

★ **Roll Call Number**

26-0312

**Agenda Item Number**

21

**Date** March 23, 2026

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM KENT LEHS (OWNER), FOR PROPERTY LOCATED AT 3820 11TH STREET, TO REZONE THE PROPERTY FROM “N5” NEIGHBORHOOD DISTRICT TO “NX2” NEIGHBORHOOD MIX DISTRICT, TO ALLOW THE CONVERSION OF AN EXISTING ONE-HOUSEHOLD RESIDENTIAL BUILDING TO A GROUP LIVING USE**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on March 5, 2026, its members voted 6-5-1 in support of a motion to recommend **DENIAL** of a request from Kent Lehs (Owner), for property located at 3820 11th Street, to rezone the property “N5” Neighborhood District to “NX2” Neighborhood Mix District, to allow the conversion of an existing one-household residential building to a Group Living use and determined the requested rezoning is not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan; and

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

**THE NORTH ½ OF LOT 6 IN PETERSON’S ADDITION TO OAK PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.**

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed rezoning is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at City Hall, 1200 Locust Street, Des Moines, Iowa, at 5:00 p.m. on April 6, 2026, at which time the City Council will hear both those who oppose and those who favor the proposals.
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 seven (7) 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.

★ **Roll Call Number**

26-0372

**Agenda Item Number**

21

**Date** March 23, 2026

Moved by Mandelbaum to adopt

Second by SIMONSON

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill  
Assistant City Attorney

(ZONG-2026-000003)

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