



Date June 8, 2026

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM BROADLAWNS MEDICAL CENTER (OWNER), REPRESENTED BY DENISE CUNDY (OFFICER), FOR THE FOLLOWING REGARDING MULTIPLE PARCELS LOCATED IN THE VICINITY OF 1826 HICKMAN ROAD, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL WITHIN A COMMUNITY NODE TO PUBLIC/SEMI-PUBLIC WITHIN A COMMUNITY NODE, AND TO REZONE THE PROPERTY FROM “N5” NEIGHBORHOOD DISTRICT AND “NX1” NEIGHBORHOOD MIX DISTRICT TO LIMITED “P2” PUBLIC, CIVIC, AND INSTITUTIONAL DISTRICT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2026, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Broadlawns Medical Center (Owner), represented by Denise Cundy (Officer), for the proposed rezoning from “N5” Neighborhood District and “NX1” Neighborhood Mix District to Limited “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 within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2026, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Broadlawns Medical Center (Owner), represented by Denise Cundy, to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential within a Community Node to Public/Semi-Public within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on May 21, 2026, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Broadlawns Medical Center (Owner), represented by Denise Cundy, to rezone the Property from “N5” Neighborhood District and “NX1” Neighborhood Mix District to Limited “P2” Public, Civic, and Institutional District, to allow a non-accessory-surface parking lot use for the Broadlawns Medical Center, subject to the following conditions:

1. Any future off-street parking lot constructed on this property shall be subject to provision of an enhanced pedestrian crossing on Hickman Road to the satisfaction of the City Engineer.; and
2. Any future off-street parking lot constructed on this property shall have access driveways in locations deemed appropriate to the satisfaction of the City Engineer.; and

WHEREAS, the Property is legally described as follows:



Date June 8, 2026

(1801 FRANCIS AVE LEGAL): LOT 16 IN BLOCK 2 IN NORWOOD PARK ADDITION OF NORTH DES MOINES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1810 HICKMAN ROAD LEGAL): LOTS 1 AND 2 (EXCEPT THE NORTH 3.5 FEET OF SAID LOTS) IN BLOCK 2, NORWOOD PARK ADDITION TO NORTH DES MOINES, IOWA, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1812 HICKMAN ROAD LEGAL): LOT 3 IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES, EXCEPT AN IRREGULAR PIECE LOCATED NORTH OF A LINE FORMED BY CONNECTING A POINT ON THE EAST LOT LINE LOCATED 3.5 FEET FROM THE NORTH LOT LINE TO A POINT ON THE WEST LOT LINE LOCATED 2.82 FEET FROM THE NORTH LOT LINE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1814 HICKMAN ROAD LEGAL): LOT 4 IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, (EXCEPT THAT PORTION CONVEYED TO THE CITY OF DES MOINES BY WARRANTY DEED RECORDED IN BOOK 3977 PAGE 173).

(1821 FRANCIS AVE LEGAL): LOT II IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1822 HICKMAN ROAD LEGAL): LOT 5, BLOCK 2, EXCEPT A TRIANGULAR PIECE BEING THE EAST 24.6 FEET ON THE NORTH LINE AND THE NORTH .93 FEET ON THE EAST LINE, NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, POLK COUNTY, IOWA.

(1824 HICKMAN ROAD LEGAL): LOT 6 IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1825 FRANCIS AVE LEGAL): LOTS 9 AND 10 IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, NOW



Date June 8, 2026

INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1826 HICKMAN ROAD LEGAL): LOT 7 IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES. AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1828 HICKMAN ROAD LEGAL): LOT 8 (EXCEPT THE PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8, THENCE WEST TO THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 14 FEET, THENCE SOUTHEAST TO THE PLACE OF BEGINNING) IN BLOCK 2, NORWOOD PARK . 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

(EXCEPT THE NORTH 20 FEET) THAT PART OF A 6 FOOT STRIP OF GROUND LYING WEST OF AND ADJOINING LOT 8, BLOCK 2, NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, SAID POINT BEING 14 FEET NORTH OF THE SW CORNER OF SAID LOT 8; THENCE NORTHWESTERLY, ALONG A STRAIGHT LINE.

(1900 HICKMAN ROAD LEGAL): LOT 1 AND 8 FEET ADJACENT THERETO ON THE EAST IN WOLLBRIIGGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

ALSO DESCRIBED AS: 8 F E OF & ADJ & ALL LOT 1 WOLLBRIIGGE.

