



Date August 3, 2026

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM ADRIAN STRAIN AND LAURA STRAIN (OWNERS), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 4027 SOUTHWEST 56TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM BUISNESS PARK TO LOW DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “EX” MIXED-USE DISTRICT TO LIMITED “N2b” NEIGHBORHOOD DISTRICT TO ALLOW RECONSTRUCTION OF A ONE-HOUSEHOLD DWELLING UNIT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on July 16, 2026, its members voted 14-0 in support of a motion to recommend **APPROVAL** of a request from request from Adrian Strain and Laura Strain (owners), finding the requested rezoning of 4027 Southwest 56th Street, is not in conformance with the PlanDSM future land use designation of Business Park; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on July 16, 2026, its members voted 14-0 in support of a motion to recommend **APPROVAL** of a request from Adrian Strain and Laura Strain (owners), to amend PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Business Park to Low-Density Residential, and to rezone the Property from “EX” Mixed-Use District to Limited “N2b” Neighborhood District, to allow reconstruction of a one-household dwelling unit, subject to the following conditions:

1. Provision of a no-build easement along the northern 33 feet of the subject property to the satisfaction of the City Engineer
2. Driveway access shall be in a location approved by the City Engineer.

WHEREAS, the Property is legally described as follows:

The North 3 Acres of the W ½ of the North 20 Acres of the NW ¼ of the SW ¼ of Section 24, Township 78 North, Range 25, West of the 5th P.M., 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 rezoning it 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 5:00 p.m. on August 24, 2026 in the Council Chambers, City Hall, 1200 Locust Street, Des Moines.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the



Roll Call Number

Agenda Item Number

24

Date August 3, 2026

accompanying form to be given by publication once, not less than four (4) 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/ Emily A. Duffy

Emily A. Duffy

Assistant City Attorney

(ZONG-2026-000014) (COMP-2026-000010)

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

July 22, 2026

Communication from the City Plan and Zoning Commission advising that at their July 16, 2026 meeting, the following action was taken on request from Adrian L Strain, and Laura J Strain (owners), for the following regarding property located at 4027 Southwest 56th 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 Business Park to Low Density Residential.
- C) Rezone property from "EX" Mixed-Use District to "N2b" Neighborhood District, to allow reconstruction of a one-household dwelling unit.

COMMISSION RECOMMENDATION: 14-0

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:

Part A) The requested "NX3" District be found not in conformance with the existing Part A) The requested "N2b" District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Business Park to Low Density Residential.

Part C) Rezone the property from “EX” Mixed-Use District to “N2b” Neighborhood District subject to the following conditions:

1. Provision of a no-build easement along the northern 32.5 feet of the subject property to the satisfaction of the City Engineer.
2. Driveway access shall be located in a location approved by the City Engineer

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “N2b” District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

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 Business Park to Low Density Residential.

Part C) Staff recommends approval of the request to rezone the property from “EX” Mixed-Use District to “N2b” Neighborhood District subject to the following conditions:

1. Provision of a no-build easement along the northern 32.5 feet of the subject property to the satisfaction of the City Engineer.
2. Driveway access shall be located south of the no-build easement in a location approved by the City Engineer.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the subject property to allow construction of a new one-household residential structure. The existing house would be demolished. A submitted concept sketch shows a new 2,035-square foot home with an attached garage in the front yard. The existing driveway is proposed to be eliminated and replaced with a new driveway from the northwest corner of the property. A rezoning from the current “EX” District to “N2b” District is required to allow a residential use on the subject property.

Any future construction or redevelopment on the subject properties must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. **Size of Site:** 2.874 acres (125,181 square feet).
3. **Existing Zoning (site):** “EX” Mixed-Use District.

4. **Existing Land Use (site):** The subject property contains a one-household residential structure and an attached garage.
5. **Adjacent Land Use and Zoning:**
 - North* – “EX”; Uses are vacant agricultural land and one-household residential.
 - South* – ‘EX”; Uses are one-household residential.
 - East* – “EX”; Uses are vacant agricultural land.
 - West* – Limited “N2b”; Uses are vacant undeveloped land and one-household residential.
6. **General Neighborhood/Area Land Uses:** The subject property is located at the Southwest 56th Street and Watrous Avenue intersection. Currently, Watrous Avenue dead ends at Southwest 56th Street. There is vacant undeveloped land to the north and east of the subject property. Additionally, there is low density residential uses to the north of Watrous Avenue and light industrial uses in the surrounding areas mixed in with a few one-household residential uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Southwestern Hills Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing the Preliminary Agenda on June 26, 2026, and of the Final Agenda on July 10, 2026.

Additionally, an official public notice of the hearing for this specific item was mailed on June 26, 2026 (20 days before the hearing), and on July 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:** In 2019, the City of Des Moines adopted a new Zoning Code and rezoned the entire city to match the new code structure. The subject property was rezoned to “EX” Mixed-Use District as part of the citywide rezoning.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Business Park.
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 applicant is requesting that the future land use designation for the property be amended from “Business Park” to “Low Density Residential”. PlanDSM describes these designations as follows:

Business Park: Accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences and would have little or no adverse effect on surrounding properties.

Low Density Residential: Areas developed with primarily single family and two family residential units with up to 6 dwelling units per net acre.

The subject parcel is currently zoned “EX” District. The Zoning Ordinance describes “EX” District as, “intended for locations and corridors with a mix of light industrial and heavier commercial uses, accommodating higher levels of vehicular traffic than MX districts and a predominance of mid-scale employment uses, such as office, low intensity industrial, and warehouse spaces associated with offices.”

