Due to precautions surrounding the COVID-19 virus, it has been determined that the public hearing for the following item previously scheduled for the April 2, 2020 Zoning Board of Adjustment meeting is postponed to the April 16, 2020 meeting of the Plan and Zoning Commission at 6:00 p.m. at the Richard A. Clark Municipal Services Center, 2nd Floor MSC Board Room, located at 1551 East Martin Luther King Jr. Parkway. Your patience with this unforeseen postponement as the City continues to effectively manage this situation is appreciated.

for the meeting scheduled on April 2, 2020 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. Assistive Listening Devices are available for meetings in the MSC Board Room. 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.

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

**Note: There is not a scheduled early session.**

6:00 ROLL CALL & APPROVAL OF MINUTES

Items 1 – 4 have been carried over from the March 19, 2020 meeting of the Plan & Zoning Commission which was postponed.

CONSENT PUBLIC HEARING ITEMS

1. Request from Skyline Trucking, Inc. (owner) represented by Ronald Fadness (officer) for the following for property located at 3220 Dixon Street.

    A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
B) Rezone property from “I1” Industrial District to “I2” Industrial District, to allow for future consideration of a Conditional Use application for a Fabrication and Production, Intensive use, specifically for an above-ground petroleum tank in excess of 1,000 gallons (12,000 gallons). (ZON2020-00029)

2. Request from Scottish Rite Park, Inc. (owner) represented by Daniel J. Boor (officer) for the following for property located at 2909 Woodland Avenue.

A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

B) Amend the PlanDSM Creating Our Tomorrow Plan future land use designation from Public/Semi-Public to Neighborhood Mixed Use. (21-2020-4.07)

C) Rezone property from “NX3” Neighborhood Mix District to “RX1” Mixed-Use District, to allow for the applicant to request a Conditional Use for a business selling liquor, wine and/or beer as a restaurant in the “Bistro” within the residential complex. (ZON2020-00032)

PUBLIC HEARING ITEMS

Item 3 is continued from the March 5, 2020 meeting of the Commission and further carried from the postponed March 19, 2020 meeting of the Commission.

3. Request from Anchor Investment Group, LLC (owner) represented by Michael Donlin for the following for property located at 901 Southeast 7th Street, 709 Vale Street and 714 Vale Street. Additional subject property is owned by Camp 2 Capital, LLC.

A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

B) Rezone property from “N3c” Neighborhood District to “NX2” Neighborhood Mix District, to allow for development of row townhome household units. (ZON2020-00025)

4. Request from Pinnacle on Fleur, LLC (purchaser) represented by Randy Walters (officer) for review and approval of the following for property located at 2710 and 2500 Fleur Drive. The subject properties are owned by Village at Grays Lake, LLC.

A) Determination as to whether the requested PUD Conceptual Plan Amendment is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

B) 1st Amendment to the Village at Grays Lake PUD Conceptual Plan, to define Lot 5 of the Plan to be developed with 20, 3-story Row Building Type townhomes (ZON2020-00028)

5. Request from ND Drake Multifamily, LLC (owner) represented by Alexander Grgurich (officer) for review and approval of a Type 2 Design Alternative in accordance with Chapter 135 Section 135-9.2.4 and 135-9.3.1.B to waive the minimum requirement for spacing of entrances on the University Avenue Primary Frontage and to waive the minimum number of required off-street parking spaces, for property located at 2530 University Avenue, all to allow development of the property with a 4-story mixed used
building with 136 household units and 6,000 square feet of ground floor retail/office use.

(10-2020-7.78)

OTHER ITEMS

6. Committee and Director’s Reports.