



Date December 22, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM ADAM SIEREN (DEVELOPER) FOR THE FOLLOWING, REGARDING TWO (2) PARCELS LOCATED AT 16 INDIANOLA ROAD AND 1947 SOUTHWEST 1ST STREET: (THE PROPERTIES ARE OWNED BY GREGORY E. PETERSON AND RAMONA PETERSON (OWNERS OF 16 INDIANOLA ROAD), AND TRENT R. OLSEN (OWNER OF 1947 SOUTHWEST 1ST STREET), TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE FROM “NX1” NEIGHBORHOOD MIX DISTRICT AND “N5” NEIGHBORHOOD DISTRICT TO “RX1” MIXED USE DISTRICT, TO ALLOW THE CONSTRUCTION OF APPROXIMATELY THIRTY FOUR (34) 3-STORY ROWHOME DWELLING UNITS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 20, 2025, its members voted 11-0-1 in support of a motion to recommend **APPROVAL** of a request from Adam Sieren (Developer), representing Gregory E. Peterson and Ramona Peterson (owners of 16 Indianola Road), and Trent R. Olsen (owner of 1947 Southwest 1st Street), for the proposed rezoning from NX1” Neighborhood Mix District and “N5” Neighborhood District to “RX1” Mixed Use District be found not 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 November 20, 2025, its members voted 11-0-1 in support of a motion to recommend **APPROVAL** of a request from Adam Sieren (Developer), representing Gregory E. Peterson and Ramona Peterson (owners of 16 Indianola Road), and Trent R. Olsen (owner of 1947 Southwest 1st Street), for the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to High Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on November 20, 2025, its members voted 11-0-1 in support of a motion to recommend **APPROVAL** of a request from Adam Sieren (Developer), representing Gregory E. Peterson and Ramona Peterson (owners of 16 Indianola Road), and Trent R. Olsen (owner of 1947 Southwest 1st Street), to rezone the Property from “NX1” Neighborhood Mix District and “N5” Neighborhood District to “RX1” Mixed Use District, to allow the construction of approximately thirty four (34) 3-story rowhome dwelling units; and

WHEREAS, the Property is legally described as follows:

LOTS 33 AND 34 IN FIRST PLAT OF CLIFTON HEIGHTS AND THE WEST ½ OF VACATED WEBSTER STREET RIGHT-OF-WAY LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 33 OF THE FIRST PLAT OF CLIFTON HEIGHTS AND NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 OF THE FIRST PLAT OF CLIFTON HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING THE CITY OF DES MOINES, POLK COUNTY, IOWA.



Date December 22, 2025

AND

ALL THAT PART OF LOT 5 OF SOUTH PARK, AN OFFICIAL PLAT, LYING NORTH OF THE NORTH LINE OF LOT 31 IN FIRST PLAT OF CLIFTON HEIGHTS AND SOUTH OF INDIANOLA AVENUE AND BOUNDED ON THE EAST BY WEBSTER STREET, NOW VACATED AND ON THE WEST BY SOUTHWEST 1ST STREET; AND LOTS 24-32 IN FIRST PLAT OF CLIFTON HEIGHTS, AND OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; AND

ALL THAT PART OF VACATED WEBSTER STREET RIGHT-OF-WAY, BEING A 30 FOOT STRIP OF GROUND THAT LIES BETWEEN THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 30 AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 32 AND ALL THAT PART OF THE E ½ OF VACATED WEBSTER STREET RIGHT-OF-WAY, BEING A 15 FOOT STRIP OF GROUND, LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 32 AND NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 24 OF FIRST PLAT OF CLIFTON HEIGHTS, AN OFFICIAL PLAT, ALL OF THE FOREGOING 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. 25-1597, 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:

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 High Density Residential is hereby approved.



Roll Call Number

.....

