



Roll Call Number

25-1701

Agenda Item Number

36

Date December 22, 2025

RESOLUTION HOLDING PUBLIC HEARING 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 to recommend **APPROVAL** of a City-initiated request, for the proposed rezoning from "P2" Public, Civic, and Institutional District, and "P1" Public, Civic, and Institutional District to "DX2" Downtown District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan 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 on 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 Plan Land Use Plan designation for the subject property from Public/Semi-Public, and Parks and Open Space to Downtown Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on November 20, 2025, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a City-initiated request, to rezone the Property from "P2" Public, Civic, and Institutional District, and "P1" Public, Civic, and Institutional District to "DX2" Downtown District; 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



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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 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.; and

WHEREAS, on December 8, 2025, by Roll Call No. 25-1596, 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 22, 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 Public/Semi-Public, and Parks and Open Space to Downtown Mixed Use is hereby approved.



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3. The proposed rezoning of the Property, as legally described above, from "P2" Public, Civic, and Institutional District, and "P1" Public, Civic, and Institutional District to "DX2" Downtown District, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY Mandelbaum TO ADOPT. SECOND BY Gatto.

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		

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