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. City initiated request for review and recommendation regarding a proposed amendment to the Site Plan Policies to revise the Traffic Analysis Policy.

2. Request from River Point West, LLC (owner) represented by Carol Mette (officer) for review and approval of a Preliminary Plat “Gray’s Landing Plat 1” for property located in the 400 block of Southwest 11th Street. to allow property to be combined into a 4.1-acre development lot. Additional subject property is owned by HRC NFS I, LLC.

(13-2019-1.42)
3. Request from First Midwest of Iowa Corporation (owner) 1235 Thomas Beck Road, represented by Robert Pomerantz, for vacation of an irregular segment of the north edge Thomas Beck Road adjoining the subject property to mitigate off-street parking encroachments.  

(11-2019-1.06)

4. Request from Des Moines Heritage Trust (owner) represented by Timothy Waddell (officer) for property located at 120 East 5th Street.

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

B) Rezone from “M-1” Light Industrial District to “C-3B” Central Business Mixed Use District to allow renovation of the existing former railroad depot and warehouse building for a museum and redevelopment of the property for an event space building.  

(ZON2019-00041)

PUBLIC HEARING ITEMS

*Item #5 is continued from the February 21, 2019 and March 7, 2019 meetings of the Commission.*

5. Request from Request from Bell Avenue Properties, Inc. (owner) represented by Guy Gast (officer) for the following for property located at 6230 Scout Trail. Additional property is owned by the Mid-Iowa Council Boy Scouts of America.

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)

6. Request from All Lines Painting, Inc. (purchaser) represented by Mark Lewis (officer) to appeal the administrative denial of a Site Plan “All Lines Painting” on property located at 1524 Vermont Street, to allow development of a 4,230-square foot industrial building with paved off-street parking and loading. The developer is appealing the requirement for installation of a 5-foot wide public sidewalk along adjoining Vermont Street with the project. The subject property is owned by the City of Des Moines.  

(10-2019-7.70)

7. Request from MRI 1222, LLC (owner) 313 Southwest 5th Street, represented by Rich Eychaner (officer) for vacation of Elm Street from vacated Southwest 4th Street to Southwest 5th Street.  

(11-2019-1.05)
8. Request from We Can Build It, LC (contract buyer) represented by Jeff Young (officer) for property located at 4801 Franklin Avenue. The subject property titleholder is The Knoll, LC.

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

B) Amendment to the PlanDSM future land use classification from Neighborhood Mixed Use within a Neighborhood Node to Community Mixed Use within a Neighborhood Node. (21-2019-4.03)

C) Rezone from Limited “C-1” Neighborhood Commercial District to “PUD” Planned Unit Development. (ZON2019-00040)

D) Approval of the “Franklin Jr. High School PUD Conceptual Plan” to allow for a mixed use renovation of the existing 213,269-square foot school and church building for uses that could include a private elementary/intermediate school; event space rental within the existing gymnasium, small and large auditoriums and within additional area of the building; a 30 guestroom boutique hotel; professional office and retail space; a restaurant with outdoor seating and detached accessory kitchen, up to five (5) separate taverns; a craft brewery with production for on-site consumption; and a pop-up screen drive-in theater for periodic use within the existing north off-street parking lot.

9. Request from Hubbell Realty Company (owner) represented by Kris Saddoris (officer) for review and approval of a Site Plan “Edison Apartment Building” under design guidelines for multiple-family residential dwellings on property located at 400 Southwest 7th Street, to allow development of two (2) 3-story multiple-family residential dwellings containing a combined 52 units. (10-2019-7.95)

10. Request from Lincoln Savings Bank (owner) represented by Erik Skovgard (officer), for appeal of the administrative denial of a Site Plan “Lincoln Savings Bank – Amendment” for property located at 1922 Ingersoll Avenue, to allow development of a second-story addition to the existing 7,633-square foot building for a financial institution with the addition of a drive-through window circulation and kiosk. The owner is appealing the requirement to underground electrical utilities along Ingersoll Avenue, requesting that it be deferred until the adjoining property to the west is redeveloped. (10-2019-7.102)

OTHER ITEMS

11. Committee and Director's Reports.