(1901 FRANCIS AVE LEGAL): LOT 6 IN WOLLBRIIGGE, AN OFFICIAL PLAT, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH AN EIGHT FOOT STRIP ABUTTING SAID LOT 6 ON THE EAST (SAID EIGHT FOOT STRIP BEING THE WEST 1/2 OF A 16 FOOT ALLEY ABUTTING SAID LOT 6 IN THE EAST AND WHICH ALLEY IS REFERRED TO AS LOT A IN WOLLBRIIGGE, AN OFFICIAL PLAT), EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PREMISES LYING NORTH OF A LINE EXTENDING FROM THE NORTHWEST CORNER OF SAID LOT 6 TO A POINT ON THE EAST LINE OF SAID ALLEY, LOT A, WHICH IS 16 FEET SOUTH OF THE



Date June 8, 2026

NORTH LINE OF SAID LOT 6 PROJECTED EASTWARD TO THE EAST LINE OF SAID ALLEY, LOT A, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA. AND LOT 5 IN WOLLBRIIGGE, AN OFFICIAL PLAT ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN WOLLBRIIGGE, THENCE RUNNING NORTH 20 FEET, THENCE ALONG A LINE TO THE SOUTHEAST CORNER OF SAID LOT 5 IN WOLLBRIIGGE, THENCE TO THE PLACE OF BEGINNING NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1905 FRANCIS AVE LEGAL): LOT 6 IN WOLLBRIIGGE, AN OFFICIAL PLAT, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH AN EIGHT FOOT STRIP ABUTTING SAID LOT 6 ON THE EAST (SAID EIGHT FOOT STRIP BEING THE WEST 1/2 OF A 16 FOOT ALLEY ABUTTING SAID LOT 6 IN THE EAST AND WHICH ALLEY IS REFERRED TO AS LOT A IN WOLLBRIIGGE, AN OFFICIAL PLAT), EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PREMISES LYING NORTH OF A LINE EXTENDING FROM THE NORTHWEST CORNER OF SAID LOT 6 TO A POINT ON THE EAST LINC OF SAID ALLEY, LOT A, WHICH IS 16 FEET SOUTH OF THE NORTH LINE OF SAID LOT 6 PROJECTED EASTWARD TO THE EAST LINE OF SAID ALLEY, LOT A, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA. AND LOT 5 IN WOLLBRIIGGE, AN OFFICIAL PLAT ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN WOLLBRIIGGE, THENCE RUNNING NORTH 20 FEET, THENCE ALONG A LINE TO THE SOUTHEAST CORNER OF SAID LOT 5 IN WOLLBRIIGGE, THENCE TO THE PLACE OF BEGINNING NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1906 HICKMAN ROAD LEGAL): LOT 2 IN WOLLBRIIGGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1910 HICKMAN ROAD LEGAL): LOT 3 AND THAT PART OF THE VACATED 6 FOOT NORTH/SOUTH ALLEY WEST OF AND ADJACENT TO SAID LOT 3 (EXCEPT THE NORTH 30 FEET THEREOF) IN WOLLBRIIGGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.



Date June 8, 2026

(1916 HICKMAN ROAD LEGAL): LOT 1 GATSONS SUB DIV.

(1924 HICKMAN ROAD LEGAL): LOTS 2, 3 AND 4 IN GASTON'S SUBDIVISION, 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 amendments to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at City Hall, 1200 Locust Street, Des Moines, Iowa, at 5:00 p.m. on June 29, 2026, at which time the City Council will hear both those who oppose and those who favor the proposals.
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-2026-000007) (COMP-2026-000004)



Roll Call Number

.....

Agenda Item Number

23

Date June 8, 2026

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

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.

MOTION CARRIED

APPROVED

Mayor

City Clerk



May 28, 2026

Communication from the City Plan and Zoning Commission advising that at their May 21, 2026 meeting, the following action was taken on from Broadlawns Medical Center (owner), represented by Denise Cundy (officer), for the following regarding multiple parcels located in the vicinity of 1826 Hickman Road:

- 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 within a Community Node to Public/Semi-Public within a Community Node.
- C) Rezone the property from "N5" Neighborhood District and "NX1" Neighborhood Mix District to "P2" Public, Civic, and Institutional District, to allow a Non-Accessory - Surface Parking Lot use for the Broadlawns Medical Center.

COMMISSION RECOMMENDATION: 9-0

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 “P2” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential within a Community Node.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential within a Community Node to Public/Semi-Public within a Community Node.

Part C) Rezone the property from “N5” Neighborhood District and “NX1” Neighborhood Mix District to Limited “P2” Public, Civic, and Institutional District, subject to the following conditions of approval:

- 1) Any future off-street parking lot constructed on this property shall be subject to provision of an enhanced pedestrian crossing on Hickman Road to the satisfaction of the City Engineer.
- 2) Any future off-street parking lot constructed on this property shall have access driveways in locations deemed appropriate to the satisfaction of the City Engineer.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “P2” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential within a Community Node.

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 within a Community Node to Public/Semi-Public within a Community Node.

Part C) Staff recommends approval of the request to rezone the property from “N5” Neighborhood District and “NX1” Neighborhood Mix District to Limited “P2” Public, Civic, and Institutional District, subject to the following conditions of approval:

- 1) Any future off-street parking lot constructed on this property shall be subject to provision of an enhanced pedestrian crossing on Hickman Road to the satisfaction of the City Engineer.
- 2) Any future off-street parking lot constructed on this property shall have access driveways in locations deemed appropriate to the satisfaction of the City Engineer

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The rezoning would allow development of an off-street parking lot that would serve the Broadlawns Medical Center use across Hickman Road to the north. The proposed parking lot would provide additional parking for the employees of the medical center, thereby freeing up parking within the medical complex for its patients and visitors. The proposed parking lot use falls under the Commercial category and is most consistent with a Parking, Non-Accessory - Surface Parking Lot use type, which requires a rezoning to "P2" Public, Civic, and Institutional District.

