



**Roll Call Number**

.....216-0236.....

**Agenda Item Number**

.....19.....

**Date** .....February 23, 2026.....

**RESOLUTION SETTING PUBLIC HEARING ON REQUEST FROM SHERMAN LODGE #576 INDEPENDENT ORDER OF ODD FELLOWS (OWNER), REPRESENTED BY SARA SUE ZYLSTRA (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 2340 EAST 9<sup>TH</sup> STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD MIXED USE, AND TO REZONE THE PROPERTY FROM “N5” NEIGHBORHOOD DISTRICT TO LIMITED “RX2” MIXED-USE DISTRICT, TO ALLOW REUSE OF AN EXISTING BUILDING AS A SMALL EVENT VENUE**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on February 5, 2026, its members voted 12-1 in support of a motion to recommend **APPROVAL** of a request from Sherman Lodge #576 Independent Order of Odd Fellows (Owner), represented by Sara Sue Zylstra (Officer), for the proposed rezoning from “N5” Neighborhood District to Limited “RX2” 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 February 5, 2026 its members voted 12-1 in support of a motion to recommend **APPROVAL** of a request from Sherman Lodge #576 Independent Order of Odd Fellows (Owner), represented by Sara Sue Zylstra (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to Neighborhood Mixed-Use; and

**WHEREAS**, the City Plan and Zoning Commission has further advised that at a public hearing held on February 5, 2026, its members voted 12-1 in support of a motion to recommend **APPROVAL** of a request from Sherman Lodge #576 Independent Order of Odd Fellows (Owner), represented by Sara Sue Zylstra (Officer), to rezone the Property from “N5” Neighborhood District to Limited “RX2” Mixed-Use District, to allow reuse of an existing building as a small event venue, subject to the following conditions:

1. Any use of the property shall be limited to the following:
  - A. Any use as permitted and limited in the “NX1” District, or
  - B. Any “Assembly and Entertainment – Small” use;
2. Any use on the property shall be in accordance with an approved site plan pursuant to Chapter 135 of the Municipal Code, to the satisfaction of the Planning and Urban Design Administrator

**WHEREAS**, the Property is legally described as follows:

The East 144 feet of Lot Eleven (11) (except North 232 feet) in PARK VIEW, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa



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**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the 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 March 9, 2026 in the Council Chambers, City Hall, 1200 Locust Street, 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 four (4) 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 *Gatto* to adopt.

Second by *Voss*.

FORM APPROVED:

*/s/ Emily A. Duffy*

Emily A. Duffy  
Assistant City Attorney

(ZONG-2025-000039)

(COMP-2026-000001)



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
BARRON	✓			
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