



Roll Call Number

26-0889

Agenda Item Number

24

Date August 3, 2026

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM ADRIAN STRAIN AND LAURA STRAIN (OWNERS), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 4027 SOUTHWEST 56TH STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM BUSINESS PARK TO LOW DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM "EX" MIXED-USE DISTRICT TO LIMITED "N2b" NEIGHBORHOOD DISTRICT TO ALLOW RECONSTRUCTION OF A ONE-HOUSEHOLD DWELLING UNIT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on July 16, 2026, its members voted 14-0 in support of a motion to recommend **APPROVAL** of a request from request from Adrian Strain and Laura Strain (owners), finding the requested rezoning of 4027 Southwest 56th Street, is not in conformance with the PlanDSM future land use designation of Business Park; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on July 16, 2026, its members voted 14-0 in support of a motion to recommend **APPROVAL** of a request from Adrian Strain and Laura Strain (owners), to amend PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Business Park to Low-Density Residential, and to rezone the Property from "EX" Mixed-Use District to Limited "N2b" Neighborhood District, to allow reconstruction of a one-household dwelling unit, subject to the following conditions:

1. Provision of a no-build easement along the northern 33 feet of the subject property to the satisfaction of the City Engineer
2. Driveway access shall be in a location approved by the City Engineer.

WHEREAS, the Property is legally described as follows:

The North 3 Acres of the W ½ of the North 20 Acres of the NW ¼ of the SW ¼ of Section 24, Township 78 North, Range 25, West of the 5th P.M., 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 it 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 5:00 p.m. on August 24, 2026 in the Council Chambers, City Hall, 1200 Locust Street, Des Moines.
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

(ZONG-2026-000014) (COMP-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