The applicant is proposing to rezone the parcel to the “N2b” District. The Zoning Ordinance describes this district as, “intended for contemporary, mid-size lots for single- and two-household residential houses within a more flexible building form and located in contemporary neighborhoods pursuant to House A building type in section 135-2.13 of this code.”

Staff believes that the proposed Low Density Residential designation is appropriate for this site since the subject property includes a pre-existing residential use. While there is light industrial and business park uses in the area, low density residential uses also exist in the immediate vicinity of the subject property. The proposed rezoning which allows reconstruction of the existing house and other site improvements are appropriate so long as all construction complies with applicable site plan and design regulations of the City’s Planning and Design Ordinance.

- 2. Extension of Watrous Avenue:** Currently, Watrous Avenue dead ends at Southwest 56th Street directly across from the subject property. There are no current plans to extend Watrous Avenue to the east as the property to the north and east is undeveloped. The future land use designation for this area is Business Park.



Therefore, the area to the north and east of the subject property is envisioned for light industrial uses within the future land use map.

When the area adjoining the subject property develops in the future it will require the extension of Watrous Avenue to the east of Southwest 56th Street. While the extension of Southwest 56th is currently not programmed for implementation, a minimum of 65-foot right-of-way would likely be necessary to extend Watrous Avenue to the east to support future development. Therefore, staff believes this is the appropriate time to ensure that there are no impediments that complicate any future purchase of land for right-of-way.

A concept sketch submitted with the rezoning application shows a new drive approach at the northwest corner of the property. Staff suggests that the applicant realign the driveway and update their site layout as necessary to ensure a minimum of 32.5 feet setback is maintained along the northern boundary of the property.

3. **Planning and Design Ordinance Requirements:** Any development must comply with all applicable site plan and design regulations of the City's Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the property can be occupied by the proposed use.

III STAFF RECOMMENDATION

Part A) Staff recommends that the requested "N2b" District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

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 Business Park to Low Density Residential.

Part C) Staff recommends approval of the request to rezone the property from "EX" Mixed-Use District to "N2b" Neighborhood District subject to the following conditions:

1. Provision of a no-build easement along the northern 32.5 feet of the subject property to the satisfaction of the City Engineer.
2. Driveway access shall be located south of the no-build easement in a location approved by the City Engineer.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented the staff report and recommendation.

Katie Gillette asked if the new driveway the applicant is requesting meets the staff recommended conditions.

Sreyoshi Chakraborty displayed the map showing the driveway area in the no-build easement area and noted that it would have to be moved to the south.

CHAIRPERSON OPENED PUBLIC HEARING

Adrian Strain, 4027 SW 56th Street, owner of property, explained that his family has spent the past 11 years planning and preparing to build their dream home on the property. While they support future growth and infrastructure improvements, they are concerned that the proposed Watrous Avenue extension and required driveway easement would undermine the tree-lined entrance they have intentionally cultivated and diminish the character of their property. He requested approval to construct a temporary gravel driveway within the proposed easement area, allowing flexibility for future roadway construction while preserving their current plans. If the roadway is eventually extended, he expressed a preference for direct access to Watrous Avenue, citing improved safety, reduced impervious surface, and easier future utility connections. He also noted that complying with the City's current recommendations would require reducing the size and value of their home while increasing infrastructure costs for a roadway extension that has not yet been publicly advanced. He asked the Commission to support a solution that accommodates both the City's long-term plans and his family's long-standing vision.

Johnny Alcivar asked him to clarify his previous statement that providing the easement would require a reduction in the size of the proposed house. He noted that the current plan appears to show the house set back approximately 80 feet from the property line and questioned how the easement would affect the overall size of the home given the existing setback.

Adrian Strain stated it was due to the extra expense for a concrete surface driveway, and the sanitary connection that would have to go across and bore under Watrous Avenue.

Laura Kessel asked for clarification on whether, if a gravel driveway were permitted, the property owner would support granting the easement on the property for a potential future extension.

Adrian Strain agreed that they would be willing to consider it.

Andrew Lorentzen questioned whether the Commission could discuss the gravel driveway.

Leah Rudolphi noted that it is part of the staff conditions and recommendations.

Jason Van Essen explained that the purpose of the condition prohibiting the driveway at this location is to avoid future costs associated with relocating the driveway if the roadway extension is constructed. He noted that if the driveway is already located out of the way and designed with the future road alignment in mind, the City would not be responsible for moving it. A gravel driveway would be easier to accommodate and, given the unique setting of the property, a reasonable solution. While residential properties typically require paved driveways to the house, gravel driveways may be appropriate in a rear yard or due to unusual site conditions such as this one, where existing codes may not fully address the circumstance.

Rick Trower requested clarification regarding responsibility for the driveway if it were located within the easement area. It was explained that if the driveway were placed within the easement and future work required its removal or relocation, the City would be responsible for the replacement costs. However, if the driveway remained on the south side of the property and later needed to be moved, the expense would be the responsibility of the homeowner.

Jason Van Essen stated that was correct.

Rick Trower asked whether a condition could be added stating that, if the easement were granted and the property owner agreed to a gravel driveway within the easement area, any future relocation costs associated with the driveway would be the responsibility of the homeowner.

Jason Van Essen replied that if the Commission wanted to pursue that option, he would recommend crafting the zoning condition language in a more open-ended manner and allowing the City Engineering Department, in coordination with the Legal Department, to determine what arrangements or agreements may be possible. He suggested generalizing the zoning condition language to preserve flexibility and leave the door open for further discussion.

