



Date June 29, 2026

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM YOUTH HOMES OF MID-AMERICA (OWNER), REPRESENTED BY JAMIE BUSSELL (OFFICER), FOR PROPERTY LOCATED AT 1011 PARK AVENUE, TO REZONE THE PROPERTY FROM “NX1” NEIGHBORHOOD MIX DISTRICT TO “NX2” NEIGHBORHOOD MIX DISTRICT, TO ALLOW A GROUP LIVING - SHELTER USE

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 Youth Homes of Mid-America (Owner), represented by Jamie Bussell (Officer), for property located at 1011 Park Avenue, to rezone the property from “NX1” Neighborhood Mix District to “NX2” Neighborhood Mix District, to allow a Group Living - Shelter use 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 15, EXCEPT THE EAST 18 FEET, IN SOUTHGATE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and

WHEREAS, on June 8, 2026, by Roll Call No. 26-0668, 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 June 29, 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 proposed rezoning; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning, 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 rezoning of the Property are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property, as legally described above, from “NX1” Neighborhood Mix District to “NX2” Neighborhood Mix District, to allow a Group Living - Shelter use, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is hereby approved, subject to final passage of an ordinance rezoning the



Roll Call Number

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Agenda Item Number

55

Date June 29, 2026

Property as set forth herein.

Moved by _____ to adopt.

Second by _____.

FORM APPROVED:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(ZONG-2026-000009)

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



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 request from Youth Homes of Mid-America (owner), represented by Jamie Bussell (officer), for the following regarding property located at 1011 Park 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 "NX1" Neighborhood Mix District to "NX2" Neighborhood Mix District, to allow a Group Living - Shelter use.

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 rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Rezoning the property from "NX1" Neighborhood Mix District to "NX2" Neighborhood Mix District, to allow a Group Living - Shelter use.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval the property from “NX1” Neighborhood Mix District to “NX2” Neighborhood Mix District, to allow a Group Living - Shelter use.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to re-use a former group home building as a short term, supervised facility for survivors of human trafficking, exploitation and prostitution. This is considered a Group Living – Shelter, Temporary use within Section 134-3.3.2E of the Municipal Code and includes a group living use that provides overnight or temporary living accommodations for individuals who do not have access to traditional or permanent housing or who require temporary living accommodations during periods of emergency or crisis. Temporary shelters are subject to supplemental use regulations. The proposed use requires rezoning to the “NX2” District.

Should the rezoning be approved, the applicant would be required to bring the property to full compliance with all applicable requirements.

2. **Size of Site:** 1.677 acres (73,062 square feet).
3. **Existing Zoning (site):** “NX1” Neighborhood Mix District.
4. **Existing Land Use (site):** The subject property includes a one-story apartment building and paved surface parking lot.
5. **Adjacent Land Use and Zoning:**
6. **General Neighborhood/Area Land Uses:** The subject property is located along the north side of Park Avenue to the west of Southwest 10th Street. It is located in a neighborhood with primarily residential uses to the west of the Southwest 9th Street commercial corridor.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Gray’s Lake Neighborhood. 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: On July 11, 2016, the City Council rezoned the subject property from "R1-60" One-Family Low-Density Residential District to Limited "C-1" Neighborhood Retail Commercial District classification (Roll Call No.16-1157), subject to the following conditions:

- 1) Only the following uses of land and structures shall be permitted on the Property:
 - a) Any use allow in and as restricted in the "R1-60" One-Family Low-Density Residential District.
 - b) Office use by professionals subject to State of Iowa licensing requirements.
- 2) Any signage on the Property shall be limited to a freestanding monument sign not to exceed 8 feet in height or 24 square-feet in size.
- 3) Any development upon the Property shall be in accordance with a Site Plan approved by the City's Permit & Development Center. This site plan must satisfy all City requirements, including those pertaining to stormwater management, tree mitigation and Landscaping Policies for "C-2" zoned properties.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Low Density Residential within a Neighborhood Node.

