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 sessions.

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

5:30 INFORMATIONAL SESSION - NEIGHBORHOOD REVITALIZATION SPECIAL INVESTMENT DISTRICTS

6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. Request from Des Moines Public Schools (owner), 901 Walnut Street, represented by Bill Good (officer) for vacation of the east/west alley between Locust Street and Walnut Street from 9th Street to 10th Street, to allow for placement of access control gates for the adjoining off-street parking lots. (11-2019-1.14)
2. Request from Sanco Properties, LLC (owner) represented by Matt Greibrok (officer) for property located at 5092 East Broadway Avenue.

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

   B) Rezone property from “A-1” Agricultural District to “M-1” Light Industrial District to allow the expansion of the sales, service, warehousing, and distribution operations for Thermo King on property adjoining to the west. (ZON2019-00092)

PUBLIC HEARING ITEMS

3. City initiated request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to adopt a Neighborhood Revitalization Plan for each of the following Special Investment Districts as an element:

   A) Columbus Park (21-2019-4.07)
   B) Drake (21-2019-4.08)
   C) Oak Park/Highland Park (21-2019-4.09)
   D) Franklin Area (21-2019-4.10)

4. City initiated request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to amend the Future Land Use Map for an area generally bounded by East Livingston Avenue on the north, Edison Avenue on the south, Southeast 6th Street on the east and Southeast 2nd Street on the west, to revise the designation from Low Density Residential to Low-Medium Density Residential. (21-2019-4.11)

   **Item #5A is continued from the June 6, 2019 meeting of the Commission. Item #5B is continued from the May 16, 2019 and June 6, 2019 meetings of the Commission.**

5. 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, 112-guestroom hotel with ground floor retail space and indoor parking space. (10-2019-7.115)
Item #6 is continued from the June 6, 2019 meeting of the Commission.

6. 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)

7. Request from J. Larson Homes, LLC and QSL Development, LLC (owners) represented by John Larson (officer) for property located in the 3301 block of East 56th Street.

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

   B) Amend the PlanDSM Creating Our Tomorrow to revise existing Future Land Use designation from Low-Medium Density Residential to Medium Density Residential.  (21-2019-4.05)

   C) Rezone property from “A-1” Agricultural District to “R-3” Multiple-Family Residential District to allow 63.087 acres of agricultural land to be developed for a single-family residential subdivision, town home units and multiple-family residential apartment dwellings for individuals with a physical or developmental disability.  (ZON2019-00089)

8. Request from 2425 Hubbell Ave, LLC (owner) represented by Todd Mendenhall (officer) for property located at 1424, 1428, 1432 & 1436 East 25th Street and 2323 & 2425 Hubbell Avenue. Additional property within the PUD area is owned by 2323 Hubbell, LLC.

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

   B) Amend the PlanDSM Creating Our Tomorrow to revise existing Future Land Use designation from Industrial to Low Density Residential.  (21-2019-4.06)

   C) Rezone property located at 1424, 1428, 1432 & 1436 East 25th Street from “PUD” Planned Unit Development to “R1-60” One-Family Low-Density Residential District to allow the property to be developed for single-family residential dwellings.  (ZON2019-00091)

   D) Amend the Townsend Engineering PUD Conceptual Plan for property at 2425 Hubbell Avenue to remove the properties located 1424, 1428, 1432 & 1436 East 25th Street, previously designated for off-street parking and loading area and open space.

OTHER ITEMS

9. Committee and Director’s Reports.