



Roll Call Number

251432

Agenda Item Number

47

Date October 20, 2025

RESOLUTION HOLDING 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.; and

WHEREAS, on September 29, 2025, by Roll Call No. 25-1288, 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 October 20, 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



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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 Neighborhood Mixed Use is hereby approved.
3. The proposed rezoning of the Property, as legally described above, 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 condition set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

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