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 applicant (Dorothy's House) is proposing to use an existing multiple-household building, which has formerly been used for group living and office use. The proposed use is to provide temporary shelter and support services to



survivors of trafficking, exploitation and prostitution in the state of Iowa. The submitted rezoning application proposes to use the subject property and the existing building as a 10-bed short term shelter for adult women survivors of human trafficking. The shelter is proposed to function as a transitional, short-term residence (up to 30 days), with continuous 24-hour staffing and supervision on-site.

Prior to rezoning, the facility at the subject property had been used as group home for youth. It was rezoned to allow an office use.

- 2. **Supplemental Use Regulations:** The applicant is proposing reuse of group home for youth to a 10-Bed temporary shelter for women. This is consistent with a Group Living – Shelter, Temporary Use and is subject to supplemental use regulations pursuant to Section 134-3.3.2E.

Temporary shelters are subject to the following supplemental use regulations:

- a) Temporary shelters must contain at least 70 square feet of usable floor space per occupant. Bathrooms and areas having less than seven feet of ceiling height may not be counted.
b) Each such facility must contain at least one lavatory and one toilet per 10 residents or fraction thereof and one tub or shower per 15 residents or fraction thereof. At least one bathroom with tub or shower, toilet and lavatory must be located on each floor that is occupied by resident bedrooms.
c) New temporary shelters may not be located within 1,320 feet of an existing family home, home- and community-based services waiver recipient residence, correctional placement residence, or temporary shelter, except when such facilities are separated from by a freeway or river.

- 3. **PlanDSM Creating Our Tomorrow:** The future land use designation for the property is "Low Density Residential" within a "Neighborhood Node". PlanDSM describes these designations as follows:

Low Density Residential: Areas developed with a mix of single family and two family residential units with up to 6 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 parcel is currently zoned "NX1" 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 applicant is proposing to rezone the subject property to a Limited “NX2” District. The Zoning Ordinance describes the “NX2” District as “intended for a mix of single household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood.”

Staff believes that the proposed rezoning would not have a negative impact on the surrounding neighborhood so long as the Group Living - Shelter use is operated in accordance with the supplemental use regulations pursuant to Section 134-3.3.2E of the Code. Furthermore, the existing building is suited to a Group Living or Multiple-Household use and has historically served as a group home.

- 4. Building and Fire Codes:** Any future construction or use of the site must comply with all applicable Building Code, International Fire Code with accessibility requirements of the ANSI A117.1 standard for accessibility, International Building Code and International Existing Building Code. These codes require accessible parking where parking is provided, an accessible route from accessible parking to an accessible entrance, accessible means of egress, and accessible routes throughout the building.

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III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested rezoning be found in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval the property from "NX1" Neighborhood Mix District to "NX2" Neighborhood Mix District, to allow a Group Living - Shelter use.

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 in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Rezoning the property from "NX1" Neighborhood Mix District to "NX2" Neighborhood Mix District, to allow a Group Living - Shelter use.

