



Date January 26, 2026

RESOLUTION SETTING PUBLIC HEARING ON REQUEST FROM GREATER DES MOINES HABITAT FOR HUMANITY, INC (OWNER), REPRESENTED BY RYAN DOYLE (OFFICER), FOR TWO (2) PARCELS IN THE VICINITY OF 1530 ARLINGTON AVENUE, TO REZONE THE PROPERTY FROM “N5” NEIGHBORHOOD DISTRICT TO “N5-2” NEIGHBORHOOD DISTRICT, TO ALLOW SUBDIVISION OF THE PROPERTY FOR CONSTRUCTION OF THREE (3) TWO-HOUSEHOLD BUILDINGS (DUPLEXES), WITH A TOTAL OF SIX (6) RESIDENTIAL DWELLING UNIT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 15, 2026, its members voted 14-0 in support of a motion to recommend **APPROVAL** of a request from Greater Des Moines Habitat for Humanity, Inc (Owner), represented by Ryan Doyle (Officer), to rezone two (2) parcels in the vicinity of 1530 Arlington Avenue from “N5” Neighborhood District to “N5-2” Neighborhood District, to allow subdivision of the property for construction of three (3) two-household buildings (duplexes), with a total of six (6) residential dwelling units, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and

WHEREAS, the Property is legally described as follows:

LOT 69 AND THE NORTH ½ LOT 70 BATES ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

THE SOUTH HALF OF LOT 70; ALL OF LOT 71; AND THE NORTH HALF OF LOT 72 IN BATES ADDITION TO NORTH DES MOINES, 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 5:00 p.m. on February 9, 2026 in the Council Chambers, T. M. Franklin Cownie Administration Building, 1200 Locust Street, Des Moines.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the



Roll Call Number

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Agenda Item Number

18

Date January 26, 2026

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-2025-000037)

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

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk

Date January 26, 2026

Agenda Item 18

Roll Call # _____



January 20, 2026

Communication from the City Plan and Zoning Commission advising that at their January 15, 2026 meeting, the following action was taken on request from Greater Des Moines Habitat for Humanity, Inc (owner), represented by Ryan Doyle (officer), for the following regarding two (2) parcels in the vicinity of 1530 Arlington Avenue:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Rezone the property from "N5" Neighborhood District to "N5-2" Neighborhood District, to allow subdivision of the property for construction of three (3) two-household buildings (duplexes), with a total of six (6) residential dwelling units.

COMMISSION RECOMMENDATION: 14-0

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
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				
Matt Connolly	X				

Approval of the following:

Part A) The requested "N5-2" District be found in conformance with the existing PlanDSM future land use designation of Low Density Residential within a Neighborhood Node.

Part B) Rezone the property from "N5" Neighborhood District to "N5-2" Neighborhood District.

Additionally, the Commission requests that the applicant make the house available to others to move and renovate. If this is not successful, then salvage of material should be maximized by utilizing Habitat's Restore and/or offering salvage opportunities to other interested parties.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested "N5-2" District be found in conformance with the existing PlanDSM future land use designation of Low Density Residential within a Neighborhood Node.

Part B) Staff recommends approval of the request to rezone the property from "N5" Neighborhood District to "N5-2" Neighborhood District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the subject property to "N5-2" District to allow the construction of three (3) two-household buildings (duplexes), with a total of six (6) residential dwelling units. The subject property currently is comprised of two (2) parcels containing an existing one-household structure and detached garage. The parcels are proposed to be replatted as three (3) lots. The existing structures are proposed to be demolished.

Any future construction or redevelopment of 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:** 0.501 acres (21,802 square feet).
3. **Existing Zoning (site):** "N5" Neighborhood District.
4. **Existing Land Use (site):** The site currently contains a one-household residential structure and a detached accessory garage building in the rear yard.
5. **Adjacent Land Use and Zoning:**

North – “N5”; Uses are a multiple-household apartment building.

South – “N5”; Uses are vacant undeveloped lots.

