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. City initiated request to vacate an irregular-shaped segment of 7th Street south of Indiana Avenue to allow it to be assembled with existing adjoining property located at 1233 7th Street. (11-2019-1.23)

2. Request from Dan Barry (owner), for vacation of an irregular Right-Of-Way parcel to allow it to be assembled with existing adjoining property located at 6024 Ronwood Drive. (11-2019-1.24)
3. Request from Greater Iowa Credit Union (owner) represented by Scott Zahnle (officer) for the property located at 2944 Des Moines Street:

A) Vacation of the north/south alley segment between East 29th Street and East 30th Street from Des Moines Street to the east/west alley. (11-2019-1.21)

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

C) Amend the PlanDSM Creating Our Tomorrow to revise existing Future Land Use designation from Low Density Residential to Community Mixed Use. (21-2019-4.18)

D) Rezone property from “R1-60” One-Family Low-Density Residential District to “C-2” General Retail and Highway-Oriented Commercial District to allow expansion of the existing branch financial services site with an addition to the existing building and additional off-street parking. (ZON2019-00166)

4. Request from Meyer, LLC (owner) represented by David Silverstein (officer) for the property located in the vicinity of 650 Southeast 30th Street:

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

B) Rezone property from Limited “M-1” Light Industrial District to “M-2” Heavy Industrial District to allow extension of scrap yard under development on property to the north. (ZON2019-00168)

PUBLIC HEARING ITEMS

5. Request from Kum & Go, LC (owner) represented by Dan Garneau (officer) for the property located at 3104 University Avenue and 1134 31st Street. Additional property owned by Mirrel Property Investors, LLC:

A) Vacation of the dead-end east/west alley segment between University Avenue and Cottage Grove Avenue from 31st Street to a point that is 209 feet to the west. (11-2019-1.22)

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

C) Amend the PlanDSM Creating Our Tomorrow to revise existing Future Land Use designation from Neighborhood Mixed Use and Low-Medium Density Residential to Community Mixed Use. (21-2019-4.17)

D) Rezone property from “C-1” Neighborhood Retail Commercial District, “R-3” Multiple-Family Residential District, and “C-0” Commercial-Residential District to “NPC” Neighborhood Pedestrian Commercial District to allow redevelopment of existing fuel station and 8-unit apartment building for a new 5,661-square foot fueling station with retail sales of convenience items and with eight (8) fueling locations. (ZON2019-00165)

OTHER ITEMS

6. Committee and Director’s Reports.