



Date May 18, 2026

RESOLUTION HOLDING PUBLIC HEARING ON REQUEST FROM GRACE EVANGELICAL LUTHERAN CHURCH (OWNER), REPRESENTED BY MICHAEL SCHMIDT (OFFICER) FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 3024 52ND STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL TO PUBLIC/SEMI-PUBLIC, AND TO REZONE THE PROPERTY FROM “N3b” NEIGHBORHOOD DISTRICT TO “P2” PUBLIC CIVIC AND INSTITUTIONAL DISTRICT TO ALLOW OUTDOOR USES ACCESSORY TO AN ASSEMBLY – PLACE OF WORSHIP USE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 16, 2026, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Grace Evangelical Lutheran Church (Owner) represented by Michael Schmidt (Officer) to rezone the property located at 3024 52nd Street from “N3b” Neighborhood 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 Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 16, 2026, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Grace Evangelical Lutheran Church (Owner) represented by Michael Schmidt (Officer) for the property located at 3024 52nd Street, to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to Public/Semi-Public; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on April 16, 2026, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Grace Evangelical Lutheran Church (Owner) represented by Michael Schmidt (Officer) to rezone the property located at 3024 52nd Street from “N3b” Neighborhood District to “P2” Public Civic and Institutional District, to allow outdoor uses accessory to an Assembly – Place of Worship use including a prayer garden with columbarium, meditation space, and landscaped walkways; and

WHEREAS, the Property is legally described as follows:

Lot Eleven (11) in KINGMAN HIGHLANDS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa; and

WHEREAS, on May 4, 2026, by Roll Call No. 26-0554, 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 May 18, 2026, 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



Roll Call Number

Agenda Item Number

37

Date May 18, 2026

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 Public/Semi-Public is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from “N3b” Neighborhood District to “P2” Public Civic and Institutional District to allow outdoor uses accessory to an Assembly – Place of Worship use including a prayer garden with columbarium, meditation space, and landscaped walkways, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

Moved by _____ to approve. Second by _____.

FORM APPROVED:

/s/ Emily A. Duffy

Emily A. Duffy
Assistant City Attorney

(ZONG-2026-000005) (COMP-2026-000003)

| 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



April 21, 2026

Communication from the City Plan and Zoning Commission advising that at their April 16, 2026 meeting, the following action was taken on request from Grace Evangelical Lutheran Church (owner), represented by Michael Schmidt (officer), for the following regarding property located at 3024 52nd 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 Public/Semi-Public.
- C) Rezone property from “N3b” Neighborhood District to “P2” Public Civic and Institutional District, to allow outdoor uses accessory to an Assembly - Place of Worship use including a prayer garden with columbarium, meditation space, and landscaped walkways.

COMMISSION RECOMMENDATION:

After public hearing, the members voted as follows:10-0-4

| 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 rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Amend PlanDSM to revise the future land use classification from Low Density Residential to Public/Semi-Public.

Part C) Rezone from “N3b” Neighborhood District to “P2” Public, Civic and Institutional District.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the requested amendment to PlanDSM to revise the future land use classification from Low Density Residential to Public/Semi-Public.

Part C) Staff recommends approval of the requested rezoning from “N3b” Neighborhood District to “P2” Public, Civic and Institutional District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The proposed rezoning would allow the construction of an above ground masonry columbarium with landscaped walking paths including benches and meditation space. These proposed outdoor uses are accessory to an existing church, which is located in a separate parcel to the south of the subject property. An existing one-household structure, garage, and shed on the property are to be retained, which is also accessory to the Assembly – Place of Worship use to the south.

Should the rezoning be approved, a site plan will be required for a change in the use of the property that complies with applicable design regulations within City Code Chapter 135. The relocation of human remains may require review by the State of Iowa. The applicant is responsible for any necessary coordination with the State.

Additionally, Conditional Use approval from the Zoning Board of Adjustment is required for a Non-City Owned Cemetery use per section 134-3.4.3. of the City Code.

- 2. Size of Site:** 18,300 square feet (0.42 acres).