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

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

6. **General Neighborhood/Area Land Uses:** The subject property is located along Arlington Avenue and between College Avenue to the north and Forest Avenue to the south. The surrounding area includes mostly one-household dwelling units, with scattered duplex and multiple-household uses, as well as mixed-use along the 6th Avenue corridor to the west.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the River Bend Neighborhood Association. All neighborhood associations were notified of the January 15, 2026 public hearing by emailing of the Preliminary Agenda on December 24, 2025, and the Final Agenda on January 9, 2026. Additionally, separate notifications of the hearing for this specific item were mailed on December 24, 2025, (20 days prior to the public hearing) and January 5, 2026, (10 days prior to the public 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.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing.
8. **Relevant Zoning History:** The property has previously been cited for multiple zoning violations including outdoor storage of junk, debris, and unlicensed vehicles which constitute a public nuisance. On January 30, 2020, a Notice was sent by the Zoning Inspector for such violations.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** The property is designated as Low Density Residential within a Neighborhood Node centered at the intersection of 6th Avenue and College Avenue.
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 subject property is designated as “Low Density Residential” within a “Neighborhood Node” on the PlanDSM’s future land use map. 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 Node: These nodes are the smallest in size and offer services that provide for basic daily needs of the local population in the surrounding neighborhood. May include restaurants, shops and smaller scale businesses. Residential development including low-medium and medium densities may occur.

The subject property is currently zoned “N5” Neighborhood District. The Zoning Ordinance describes this 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 “N5-2” Neighborhood District. For N district locations labeled with a “-2” extension, the maximum number of household units permitted per lot is two, pursuant to Section 134-3.1.2 of the City Code. The proposed “N5-2” District is consistent with the Low Density Residential designation since it allows for duplexes.

Staff believes that this location is suitable for two-household dwellings (duplex) so long as the development conforms to City Code and is designed as proposed in the submitted concept sketch. The submitted site sketch and elevations indicate that the proposed design and layout is similar to the existing houses in the area. Furthermore, the subject property is within a Neighborhood Node and close to amenities along the 6th Avenue corridor with a diversity of housing types and uses.

2. **Subdivision and Site Design:** A submitted site sketch indicates that the two (2) existing parcels are to be combined and subdivided into three (3) equal sized lots. The existing structures on the site are proposed to be demolished. A two-household residential building (duplex) is proposed on each lot. Vehicular access is proposed from the alleyway behind the property, and two (2) paved off-street parking spaces are to be provided in the rear yard of each unit. Additionally, a shed is being proposed for each unit in lieu of a garage as required by code.
3. **Planning and Design Ordinance Requirements:** Any site improvements must comply with all applicable site plan and design regulations of the City’s Planning and Design Ordinance. Should the requested rezoning be denied, the existing “N5” Neighborhood District zoning regulations would allow a maximum of one (1) dwelling unit and an accessory dwelling unit (ADU) per lot by right.



III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested “N5-2” District be found in conformance with the existing PlanDSM future land use designation of Low Density Residential within a Neighborhood Node.

Part B) Staff recommends approval of the request to rezone the property from “N5” Neighborhood District to “N5-2” Neighborhood District.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented the staff report and recommendation.

CHAIRPERSON OPEN PUBLIC HEARING

Carl Kordum with Habitat for Humanity, introduced himself and thanked the commission for supporting their mission.

Sherry Ribbey, 420 College Avenue, spoke in opposition to the project, expressing concerns about demolishing the existing house on the property. She noted that the small house, built in 1916, retains historical character and craftsmanship despite being in disrepair. She requested that efforts be made to preserve, restore, or relocate the home in order to maintain the character of the neighborhood.

Carl Kordum stated that the proposal took into account the context of the surrounding neighborhood, which lies outside the historic district, and that a thoughtful design was used to integrate with the existing area. He noted the benefit of providing housing for six families on the site rather than a single household.

Will Page commented on the uniqueness of the roof design of this house and wondered if Habitat for Humanity would go through it to see if any materials are salvageable for resale at their *Restore* business.

Carl Kordum stated that this does get done as part of their process and items that are still useable can be taken to be sold at *Restore*.