Agenda Item Number

37

Date December 22, 2025

3. The proposed rezoning of the Property, as legally described above, “NX1” Neighborhood Mix District and “N5” Neighborhood District to “RX1” Mixed Use District, to allow the construction of approximately thirty four (34) 3-story rowhome dwelling units, 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-2025-000033) (COMP-2025-000022)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	<div>CERTIFICATE</div> <div>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.</div> <div>IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.</div>
BOESEN					
SIMONSON					
VOSS					
COLEMAN					
WESTERGAARD					
MANDELBAUM					
GATTO					
TOTAL					
MOTION CARRIED					APPROVED
<div></div> <div>_____ Mayor</div>					<div></div> <div>_____ City Clerk</div>



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 request from Adam Sieren (developer) for the following, regarding two (2) parcels located at 16 Indianola Road and 1947 Southwest 1st Street: {The properties are owned by Gregory E. Peterson and Ramona Peterson (owners of 16 Indianola Road), and Trent R. Olsen (owner of 1947 Southwest 1st Street.):

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to High Density Residential.
- C) Rezone property from "NX1" Neighborhood Mix District, and "N5" Neighborhood District to "RX1" Mixed Use District, to allow the construction of approximately thirty four (34) 3-story rowhome dwelling units.

COMMISSION RECOMMENDATION: 11-1

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 of the following:

Part A) The requested “RX1” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

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

Part C) Rezone the property from “NX1” Neighborhood Mix District and “N5” Neighborhood District to “RX1” Mixed-Use District.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “RX1” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

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

Part C) Staff recommends approval of the request to rezone the property from “NX1” Neighborhood Mix District and “N5” Neighborhood District to “RX1” Mixed-Use District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the subject property to “RX1” District to allow development of the site for a multiple-household rowhome project with approximately thirty four (34) dwelling units. A submitted concept sketch shows six (6) 3-story rowhome buildings with two (2) east/west driveways off South Union Street and Southwest 1st Street. A rezoning from the current “NX1” District and “N5” District to “RX1” District is required to allow the Row Building Type the applicant is proposing for the site. To allow the proposed density, the subject property’s land use designation would also need to be amended to High Density Residential.

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

2. **Size of Site:** 1.958 acres (85,289 square feet).
3. **Existing Zoning (site):** “NX1” Neighborhood Mix District, and “N5” Neighborhood District.

4. **Existing Land Use (site):** The subject property along Indianola Road is vacant with an abandoned paved driveway. The parcel along Southwest 1st Street includes a one-household dwelling and accessory structures.

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

North – “P2”; Uses are St. Anthony’s Church and surface parking lot.

South – ‘N5”; Uses are one-household residential.

East – “PUD”; Use is Quik Trip gas station.

West – “N5”; Uses are one-household residential.

6. **General Neighborhood/Area Land Uses:** The subject property is located on the southwest corner of the intersection of Indianola Road and Southwest 1st Street. The surrounding area to the south is primarily low density residential. The subject property is in close proximity to downtown and the Des Moines River to the north.

7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Indianola Hills Neighborhood Association and within 250 feet of the McKinley School/Columbus Park Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing 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.

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

8. **Relevant Zoning History:** A portion of the subject property adjoining Indianola Road, which is currently vacant, had been previously cited for storage of junk and debris, including furniture, appliances and tree brush.

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

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject

property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. PlanDSM: Creating Our Tomorrow:** The applicant is requesting that the future land use designation for the property be amended from “Low Density Residential within a Neighborhood Node” to “High Density Residential Neighborhood 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.

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

The subject parcel is currently zoned “NX1” District and “N5” District. The Zoning Ordinance describes “NX1” District as, “intended for a mix of single- and smaller-scaled multiple-household uses and building forms to preserve the scale and character of the existing neighborhood while allowing for new infill housing.” The Zoning Ordinance describes “N5” District as, “intended to preserve the scale and character of neighborhoods developed with a mix of bungalow and two-story houses, predominantly in the Victorian, Revival, and Arts and Crafts styles pursuant to House D building type in section 135-2.16 of this code.”

The applicant is proposing to rezone the parcel to the “RX1” District. The Zoning Ordinance describes this district as, “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 proposed High Density Residential designation is appropriate for this site since it is in a transitional area with close proximity to downtown, parks, trails, and transit, as well as residential uses of varying densities. This designation of High Density Residential allows density over 17 dwelling units per net acre. Staff believes the proposed row home buildings with a total of approximately thirty four (34) dwelling units on the subject property would fit the character of this area and would not be detrimental to the health, safety and well-being of those residing in the building and those in the surrounding neighborhood so long as development complies with all applicable site plan and design regulations of the City’s Planning and Design Ordinance.

