



Roll Call Number

Agenda Item Number

63

Date August 3, 2026

RECEIVE AND FILE REQUEST FROM BROADLAWNS MEDICAL CENTER (OWNER), REPRESENTED BY DENISE CUNDY (OFFICER), FOR VACATION OF APPROXIMATELY 2,792 SQUARE FEET OF RIGHT-OF-WAY IN THE VICINITY OF 1826 HICKMAN ROAD, WHICH INCLUDES SEGMENTS OF NORTH/SOUTH ALLEYWAY AND A PORTION OF EXCESS FRANCIS AVENUE RIGHT-OF-WAY, TO ALLOW THE VACATED AREA TO BE ASSEMBLED WITH ADJOINING PARCELS TO FACILITATE THE CONSTRUCTION OF A PARKING LOT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on July 16, 2026, its members voted 14-0 to recommend **APPROVAL** of a request from Broadlawns Medical Center (Owner), for vacation of a total of approximately 2,792 square feet of any alley right-of-way, including 580 square feet of north/south alleyway segment to the south of Hickman Road, and a 2,212 square feet north/south alleyway segment including a portion of the right-of-way adjoining Francis Avenue, all in the vicinity of 1826 Hickman Road to allow the vacated area to be assembled and maintained for a private surface parking lot.

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

**ALTERNATIVE RESOLUTIONS
(Choose One)**

- A.** The City Council receive and file the communication from the Plan and Zoning Commission.
- B.** The City Council receive and file the attached communication from the Plan and Zoning Commission and refer to the Engineering Department, Real Estate Division.

Moved by _____ to adopt Alternative _____.

Second by _____.

APPROVED AS TO FORM:

/s/ Emily A. Duffy

Emily A. Duffy
Assistant City Attorney

(ROWV-2026-000001)



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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 Broadlawns Medical Center (owner), represented by Denise Cundy (officer), for vacation of a total of approximately 2,792 square feet of an alley right-of-way, which includes a 580 square feet north/south alleyway segment to the south of Hickman Road, and a 2,212 square feet north/south alleyway segment which also includes a portion of the right-of-way adjoining Francis Avenue, all in the vicinity of 1826 Hickman Road, to allow the vacated area to be assembled and maintained for a private surface parking lot.

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 requested right-of-way vacation, subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense and provision of any necessary no-build easements.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested right-of-way vacation, subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense and provision of any necessary no-build easements.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed vacation would enable the adjoining property owner (Broadlawns Medical Center) to assemble two separate segments of a north/south alley right-of-way with their property to facilitate development of a surface parking lot. The proposed parking lot would allow additional parking spaces for the employees of the Broadlawns Medical Center, thereby freeing up space for their customers in the parking lots adjoining the medical complex to the north of Hickman Road. The subject alley segments adjoin Broadlawns property only and do not provide access to the surrounding neighborhood. The vacation also includes an excess portion of Francis Avenue right-of-way, which does not serve an access need.
2. **Size of Site:** 580 square feet, and 2,212 square feet (total of 2,792 square feet).
3. **Existing Zoning (site):** "P2" Public, Civic, and Institutional District.
4. **Existing Land Use (site):** The subject area consists of undeveloped right-of-way.
5. **Adjacent Land Use and Zoning:**
 - North** – "P2"; Uses are Broadlawns Medical Center and Hickman Road right-of-way.
 - South** – "N5", Uses are one-household residential and Francis Avenue right-of-way.
 - East** – "P2"; Uses are vacant parcels proposed for a future surface parking lot for Broadlawns Medical Center.
 - West** – "P2"; Uses are vacant parcels proposed for a future surface parking lot for Broadlawns Medical Center.
6. **General Neighborhood/Area Land Uses:** The property adjoining the proposed north/south alley vacation belongs to the Broadlawns Medical Center and is currently vacant. The area to the south of Hickman Road is primarily low density residential, while the Broadlawns campus occupies the area to the north of the street.
7. **Applicable Recognized Neighborhood(s):** The vacation area is 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 of the Preliminary Agenda on June 26, 2026, and of the Final Agenda on July 10, 2026. Additionally, separate notifications of the hearing for this specific item were mailed on July 6, 2026 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for any property adjoining the proposed vacation area.

All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing.

- 8. Relevant Zoning History:** On June 29, 2026, the City Council voted (Roll Call # 26-0778) to rezone the parcels adjoining the proposed vacation from "N5" Neighborhood District, and "NX1" Neighborhood Mix District, to Limited "P2" Public, Civic and Institutional District, 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.
 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.
- 9. PlanDSM: Creating Our Tomorrow Land Use Plan Designation:** Public/Semi-Public within a Community Node.
- 10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Utilities:** There are existing sanitary sewer and water lines along Francis Avenue and there is a sanitary sewer conduit and water hydrant within a portion of the proposed vacation area adjoining the street. Because existing utilities have been identified within the right-of-way, easements must be reserved for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.
2. **Traffic/Access:** The requested vacation would not negatively impact access to private properties or traffic patterns.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested right-of-way vacation, subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense and provision of any necessary no-build easements.

