible building form and located in contemporary neighborhoods pursuant to House A building type in section 135-2.13 of this code.”

The Zoning Ordinance describes the “NX2” District as “intended for a mix of single household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood.”

Staff believes that the proposed land use amendment and rezoning would not have a negative impact on the project proposal and would be consistent with the existing character of the surrounding area.

2. **Large Scale Development Plan:** A Large-Scale Development Plan (LSDP) is required in accordance with Section 135-5.1 of the Municipal Code. The intent is to regulate large parcels or a combination of large parcels in a single development on an incremental basis to result in an overall system of walkable streets and blocks, smaller-

scaled open spaces, and a mix of uses and building forms within the larger context of the area.

A Large Scale Development Plan was submitted with the proposed rezoning to amend a previously approved plan for the subject property. Approximately 20 percent of the total subject property had previously been designed to allow townhomes including duplexes and fourplexes. The proposed amendment to the LSDP indicates 511 single family lots to be designed against the House A Building Type. Approximately 23.7 acres of open space is proposed which includes both shared and private areas. There is an existing trail system within the Brook Run Park that is to the immediate northeast of the subject property. A connection from this existing section of the trail should be provided to the subject property to allow walking and biking access from the City park to the proposed development. The applicant should coordinate with City Parks and Recreation Department to determine the location of such a trail connection to the proposed development which allows access to the residents. The alignment of the trail connection should be identified as Staff continues to work with the applicant on the details of the Preliminary Plat and the final Large Scale Development Plan.

The submitted Large Scale Development Plan shows residences along Douglas Avenue that do not have frontage along the corridor. Staff believes that a landscaped berm should be provided to soften the building frontages and create a more inviting environment along the Douglas Avenue corridor and for the trail that runs along the northern boundary of the subject property. No fences should be proposed to the north of such a berm.

3. **Planning and Design Ordinance:** Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.
4. **Subdivision Ordinance:** Subdivision of the subject property must be done in accordance with Chapter 106 of the City Code. This includes a Preliminary Plat approved by the Plan and Zoning Commission and Final Plat(s) approved by the City Council.

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 request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Low Density Residential and Low-Medium Density Residential to Low Density Residential.

Part C) Staff recommends approval of the rezoning of the subject property to "N2b" Neighborhood District subject to the following condition:

- 1) A landscaped berm shall be provided along East Douglas Avenue to the satisfaction of the Planning and Urban Design Administrator, and fencing shall be prohibited in the area north of the southern edge of the berm.

SUMMARY OF DISCUSSION

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

COMMISSION ACTION

Andrew Lorentzen 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) Amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Low Density Residential and Low-Medium Density Residential to Low Density Residential.

Part C) Rezoning of the subject property to "N2b" Neighborhood District subject to the following condition:

- 1) A landscaped berm shall be provided along East Douglas Avenue to the satisfaction of the Planning and Urban Design Administrator, and fencing shall be prohibited in the area north of the southern edge of the berm.