Rick Trower stated he was seeking a reasonable compromise, assuming the applicant was agreeable, and noted the importance of addressing potential future costs to the City, such as driveway relocation expenses.

Adrian Strain clarified that allowing a gravel driveway would be beneficial given the significant future site work anticipated in the area, including tree removal, grading, and installation of sidewalks, roadway, and utilities. He noted that gravel would provide a more temporary solution while the property remains in use before the area is eventually incorporated into the future roadway extension.

Jane Rongerude asked if the City had confirmed with the applicant that the extension was being carried out at any particular time.

Jason Van Essen stated there is no set plan but as the area develops, it is the logical extension of the road.

Todd Garner clarified with applicant on their intent to connect their driveway to Watrous if the road were to be extended.

Adrian Strain stated that was correct.

Todd Garner pointed out that the applicant would be responsible for building it to the curb cut at that point anyway.

Adrian Strain stated they were definitely open to that discussion and learning how they can plan for that.

Leah Rudolph asked if the no-build easement included utilities.

Jason Van Essen explained that the purpose of the no-build easement is to prevent construction of structures that could create additional costs in the future. He clarified that the easement is not intended to function as a utility corridor, but rather to preserve the area and avoid increased acquisition costs if the property is needed later.

Leah Rudolph questioned if the homeowner could install utilities to his house in this easement.

Jason Van Essen did not know the answer to this question.

Matt Daniels, Director of Operations for Origin Homes, asked whether the concern could be addressed through a setback requirement rather than an easement, noting that the term "easement" had been referenced frequently. He questioned whether a setback could achieve the same intent or if the easement language was necessary, acknowledging that any legal considerations may need to be addressed separately.

Jason Van Essen explained that a setback could potentially be added as a zoning condition for buildings but noted that setbacks typically do not apply to items such as fencing, whereas a no-build easement would provide clearer restrictions. He suggested keeping the easement concept in place while revising the language of Condition No. 2 to provide more flexibility and allow the City Engineer and applicant to work through details, particularly regarding the gravel driveway issue.

Chris Draper asked whether a no-build easement would prevent the applicant from constructing a fence within the easement area.

Jason Van Essen explained that whether a fence would be allowed within the no-build easement would depend on how the easement language is drafted. He clarified that the advantage of an easement over a setback is that it provides greater control over what may be placed within the area, whereas setbacks generally apply to structures such as houses or sheds but may not restrict items like fencing. Mentioned that the no-build



easement is not intended to be a utility easement and would only address restrictions on future construction of structures within the area.

CHAIRPERSON CLOSED PUBLIC HEARING

COMMISSION ACTION

Jane Rongerude expressed concern about requiring changes to the property based on a future city need that is not currently planned or scheduled. She noted that the surrounding land remains agricultural and, while the City's long-term plan identifies the area for future light industrial development, there are no active projects underway. She questioned the rationale for imposing restrictions now to reduce potential future costs and requested clarification on the timing and justification for the requirement.

Jason Van Essen explained that the intent is to plan ahead for a future roadway extension. While the timing of development is uncertain, establishing the appropriate protections now can help avoid future challenges, such as additional acquisition costs, condemnation, or inefficient roadway alignments. He acknowledged that development may not occur for many years but emphasized that the current opportunity allows the City to preserve future options.

Jane Rongerude stated that, given the uncertainty and long timeframe for future development, she would support a lighter intervention. She expressed concern that the discussion included many unresolved details regarding the differences between an easement and stricter restrictions and requested additional clarification. While acknowledging the importance of long-range planning, she noted that implementation could be decades away and impact future generations, suggesting that limiting structures in the area may be reasonable but that other restrictions could potentially be reduced.

Rick Trower asked for clarification regarding the impact of adding a no-build easement, noting that no such easement currently exists on the property. He asked whether the applicant understood the implications of the easement, including that a future Watrous roadway extension could potentially be constructed within the 30-foot area located on their property.

Jason Van Essen stated that staff has visited with the applicant about the easement in advance of the meeting and the information has been provided up front.

Kaie Gillette summarized her understanding of the issue, stating that the applicant's primary request is to allow a gravel driveway in exchange for accepting the no-build easement. She noted that allowing a gravel driveway would reduce costs for the applicant and potentially allow for a larger home. She asked whether the applicant could place a gravel driveway in the requested location, recognizing that paved driveways are typically required under current standards.

Jason Van Essen suggested revising Condition No. 2 to make the language more general. He recommended stating that driveway access shall be located in a location approved by the City Engineer, allowing flexibility for the applicant and City staff to negotiate the specific details.

Rick Trower made motion for approval of the following:

Part A) The requested "N2b" District be found not in conformance with the existing PlanDSM future land use designation of Business Park.

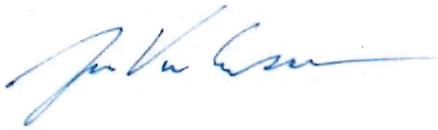
Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Business Park to Low Density Residential.

Part C) Rezone the property from "EX" Mixed-Use District to "N2b" Neighborhood District subject to the following conditions:

1. Provision of a no-build easement along the northern 32.5 feet of the subject property to the satisfaction of the City Engineer.
2. Driveway access shall be located in a location approved by the City Engineer.