- 2. Drainage and Grading:** Based on the scope of the project, storm water management would be required. Additionally, any development or grading on this site is subject to the City’s Tree Removal & Mitigation Ordinance. This would require identification of existing trees on the site plan prior to removal, as well as plans to protect mature trees when feasible. Mitigation is required for mature trees of approved species 12” or larger in caliper size being removed.

- 3. Planning and Design Ordinance Requirements:** Any development must comply with all applicable site plan and design regulations of the City's Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the property can be occupied by the proposed use.

III STAFF RECOMMENDATION

Part A) Staff recommends that the requested "RX1" District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

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

Part C) Staff recommends approval of the request to rezone the property from "NX1" Neighborhood Mix District and "N5" Neighborhood District to "RX1" Mixed-Use District

SUMMARY OF DISCUSSION

Bert Drost presented the staff report and recommendation.

CHAIRPERSON OPENED PUBLIC HEARING

Adam Siren, 3315 Waco Court, developer of the project, spoke about improvements in the area, including investments in the road and MacRae Park. He noted that the townhome units developed up the street have been successful and expressed eagerness to move this project forward. He mentioned the potential need to request some relief on the site plan later in the process due to topographical issues.

Johnny Alcivar asked if any part of this development would include affordable housing.

Adam Siren stated they would not be affordable and rates would be listed between \$2200-\$2400 per month. The design would be similar to Elevate Townhomes.

Fr. Michael Amadeo, 15 Indianola Road, spoke in support of the project. The site is an eyesore currently. He looks forward to a younger crowd moving to the area to carry on with the continued revitalization. He shared concerns with the street and intersection in the area and hopes something can be done to help with safety for the Parish and St. Anothny's School.

Mark White, 2926 SE 5th Street, spoke in favor of the rezoning, but shared the same concerns with the traffic and parking. He wondered if the zoning was changed and if the project failed, what else could do there if it was not this project.

Jason Van Essen stated that zoning stays with the land. Regardless of if this project goes through or not, all applicants must go through the site plan review process and comply with city standards.

Mark White asked what other types of projects could go there if the zoning is changed.

Jason Van Essen stated multi-family development of limited size.

Mark White expressed support for the project so long as traffic concerns are addressed.

Robert Thompson, 1940 SW 1st Street, spoke in opposition to the project. His home is directly across the street. He is concerned about parking and dust from construction. Expressed frustration with losing his view and concern that he would experience a lower property value and higher taxes.

Sally, from the area, spoke in opposition to the project, citing concerns that Indianola Road is too narrow and lacks safe accessibility for biking or walking. Noted that runoff from the hill creates icy conditions in the winter. While she believes the land could be developed, she suggested the city should first consider purchasing a portion to widen the road. She also raised safety concerns related to St. Anthony School and increased traffic during school hours and church events.

Bryon Little, 1946 SW 1st Street, spoke in opposition as an adjacent property owner. He stated that the property is currently zoned appropriately for lower density use and reiterated concerns about traffic safety, particularly during St. Anthony events when vehicles park on both sides of the street. He expressed worry that adding a large number of units would disrupt the quiet character of the neighborhood and noted a personal concern about losing his view of the Capitol. He also felt that luxury condominiums would not fit the context of the area and that a less-dense development would be more appropriate.

Ericka Little, 1946 SW 1st Street, spoke in opposition. She agreed that the site is an eyesore and is in need of development but stated that it should be done responsibly and in a way that meets the needs of the entire neighborhood. She felt that a less dense, more affordable housing option would be more appropriate for the area. She also expressed concerns about traffic, as well as winter driving and roadway maintenance issues along this stretch of Indianola Road.

Rebuttal

Adam Siren stated that his other 29-unit complex down the street has never had a traffic issue or police calls and is located on a smaller lot than the subject property. It has no additional parking and there have been no problems. He addressed items that he might ask for relief on such as undergrounding overhead utilities, landscaping and setbacks.

