



Date May 18, 2026

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM IOWA-MINNESOTA DISTRICT OF THE WESLEYAN CHURCH, INC. (OWNER), REPRESENTED BY PHIL WISEMAN (OFFICER), REGARDING PROPERTY LOCATED IN THE VICINITY OF 855 17TH STREET, TO REZONE THE PROPERTY FROM “NX2A” NEIGHBORHOOD MIX DISTRICT TO LIMITED “RX1” MIXED USE DISTRICT, TO ALLOW REUSE OF THE EXISTING BUILDING FOR ART STUDIO AND OFFICES SPACE**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 7, 2026, its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a request from Iowa-Minnesota District of the Wesleyan Church, Inc. (Owner), represented by Phil Wiseman (Officer), for the proposed rezoning from “NX2a” Neighborhood Mix District to Limited “RX1” Mixed Use District be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Neighborhood Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on May 7, 2026, its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a request from Iowa-Minnesota District of the Wesleyan Church, Inc. (Owner), represented by Phil Wiseman (Officer), to rezone the Property from “NX2a” Neighborhood Mix District to Limited “RX1” Mixed Use District, to allow reuse of the existing building for art studio and offices space, subject to the following conditions:

1. Off-street parking shall be provided to the rear of the building with vehicular access limited to the alley.
2. The parking lot shall be paved, striped, and landscaped in accordance with Chapter 135 of the Des Moines Municipal Code to the satisfaction of the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:

**THE NORTH 30 FEET OF LOT 14 AND ALL OF LOT 15 IN BLOCK 3 IN DAVIES' SECOND ADDITION TO THE CITY OF DES MOINES, 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.



**Roll Call Number**

**Agenda Item Number**

14

**Date** May 18, 2026

- 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 City Hall, 1200 Locust Street, Des Moines, Iowa, at 5:00 p.m. on June 8, 2026, at which time the City Council will hear both those who oppose and those who favor the proposal.
- 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-2026-000006)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
<b>TOTAL</b>				

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



May 11, 2026

Communication from the City Plan and Zoning Commission advising that at their May 7, 2026 meeting, the following action was taken on request from Iowa-Minnesota District of the Wesleyan Church, Inc. (owner), represented by Phil Wiseman (officer), for the following regarding property located in the vicinity of 855 17<sup>th</sup> Street:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Rezone property from "NX2a" Neighborhood Mix District to "RX1" Mixed Use District, to allow reuse of the existing building for art studio and offices space.

**COMMISSION RECOMMENDATION: 10-0-1**

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Leah Rudolphi	X				
Laura Kessel					X
Jane Rongerude	X				
Johnny Alcivar	x				
Dominic Anania	X				
Matt Connolly	X				
Chris Draper	X				
Clayton Elwell			X		
Todd Garner					X
Katie Gillette	X				
Andrew Lorentzen					X
Carolyn Jenison	X				
William Page	X				
Rick Trower	X				

**Approval of the following motion:**

Part A) The requested "RX1" District be found in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

Part B) Rezone the property from "NX2a" Neighborhood Mix District to "RX1" Mixed-Use District, subject to the following conditions.

- 1. Off-street parking shall be provided to the rear of the building with vehicular access limited to the alley.

2. The parking lot shall be paved, striped, and landscaped in accordance with Chapter 135 of the Des Moines Municipal Code to the satisfaction of the Planning and Urban Design Administrator.

### **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the requested “RX1” District be found in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

Part B) Staff recommends approval of the request to rezone the property from “NX2a” Neighborhood Mix District to “RX1” Mixed-Use District, subject to the following conditions:

1. Off-street parking shall be provided to the rear of the building with vehicular access limited to the alley.
2. The parking lot shall be paved, striped, and landscaped in accordance with Chapter 135 of the Des Moines Municipal Code to the satisfaction of the Planning and Urban Design Administrator.

### **STAFF REPORT TO THE PLANNING COMMISSION**

#### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing to convert an existing office building into an art studio with office space on the second floor. This is considered a Commercial use within the Code and requires a rezoning to the “RX1” District. The art studio use would be considered a Commercial Service - Studio or Instructional Service use type and the office would be considered an Office - Business or Professional use type.

