



Roll Call Number

25-1005

Agenda Item Number

44

Date July 14, 2025

**RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM ANGELA BROWN (OWNER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 1900 ARLINGTON AVENUE, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW-MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM "N5" NEIGHBORHOOD DISTRICT TO "N5-4" NEIGHBORHOOD DISTRICT, TO ALLOW REUSE OF THE EXISTING STRUCTURE FOR MULTIPLE-HOUSEHOLD RESIDENTIAL USE WITH UP TO FOUR (4) DWELLING UNITS**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on June 5, 2025, its members voted 11-1 in support of a motion to recommend APPROVAL of a request from Angela Brown (Owner), for the proposed rezoning for property located at 1900 Arlington Avenue from "N5" Neighborhood District to "N5-4" Neighborhood District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low-Medium Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on June 5, 2025, its members voted 11-1 in support of a motion to recommend APPROVAL of a request from Angela Brown (Owner), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low-Medium Density Residential to High Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has further advised that at a public hearing held on June 5, 2025, its members voted 11-1 in support of a motion to recommend APPROVAL of a request from Angela Brown (Owner), to rezone the property located at 1900 Arlington Avenue from "N5" Neighborhood District to "N5-4" Neighborhood District, to allow reuse of the existing structure for multiple-household residential use with up to four (4) dwelling units; and

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

**LOTS 9 AND 10 IN ARLINGTON PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, EXCEPT THAT PART OF SAID LOTS DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF LOT 10; THENCE EAST 35 FEET ALONG THE NORTH LINE OF FRANKLIN AVENUE, THENCE NORTH 71 1/2 FEET TO A POINT IN THE NORTH LINE LOT 9 WHICH IS 65 FEET NORTHEAST OF THE NORTHWEST CORNER OF LOT 9, THENCE WESTERLY TO THE NORTHWEST CORNER OF LOT 9, THENCE SOUTHEASTERLY 56.4 FEET ALONG THE WEST LINE OF LOTS 9 AND 10 TO THE PLACE OF BEGINNING, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and**



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**WHEREAS**, on June 30, 2025, by Roll Call No. 25-0915, 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 July 14, 2025, at 5:00 p.m., at the City Council Chambers; and

**WHEREAS**, in accordance with said notice, those interested in said proposals, 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 amendment and rezoning are hereby overruled, and the hearing is closed.

**Alternative A - Denial**

MOVED by Coleman and Seconded by Simonson to **DENY** the proposed amendment and rezoning.

**Alternative B – Approval**

1. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Low-Medium Density Residential to High Density Residential is hereby approved.
2. The proposed rezoning of the Property, as legally described above, from “N5” Neighborhood District to “N5-4” Neighborhood District, to allow reuse of the existing structure for multiple-household residential use with up to four (4) dwelling units, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

**(NOTE –APPROVAL WILL REQUIRES SIX VOTES DUE TO OPPOSITION OF GREATER THAN 20% OF RELEVANT PROPERTY OWNERS)**

MOVED BY \_\_\_\_\_ TO ADOPT.

SECOND BY \_\_\_\_\_.



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FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000012) (COMP-2025-000009)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

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.

Connie Boesen Mayor

Laura Baumgartner City Clerk