Should the rezoning be approved, any future use of the property for a "Non-Accessory – Surface Parking Lot" use must be in accordance with an approved site plan pursuant to Chapter 135 of the Municipal Code.

- 2. Size of Site:** 3.24 acres (141,125.7 square feet).
- 3. Existing Zoning (site):** "N5" Neighborhood District and "NX1" Neighborhood Mix District.
- 4. Existing Land Use (site):** The subject property is currently undeveloped parcels that previously contained houses.
- 5. Adjacent Land Use and Zoning:**
 - North** – "P2"; Uses are Broadlawns Medical Center and associated parking.
 - South** – "N5": Uses are one-household residential.
 - East** – "N5"; Uses are one-household residential.
 - West** – "NX1", "N5"; Uses are one-household residential.
- 6. General Neighborhood/Area Land Uses:** The subject property is located along the south side of Hickman Road to the east of its intersection with Martin Luther King, Jr. Parkway. The subject parcels adjoin low density residential uses to the south and some commercial and are across Hickman Road from the Broadlawns Medical Center campus.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the Mondamin Presidential Neighborhood Association and within 250 feet of the Prospect Park Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing the Preliminary Agenda on March 1, 2026, and of the Final Agenda on May 15, 2026.



Additionally, an official public notice of the hearing for this specific item was mailed on March 1, 2026 (20 days before the hearing), and on May 11, 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 Density Residential within a Community Node centered at Hickman Road and Martin Luther King, Jr. Parkway.
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. **Project Overview:** The rezoning would allow development of an off-street parking lot that would serve the Broadlawns Medical Center use across Hickman Road to the north. To provide additional parking for the employees of the facility, the applicant is proposing to create an off-site surface parking lot directly south of Hickman Road utilizing several vacant parcels. The conceptual site sketch submitted with the rezoning application demonstrates that the applicant proposes to use part of an east/west and north/south alleyway, which would be subject to vacation and conveyance of that right-of-way. The conceptual site sketch shows up to 245 new parking stalls and two (2) access drives in the site, including one (1) from 18th Street and one (1) from Francis Avenue.
2. **Pedestrian Safety:** The Average Annual Daily Traffic Count (AADT) for this section of Hickman Road between Prospect Road and Martin Luther King, Jr. Parkway is around 10,900 vehicles per day (Iowa DOT). This corridor is classified as a minor arterial road with 2 lanes of traffic each direction. It is important that pedestrian safety and connectivity (north-south) to get to and from the parking lot to the existing sidewalk on the Broadlawns property be considered during the site design.

Consideration should be given to adequate spacing and directness of routes while designing safe pedestrian crossing/s to discourage unsafe maneuvers and crossing movements. To provide added visibility for pedestrians crossing this busy corridor, an enhanced treatment, such as a Rapid Rectangular Flashing Beacon (RRFB), should be considered. The City has programmed a road resurfacing project within the 2028 CIP (Capital Improvement Program) for Hickman Road to the west of 18th Street. Therefore, any pedestrian improvement across Hickman Road should be determined in coordination with the City's Engineering Department and in accordance with the recommended condition of approval.

3. Driveway Access: The conceptual site sketch submitted with the rezoning application indicates two driveways into the parking lot. One driveway is proposed from 18th Street along the eastern boundary of the site, and the other driveway is off Francis Avenue to the south of the site. The placement of the drive access off Francis Avenue should be re-considered, as it is currently directly across two residential dwelling units and driveways. The headlights of the cars driving in and out of the parking lot may have a negative visual impact on the properties directly south of the drive approach. Staff recommends the applicant consider one of the following alternative locations to place a second driveway to the parking lot:

- A right in/right out driveway along Hickman Road.
- A driveway along Francis Avenue slightly to the east of the currently proposed location where the site begins to angle northwest and is directly across a wide residential driveway to the south.
- A driveway along the eastern boundary and also lining up with the aisle connecting the northern segment to the southern segment of the parking lot. This would place it directly across from a fenced yard and not across from houses.

4. Conditional Use Approval: Non-Accessory Surface Parking Lot uses in the "P2" District are classified as a Conditional Use, per Section 134-3.5.15 of the City Code. Therefore, should the rezoning be approved, a Conditional Use approved by the Zoning Board of Adjustment is required to allow the project to proceed.

5. PlanDSM Creating Our Tomorrow: The future land use designation for the property is "Low Density Residential" within a "Community Node". The applicant is proposing to amend the future land use designation to "Public/Semi-Public" within a "Community 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.

Community Node: Mid-sized centers providing a range of daily needs and specialized services within a larger neighborhood context. Consist of a mix of housing, retail and offices serving a larger population and geographical area than a neighborhood node. May include a shopping district including a

grocery and drug store. Residential development including medium and high densities may occur.

