



Roll Call Number

26-0741

Agenda Item Number

25

Date June 29, 2026

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM MONTE PROPERTIES (OWNER), REPRESENTED BY BRENDA SANCHEZ (OFFICER) FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 2006 INDIANOLA AVENUE, 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 “MX1” MIXED-USE DISTRICT, TO ALLOW THE CONVERSION OF A “RETAIL SALES” USE TO A “TOBACCO STORE” USE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on June 4, 2026, its members voted 6-5 in support of a motion to recommend **DENIAL** of a request from Monte Properties (Owner), represented by Brenda Sanchez (Officer) for property located at 2006 Indianola Ave, to amend the PlanDSM: Creating Our Tomorrow Land Use Plan designation from Low Density Residential to Neighborhood Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on June 4, 2026, its members voted 6-5 in support of a motion to recommend **DENIAL** of a request from Monte Properties (Owner), represented by Brenda Sanchez (Officer) for property located at 2006 Indianola Ave, to rezone the property from “N5” Neighborhood District to “MX1” Mixed-Use District, to allow the conversion of a “retail sales” use to a “tobacco store” use; and

WHEREAS, the Property is legally described as follows:

Lot 1 89 (except that part conveyed to the City of Des Moines in the Warranty Deed recorded in Book 5815 Page 995) and that part of Lot 164 described as Beginning at the Southeast corner of said Lot 164, thence Northwesterly 8 feet, thence Southwesterly 31.6 feet; thence East 35.12 feet to Point of Beginning, all in Crawford Place, an Official Place, now included in and forming a part of the City of Des Moines, Polk County, Iowa (locally known as 2006 Indianola Avenue, Des Moines, IA 50315).

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 July 13, 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



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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

(COMP-2026-000007) (ZONG-2026-000010)

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