THE VOTE: 10-0

Respectfully submitted,



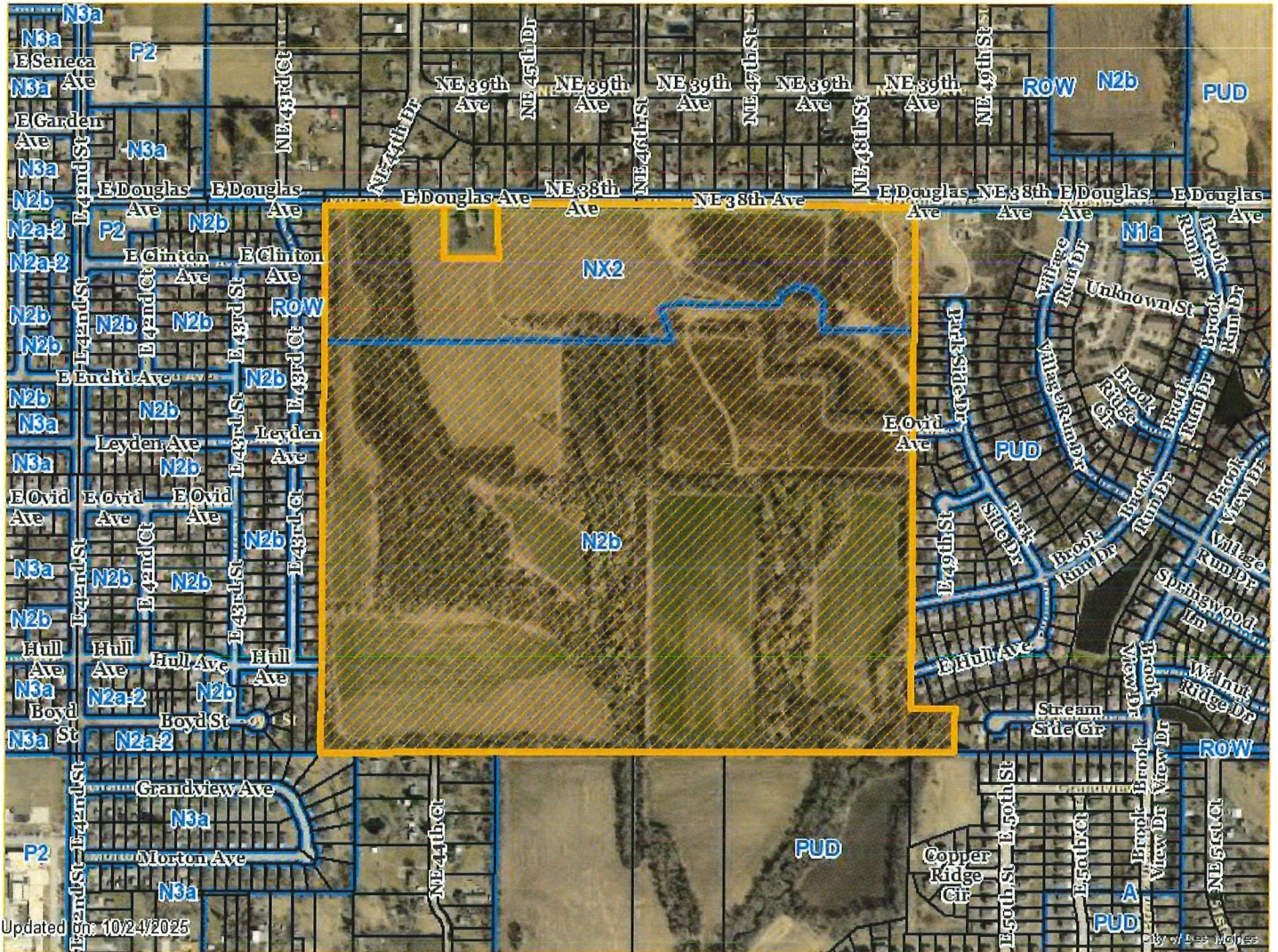
Bert Drost, AICP

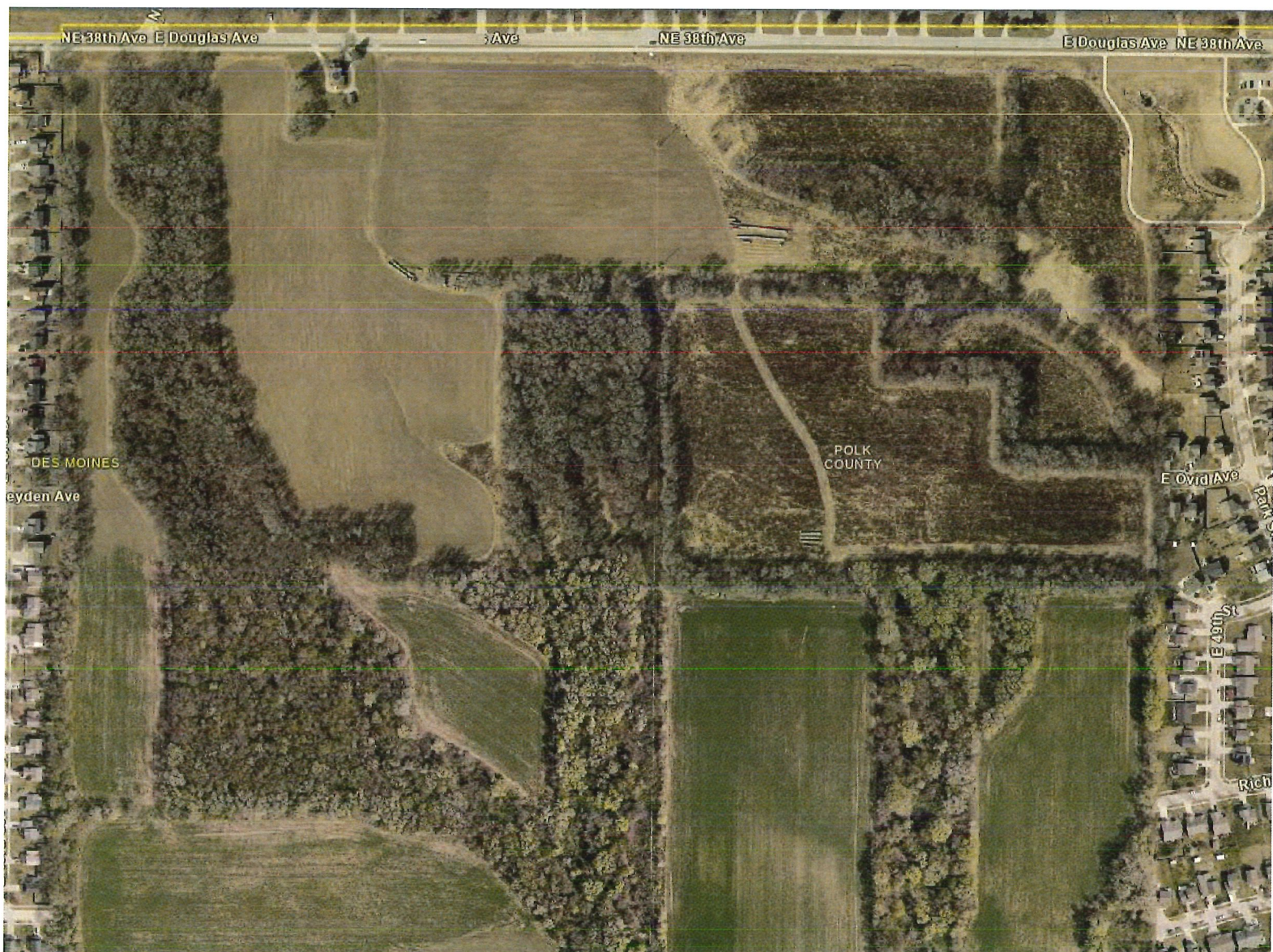
Deputy Planning & Urban Design Administrator

BAD:mrw

HRC Woodmont, LLC, Vicinity of 4425 East Douglas Avenue

ZONG-2025-000023



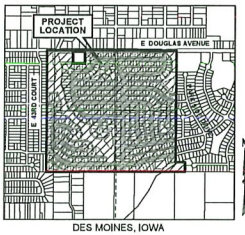


LARGE-SCALE DEVELOPMENT PLAN FOR:

WOODMONT

DES MOINES, IOWA

VICINITY MAP



OWNER / APPLICANT / DEVELOPER

HRC WOODMONT, LLC
CONTACT: CALEB SMITH
6200 WESTON PARKWAY
WEST DES MOINES, IA 50266
PH. (515) 727-8929
CALEB.SMITH@HUBBELLEAFREALTY.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: DAVID HANCOCK
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 368-4400