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

The subject parcel is currently zoned “NX1” District and “N5” District. The Zoning Ordinance describes the “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 the “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 subject property to “P2” District. The Zoning Ordinance describes the “P2” District 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.”

Staff believes that the proposed rezoning to allow a surface parking lot, if context sensitive and well-designed, would serve an existing use and would provide additional parking for employees of the Medical Center, thereby freeing up parking for patients and visitors. However, it must be noted that the parking lot is being proposed within an established residential area and the impacts to the adjoining residences must be considered in the design to ensure minimal negative impacts. The conceptual site sketch submitted with the rezoning application needs further refinement to address issues related to layout, driveway placement, vehicular circulation, and pedestrian circulation. Furthermore, the safety of the employees of the Broadlawns Center, who are expected to park and cross Hickman Road to access the medical center buildings should be a critical component for this project. Staff recommends that the applicant continue to refine the design concept to address the issues outlined in the previous sections of this report and provide a pedestrian accommodation on Hickman Road as per the recommended condition of approval.

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 the following:

Part A) The requested "P2" District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential within a Community Node.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential within a Community Node to Public/Semi-Public within a Community Node.

Part C) Rezone the property from "N5" Neighborhood District and "NX1" Neighborhood Mix District to Limited "P2" Public, Civic, and Institutional District, subject to the following conditions of approval:

- 1) Any future off-street parking lot constructed on this property shall be subject to provision of an enhanced pedestrian crossing on Hickman Road to the satisfaction of the City Engineer.
- 2) Any future off-street parking lot constructed on this property shall have access driveways in locations deemed appropriate to the satisfaction of the City Engineer.

