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/

5:30  Presentation on Proposed Douglas Avenue Urban Renewal Plan

6:00  ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. Determination as to whether the proposed Douglas Avenue Urban Renewal Plan is in conformance with the PlanDSM Creating Our Tomorrow Plan. (10-2021-5.04)

2. Request from MidAmerican Energy Company (owner), represented by Ryan Stansbury (officer), for vacation of excess East County Line Road Right-of-Way so that it can be assembled with the adjoining the parcel in the vicinity of 2399 East County Line Road. (ROWV-2021-000004)
3. Request from Hernandez Holdings, LLC (owner), represented by Dawn Hernandez (officer), for review and approval of a Public Hearing Site Plan “Hernandez Law Office” for the property located at 1451 East Grand Avenue, and for a Type 2 Design Alternatives in accordance with City Code Sections 135-9-2.4(B) and 135-9-3.1(B), to waive the requirement to underground existing overhead utility lines, per City Code Section 135-9.2.1(E). (SITE-2021-000035)

4. Request from Central Iowa Shelter & Services (owner), represented by Denise Hurt, for review and approval of Public Hearing Site Plan “CISS Greenhouse”, for the property located at 1420 Mulberry Street, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.2.1(B), to reduce the minimum overall height requirement for a Downtown General building type in a “DX2” District from 3 stories to 1 story, per City Code Section 135-2.4.C. (SITE-2021-000022)

PUBLIC HEARING ITEMS

5. Request from CFD Properties, LLC (owner), represented by Cui Dong Davis (officer), for the following regarding property located at 2300 East 14th 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 Neighborhood Mixed Use and Low-Medium Density Residential to Industrial. (ZONG-2021-000038)

   C) Rezone property from “MX1” Mixed-Use District to “I1” Industrial District, to allow a use that includes outdoor storage. (ZONG-2021-000032)

6. Request from Shelden Holdings, LLC (owner), represented by Dennis and Shelley Kay (officers), for review and approval of Public Hearing Site Plan “2551 Douglas Avenue Vehicle Sales and Service” for property located at 2551 Douglas Avenue, and 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) Waiver of the requirement that any portion of a property to be used for outside storage, display, or parking of vehicles for a vehicle sales display lot is required to contain at least one-half acre of land, per City Code Section 135-8.2.3(A).

   B) Waiver of the requirement for placement of all electrical, telephone, and cable transmission systems underground, per City Code Section 135-9.2.1(E). (SITE-2021-000047)

7. Request from 1925 High Street, LLC (owner), represented by Tallis and Tyler Strub (officers), for review and approval of a Public Hearing Site Plan “Des Moines Ballroom”, for the property located at 1925 High Street, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.2.1(B), to allow the waiver of the requirement for placement of all electrical, telephone, and cable transmission systems underground, per City Code Section 135-9.2.1(E). (SITE-2021-000036)
8. Request from 6450, LLC (owner), represented by Blake Pagliai (officer), for review and approval of Public Hearing Site Plan “Delaware Avenue Outdoor Storage improvements”, for the property located in the vicinity of 3921 Delaware Avenue, and 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) Further consideration of the following denied Type 1 Design Alternative requests related to landscaping and screening of two (2) outdoor storage areas associated with industrial uses on the site:
   i. Waiver of 135-7.11.4(C) to utilize a six-foot chain-link fence with vinyl slats along the northern, western, and southern extent of the outdoor storage area on the west portion of the site, being the front yard of the building.
   ii. Waiver of six-foot fence with a minimum 80% opacity requirement along the northern, eastern, and southern portions of the outdoor storage area on the east portion of the site, in accordance with City Code Section 135-8.2.2(A) and (D).
   iii. Waiver of landscaping requirements along the southern portion of the outdoor storage area on the east portion of the site, in accordance with City Code Section 135-8.2.2 (D).
   iv. Utilization of the existing landscaping along western edge exposed by building of the outdoor storage area on the east portion of the site, in accordance with City Code Section 135-8.2.2(D).

B) Waiver of the requirement for placement of all electrical, telephone, and cable transmission systems underground, per City Code Section 135-9.2.1(E).

(SITE-2021-000041)

OTHER ITEMS

9. Committee and Director’s Reports.