THE VOTE: 14-0

Respectfully submitted,

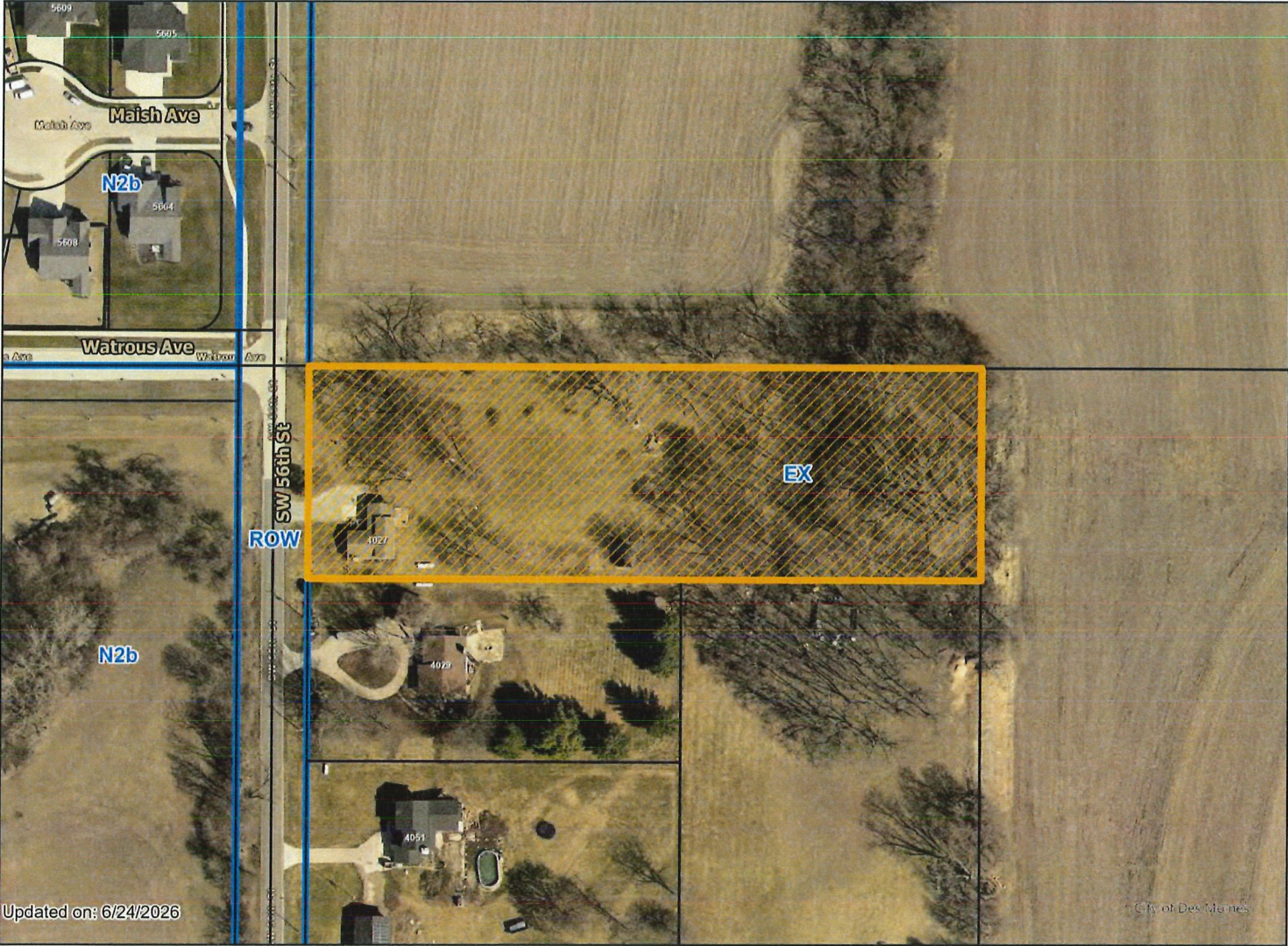


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

Adrian L Strain and Laura J Strain, 4027 Southwest 56th Street

ZONG-2026-000014

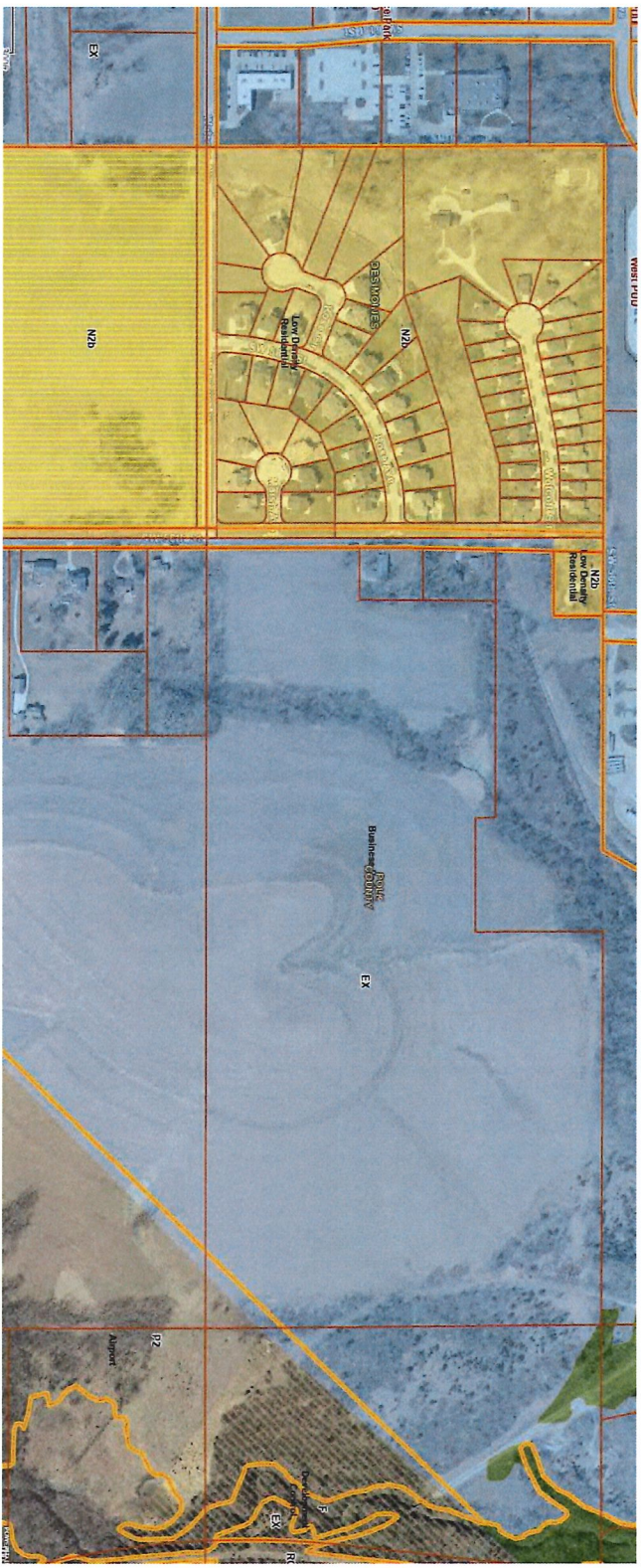












Narrative Project Description for Rezoning Application

This narrative is submitted in support of a rezoning application to Polk County, Iowa, for property **locally known as 4027 SW 56th Street, Des Moines, IA 50321.**

The Owner owns the property, which is **legally described as:**

**The North 3 Acres of the W ½ of the North 20 Acres of the NW ¼ of the SW ¼ of Section 24,
Township 78 North, Range 25, West of the 5th P.M., Polk County, Iowa.**

The property is currently improved with an existing single-family dwelling. The rezoning is requested to allow construction of a new custom single-family residence on the site, with the existing home to be demolished after completion of the new residence or as otherwise authorized through the applicable permit process.

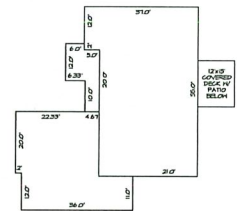
The new residence is anticipated to be constructed by Origin Homes, a custom home builder, and will be designed and built in accordance with applicable Polk County zoning, building, site development, utility, driveway/access, drainage, and permitting requirements. Final construction documents, site plans, and permit applications will be submitted as required during the building permit review process.

The proposed rezoning supports continued single-family residential use of the property and is not anticipated to adversely impact surrounding properties. Access is expected to use existing or approved driveway access, and utility service will be coordinated with the appropriate providers and reviewing authorities. Any required grading, drainage, erosion control, septic, well, or sanitary sewer considerations will be addressed through the applicable review and permitting processes.

Overall, the request will allow the property to be improved with a new custom single-family residence while maintaining its residential character and complying with Polk County development standards.

ORIGIN HOMES

N 3 AC OF THE W 1/2 OF THE N 20 ACRES - NW1/4 SW1/4 SEC. 24-78-25
4027 SW 56TH ST, DES MOINES, IOWA