DEVELOPMENT SUMMARY

TOTAL SITE AREA: = 169.5 AC
53' SINGLE FAMILY LOTS (112) = 54 LOTS
60' SINGLE FAMILY LOTS (145) = 245 LOTS
65' SINGLE FAMILY LOTS (411) = 212 LOTS
TOTAL SINGLE FAMILY LOTS = 511 LOTS
OPEN SPACE PROVIDED = 33.7 AC

ZONING

EXISTING: H2B (B2B) & HX2 (C2B)
PROPOSED: H2B (NEIGHBORHOOD DISTRICT)

SINGLE FAMILY SUMMARY

ZONING: H2B
HOUSE & SETBACKS
FRONT = 30' MIN.
STREET-SIDE = 20' MIN.
REAR = 30' MIN.
INTERIOR SIDE YARD = 7' MIN. (15' TOTAL)
TYPE 1 DESIGN ALTERNATIVE SETBACKS PROPOSED
FRONT = 25' MIN.
STREET-SIDE = 20' MIN.
REAR = 25' MIN.
INTERIOR SIDE YARD = 5' MIN.

LEGAL DESCRIPTION

PARCEL 2022-1216* AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18332, PAGE 800, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 27 AND A PART OF THE NORTHEAST QUARTER OF SECTION 28, ALL BEING IN TOWNSHIP 73 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF DES MOINES, POLK COUNTY, IOWA.

GENERAL NOTES

1. ALL NEW UTILITIES ARE PROPOSED TO BE PLACED UNDERGROUND WHENEVER FEASIBLY PRACTICABLE.
2. LARGE-SCALE DEVELOPMENT TYPE: NEIGHBORHOOD
3. PROPOSED BUILDING TYPES: HOUSE A AND D

LEGEND

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE DA-501 STORM INTAKE	SANITARY MANHOLE
TYPE DA-503 STORM INTAKE	WATER VALVE BOX
TYPE DA-505 STORM INTAKE	FIRE HYDRANT
TYPE DA-506 STORM INTAKE	WATER GUSSET STOP
TYPE DA-512 STORM INTAKE	WELL
TYPE DA-401 STORM MANHOLE	STORM SEWER MANHOLE
TYPE DA-513 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE DA-402 STORM MANHOLE	FLARED END SECTION
TYPE DA-502 STORM MANHOLE	DEGROUND TREE
TYPE DA-301 SANITARY MANHOLE	DEGROUND SHUB
STORM/SANITARY CLEANOUT	CONTIGUOUS DRIVE
WATER VALVE	CONTIGUOUS DRIVE
FIRE HYDRANT ASSEMBLY	ELECTRIC POWER POLE
BOX	GUY ANCHOR
SELECTABLE WARNING PANEL	STREET LIGHT
SANITARY SEWER WITH SIZE	POWER POLE W/ TRANSFORMER
STORM SEWER	UTILITY POLE W/ LIGHT
WATERMAIN WITH SIZE	ELECTRIC BOX
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE OR VAULT
	TELEPHONE ANCHOR BOX
	TELEPHONE MANHOLE/VAULT
	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV ANCHOR BOX
	CABLE TV MANHOLE/VAULT
	MAIL BOX
	BENCHMARK
	SOIL BORING
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

FOOTED	SET
SECTION CORNER	SECTION CORNER
1/2" RED, YELLOW CAP #1000	1/2" RED, YELLOW CAP #1000
(GAS) (STORM) (WATER)	(GAS) (STORM) (WATER)
POW. W/DR	POW. W/DR
PLATED DISTANCE	PLATED DISTANCE
MEASURED BEARING & DISTANCE	MEASURED BEARING & DISTANCE
RECORDED AS	RECORDED AS
DEED DISTANCE	DEED DISTANCE
CALCULATED DISTANCE	CALCULATED DISTANCE
GRADE AND LENGTH	GRADE AND LENGTH
MINIMUM 100 YEAR FLOOD	MINIMUM 100 YEAR FLOOD
PROTECTION ELEVATION	PROTECTION ELEVATION
SECTION LINE	SECTION LINE
1/4 SECTION LINE	1/4 SECTION LINE
1/8 SECTION LINE	1/8 SECTION LINE
ADJACENT LINE	ADJACENT LINE
LOT LINE	LOT LINE
RIGHT OF WAY	RIGHT OF WAY
BUILDING SETBACK	BUILDING SETBACK
PLAT BOUNDARY	PLAT BOUNDARY

