



Roll Call Number

25-1288

Agenda Item Number

26

Date September 29, 2025

RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM ROBERT BASTOW (OWNER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 715 EAST 25TH STREET, 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 “N3C” NEIGHBORHOOD DISTRICT TO LIMITED “RX1” MIXED USE DISTRICT, TO ALLOW REUSE OF AN EXISTING BUILDING FOR A DOG GROOMING BUSINESS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 4, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Robert Bastow (Owner), for the proposed rezoning from “N3c” Neighborhood District to Limited “RX1” Mixed Use District not be found 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 at a public hearing held on September 4, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Robert Bastow (Owner), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to Neighborhood Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on September 4, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Robert Bastow (Owner), to rezone the Property from “N3c” Neighborhood District to Limited “RX1” Mixed Use District, to allow reuse of an existing building for a dog grooming business, subject to the following condition:

1. Any use of the property shall be limited to a “Pet Grooming” business and/or office and household living uses as permitted in the “RX1” District.; and

WHEREAS, the Property is legally described as follows:

LOTS 23 AND 24 IN BLOCK 11 IN YORK’S CHOICE, 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 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 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, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on October 20, 2025, 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 Gatto TO ADOPT

SECOND BY Voss

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000018) (COMP-2025-000014)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
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