THE VOTE: 9-0

Respectfully submitted,

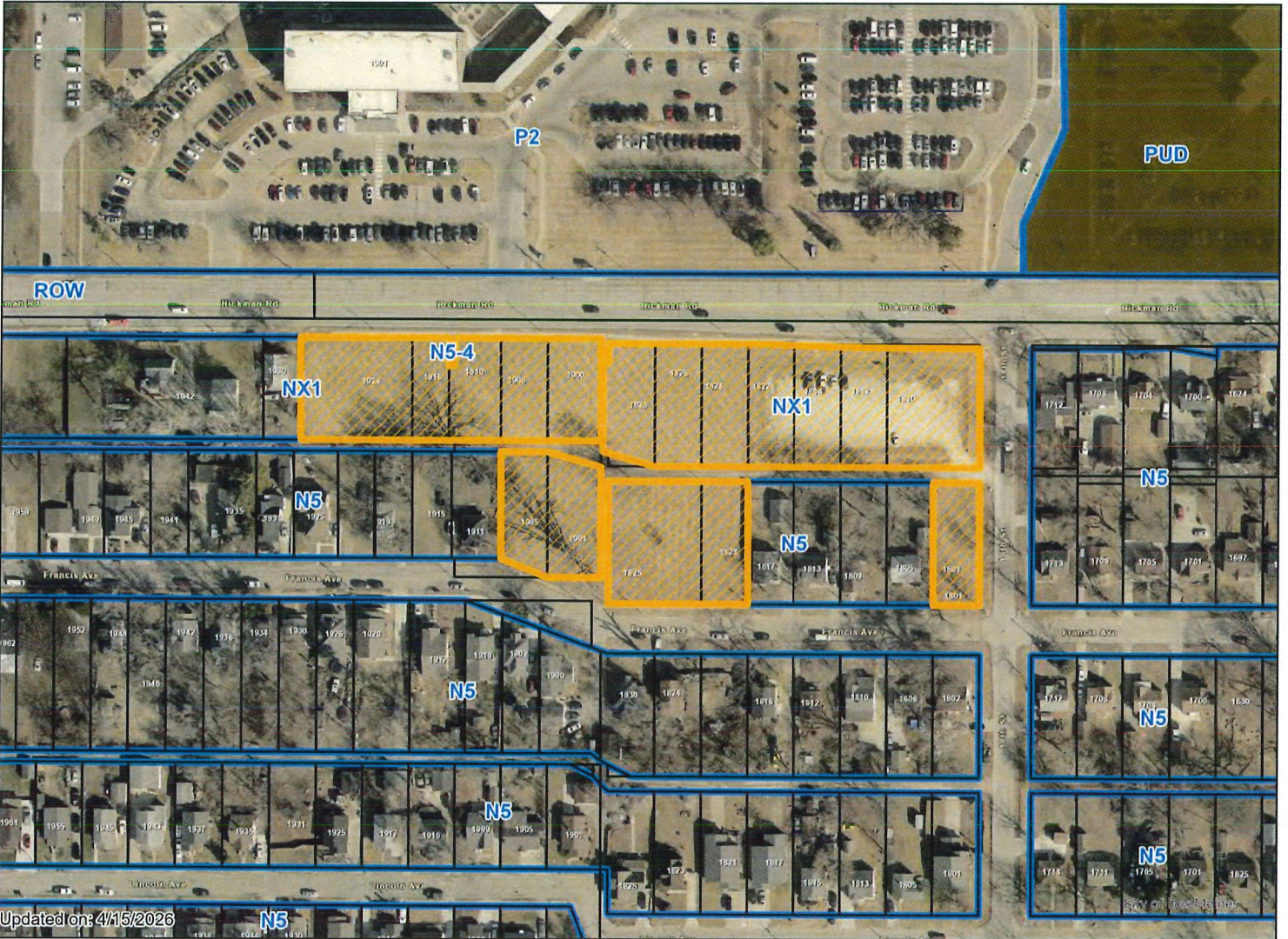


Bert Drost, AICP
Deputy Planning & Urban Design Administrator

BAD:mrw

Broadlawns Medical Center, Vicinity of 1826 Hickman Road

ZONG-2026-000007



Bishop Engineering

April 8, 2026

Rezoning Application Narrative

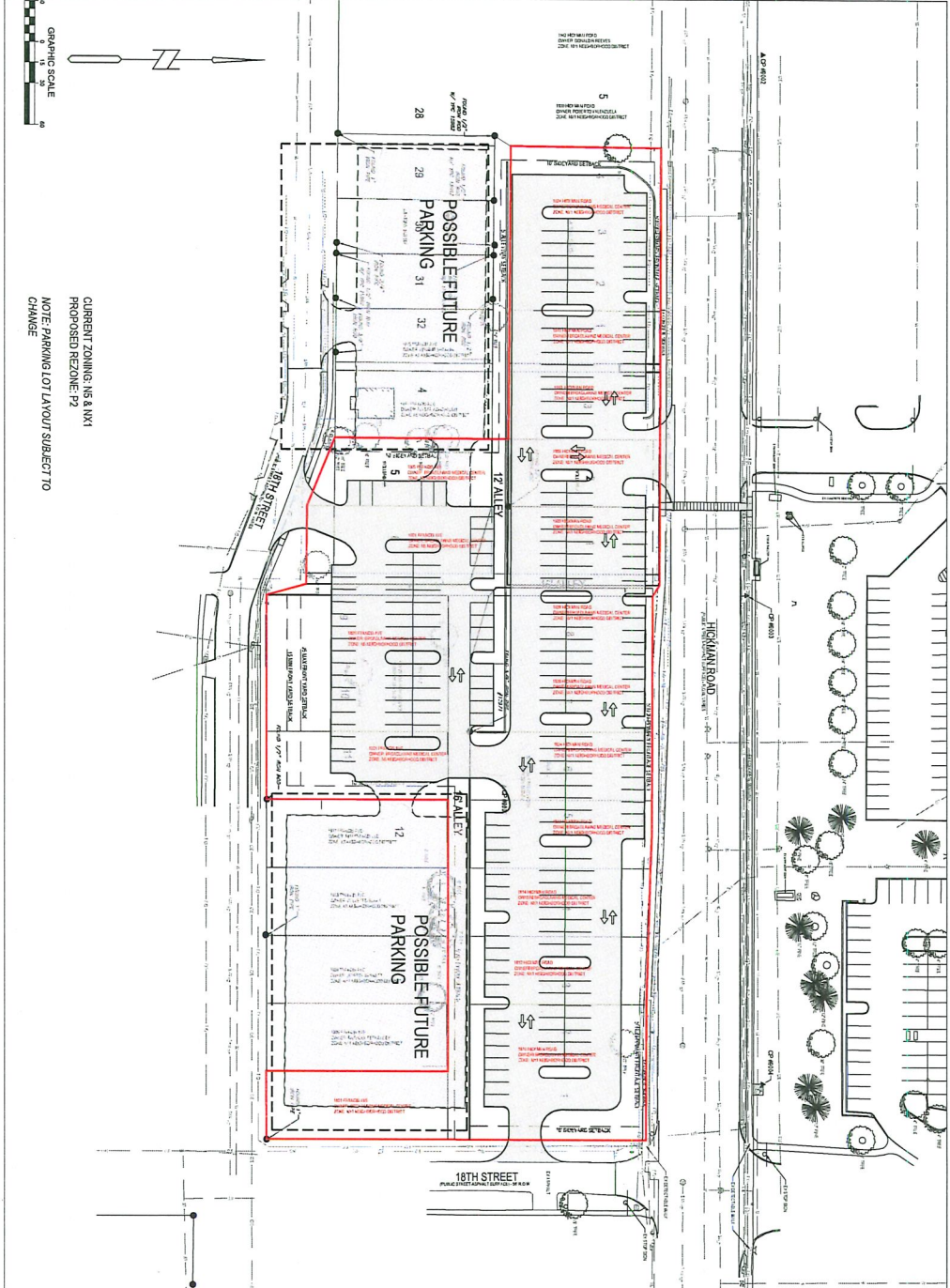
(RE: Broadlawns Parking Lot Expansion)

On Behalf of Broadlawns Medical Center located at 1801 Hickman Road in Des Moines, IA, we are seeking to rezone the properties located at 1924, 1916, 1910, 1906, 1900, 1828, 1826, 1824, 1822, 1814, 1812, 1810 Hickman Road. 1905, 1901, 1825, 1821 and 1801 Francis Ave, Des Moines, IA.