3. **Existing Zoning (site):** “N3b” Neighborhood District.
4. **Existing Land Use (site):** The subject property includes a 1.5-story one-household residential dwelling unit, detached garage and a shed, which is accessory to the Assembly, Place of Worship use to the south.
5. **Adjacent Land Use and Zoning:**
 - North* – “N3b”: Uses are one-household residential dwellings.
 - South* – “P2”; Uses are Grace Evangelical Lutheran Church and surface parking lot.
 - East* – “N3b”, Uses are one-household residential dwellings.
 - West* – “N3b”; Use is a two-household residential dwelling unit.
6. **General Neighborhood/Area Land Uses:** The subject property is located along 52nd Street, to the north of Urbandale Avenue. The subject property is surrounded by a mix of low density residential and public and recreational uses. There is a Neighborhood Node centered around Merle Hay Road and Urbandale Avenue within a quarter mile of the subject property.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Merle Hay Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing the Preliminary Agenda on March 27, 2026, and of the Final Agenda on April 10, 2026.

Additionally, an official public notice of the hearing for this specific item was mailed on March 27, 2026 (20 days before the hearing), and on April 6, 2026 (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:** None.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low-Medium Density Residential.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so



long as the subject area owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. **Planning and Design Ordinance:** Should the rezoning be approved, the applicant would be required to prepare a site plan for any proposed additions or modifications and to bring the site to conformance as per the City Code.

The subject property is along a Priority 1 Sidewalk Gap as identified by MoveDSM, the City’s Transportation Plan. An existing sidewalk section exists along 52nd Street from Urbandale Avenue to the southern boundary of the subject property. Currently, there is no sidewalk to the north of this section along 52nd Street and it is identified as a Priority 1 Sidewalk Gap within the system. A sidewalk will be required along the subject property during the Site Plan process. Any future construction or development of the subject property must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).

If parcels cannot be combined, then a lot tie covenant should be established between the subject property and the church parcel to the south. Furthermore, any use of the one-household residential unit must be accessory to the Assembly Place of Worship use.

- 2. **Conditional Use Approval:** Should the rezoning be approved, a Conditional Use approved by the Zoning Board of Adjustment is required to allow the project to proceed. Non-City Owned Cemetery uses are classified as a Conditional Use per section 134-3.4.3. of the City Code.
- 3. **PlanDSM Creating Our Tomorrow:** The subject property is currently zoned “N3b” District. The Zoning Ordinance describes “N3b” as “intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s through 1970s typically in the ranch, split-level, or cottage style pursuant to House B building type in section 135-2.14 of this code and House C in section 135-2.15 of this code.”

The applicant is proposing to rezone the subject property to the “P2” District. The Zoning Ordinance describes “P2” as, “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.”

The future land use designation for the property is “Low Density Residential”. The proposed “P2” Public, Civic and Institutional District zoning requires the land use

designation to be amended to Public/Semi-Public. PlanDSM describes these designations as follows:

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

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

Staff believes that the proposed rezoning and land use amendment will not have a negative impact on the surrounding neighborhood, so long as any new construction is done in accordance with all applicable design regulations and the site is brought to conformance with an approved site plan. Furthermore, the proposed uses are accessory to the Church use, which has existed in the neighborhood and is compatible with the surrounding low density residential uses in the area.

SUMMARY OF DISCUSSION

Leah Rudolphi asked if any members of the public or Commission wished to speak on the consent agenda item. No one requested to speak.

COMMISSION ACTION

Will Page made motion for approval of the following:

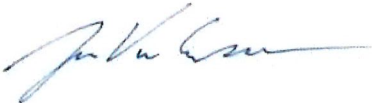
Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Amend PlanDSM to revise the future land use classification from Low Density Residential to Public/Semi-Public.

Part C) Rezone from "N3b" Neighborhood District to "P2" Public, Civic and Institutional District.

