



Roll Call Number

25-1214

Agenda Item Number

32

Date September 8, 2025

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM 61ST STREET CONSTRUCTION, LLC (OWNER), REPRESENTED BY DANIEL DOYLE (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 1603 WALKER STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “NX1” NEIGHBORHOOD MIX DISTRICT TO LIMITED “NX2” NEIGHBORHOOD MIX DISTRICT, TO ALLOW REDEVELOPMENT OF THE PROPERTY FOR A MULTIPLE-HOUSEHOLD BUILDING WITH UP TO TWELVE (12) DWELLING UNITS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 21, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from 61st Street Construction, LLC (Owner), represented by Daniel Doyle (Officer), for the proposed rezoning from “NX1” Neighborhood Mix District to Limited “NX2” Neighborhood Mix District be not found 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 at a public hearing held on August 21, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from 61st Street Construction, LLC (Owner), represented by Daniel Doyle (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to High Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on August 21, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from 61st Street Construction, LLC (Owner), represented by Daniel Doyle (Officer), to rezone the Property from “NX1” Neighborhood Mix District to Limited “NX2” Neighborhood Mix District, to allow redevelopment of the property for a multiple-household building with up to twelve (12) dwelling units, subject to the following conditions:

1. Property shall contain no more than twelve (12) dwelling units; and

WHEREAS, the Property is legally described as follows:

THE WEST HALF (W1/2) OF LOT NINETEEN (19) AND ALL OF LOT TWENTY (20) IN BLOCK FIFTY-FIVE (55) IN STEWARTS ADDITION TO THE CITY OF DES MOINES, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

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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 amendments 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, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on September 29, 2025, at which time the City Council will hear both those who oppose and those who favor the proposals.
3. 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 seven (7) 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 *Satto* TO ADOPTSECOND BY *Voss*.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000015) (COMP-2025-000012)

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

MOTION CARRIED

APPROVED

Connie Boesen

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.

Laura Baumgartner

City Clerk