



Roll Call Number

25-1596

Agenda Item Number

20

Date December 8, 2025

**RESOLUTION SETTING HEARING ON CITY-INITIATED REQUEST TO AMEND
PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE
THE PROPERTY LOCATED IN THE VICINITY OF 602 ROBERT D. RAY DRIVE,
INCLUDING THE "ARGONNE ARMORY BUILDING" AND SURFACE PARKING
LOT**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 20, 2025, its members voted 12-0 in support of a motion finding the requested rezoning for Property including the "Argonne Armory Building" and surface parking lot located in the vicinity of 602 Robert D. Ray Drive is not in conformance with the existing PlanDSM future land use designations of Public/Semi-Public, and Parks and Open Space; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held November 20, 2025, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a City-initiated request, to amend the PlanDSM: Creating Our Tomorrow future land use designations for Property including the "Argonne Armory Building" and surface parking lot located in the vicinity of 602 Robert D. Ray Drive from Public/Semi-Public, and Parks and Open Space to Downtown Mixed Use; to rezone the Property from "P2" Public, Civic, and Institutional District, and "P1" Public, Civic, and Institutional District to "DX2" Downtown District, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and

WHEREAS, the Property is legally described as follows:

A PART OF LOT 5, BLOCK "D", RIVER HILLS PLAT THREE; ALL OF LOTS 5, 6, 9, 10, 11, 12 AND A PART OF LOTS 3, 4, 7, 8, 13, 14 AND VACATED ALLEYWAY, THE SIBLEY ADDITION; ALL OF LOTS 2, 3 AND A PART OF LOT 1, BLOCK 1, EAST FORT DES MOINES; A PART OF LOT 1, BLOCK 2, EAST FORT DES MOINES; A PART OF VACATED DES MOINES STREET LYING BETWEEN BLOCKS 1 AND 2, EAST FORT DES MOINES; ALL OFFICIAL PLATS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK "D", RIVER HILLS PLAT THREE; THENCE SOUTH 74°(DEGREES) 39'(MINUTES) 36"(SECONDS) WEST ALONG THE SOUTHERLY LINE OF SAID LOT, 71.20 FEET TO A CORNER OF THE WESTERLY RIGHT-OF-WAY LINE OF ROBERT D. RAY DRIVE, AS PRESENTLY ESTABLISHED AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 74°39'36" WEST ALONG SAID SOUTHERLY LINE, 8.80 FEET TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 1, EAST FORT DES MOINES AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID ROBERT D. RAY DRIVE; THENCE SOUTH 15°18'26" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 307.65 FEET; THENCE SOUTH 74°58'55" WEST, 68.60 FEET



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25-15916

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TO A POINT ON THE BOTTOM OF THE BRENTON PLAZA STAGE WALL; THENCE NORTH 13°44'40" WEST ALONG THE BOTTOM OF THE BRENTON PLAZA STAGE WALL, 17.49 FEET TO THE SOUTH FACE OF THE ARMORY BUILDING; THENCE SOUTH 74°17'29" WEST ALONG THE SOUTH FACE OF THE ARMORY BUILDING, 4.22 FEET TO A CORNER OF THE ARMORY BUILDING; THENCE NORTH 14°39'48" WEST ALONG THE ARMORY BUILDING, 1.71 FEET TO THE BOTTOM OF THE NORTH WALL OF THE BRENTON PLAZA MAINTAINENCE ENTRANCE; THENCE SOUTH 74°34'13" WEST ALONG SAID NORTH WALL, 18.91 FEET TO THE A POINT OF INTERSECTION WITH THE WEST EDGE OF CONCRETE PAD; THENCE SOUTH 14°27'57" EAST ALONG SAID WEST EDGE OF CONCRETE PAD, 4.50 FEET TO THE NORTH EDGE OF THE SIDEWALK; THENCE SOUTH 64°15'22" WEST ALONG SAID NORTH EDGE OF SIDEWALK, 30.43 FEET TO A POINT MID-WAY UP THE STAIRS; THENCE NORTH 15°58'27" WEST, 264.37 FEET; THENCE NORTH 3°20'39" WEST, 292.58 FEET; THENCE NORTH 86°44'20" EAST, 109.14 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ROBERT D. RAY DRIVE; THENCE SOUTH 4°40'31" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 187.90 FEET TO A CORNER OF SAID RIGHT-OF-WAY; THENCE SOUTH 15°48'10" EAST, 44.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 64587 SQUARE FEET.

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 amendment 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 proposal, shall be held at 5:00 p.m. on December 22, 2025 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.
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 Gatto TO ADOPT.

SECOND BY Voss.



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FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000031) (COMP-2025-000023)

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