



Roll Call Number

26-0698

Agenda Item Number

49

Date June 8, 2026

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM MATT WARNER-BLANKENSHIP AND JENNIFER WARNER-BLANKENSHIP (OWNER), REGARDING PROPERTY LOCATED IN THE VICINITY OF 855 17TH STREET, TO REZONE THE PROPERTY FROM “NX2A” NEIGHBORHOOD MIX DISTRICT TO LIMITED “RX1” MIXED USE DISTRICT, TO ALLOW REUSE OF THE EXISTING BUILDING FOR ART STUDIO AND OFFICES SPACE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 7, 2026, its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a request from Matt Warner-Blankenship and Jennifer Warner-Blankenship (Owners), for the proposed rezoning from “NX2a” Neighborhood Mix District to Limited “RX1” Mixed Use District be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Neighborhood Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on May 7, 2026, its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a request from Matt Warner-Blankenship and Jennifer Warner-Blankenship (Owners), to rezone the Property from “NX2a” Neighborhood Mix District to Limited “RX1” Mixed Use District, to allow reuse of the existing building for art studio and offices space, subject to the following conditions:

1. Off-street parking shall be provided to the rear of the building with vehicular access limited to the alley.
2. The parking lot shall be paved, striped, and landscaped in accordance with Chapter 135 of the Des Moines Municipal Code to the satisfaction of the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:

THE NORTH 30 FEET OF LOT 14 AND ALL OF LOT 15 IN BLOCK 3 IN DAVIES' SECOND ADDITION TO THE CITY OF DES MOINES, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.; and

WHEREAS, on May 18, 2026, by Roll Call No. 26-0609, it was duly resolved by the City Council that the request for approval of the proposed rezoning be set down for hearing on June 8, 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.



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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 "NX2a" Neighborhood Mix District to Limited "RX1" Mixed Use District, to allow reuse of the existing building for art studio and offices space, subject to the conditions set forth above, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

(NOTE – APPROVAL REQUIRES SIX VOTES DUE TO OPPOSITION OF GREATER THAN 20% OF RELEVANT PROPERTY OWNERS)

Moved by Mandelbaum to adopt.

Second by Simonson.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(ZONG-2026-000006)

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