



Roll Call Number

26-0064

Agenda Item Number

20

Date January 12, 2026

RESOLUTION SETTING PUBLIC HEARING ON REQUEST FROM AUSTIN GILLIAM (OWNER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 3601 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 "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 December 18, 2025, its members voted 10-0 in support of a motion finding the requested rezoning for Property located at 3601 Southwest 56th Street is not in conformance with the existing PlanDSM future land use designation of Business Park; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 18, 2025 its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Austin Gilliam (Owner), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property at 3601 Southwest 56th Street from Business Park to Low Density Residential; to rezone the Property from "EX" Mixed-Use District to "N2b" Neighborhood District to allow for the reconstruction of a one-household dwelling unit, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and

WHEREAS, the Property is legally described as follows:

Beginning at the Northwest corner of the SW 1/4 NW 1/4 of Section 24, Township 78 North, Range 25 West of the 5th P.M., Polk County, Iowa, running thence South 10 rods; thence East 16 rods; thence North 10 rods; thence West 16 rods to the place of beginning, 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 amendment 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 proposal, shall be held at 5:00 p.m. on January 26, 2026 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, 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 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/ Emily A. Duffy

Emily A. Duffy

Assistant City Attorney

(ZONG-2025-000030)

(COMP-2025-000021)

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