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.

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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 Christensen Properties 1, LLC (owner) represented by Jake Christensen (officer) for the following actions regarding the property located at 610 16th Street, 1613 and 1619 High Street.

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

   B) Rezone property from “C-2” General Retail and Highway-Oriented Commercial District to “NPC” Neighborhood Pedestrian Commercial District to allow development of six (6) single-family dwellings.

(ZON2019-00128)
PUBLIC HEARING ITEMS

*Item #2 is continued from the July 18, 2018 Plan and Zoning Commission.*

2. A public hearing regarding the proposed Zoning Ordinance, Planning and Design Ordinance, and Citywide Zoning Map amendment (reference [https://plandsm.dmgov.org](https://plandsm.dmgov.org)).

   A) Determination as to whether the proposed Zoning Ordinance, Planning and Design Ordinance, and Citywide Zoning Map amendment is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

   B) Approval of the following amendments to the PlanDSM Creating Our Tomorrow Comprehensive Plan Future Land Use Map. (21-2019-4.13)

   1) Vicinity of 44th Street and Hickman Road from Low Density Residential to Neighborhood Mixed Use.
   2) 2601 and 2607 Beaver Avenue from Low Density Residential to Neighborhood Mixed Use.
   3) Vicinity of 30th Street and Payne Road from Low Density Residential to Neighborhood Mixed Use.
   4) 2400 30th Street from Low Density Residential to Medium Density Residential.
   5) 2930 Hickman Road from Low Density Residential to Neighborhood Mixed Use.
   6) 2423 and 2425 Euclid Avenue from Public/Semi-Public to Community Mixed Use.
   7) 3945, 4000, and 4001 6th Avenue from Low Density Residential to Neighborhood Mixed Use.
   8) 1900 and 1912 6th Avenue from Low/Medium Density Residential to Neighborhood Mixed Use.
   9) 1401 East 9th Street from Low Density Residential to Neighborhood Mixed Use.
   10) 1372 East 12th Street from Low Density Residential to Neighborhood Mixed Use.
   11) 1030, 1031, 1100 and 1101 East 9th Street from Low Density Residential to Neighborhood Mixed Use.
   12) 1437 and 1453 East 14th Street from Low/Medium Density Residential to Neighborhood Mixed Use.
   13) 1415, 1419, and 1421 Garfield Avenue and 1225, 1243, 1247 and 1249 East 14th Street from Public/Semi-Public to Low/Medium Density Residential.
   14) 520, 530 and 534 42nd Street; and 4216 and 4220 Ingersoll Avenue from Low Density Residential to Low/Medium Density Residential.
   15) 612, 614, 618, 622, and 626 31st Street and 3121 Ingersoll Avenue from Low Density Residential to Neighborhood Mixed Use.
   16) Vicinity of Indianola Road and Courtland Avenue from Low Density Residential to Neighborhood Mixed Use.
   17) 2716 Indianola Avenue from Low Density Residential to Neighborhood Mixed Use.
   18) 2320 South Union Street and 2 Davis Avenue from Low Density Residential to Neighborhood Mixed Use.
   19) 4136 and 4140 Park Avenue from Low Density Residential to Neighborhood Mixed Use.
   20) 5835 Grand Avenue from Low Density Residential to Neighborhood Mixed Use.
   21) 3300 Grand Avenue from Low Density Residential to Park/Open Space.
   22) 225 56th Street from Low Density Residential to Public/Semi-Public.
   23) Vicinity of Dickman Road and Buttner Street from Public/Semi-Public to Medium Density Residential and Neighborhood Mixed Use.
C) Adoption of the proposed Zoning Ordinance, Planning and Design Ordinance, and Citywide Zoning Map amendment. (10-2019-5.01)

D) Approval of revisions to Chapter 82 of the Des Moines Municipal Code.

3. City initiated request for the following on property at 720, 727 and 730 East 2nd Street, 827 – 861 East 2nd Street, 205 -221 Maple Street, 350 Maple Street, 101 – 284 East Center Street, 832 – 848 East 4th Street, 225 East Center Street, and 200 Des Moines Street. Owners of the subject property include Bridge District II, LLC Bridge District Townhomes Owners Association, Bridge District Master Association, Bridge District Verve Condominiums, Velocity Condominium Association and other individual townhome owners.

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

B) Rezone property from “D-R” Downtown-Riverfront District to “PUD” Planned Unit Development. (ZON2019-00115)

C) Review and approval of the Bridge District PUD Conceptual Plan for 121 existing and future row dwelling units within “The Banks”, 243 existing multiple-family dwelling units within the “Verve” and “Velocity” buildings, and 114 future multiple-family dwelling units within the “Level” building.

4. Request from Sweers Properties 1, LLC (owner) represented by Scott Sweers (officer) for review and approval of a Site Plan “Luxxor Limousine & Coach Bus” under design guidelines for Vehicle Display Lots for property located at 1601 East Army Post Road, to allow development of 20,800-square foot building and a 27,000-square foot building to be used for garaging vehicles as part of businesses providing limousines and motor coaches for hire. (10-2019-7.141)

OTHER ITEMS

5. Committee and Director's Reports.