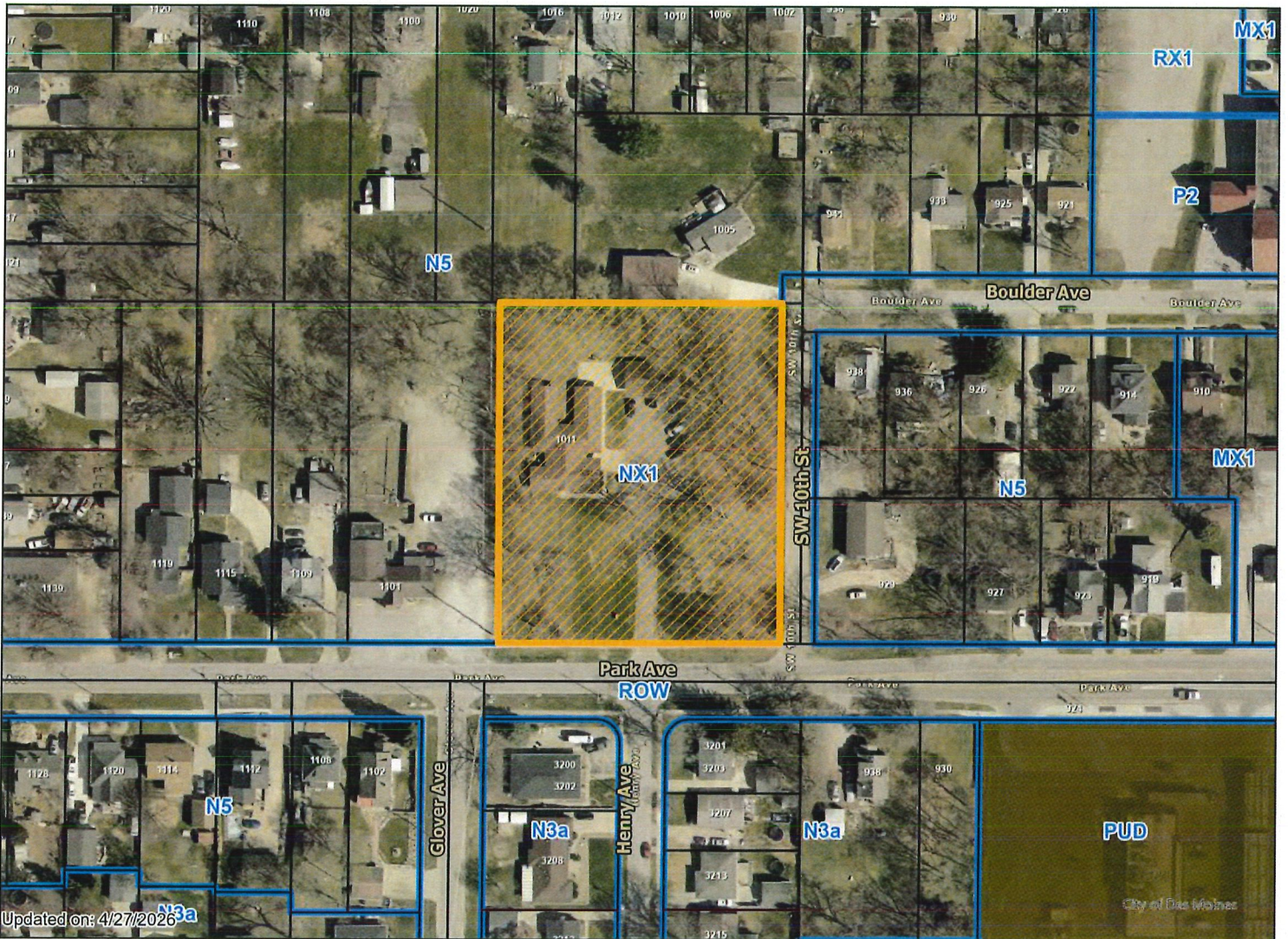
THE VOTE: 9-0

Respectfully submitted,

Bert Drost

Bert Drost, AICP
Deputy Planning & Urban Design Administrator

BAD:mrw





**Project Narrative
1011 Park Avenue**

April 13, 2026

SCKIC, Inc. (DBA Dorothy's House) offers a complete continuum of care for survivors of human trafficking, exploitation and prostitution in Iowa. As such, we hope to expand our crisis services operations. We propose operating the above referenced property as a 10-bed short term shelter for adult women survivors of human trafficking. The shelter will provide safe, temporary housing (up to 30 days) in a structured, trauma-informed residential setting with access to resources to chart a path forward on their healing journey.

The program will serve adult women in need of immediate shelter and supportive care following experiences of human trafficking, exploitation and prostitution. Participants will be provided secure housing, basic needs, case management, physical/mental health evaluations and care as well as other community based services and longer-term housing options. The shelter is intended to function as a transitional, short-term residence.

The property will be staffed 24 hours per day, 7 days per week to ensure participant safety, supervision and crisis response and to support daily operations. Staffing will be organized to maintain continuous on-site coverage at all times.