Should the rezoning be approved, use of the property for an art studio and offices would not require full site compliance with City Code Chapter 135. Staff believes that some minor improvements are needed for the site to function safely, with minimized impact on the neighborhood. This is discussed later in this report.

2. **Size of Site:** 0.212 acres (9,250 square feet).
3. **Existing Zoning (site):** “NX2a” Neighborhood Mix District.
4. **Existing Land Use (site):** The site currently contains a 2-story office building with gravel parking space in the rear yard.
5. **Adjacent Land Use and Zoning:**

**North** – “P2”; Use is an elementary school campus.

**South** – “NX2a”; Uses are one-household residential units.

**East** – “NX2a”; Uses are two-household residential units.

**West** – “NX2a”; Uses are one-household residential units.

- 6. General Neighborhood/Area Land Uses:** The subject property is located along Crocker Street to the east of Martin Luther King Junior Parkway in the Sherman Hill neighborhood. The surrounding area includes one-household dwelling units, with scattered duplex and multiple-household uses, as well as a handful of neighborhood oriented commercial uses along the Cottage Grove Avenue/ Crocker Street/ 15<sup>th</sup> Street corridor.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the Sherman Hill Neighborhood Association. All neighborhood associations were notified of the May 7, 2026, public hearing by emailing of the Preliminary Agenda on April 17, 2026, and the Final Agenda on May 1, 2026. Additionally, separate notifications of the hearing for this specific item were mailed on April 17, 2026, (20 days prior to the public hearing) and April 27, 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:** NA.
- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** The property is designated as Neighborhood 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 subject property is designated as “Neighborhood Mixed Use” on the PlanDSM’s future land use map. PlanDSM describes this designation as follows:

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

The subject property is currently zoned “NX2a” Neighborhood Mix District. The Zoning Ordinance describes “NX2” district as, “intended for a mix of single household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood.” “NX2a” District is “intended for the same form as NX2, but, in addition to the typical residential uses allowed in NX2 includes commercial home occupations per section 134-3.9.4 of this chapter”.

The applicant is proposing to rezone the parcel to the “RX1” Mixed Use District. The Zoning Ordinance describes “RX1” 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 requested rezoning to “RX1” would be appropriate for this site along the Cottage Grove Avenue/Crocker Street corridor, which has a mix of residential, commercial and institutional uses scattered along the corridor, so long as the site is improved according to the recommended conditions of approval. Furthermore, this site includes a pre-existing building suited to a small scale neighborhood oriented commercial use.

2. **Sherman Hill Historic District:** The subject property is located in a designated Historic District. Any exterior changes to the building or site requires action before the Historic Preservation Commission. The applicant has not proposed any exterior modifications to the building or site.
3. **Planning and Design Ordinance Requirements:** Should the rezoning be approved, a site plan would not be required for use of the property as an art studio and office space. However, minor site improvements, which includes paving and landscaping of the parking area behind the building are needed to ensure the safety of customers and to minimize impacts on adjoining residential properties.

## **SUMMARY OF DISCUSSION**

Sreyoshi Chakraborty presented the staff report and recommendation.

Rick Trower asked for clarification regarding the need for the zoning change, noting that the current NX2a zoning already allows certain commercial uses such as office space.

He questioned whether the requested change was primarily driven by the proposed art studio and assembly use.

Sreyoshi Chakraborty explained that the NX2a zoning district is primarily intended for residential uses, including higher-density residential development. She noted that some smaller-scale or group living uses may be permitted through Conditional Use approval. However, commercial service uses, such as the proposed studio space, as well as office uses are not permitted within the NX2a district, which is why the rezoning request is necessary.

Rick Trower asked whether the property's prior use as office space over the past 20 to 30 years had been considered illegal, legally nonconforming, or permitted through special use approval.

Sreyoshi Chakraborty explained that the building has been used for a variety of purposes over the years. She stated that the most recent use was office space and that it was likely operating as a legal nonconforming use.

