

★ Roll Call Number

26-0123

Agenda Item Number

30

Date January 26, 2026

RESOLUTION HOLDING PUBLIC HEARING ON REQUEST FROM AUSTIN GILLIAM (OWNER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 3601 SOUTHWEST 56TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM BUSINESS PARK TO LOW DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM "EX" MIXED-USE TO "N2B" NEIGHBORHOOD DISTRICT, TO ALLOW RECONSTRUCTION OF A ONE-HOUSEHOLD DWELLING UNIT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Austin Gilliam, the Owner of the property located at 3601 Southwest 56th Street, for the proposed rezoning from "EX" Mixed-Use District to "N2b" Neighborhood District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Business Park; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Austin Gilliam, the Owner of the property located at 3601 Southwest 56th Street, to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Business Park to Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on December 18, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Austin Gilliam, the Owner of the property located at 3601 Southwest 56th Street, to rezone the Property from "EX" Mixed-Use District to "N2b" Neighborhood District, to allow the use of the property for reconstruction of a one-household dwelling unit; and

WHEREAS, the Property is legally described as follows:

Beginning at the Northwest corner of the SW 1/4 NW 1/4 of Section 24, Township 78 North, Range 25 West of the 5th P.M., Polk County, Iowa, running thence South 10 rods; thence East 16 rods; thence North 10 rods; thence West 16 rods to the place of beginning, now included in and forming a part of the City of Des Moines, Polk County, Iowa.; and

WHEREAS, on January 12, 2026, by Roll Call No. 26-0064, 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 January 26, 2026, 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

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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 Business Park to Low Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "EX" Mixed-Use District to "N2b" Neighborhood District to allow the use of the property for reconstruction of a one-household dwelling unit, 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/ Emily A. Duffy

Emily A. Duffy

Assistant City Attorney

(ZONG-2025-000030) (COMP-2025-000021)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
BARRON	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	✓			

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.

MOTION CARRIED

APPROVED

Connie Boesen

Mayor

Laura Baumgärtner

City Clerk