CITY PLAN AND ZONING COMMISSION

*****AGENDA*****

for the meeting scheduled on
February 7, 2019 at 6:00 P.M.

RICHARD A. CLARK MUNICIPAL SERVICE CENTER
1551 EAST M.L. KING JR. PKWY
2ND FLOOR MSC BOARD ROOM

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

1. Request from Des Moines Griffin Building, LLC (owner), 319 7th Street, represented by Tim Rypma (officer) for vacation of a 4-foot by 4-foot segment of the adjoining east/west alley, to allow for a new egress door swing into the alley. (11-2019-1.01)
PUBLIC HEARING ITEMS

Item #2 is continued from the December 6, 2018, December 20, 2018, and January 17, 2019 meetings of the Commission.

2. 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 63 single-family residential lots. The previously approved 1st Amendment to the Preliminary Plat provided for a total of 45 single-family residential lots with two outlots for future platting. (13-2019-1.25)

Items #3 and #4 are continued from the January 17, 2019 meeting of the Commission.

3. 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)

4. Request from Full Court Press, Inc. (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)

5. Request from Savannah Homes, Inc. (purchaser) represented by Ted Grob (officer) to rezone property located at 4320 East 46th Street. The subject property is owned by Dennis and Kenneth Robison.
   A) Determination as to whether the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow.
   B) Rezone property from “A-1” Agricultural District to “R1-60” One-Family Low-Density Residential District, to allow single-family residential development. (ZON2019-00001)
6. Request from Brown Dog Realty, LLC (owner) represented by David Kriens (officer) to rezone property at 2110 Wakonda View Drive.

   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. (21-2019-4.01)

   C) Rezone from “R1-80” One-Family Residential District to “C-2” General Retail and Highway-Oriented Commercial District, to allow expansion of an existing plumbing and mechanical shop site improvements. (ZON2019-00002)

7. Request from Amerco Real Estate Company (purchaser) represented by Holly Reading for review and approval of a Site Plan “U-Haul Self Storage” under design guidelines for vehicle display lots on property located at 2535 Hubbell Avenue, to allow reuse of the former K-Mart retail department store site for a miniwarehouse and moving truck rental business. The developer has requested waiver of the minimum required open space area and the minimum 20-foot deep perimeter lot landscaped area along Hubbell Avenue and Easton Avenue. The subject property is owned by Lany DM, LLC. (10-2019-7.81)

OTHER ITEMS

8. Election of Officers.

9. Committee and Director’s Reports.