



Roll Call Number

25-1625

Agenda Item Number

46

Date December 8, 2025

RESOLUTION HOLDING 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 CLASSIFICATION 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:

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



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**TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN
THE CITY OF DES MOINES, POLK COUNTY, IOWA.**

WHEREAS, on November 17, 2025, by Roll Call No. 25-1534, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on December 8, 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 Low Density Residential and Low-Medium Density Residential to Low Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, "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 condition set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY Westergaard TO ADOPT. SECOND BY Simonson.

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