



Roll Call Number

25-1597

Agenda Item Number

21

Date December 8, 2025

RESOLUTION SETTING HEARING ON REQUEST FROM ADAM SIEREN (DEVELOPER) FOR THE FOLLOWING, REGARDING TWO (2) PARCELS LOCATED AT 16 INDIANOLA ROAD AND 1947 SOUTHWEST 1ST STREET: (THE PROPERTIES ARE OWNED BY GREGORY E. PETERSON AND RAMONA PETERSON (OWNERS OF 16 INDIANOLA ROAD), AND TRENT R. OLSEN (OWNER OF 1947 SOUTHWEST 1ST STREET), TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE FROM “NX1” NEIGHBORHOOD MIX DISTRICT AND “N5” NEIGHBORHOOD DISTRICT TO “RX1” MIXED USE DISTRICT, TO ALLOW THE CONSTRUCTION OF APPROXIMATELY THIRTY FOUR (34) 3-STORY ROWHOME DWELLING UNITS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 20, 2025, its members voted 11-0-1 in support of a motion finding the requested rezoning for two (2) Parcels located at 16 Indianola Road and 1947 Southwest 1st Street is not in conformance with the existing PlanDSM future land use designation of Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 20, 2025, its members voted 11-0-1 in support of a motion to recommend **APPROVAL** of a request from Adam Sieren (Developer), representing Gregory E. Peterson and Ramona Peterson (owners of 16 Indianola Road), and Trent R. Olsen (owner of 1947 Southwest 1st Street), to amend the PlanDSM: Creating Our Tomorrow future land use designation two (2) Parcels located at 16 Indianola Road and 1947 Southwest 1st Street from Low Density Residential to High Density Residential; to rezone the Property from “NX1” Neighborhood Mix District and “N5” Neighborhood District to “RX1” Mixed Use District, to allow the construction of approximately thirty four (34) 3-story rowhome dwelling units, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan:

WHEREAS, the Property is legally described as follows:

LOTS 33 AND 34 IN FIRST PLAT OF CLIFTON HEIGHTS AND THE WEST ½ OF VACATED WEBSTER STREET RIGHT-OF-WAY LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 33 OF THE FIRST PLAT OF CLIFTON HEIGHTS AND NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 OF THE FIRST PLAT OF CLIFTON HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

ALL THAT PART OF LOT 5 OF SOUTH PARK, AN OFFICIAL PLAT, LYING NORTH OF THE NORTH LINE OF LOT 31 IN FIRST PLAT OF CLIFTON HEIGHTS AND SOUTH OF INDIANOLA AVENUE AND BOUNDED ON THE EAST BY WEBSTER STREET, NOW VACATED AND ON THE WEST BY SOUTHWEST 1ST STREET; AND



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**LOTS 24-32 IN FIRST PLAT OF CLIFTON HEIGHTS, AND OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; AND
ALL THAT PART OF VACATED WEBSTER STREET RIGHT-OF-WAY, BEING A 30 FOOT STRIP OF GROUND THAT LIES BETWEEN THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 30 AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 32 AND ALL THAT PART OF THE E ½ OF VACATED WEBSTER STREET RIGHT-OF-WAY, BEING A 15 FOOT STRIP OF GROUND, LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 32 AND NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 24 OF FIRST PLAT OF CLIFTON HEIGHTS, AN OFFICIAL PLAT, ALL OF THE FOREGOING NOW INCLUDED IN AND FORMING A PART OF 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 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

Latto

TO ADOPT.

SECOND BY

Voss



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FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000033) (COMP-2025-000022)

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