



Roll Call Number

26-0322

Agenda Item Number

38

Date March 9, 2026

RESOLUTION HOLDING PUBLIC HEARING ON REQUEST FROM SHERMAN LODGE #576 INDEPENDENT ORDER OF ODD FELLOWS (OWNER), REPRESENTED BY SARA SUE ZYLSTRA (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 2340 EAST 9TH 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 “N5” NEIGHBORHOOD DISTRICT TO LIMITED “RX2” MIXED-USE DISTRICT, TO ALLOW REUSE OF AN EXISTING BUILDING AS A SMALL EVENT VENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 5, 2026, its members voted 12-1 in support of a motion to recommend **APPROVAL** of a request from Sherman Lodge #576 Independent Order of Odd Fellows (Owner), represented by Sara Sue Zylstra (Officer), for the proposed rezoning from “N5” Neighborhood District to Limited “RX2” Mixed-Use District, be found not 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 February 5, 2026 its members voted 12-1 in support of a motion to recommend **APPROVAL** of a request from Sherman Lodge #576 Independent Order of Odd Fellows (Owner), represented by Sara Sue Zylstra (Officer), 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 February 5, 2026, its members voted 12-1 in support of a motion to recommend **APPROVAL** of a request from Sherman Lodge #576 Independent Order of Odd Fellows (Owner), represented by Sara Sue Zylstra (Officer), to rezone the Property from “N5” Neighborhood District to Limited “RX2” Mixed-Use District, to allow reuse of an existing building as a small event venue, subject to the following conditions:

1. Any use of the property shall be limited to the following:
 - A. Any use as permitted and limited in the “NX1” District, or
 - B. Any “Assembly and Entertainment – Small” use;
2. Any use on the property shall be in accordance with an approved site plan pursuant to Chapter 135 of the Municipal Code, to the satisfaction of the Planning and Urban Design Administrator

WHEREAS, the Property is legally described as follows:

The East 144 feet of Lot Eleven (11) (except North 232 feet) in PARK VIEW, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa; and



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WHEREAS, on February 23, 2026, by Roll Call No. 26-0236 it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for a hearing on March 9, 2026, 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 Neighborhood Mixed-Use is hereby approved.
3. The proposed rezoning of the Property, as legally described above from "N5" Neighborhood District to Limited "RX2" Mixed-Use District to allow the reuse of an existing building as a small event venue 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 Westergard to adopt.

Second by Gatto.

FORM APPROVED:

/s/ Emily A. Duffy

Emily A. Duffy
Assistant City Attorney

(ZONG-2025-000039)

(COMP-2026-000001)



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

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.

MOTION CARRIED

APPROVED

Connie Bauer

Mayor

Laura Baumgartner

City Clerk