Chris Draper asked whether the paving requirement for the lot could be addressed through a phased timeline or compromise during the site plan process. He noted that staff have previously worked with applicants to establish timelines for improvements between site plan approval and implementation. He asked if a similar approach could be considered in this case.

Sreyoshi Chakraborty confirmed that staff is willing to work with the applicant and has already reached out to discuss possible mechanisms for a phased implementation plan through the site plan process. She stated that this approach could help accommodate the applicant's needs while still meeting requirements.

Matt Connolly questioned whether the area in front of the building was designated as a loading zone or standard parking.

Sreyoshi Chakraborty confirmed that parking is prohibited in front of the building.

Leah Rudolphi asked if the rezoning would affect the entire building or only the tenant space addressed as 855 17<sup>th</sup> Street.

Sreyoshi Chakraborty stated it would include the entire building.

## **CHAIRPERSON OPENED PUBLIC HEARING**

Cale Johnson, 744 19<sup>th</sup> Street, spoke on behalf of the buyers of the property Matt and Jen, noting that the applicants accept the staff recommendation in full, including locating parking at the rear of the property and paving and marking the parking area as recommended by staff.

He acknowledged the parking concerns raised by neighbors and stated that the applicants sympathize with those concerns. He described the business as a small-scale operation with limited class sizes and explained that it primarily functions as a drop-off operation. He noted that the business is relocating from Urbandale and has an established operational history that provides familiarity with customer traffic patterns and parking demand. Summer operating hours were noted as 9:00 a.m. to 4:00 p.m.

He further stated that the proposed use would be lower intensity than the building's current use. He noted that the applicants held a neighborhood meeting and met with nearby residents regarding the proposal. He also explained that one of the applicants currently serves as president of the Sherman Hill Neighborhood Association and lives nearby, giving them a personal interest in ensuring the project operates responsibly within the neighborhood.

He concluded by stating that approval of the rezoning would reactivate an underused property, support a small woman-owned business, and provide a beneficial resource for working parents. On behalf of the applicants, he respectfully requested approval of the staff recommendation.

Matt Connolly asked if Matt and Jen were the potential buyers and if it is under contract at this time.

Cale Johnson stated that was correct.

Jack Porter, 815 18<sup>th</sup> Street, spoke in neutrality regarding the proposed project. He requested that the item be deferred to allow for a full neighborhood meeting. He noted that, to his understanding, notification for the prior neighborhood meeting was limited to residents within a 250-foot radius, which he acknowledged is standard but may not have included all potentially impacted neighbors.

He also suggested that, given the applicant's leadership role in the Sherman Hill Neighborhood Association, it would be appropriate to provide a broader explanation of the proposal to the wider neighborhood so additional residents could better understand and provide input. He concluded that he did not object to the proposal in concept, but believed further discussion was needed to address and potentially resolve on-street parking concerns.

Sarah Watson, 845 17<sup>th</sup> Street, had concerns about parking near her unit located next door. She agrees with adding the parking lot to the rear of the building and that how it could be beneficial to have a full residential meeting to include more surrounding neighbors to discuss the impact of the additional parking.

Melinda Hodges, 847 17<sup>th</sup> Street, spoke in opposition to the proposal, noting she has lived in the area for approximately 40 years and is one of the nearby homes without off-

street parking. She explained that both her property and adjacent residences rely entirely on on-street parking, which is already limited.

She expressed concern that the proposed use would add additional parking pressure on the street, particularly during peak use days, and noted that parking challenges already extend beyond the immediate block. While acknowledging that the rear lot exists, she stated it has historically not been utilized and would require significant effort to function as intended.

She agreed that directing users to rear parking is a positive concept but questioned its practicality, noting that people typically choose the closest available parking. She expressed concern that this could continue to displace neighborhood parking, making it more difficult for residents to access spaces near their homes, particularly when carrying groceries or returning from work.

Despite these concerns, she acknowledged the applicants' efforts and stated support for holding an additional neighborhood meeting to further discuss parking impacts and potential solutions.

