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. Request from Bridge District II, LLC (owner) represented by Kris Saddoris (officer) for review and approval of the following for property located at 220 Maple Street:

   A) Review and approval of a Preliminary Plat “Level” to allow Outlot C of Bridge District Plat 2 to be re-platted as a development lot.

   B) Review and approval of a PUD Development Plan for “Level”, to allow development of a 5-story, 121-unit multiple-family dwelling with 53 indoor parking spaces and 153 surface off-street parking spaces.

   (13-2020-1.25) (10-2020-7.56)
PUBLIC HEARING ITEMS

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

2. Request from Casey’s Marketing Company (lessee) represented by Marni Beck (officer) for review and approval of the following regarding the property located at 3200 and 3212 Southwest 9th Street and 930 Park Avenue. The subject property is owned by Tursi, LC.

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

B) Amend the PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from Low Density Residential in a Neighborhood Node to Community Mixed Use in a Neighborhood Node. (21-2019-4.24)

C) Rezone property from “C-1” Neighborhood Retail Commercial District and “R1-60” One-Family Low-Density Residential District to “PUD” Planned Unit Development. (ZON2019-00220)

D) Review and approval of the proposed Casey’s General Store #1192 PUD Conceptual Plan, to allow for redevelopment of the existing 21,664-square foot general food sales store with a 4,817-square foot gas station/convenience store to include sales of wine and beer and a pump island canopy with 14 fueling locations.

Item #3 is continued from the November 21, 2019 meeting of the Commission.

3. Request from 2701 Ingersoll, LLC (owner) represented by Todd Millang (officer) for review and approval of a Site Plan “Millang Retail Center” under design guidelines for “NPC” Districts on property at 2701 Ingersoll Avenue, to allow development of the property with a 5,250-square foot commercial center. (10-2020-7.42)

Item #4 is continued from the December 5, 2019 meeting of the Commission.

4. 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)

5. City initiated request to vacate a segment of East Market Street from East 14th Street to East 18th Street in the vicinity of 1605 East Market Street, to assemble with adjoining City-owned property for redevelopment. (11-2019-1.29)

6. Request from Confluence Brewing Company (developer) represented by John Martin (officer) for appeal of an administratively denied Site Plan “Confluence Brewery – Grain Silos and Site Improvements” on property located at 1235 Thomas Beck Road, to allow new outdoor grain silos, off-street parking and landscaping without installation of a public sidewalk. Subject property is owned by Pomerantz Realty Company. (10-2020-7.26)

OTHER ITEMS

7. Committee and Director’s Reports.