LARGE-SCALE DEVELOPMENT PLAN APPROVAL:

☐ APPROVED ☐ APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-5, DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.

DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DAVID H. HANCOCK, P.E. _____ DATE: _____
LICENSE NUMBER 19773
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
MADE OR FIRST DATED BY THIS SEAL:
SHEETS 1-2

THIS IS A LARGE-SCALE DEVELOPMENT PLAN. THE SITE SHOWN IS A LARGE-SCALE DEVELOPMENT. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.



2/2
2/2

WOODMONT LARGE-SCALE DEVELOPMENT PLAN

DES MOINES, IOWA



ENGINEER:

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH:

REVISIONS	DATE
SECOND SUBMITTAL	11/29/2020
FIRST SUBMITTAL	02/27/2020

2/2









Hubbellrealty.com

6900 Westown Parkway
West Des Moines, IA 50266

10/8/2025

JORDAN D WILLIAMS
3636 E 43RD CT
Des Moines IA 50317

Dear Property Owner,

Hubbell Realty Company is planning to develop the land located south of East Douglas Avenue between the intersections of NE 44th Drive and NE 48th Street. The property is currently zoned for single family homes (N2B) and townhomes (NX2). The proposed development plan will amend the NX2 area along Douglas to become N2B to allow for only single-family homes. A copy of the proposed development plan is included for reference.

As part of the rezoning process, Hubbell Realty Company is hosting a neighborhood meeting to discuss the proposed rezoning with nearby residents. We will be hosting an open house on **Wednesday October 22nd from 6:00 PM to 7:30 PM** at the **Grover Woods Sales Home** located at **4375 East 44th Street Des Moines, Iowa 50317** to provide information and answer questions on the proposed development. If you have any questions or cannot attend the neighborhood meeting and would like to discuss the project, please contact Caleb Smith at caleb.smith@hubbellrealty.com or at 515-727-8928.

Sincerely,

Hubbell Realty Company



Hubbellrealty.com

6900 Westown Parkway
West Des Moines, IA 50266

10/8/2025

DORLA J ROLAN
4890 NE 38TH AVE
Des Moines IA 50317

Dear Property Owner,

Hubbell Realty Company is planning to develop the land located south of East Douglas Avenue between the intersections of NE 44th Drive and NE 48th Street. The property is currently zoned for single family homes (N2B) and townhomes (NX2). The proposed development plan will amend the NX2 area along Douglas to become N2B to allow for only single-family homes. A copy of the proposed development plan is included for reference.

As part of the rezoning process, Hubbell Realty Company is hosting a neighborhood meeting to discuss the proposed rezoning with nearby residents. We will be hosting an open house on **Wednesday October 22nd from 6:00 PM to 7:30 PM** at the **Grover Woods Sales Home** located at **4375 East 44th Street Des Moines, Iowa 50317** to provide information and answer questions on the proposed development. If you have any questions or cannot attend the neighborhood meeting and would like to discuss the project, please contact Caleb Smith at caleb.smith@hubbellrealty.com or at 515-727-8928.