#### *Rebuttal*

Cale Johnson explained the time sensitive manner of the project given that it is used for summertime classes. He asked that it be voted on tonight and not delayed for an additional meeting. He reiterated the ownership's wishes to work with the neighboring properties and limit the impact on parking.

Jason Van Essen noted that the rezoning process continues on to the City Council after the Commission. Tonight's meeting is not the end of the process. He explained that there would be at least another month remaining in the process, during which additional meetings and discussions could continue to take place if the Commission voted to move the item forward.

### **CHAIRPERSON CLOSED PUBLIC HEARING**

### **COMMISSION ACTION**

Chris Draper noted that delaying the application would further impact the applicants' timeline, particularly given the seasonal nature of the business and the importance of beginning operations before summer. He stated that an additional delay of another hearing cycle could add several more weeks to the process and potentially affect the viability of the business opportunity. He questioned whether there was a sufficiently significant issue to justify postponing the item further.

Jane Rongerude stated that although the applicant was not present, it was clear there is a strong relationship between the applicants and the surrounding neighborhood, along with a shared interest in maintaining positive communication with neighbors. She

expressed confidence that discussions regarding concerns would continue and that mutually agreeable solutions could be reached. She also acknowledged the financial and operational impacts that additional delays could create for the applicants.

Jane Rongerude made motion for approval of the following:

Part A) The requested "RX1" District be found in conformance with the existing PlanDSM future land use designation of Neighborhood Mixed Use.

Part B) Rezone the property from "NX2a" Neighborhood Mix District to "RX1" Mixed-Use District, subject to the following conditions:

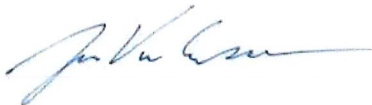
3. Off-street parking shall be provided to the rear of the building with vehicular access limited to the alley.
4. The parking lot shall be paved, striped, and landscaped in accordance with Chapter 135 of the Des Moines Municipal Code to the satisfaction of the Planning and Urban Design Administrator.

Matt Connolly expressed his support for the project noting the previous uses have been similar.

Johnny Alcivar thanked the residents who attended the meeting and shared their opinions. He noted that, as Jason Van Essen had mentioned, the public would continue to have opportunities to participate in the process because the rezoning request would still move on to the City Council for final consideration. He encouraged residents to continue making their voices heard during that process. He supported the comments and concerns raised during the discussion but did not want to be the reason the project was delayed. He expressed support for the motion.