Will Page asked if a neighborhood meeting was held and what was discussed.

Adam Siren stated that three homeowners attended. One owner was located on Hillside Avenue and had concerns about their view. He visited their property, and they are well above the height of the proposed condo units and will not have obstructed view. The other person was Mark Thompson, who expressed his position tonight at the meeting.

CHAIRPERSON CLOSED PUBLIC HEARING

COMMISSION ACTION

Rick Trower stated he is from the southside and knows this area well. The empty lot has been an eyesore for many years. He does understand the concerns of the neighbors but also believes that Adam Siren has done successful projects and something like this needs to happen in this area.

Johnny Alcivar also lives in the neighborhood and noted some of the same concerns were brought up when the Elevate project was brought forward. It has been a great addition to the neighborhood. He hopes that if this project is to go through, that the City will do a study on the intersection and work to improve the overall safety of the area.

Johnny Alcivar made motion for approval of the following:

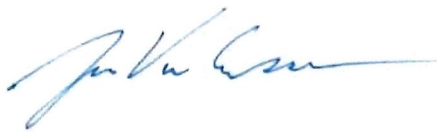
Part A) The requested "RX1" District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

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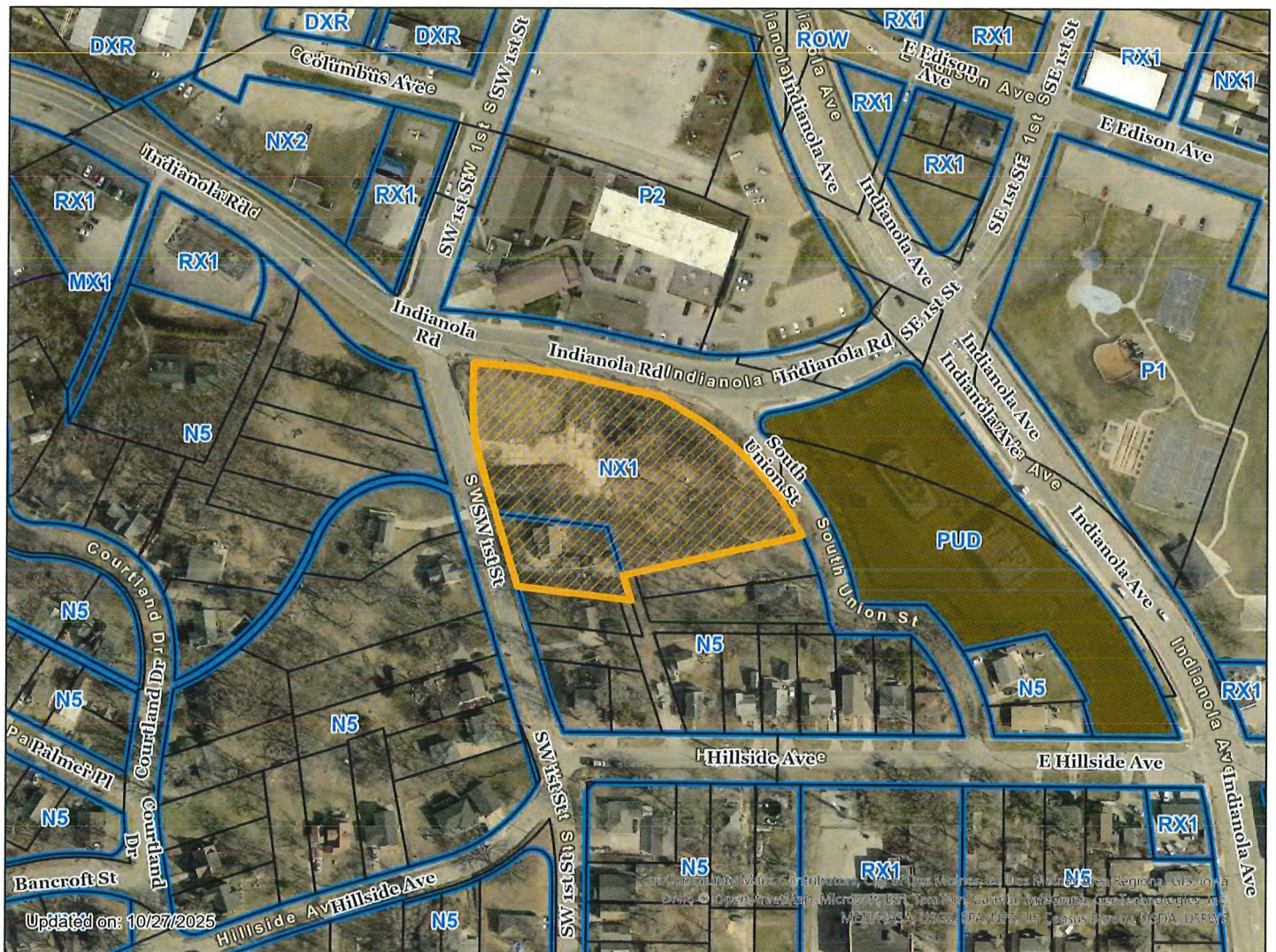
THE VOTE: 11-0-1 (Francis Boggus abstained)