THE VOTE: 10-0

Respectfully submitted,

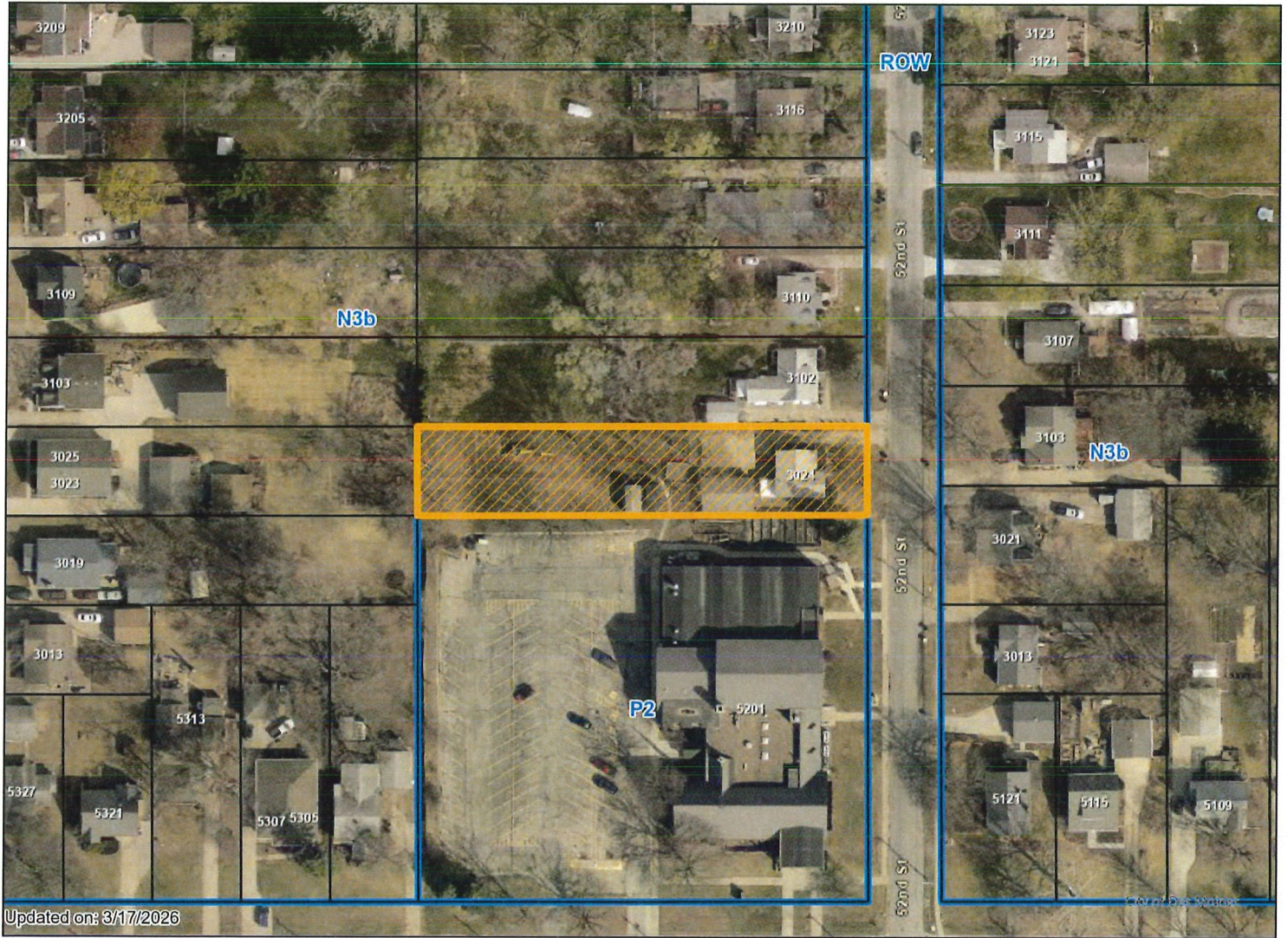


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

Grace Evangelical Lutheran Church, 3024 52nd Street

ZONG-2026-000005

















Civil Engineering Consultants, Inc.

April 9, 2026

Re: Neighborhood Meeting Minutes for ZONG-2026-000005 & ZBOA-2026-000014

A neighborhood meeting was held on April 8, 2026 at 5:30 PM at Grace Lutheran Church, 5201 Urbandale Avenue to discuss the proposed rezoning (ZONG-2026-000005) and a Conditional Use Permit (ZBOA-2026-000014) for the property at 3024 52nd Street. Notices of the neighborhood meeting were sent out on March 25, 2026 to the list provided by the City of neighbor within 250' of the site.

