



Roll Call Number

26-0669

Agenda Item Number

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Date June 8, 2026

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM BROADLAWNS MEDICAL CENTER (OWNER), REPRESENTED BY DENISE CUNDY (OFFICER), FOR THE FOLLOWING REGARDING MULTIPLE PARCELS LOCATED IN THE VICINITY OF 1826 HICKMAN ROAD, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL WITHIN A COMMUNITY NODE TO PUBLIC/SEMI-PUBLIC WITHIN A COMMUNITY NODE, AND TO REZONE THE PROPERTY FROM “N5” NEIGHBORHOOD DISTRICT AND “NX1” NEIGHBORHOOD MIX DISTRICT TO LIMITED “P2” PUBLIC, CIVIC, AND INSTITUTIONAL DISTRICT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2026, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Broadlawns Medical Center (Owner), represented by Denise Cundy (Officer), for the proposed rezoning from “N5” Neighborhood District and “NX1” Neighborhood Mix District to Limited “P2” Public, Civic, and Institutional District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low Density Residential within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2026, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Broadlawns Medical Center (Owner), represented by Denise Cundy, to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential within a Community Node to Public/Semi-Public within a Community Node; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on May 21, 2026, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Broadlawns Medical Center (Owner), represented by Denise Cundy, to rezone the Property from “N5” Neighborhood District and “NX1” Neighborhood Mix District to Limited “P2” Public, Civic, and Institutional District, to allow a non-accessory-surface parking lot use for the Broadlawns Medical Center, subject to the following conditions:

1. Any future off-street parking lot constructed on this property shall be subject to provision of an enhanced pedestrian crossing on Hickman Road to the satisfaction of the City Engineer.; and
2. Any future off-street parking lot constructed on this property shall have access driveways in locations deemed appropriate to the satisfaction of the City Engineer.; and

WHEREAS, the Property is legally described as follows:



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(1801 FRANCIS AVE LEGAL): LOT 16 IN BLOCK 2 IN NORWOOD PARK ADDITION OF NORTH DES MOINES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1810 HICKMAN ROAD LEGAL): LOTS 1 AND 2 (EXCEPT THE NORTH 3.5 FEET OF SAID LOTS) IN BLOCK 2, NORWOOD PARK ADDITION TO NORTH DES MOINES, IOWA, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1812 HICKMAN ROAD LEGAL): LOT 3 IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES, EXCEPT AN IRREGULAR PIECE LOCATED NORTH OF A LINE FORMED BY CONNECTING A POINT ON THE EAST LOT LINE LOCATED 3.5 FEET FROM THE NORTH LOT LINE TO A POINT ON THE WEST LOT LINE LOCATED 2.82 FEET FROM THE NORTH LOT LINE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1814 HICKMAN ROAD LEGAL): LOT 4 IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, (EXCEPT THAT PORTION CONVEYED TO THE CITY OF DES MOINES BY WARRANTY DEED RECORDED IN BOOK 3977 PAGE 173).

(1821 FRANCIS AVE LEGAL): LOT II IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1822 HICKMAN ROAD LEGAL): LOT 5, BLOCK 2, EXCEPT A TRIANGULAR PIECE BEING THE EAST 24.6 FEET ON THE NORTH LINE AND THE NORTH .93 FEET ON THE EAST LINE, NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, POLK COUNTY, IOWA.

(1824 HICKMAN ROAD LEGAL): LOT 6 IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1825 FRANCIS AVE LEGAL): LOTS 9 AND 10 IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, NOW



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INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1826 HICKMAN ROAD LEGAL): LOT 7 IN BLOCK 2 IN NORWOOD PARK ADDITION TO NORTH DES MOINES. AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1828 HICKMAN ROAD LEGAL): LOT 8 (EXCEPT THE PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8, THENCE WEST TO THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 14 FEET, THENCE SOUTHEAST TO THE PLACE OF BEGINNING) IN BLOCK 2, NORWOOD PARK . ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

(EXCEPT THE NORTH 20 FEET) THAT PART OF A 6 FOOT STRIP OF GROUND LYING WEST OF AND ADJOINING LOT 8, BLOCK 2, NORWOOD PARK ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, SAID POINT BEING 14 FEET NORTH OF THE SW CORNER OF SAID LOT 8; THENCE NORTHWESTERLY, ALONG A STRAIGHT LINE.