STAKING CHECKLIST:

STAKED BY _____
DATE _____
FOUND/SET CORNERS _____
VERIFY SETBACKS _____
GRADE MPE, MBE, ETC. _____
ANY ENCROACHMENTS _____



Civil Engineering Consultants, Inc.

2400 86th Street - Unit 12 - Urbandale, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@ceclac.com
S8369 06-02-2026

NORTH



SCALE: 1"=50'



Neighborhood Meeting for Rezoning

Date: 7/1/2026

Time: 6:00pm

Location: 4027 SW 56th St, Des Moines, IA 50321

Attendee	Address	Email:	Concerns:
Adrian/Laura Strain	4027 SW 56 th St	Adrian.strain@gmail.com	None
Laura Katch	4029 SW 56 th St	ylennik327@gmail.com	none
Caleb Schroeder	4051 SW 56 th St	Cschroeder@gmail.com	None.
Andrea Schroeder	4051 SW 56 th St	Lutwig-a@yahoo.com	none

Pre-Meeting Conversations/Activities:

6/28/2026: Rick Werkmeister [RJW Trust], 5604 Maish St, stopped by the property and indicated preference was residential zoning over commercial zoning.

6/24/2026: George Davis, Southwestern Hills Neighborhood Association President, emailed support of the Board after presenting our intended project to the Board.

6/22/2026: George Davis, Southwestern Hills Neighborhood Association President, stopped by the property and discussed the rezoning and its purpose. He verbally indicated the Southwestern Hill Neighborhood Association was in support of the rezoning.

6/22/2026: Notices were mailed via certified mail to properties supplied by Sreyoshi Chakraborty (email dated: 6/15/2026). Table below:

Name	Street Address	City State Zip
DANIEL ROALSON	5608 MAISH AVE	DES MOINES IA 50321
CALEB P SCHROEDER	4051 SW 56TH ST	DES MOINES IA 50321
TERRY A OSTERHAUS	4191 SW 56TH ST	DES MOINES IA 50321
RYAN KELLY KATCH	4029 SW 56TH ST	DES MOINES IA 50321
ADRIAN L STRAIN	4027 SW 56TH ST	DES MOINES IA 50321
RJW TRUST	5604 MAISH AVE	DES MOINES IA 50321
MONARCH CEMENT CO	5200 PARK AVE	DES MOINES IA 50321
BELL AVE PROPERTIES INC	6200 SCOUT TRL	DES MOINES IA 50321
George Davis*	3124 SW 29th St	Des Moines IA 50321

6/19/2026: Conversation with Dan Roalson, 5608 Maish St, to notify of intent to rezone and the certified mail would be incoming. Dan verbally indicated no objection to the rezoning from commercial to residential

6/19/2026: Terry Osterhaus, 4191 SW 56th St, indicated via text message he has no concerns.

