



Roll Call Number

26-0609

Agenda Item Number

14

Date May 18, 2026

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM IOWA-MINNESOTA DISTRICT OF THE WESLEYAN CHURCH, INC. (OWNER), REPRESENTED BY PHIL WISEMAN (OFFICER), REGARDING PROPERTY LOCATED IN THE VICINITY OF 855 17TH STREET, TO REZONE THE PROPERTY FROM “NX2A” NEIGHBORHOOD MIX DISTRICT TO LIMITED “RX1” MIXED USE DISTRICT, TO ALLOW REUSE OF THE EXISTING BUILDING FOR ART STUDIO AND OFFICES SPACE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 7, 2026, its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a request from Iowa-Minnesota District of the Wesleyan Church, Inc. (Owner), represented by Phil Wiseman (Officer), for the proposed rezoning from “NX2a” Neighborhood Mix District to Limited “RX1” Mixed Use District be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Neighborhood Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on May 7, 2026, its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a request from Iowa-Minnesota District of the Wesleyan Church, Inc. (Owner), represented by Phil Wiseman (Officer), to rezone the Property from “NX2a” Neighborhood Mix District to Limited “RX1” Mixed Use District, to allow reuse of the existing building for art studio and offices space, subject to the following conditions:

1. Off-street parking shall be provided to the rear of the building with vehicular access limited to the alley.
2. The parking lot shall be paved, striped, and landscaped in accordance with Chapter 135 of the Des Moines Municipal Code to the satisfaction of the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:

THE NORTH 30 FEET OF LOT 14 AND ALL OF LOT 15 IN BLOCK 3 IN DAVIES' SECOND ADDITION TO THE CITY OF DES MOINES, 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.



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- 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 proposal, shall be held at City Hall, 1200 Locust Street, Des Moines, Iowa, at 5:00 p.m. on June 8, 2026, at which time the City Council will hear both those who oppose and those who favor the proposal.
- 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.

Moved by Gatto to adopt.

Second by Voss.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(ZONG-2026-000006)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
BARRON	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

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 Baumgartner

City Clerk