Katie Gillette asked if this would need to go before the Historic Preservation Commission before it could be demolished.

Jason Van Essen stated that this home sits outside of the local historic district of River Bend and would only go through the standard city review process for demolition of historic buildings, which includes attempts to salvage useable materials. He asked for clarification on the condition of the property.

Carl Kordum stated that restoration of the home was cost prohibitive with the amount of work needed.

Jason Van Essen asked if Carl knew the extent of what would need repaired.

Carl Kordum did not have direct knowledge of the project.

Chris Draper asked if a call to others with resources had been made to see if there would be interest in moving the house for restoration.

Carl Kordum was not aware that this had been done but could take it back to the Habitat for Humanity team for consideration.

Chris Draper expressed his support for adding additional housing for the area but felt all parties could benefit if it were offered for relocation.

Andrew Lorentzen asked for an explanation on the demolition review policy for the city.

Jason Van Essen stated that any request for demolition of a single-family house that is over 80 years old or older or has significant architectural merit is reviewed citywide. The age threshold drops to 50 years for other building types. Once an application is submitted, it is reviewed by staff and forwarded to the Historic Preservation Commission for comment. While the process is primarily administrative, considerations such as material salvage and potential tax credits can be addressed at that time. If a property is believed to qualify for landmark status, the request is forwarded to the City Council for review.

Carolyn Jenison asked Will Page if he had reviewed this house when he did a historic study of the River Bend Neighborhood in the past.

Will Page stated that the study area did not include homes south of College Avenue but emphasized that the subject home is a strong example of residential architecture and appears to have intentional and notable architectural design elements.

CHAIRPERSON CLOSED PUBLIC HEARING

Chris Draper stated that if the home can be saved, efforts should be made to do so, including making the structure available to parties who may have the interest or resources to relocate and restore it. He emphasized, however, that this effort should not delay the project and reiterated the importance of moving forward with the six-unit development to provide housing for families in the area.

Will Page asked what city staff would suggest as a process to try accomplishing goals for this property.

Jason Van Essen stated that the Commission could include the request to look at relocation and salvage in their motion without making it a zoning condition. This is preferable since zoning conditions run with the land.

COMMISSION ACTION

Will Page made motion for approval of the following:

Part A) The requested "N5-2" District be found in conformance with the existing PlanDSM future land use designation of Low Density Residential within a Neighborhood Node.

Part B) Rezone the property from "N5" Neighborhood District to "N5-2" Neighborhood District.

Additionally, the Commission requests that the applicant make the house available to others to move and renovate. If this is not successful, then salvage of material should be maximized by utilizing Habitat's Restore and/or offering salvage opportunities to other interested parties.

