

Date October 20, 2025

**RESOLUTION SETTING PUBLIC HEARING REGARDING REQUEST FROM
HIGHLAND PARK COMMUNITY DEVELOPMENT ASSOCIATION, INC (OWNER),
REPRESENTED BY PHILIP HERMAN (OFFICER), FOR THE FOLLOWING
REGARDING PROPERTY LOCATED AT 3851 SHERMAN BOULEVARD TO
REZONE THE PROPERTY FROM “N3A” NEIGHBORHOOD DISTRICT TO
LIMITED “NX1” NEIGHBORHOOD MIX DISTRICT, TO ALLOW THE
RENOVATION OF THE EXISTING ONE-HOUSEHOLD DWELLING AND
CONSTRUCTION OF A TWO-HOUSEHOLD DWELLING AND TWO (2)
ACCESSORY DWELLING UNITS, FOR A TOTAL OF (5) RESIDENTIAL DWELLING
UNITS**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 2, 2025, its members voted 9-0-1 in support of a motion to recommend **APPROVAL** of a request from Highland Park Community Development Association, Inc (Owner), represented by Philip Herman (Officer), for the proposed rezoning from “N3a” Neighborhood District to Limited “NX1” Neighborhood Mix District be found 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 further advised that at a public hearing held on October 2, 2025, its members voted 9-0-1 in support of a motion to recommend **APPROVAL** of a request from Highland Park Community Development Association, Inc (Owner), represented by Philip Herman (Officer), for the proposed rezoning from “N3a” Neighborhood District to Limited “NX1” Neighborhood Mix District, to allow the renovation of the existing one-household dwelling and construction of a two-household dwelling and two (2) accessory dwelling units, for a total of (5) residential dwelling units, subject to the following conditions:

1. Any use of the subject property, which measures 0.9 acres, shall be limited to uses as permitted in common with and as limited by the ‘N3a’ District and Household Living with a maximum of 5 dwelling units.;and
2. Any development on the property shall be in substantial compliance with the submitted development concept, including design and layout, to the satisfaction of the Planning and Urban Design Administrator.; and
3. Storm water management for the property shall be provided to the satisfaction of the City Engineer.; and
4. Vehicular access to the property shall be limited to no more than a single driveway with any unused drives being removed and restored to the satisfaction of the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:



Roll Call Number

25-1400

Agenda Item Number

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Date October 20, 2025

EX NWLY 5F- LOT 25 KIMBLE ACRES, 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 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 proposal, shall be held at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on November 3, 2025, at which time the City Council will hear both those who oppose and those who favor the proposal.
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 Coleman TO ADOPT.
SECOND BY Matto

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000019)



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

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.

Connie Boren

Mayor

Laura Baumgartner

City Clerk