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, the City Council has determined that to encourage and maintain social distancing to curb the spread of COVID19 in the community, the meeting will be conducted either electronically with no public access to the meeting location or may be conducted electronically with public access to the meeting location. For an update on whether public access to the meeting location will be permitted, you may contact the City Staff at (515) 689-9485 or check the meeting agenda on the City’s website (www.dsm.city). To participate in the electronic meeting, access is available via the internet or telephonically (details below).

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. July 1, 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://zoom.us/j/94883889558?pwd=bWg3bG0rTXzdZdmNrcUViU28xVEc5dz09

Meeting ID: 948 8388 9558
Password: 767041

To join the Zoom meeting using One tap mobile access.

+13126266799,,94883889558# US (Chicago)

To join the Zoom meeting by telephone, dial by your location.

+1 312 626 6799 US (Chicago)
877 853 5257 US Toll-free

Meeting ID: 948 8388 9558

Find your local number: https://zoom.us/u/abrT5xK5c1

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 June 18, 2020

CONSENT PUBLIC HEARING ITEMS

1. Request from the City Address Administrator for review and recommendation of a proposed honorary street name of “Riviera Way” for a segment of Corning Avenue between 6th Avenue and a terminus at the Des Moines River to the west of 7th Street. (11-2020-1.06)

2. City initiated request for vacation of the east/west alley segment between Vale Street and East Railroad Avenue from Southeast 7th Street to Southeast 8th Street in the vicinity of property at 901 Southeast 7th Street, 709 and 714 Vale Street. (11-2020-1.07)
3. Request from 3 Sons Enterprises, LLC (owner) d/b/a Sunset Memorial Gardens represented by Blair Overton (officer) for the following for property located at 7601 Fleur Drive.

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

B) Review and approval of a Large-Scale Development Plan for a 33.92-acre non-City owned cemetery including development of a new memorial chapel for a place of worship.

C) Rezone property from “P-1” Public, Civic and Institutional District to “P-2” Public, Civic and Institutional District, to allow development of a place of worship use within a Civic Building Type and allow the future right to expand an existing non-City owned cemetery use through Conditional Use consideration.  (ZON2020-00060)

4. Request from Spot Free Car Wash, LLC (owner) represented by Allen Hansen (officer) for the following for property located at 3104 Indianola Avenue.

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

B) Amend PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use map designation from Low Density Residential to Community Mixed Use.  (21-2020-4.09)

C) Rezone property from “N3a” Neighborhood District to “MX3” Mixed Use District, to allow the existing car wash defined as a Vehicle Sales and Service, Vehicle Maintenance/Repair Minor to continue as a use permitted by right.  (ZON2020-00061)

PUBLIC HEARING ITEMS

5. Request from Greater Des Moines Habitat for Humanity, Inc. (owner) represented by Tami Kreykes (officer) for appeal of the administrative denial of a Type 1 Design Alternative in accordance with Chapter 135 Section 135-9.2.4.B and 135-9.3.1.B, for property located at 1715 Clark Street, to allow a One Household House Type D dwelling in an “N5” Neighborhood District to be constructed on the property without the required garage per Section 135-2.16.3.E.5.  (BLD2020-00726)
6. Request from Inder Singh (owner) for review and approval of a Site Plan “East Euclid Avenue Liquor Store,” requiring the following Type 2 Design Alternatives and administratively denied Type 1 Design Alternatives in accordance with Chapter 135 for property located at 821 East Euclid, to allow expansion of a Storefront building within an “MX3” Mixed Use District adding 2,117 square feet of area within four (4) proposed additions to the building for a total of 3,674 square feet. (10-2020-7.104)

A) Placement of the building outside of the required primary frontage build-to-zone of 0-5’.

B) Removal and replacement of the existing surface parking within the front yard area.

C) Provision of 1 primary entrance where 2 are required.

D) Provision of an entryway that is not recessed between 3’ and 8’. from the portion of the primary frontage façade closest to the street.

E) Retention of a driveway access from the primary street of East Euclid Avenue (denied Type 1).

F) Waiver of the requirement that major façade materials cover at least 60% of each street facing façade per Table 135-4.1-1, and waiver of the minor façade materials per Table 135-4.1-2. (denied Type 1)

G) Waiver of the requirement that the primary frontage façade be 65% windows, measured between 2 feet and 8 feet (denied Type 1).

H) Provision of a shrub hedge in combination with a fence on the neighboring residential property. (denied Type 1)

7. Request from Grasso Properties One, LLC (purchaser) represented by Steve Grasso (officer) for the following for property located at 3206 University Avenue. The subject property is owned by Drake University.

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

B) Amend PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use map designation from Low Density Residential and Low-Medium Density Residential to Community Mixed Use. (21-2020-4.10)

C) Rezone property from “P2” Public, Civic and Institutional District to “MX3” Mixed Use District, to allow the basement of the existing Drake University building used for Office, Business or Professional to be remodeled for Self-Service Storage use. (ZON2020-00062)

OTHER ITEMS

8. Committee and Director’s Reports.

9. Nomination for Vice-Chair Vacancy.