**THE VOTE: 10-0-1** (Clayton Elwell passed)

Respectfully submitted,

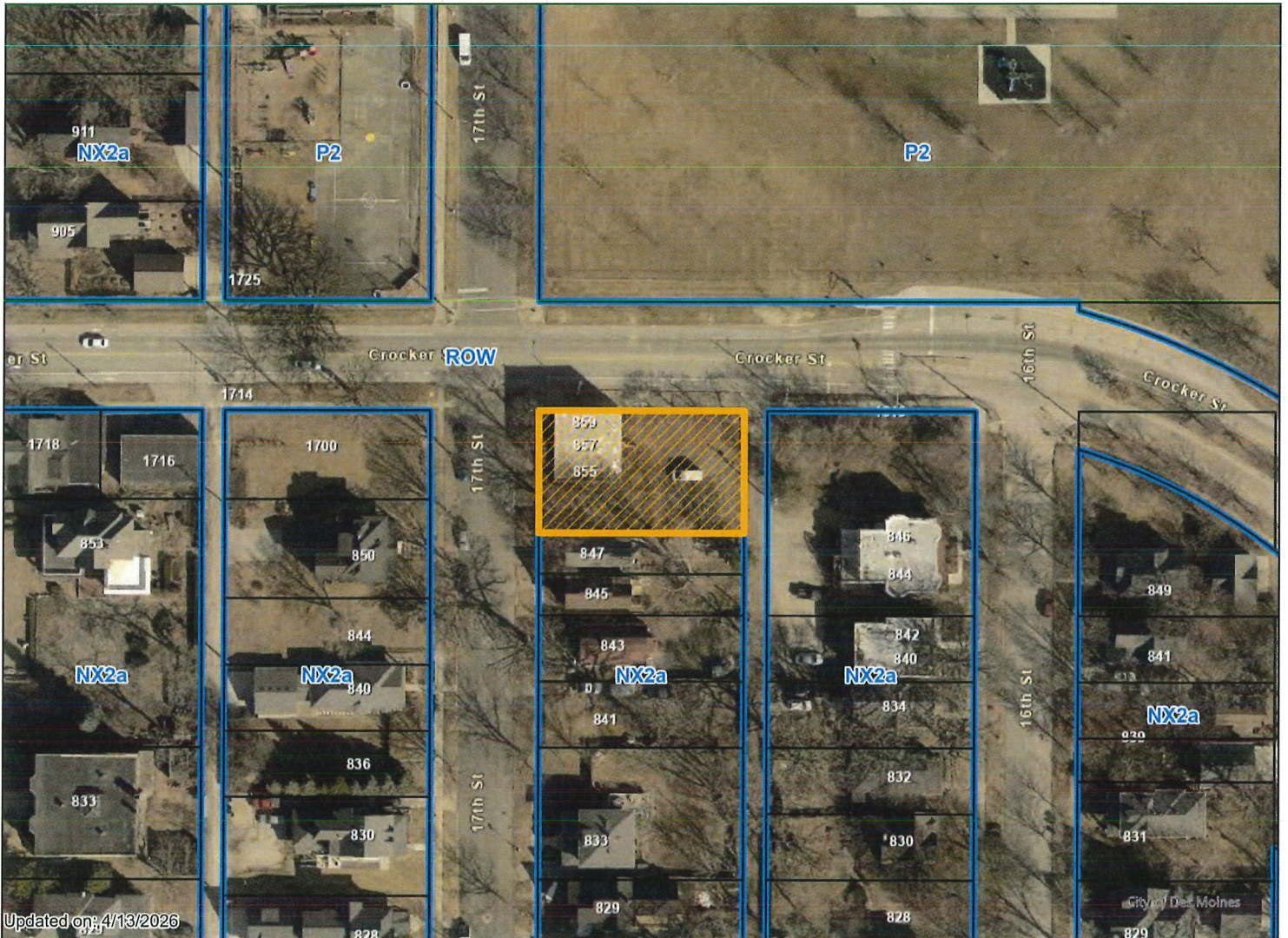


Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:mrw

Iowa-Minnesota District of the Wesleyan Church, Inc., 855 17th Street

ZONG-2026-000006



Updated on: 4/13/2026



















**From:** [Warner-Blankenship, Matt](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Cc:** [Jen Warner-Blankenship](#); [Cale Johnson](#)  
**Subject:** Re: Plan and Zoning Commission Meeting- May 7, 2026  
**Date:** Thursday, May 7, 2026 5:51:07 AM  
**Attachments:** [image001.png](#)  
[image002.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.

Sreyoshi -

Thanks for checking in. We have had the opportunity to review. Our only concern is the timing of the parking pad, because our current lease will be ending and we would like to be able to be operational in July, which would seem like it could be difficult with the timing for getting a contractor in to handle the concrete. There is already a gravel lot in the back, so we would ask that the parking requirement be held in abeyance or otherwise not be enforced until we are able to get a contractor in there. In the interim, we would plan to instruct anyone that needs to park for any time to do so in the gravel lot in the back. We do not anticipate that we will have any parkers, however, as all classes over the summer are intended to be drop-off and pick-up.

We held the meeting on April 27th at the Mickle Center and had three neighbors come - Gail Jestig, Melinda Hodge and Jeffrey Drayton. They all live right on the same street as the studio and were generally supportive of the concept but had questions about the parking. We had a very good and constructive conversation. Melinda in particular had concerns because she has street parking only and likes to reserve a spot in front of her house for herself, and has had some issues with the current use by the church, particularly that, according to her, some of the attendees seem to stay in their cars while their children are in classes. This is not something that we've experienced with the studio in Urbandale, where there is ample parking - it's drop-off and pick-up.

