PLAN AND ZONING COMMISSION RULES AND PROCEDURES

1. The Plan and Zoning Commission is generally an advisory body to the City Council. The City Council will hold a public hearing and make the final decision on all matters before the Commission other than Site Plans and Subdivision Plats, unless denials or conditional approvals thereof are appealed. Please contact the City Clerk or Community Development Department staff for details on Council hearings.

2. Applicant will be given 10 minutes to present the request.

3. Proponents and then opponents from the public are then allowed to speak in that order, with each speaker allowed a maximum of 5 minutes.

4. Applicant is then allowed five (5) minutes for a rebuttal.

5. The hearing will then be closed and the Commission will discuss and vote on the issue.

6. All comments are to be germane to the item under consideration and speakers are to maintain a courteous manner.

7. Items listed on the consent portion of the agenda will not be individually discussed and will be considered for approval in accordance with the recommendation in the staff report unless an individual present or member of the Commission requests that the item be removed from the consent agenda and considered separately under the public hearing agenda.

8. The City of Des Moines is pleased to provide accommodations to individuals or groups with disabilities and encourages participation in City government. To better serve you, when possible please notify us at least three business days in advance at 515-283-4209, should special accommodations be required. Assistive Listening Devices are available for meetings in the Council Chambers.

9. Plan and Zoning Commission meetings are broadcast on Mediacom Cable Channel 7.1 or 7.2 for customers with that service.

10. Transportation for City of Des Moines meetings can be scheduled to and from DART Central Station at 620 Cherry Street. To reserve your route, please call DART On Call Scheduling at (515) 283-8136. Calls for trips will be accepted up until 5:00 PM of the day prior to the meeting. Please be sure to mention in your request that you require transportation for the City of Des Moines meetings at this location. This notice is intended to comply with accessibility requirements of the Americans with Disabilities Act.

Note: There is not a scheduled early informational session.

6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

Item #1 is continued from the December 20, 2018 meeting of the Commission.

1. Request from Home, Inc. (purchaser) represented by Pamela Carmichael (officer) to rezone property located at 1321 and 1325 Fremont Street. The property is owned by Community Housing Initiatives represented by Doug LaBounty (officer).

   A) Determination as to whether the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow.

   B) Rezone property from “R1-60” One-Family Low-Density Residential District to “R-2” Two-Family Residential District, to allow the properties to be combined and to allow development of a two-family dwelling.

(ZON2018-00239)
2. Request from West End Lofts I, LLC (owner), 1440 Locust Street, represented by B.J. Miller (officer) for vacation of an adjoining 3.5-foot by 5.2-foot segment of the surface rights within the east/west alley to the south of the subject property, to allow modification of the egress door alcove for security purposes. (11-2018-1.30)

3. Request from the City of Des Moines (owner), 106 Franklin Avenue and 101 & 111 Jefferson Avenue, represented by Phillip Wageman (Real Estate Manager) for vacation of the adjoining east/west alley Right-of-Way between Franklin Avenue and Jefferson Avenue from Ohio Street to its terminus 410 feet to the west. (11-2018-1.31)

4. City initiated request to rezone property located at 3500 Vandalia Road.
   
   A) Determination as to whether the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow.
   
   B) Amendment to the PlanDSM future land use classification from Business Park to Industrial. (21-2018-4.22)
   
   C) Rezone property from “M-1” Light Industrial District to “M-2” Heavy Industrial District, to allow development of a steel fabrication plant with outdoor storage of materials and finished products. (ZON2018-00252)

PUBLIC HEARING ITEMS

Item #5 is continued from the December 6, 2018 and December 20, 2018 meeting of the Commission.

5. Request from TK Development, LLC (owner) represented by Dan Kruse (officer) for review and approval of a 2nd Amendment to the Preliminary Plat for “Southwoods Estates” on property located at 3800 Southwest 56th Street, to allow revision to the plat on the southern portion of the property to reconfigure the street layout and provide for a total of 57 single-family residential lots. The previously approved 1st Amendment to the Preliminary Plat provided for a total of 50 single-family residential lots with two outlots for future platting. (13-2019-1.25)

Item #6 is continued from the December 20, 2018 meeting of the Commission.

6. Request from Des Moines University (owner) represented by Mark Peiffer (officer) to rezone property located at 3200 Grand Avenue.

   A) Determination as to whether the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow.

   B) Amendment to the PlanDSM future land use classification from Low Density Residential to Public/Semi-Public. (21-2018-4.21)
C) Rezone property from “R1-80” One-Family Residential District and Limited “R-4” Multiple-Family Residential District to “R-4” Multiple-Family Residential District, to remove the current zoning condition stating “There shall be no further extension of parking to serve the use occurring upon the Property into any of the adjoining land zoned to a single family residential district classification,” and allow expansion of the campus for an emergency generator for Ryan Hall and additional surface parking to the southeast. (ZON2018-00243)

7. Request from Git N Go Convenience Stores, Inc. (owner) represented by Dennis Flora (officer) for review and approval of a Site Plan “Git-N-Go 100 Watrous” under design guidelines for gas stations/convenience stores on property at 100 Watrous Avenue, to allow construction of a 3,080-square foot convenience store with a pump island canopy for six (6) fueling locations. (10-2019-7.71)

8. Request from Full Court Press (owner) represented by Jeff Bruning (officer) to rezone property at 3506 University Avenue.

A) Determination as to whether the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow future land use classification.

B) Amendment to the PlanDSM future land use classification from Low/Medium Density Residential to Community Mixed Use. (21-2018-4.25)

C) Rezone property from “R-3” Multiple-Family Residential District to “NPC” Neighborhood Pedestrian Commercial District, to allow conversion of the existing restaurant use to a tavern use. (ZON2018-00248)

9. Request from Agape Pregnancy Center (owner) represented by Stephen Siemens (officer) to rezone property at 2008 and 2222 Bennett Avenue. Additional subject property owned by Freedom for Youth Ministries.

A) Determination as to whether the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow.

B) Amendment to the PlanDSM future land use classification from Low Density Residential to Community Mixed Use. (21-2018-4.23)

C) Rezone from “R1-60” One-Family Low Density Residential District to “C-0” Commercial-Residential District to allow conversion of an existing supervised group residence to medical and professional counseling offices. (ZON2018-00253)

10. Request from DDX Worldwide Cargo, Inc. (owner) represented by Juan Guaman (officer) for the following at 2017 Capitol Avenue:

A) Vacation of the adjoining north/south alley from Capitol Avenue to the east/west alley. (11-2018-1.29)

B) Determination as to whether the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow.

C) Amendment to the PlanDSM future land use classification from Low Density Residential to Industrial. (21-2018-4.24)
D) Rezone from “R1-60” One-Family Low Density Residential District to “M-1” Light Industrial District to allow expansion of the existing warehouse and distribution center use. (ZON2018-00254)

OTHER ITEMS

11. Committee and Director’s Reports.