

Date June 29, 2026

An Ordinance entitled, "AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-1.10 of the Municipal Code of the City of Des Moines, Iowa, 2000, by rezoning and changing the district classification of certain property located in the vicinity of 1826 Hickman Road from "N5" Neighborhood District and "NX1" Neighborhood Mix District to Limited "P2" Public, Civic, and Institutional District classification",

presented.

Moved by _____ that this ordinance be considered and given first vote for passage.

Second by _____.

FORM APPROVED:

(First of three required readings)

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

(ZONG-2026-000007) (COMP-2026-000004)

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

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.

_____ Mayor

_____ City Clerk

Prepared by: Chas M. Cahill, Assistant City Attorney, 1200 Locust Street, Des Moines, IA 50309 Phone: 515-283-4533
 Return Address: City Clerk - City Hall, 1200 Locust Street, Des Moines, IA 50309
 Title of Document: City of Des Moines, Ordinance No. _____
 Grantor/Grantee: City of Des Moines, Iowa
 Legal Description: See pages 1-4, below.

ORDINANCE NO. _____

AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-1.10 of the Municipal Code of the City of Des Moines, Iowa, 2000, by rezoning and changing the district classification of certain property located in the vicinity of 1826 Hickman Road from “N5” Neighborhood District and “NX1” Neighborhood Mix District to Limited “P2” Public, Civic, and Institutional District classification.

Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-1.10 of the Municipal Code of the City of Des Moines, Iowa, 2000, be and the same is hereby amended by rezoning and changing the district classification of certain property located in the vicinity of 1826 Hickman Road from “N5” Neighborhood District and “NX1” Neighborhood Mix District to Limited “P2” Public, Civic, and Institutional District classification, more fully described as follows:

(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 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 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.

(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.

Section 2. That this ordinance and the zoning granted by the terms hereof are subject to the following imposed additional conditions which have been agreed to and accepted by execution of an Acceptance of Rezoning Ordinance by all owners of said property and are binding upon the owners and their successors, heirs, and assigns as follows:

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.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Section 4. That the City Clerk is hereby authorized and directed to cause certified copies of the Acceptance of Rezoning Ordinance, this ordinance, vicinity map and proof of publication of this ordinance to be properly filed in the office of the County Recorder of the county in which the subject property is located.

FORM APPROVED:

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