Due to the increased community transmission of COVID-19 in Polk County, we have implemented a face covering requirement in City buildings. The requirement applies to both staff and the visiting public and includes attendance at Commission meetings. If you do not have a face covering, one will be provided for you.

**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/CityOfDesMoinesIowa/](https://www.youtube.com/CityOfDesMoinesIowa/)

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**5:30** Presentation on Proposed Tax Abatement Policy

**6:00** ROLL CALL & APPROVAL OF MINUTES

**CONSENT PUBLIC HEARING ITEMS**

*Item 1 is continued from the September 16, 2021, meeting of the Commission.*

1. Request from David Griffith (owner) for the following for property located at 1626 Buchanan Street:

   A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Business Park Use to Low Density Residential.  
(ZONG-2021-000022)

C) Rezone property from “EX” Mixed Use District to “NX1” Neighborhood Mix District to allow development of the property for a residential use.  
(ZONG-2021-000021)

2. Request from JM Wolf Properties (owner), represented by Matthew Karamanlis (officer), for review and approval of a Public Hearing Site Plan “Hartford Ave Storage”, for property at 1929 Southeast 14th Court, for the following Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow waiver of the requirement for placement of all electrical, telephone, and cable transmission systems underground, per Section 135-9.2.1(E).  
(10-2021-7.98)

3. Request from Drake University (owner), represented by Vanessa Macro (officer), for vacation of an east/west alley Right-of-Way within the block bounded by University Avenue on the north, 29th Street on the east, and Brattleboro Avenue on the south, to allow the Right-of-Way to be assembled with the parcels adjacent to the north and south.  
(ROWV-2021-000003)

4. Request from Greater Des Moines Botanical Garden (lessee), represented by Kimberly Perez (officer), for the following regarding property owned by the City of Des Moines that is located in the vicinity of 909 Robert D. Ray Drive:

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

B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Park/Open Space to Public/Semi-Public.  
(ZONG-2021-000033)

C) Rezone property from “P1” Public, Civic, and Institutional District to “P2” Public, Civic, and Institutional District, to allow site modifications.  
(ZONG-2021-000025)

5. Request from Gustavo Carrillo Carrillo (owner), for the following regarding property that is located in the vicinity of 1040 East County Line Road:

A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates the property as Medium Density Residential.

B) Rezone property from “NM” Neighborhood District to “NX2” Neighborhood Mix District, to allow construction of a one-household dwelling.  
(ZONG-2021-000028)

6. Request from River Point West, LLC (owner), represented by Doug Saltsgaver (consultant), for review and approval of a Public Hearing Site Plan “Nexus II,” for property located at 425 Southwest 11th Street, for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4.B and 135-9.3.1.B:

A) To allow on-site surface parking when parking is only permitted within a building in a “DX2” Mixed Use District, per City Code Section 135-2.4.3.C.17.
B) To allow a primary frontage build-to-zone of up to 29 feet, which is approximately 14 feet beyond the maximum build-to-zone threshold of 15 feet, per City Code Section 135-2.4.3.A.3.

C) To allow one (1) principal entrance on the primary façade, which is 50% less than the two (2) that are required, per City Code Section 135-2.4.3.19

D) To waive the requirement that entrances along the primary frontage of a building must be recessed between 3 and 8 feet from the portion of the primary frontage façade closest to the street, per City Code Section 135-2.4.3.20

7. Request from Climate Controlled Self Storage LLC (owner), represented by Bart Turk (consultant), for review and approval of a Public Hearing Site Plan “Des Moines Climate Controlled Self Storage,” for property located at 503 SE 12th Street, for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4B and 135-9.3.1B:

A) To allow waiver of the requirement for placement of all electrical, telephone, and cable transmission systems underground along Scott Avenue, per City Code Section 135-9.2.1(E).

B) To allow an increase in primary build-to-zone from the required 0-5 feet to 30 feet on the northern building fronting East Martin Luther King, Jr. Parkway, per City Code Section 135-2.3-B.

C) To allow for reduction in primary frontage from the minimum required 95% to 53% on southern building fronting Scott Avenue, per City Code Section 135-2.3-B.

D) To allow on-site surface parking when parking is only permitted within a building in a “DX2” Mixed Use District, per City Code Section 135-2.4.3.C.17.

E) To allow the second driveway to be onto a primary street (Scott Avenue), when driveways are only allowed on primary streets when no improved alley or non-primary street exists, per City Code Section 135-6.12.2 (B).

F) To allow waiver of the requirement for principal entrances on the primary frontage façade (East Martin Luther King, Jr. Parkway) with a minimum of one entrance required per 60 feet, per City Code Section 135-2.3-D.

PUBLIC HEARING ITEMS

Item 8 is continued from the September 16, 2021, meeting of the Commission.

8. Request from Best Food Mart Inc., represented by Natalie Carran (officer), for review and approval of a Public Hearing Site Plan “A-Mart Convenience” for the following Type 2 Design Alternatives and denied Type 1 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B) on property located at 4028 East 14th Street, to allow expansion of a Commercial Cottage Building Type for Retail Sales, Limited Use and Fueling Station. The subject property is owned by Bhajan Aulakh.

A) Allow a primary frontage build-to-zone of approximately 72 feet, which is approximately 52 feet beyond the maximum build-to-zone threshold of 20 feet, per Section 135-2.6.3(A)(3).

B) Allow parking and fueling station parking to be located in the front yard and side yard instead of the required rear or limited side yard, per Section 135-2.6.3(A)(8).
C) Waive the requirement for all electric, phone, cable television, and transmission systems to be placed underground, per Section 135-9.2.1(E).

9. Request from Smokers Genie II, LLC (owner), represented by Kuljit Chauhan (officer), for the following regarding property that is located at 3733 Easton Boulevard:

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

B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Neighborhood Mixed Use to Community Mixed Use.

  (ZONG-2021-000027)

C) Rezone property from “MX1” Mixed Use District to “MX3” Mixed Use District to allow reuse of the property for a fuel station use and to allow the property to seek Conditional Use approval for alcohol sales by a fuel station use.

  (ZONG-2021-000026)

10. Request from Menard, Incorporated (owner), represented by Nicholas Brenner (officer), for review and approval of a Public Hearing Site Plan “Menards Expansion”, for property located in the vicinity of 6000 Southeast 14th Street, for a Type 2 Design Alternatives in accordance with Chapter 135 Sections 135-9.2.4.B and 135-9.3.1.B, to allow expansion of an outbuilding within an “CX-V” Mixed Use District while retaining an off-street parking lot that does not meet the minimum interior parking lot landscape standards, per City Code Section 135-7.9.2.A.

  (10-2021-7.18)

11. Request from 97 Indiana Holdings, LLC (owner), represented by Breanne Barnum (officer), for review and approval of a Public Hearing Site Plan “Barnum Factory,” for property located at 97 Indiana Avenue, for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4B and 135-9.3.1B, to waive the requirement to install public sidewalks, per City Code Section 135-8.5.2.

  (SITE-2021-000026)

OTHER ITEMS

12. Committee and Director’s Reports.