



Roll Call Number

25-1534

Agenda Item Number

18

Date November 17, 2025

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM HRC
WOODMONT, LLC, (OWNER), REPRESENTED BY CALEB SMITH, (OFFICER),
FOR THE FOLLOWING REGARDING PROPERTY LOCATED IN THE VICINITY OF
4425 EAST DOUGLAS AVENUE, TO AMEND PLANDSM CREATING OUR
TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATIONS
FROM LOW DENSITY RESIDENTIAL AND LOW-MEDIUM DENSITY
RESIDENTIAL TO LOW DENSITY RESIDENTIAL, AND TO REZONE THE
PROPERTY FROM “N2B” NEIGHBORHOOD DISTRICT AND “NX2”
NEIGHBORHOOD MIX DISTRICT TO LIMITED “N2B” NEIGHBORHOOD
DISTRICT, TO ALLOW THE DEVELOPMENT OF ONE HOUSEHOLD
RESIDENTIAL USES**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 6, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from HRC Woodmont, LLC, (Owner), represented by Caleb Smith, (Officer), for the proposed rezoning from “N2b” Neighborhood District and “NX2” Neighborhood Mix District to Limited “N2b” Neighborhood District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designations of Low Density Residential and Low-Medium Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 6, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from HRC Woodmont, LLC, (Owner), represented by Caleb Smith, (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential and Low-Medium Density Residential to Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on November 6, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from HRC Woodmont, LLC, (Owner), represented by Caleb Smith, (Officer), to rezone the Property from “N2b” Neighborhood District and “NX2” Neighborhood Mix District to Limited “N2b” Neighborhood District, to allow for the development of one household residential uses, subject to the following condition:

1. A landscaped berm shall be provided along East Douglas Avenue to the satisfaction of the Planning and Urban Design Administrator, and fencing shall be prohibited in the area north of the southern edge of the berm.; and

WHEREAS, the Property is legally described as follows:



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PARCEL "2022-1216" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19352, PAGE 800, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 27 AND A PART OF THE NORTHEAST QUARTER OF SECTION 28, ALL BEING IN TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF DES MOINES, POLK COUNTY, IOWA.

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 December 8, 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 Voss TO ADOPT

SECOND BY Coleman.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000023) (COMP-2025-000025)



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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