Meeting Agenda (7/1/2026)

Property owner Introduction

Strain Family

Bought house in 2015

Rezoning Introduction

2019 Rezone to EX (PlanDSM)

Western Runway – Airport went East

Southwest Connector – Abandoned project concept

Requesting rezoning to N2b to allow building of new house

Limited to properties within 250 ft of parcel

No subdividing or plating of parcel

Project

Construction timeline 7-9 months

Utilities will be buried

House demolition to follow occupancy

Process

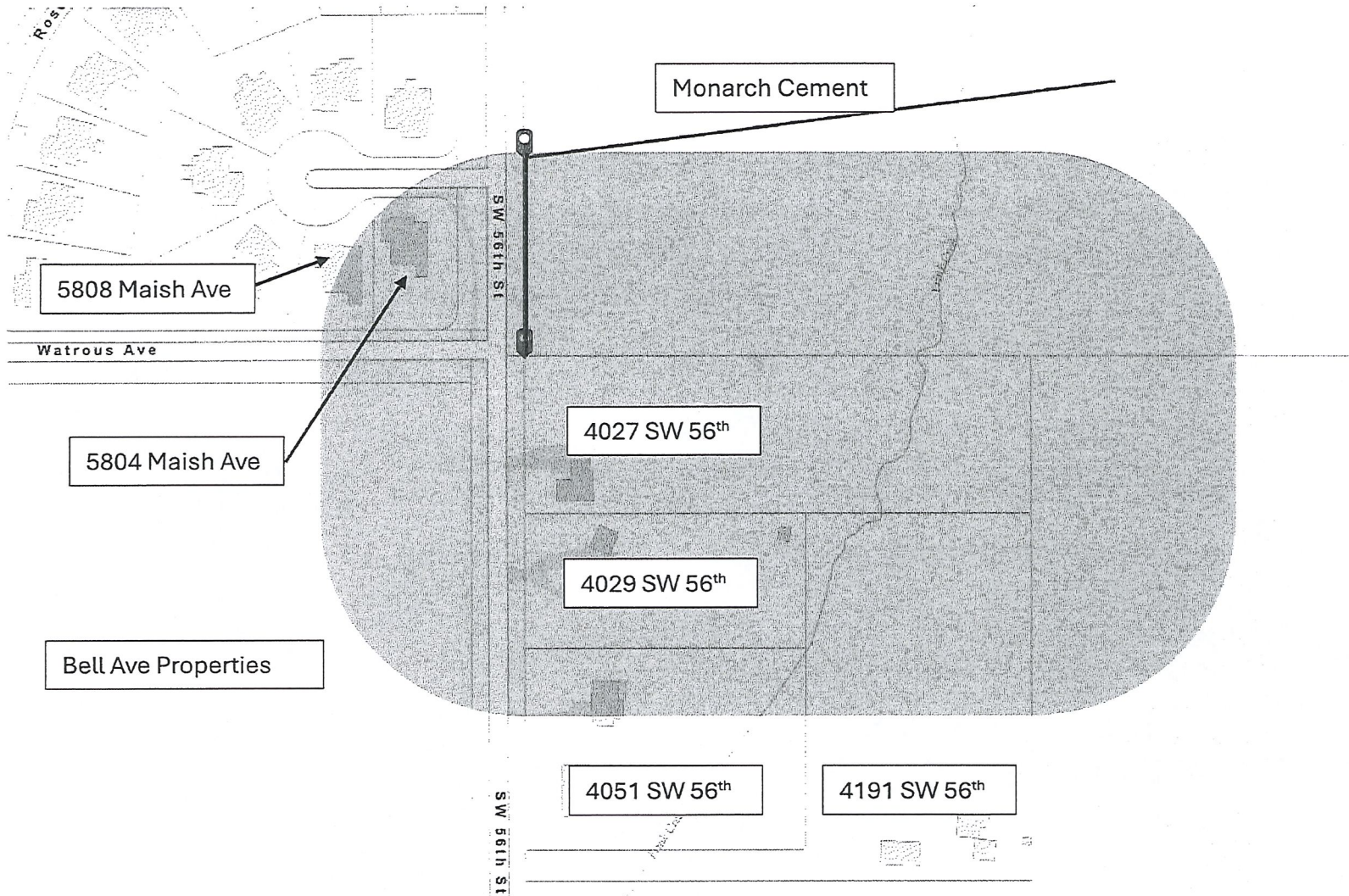
We have discussed plans with City planning