Respectfully submitted,



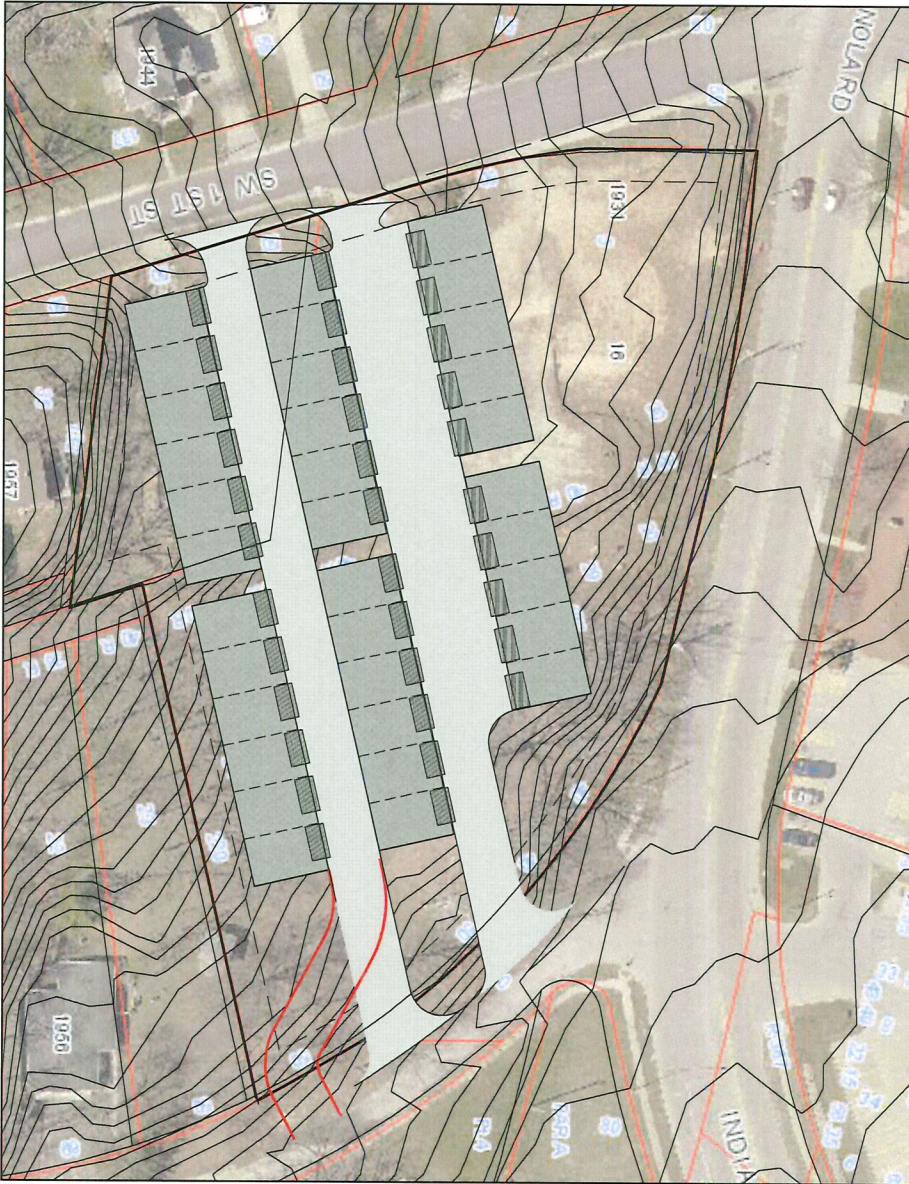
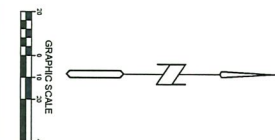
Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw



