



Date December 22, 2025

**RESOLUTION HOLDING PUBLIC HEARING REGARDING CITY-INITIATED REQUEST
TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO
REZONE THE PROPERTY LOCATED IN THE VICINITY OF 1200 LOCUST STREET**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 20, 2025, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a City-initiated request, for the proposed rezoning from “DX1” Downtown District to “P2” Public, Civic, and Institutional District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Downtown Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 20, 2025, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a City-initiated request, to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Downtown Mixed Use to Public/Semi-Public; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on November 20, 2025, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a City-initiated request, to rezone the Property from “DX1” Downtown District to “P2” Public, Civic, and Institutional District; and

WHEREAS, the Property is legally described as follows:

**LOTS 1, 2, 3, 4, AND 5 AND THE EAST 30.91 FEET OF LOT 6, BLOCK 2, ALLEN’S
ADDITION, AN OFFICIAL PLAT; BLOCK 28, CAMPBELL & MCMULLEN’S
ADDITION, AN OFFICIAL PLAT; BLOCK 28, KEENE & POINDEXTER’S
ADDITION, AN OFFICIAL PLAT AND INTERIOR VACATED ALLEY, ALL NOW
INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK
COUNTY, IOWA.; and**

WHEREAS, on December 8, 2025, by Roll Call No. 25-1595, 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 December 22, 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

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:



Roll Call Number

.....

Agenda Item Number

35

Date December 22, 2025

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 Downtown Mixed Use to Public/Semi-Public is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from “DX1” Downtown District to “P2” Public, Civic, and Institutional District, 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-2025-000032) (COMP-2025-000024)

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



November 24, 2025

Communication from the City Plan and Zoning Commission advising that at their November 20, 2025 meeting, the following action was taken on City-initiated request for the following, regarding property located in the vicinity of 1200 Locust 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 designation from Downtown Mixed Use to Public/Semi-Public.
- C) Rezone property from "DX1" Downtown District to "P2" Public, Civic, and Institutional District.

COMMISSION RECOMMENDATION: 12-0

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 proposed rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, which designates the property as Downtown Mixed Use.

Part B) Amend the PlanDSM future land use designation from Downtown Mixed Use to Public/Semi-Public.

Part C) Rezone the subject property from "DX1" Downtown District to "P2" Public, Civic, and Institutional District.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the proposed rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, which designates the property as Downtown Mixed Use.

Part B) Staff recommends approval of the request to amend the PlanDSM future land use designation from Downtown Mixed Use to Public/Semi-Public.

Part C) Staff recommends approval of the rezoning of the property from "DX1" Downtown District to "P2" Public, Civic, and Institutional District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The City is proposing to rezone the subject property as it is consolidating municipal operations and relocating to this site. The current zoning for the subject site is 'DX1' Downtown District, which allows for office use. However, a rezoning the property to "P2" Public, Civic, and Institutional District would better reflect the civic government administration use of the building.

Any future construction or change in use must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (City Code Chapter 135). Furthermore, a Site Plan and building elevations would be required for any future development before the property can be legally occupied by the proposed use.

2. **Size of Site:** 1.824 acre (79,470 square feet).
3. **Existing Zoning (site):** "DX1" Downtown District.

4. Existing Land Use (site): The subject property consists of a 5-story office building.

5. Adjacent Land Use and Zoning:

North – “P2”; Uses are Western Gateway Park and the Des Moines Public Library complex.

South – “DX2”; Uses are paved surface parking lots.

East – “DX1”; Uses are banking and insurance office buildings.

West – “DX2”; Uses are mixed-use buildings and accessory surface parking.

6. General Neighborhood/Area Land Uses: The subject property is located along Locust Street. The surrounding area includes a mix of commercial, institutional, and downtown oriented mixed use.

7. Applicable Recognized Neighborhood(s): The subject property is located within the Downtown Des Moines Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on October 31, 2025, and of the Final Agenda on November 14, 2025.

Additionally, an official public notice of the hearing for this specific item was mailed on October 31, 2025 (20 days before the hearing), and on November 10, 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.

City Staff can provide a summary of the neighborhood meeting at the public hearing.