The proposed use is residential in nature and is intended to provide a safe, stable and supportive environment for a vulnerable population while operating in a manner compatible with the surrounding neighborhood.













RICHARD G. JACOBSON
TRANSITIONAL
LIVING CENTER



From: [Kellie Markey](#)
To: [Chakraborty, Sreyoshi](#); [Aimee McDonald](#)
Subject: Re: FW: ZONG-2026-000009 1011 PARK AVE
Date: Thursday, May 14, 2026 9:33:46 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.

Summary of Neighborhood Meeting Regarding Notice of Rezoning Application for 1011 Park Ave

Meeting took place at 6:30 pm on Monday, May 11 via zoom

Attending for Dorothy's House
Kellie Markey - Founder
Aimee McDonald - Executive Director

Two attendees were present for the meeting.
Stephanie White
Jean (not on our list) - President of the Gray's Lake Association

Dorothy's House made a brief presentation about our mission, history and plans for the property at 1011 Park Ave. then opened up to questions.

Joan expressed concerns from some neighbors about operating this program in proximity to an elementary school, what types of security are used, increased traffic flows and whether or not we could use this property for other elements of our program besides crisis.

We explained that the key difference between our program and the program that was here prior is that we are going to be a short term program vs. a long term care and working with women instead of children.

We explained that we have been operating the Pathways program for a little over two years in another location. The women in the program do not come and go from the location unsupervised. Safety for our participants, staff, property and community is our number one objective at all times.

There are a number of safety mechanisms in place to prevent these women being 'found' by perpetrators or other unsafe people (confiscating technology and keeping them in faraday bags, safe at home address, pre-screening and pick up/drop off among others). We explained that we have had no instance of a perpetrator 'finding' a woman in our program.

She asked what our census would be. We explained that the property has 10 single beds. In 2025 we had 49 participants in our program with 4 beds.

When asked if we would make any changes to the building or property we assured them that the only thing we MIGHT do is remove the sign in the yard.

She asked about what the community can do to help and support us. We explained that, in our opinion - a successful integration would mean that the community does not even realize we are there. We keep a low profile, offer 24/7 supervision and manage the needs of our participants with whatever resources are needed.

Stephanie asked what we mean by 'crisis' and what types of crisis the participants are in. We explained that we meet with each participant prior to entering the program and screen them for what their needs are. Often times they are struggling with addiction, mental health conditions and a wide variety of other challenges that make it difficult to affect change in their lives.

We described our referral process and how that improves outcomes in long term recovery and will help increase capacity in other elements of our program to meet the demand needs in our community.

Stephanie and Jean thanked us for answering all their questions.
Jean mentioned she had her next Gray's Lake Association meeting on June 9 and invited us to come and field any other questions they might have - which we agreed to.
Meeting ended right around 7:30

On Tue, May 12, 2026 at 10:25 AM Chakraborty, Sreyoshi <SChakraborty@dmgov.org> wrote:

Hello,

We do not need a recording but we need a summary as the guidelines indicate. You may provide a list of attendees and highlights of any discussion that occurred and email it to me directly. We provide that summary to the Commission during the hearing.

ZONG-2026-000009

Item: _____

Date: 05-17-2026

Please mark one of the following:

I support the request

I am undecided

I oppose the request

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAY 20 2026

Titleholder Signature: Jessica Tregozo

Name/Business: _____

Impacted Address: 929 Park Ave Des Moines Ia 50315

Comments: _____

ZONG-2026-000009

Item: _____

Date: _____

Please mark one of the following:

