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

6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. Request from HRC NFS I, LLC represented by Ashley Aust (officer) for vacation of the following segments of Right-Of-Way adjoining property at 1170 and 1210 Tuttle Street to provide for encroachments of balconies and subsurface footings for the “Fusion East” and “Fusion West” multiple-family dwellings: (11-2019-1.18)

   A) A 5.5-foot by 139.7-foot segment of air rights in Tuttle Street and a 2.5-foot by 53.00-foot segment of air right in Southwest 12th Street adjoining 1170 Tuttle Street.

   B) A 2-foot by 157.85-foot segment of air rights and a 1-foot by 152.31-foot segment of subsurface rights in Tuttle Street adjoining 1210 Tuttle Street.
Item #2 is continued from the August 1, 2019 meeting of the Commission.

2. 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.

PUBLIC HEARING ITEMS

Item #3 is continued from the July 18, 2019 meeting of the Commission.

3. 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)

Item #4 is continued from the August 1, 2019 meeting of the Commission.

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)
5. Request from J Larson Homes, LLC (owner) represented by John Larson (officer) for a First Amendment to the “Three Lakes Estates Phase II” PUD Conceptual Plan for property in the Vicinity of 3001 block of East Army Post Road, to allow reconfiguration of the proposed public street layout for development of 80 lots for single-family semi-detached dwellings and 200 lots for single-family dwellings. (ZON2019-00133)

6. Request from Nelson Development, LLC (developer) represented by Alexander Grgurich (officer) for review and approval of a Site Plan “418 East Grand” under design guidelines in “C-3B” Districts and under design guidelines for multiple-family dwellings for property located at 418 East Grand Avenue, to allow development of a 5-story building with 105 multiple-family dwelling units, 14,885 square feet of first floor retail area and 19,074 square feet of second floor office area. The subject property is owned by the City of Des Moines. (10-2020-7.06)

OTHER ITEMS

7. Committee and Director’s Reports.