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 public hearing regarding proposed amendments to the approved Zoning Ordinance, Planning and Design Ordinance, and Citywide Zoning Map.

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

   B) Request from Tiffany Allison (purchaser) for approval of an amendment to the PlanDSM Creating Our Tomorrow Comprehensive Plan Future Land Use Map to revise the future land use designation for property located 3851 Delaware Avenue from Industrial to Neighborhood Mixed Use. The subject property is owned by Carpenters Local 106. (21-2019-4.23)
C) Adoption of proposed amendments to the approved Zoning Ordinance, Planning and Design Ordinance, and Citywide Zoning Map amendment. (10-2019-5.02)

Item #2 is continued from the October 17, 2019 meeting of the Commission.

2. 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. (21-2019-4.21)

   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. (ZON2019-00189)

3. Request from Village at Grays Lake, LLC (owner) represented by Jason Grove (officer) for review and approval of a Preliminary Plat “The Village at Gray’s Lake” on property located at 2500 Fleur Drive, to allow subdivision of the property into six (6) separate lots. (13-2020-1.15)

PUBLIC HEARING ITEMS

4. Request from River Point West, LLC (owner) represented by George Sherman (officer) for review and approval of the 5th Amendment to the Gray’s Landing Office Park I PUD Conceptual Plan on property located at 205 Southwest 11th Street to reconfigure the location of a 3-story office building with 68,000 square feet of office and 4,500 square feet of restaurant space along with associated surface parking. The currently approved building would have indoor parking. Additional property in the PUD is owned by Sherman Grays Landing Hotel Development, LLC. (ZON2019-00206)

5. Request from Hubbell Realty Company (developer) represented by Eric Bohnenkamp (officer) for review and approval of a Preliminary Plat “Grover Woods” on property in the vicinity of 4500 Hubbell Avenue, to allow subdivision of the property into 84 single-family development lots. The subject property is owned by Baker Real Estate, LP. (13-2020-1.18)

6. Request from We Can Build It, LC (owner) represented by Jeff Young (officer) for review and approval of a PUD Development Plan “Franklin Junior High School” in accordance with the Franklin Jr. High PUD Conceptual Plan on property located at 4801 Franklin Avenue, to allow mixed use redevelopment of the former school and church site. (10-2020-7.43)

OTHER ITEMS

7. 2020 Meeting Calendar.

8. Committee and Director’s Reports.