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. City initiated request to rezone property in the vicinity of 150 East County Line Road to amend conditions required by Ordinance No. 15, 592. The subject property is owned by Solid Ground, LLC; Cedar Valley Homes, LLC; Happe Homes, LLP; S&L Properties, Inc., Jerry’s Homes, Inc., Homes by Fleetwood, LLC and Parkside Estates Owners Association. (ZON2019-00157)

2. Request from Antonio Martinez (owner) for review and approval of a Site Plan “El Paso Auto Sales” under design guidelines for vehicle display lots on property located at 1716 East Army Post Road, to allow reuse of the existing retail commercial site for a vehicle display lot. (10-2020-7.07)
3. Request from Nelson Development, LLC (developer), 418 East Grand Avenue, represented by Alexander Grurich (officer) for vacation of the following related to a proposed mixed-use project.  
   (11-2019-1.19)

   A) Subsurface rights in the north 4.00 feet of East Grand Avenue and the east 3.00 feet of East 4th Street adjoining the subject property to allow for footing encroachments.

   B) Air rights in the north 3.00 feet of East Grand Avenue and east 3.00 feet of East 4th Street to allow for balcony encroachments.

4. Request from Lutheran Church of Hope (owner), 1821 Ingersoll Avenue represented by Chris Gunnave (officer) for vacation of the east/west segment of alley between Ingersoll Avenue and High Street adjoining the north side of the subject property, to allow the property to be assembled with the applicant’s property.  
   (11-2019-1.20)

5. Request from Walter and Kelly Lauridsen (purchasers) to rezone the property located at 2725 Southwest 30th Street. The subject property is owned by August Home Publishing Company.

   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 Business Park to Low Density Residential.  
      (21-2019-4.16)

   C) Rezone property from “M-3” Limited Industrial District to “R1-60” One-Family Residential District to allow development of the property with a single-family dwelling.  
      (ZON2019-00156)

PUBLIC HEARING ITEMS

*Item #6 is continued from the July 18, 2019 and August 15, 2019 meetings of the Commission. The applicant has revised the application.*

6. Request from Rally Cap Properties, LLC (contract buyer) represented by Ryan Francois (officer) for the following actions regarding the property located at 601 24th Street and 602 23rd Street. The subject property titleholder is 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 Medium Density Residential within a Neighborhood Node.  
      (21-2019-4.12)

   C) Rezone property from “R1-60” One-Family Low-Density Residential District to “R-3” Multiple-Family Residential District to allow for development of up to 7 units of 3-story rowhouse dwellings. This is a revised application from the previous hearings.  
      (ZON2019-00114)
7. Request from Iowa Fireworks Company, LLC (purchaser) represented by Jeremiah Terhark (officer) to rezone the property located at 1820 East Army Post Road. The subject property is owned by McFadden Holdings, 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 Business Park to Industrial. (21-2019-4.14)

C) Rezone property from Limited “M-1” Light Industrial District to Limited “M-1” Light Industrial District whereby retail sales of consumer fireworks and warehousing are added as permitted uses. (ZON2019-00151)

8. Request from The Village at Gray’s Lake, LLC (owner) represented by Jason Grove (officer) for the property located at 2500 and 2710 Fleur Drive.

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 Public/Semi-Public and Medium Density Residential to Community Mixed Use. (21-2019-4.15)

C) Rezone property from “M-3” Limited Industrial District and “R-3” Multiple-Family Residential District to “PUD” Planned Unit Development. (ZON2019-00152)

D) Approval of a PUD Conceptual Plan for “The Village at Gray’s Lake” to allow reuse of the American Institute of Business campus for mixed use development permitted in the “C-2” General Retail and Highway-Oriented Commercial District and the “NPC” Neighborhood Pedestrian Commercial District, including recreational assembly, office, retail, and multiple-family residential.

9. Request from River Point West, LLC and Hotel II at Gray’s Landing, LLC (owners) represented by George E. Sherman (officer) for the 4th Amendment to the “Gray’s Landing Office I” PUD Conceptual Plan for the property located at 320 Southwest 9th Street and 907 Tuttle Street, to allow development of the property for a 4-Story hotel with 98 guestrooms and an associated surface off-street parking lot. (ZON2019-00153)

OTHER ITEMS

10. Committee and Director’s Reports.