Iowa Code Section 21.4 requires that each Plan and Zoning Commission meeting shall be held at a place reasonably accessible to the public and at a time reasonably convenient to the public, unless for good cause such a place or time is impossible or impracticable. Given the Governor's prohibition on gatherings of ten or more persons during the COVID19 outbreak and further given Section Nine of the Governor’s March 19, 2020 proclamation suspending the regulatory provisions of Iowa Code §§ 21.8, 26.12, and 414.12, or any other statute imposing a requirement to hold a public meeting or hearing, the City Council has determined that a meeting at a physical place is impossible or impracticable and all Plan and Zoning Commission meetings for the time being will be conducted electronically with the public allowed to attend per the instructions on this agenda. Participation in person will not be available. Meeting minutes will continue to be provided per the City’s normal course of business.

If you intend to participate in the virtual Zoom meeting via internet or by telephone, the City’s Community Development Department requests that you please send an email to Planning@dmgov.org or call (515) 689-9485 at least 24 hours prior to the start of the scheduled meeting, to alert the meeting’s moderator that you intend to address the Plan and Zoning Commission. When sending an email or leaving a voice-mail message, please include your name, address, telephone number and the item number that you wish to speak on, state whether you wish to speak in support or in opposition, and attach or identify any evidence (photos, documents, etc.) that you would like the Plan and Zoning Commission members to review. Participants will be allowed to join the virtual Zoom meeting via internet or by telephone at the scheduled time of the meeting, whether or not such prior notice is given to the Community Development Department.

To join the Zoom meeting using internet access, go to the following link:

https://zoom.us/j/514418051?pwd=VTd4ZGQ5NE5mL216TWFiNUM0eWQzUT09

Meeting ID: 514 418 051
Password: 542208

To join the Zoom meeting using One tap access (using mobile device with internet access):

+13126266799, 514418051# US (Chicago)

To join the meeting by telephone without internet access please dial the following number and then enter the meeting ID number listed below:

1(888) 475-4499 US Toll-free
Meeting ID: 514 418 051

You will be muted upon arrival in the meeting. To request to speak during the hearing you please use the “raise hand” function on Zoom via internet or dial *9 on your telephone.

Hearing date is subject to change. Please see https://www.DSM.city/covid19 and scroll down to the “Public Meetings” link under the heading “City of Des Moines Services impact” or call (515) 689-9485 for the most current information public hearings and public meetings.
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 (515) 689-9485 for details on Council hearings.

2. Applicant will be given 10 minutes to present the request. If applicant’s wish to share materials not already submitted with the application, please email them to Planning@dmgov.org so a staff host may be able to share them on the screen when you present.

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. Staff has attempted to compile a list of people who would like to speak on each item. Staff will first call on these people and then will open it up to anyone else who wishes to speak. To request to speak during the hearing, please use the “raise hand” function on ZOOM via internet or dial *9 on your phone. You will be required to give your name and address for the record prior to speaking. Also, we ask that you keep your microphones and phones on “mute” unless you’ve been given the chance to address the Commission by the Chair.

4. Applicant is then allowed five (5) minutes for a rebuttal if any opponents spoke.

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

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

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.

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

**6:00 ROLL CALL & APPROVAL OF MINUTES FROM MARCH 5, 2020**

**CONSENT PUBLIC HEARING ITEMS**

*Items 1 and 2 have been carried over from the March 19, 2020 and April 2, 2020 meetings of the Plan & Zoning Commission which were postponed.*

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)

3. Request from Savannah Homes, Inc. (owner) represented by Ted Grob (officer) for the following regarding property located at 3323, 3335, and 3341 East 24th Street:

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

B) Rezone property from “P2” Public, Civic and Institutional District to “N3a” Neighborhood District, to allow for development of One Household Living use dwellings. (ZON2020-00035)

4. Request from Walden Point, LP (owner) represented by Robert Burns (partner) for a 2nd Amendment to the Walden Point PUD Conceptual Plan for property located at 1200 4th Street, to allow use of the 3-story, 60 bed Group Living, Assisted Living Facility to be converted to units allowing either Group Living, Assisted Living Facility or Multiple Household Living for seniors. (ZON2020-00036)

PUBLIC HEARING ITEMS

Item 5 is continued from the March 5, 2020 meeting of the Commission and further carried from the postponed March 19, 2020 and April 2, 2020 meetings of the Commission.

5. 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)

Item 6 has been carried over from the March 19, 2020 and April 2, 2020 meetings of the Plan & Zoning Commission which were postponed.

6. 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)
Item 7 has been carried over from the April 2, 2020 meeting of the Plan & Zoning Commission which was postponed.

7. Request from ND Drake Multifamily, LLC (owner) represented by Alexander Grgurich (officer) for review and approval of a Type 2 Design Alternative for Public Hearing Site Plan 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)

8. Request from Michael Horsfall (owner) for review and approval of a Type 2 Design Alternative in accordance for Public Hearing Site Plan with Chapter 135 Section 135-9.2.4 and 135-9.3.1.B, for property located at 3815 10th Street, to allow retention of a 20-foot by 20-foot carport structure accessory to the existing one household dwelling. (BLD2020-00467)

9. Request from Living Waters Evangelical Free Church of Des Moines (owner) represented by Wilondja Ernest Msiando (officer) for review and approval of a Type 2 Design Alternative for Public Hearing Site Plan in accordance with Chapter 135 Section 135-9.2.4 and 135-9.3.1.B, for property located at 2904 Kingman Boulevard, to allow reuse of the building for an Assembly, Place of Worship use with deficient number of provided on-site parking spaces and allow waiver of the required curb barriers for the on-site surface parking lot. (10-2020-7.77)

10. Request from Helena Industries, LLC (owner) represented by Anthony D. Benedetto (officer) for Review and approval of a Type 2 Design Alternative and Type 1 Design Alternative for Public Hearing Site Plan in accordance with Chapter 135 Section 135-9.2.4 and 135-9.3.1.B, for property located at 3525 Vandalia Road, to allow development of a 35,820-square foot Warehouse/Workshop building where there would be loading and overhead door access within the front yard area, where metal material would be used as and alternative a major material for the primary frontage façade and as a minor material for all other facades, and where the street facing façade does not provide windows to meet minimum requirements for transparency and blank wall limitations. (10-2020-7.79)

11. Request from Iowa Department of American Legion (owner) represented by John A. Derner (officer) for review and approval of a Type 2 Design Alternative for Public Hearing Site Plan in accordance with Chapter 135 Section 135-9.2.4 and 135-9.3.1.B, for property at 720 Lyon Street, to allow a surface parking lot to be reconstructed, in a “DX2” Downtown District where new surface parking is not permitted. Also, to consider Type 1 Design Alternatives, denied administratively, to not require existing street light poles to be replaced with new black colored poles and fixtures, and to allow a trash enclosure with a composite board material and without required pedestrian access door or proper landscaping. (10-2020-7.86)

OTHER ITEMS

12. Committee and Director’s Reports.