



Roll Call Number

26-0581

Agenda Item Number

34

Date May 4, 2026

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM DES MOINES PREP FACILITIES (OWNER), REPRESENTED BY MANUEL MATTKE (OFFICER), TO REZONE PROPERTY LOCATED AT 107 EAST 6TH STREET FROM “DX2” DOWNTOWN DISTRICT TO LIMITED “DXR” DOWNTOWN DISTRICT, TO ALLOW DEVELOPMENT OF A NEW ATHLETIC FIELD AND ACCESSORY PARK

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 2, 2026, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Des Moines Prep Facilities (Owner), represented by Manuel Mattke (Officer), for the proposed rezoning from “DX2” Downtown District to Limited “DXR” Downtown District, be found in conformance with the PlanDSM: Creating our Tomorrow Plan Land Use Plan designation of Downtown Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on April 2, 2026, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Des Moines Prep Facilities (Owner), represented by Manuel Mattke (Officer), to rezone the Property from “DX2” Downtown District to Limited “DXR” Downtown District, to allow development of a new athletic field and accessory park, subject to the following condition:

1. Any fencing on the property shall be decorative metal fencing to the satisfaction of the City’s Planning and Urban Design Administrator.

WHEREAS, the Property is legally described as follows:

NORTH PROPERTY, PARCEL NUMBER 040/01060-005-000

A TRACT OF LAND THROUGH LOTS 9, 10, 13, 14, BLOCK 14 AND THE VACATED NORTH/SOUTH ALLEY LYING BETWEEN, ALL IN TOWN OF DE MOINE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11, OF SAID BLOCK 14; THENCE NORTH 15°30’05” WEST ALONG THE EAST LINE OF SAID BLOCK 14, A DISTANCE OF 70.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°25’50” WEST, 98.51 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 570.19 FEET, WHOSE ARC LENGTH IS 72.10 FEET, AND WHOSE CHORD BEARS SOUTH 84°48’29” WEST, 72.05 FEET; THENCE SOUTH 81°11’07” WEST, 151.17 FEET TO THE WEST LINE OF SAID LOT 14; THENCE NORTH 15°02’48” WEST, 31.38 FEET; THENCE NORTH 75°38’29” EAST, 149.22 FEET; THENCE NORTH 77°10’37” EAST, 18.02 FEET; THENCE NORTH 82°45’52” EAST, 150.77 FEET TO THE EAST LINE OF SAID BLOCK 14; THENCE SOUTH 15°30’05” EAST, 60.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.33 ACRES (14,475 S.F.).



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MIDDLE PROPERTY, PARCEL NUMBER 040/01059-001-000

PART OF BLOCK 14 IN TOWN OF DE MOINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 14 (SAID POINT BEING THE SOUTHEAST CORNER OF COURT AVENUE AND SOUTHEAST 6TH STREET); THENCE SOUTH 16° 00' EAST (BEING AN ASSUMED BEARING OF THE EAST RIGHT OF WAY OF SOUTHEAST 6TH STREET) A DISTANCE OF 305 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 16° 00' EAST A DISTANCE OF 111.5 FEET; THENCE NORTH 71°08' EAST A DISTANCE OF 57.08 FEET ON A TANGENT TO A P.I. OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1107.67 FEET; THENCE NORTH 65°14' EAST A DISTANCE OF 225.74 FEET TO THE P.I. OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 507.87 FEET; THENCE NORTH 73°12' EAST A DISTANCE OF 35.36 FEET; THENCE NORTH 15°12' WEST A DISTANCE OF 21.9 FEET; THENCE SOUTH 87°39' WEST A DISTANCE OF 134.1 FEET TO THE P.I. OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 570.19 FEET; THENCE SOUTH 80°24' WEST A DISTANCE OF 186.8 FEET TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

SOUTH PROPERTY, PARCEL NUMBER 040/01060-006-000

AN IRREGULAR TRACT OF LAND THROUGH LOTS 11 AND 12, BLOCK 14 AND THE NORTH/SOUTH VACATED ALLEY LYING BETWEEN THAT PART OF LOTS 11 AND 12, BLOCK 14, ALL IN THE TOWN OF DE MOINE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 15°30'05" WEST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 3.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A CURVE 15.0 FEET NORTH OF FORMER TRACK 29 AS FILED IN BOOK 5985, PAGE 4 OF THE POLK COUNTY RECORDER'S OFFICE, CONCAVE SOUTHERLY WHOSE RADIUS IS 2317.63 FEET, WHOSE ARC LENGTH IS 212.90 FEET, AND WHOSE CHORD BEARS SOUTH 77°28'39" WEST, 212.82 FEET; THENCE SOUTH 74°53'25" WEST, 65.91 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS IS 1107.67 FEET, WHOSE ARC LENGTH IS 75.58 FEET AND WHOSE CHORD BEARS NORTH 68°24'05" EAST, 75.57 FEET; THENCE NORTH 65°54'56" EAST, 133.57 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 507.87 FEET, WHOSE ARC LENGTH IS 71.49 FEET, AND WHOSE CHORD BEARS NORTH 70°12'21" EAST, 71.43 FEET TO THE EAST LINE OF SAID LOT 11; THENCE SOUTH 15°30'05"



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EAST, 44.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRES (5,827 S.F.).

WHEREAS, on April 20, 2026, by Roll Call No. 26-0494, 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 May 4, 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 proposal, 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 rezoning are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property, as legally described above, from "DX2" Downtown District to Limited "DXR" Downtown District to allow development of a new athletic field and accessory park 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 Mandelbaum to adopt. Second by Voss.

FORM APPROVED:
/s/ Emily A. Duffy
Emily A. Duffy
Assistant City Attorney

(ZONG-2026-000004)

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 Boesen

Mayor

Laura Baumgartner

City Clerk