8. Relevant Zoning History: NA.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Downtown Mixed Use.

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 City is proposing to rezone the subject property to “P2” District for government office building use. PlanDSM designates the subject property as “Downtown Mixed Use”. The proposed “P2” Public, Civic, and Institutional District is not consistent with this land use designation, which PlanDSM describes as follows:

Downtown Mixed Use: Allows mixed-use, high density residential uses, and compact combinations of pedestrian-oriented retail, office, residential, and parking in downtown. Should include active uses (e.g. retail) on ground floor, particularly at key intersections.

In order for the proposed rezoning to “P2” District to be in conformance with PlanDSM, the future land use designation must be amended to “Public/Semi-Public”. PlanDSM describes this designation as follows:

Public/Semi-Public: Areas that are mostly open to public use or public access. May include government facilities, schools, hospitals, libraries and community facilities.

The Zoning Ordinance states that the “P2” District is “intended for civic and institutional facilities, such as religious assembly places, cultural or arts centers, community centers, schools, infrastructure, recreational facilities, and other institutional facilities. Infrastructure includes public or private infrastructure, including rail corridors and utility corridors or sites.”

Staff believes that the proposed rezoning to the “P2” District would better reflect the civic government administration use of the building.

- 2. Planning and Design Ordinance:** Any construction or change in use must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (City Code Chapter 135). Furthermore, a Site Plan and building elevations would be required for any future development before the property can be legally occupied by the proposed use.

III. STAFF RECOMMENDATION

Part A) Staff recommends that the proposed rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, which designates the property as Downtown Mixed Use.

Part B) Staff recommends approval of the request to amend the PlanDSM future land use designation from Downtown Mixed Use to Public/Semi-Public.

Part C) Staff recommends approval of the rezoning of the property from “DX1” Downtown District to “P2” Public, Civic, and Institutional District.



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

Emily Webb made motion for approval of the following:

Part A) The proposed rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, which designates the property as Downtown Mixed Use.

Part B) Amend the PlanDSM future land use designation from Downtown Mixed Use to Public/Semi-Public.

Part C) Rezone the subject property from "DX1" Downtown District to "P2" Public, Civic, and Institutional District.

THE VOTE: 12-0

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

City of Des Moines, Vicinity of 1200 Locust Street

ZONG-2025-000032









Dear Property Owner,

The City of Des Moines is initiating the rezoning of property located at 1200 Locust Street. (See map below.)

The City is consolidating municipal operations and relocating to this site. The current zoning for the subject site is 'DX1' Downtown District, which allows for office use. However, a rezoning to "P2" Public, Civic, and Institutional District would better reflect the civic government administration use of the building.

If you have any questions, please email SChakraborty@dmgov.org or call Sreyoshi Chakraborty at (515) 283-4749.

Otherwise, you are invited to ask questions during a virtual open house held via the **Zoom platform** on Thursday, November 13, 2025, between 4:30 PM and 5:00 PM. If interested, you can email SChakraborty@dmgov.org to have the Zoom link emailed to you.

Open House:

To join Zoom meeting:

<https://dmgov-org.zoom.us/j/83346750959?pwd=DorRNC5XvFD5zWdcUDmxCID4jDFTVg.1>

Meeting ID: 833 4675 0959

Passcode: 464252

City of Des Moines, Vicinity of 1200 Locust Street

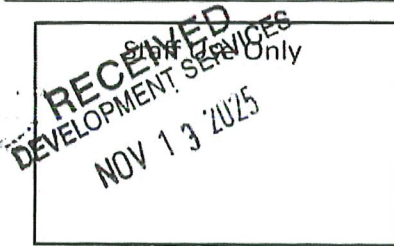
ZONG-2025-000032



Item: ZONG-2025-000032 Date: _____

Please mark one of the following:

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



Titleholder Signature: [Signature]

Name/Business: THREE CAR CHANGE LLC

Impacted Address: 1304 Locust

Comments: _____

City of Des Moines, Vicinity of 1200 Locust

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Against: 0%
 For: 3.041426%
 Unsure: 0%
 No Response: 96.958574%