11/20/20 11:34 AM 1 LAND PROJECT 2020 WIDE RIVER TOWNHOMES CONCEPTS

SUMMIT TOWNHOMES
CONCEPT PLAN A



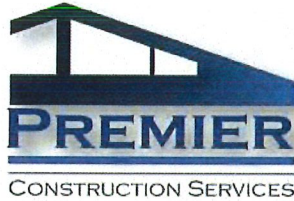












Adam Sieren
3315 Waco CT.
Des Moines, IA 50321

Friday, October 31st, 2025

Dear Neighborhood Resident,

My name is Adam Sieren with Premier Construction Services. I am in the process of planning a 34-unit Rowhome Development at 16 Indianola Road. I will be requesting that 2 parcels totaling 1.94 acres located at 16 Indianola Road and 1947 SW 1st St within the City of Des Moines be rezoned from the current zoning of "NX1 Neighborhood Mix District" and "N5 Neighborhood District" to "RX1 Neighborhood Mix District".

The project would consist of 34 single family townhome units and the proposed name of this development is "*Summit Townhomes*". I am the same developer of the nearby Elevate Townhome project, and these units will be very similar in style and quality. A Pre-Application Conference was conducted with the City of Des Moines staff on Tuesday, October 21st. The proposed improvements would include a decorative black fence frontage on Indianola Road and a wood privacy fence along the south property line. Additional improvements will include landscaping along Indianola Rd and storm water retention for all impervious surfaces and roof drainage. There will be ample green space onsite, and we will be preserving as many trees as possible. All units will have 2 car garages.

We will be holding a neighborhood meeting on **Friday, November 14th at 6:00 pm** at **Pioneer Columbus Community Center**, located at 2100 SE 5th St in Des Moines. If you have any concerns, questions, or objections please feel free to contact me anytime by phone or email. Looking forward to sharing my vision for this very special area of Des Moines and I appreciate your time in this matter.

Best Regards,

Adam Sieren
(515) 669-4905
adamsieren@yahoo.com

From: [adamsieren](#)
To: [Chakraborty, Sreyoshi](#)
Subject: RE: Affidavit
Date: Tuesday, November 18, 2025 11:26:24 AM
Attachments: [image001.png](#)
[image001.png](#)

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.

Hey Sreyoshi,

There were 3 homeowners that attended. One being Trent Olsen at 1947 SW 1st, the subject property.

The two owners that attended were in opposition.

29 Hillside - been in the family since 1979 and are concerned with losing their views

1940 SW 1ST - Have talked with them in the past and hes concerned with parking and losing his views. Has been in the house 45 years.

What have you received for comment cards?

Let me know, thanks!

Adam

*** This email was sent by mobile phone. Please excuse spelling, lack of punctuation, and brevity. ***

----- Original message -----

From: "Chakraborty, Sreyoshi" <SChakraborty@dmgov.org>
Date: 11/18/25 11:11 AM (GMT-06:00)
To: Adam Sieren <adamsieren@yahoo.com>
Subject: RE: Affidavit

Adam,

Hope the neighborhood meeting went well. Please do not forget to send me a brief summary of the meeting before the hearing so we can include it in the presentation to the Commission. Thanks!

Item: ZONG-2025-000033 Date: 11-12-2025

Please mark one of the following:

☒ I support the request

☐ I am undecided

☐ I oppose the request

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
NOV 24 2025

Titleholder Signature: [Signature]

Name/Business: Mundo Pequeno

Impacted Address: 1922 S.W. 1st St. Des Moines

Comments: _____