THE VOTE: 14-0

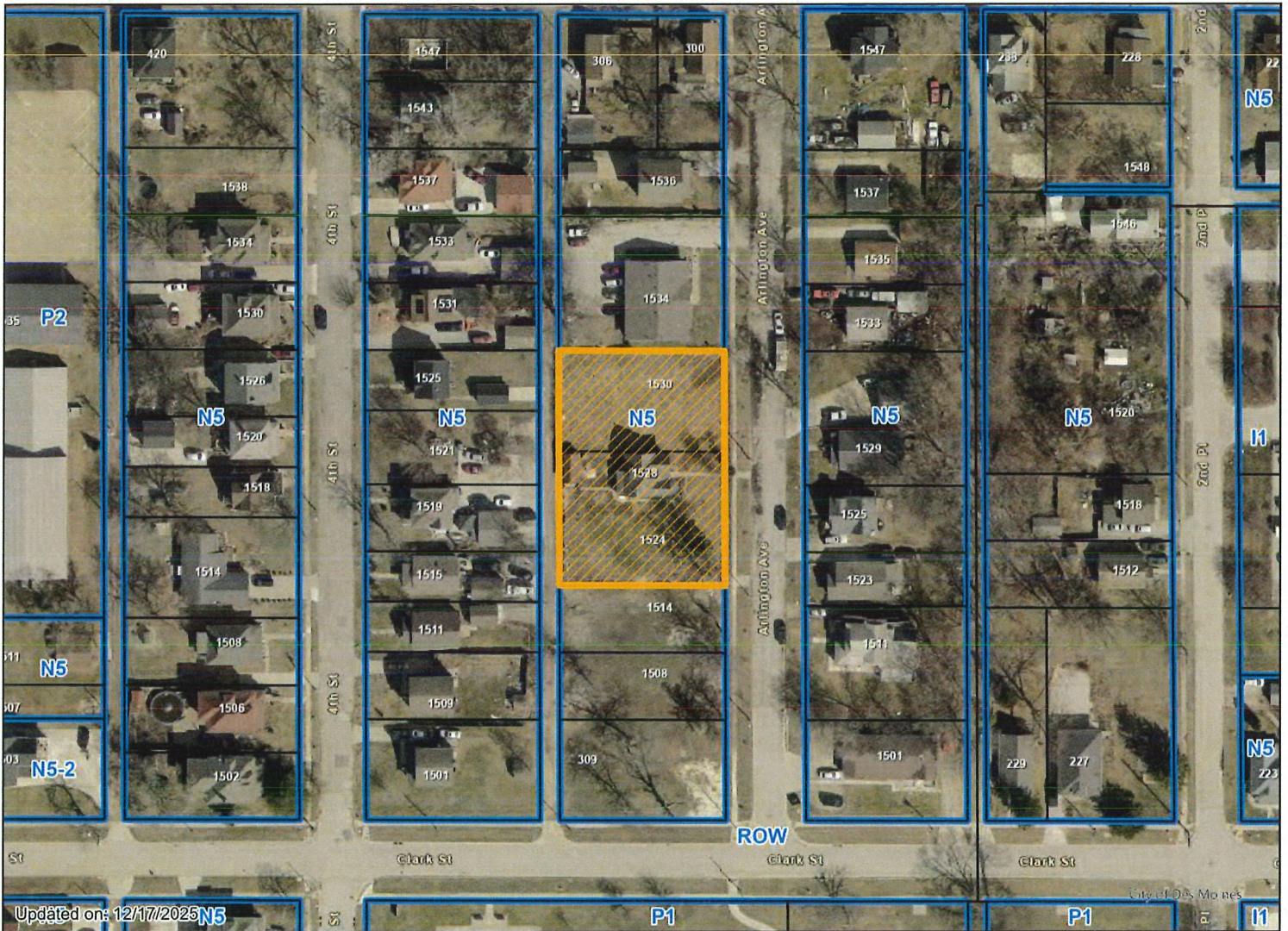
Respectfully submitted,

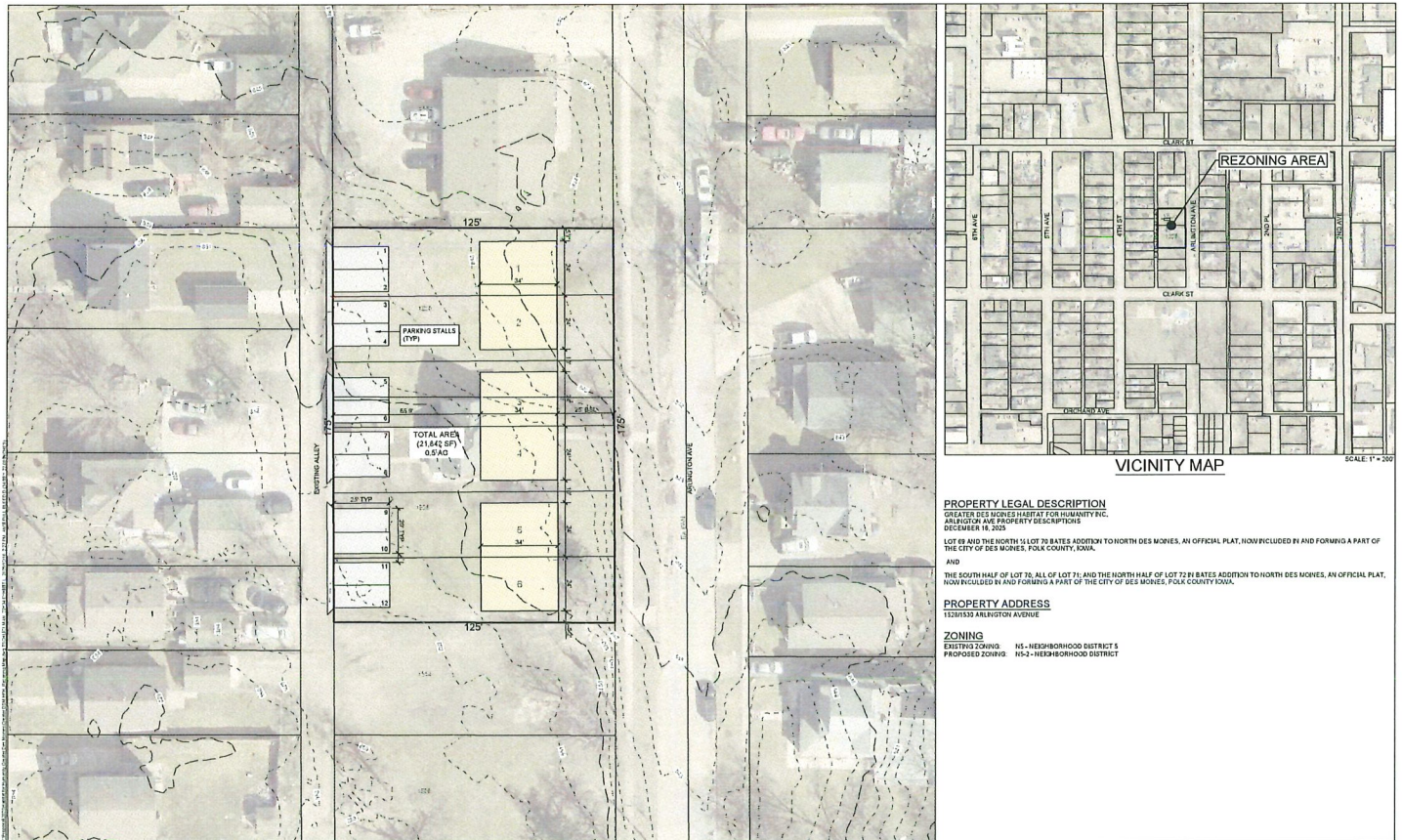


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

Greater Des Moines Habitat for Humanity, Inc., Vicinity of 1530 Arlington Avenue ZONG-2025-000037











December 15, 2025

City of Des Moines
Plan & Zoning Commission
400 Robert D. Ray Drive
Des Moines, IA 50309

RE: 1528/1530 ARLINGTON AVENUE REZONING
DES MOINES, IOWA

Dear Plan & Zoning Commission:

On behalf of the Greater Des Moines Habitat for Humanity, please find the attached rezoning application, written narrative, site sketch plan and building elevations for the proposed development on 1528 and 1530 Arlington Avenue. Habitat plans to remove the existing structure located on 1530, combine the two lots for a total of 0.5 acre, and construct three duplex residential structures (six units in total) on the subject property. Please see the attached submittal materials for additional information.

Project Narrative

The proposed project will consist of three duplex structures, each 2 stories tall and measuring approximately 875 SF each in footprint. The current zoning, N5 Neighborhood District, does not support the proposed configuration of lots and units. The N5-2 zoning district is more appropriate, allowing the proposed development configuration.

No garages will be constructed with these units. Instead, two paved parking stalls for each unit will be constructed in the back portion of the lot, with access from the existing alley. Instead a shed will be provided for each individual unit.

The proposed residential structures match the existing residential structures in the neighborhood in both scale and architectural design. Please see the attached supporting information regarding the proposed structures.

Please review and feel free to reach out with any questions or requests for additional information. Habitat will pay the application fees once they are calculated.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Tim West', is written over a faint, stylized line.

Tim West, PLA

Enc.













Kathy Hellstern - 903 Hickman, 50314 (River Bend N.A.)

Greater Des Moines Habitat for Humanity
Neighborhood Meeting - December 9, 2025



we build homes, communities, &
hope.