Sincerely,

Hubbell Realty Company



Woodmont Development Neighborhood Meeting

10/22/2025

Attendance List

Name

Address

Marcus Engelhardt 3508 E 43rd St Des Moines IA 50319

Amber DeSmit 3607 Park Side Dr, Des Moines IA

NANCY BELLVILLE 397 SE 64th St Des Moines 50327

18

From: [Smith, Caleb @ Hubbell Realty](#)
To: [Neighborhood Meeting](#)
Cc: [Emily Harding](#)
Subject: Woodmont Rezoning Neighborhood Meeting
Date: Friday, October 24, 2025 10:52:55 AM
Attachments: [Woodmont Notice of Rezoning Letter - Merged 10.8.2025.pdf](#)
[2-Woodmont Development Plan 09.26.2025.pdf](#)
[Woodmont Neighborhood Meeting Attendance.pdf](#)

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good morning.

On Wednesday October 22, 2025 Hubbell Realty Company hosted a neighborhood meeting at the Grover Woods Model home located at 4375 East 44th Street ion Des Moines. The attached mailing was sent to all neighbors provided in the mailing list received from the City Staff, notifying the affected residents of this proposed meeting. I have included a copy of the mailing for City records.

In total we had 3 residents show up to discuss the plan. Following is a summary of comments we received

- All were happy to see the change from townhomes to single family residential and the increase in size of lots in general with the proposed plan.
- Questions centered around price point of homes and the timing of the first phase of development.
- Amber DeSmet, 3607 Park Side Drive had concerns about tree removal and impact on wildlife in the area. She also asked questions about timing of connection to East Ovid Avenue, which we told her would be a few years based on our current phasing plan for the development. She also asked if the SE Polk School District was prepared to handle this growth which we could not answer, but stated that this would be a phased development and would likely take 20 years to build out based on current sales information for this area. This timeline would give the school district time to prepare and react to this planned community.

In total, very positive meeting. If staff has any other questions on this, please let me know.

Thank you.

Caleb Smith

Vice President

HUBBELL LAND DEVELOPMENT

[6900 Westown Parkway, West Des Moines, IA 50266](#)

O: 515 727 8928 | M: 515 240 9042 | F: 515 280 2000

Caleb.Smith@hubbellrealty.com

18

Item: ZONG-2025-000023

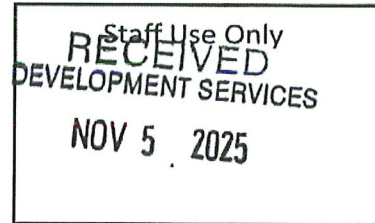
Date: 10/29/25

Please mark one of the following:

☒ I support the request

☐ I am undecided

☐ I oppose the request



Titleholder Signature: Keith + Melissa Welch

Name/Business: _____

Impacted Address: 4760 NE 38th Ave, Des Moines, IA

Comments: We would like to see only one-household residential,

Item: ZONG-2025-000023

Date: Nov. 1, 2025

Please mark one of the following:

☒ I support the request

☐ I am undecided

☐ I oppose the request

RECEIVED
DEVELOPMENT SERVICES
NOV 6 2025

Titleholder Signature: Maria Scharmita

Name/Business: Maria Scharmita

Impacted Address: 4857 E Hull Ave DSM

Comments:

Item: ZONG-2025-000023

Date: 11-1-2025

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
NOV 6 2025

Titleholder Signature: [Signature]

Name/Business: Steve McClure

Impacted Address: 3615 Park Side Dr

Comments: _____

Item: ZONG-2025-000023

Date: 11/4/25

Please mark one of the following:

☒ I support the request

☐ I am undecided

☐ I oppose the request

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
NOV 12 2025

Titleholder Signature: Nicole Wennekamp

Name/Business: _____

Impacted Address: 3212 E 43rd Ct.

Comments: _____

Against: 0%
For: 1.179111%
Unsure: 0%
No Response: 98.820889%

Updated on: 11/12/2025

Map labels include: N2b, NX2, N1a, PUD, ROW, N2a-2, N3a, and various property names such as HRC WOODMONT LLC, CDM RENTALS, and GRANDVIEW EQUITY LLC.

Updated on: 11/12/2025