None of the invited neighbors came to the meeting, but there were several church members in attendance. Prior to the meeting, one of the neighbors sent an e-mail stating that she had a conflict with the meeting time but is fully in support of the rezoning and prayer garden/columbarium.

The purpose of the meeting was discussed with the church members, and they were given the opportunity to ask questions about the two projects. It was explained that when the church purchased the affected property, it was zoned as a residential property and was never changed to conform with the remainder of the church property to the south. It was also explained that in order to used the property as a worship space and to construct a columbarium, a Conditional Use Permit is required by the city.

We remained at the church until approximately 6:05 PM in case any of the neighbors showed up late, but there were none.

Included with these minutes are the sign-in sheets and e-mail from the neighbor in support of the project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Marty Dostalik", is written over a light blue horizontal line.

Marty Dostalik, P.L.A.
Civil Engineering Consultants, Inc.

Grace Lutheran Church
 Neighborhood Meeting 04-08-2026
 DSM Proj. Nos. ZONG-2026-000005
 & ZBOA-2026-000014

4-8-2026

| Name | Address | Signature |
|--------------------------------------|---------------------------|-----------|
| ANDREW NAGEL | 5321 URBANDALE AVE | |
| April Wyss* | 2800 62nd Street | |
| BECCA G METZ | 3109 54TH ST | |
| COLE ROBERT SCHIMELFENIG | 3110 52ND ST | |
| DONALD L COUGHENNOWER | 3209 54TH ST | |
| DRAECOOLIA VENDOURES- MILLS | 3115 52ND ST | |
| ELISE STUCKY-GREGG | 3013 52ND ST | |
| GILBERTO GARCIA CORTEZ | 4201 WESTOWN PKWY STE 250 | |
| GRACE EVANGELICAL LUTHERAN CHURCH | 5201 URBANDALE AVE | |
| JESSICA LEE MAZOUR | 3111 52ND ST | |
| JOHN T HARGIS | 728 35TH ST | |
| KCRB PROPERTIES LLC | 9378 SUGAR CREEK CIR | |
| KELSIE C FARMER | 2421 ADAMS AVE | |
| LAUREN BAETH | 3102 52ND ST | |
| LYNN KASSEL | 5109 URBANDALE AVE | |
| MATTHEW RICH | 5121 URBANDALE AVE | |
| MICHAEL POTTER | 3116 52ND ST | |
| MICHELLE A BALES | 5114 WALNUT ST | |
| PATRICIA C GRIFFIN | 5313 URBANDALE AVE | |
| RANDOLPH INVESTMENT COMPANY | 300 WALNUT ST STE 240 | |
| RED DIAMOND PROPERTY SERVICES LLC | 3021 52ND ST | |
| REHAB FAROUK KODIHA | 3205 54TH ST | |

Marty Dostalik

Subject: RE: Prayer Garden

From: Jessica Mazour <jlmazour@gmail.com>
Date: March 31, 2026 at 4:11:16 PM CDT
To: Mike Schmidt <mike@gracedm.org>
Subject: Prayer Garden

Hi Mike,

My name is Jess Mazour and I live at 3111 52nd St, Des Moines, IA 50310, across from your church.

I received your letter and am unable to attend the meeting. Thank you for sending the letter.

I would like to let you know that I fully support the rezoning and the prayer garden.

Your church and church community have been good neighbors and I look forward to seeing the prayer garden.

Thank you!

Jess Mazour
515-313-5253



OWNER
 GRACE LUTHERAN CHURCH
 304 URBANDALE AVE
 DES MOINES, IOWA 50310
 ATTN: PASTOR MIKE SCHMIDT
 mlsc@graceid.org

SITE ADDRESS
 3024 52nd ST
 DES MOINES, IOWA 50317

SITE DESIGNER
 MATTHEW H. DOSTALAK S.E.A.
 CIVIL ENGINEERING CONSULTANTS, INC.
 2400 84TH STREET SUITE 12
 URBANDALE, IA 50322
 515-278-4884
 DOSTALAK@CECLAC.COM

LEGAL DESCRIPTION
 LOT 11, KIRKMAN RIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING
 A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

ZONING
 P2 - PUBLIC, CIVIC, INSTITUTIONAL

CONDITIONAL USE PURPOSE
 THE CONDITIONAL USE PERMIT WILL ALLOW THE PARCEL TO BE USED AS A
 PLACE OF WORSHIP AND TO ALLOW A COLLEGE-BARBER TO BE CONSTRUCTED ON
 THE PARCEL.