1528/1530 Arlington Ave – Neighborhood meeting summary:

Greater Des Moines Habitat for Humanity (GDM Habitat) attended the River Bend neighborhood association meeting on Tuesday, November 18th to share initial information regarding the proposed development of six units of affordable housing at Arlington & Clark in Des Moines. At the meeting GDM Habitat shared that a formal neighbor meeting, per the zoning ordinance, would occur in December 2025.

Invitations to the neighbor meeting were mailed to the list provided by the City of Des Moines for a meeting to occur on Tuesday, December 9th at 6pm. Additionally, the neighborhood association included the meeting information in their member communications. One person attended the meeting, Kathy Hellstern (President of the River Bend neighborhood association). Kathy voiced her support of the proposed project, including the initial design and the bi-attached units. No additional suggestions or concerns have been shared by the neighbors.

From: president@riverbendneighborhood.org
To: [Chakraborty, Sreyoshi](#)
Cc:
Bcc:
Subject: Neighborhood Association response to ZONG-2025-000037
Date: Thursday, January 15, 2026 11:59:22 AM
Attachments: [RBNA response to ZONG-2025-000037.pdf](#)

[You don't often get email from president@riverbendneighborhood.org. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Sreyoshi,

It looks like this zoning request is on the consent agenda, which is good news, but River Bend Neighborhood Association would like to submit the attached letter in support of ZONG-2025-000037.

Our postcard response should also be arriving today, but we wanted to expand on our reply.

If possible, please file this letter with the responses for this zoning request.

Thank you!
Kathy Hellstern
River Bend Neighborhood Association

Item: ZONG-2025-000037 Date: _____

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
JAN 16 2025

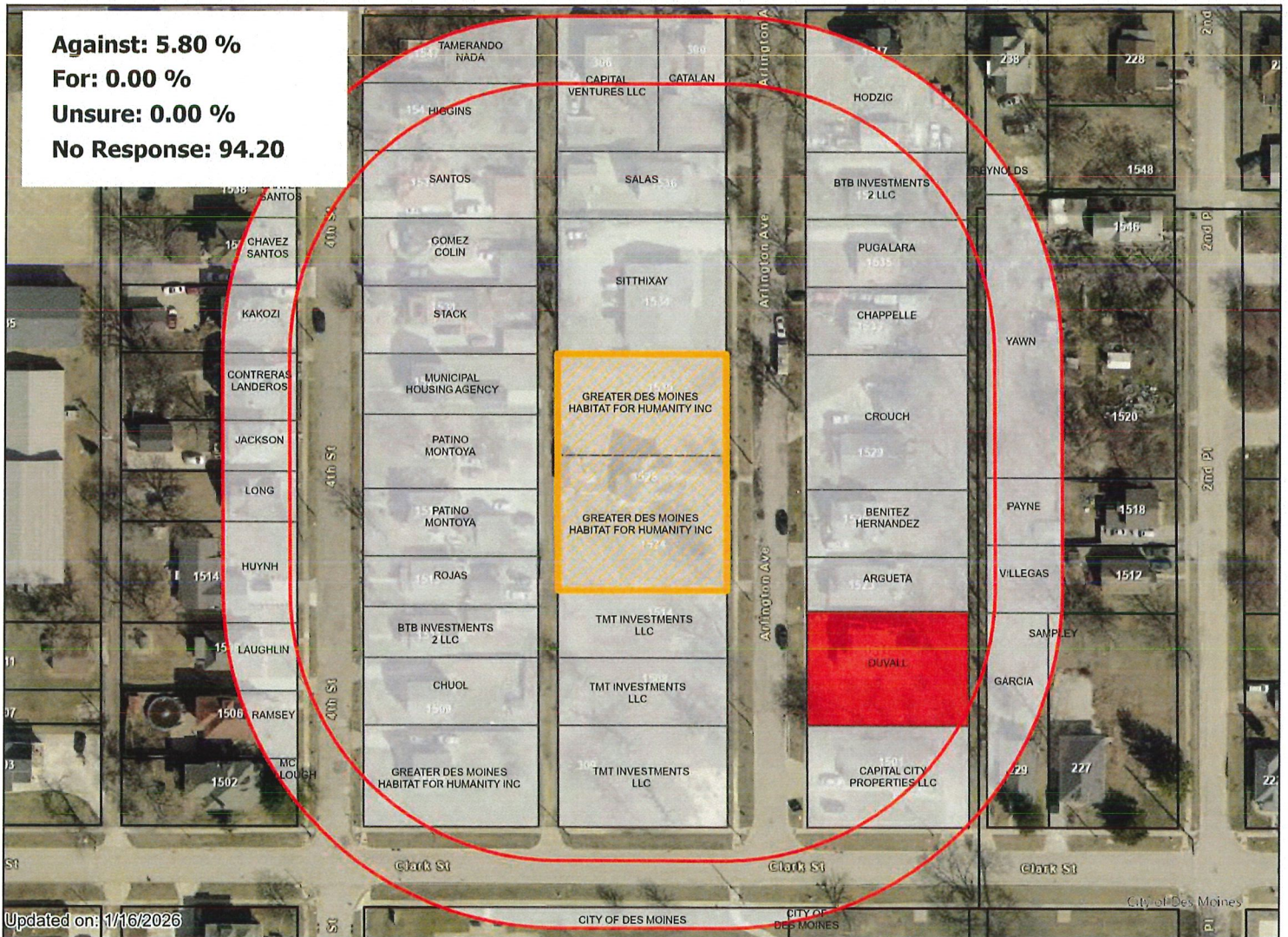
Titleholder Signature: William R. Vall William R. Vall

