PLANN 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. Request from Annett Holdings, Inc. (owner) represented by Jason Webb (officer) for vacation of a segment of Right-Of-Way south of and adjoining the 6101 block of Southwest Leland Avenue, to allow it to be assembled with the applicant’s property to the south for future commercial development. (11-2019-1.28)

PUBLIC HEARING ITEMS

*Item #2 is continued from the November 21, 2019 meeting of the Commission.*

2. City initiated request to vacate a segment of East 15th Street from East M.L. King Jr. Parkway to East Market Street in the vicinity of 200 Southeast 15th Street, to assemble with adjoining City-owned property for redevelopment. (11-2019-1.27)
Item #3 is continued from the November 7, 2019 and November 21, 2019 meetings of the Commission.

3. 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)

4. Request from Clampet Corner, LLC (owner) represented by Bruce Gerleman (officer) for appeal of the administrative denial of a Site Plan “4337 Park Avenue Site Plan” on property located at 4337 Park Avenue, to waive the requirement to remove the western driveway access as part of the redevelopment of the property for a restaurant expansion. (10-2020-7.35)

5. Request from Coluzzi Construction, LLC (owner) represented by Mitch Coluzzi (officer) for an appeal of the administrative denial of a Plat of Survey submitted for property in the 5600 block of Southeast 27th Street, currently described as Outlot Y in Prairie Hills Des Moines Plat No. 1. (13-2020-1.21)

6. Request from 3750 Grand, LLC (developer) represented by Kate Miller (officer) for review and approval of the following regarding the property located at 3750 Grand Avenue. The subject property is owned by Tursi, LC.

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

   B) Rezone property from “R-3” Multiple-Family Residential District and “R1-80” One-Family Residential District to “PUD” Planned Unit Development. (ZON2019-00224)

   C) Review and approval of the proposed “Thirty Seven Fifty on Grand” PUD Conceptual Plan, to allow for redevelopment of the existing vacant First Church of Christ Science with demolition of a portion and addition of an 8-story, 42-unit residential condominium tower with two levels being indoor parking. The building would have first floor permitted uses of restaurant, business or professional offices, studio or instructional service, assembly, and library or cultural exhibit.

OTHER ITEMS

7. Committee and Director's Reports.