

CITY PLAN AND ZONING COMMISSION
*****AGENDA*****
for the meeting scheduled on
April 4, 2024 at 6:00 P.M.
RICHARD A. CLARK MUNICIPAL SERVICE CENTER
1551 EAST M.L. KING JR. PKWY
2ND FLOOR MSC BOARD ROOM



PLAN AND ZONING COMMISSION RULES AND PROCEDURES

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 Development Services Department staff for details on Council hearings.
2. Applicant will be given 10 minutes to present the request.
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.
4. Applicant is then allowed five (5) minutes for a rebuttal.
5. The hearing will then be closed and the Commission will discuss and vote on the issue.
6. All comments are to be germane to the item under consideration and speakers are to maintain a courteous manner.
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. Assistive Listening Devices are available for meetings in the MSC Board Room. To better serve you, when possible please notify us at least three business days in advance at 515-283-4209, should special accommodations be required.
9. Plan and Zoning Commission meetings are broadcast live on Mediacom Government Access Channel 7 or 777 (HD) for customers with that local cable service, or online through the YouTube application at the following internet link: <https://www.youtube.com/CityOfDesMoinesIowa/>

6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. Request from Lila Bhandari (owner), for review and approval of a Public Hearing Site Plan "5000 SW 9th Street Dumpster Enclosure" for property located at 5000 Southwest 9th Street, and for a Type 2 Design Alternative to allow a dumpster enclosure to be located in the street-side yard when required to be located in the rear yard, per City Code Section 135-2.1.7.B.1. (SITE-2024-000029)

PUBLIC HEARING ITEMS

2. Request from Sterling Investments, LLC (owner), represented by David Barzen (officer), for the following regarding property located at 1701 Pennsylvania Avenue:
 - A) Determination as to whether the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

B) Rezone the property from “N5” Neighborhood District to “N5-2” Neighborhood District, to allow use of the property for two-household dwelling units. (ZONG-2024-000008)

3. Request from Pacific Star Comm Inc (owner), represented by Molly Winkler (officer), for the following regarding portions of two (2) parcels located in the vicinity of 3900 East Broadway 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 Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to Community Mixed Use. (COMP-2024-000006)

C) Rezone property from “N2a” Neighborhood District to “MX3” Mixed Use District, to allow a proposed industrial service light use. (ZONG-2024-000006)

4. Request from LG Enterprises LLC (owner), represented by Christopher Pruisner (officer), for the following regarding property located in the vicinity of 3108 Southwest 9th Street:

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

B) Rezone the property from Limited “MX1” Mixed Use District to Limited “MX1” Mixed Use District, to remove the zoning condition that prohibits any sale or service of alcoholic liquor, wine, and/or beer on the property. (ZONG-2024-000007)

OTHER ITEMS

Committee and Director’s Reports.