

CITY PLAN AND ZONING COMMISSION

*****AGENDA*****

for the meeting scheduled on

September 5, 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/>
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6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. Request from Riverview DSM, LLC (owner), represented by Douglas A Wells (officer), for the following regarding property located at 110 East Court 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 Public/Semi-Public to Downtown Mixed Use. (COMP-2024-000017)
 - C) Rezone property from "P2" Public, Civic, and Institutional District to "DX2" Downtown District, to allow the existing building to be used for a mix of commercial uses. (ZONG-2024-000022)
2. Request from Ryan J Rivas (owner), for the following regarding property located in the vicinity of 1760 East Park Avenue:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.
- B) Rezone property from “N3a” Neighborhood District to “P2” Public, Civic, and Institutional District, to allow the property to be assembled with the property to the east that is used for an “Assembly – Place of Worship” use.

(ZONG-2024-000025)

- 3. City initiated request to rezone three (3) parcels within the Southeast Industrial Urban Renewal Area, located along East Army Post Road, to the west of Southeast 45th Street and to the east of Southeast 36th Street, and bounded by East Army Post Road to the north and East Pine Avenue to the south:

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

- B) Rezone property from “A” Agricultural District and “PUD” Harvest Hills PUD Planned Unit Development District to “I1” Industrial District.

(ZONG-2024-000027)

PUBLIC HEARING ITEMS

- 4. Request from Hubbell Realty Company (owner), represented by Caleb Smith (officer), for review and approval of a 2nd amendment to the Gray’s Station PUD Conceptual Plan, regarding property located in the vicinity of 1300 Tuttle Street:

- A) Determination as to whether the requested PUD Amendment 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 for portions of the property from Neighborhood Mixed Use to Downtown Mixed Use.

(COMP-2024-000020)

- C) Amend “PUD” Grays Station PUD (Planned Unit Development) to allow adjustments in building height, density, and uses within certain sub-areas of the PUD (Planned Unit Development).

(ZONG-2024-000021)

OTHER ITEMS

Committee and Director’s Reports.