



Roll Call Number

25-1704

Agenda Item Number

37

Date December 22, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING 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 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), for the proposed rezoning from NX1" Neighborhood Mix District and "N5" Neighborhood District to "RX1" Mixed Use District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan 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), for the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to High Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further 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 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

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.



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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 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.; and

WHEREAS, on December 8, 2025, by Roll Call No. 25-1597, 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 Low Density Residential to High Density Residential is hereby approved.

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3. The proposed rezoning of the Property, as legally described above, "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, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY Gatto TO ADOPT. SECOND BY Voss.

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