We are seeking to rezone the above listed properties from their current Neighborhood District Zoning to P2 district while simultaneously seeking Conditional Use to allow for a non-accessory parking lot to be used by Broadlawns Medical Facility employees that will free up parking space for patients in the lots adjacent to the Hospital.

PRELIMINARY- NOT FOR CONSTRUCTION

AR055 10/21/21 11:44 AM - L:\AR\PROJECTS\2021\21001\BROADLAWNS PARKING LOT EXPANSION\DWG\DWG\PRELIMINARY SITE PLAN FOR CONSTRUCTION.DWG



CURRENT ZONING: NS & NX1
 PROPOSED REZONE: P2
 NOTE: PARKING LOT LAYOUT SUBJECT TO
 CHANGE

TITLE BLOCK C2.1	PROJECT NUMBER 240308	SITE PLAN 2/21/21	SHEET NUMBER 1 OF 2
	PROJECT NAME BROADLAWNS PARKING LOT EXPANSION	CLIENT BISHOP ENGINEERING	DATE 10/21/21
SITE PLAN (PRICING SET) BROADLAWNS PARKING LOT EXPANSION 1801 HICKMAN ROAD DES MOINES, IA 50314			
			3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0487















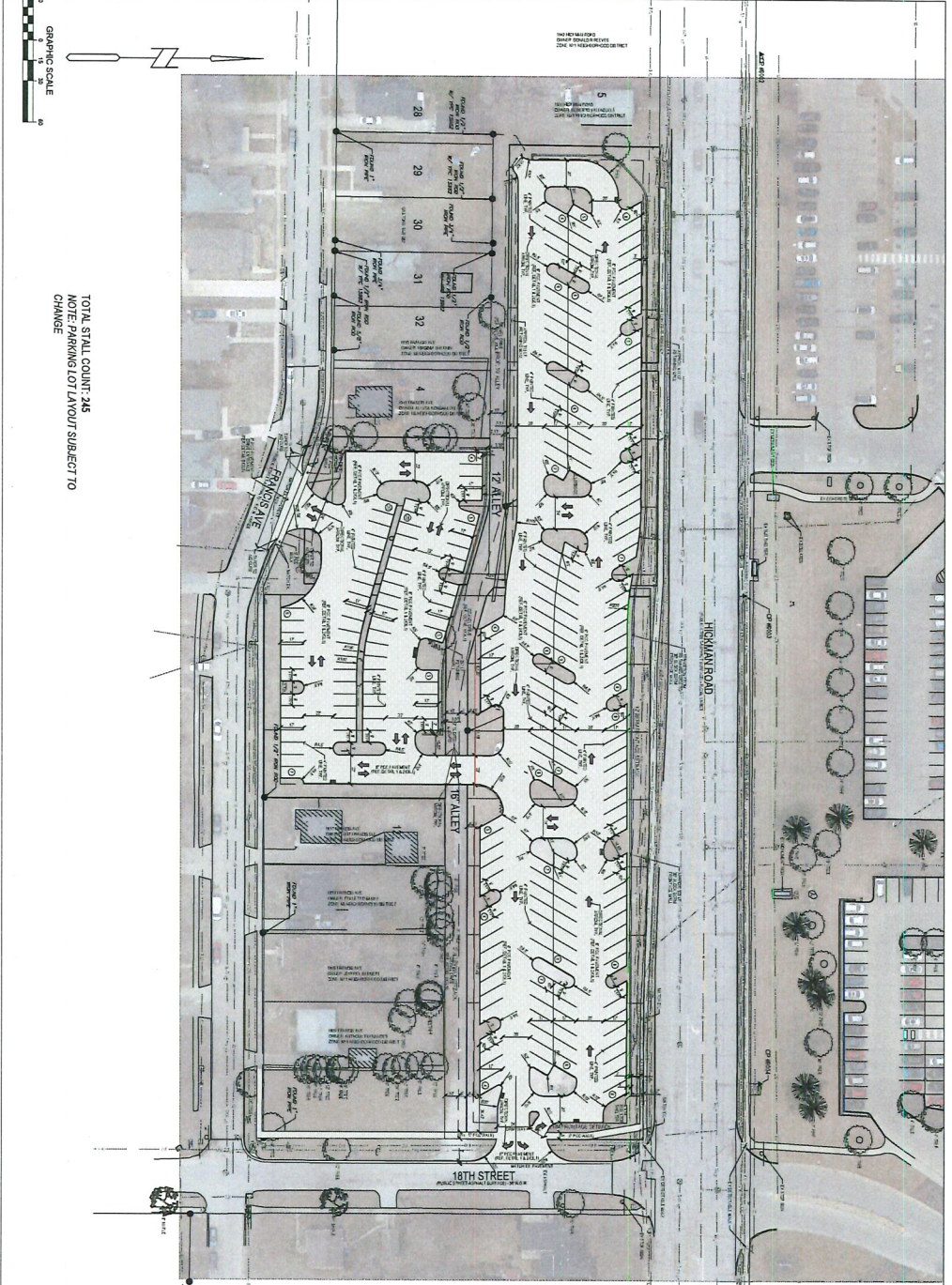






PRELIMINARY- NOT FOR CONSTRUCTION

4/27/2016 11:56:11 AM L:\WORK\PROJECTS\2014\2410\WAT BROADLAWNS PARKING LOT EXPANSION\DWG\PLANS\9 LOT LAYOUT CD.CPT 2.DWG