Name/Business: _____

Impacted Address: 1511 Arlington

Comments: No more development in area.

Greater Des Moines Habitat for Humanity, Inc., Vicinity of 1530 Arlington Avenue ZONG-2025-000037





January 14, 2026

City of Des Moines Planning and Zoning Commission
Armory Building
602 Robert D. Ray Drive
Des Moines, IA 50309

RE: Letter of Support – Habitat for Humanity Rezoning at Arlington and Clark

Dear Members of the Planning and Zoning Commission,

On behalf of the River Bend Neighborhood Association, I am writing to express our strong support for Habitat for Humanity's proposed rezoning at Arlington and Clark.

Habitat for Humanity presented this project at a neighborhood meeting on December 9, 2025. The development will include six duplex homes sold with affordable mortgages to qualified homebuyers. Our neighbors had the opportunity to learn about the project, ask questions, and provide input. We came away impressed by both the project design and Habitat's commitment to engaging our community.

This development aligns well with the values and needs of River Bend. Our neighborhood has long prioritized homeownership opportunities, architectural quality, and inclusive growth. Habitat for Humanity's model of building affordable homes for purchase creates stable, invested neighbors who contribute to the long-term strength of our community.

River Bend is a diverse, historic neighborhood working to attract investment while preventing displacement. Projects like this one help us achieve that balance. We look forward to another successful Habitat for Humanity project in River Bend and urge your approval of this rezoning request.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Hellstern".

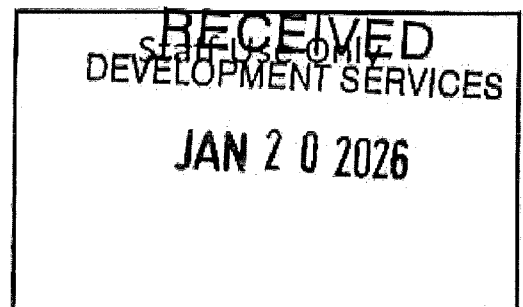
Kathy Hellstern
President
River Bend Neighborhood Association

Item: ZONG-2025-000037

Date: 1/14/2026

Please mark one of the following:

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



Titleholder Signature: Kathy Hellstern

Name/Business: River Bend Neighborhood Assn.

Impacted Address: River Bend Neighborhood

Comments: We support this project and the new neighbors it will bring. Our only request is that the existing house is moved or dismantled with care and so materials can be salvaged. We are excited for growth, but our history is important.