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: 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 amendment to Zoning Map for the approved Zoning Ordinance in Chapter 134 of the City Code for properties at 600 and 610 East 30th Street and 2944 Des Moines Street to be shown as “MX3” Mixed Use District that are erroneously shown as “MX1” Mixed Use District.

A) Determination as to whether the proposed amendments to the Zoning Map are in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

B) Adoption of proposed amendments to the approved Zoning Map. (10-2020-5.01)
2. Request from Neighborhood Development Corporation (owner) represented by Abbey Gilroy (officer) for vacation of the following segments of Right-Of-Way adjoining property at 2331 University Avenue. (11-2020-1.01)

A) A 3-foot by 3.5-foot segment of University Avenue to allow for an exterior door swing.
B) A 43.73-foot by 0.40-foot segment of University Avenue to accommodate existing building encroachment.
C) Two 7.5-foot by 5-foot segments of University Avenue air rights to allow for canopies.
D) A 46.77-foot by 0.90-foot segment of 24th Street to allow for existing building encroachment.

3. Request from Employers Mutual Casualty Company (owner) 655 and 701 Walnut Street, represented by Cindy McCauley (officer) for vacation of the following segments of Right-Of-Way. (11-2020-1.02)

A) A segment of air rights within the east/west alley and 7th Street adjoining 655 Walnut Street to allow for encroachment of the private portion of the 2nd Story Skywalk Bridge over the street.
B) Two segments of surface and subsurface Right-Of-Way on the eastern portion of 7th Street adjacent to 655 Walnut Street and 319 7th Street to allow for support elements of the Skywalk Bridge.
C) Two segments of surface and subsurface Right-Of-Way on the western portion of 7th Street adjacent to 701 Walnut Street and 700 Locust Street.

4. City initiated request to rezone property in the vicinity of 200 SE 15th Street, 350 SE 18th Street and 302 SE 18th Street. Property is owned by City of Des Moines, Iowa Transfer Company (Iowa Interstate Railroad), Norfolk Southern Railway, and Hawkeye Land Company. (21-2020-4.06)

A) Determination as to whether the requested rezoning is in conformance with PlanDSM Creating Our Tomorrow.
B) Amend PlanDSM Creating Our Tomorrow future land use designation west of the Southeast 14th Street viaduct from Downtown Mixed Use to Industrial.
C) Rezone property from “DX2” Downtown District west of the Southeast 14th Street viaduct to “I1” Industrial District, and from “I1” and “I1-V” Industrial Districts east of the Southeast 14th Street viaduct to “I2” Industrial District (ZON2020-00003)
D) Approval of Large-Scale Development Plan in accordance with Chapter 135 Article 5 of the City Code for a proposed multi-modal transloading facility.
PUBLIC HEARING ITEMS

Item #5 is continued from the February 6, 2020 meeting of the Commission.

5. 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)

6. Request from Iowa Homeless Youth Centers (applicant), represented by Toby O’Berry (officer), for the following property located at 2705 East Euclid Avenue. The subject property is owned by the Michael J Rovner Trust, the Cynthia L Rovner Trust, Michael J Rovner (trustee), and Cynthia L Rovner (trustee).

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

B) Amend PlanDSM Creating Our Tomorrow’s future land use designation from Low Density Residential to Community Mixed Use. (21-2020-4.04)

C) Rezone property from “N3a” Residential District to “RX1” Mixed Use District to allow development of the property for a business/trade school use and offices for youth training. (ZON2019-00017)

7. Request from ILEX Group, LLC (owner) represented by Ben Schultes (officer) for the following property located in the vicinity of 4600 and 4700 East 14th Street. Additional subject property is owned by Polk County.

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 Community Mixed Use in a Regional Node to Industrial in a Regional Node. (21-2020-4.05)

C) First Amendment to the Northridge PUD Conceptual Plan to revise the development from a regional shopping mall to a warehouse and distribution center with 1,050,260 square feet of warehouse building use. (ZON2020-00018)
OTHER ITEMS

8. Committee and Director’s Reports.