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 June 25, 2020 extension of the 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 shall be conducted electronically with the public 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.

Residents and taxpayers of the City will be given the opportunity to express their views, comments, objections and arguments in favor at that hearing. 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 15, 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/s/94562465249?pwd=WkgxR0J1aS92a0I2SkhqNjZrOUZUdz09

Meeting ID: 945 6246 5249
Password: 879684

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

+1 312 626 6799 US (Chicago)
877 853 5257 US Toll-Free
833 548 0276 US Toll Free

Meeting ID: 945 6246 5249

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 July 2, 2020

CONSENT PUBLIC HEARING ITEMS

1. Request from Electro Management Corp. (owner) represented by Britt Baker (officer) for review and approval of an PUD Final Development Plan amendment “City Gateway – Phase 1A”, for property located at 4240 Army Post Road, to allow expansion of the existing 242,800-square foot Workshop/Warehouse Building with a 60,000-square foot addition and on-site surface parking expansion. (10-2020-7.117)

PUBLIC HEARING ITEMS

2. Request from Anchor Investment Group, LLC represented by Michael Donlin (officer) for the following for property located at 827 Shaw Street.

   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 classification from Low-Medium Density Residential to High Density Residential. (21-2020-4.11)
C) Rezone property from “N3c” Neighborhood District to “NX2” Neighborhood Mix District, to allow demolition of the existing House Building Type and detached garage with Household Living and redevelop with a 5-Unit Row Building Type with Household Living.  

(ZON2020-00072)

3. Request from Spot Free Car Wash, LLC (owner) represented by Allen Hansen (officer) for the following for property located at 1421, 1427, 1433, 1437 East 14th Street & 1518 Idaho Street.

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 Neighborhood Mixed Use and Low-Medium Density Residential to Community Mixed Use and Neighborhood Mixed Use.  

(21-2020-4.12)

C) Rezone property at 1437 East 14th Street & 1518 Idaho Street from “N3c” Neighborhood District and “RX-1” Mixed Use District to “MX3-V” 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; and rezone property at 1421, 1427, 1433 East 14th Street from “NX1” Neighborhood Mix District to “RX1” Mixed Use District, to allow reuse and/or redevelopment of the property for mixed use..  

(ZON2020-00073)

4. Request from Pridecraft Custom Homes, LLC (owner) represented by Jason Juran (officer) for the following Type 2 Design Alternatives in accordance with Chapter 135 Section 135-9.2.4.B and 135-9.3.1.B, for property located at 1130 Rose Avenue, to allow construction of House Type D in an “N5” Neighborhood District:  

(BLD2020-01520)

A) Providing an attached garage entrance on the street facing façade when it is required to be on the rear or side facades per Section 135-2.16.3.A.10.

B) Waiver of the minimum 20 feet of required occupied space on the front façade of all full floors per Section 135-2.16.3.C.16.

C) Waiver of the provision requiring parking within the principal building to be fully in the basement or in the rear of the ground story per Section 135.2.16.3.C.17.

5. Request from R.M. Madden Construction, Inc. (owner) represented by Michael Madden (officer) for a Type 2 Design Alternative in accordance with Chapter 135 Section 135-9.2.4.B and 135-9.3.1.B, for property located at 907 McKinley Avenue, to allow construction of House Type D in an “N5” Neighborhood providing an attached garage entrance on the street facing façade when it is required to be on the rear or side facades per Section 135-2.16.3.A.10.  

(BLD2020-01582)

OTHER ITEMS

6. Committee and Director’s Reports.