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

RECEIVED
DEVELOPMENT SERVICES
MAY 20 2026

Titleholder Signature: *[Signature]*

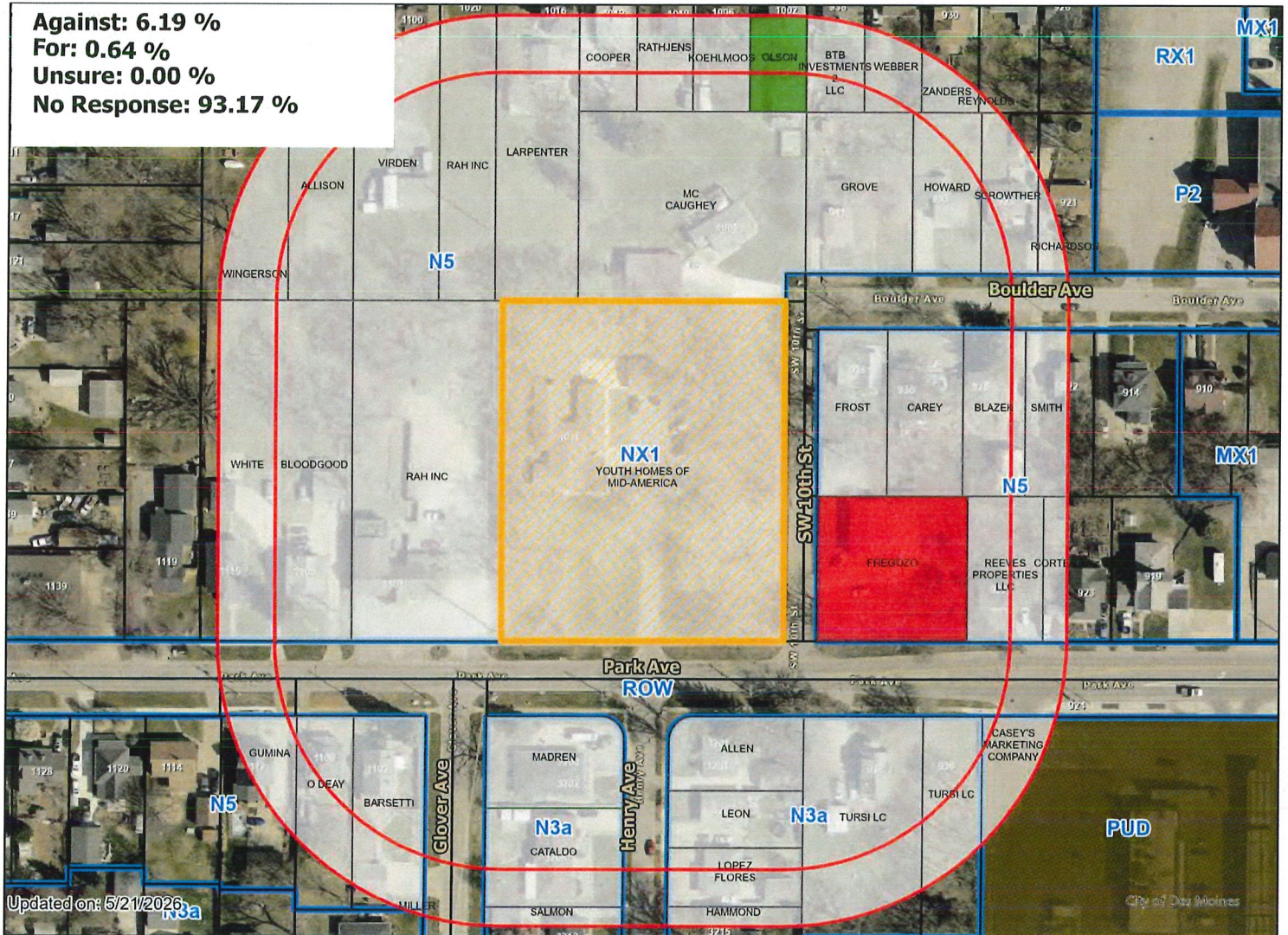
Name/Business: _____

Impacted Address: 1002 PLEASANT VIEW DR

Comments: _____

Youth Homes of Mid-America, 1011 Park Avenue

ZONG-2026-000009



Youth Homes of Mid-America, 1011 Park Avenue

ZONG-2026-000009