LEGEND
 ——— CHURCH PROPERTY BOUNDARY
 - - - - - ADJACENT LOT LINES
 - - - - - CONDITIONAL USE PERMIT PROPERTY
 - - - - - CHAIN LINK FENCE
 - - - - - HOOD FENCE

SCALE: 1"=60' (H/17)
 SCALE: 1"=30' (E/2/247)



I HEREBY CERTIFY THAT THE PORTION OF THIS
 ORIGINAL SUPERVISION ASSOCIATED WITH THIS
 PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION AND THAT I AM A DULY LICENSED
 PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE
 LAWS OF THE STATE OF IOWA.
 DATE: 03/27/2026
 BY: MATTHEW H. DOSTALAK, IOWA REG. NO. 34
 MY LICENSE EXPIRES DATE IS: JUNE 30, 2028
 FORTH OR WEBSITE GOVERNED BY THIS SEAL.
 SHEETS 1 & 2 OF 2

Civil Engineering Consultants, Inc.
 2400 84th Street, Suite 12 Urbandale, Iowa 50322
 515.278.4884 | mhd@ceclac.com

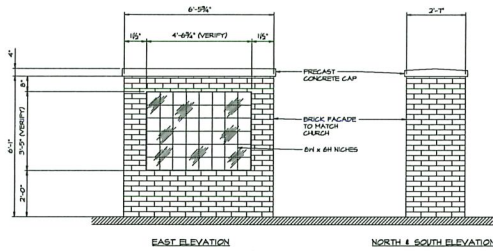
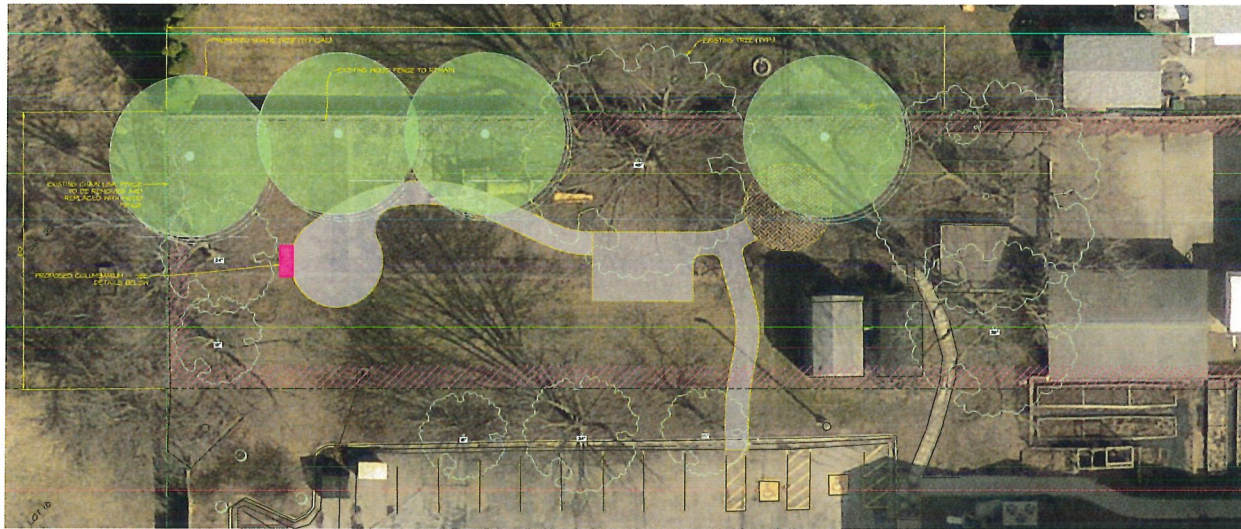


| | |
|-----------------|------------|
| DATE: | 03-27-2026 |
| DATE OF SUBMIT: | |
| DATE OF REV: | |
| DATE OF REV: | |
| DATE OF REV: | |

