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: The hearings will proceed at 6:00 P.M. following the work session.

4:00 COMMISSION WORK SESSION PART II – DRAFT ZONING, PLANNING & DESIGN ORDINANCE REVIEW

6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. Request from Schimberg Company of Iowa Property, LLC (owner) 4060 Dixon Street, represented by David Schimberg (officer) for vacation of an adjoining segment of Right-Of-Way on the north of the subject property running from Dixon Street to East 17th Street, to allow assembly with the adjoining subject property. (11-2019-1.12)
PUBLIC HEARING ITEMS

Item #2B is continued from the May 16, 2019 meeting of the Commission.

2. Request from PRKG 1212, LLC (owner) represented by Ken Tharp (officer) for the following regarding the property at 304 East Walnut Street, represented by Ken Tharp (officer) for

   A) Vacation of the following segments of subsurface rights adjoining the property to allow for structural footings of the proposed building. (11-2019-1.13)

       1. North 3.42 feet of Walnut Street.
       2. East 2.80 feet of East 3rd Street.
       3. South 2.80 feet of the east/west alley.

   B) Review and approval of a Site Plan “Des Moines Element” under design guidelines in “C-3B” Districts, to allow development of a 6-story, 109-guestroom hotel with 1,600 square feet of ground floor retail space and 65 underground parking spaces. (10-2019-7.115)

3. Request from Hoyt Sherman Place Foundation (owner) represented by Robert Warren (officer) for appeal of the administrative denial of a Site Plan “Hoyt Sherman Place Building Addition” on property located at 1501 Woodland Avenue, to allow an addition to the theater scenery loft and back-of-house. The project cost would exceed over 50% of the current value of the structure and requires full compliance of the Site Plan with Landscape Standards and the “D-O” Downtown Overlay District Design Guidelines. (10-2019-7.100)

4. Request from Hubbell Realty Company (developer) represented by Joe Pietruszinski (officer) for the following on property in the 4500 block of Hubbell Avenue (U.S Highway 6). The subject property is owned by Baker Real Estate, LP.

   A) Determination as to whether the proposed PUD Conceptual Plan amendment is in conformance with PlanDSM Creating Our Tomorrow.

   B) Amend the PlanDSM Creating Our Tomorrow to revise existing Future Land Use designation from Business Park to Low Density Residential. (21-2019-4.04)

   C) Review and approval of a 7th Amendment to the Baker PUD Conceptual Plan to allow development of 19.98 acres of agricultural land for a single-family residential subdivision at a density of 4.2 units per acre. (ZON2019-00084)

OTHER ITEMS

5. Committee and Director’s Reports.