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 Community Development 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 on Mediacom Cable Channel 7.1 or 7.2 for customers with that service.

10. Transportation for City of Des Moines meetings can be scheduled to and from DART Central Station at 620 Cherry Street. To reserve your route, please call DART On Call Scheduling at (515) 283-8136. Calls for trips will be accepted up until 5:00 PM of the day prior to the meeting. Please be sure to mention in your request that you require transportation for the City of Des Moines meetings at this location. This notice is intended to comply with accessibility requirements of the Americans with Disabilities Act.

Note: There is not a scheduled early informational session.

6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. Request from Des Moines Area Community College (owner) 1144 7th Street, represented by Robert Denson (officer) for vacation of a 50-foot wide by 60-foot long segment of 8th Street west of and adjoining the subject property, to allow for assemblage with the subject property for construction of a student life center.  (11-2019-1.02)
2. Request from Luther Memorial Church of Des Moines, Iowa (purchaser) represented by Lowell Jacobson (officer) to rezone property at 1101 Grandview Avenue. The subject property is owned by Grand View University.

   A) Determination as to whether the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow future land use classification.

   B) Rezone property from “PUD” Planned Unit Development to “R-3” Multiple-Family Residential District, to allow for the expansion of the existing church at 1201 Grandview Avenue. (ZON2019-00005)

   C) Amend the Grand View University West PUD Conceptual Plan to remove the subject property from the PUD in order to assemble it with property to the east at 1201 Grandview Avenue for expansion of the existing church.

3. Request from Cityview 34, LLC (owner) represented by Nick Jensen (officer) for review of the following for property located at 938 12th Street.

   A) Review and approval of a Site Plan “Cityview 49” under design guidelines for multiple-family residential dwellings, to allow development of 14 three-story row dwellings with ground level entry attached garages. (10-2019-7.78)

   B) Review and approval of a minor Preliminary Plat “Cityview 49”, to allow the property to be subdivided into 14 lots for row dwellings within a commonly owned lot. (13-2019-1.34)

**PUBLIC HEARING ITEMS**

*Item #4 is continued from the January 17, 2019 and February 7, 2019 meetings of the Commission.*

4. Request from Git N Go Convenience Stores, Inc. (owner) represented by Dennis Flora (officer) for review and approval of a Site Plan “Git-N-Go 100 Watrous” under design guidelines for gas stations/convenience stores on property at 100 Watrous Avenue, to allow construction of a 3,080-square foot convenience store with a pump island canopy for six (6) fueling locations. (10-2019-7.71)

5. Request from Bridge District II, LLC (owner) represented by Joe Pietruszynski (officer) for review and approval of the following for property located at 720 and 730 East 2nd Street. A portion of the subject property is owned by Shamrock Properties, LC.

   A) Review and approval of an amendment to the Site Plan “Bridge District 3” for development of 50 three or four-story row dwelling townhomes with ground level entry attached garages. (10-2019-7.85)

   B) Review and approval of a Preliminary Plat “Bridge District 3” to allow for division of the property into 50 lots for row dwelling townhomes. (13-2019-1.36)
6. Request from Bell Avenue Properties, Inc. (owner) represented by Guy Gast (officer) for the following for property located at 6230 Scout Trail.

   A) Review and approval of a Preliminary Plat “Airport Industrial Park Plat 3” to define a 27.12-acre development parcel for previous Outlots X and Y in Airport Industrial Park Plat 2, provide turnaround Right-Of-Way (ROW) for Scout Trail, and to provide ROW to realign Southwest McKinley Avenue. (13-2019-1.37)

   B) Review and approval of a Site Plan “Waldinger Headquarters” in accordance with the conditions of Ordinance No. 15,683, to allow for development of a corporate headquarters building with two stories of office space totaling 90,000 square feet and a 113,000-square foot main level production area. (10-2019-7.86)

OTHER ITEMS

7. Committee and Director's Reports.