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 proclamation on July 25, 2020, extending temporary suspension of open meetings requirements, allowing for electronic meetings in lieu of standard public meeting requirements, the City Manager has determined that to encourage and maintain social distancing to curb the spread of COVID19 in the community, the meeting will be conducted electronically with no public access to the meeting location. 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. August 5, 2020 (Community Development Department, Armory Building, 602 Robert D. Ray Drive, Des Moines, IA 50309; Email Planning@dmgov.org).

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

https://zoom.us/j/92585351093?pwd=MVJ6bUJFSVlSOU15bUpGODV1TVFndz09

Webinar ID: 925 8535 1093
Password: 767041

To join by one-tap phone:

+13126266799,,92585351093#

To join the Zoom meeting by telephone.

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

Webinar ID: 925 8535 1093

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 Webinar 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: The Public Hearing portion of the Agenda will commence at 6:00 P.M. following a scheduled early session.

5:30 Market District Update – Ryan Moffatt, Office of Economic Development

6:00 ROLL CALL & APPROVAL OF MINUTES FROM July 16, 2020

CONSENT PUBLIC HEARING ITEMS

1. City initiated request for property located at 4104 Amherst Street, the vacated alley immediately adjoining 4101 Amherst, 4102 North Union Street, and Lots 18 and 19 Madison Gardens. The subject property is owned by True Bible Baptist Church and City of Des Moines.

   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 the revise the future land use classification from Low Density Residential to Public/Semi-Public. This also includes property at 4101 Amherst Street. (21-2020-4.14)
C) Rezone property from “N3a” Neighborhood District to the “P2” Public, Civic and Institutional District, to allow existing surface parking to be reconstructed with underground stormwater detention as part of the City’s regional Hamilton Drain project.  

(ZON2020-00083)

2. Request from LawMark, L.P. (owner) to designate the “Financial Center” property located at 606-666 Walnut Street and 207 7th Street as a Local Landmark.  

(20-2021-4.01)

3. Request from Iowa Laborers’ Education and Training Trust Fund (owner) represented by Mike Weckman (officer) for review and approval of a PUD Final Development Plan “Iowa Laborers Training Facility”, for property located at 4560 East 46th Street, to allow development of a 15,000-square foot indoor training and storage facility with an outdoor training ground.  

(20-2020-7.123)

4. Request from Samuel and Elizabeth Waters (owners) for review of 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 1511 Beaver Avenue, to allow construction of a 5-foot by 13.5-foot, 1-Story kitchen addition with crawlspace on the northwest side of the existing 2-Story house within 12 feet of the northwest side property line. The project was reviewed as a House Type A in an “N1b” Neighborhood District.  

(BLD2020-00875)

A) Allow a decrease in the total side yard from 17 feet to 12 feet per Section 135-2.13.3.A.5.

B) Allow a crawlspace in lieu of the required full basement per Section 135-2.13.3.E.5.

5. Request from Casey and Tammy Simpson (owners) for review of the following 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 5635 Southeast 19th Street, for 7-feet 4-inches over the maximum 14-foot story height per Section 135-2.13.3.B.14, for 21-feet 4-inches of total story height, which would allow construction of a 2,820-square foot indoor pool addition, a 376-square foot dining room addition, and a 501-square foot deck enclosure to the north and west of the existing 1-story house.  

(BLD2020-01597)

6. Request from Fred and Charlotte Hubbell (owners) for review of the following 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 3721 Lincoln Place Drive, to allow construction of a 19.75-foot by 17-foot sunroom addition to the northeast side of the existing 1-story house to be reviewed under House Type D requirements in an “N5” Neighborhood District, with waiver to allow 34.75 feet over the maximum permitted 60 feet of building width per Section 135-2.16.3.A.7, for 94.75 of total building width with the addition.  

(BLD2020-01603)

PUBLIC HEARING ITEMS

Item #7 is continued from the July 16, 2020 meeting of the Commission.

7. 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)

8. Request from Jill and Paul Von Ebers (owners) for review of the following 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 2501 Thornton Avenue, to allow construction of a 2-Story House Type A in an “N1a” Neighborhood District with waiver of the required public sidewalk installation per Section 135-8.5.2.A.  
(BLD2020-01650)

9. Request from McFadden Holdings, LLC (owner) represented by Steven McFadden (officer) for the following for property located at 1537 Army Post Road

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

B) Rezone property from “RX1” Mixed Use District to “MX3” Mixed Use District, to allow the existing property and building to be used for a Vehicle Maintenance and Repair, Minor use.  
(ZON2020-00081)

10. Request from Hamilton’s Funeral Home (owner) represented by Sasha Mudlaff (officers) for the properties located at 5310, 5314, and 5400 Southwest 9th Street. Additional subject property is owned by Carlton D. Peterson and Carlton D. Peterson Trust.

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 the revise the future land use classification from Low Density Residential to Neighborhood Mixed Use.  
(21-2020-4.13)

C) Rezone property from “NX1” Neighborhood Mix District to “RX1” Mixed Use District to allow the expansion of the existing Funeral and Mortuary Services use on the existing property and development of a surface parking lot on the portion of the property on the north side of Kenyon Avenue.  
(ZON2020-00082)

OTHER ITEMS

11. Committee and Director’s Reports.