Present to Planning and Zoning on 7/16

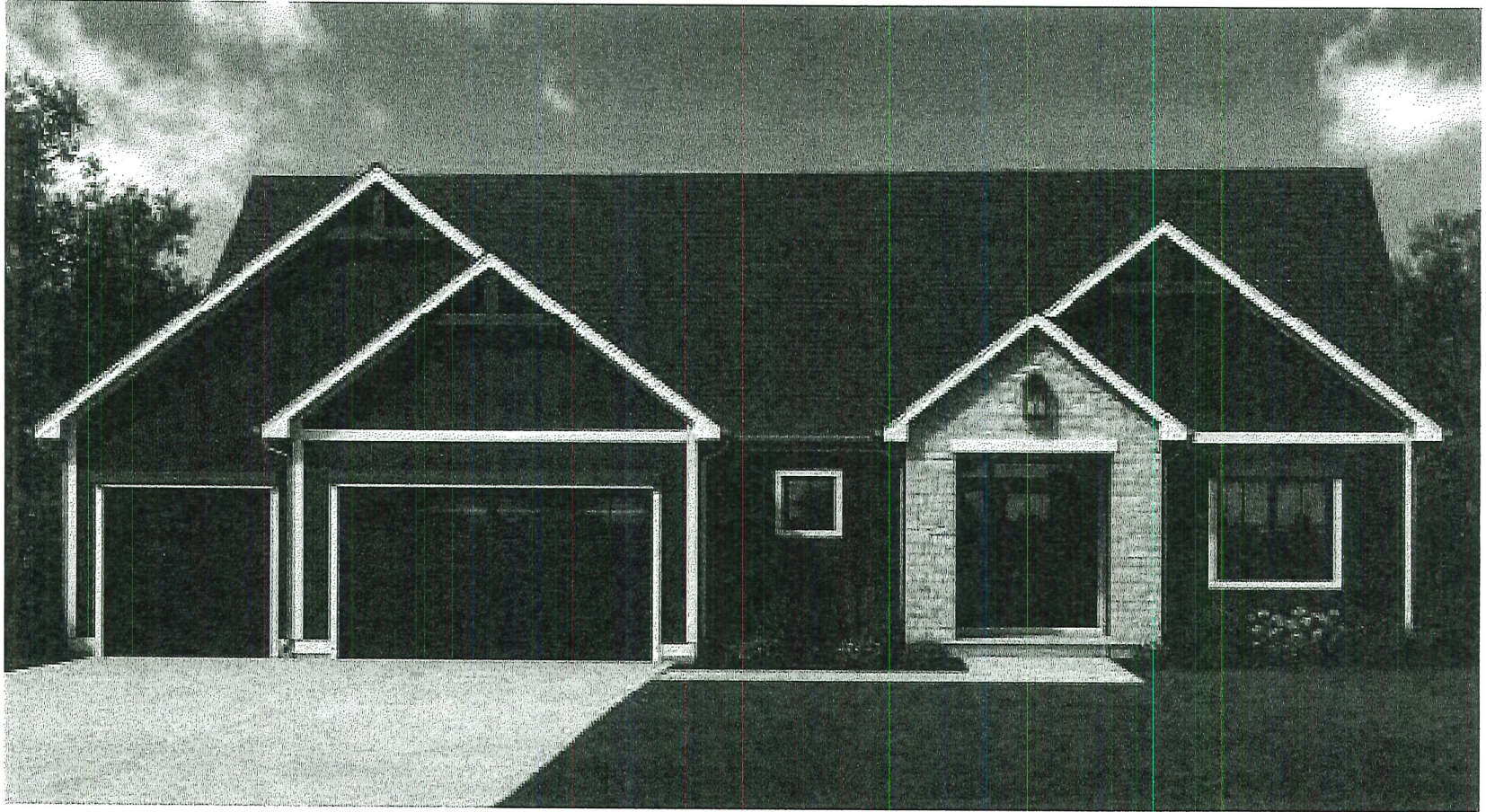
Move to City Council after P&Z approval - Hopefully August

Open Forum





Properties w/in 250 ft of boundary



Letter sent to neighbors:

Dear Neighbor,

We are your neighbors living at 4027 SW 56th Street, Des Moines, IA 50321, and we purchased our home in 2015.

Our property is currently zoned by the City of Des Moines to an EX District. Our home was constructed prior to the rezoning to an EX District. An EX District is intended for areas with a mix of light industrial and heavier commercial uses, accommodating higher levels of vehicular traffic than MX districts, with a predominance of mid-scale employment uses such as offices, low-intensity industrial, and warehouse spaces associated with offices.

We are now in the process of planning to demolish our existing home and construct a new single-family residence on the same lot for our personal use. We do not intend to develop the property for any commercial or industrial purposes.

Because the current EX District zoning prohibits the construction of a new residential home, the City of Des Moines requires us to request that our property be rezoned to residential in order to proceed with building our new home.

As part of the rezoning application process, we are required to notify neighboring property owners and provide an opportunity for you to meet with us to learn more about our request and share any questions, concerns, or feedback.

We will be holding a neighborhood meeting as follows:

Date: Wednesday, July 1, 2026

Time: 6:00pm

Location: 4027 SW 56th St, Des Moines, IA, 50321

We hope you can attend. Your input is important to us, and we appreciate your time and consideration.

If you have any questions or are unable to attend but would like to discuss our plans, please feel free to contact us:

- Adrian: (563) 357-8061
- Laura: (319) 270-9949

Thank you for your consideration.

