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 Development Services 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 live on Mediacom Government Access Channel 7 or 777 (HD) for customers with that local cable service, or online through the YouTube application at the following internet link: https://www.youtube.com/CityOfDesMoesIowa/

*Note: There is not a scheduled early session.*

6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. Request from Hubbell Realty Company (owner) represented by Steve Mosely (officer) for review and approval of a major Preliminary Plat Amendment to “Woods on the River Plat 11” for property in the vicinity of Riverwoods Road and River Ridge Avenue, to allow the subdivision of existing platted Outlots for a total of 22 single-family residential lots. (13-2021-1.45)

2. Request from 4005 Grand, LLC (owner) represented by Mike Simonson (officer) for review and approval of a Preliminary Plat “Oak Crest” for 1.28 acres of property located at 4005 Grand Avenue and 520 40th Street, to be divided into 14 lots for development of a 6-unit Household Living Row Building type and a 2-unit Household Living Row Building type. The property is owned by St. Augustin’s Church of Des Moines (owner), represented by Fr. Christopher Pisut (officer). (13-2021-1.50)
3. City initiated Zoning Text Amendment to Chapter 134 of the Municipal Code, to provide for the allowance of Outdoor Storage as accessory the principal use of Self-Service Storage within the “I1” and “I2” Industrial Districts.  

4. City initiated request for vacation of a segment of 16th Street, from High Street south to the east/west alley. The adjoining properties are 555 17th Street, owned by KG Store 543, LLC and 1540 High Street owned by Medical and Professional Properties, LLC.  

5. Request from Gary Randa (owner) for review and approval of a Public Hearing Site Plan for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), for property at 3029 Wolcott Avenue, to allow a 38” tall deck to be constructed within 2 feet of the north interior side property line which is 5 feet less than the minimum 7-foot side yard for a House Type B per Section 135-2.14.3(A)(5). 

6. Request from McKee Auto Center, Inc. (owner) represented by Anthony McKee (officer) for review and approval of the following for property located at 4131 and 4141 East 14th Street:  

   A) Determination as to whether the requested rezoning is in conformance with PlanDSM Creating Our Tomorrow.  
   B) Rezone property from “MX3-V” Mixed Use District and “I1-V” Industrial District to “MX3” Mixed Use District and “I1” Industrial District to remove the prohibition on Vehicle Sales and Trucking and Transportation Terminal uses.  

7. Request from Marco Vizcarra (owner) for review and approval of a Public Hearing Site Plan for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), for property at 3523 Wolcott Avenue, to allow a total of 1372.5 square feet (47%) of impervious surface within the front yard area, which is 89% more than the maximum 725 square feet (25%) for a House Type A per Section 135-2.13.3(E)(1).  

8. Request from JM Wolf properties (owner) represented by Matthew Karamanlis for review and approval of a Public Hearing Site Plan “Hartford Ave Storage” for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), for property at 1929 Southeast 14th Court, to allow development of a Workshop Warehouse Building Type in an “I1” Industrial District for Office and Warehouse use.  

   A) Allow waiver of the requirement for sidewalk installation along all public street frontages per Section 135-8.5.2.  
   B) Allow waiver of the fence frontage buffer landscaping requirement per Section 135-7.7.2.  
   C) Waiver of the requirement for placement of all electrical, telephone, and cable transmission systems underground per Section 135-9.2.1(E).  
   D) Waiver of the minimum transparency and blank wall limitations for primary street-facing facades per Section 135-2.9.3(D)(17).  

PUBLIC HEARING ITEMS
E) Waiver of the minimum required major building facade material along street facing facades per Section 135-4.2.2 and Table 135-4.2-1.

9. Request from Wong Mee Loong Incorporated (owner) represented by Ling Wong (officer) for review and approval of a Public Hearing Site Plan “2611 Ingersoll Avenue Site Remodel” for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), for property at 2611 Ingersoll Avenue, to allow conversion of office space for restaurant use triggering site compliance.

   (10-2021-7.102)

   A) Waiver of the requirement to underground the existing overhead utility lines along Linden Street required per Section 135-9.2.1(E).

   B) Waiver of the requirement to screen and locate rooftop mechanical equipment required per Section 135-4.5.5.

10. Request from Goodrich Des Moines, LLC (owner) represented by David Rogol (officer) for review and approval of a Public Hearing Site Plan “Hubbell Avenue Self Storage” for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), for property at 2590 Hubbell Avenue, to allow loading entrances on the primary façade of the proposed Storefront type building where it is only allowed on any non-primary street or rear facade in a “MX3” Mixed Use District per Section 135-2.5.3(A)(8).

   (10-2021-7.107)

11. Request from Walnut Creek Community Church (owner) represented by Jon Shreiner (officer) for review and approval of a Public Hearing Site Plan “Walnut Creek Church South” for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), for property at 3516 SE 14th Street, to allow development of a Civic type building in a “P2” Public, Civic, and Institutional District for Assembly - Place of Worship use.

   (10-2021-7.122)

   A) Waiver of the requirement for a principal entrance on the primary frontage façade per Section 135-2.10.3(D)(18).

   B) Allow surface parking within the side yard where surface parking is only allowed in the rear yard or limited side yard per Section 135-2.10.3(A)(8).

OTHER ITEMS

12. Committee and Director’s Reports.