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  NONE

6:00  ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. City-initiated request for the following for properties generally located along East 21st Street and Tichenor Street between Guthrie Avenue to the north and Interstate 235 (freeway) to the south:

   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 Industrial to Low Density Residential.

(ZONG-2021-000034)
C) Rezone property from “I1” Industrial District to “N3a” Neighborhood District.  
(ZONG-2021-000035)

2. City-initiated request for the following properties generally located in the area bounded by East University Avenue to the north, Interstate 235 (freeway) to the east and south, and East 15th Street to the west, except for parcels fronting East University Avenue:

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-2021-000036)

C) Rezone property from “EX” Mixed Use District to “NX1” Neighborhood Mix District.  
(ZONG-2021-000037)

3. Request from Knapp Homes, LLC (owner), represented by John Knapp (officer), for the following regarding property located at 4402 Douglas Avenue:

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

B) Rezone property from “MX1” Mixed-Use District to “MX3” Mixed Use District, to allow development of a Restaurant with a drive through use.  
(ZONG-2021-000039)

4. Request from ARD Properties, LLC (owner), represented by Russ Downing (officer), for review and approval of a major Preliminary Plat “Bauer Heights Plat 4”, for property in the vicinity of 5591 Northeast 36th Court (Parcel 7923-08-477-033) in Delaware Township (in unincorporated Polk County) within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to allow subdivision of the existing property to create two (2) residential lots and one (1) outlot.  
(PLAT-2021-000008)

PUBLIC HEARING ITEMS

Item 4 was continued from the November 4, 2021 Plan & Zoning Commission meeting.

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 Abubaker Mohamed (owner) for review and approval of a Public Hearing Site Plan for property located at 1121 21st Street, and for further consideration of a denied Type 1 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow a total impervious area on the property that is approximately 86.3% of the total lot area, which exceeds the maximum 50% allowed for a House D Building Type, per City Code Section 135-2.16.3(A)(9). (BLDR-2021-000478)

7. Request from Dwayne Hill (owner) for review and approval of a Public Hearing Site Plan for the property located at 710 Maxwelton Drive, and for a 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 required public sidewalk installation along Maxwelton Drive, per City Code Section 135-8.5.2. (BLDR-2021-000378)

8. Request from Corey Wilson (owner) for review and approval of a Public Hearing Site Plan for property located at 4000 East 38th Street, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow construction of a 2,304-square foot, 22-foot tall, metal clad accessory building within the rear yard, per City Code Section 135-2.22.1.D. (BLDR-2021-000543)

9. Request from James Frye (owner) for review and approval of a Public Hearing Site Plan for property located at 333 East McKinley Avenue, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow construction of a 1,200-square foot, 15.08-foot tall, metal clad accessory building within the rear yard, per City Code Section 135-2.22.1.D. (BLDR-2021-000770)

10. Request from Glad Tidings Assembly of God Church (owner), represented by Bill Wenig (officer), for review and approval of a Public Hearing Site Plan for property located in the vicinity of 2145 East Army Post Road, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow surface parking in a front yard and street side yard along primary frontages, per City Code Section 135-2.10.3(A)(8). (SITE-2021-000020)

**OTHER ITEMS**

Committee and Director’s Reports.