TOTAL STALL COUNT: 245
NOTE: PARKING LOT LAYOUT SUBJECT TO CHANGE

PROJECT NUMBER 240308	SITE PLAN PLAN 82	SHEET NUMBER C2.1	SITE PLAN (PRICING SET) BROADLAWNS PARKING LOT EXPANSION 1801 HICKMAN ROAD DES MOINES, IA 50314	BISHOP ENGINEERING + 3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0487

Neighborhood Meeting Summary

May 12, 2026

Broadlawns Medical Center**RE: ZBOA-2026-000018 - 1826 Hickman Road**

1. Broadlawns Medical Center conducted a neighborhood outreach process related to the proposed Broadlawns Parking Lot Expansion and associated rezoning request intended to improve campus parking availability, pedestrian safety, and overall neighborhood accessibility.
 - a. Notification postcards were mailed to surrounding residents and property owners on Wednesday, May 6, 2026, inviting community members to attend one of two public neighborhood meetings held on Tuesday, May 12, 2026, at the Jenner Conference Room located at 1761 Hickman Road in Des Moines, Iowa. (See Attachment A)
 - b. Two meeting sessions were offered in an effort to maximize public participation opportunities, including a 2:00 p.m. session and a 6:00 p.m. session.
2. Anthony Carroll, 1805 Lincoln Ave., attended the 2:00 p.m. session. Unfortunately zero neighborhood residents attended the 6:00 p.m. session. Consultants from Bishop Engineering, Broadlawns administrators and plant operations staff were involved in the presentation and discussions with the neighbor in attendance. (See Attachment B)
 - a. A total of one mailed notification postcard was returned as undeliverable for the following address:
David Comer
1948 Francis Ave.
Des Moines, IA 50314
 - b. The proposed project was presented as part of Broadlawns Medical Center's continued investment in the Near Northside neighborhood, where the organization has invested more than \$1.3 million in neighborhood improvements since 2015. The proposal includes approximately 240 additional parking spaces intended to improve patient and visitor access while accommodating campus parking demand generated by approximately 9,000 daily vehicle movements.
 - c. Project materials and discussions highlighted several community-focused improvements incorporated into the concept plan, including enhanced pedestrian crossings with flashing signals, improved sidewalks and lighting, landscaping and maintained green space, underground stormwater management infrastructure, and 24-hour Public Safety patrols around the project perimeter.
 - d. Additional site features shown on the concept plan included bus shelter improvements, sidewalks along 18th Street, and landscaped buffering adjacent to neighboring properties.
3. Feedback received during the outreach process was positive and supportive of the proposed parking and neighborhood safety improvements. The attending resident expressed concern during the discussion related to potential light pollution from proposed overhead parking lot light poles and the possible impact on adjacent residential properties.
4. Broadlawns Medical Center staff acknowledged the concern about light pollution and indicated that lighting design and shielding strategies will be evaluated and selected during design development to minimize impacts on neighboring residences.

Attachment A

Continuing Our Commitment to 50314

Broadlawns Medical Center has long been part of the Near Northside neighborhood, caring for our patients and working alongside our neighbors.

We are considering rezoning nearby properties to create additional parking for staff, helping free up space on campus for patients and visitors.

