

Date August 3, 2026

**RESOLUTION SETTING PUBLIC HEARING ON REQUEST FROM GREATER DES MOINES HABITAT FOR HUMANITY, INC. (OWNER) REPRESENTED BY RYAN DOYLE (OFFICER) FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 6100 HICKMAN ROAD, TO REVISE THE FUTURE LAND USE CLASSIFICATION OF THE PROPERTY FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “N3b” NEIGHBORHOOD DISTRICT TO “RX1” MIXED-USE DISTRICT, TO ALLOW THE CONSTRUCTION OF FOUR (4) NEW ROWHOME BUILDINGS CONTAINING A TOTAL OF TWENTY-TWO (22) DWELLING UNITS (8/24/26)**

**WHEREAS**, the City Plan and Zoning Commission has advised that a public hearing will be held on August 6, 2026, where its members will vote on a request from Greater Des Moines Habitat for Humanity, Inc. (Owner), represented by Ryan Doyle (Officer) for the proposed rezoning from “N3b” Neighborhood District to “RX1” Mixed-Use District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has advised that a public hearing will be held on August 6, 2026, where its members will vote on a request from Greater Des Moines Habitat for Humanity, Inc. (Owner), represented by Ryan Doyle (Officer) to amend the PlanDSM: Creating Our Tomorrow future land use designation for the subject property from Low Density Residential to Medium Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has advised that a public hearing will be held on August 6, 2026, where its members will vote on a request from Greater Des Moines Habitat for Humanity, Inc. (Owner), represented by Ryan Doyle (Officer) to rezone the Property from “N3b” Neighborhood District to “RX1” Mixed-Use District to allow the construction of four (4) new rowhome buildings containing a total of twenty-two (22) dwelling units, subject to any conditions that are established during the City Plan and Zoning Commission public hearing; and

**WHEREAS**, the Property is legally described as follows:

Lots 104 through 110, inclusive, and Lots 117 through 119, inclusive, in LOOKOUT HEIGHTS, an Official Plat, except that part of Lots 104, 105, 106, 107, and 108 in LOOKOUT HEIGHTS, an Official Plat, conveyed to the State of Iowa by Warranty Deed filed on February 14, 2011, and recorded in Book 13770 Page 635 and being further described in the Affidavit to Correct Error in Warranty Deed Recorded in Book 13770 Pages 635-638 filed on May 3, 2012 and recorded in Book 14257 Page 953, in the Office of the Recorder of Polk County, Iowa, all of the above being included in and forming a part of the City of Des Moines, Polk County, Iowa. And EXCEPT the West 20 feet of Lot 117 in Lookout Heights, an Official Plat now included in and forming a part of the City of Des Moines, Polk County, Iowa, containing 1,0001 square feet, more or less, as shown in Plat of Survey filed October 1, 2024 in Book 19927, Page 784 of the Polk County Recorder's Office.



## Roll Call Number

Agenda Item Number

25

Date August 3, 2026

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the meeting of the City Council at which the proposed amendment 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 August 24, 2026.
2. 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 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-2026-000018)

(COMP-2026-000013)

| 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

## 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 Greater Des Moines Habitat for Humanity, Inc. (Owner), represented by Ryan Doyle (Officer), to rezone the property located at 6100 Hickman Road from "N3b" Neighborhood District to "RX1" Mixed-Use District to allow the construction of four (4) new rowhome buildings containing a total of twenty-two (22) dwelling units.

The Property is legally described as follows:

Lots 104 through 110, inclusive, and Lots 117 through 119, inclusive, in LOOKOUT HEIGHTS, an Official Plat, except that part of Lots 104, 105, 106, 107, and 108 in LOOKOUT HEIGHTS, an Official Plat, conveyed to the State of Iowa by Warranty Deed filed on February 14, 2011, and recorded in Book 13770 Page 635 and being further described in the Affidavit to Correct Error in Warranty Deed Recorded in Book 13770 Pages 635-638 filed on May 3, 2012 and recorded in Book 14257 Page 953, in the Office of the Recorder of Polk County, Iowa, all of the above being included in and forming a part of the City of Des Moines, Polk County, Iowa. And EXCEPT the West 20 feet of Lot 117 in Lookout Heights, an Official Plat now included in and forming a part of the City of Des Moines, Polk County, Iowa, containing 1,0001 square feet, more or less, as shown in Plat of Survey filed October 1, 2024 in Book 19927, Page 784 of the Polk County Recorder's Office.

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](mailto: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](mailto: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.