



Roll Call Number

26-0161D

Agenda Item Number

15

Date May 18, 2026

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM INVEST DSM, INC (OWNER), REPRESENTED BY THERESA GREENFIELD (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 3125 KINGMAN BOULEVARD, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM "N5-4" NEIGHBORHOOD DISTRICT TO LIMITED "NX3" NEIGHBORHOOD MIX DISTRICT TO ALLOW THREE (3) ROWHOME BUILDINGS WITH A TOTAL OF TWENTY (20) RESIDENTIAL DWELLING UNITS

WHEREAS, the City Plan and Zoning Commission has advised that a public hearing will be held on May 21, 2026, where its members will vote on a request from Invest DSM, Inc (Owner), represented by Theresa Greenfield (Officer), for the proposed rezoning from "N5-4" Neighborhood District to Limited "NX3" Neighborhood Mix 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 a public hearing will be held on May 21, 2026, where its members will vote on a request from Invest DSM, Inc (Owner), represented by Theresa Greenfield (Officer), to amend 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 advised that a public hearing will be held on May 21, 2026, where its members will vote on a request from Invest DSM, Inc (Owner), represented by Theresa Greenfield (Officer), to rezone the Property from "N5-4" Neighborhood District to Limited "NX3" Neighborhood Mix District, to allow three (3) Rowhome buildings with a total of twenty (20) residential dwelling units, subject to any conditions that are established during the City Plan and Zoning Commission public hearing:

WHEREAS, the Property is legally described as follows:

THE SOUTH 197.5 FEET OF THE EAST 1/2 OF LOT 9 AND THE SOUTH 197.5 FEET OF LOT 10 IN J.B. LOCKE'S SUBDIVISION, 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 meeting of the City Council at which the proposed amendment to PlanDSM Creating



Roll Call Number

26-0610

Agenda Item Number

15

Date May 18, 2026

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 proposals, 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 proposals.

- 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-2026-000011) (COMP-2026-000004)

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