**Join us to learn what's being considered,
ask questions, and share your perspective.**

Neighborhood Meeting

Tuesday, May 12, 2026

2:00 p.m. or 6:00 p.m. *(choose the time that works best for you)*

Location

Building 1

Jenner Conference Room | 1761 Hickman Road Des Moines, IA 50314



ATTENDANCE SHEET

PROJECT: 1801 Hickman Parking Lot Rezoning

MEETING DATE: May 12, 2026

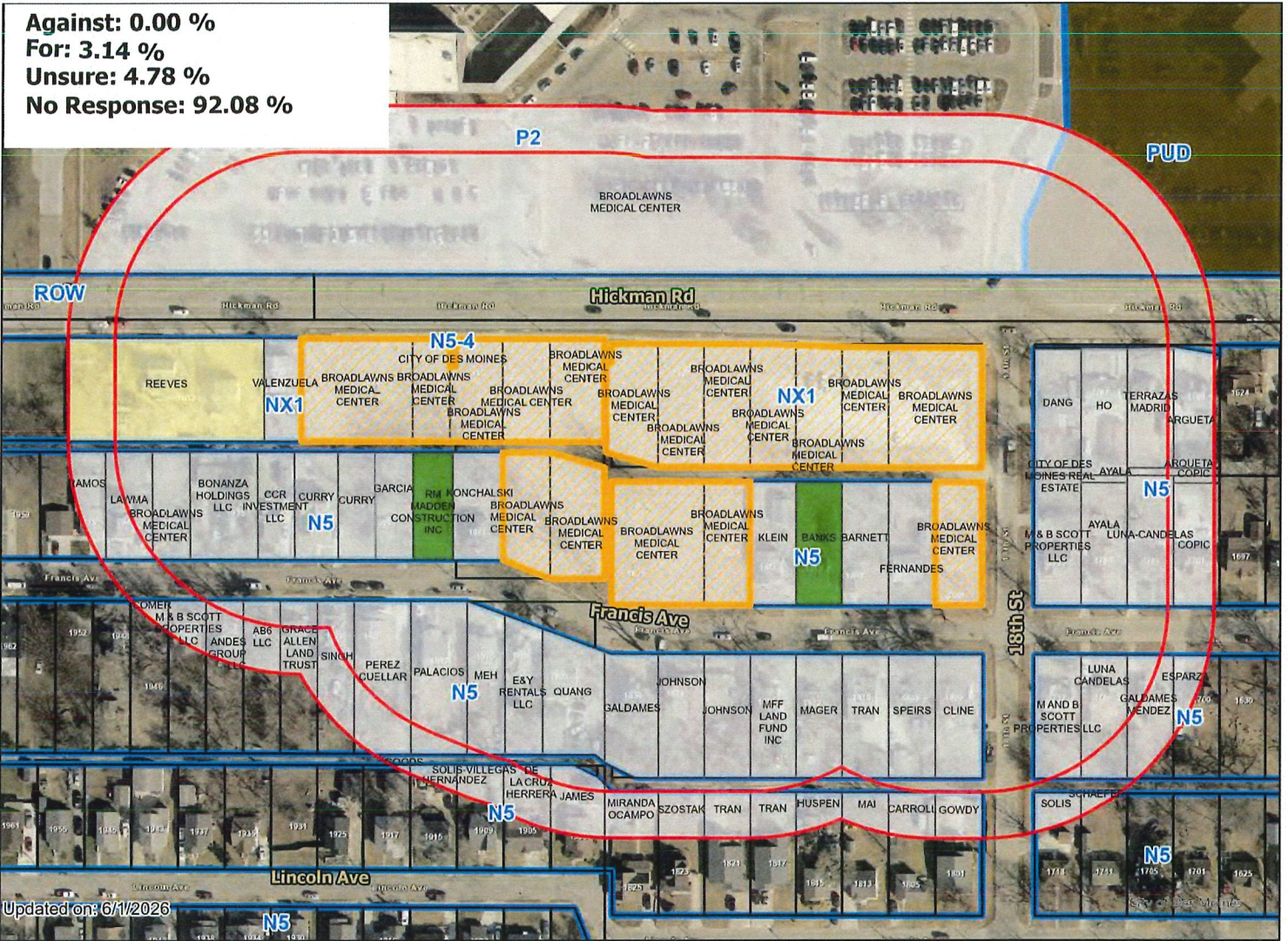
FACILITATOR: Broadlawns Medical Center

LOCATION: Jenner Conference Room

NAME	ADDRESS	PHONE	EMAIL
(marketing) Karissa Barnabo	—	—	kbarnabo@broadlawns.org
Rachel Ori marketing	—	—	rori@broadlawns.org
Taylor Tieden	—	—	ttieden@broadlawns.org
Christy Gooding			cgooding
Mike Wilwal	BMC		mwilwal@broadlawns.org
Green Stone	BMC	—	gstone@broadlawns.org
Chanel Wilby	—	—	chwilby@broadlawns.org
Rohan B-Higgins	—	—	rbhiggins@broadlawns.org
DAVID BENTZ	3501 - 104th St. varnison	—	dbbentz@Bismarck.com
Lei Runciman	A		LRunciman@Bishop.org
Anthony Carroll	1805 Lincoln Ave		anthonycarroll7811@gmail
Agi Alkneeb	BMC		
Agi Gavin	BMC		

Broadlawns Medical Center, Vicinity of 1826 Hickman Road

ZONG-2026-000007



ZONG-2026-000007

Item: _____ Date: _____

Please mark one of the following:

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

RECEIVED
DEVELOPMENT SERVICES

MAY 18 2026

Titleholder Signature: *Mike Madden*

Name/Business: RM Madden Construction inc.

Impacted Address: 1915 Francis Ave.

Comments: _____

ZONG-2026-000007

Item: _____

Date: 5-20-2026

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAY 26 2026

Titleholder Signature: Donald Reeves

Name/Business: _____

Impacted Address: 1942 Hickman rd

Comments: I support the request

Only if you block the Alley at both
ends. The Alley is only used as a
Dump old appliances and tires, yardwast

ZONG-2026-000007

Item: _____

Date: 5/14/2024

Please mark one of the following:

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



Titleholder Signature: Collett Banks - Collett Banks

Name/Business: _____

Impacted Address: 1813 Francis AVE DM, IA 50314

Comments: Home in this area have been left with open fields so Broad lawn should finish project.