



Roll Call Number

25-1338

Agenda Item Number

67

Date September 29, 2025

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM 61ST STREET CONSTRUCTION, LLC (OWNER), REPRESENTED BY DANIEL DOYLE (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 1603 WALKER STREET, 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 “NX1” NEIGHBORHOOD MIX DISTRICT TO LIMITED “NX2” NEIGHBORHOOD MIX DISTRICT, TO ALLOW REDEVELOPMENT OF THE PROPERTY FOR A MULTIPLE-HOUSEHOLD BUILDING WITH UP TO TWELVE (12) DWELLING UNITS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 21, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from 61st Street Construction, LLC (Owner), represented by Daniel Doyle (Officer), for the proposed rezoning from “NX1” Neighborhood Mix District to Limited “NX2” Neighborhood Mix District be not 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 August 21, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from 61st Street Construction, LLC (Owner), represented by Daniel Doyle (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 further advised that at a public hearing held on August 21, 2025, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from 61st Street Construction, LLC (Owner), represented by Daniel Doyle (Officer), to rezone the Property from “NX1” Neighborhood Mix District to Limited “NX2” Neighborhood Mix District, to allow redevelopment of the property for a multiple-household building with up to twelve (12) dwelling units, subject to the following condition:

1. Property shall contain no more than twelve (12) dwelling units; and

WHEREAS, the Property is legally described as follows:

THE WEST HALF (W1/2) OF LOT NINETEEN (19) AND ALL OF LOT TWENTY (20) IN BLOCK FIFTY-FIVE (55) IN STEWARTS ADDITION TO THE CITY OF DES MOINES, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and



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WHEREAS, on September 8, 2025, by Roll Call No. 25-1214, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on September 29, 2025, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposals; and

WHEREAS, in accordance with said notice, those interested in said proposals, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the hearing is closed.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Low Density Residential to High Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "NX1" Neighborhood Mix District to Limited "NX2" Neighborhood Mix District, to allow redevelopment of the property for a multiple-household building with up to twelve (12) dwelling units, subject to the conditions set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY Westergaard TO ADOPT. SECOND BY Gatto.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000015) (COMP-2025-000012)



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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