SUMMARY OF DISCUSSION

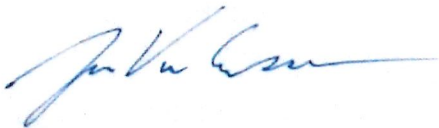
Leah Rudolphi asked if any members of the public or Commission wished to speak on the consent agenda item. No one requested to speak.

COMMISSION ACTION

Matt Connolly made motion for approval of the requested right-of-way vacation, subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense and provision of any necessary no-build easements.

THE VOTE: 14-0

Respectfully submitted,

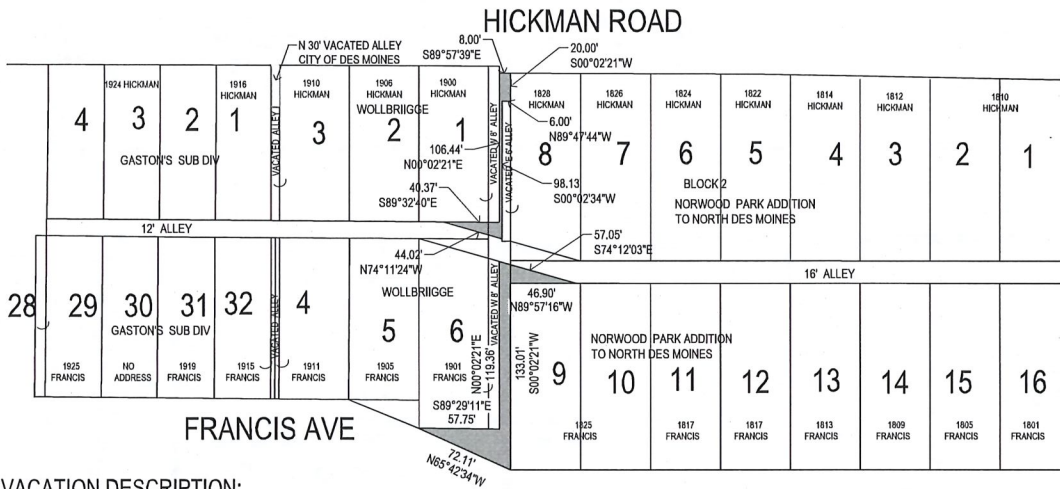


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw



ALLEY VACATION EXHIBIT



VACATION DESCRIPTION:

A PORTION OF THE NORTH-SOUTH ALLEY LYING BETWEEN LOT 8, BLOCK 2, NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA AND LOT 1, WOLLBRÜGGE, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA AND A PORTION OF THE EAST-WEST ALLEY SOUTH OF AND ADJOINING SAID LOT 1, ALL MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE S00°02'21\"W ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 20.00 FEET; THENCE N89°47'44\"W, A DISTANCE OF 6.00 FEET; THENCE S00°02'34\"W, A DISTANCE OF 98.13 FEET; THENCE N74°11'24\"W, A DISTANCE OF 44.02 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE S89°32'40\"E ALONG THE SOUTH LINE OF SAID LOT 1 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 40.37 FEET; THENCE N00°02'21\"E, A DISTANCE OF 106.44 FEET; THENCE S89°57'39\"E, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 580 SQUARE FEET.

A PORTION OF FRANCIS AVENUE RIGHT OF WAY SOUTH OF AND ADJOINING LOT 6, WOLLBRÜGGE, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA; AND WEST OF AND ADJOINING LOT 9, BLOCK 2, NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA; AND A PORTION OF THE NORTH-SOUTH ALLEY LYING BETWEEN SAID LOT 6 AND LOT 9, AND A PORTION OF THE EAST-WEST ALLEY NORTH OF AND ADJOINING SAID LOT 9, ALL MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N65°42'34\"W, A DISTANCE OF 72.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE S89°29'11\"E ALONG THE SOUTH LINE OF SAID LOT 6 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 57.75 FEET; THENCE N00°02'21\"E, A DISTANCE OF 119.36 FEET; THENCE S74°12'03\"E, A DISTANCE OF 57.05 FEET TO THE NORTH LINE OF SAID LOT 9; THENCE N89°57'16\"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 46.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE S00°02'21\"W ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 133.01 FEET TO THE POINT OF BEGINNING. CONTAINING 2,212 SQUARE FEET.

OWNER:
CITY OF DES MOINES

PREPARED FOR:
BROADLAWNS MEDICAL
CENTER

18TH STREET



SHEET 1 OF 1



ALLEY VACATION EXHIBIT

BROADLAWNS HOSPITAL
DES MOINES, IOWA

REFERENCE NUMBER:

DRAWN BY:
LDH

PROJECT NUMBER:
240308-1











Broadlawns Medical Center, Vicinity of 1826 Hickman Road

ROWV-2026-000001