(1900 HICKMAN ROAD LEGAL): LOT 1 AND 8 FEET ADJACENT THERETO ON THE EAST IN WOLLBRIIGGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

ALSO DESCRIBED AS: 8 F E OF & ADJ & ALL LOT 1 WOLLBRIIGGE.

(1901 FRANCIS AVE LEGAL): LOT 6 IN WOLLBRIIGGE, AN OFFICIAL PLAT, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH AN EIGHT FOOT STRIP ABUTTING SAID LOT 6 ON THE EAST (SAID EIGHT FOOT STRIP BEING THE WEST 1/2 OF A 16 FOOT ALLEY ABUTTING SAID LOT 6 IN THE EAST AND WHICH ALLEY IS REFERRED TO AS LOT A IN WOLLBRIIGGE, AN OFFICIAL PLAT), EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PREMISES LYING NORTH OF A LINE EXTENDING FROM THE NORTHWEST CORNER OF SAID LOT 6 TO A POINT ON THE EAST LINE OF SAID ALLEY, LOT A, WHICH IS 16 FEET SOUTH OF THE



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NORTH LINE OF SAID LOT 6 PROJECTED EASTWARD TO THE EAST LINE OF SAID ALLEY, LOT A, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA. AND LOT 5 IN WOLLBRIIGGE, AN OFFICIAL PLAT ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN WOLLBRIIGGE, THENCE RUNNING NORTH 20 FEET, THENCE ALONG A LINE TO THE SOUTHEAST CORNER OF SAID LOT 5 IN WOLLBRIIGGE, THENCE TO THE PLACE OF BEGINNING NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1905 FRANCIS AVE LEGAL): LOT 6 IN WOLLBRIIGGE, AN OFFICIAL PLAT, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH AN EIGHT FOOT STRIP ABUTTING SAID LOT 6 ON THE EAST (SAID EIGHT FOOT STRIP BEING THE WEST 1/2 OF A 16 FOOT ALLEY ABUTTING SAID LOT 6 IN THE EAST AND WHICH ALLEY IS REFERRED TO AS LOT A IN WOLLBRIIGGE, AN OFFICIAL PLAT), EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PREMISES LYING NORTH OF A LINE EXTENDING FROM THE NORTHWEST CORNER OF SAID LOT 6 TO A POINT ON THE EAST LINC OF SAID ALLEY, LOT A, WHICH IS 16 FEET SOUTH OF THE NORTH LINE OF SAID LOT 6 PROJECTED EASTWARD TO THE EAST LINE OF SAID ALLEY, LOT A, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA. AND LOT 5 IN WOLLBRIIGGE, AN OFFICIAL PLAT ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN WOLLBRIIGGE, THENCE RUNNING NORTH 20 FEET, THENCE ALONG A LINE TO THE SOUTHEAST CORNER OF SAID LOT 5 IN WOLLBRIIGGE, THENCE TO THE PLACE OF BEGINNING NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1906 HICKMAN ROAD LEGAL): LOT 2 IN WOLLBRIIGGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(1910 HICKMAN ROAD LEGAL): LOT 3 AND THAT PART OF THE VACATED 6 FOOT NORTH/SOUTH ALLEY WEST OF AND ADJACENT TO SAID LOT 3 (EXCEPT THE NORTH 30 FEET THEREOF) IN WOLLBRIIGGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.



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(1916 HICKMAN ROAD LEGAL): LOT 1 GATSONS SUB DIV.

(1924 HICKMAN ROAD LEGAL): LOTS 2, 3 AND 4 IN GASTON'S SUBDIVISION, 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 amendments 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 proposals, shall be held at City Hall, 1200 Locust Street, Des Moines, Iowa, at 5:00 p.m. on June 29, 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.

Moved by Yatto to adopt.

Second by Voss.

FORM APPROVED:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(ZONG-2026-000007) (COMP-2026-000004)



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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 Bauer

Mayor

Laura Baumgartner

City Clerk