



Roll Call Number

26-0701

Agenda Item Number

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Date June 8, 2026

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM INVEST DSM, INC (OWNER), REPRESENTED BY THERESA GREENFIELD (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 3125 KINGMAN BOULEVARD, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM "N5-4" NEIGHBORHOOD DISTRICT TO LIMITED "NX3" NEIGHBORHOOD MIX DISTRICT TO ALLOW THREE (3) ROWHOME BUILDINGS WITH A TOTAL OF TWENTY (20) RESIDENTIAL DWELLING UNITS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2026, its members voted 8-1 in support of a motion to recommend **APPROVAL** of a request from Invest DSM, Inc (Owner), represented by Theresa Greenfield (Officer), for the proposed rezoning from "N5-4" Neighborhood District to Limited "NX3" Neighborhood Mix 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 May 21, 2026, its members voted 8-1 in support of a motion to recommend **APPROVAL** of a request from Invest DSM, Inc (Owner), represented by Theresa Greenfield (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to High Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2026, its members voted 8-1 in support of a motion to recommend **APPROVAL** of a request from Invest DSM, Inc (Owner), represented by Theresa Greenfield (Officer), to rezone the Property from "N5-4" Neighborhood District to Limited "NX3" Neighborhood Mix District, to allow three (3) Rowhome buildings with a total of twenty (20) residential dwelling units, subject to the following conditions:

1. Any use of the subject property, which measures 0.56 acres, shall be limited to a Household Living Use with up to a maximum of twenty (20) household units.; and
2. Any development on the property shall be in substantial compliance with the submitted development concept, including architectural character and materials, to the satisfaction of the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:

THE SOUTH 197.5 FEET OF THE EAST 1/2 OF LOT 9 AND THE SOUTH 197.5 FEET OF LOT 10 IN J.B. LOCKE'S SUBDIVISION, AN OFFICIAL PLAT, NOW



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INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

WHEREAS, on May 18, 2026, by Roll Call No. 26-0610, 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 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 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 High Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, "N5-4" Neighborhood District to Limited "NX3" Neighborhood Mix District, to allow three (3) Rowhome buildings with a total of twenty (20) residential dwelling units, 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 Mandelbaum to adopt.

Second by Voss.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2026-000011) (COMP-2026-000004)



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

MOTION CARRIED

APPROVED

Connie Breen

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