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. Hearings will proceed at 6:00 P.M.

6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. Request from Des Moines Public Schools (owner) 1450 Fremont Street represented by Bill Good (officer) for vacation of Freemont Street from East 14th Street to East 15th Street and for vacation of East 15th Street from Fremont Street to East University Avenue to allow it to be assembled with adjoining property. Additional adjoining property owned by University Group, LLC. (11-2019-1.15)
2. Request from Cotofo’s Auto Services, Inc. (contract buyer) represented by Andres Rodriguez-Hernandez (officer) for review and approval of a Site Plan “Cotofo’s Auto Repair” under design guidelines for Vehicle Display Lots for property located at 1640 East Court Avenue, to allow expansion of the existing auto repair business with additional area for a vehicle display lot. The property titleholders are Erazm and Leokadia Rokitniki. (10-2019-7.129)

3. Request from Des Moines Heritage Trust (owner) represented by Timothy Waddell (officer) for the following actions regarding property located at 120 East 5th Street:

A) Vacation of a 15.7-foot by 19-foot segment of the west side of East 5th Street to allow for restoration of the existing historic depot building with a porte-cochere addition that would extend approximately 15 feet into the existing Right-Of-Way. (11-2019-1.16)

B) Review and approval of a Site Plan “Des Moines Heritage Center” under design guidelines in “C-3B” Districts, to allow restoration of the existing 2,000-square foot historic depot building for a museum/heritage center and construction of a 1-story, 7,100-square foot assembly hall to the west rear of the site. (10-2019-7.130)

4. Request from Des Moines Griffin Building, LLC (owner), 319 7th Street, represented by Tim Rypma (officer) for vacation of a 4-foot by 4-foot segment of air rights within the adjoining east/west alley to allow for ventilation ducts attached to the upper portion of the building that would encroach over the alley. (11-2019-1.17)

5. Request from Robert Ellis (owner) for review and approval of a Preliminary Plat “McKinley Acres” on property located in the 3401 block of McKinley Avenue, to allow re-platting of 2.16 acres of property into four (4) lots for single-family residential development. Previous approval of this Plat by the Plan and Zoning Commission on January 19, 2017 has expired. Additional subject property is owned by RLBR Holdings, LLC represented by Rob and Lynda Bierma. (13-2019-1.57)

PUBLIC HEARING ITEMS

6. A public hearing regarding the proposed Zoning Ordinance, Planning and Design Ordinance, and Citywide Zoning Map amendment (reference https://plandsm.dmgov.org). The hearing will be re-opened the August 1, 2019 meeting of the Commission, where a recommendation to the City Council on these items will be considered following the hearing. (10-2019-5.01)
Item #7 is continued from the June 6, 2019 and June 20, 2019 meetings of the Commission.

7. 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)

8. Request from Rally Cap Properties, LLC (purchaser) represented by Ryan Francois (officer) for the following actions regarding the property located at 601 24th Street and 602 23rd Street. The subject property is owned by Alice Bodson:

   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 Density Residential within a Neighborhood Node to Community Mixed Use within a Neighborhood Node. (21-2019-4.12)

   C) Rezone property from “R1-60” One-Family Low-Density Residential District to “NPC” Neighborhood Pedestrian Commercial District to allow for development of a 5-unit 3-story live-work rowhouse dwelling. (ZON2019-00114)

9. Request from Grasso Properties One, LLC (owner) represented by Steve Grasso for the following actions regarding the property located at 3908 Lower Beaver Road:

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

   B) Rezone property from “R1-60” One-Family Low-Density Residential District to “R-2” Two-Family Residential District to allow for demolition of the existing single-family dwelling and redevelopment with a two-family dwelling. (ZON2019-00116)

OTHER ITEMS

10. Committee and Director’s Reports.