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.

Note: The hearing items will begin at 6:00 P.M. following the scheduled early session.

5:30  Douglas Avenue Corridor Plan
6:00  ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. City initiated request to amend PlanDSM Creating Our Tomorrow Plan to incorporate the Douglas Avenue Corridor Plan as an element. (21-2020-4.03)

2. City initiated request for amendment to the boundary of the Sherman Hill Local Historic District.

Item 3 is continued from the January 16, 2020 meetings of the Commission.

3. Request from Newbury Living (applicant) represented by Frank Levy (officer) for the following for property located at 3801, 3721, 3707 and 3705 Grand Avenue and 3810 Ingersoll Avenue. The subject property is owned by 3801 Grand Associates, LP; Arbor Cooperative Housing Association; and Eureka Group, LLC.

   A) Determination as to whether the requested rezoning is in conformance with PlanDSM Creating Our Tomorrow.
B) Rezone property from “R-4” Multiple-Family Residential District and “NPC” Neighborhood Pedestrian Commercial District to “PUD” Planned Unit Development District. (ZON2019-00237)

C) Approval of a PUD Conceptual Plan “3801 Grand Avenue”, to allow development of a 4-story 57-unit independent senior living apartment building, in addition to an existing 4-story 35-unit independent senior living apartment building, an existing 3-story 56 unit assisted living apartment building, and an existing 2-story 5,720-square foot office building.

4. Request from Christian Printers, Inc. (purchaser) represented by Bryan Goos (officer) to rezone property located at 1415 21st Street.

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

B) Amendment to the PlanDSM Creating Our Tomorrow to revise the future land use plan from Low Density Residential to Neighborhood Mixed Use. (21-2020-4.02)

C) Rezone property from “N5” Neighborhood District to “RX1” Mixed Use District, to bring the zoning to same designation as the Commercial Service, Consumer Maintenance and Repair use (printing business) property to the south. (ZON2020-00006)

PUBLIC HEARING ITEMS

Item 5 is continued from the January 16, 2020 meetings of the Commission.

5. Request from QSL Development, LLC (owner) represented by John Larson (officer) for review and approval of a Preliminary Plat “Woodbury” on property located in the vicinity of the 3401 block of East 56th Street, to allow the property to be divided into 84 lots for one-household development, two (2) lots for multi-household development, and outlots for stormwater management and/or open space. Additional subject property is owned by J Larson Homes, LLC. (13-2020-1.30)

Item 6 is continued from the January 16, 2020 meetings of the Commission.

6. Request from Hope Ministries Center for Women and Children (applicant), represented by Leon Negen (officer), for the following requests on property located at 3800 East Douglas Avenue. The subject property is owned by Experience Church of the Open Bible.

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


C) Rezone property from “R1-60” One-Family Low-Density Residential District to “PUD” Planned Unit Development District. (ZON2019-00236)

D) Approval of a PUD Conceptual Plan “Hope Ministries Center for Women and Children”, to allow the existing church to be converted to a shelter for the homeless for approximately 100 women and children. The proposed use would also include classroom, office, and daycare space.
7. Request from Myer, LLC (owner) represented by David Silverstein (officer) for appeal of a Site Plan amendment “Scrap Processors Inc.” that was denied administratively for property located at 608 and 650 Southeast 30th Street, to allow waiver of the requirement for public sidewalk installation along Scott Avenue. (10-2020-7.66)

8. Request from White Willow Events (purchaser) represented by Taylor Boesen (officer) to rezone properties located at 6011 and 6015 Grand Avenue. The subject property is owned by 6011 Grand Avenue, LLC, Phyllis M. Woods Trust, Marjorie Schwarz (trustee), Marjorie Schwarz Trust, Steven O. Herndon (trustee), Steven O. Herndon Revocable Trust, Ronald W. Herndon (Trustee), Louise A. Herndon (Trustee) and Ronald and Louise Herndon Revocable Trust.

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

   B) Amendment to the PlanDSM Creating Our Tomorrow Plan to revise the future land use plan from Parks and Open Space, Development Control, and Low Density Residential to Community Mixed Use. (21-2020-4.01)

   C) Rezone property from “RX1” Mixed Use District to “MX1” Mixed Use District, to allow demolition of the existing buildings and redevelopment with a 2-story, 7,000-square foot building for an Assembly and Entertainment Small use (events center). This would exclude property currently zoned “F” Flood District which would only be intended for accessory surface off-street parking use. (ZON2020-00005)

OTHER ITEMS

9. Election of Officers

10. Committee and Director’s Reports.