We talked about the possibility of putting in a parking pad and were very in the back and expressed our concerns about timing, which I think were understood. After the meeting, we walked over to the location and talked through Melinda and Jeff's concerns with them. It was positive and I think we left it in a good place of understanding.

Finally - please note that because we were previously scheduled to be out of the country, our neighbor and representative Cale Johnson will be attending for us to field questions.

ZONG-2026-000006

Item: \_\_\_\_\_

Date: 04-29-2026

Please mark one of the following:

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

Staff Use Only  
**RECEIVED**  
 DEVELOPMENT SERVICES  
 MAY 4 2026

Titleholder Signature: Sharon McLoughlin

Name/Business: Sharon McLoughlin

Impacted Address: 850-17th Street Des Moines

Comments: There is very limited parking and I am concerned about what might be there in the years to come.

ZONG-2026-000006

Item: \_\_\_\_\_

Date: 4-30-26

Please mark one of the following:

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



Titleholder Signature: A Lemmo

Name/Business: Anthony Lemmo

Impacted Address: 845 17th St

Comments: our tenants ARE STRESSED  
ABOUT PARKING NOW- spoken w/  
surrounding neighbors & they say  
THE SAME. WE only HAVE an  
STREET PARKING!

ZONG-2026-000006

Item: response N.Y.2. to R.X.1 Date: 5-6-2026

Please mark one of the following:

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

Staff Use Only  
**RECEIVED**  
DEVELOPMENT SERVICES  
MAY 7 2026

Titleholder Signature: Sharon Bird

Name/Business: Sharon Bird

Impacted Address: 855 - 17<sup>th</sup> St. Dun

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONG-2026-000006

Item: rezone NX29 to RY Date: 5-6-2026

Please mark one of the following:

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

Staff Use Only  
**RECEIVED**  
DEVELOPMENT SERVICES  
**MAY 7 2026**

Titleholder Signature: Melinda Hodges

Name/Business: \_\_\_\_\_

Impacted Address: 847 17th St

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ZONG-2026-000006

Item: \_\_\_\_\_

Date: MAY 5 2026

Please mark one of the following:

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

Staff Use Only  
**RECEIVED**  
DEVELOPMENT SERVICES  
MAY 7 2026

*Waide*

Titleholder Signature: \_\_\_\_\_

Name/Business: WAIDE BRITT

Impacted Address: 833 17TH ST

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# ZONG-2026-000006

Item: \_\_\_\_\_ Date: \_\_\_\_\_

Please mark one of the following:

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

Staff Use Only  
**RECEIVED**  
DEVELOPMENT SERVICES  
**MAY 13 2026**

Titleholder Signature: E. Brafford

Name/Business: EDWARD BRAFFORD

Impacted Address: 828 + 830 17TH STREET

Comments: I OPPOSE THE REZONING OF 855 17TH ST TO RX1. I LIVE ON THIS BLOCK & OWN PROPERTY TEXT DOWR. PREVIOUS EVENTS AT THIS BUILDING ALREADY CREATED PARKING OVERFLOW THAT LEFT RESIDENTS WITHOUT PARKING. I AM MOSTLY CONCERNED WITH PERMANENT EXPANSION OF USE FOR FUTURE OWNERS.

Item: \_\_\_\_\_

Date: MAY 7<sup>th</sup>, 2026

Please mark one of the following:

