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 session.

6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. City initiated request with regard to the following related to the proposed “38th & Grand Urban Renewal Plan”:

   A) Amend the PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from High Density Residential within a Community Node to Neighborhood Mixed Use within a Community Node for property located at 3750 Grand Avenue. (21-2019-4.20)

   B) Determination as to whether the proposed “38th & Grand Urban Renewal Plan” is in conformance with PlanDSM Creating Our Tomorrow Plan.
2. Request from Des Moines Area Community College (DMACC) (owner) represented by Greg Martin (officer) for the following actions related to property at 1031 and 1039 9th Street. Additional property within the PUD boundary is owned by United Way of Central Iowa:

A) Determination as to whether the proposed rezoning and PUD Conceptual Plan amendment are in accordance with the PlanDSM Creating Our Tomorrow Plan.

B) Rezone property from “R-4” Multiple-Family Residential District to “PUD” Planned Unit Development.  

C) Review and approval of an Amendment to the Human Services Campus PUD Conceptual Plan for property in the vicinity of 1111 9th Street to expand the PUD Conceptual Plan area to include the property requested for rezoning and extend the existing surface parking lot.

PUBLIC HEARING ITEMS

3. Request from Iowa Laborers Education and Training Trust Fund (owner) represented by Mike Weckman (officer) for review and approval of the following regarding the property located in the vicinity of 4560 Hubbell Avenue. Additional property in the PUD boundary is owned by Baker Real Estate, LP; Baker Creek Senior Living I, LP; McKinley Crest, LLLP and B & B Real Estate Group, LLC:

A) Amend the PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from Medium Density Residential to Industrial.  

B) Review and approval of an 8th Amendment to the Baker PUD Conceptual Plan on property in the vicinity of the 4500 block of Hubbell Avenue to allow development of 7.12 acres of agricultural land designated for single-family semi-detached residential development to be developed with a building for a training center and equipment storage. An outdoor training site for skilled laborers is also proposed to practice infrastructure and utility construction techniques.

OTHER ITEMS

4. Committee and Director’s Reports.