



Roll Call Number

25-1501

Agenda Item Number

35

Date November 3, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM JOPPA (DEVELOPER), REPRESENTED BY JIM HAGBERG (OFFICER), FOR THE FOLLOWING REGARDING PROPERTIES OWNED BY THE CITY OF DES MOINES, IOWA AND THE WASTEWATER RECLAMATION AUTHORITY IN THE VICINITY OF 2501 MAURY STREET; TO AMEND PLANDSM: CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM BUSINESS PARK, PUBLIC/SEMI-PUBLIC, AND PARKS AND OPEN SPACE TO LOW-MEDIUM DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “EX” MIXED USE DISTRICT, “P2” PUBLIC, CIVIC, AND INSTITUTIONAL DISTRICT, AND “I1” INDUSTRIAL DISTRICT TO LIMITED “RX1” MIXED USE DISTRICT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 16, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Joppa (Developer), represented by Jim Hagberg (Officer), for the proposed rezoning for properties owned by the City of Des Moines and the Wastewater Reclamation Authority in the vicinity of 2501 Maury Street from “EX” Mixed Use District, “P2” Public, Civic, and Institutional District, and “I1” Industrial District to Limited “RX1” Mixed Use District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Business Park, Public/Semi-Public, and Parks and Open Space; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 16, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Joppa (Developer), represented by Jim Hagberg (Officer), for the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Business Park, Public/Semi-Public, and Parks and Open Space to Low-Medium Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on October 16, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Joppa (Developer), represented by Jim Hagberg (Officer), to rezone the properties owned by the City of Des Moines and the Wastewater Reclamation Authority in the vicinity of 2501 Maury Street from “EX” Mixed Use District, “P2” Public, Civic, and Institutional District, and “I1” Industrial District to Limited “RX1” Mixed Use District, to allow a future development that includes permanent and temporary homes, and associated uses subject to the following condition:

1. Any principal uses on the property shall be limited to, and be in accordance with, those described on an approved Large-Scale Development Plan to the satisfaction of the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:



Roll Call Number

.....25-1501

Agenda Item Number

.....35

DateNovember 3, 2025

EXCEPT THE NORTH 5.0 FEET-, LOT 1, BLOCK 1, J.G. STANLEY'S ADDITION TO CHESTERFIELD, AN OFFICIAL PLAT, AND

LOTS 2 THROUGH 6 IN SAID BLOCK 1, AND

ALL THAT PART OF LOT 7 IN SAID BLOCK 1 LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 2 IN SAID J.G. STANLEY'S ADDITION TO CHESTERFIELD, SAID WESTERLY EXTENSION ALSO BEING THE NORTH RIGHT OF WAY LINE OF VACATED 50.0 FOOT WIDE VALE STREET, AND

ALL OF THE VACATED SOUTHEAST 25TH STREET RIGHT OF WAY LYING EAST OF AND ADJOINING LOT 1, -EXCEPT NORTH 5.0 FEET-, IN SAID BLOCK 1, AND LYING EAST OF AND ADJOINING LOTS 2 THROUGH 7 IN SAID BLOCK 1, AND LYING NORTH OF SAID NORTH RIGHT OF WAY LINE OF VACATED 50.0 FOOT WIDE VALE STREET, AND

EXCEPT THE NORTH 5.0 FEET-, LOTS 6 THROUGH 11 IN SAID BLOCK 2, AND

LOTS 12 THROUGH 20 IN SAID BLOCK 2, AND

ALL OF THE VACATED EAST/WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 12 THROUGH 20 IN SAID BLOCK 2, AND

ALL OF LOTS 1 THROUGH 17, AND

ALL OF LOTS 35 THROUGH 37, AND

ALL OF LOT "D" (VACATED EAST RAILROAD COURT), AND

THAT PART OF LOT "A" (VACATED EAST RAILROAD AVENUE), LOT "E" (VACATED EAST 24TH COURT AND VACATED ALLEY WEST OF LOTS 8 AND 9), LOTS 34, 38, 39 40, 41 AND 42 LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT "A" AND THE CENTERLINE OF SAID LOT "A"; THENCE WEST ALONG SAID CENTERLINE AND ALONG ITS WESTERLY EXTENSION OF SAID CENTERLINE TO THE WEST LINE OF SAID LOT 34,

ALL IN DES MOINES IMPROVEMENT PLACE, AN OFFICIAL PLAT, AND

ALL THAT PART OF VACATED 50.0 FOOT WIDE VALE STREET RIGHT OF WAY LYING EAST OF THE EASTERLY BANK OF DEAN'S (BROOK'S) LAKE, AND LYING NORTH OF AND ADJOINING SAID LOT 37, SAID LOT "E", AND



Roll Call Number

25-1501

Agenda Item Number

35

Date November 3, 2025

SAID LOTS 1 THROUGH 8, ALL IN SAID DES MOINES IMPROVEMENT PLACE,

ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and

WHEREAS, the City of Des Moines, Iowa, properly gave notice of a hearing on the Plan and Zoning Commission recommendation for November 3, 2025, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposals; 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.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Business Park, Public/Semi-Public, and Parks and Open Space to Low-Medium Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "EX" Mixed Use District, "P2" Public, Civic, and Institutional District, and "I1" Industrial District to Limited "RX1" Mixed Use District, to allow a future development that includes permanent and temporary homes, subject to the condition set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY Gatto TO ADOPT. SECOND BY Mandelbaum

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000024) (COMP-2025-000017)



Roll Call Number

25-1501

Agenda Item Number

35

Date November 3, 2025

Council Member Voss declares a conflict of interest and abstains from voting.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
* VOSS				
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	6			
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