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

**RECEIVED**  
DEVELOPMENT SERVICES  
MAY 14 2026

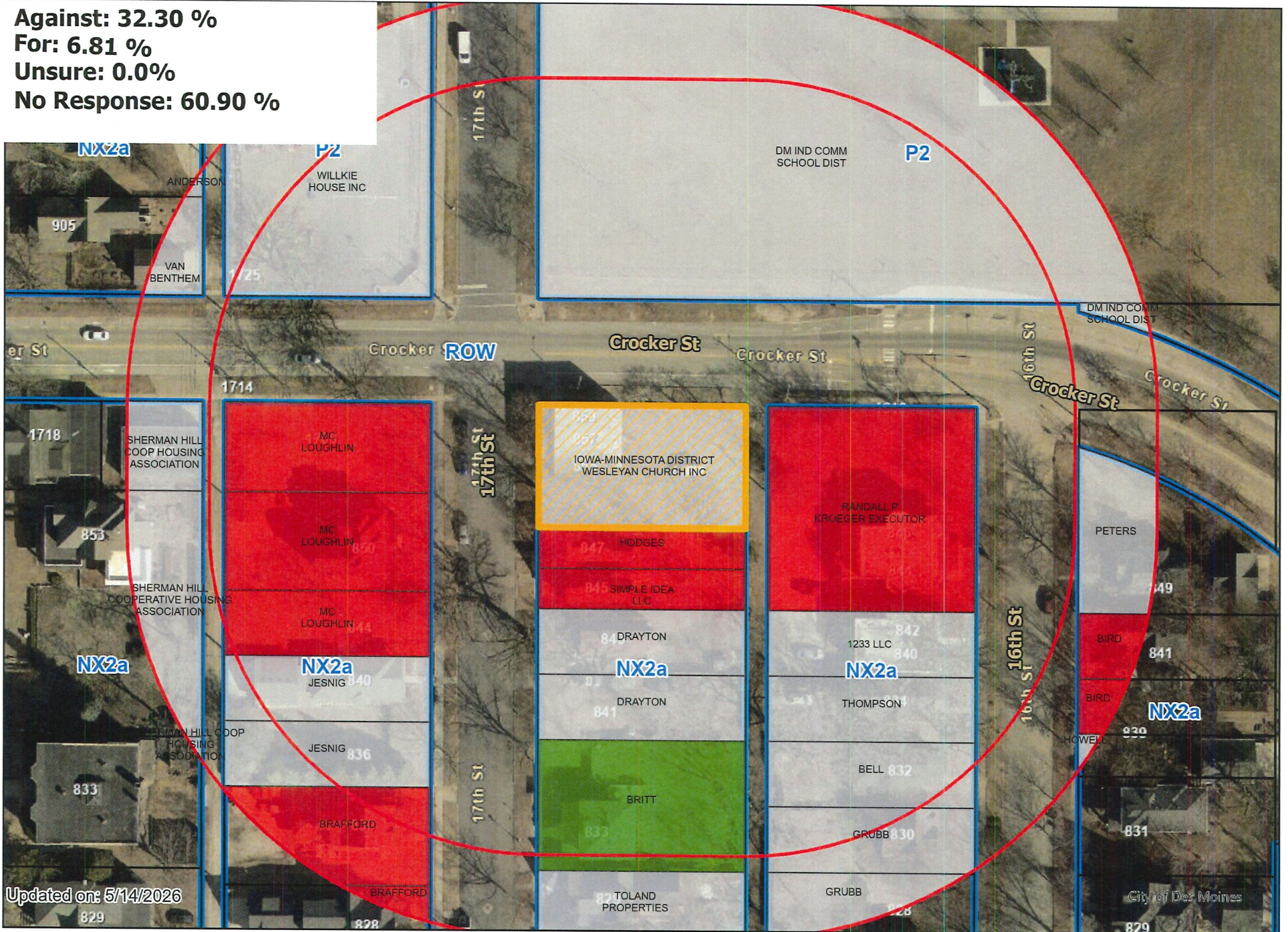
Titleholder Signature: [Signature]

Name/Business: Courtney Williams

Impacted Address: 818 & 844 16<sup>th</sup> Street, Des Moines, IA

Comments: Traffic is already bad, along with bus stop at the end of the alley unwanted parking issues not wanted security issues, trash & lifting issues from non residence and public. I oppose the request

**Against: 32.30 %**  
**For: 6.81 %**  
**Unsure: 0.0%**  
**No Response: 60.90 %**



Updated on: 5/14/2026

City of Des Moines

