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 Mayor Cownie’s March 17, 2020 Proclamation Amendment prohibiting gatherings of ten or more persons on public property during the COVID19 outbreak and further given Section One Thirty Nine of the Governor’s May 26, 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 that all Plan and Zoning Commission meetings for the time being will be conducted electronically with the public is allowed to attend per the instructions on this agenda. 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.

The Plan and Zoning Commission shall receive written views, comments, objections and arguments from any resident or taxpayer of the City that are received by City Staff in the Community Development Department either by email or by U.S. Mail prior to 4:00 p.m. June 3, 2020 (Community Development Department, Armory Building, 602 Robert D. Ray Drive, Des Moines, IA 50309; Email Planning@dmgov.org).

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

https://us02web.zoom.us/j/87313939826?pwd=Yngzd1diVEIwNVJBRGEvSnVPnVudz09
Meeting ID: 873 1393 9826
Password: 098827

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

+13126266799,.87313939826# 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:

+1 312 626 6799 US (Chicago)
888 475 4499 US Toll-free
Meeting ID: 873 1393 9826
Find your local number: https://us02web.zoom.us/u/kdizPATEt9

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.

8. The City of Des Moines is pleased to provide accommodations to individuals or groups with disabilities and encourages participation in City government. Please know that typical accommodations may be limited by emergency requirements as issued by the State of Iowa and the City of Des Moines.

Note: There is not a scheduled early session.

6:00 ROLL CALL & APPROVAL OF MINUTES FROM May 21, 2020

CONSENT PUBLIC HEARING ITEMS

1. Request from Airport Development, LC (owner) represented by Aimee Staudt (officer) for review and approval of a PUD Final Development Plan “Flex Warehouse on Park Avenue” for property located at 6000 Park Avenue, to allow development of a 6.53-acre site for a 57,720-square foot flex/warehouse building in accordance with the Airport Commerce Park West PUD Conceptual Plan requirements. (10-2020-7.109)

2. Request from The Village at Gray’s Lake, LLC (owner) represented by Jason Grove (officer) for review and approval of a PUD Final Development Plan “Village at Gray’s Lake Lot 3” for property located at 2580 Fleur Drive, to allow renovation of the existing 3-story, 10,634-square foot office building and required site improvements. (10-2020-7.111)
PUBLIC HEARING ITEMS

*Item 3 is continued from the May 21, 2020 meeting of the Commission.*

3. Request from Nguyen Properties, LLC (owner) represented by Steven Nguyen (officer) for review and approval of a Site Plan "Drake Park Townhomes II" requiring the following Type 2 Design Alternatives in accordance with Chapter 135 Sections 135-9.2.4 and 135-9.3.1.B for property located at 1218 34th Street, to allow development of an 8-unit Row Type Building in an “NX2” Neighborhood Mix District that occupies 37.5% of the front lot:

   (10-2020-7.82)

   A) A Row Type building with less than the minimum required 80% front lot line coverage,
   B) A Row Building containing two (2) units over the maximum allowed six (6) units of building width,
   C) Surface parking within the side and front yards; and
   D) Seven (7) household units with principal entrances that are not on a street facade or courtyard.

4. Request from Kathryn Korte (owner) for a Public Hearing Site Plan for an appeal of the denial of a Type 1 Design Alternative in accordance with Chapter 135 Section 135-9.2.4.C and 135-9.3.1.B, for property located at 4000 Cottage Grove Avenue, to allow construction of a 6-foot tall solid wood fence along the west and south property lines within front yard setback along Plainview Avenue on a double-frontage interior lot where a maximum of 3-foot in height is permitted. (BLD2020-00681)

5. City initiated request for vacation of an approximately 48-foot wide segment of East M.L. King Jr. Parkway Right-Of-Way south of and adjoining property located at 301 Southeast 15th Street between Southeast 15th Street and Southeast 18th Street. (11-2020-1.05)

6. Request from Des Moines Industrial, LLC (owner) represented by Paul Cownie (officer) for a Public Hearing Site Plan “DSMI Transload Facility” for appeal of the following, Type 2 Design Alternatives and denied Type 1 Design alternatives in accordance with Chapter 135 Section 135-9.2.4.C and 135-9.3.1.B, for property in the vicinity of 301 Southeast 15th Street, to allow development of a 31.14-acre site for a 121,103-square foot Workshop/Warehouse Building and associate rail access site facilities necessary for multi-modal rail transfer. Additional subject property is owned by Iowa Interstate Railroad Company. (10-2020-7.83)

   A) Provision of loading area and overhead door access within the front yard area towards East M.L. King Jr. Parkway.
   B) Overhead loading dock doors to face the primary street frontage towards East M.L. King Jr. Parkway.
   C) Waiver of the pavement requirement for the railroad service road.
   D) Waiver of public sidewalk construction on adjoining portions of East M.L. King Jr. Parkway and East 18th Street (denied Type 1).
   E) Waiver of pedestrian connection from primary entrance to public sidewalk (denial of Type 1).
F) Pedestrian access to trash enclosure (denial Type 1).

G) Waiver of landscaping requirements for screening for trash enclosure area, interior lot landscaping, dimension loading stalls and berm frontage buffer (denial Type 1).

7. City initiated request for a Public Hearing Site Plan “Municipal Service Center, Phase II” for appeal of the following Type 2 Design Alternatives in accordance with Chapter 135 Section 135-9.2.4.C and 135-9.3.1.B, for property located at 1700 Maury Street, to allow development of a 31.09-acre site for a 240,000-square foot Workshop/Warehouse Building to house City Public Works Department functions.  

   A) Off-street parking within the front yard area.

   B) Provision of loading area and overhead door access within the front yard area towards East 18th Street.

   C) Overhead loading dock doors to face the primary street frontage towards East 18th Street.

   D) Waive require mechanical equipment screening (denial of a Type 1).

8. Request from Pinnacle on Fleur, LLC represented by William Kimberly (officer) for review and approval of a PUD Final Development Plan “Pinnacle on Fleur” on property located at 2710 Fleur Drive, to allow development of 20 household units within three (3) Row Type Buildings in accordance with the approved PUD Conceptual Plan requirements.  

   (10-2020-7.97)

9. Request from Brook Landing, LLC (owner) represented by Jon Galloway (officer) for review and approval of the following on property in the vicinity of 3300 Block of East 56th Street:

   A) Determination as to whether the requested 2nd Amendment to the Brook Landing PUD Conceptual Plan is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

   B) 2nd Amendment to the Brook Landing PUD Conceptual Plan to define the property at 5510 Brook View Avenue with standards for development of a worship assembly use.  

   (ZON2020-00051)

   C) PUD Final Development Plan “Anchor Baptist Church” on property at 5510 Brook View Avenue, to allow development of a 6.71-acre property with a worship assembly use within a 16,864-square foot building.  

   (10-2020-7.110)
10. Request from Anchor Investment Group, LLC (owner) represented by Michael Donlin (officer) for the following for property located at 3116 Victoria Drive.

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

B) Rezone property from “N3b” Neighborhood District to “N3b-2” Neighborhood District, to allow the existing converted one household dwelling to be restored to the original two household dwelling. (ZON2020-00052)

OTHER ITEMS

11. Committee and Director’s Reports.