GRACE LUTHERAN CHURCH
 URBANDALE AVENUE DES MOINES
 CONDITIONAL USE PERMIT PLAN - 3024 52nd STREET

SHEET
 OF 2
 E-442

C:\E-FILES\59000\59479_CDD\Drawings\CUP\59479_CUP_Plan.dwg, 3/27/2025 9:41:18 AM, mdelvalle, 1/2



COLUMBARIUM DETAILS
SCALE: 1/2" = 1'-0"

LANDSCAPE BUFFER REQUIREMENT

A MEDIUM BUFFER IS PROPOSED ACROSS THE NORTH AND WEST PORTIONS OF THIS AREA WHICH REQUIRES AN 80% OPACITY FENCE OR WALL 6' IN HEIGHT AND 1 SHADE TREE PER 40' L.F. OF BUFFER.

A HOOD FENCE MEETING THIS REQUIREMENT EXISTS ALONG THE NORTH PROPERTY LINE. THE EXISTING CHAIN LINK FENCE ALONG THE WEST LINE WILL BE REMOVED AND REPLACED BY A HOOD FENCE.

PLANTING CALCULATIONS

THE BUFFER LENGTHS ARE AS FOLLOWS:

NORTH - 58' L.F.

WEST - 60' L.F.

58' L.F. / 40' = 4.2 TREES REQUIRED

60' L.F. / 40' = 1.5 TREES REQUIRED

6.7 TREES TOTAL

EXISTING TREES

WEST - 2

NORTH - 1

PROPOSED TREES - 4 SHADE TREES

THE VARIETY/SPECIES OF THE SHADE TREES TO BE DETERMINED DURING SITE PLAN PROCESS.



| | |
|---|----------------|
| Civil Engineering Consultants, Inc. | |
| 2469 86th Street, Unit 12, Uxbridge, Iowa 50252 | |
| 515.276.4884 • mail@cecinc.com | |
| CEC | |
| DATE: 03-27-2025 | DRAWN BY: HSD |
| DATE OF SURVEY: | CHECKED BY: |
| DATE OF PERMIT: | DATE OF PRINT: |
| GRACE LUTHERAN CHURCH | |
| URBANDALE AVENUE, DES MOINES | |
| CONDITIONAL USE PERMIT PLAN - 8034 52nd STREET | |
| SHEET | N |
| OF 2 | 2 |
| E-443 | |

ZONG-2026-000005

Item: _____

Date: 4/6/26

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
APR . 9 2026

Titleholder Signature: Jessica Mazour

Name/Business: Jessica Mazour

Impacted Address: 3111 52nd St, Des Moines, IA 50316

Comments: I fully support the rezoning.

ZONG-2026-000005

Item: _____

Date: 4/6/24

Please mark one of the following:

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



Titleholder Signature: Dawn Thorpe

Name/Business: THORPE Monk Designs

Impacted Address: 5307 Urbardale Ave

Comments: _____

ZONG-2026-000005

Item: _____

Date: 04/05/26

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
APR . 9 2026

Titleholder Signature: [Signature]

Name/Business: Braut + Lynn Kessel

Impacted Address: 5109 Uibardale Ave

Comments: Grace Church is a great neighbor and I am
sure this project will be great for the neighborhood.

ZONG-2026-000005

Item: _____

Date: 4/8/26

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
APR 13 2026

Titleholder Signature: 

Name/Business: Matt Rich

Impacted Address: 5121 Urbandale Ave.

Comments: _____

ZONG-2026-000005

Item: _____

Date: April 5th, 2024

Please mark one of the following:

I support the request

I am undecided

I oppose the request

| |
|--|
| <p>RECEIVED RECEIVED DEVELOPMENT SERVICES</p> <p>APR 10 2026</p> |
|--|

Titleholder Signature: Linda Harris

Name/Business: Linda Harris

Impacted Address: 3107 52nd Street

Comments: CONCERN FOR family safety as this will allow larger number of population into the neighborhood where our children run & play. Specifically Section B on letter presented.

Grace Evangelical Lutheran Church, 3024 52nd Street

ZONG-2026-000005