Sincerely,

Adrian & Laura Strain

ZONG-2026-000014

Item: _____ Date: 7-16-26

Please mark one of the following:

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



Titleholder Signature: [Signature], EUP + CEO

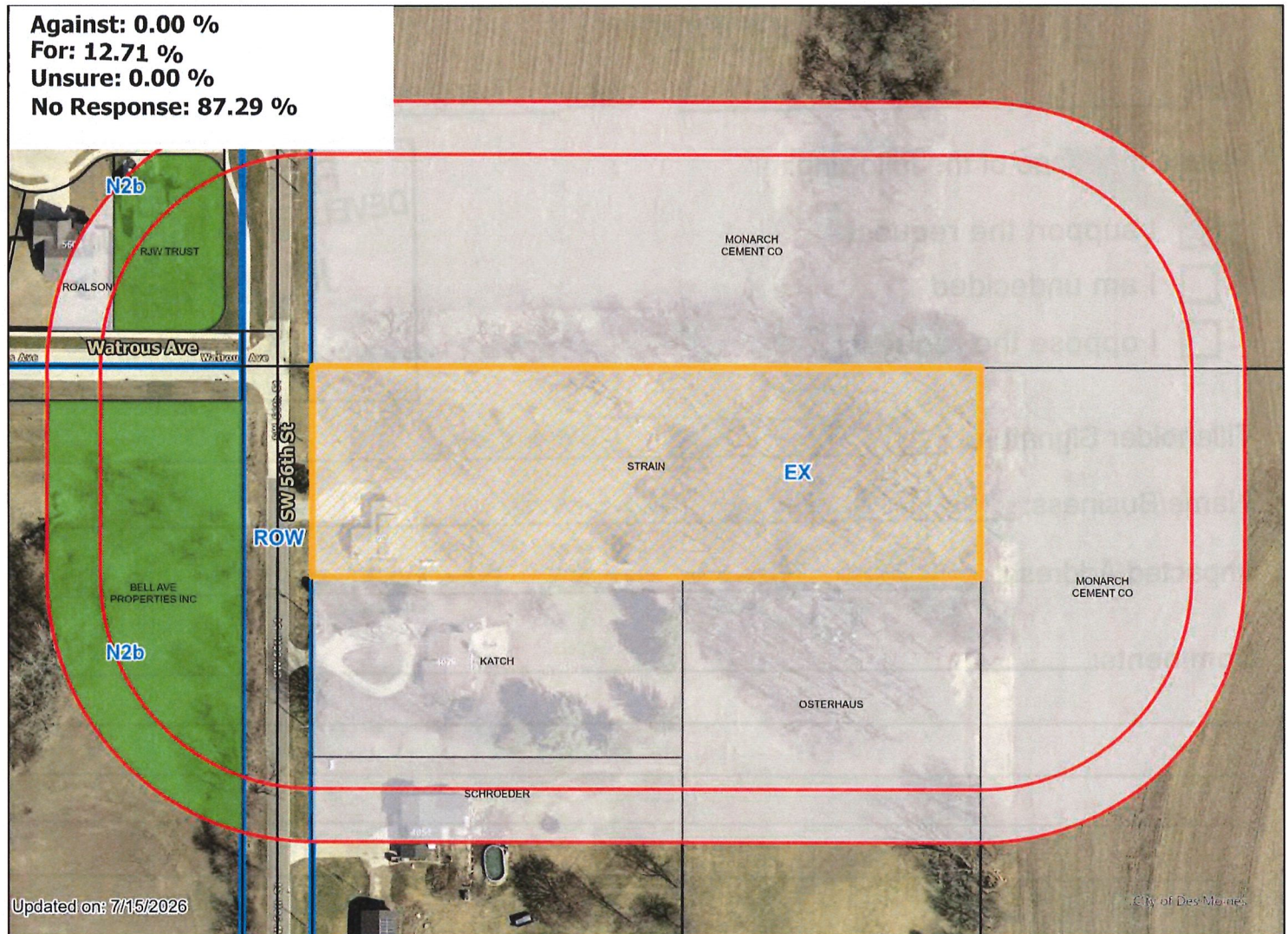
Name/Business: Bell Avenue Properties

Impacted Address: 6200 Scout trail, Des Moines IA 50321

Comments: _____

Adrian L Strain and Laura J Strain, 4027 Southwest 56th Street

ZONG-2026-000014



REGISTER ORDER NO. 13349 ROLL CALL LEGAL BULLETIN BOARD FOLLOW UP

NOTICE OF PUBLIC HEARING ON REZONING

NOTICE IS HEREBY GIVEN that the City Council of the City of Des Moines, Iowa, has adopted a resolution concerning a request from Adrian Strain and Laura Strain (owners), to rezone the property located at 4027 Southwest 56th Street from "EX" Mixed-Use District to Limited "N2b" Neighborhood District, to allow reconstruction of a one-household dwelling unit, subject to the conditions set forth in the resolution.

The Property is legally described as follows:

The North 3 Acres of the W ½ of the North 20 Acres of the NW ¼ of the SW ¼ of Section 24, Township 78 North, Range 25, West of the 5th P.M., Polk County, Iowa.

A map of the subject property is on file and available for public inspection in the office of the City Clerk, or by sending an email to Planning@dmgov.org or calling (515) 283-4192.

NOTICE IS FURTHER GIVEN that the City Council will consider the proposed rezoning after a public hearing to be held at 5:00 p.m. on August 24, 2026, in the Council Chambers, City Hall, 1200 Locust Street, Des Moines, Iowa. At the hearing, opportunity to be heard will be given to proponents and opponents of the proposed rezoning. Any person or organization desiring to submit written material regarding this matter may direct such written material to the Office of the City Clerk, City Hall, 1200 Locust Street, Des Moines, Iowa 50309, or by e-mailing cityclerk@dmgov.org prior to 3:00 p.m. on August 24, 2026.

CITY OF DES MOINES, IOWA

By: Connie Boesen, Mayor

ATTEST: Laura Baumgartner, City Clerk

Published in the Des Moines Register on August 12, 2026.