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/CityOfDesMonesIowa/

5:30 Presentation on Proposed South of Gray’s Lake Master Plan

6:00 ROLL CALL & APPROVAL OF MINUTES

CONSENT PUBLIC HEARING ITEMS

1. City initiated request to amend the PlanDSM Creating Our Tomorrow Plan to adopt the South of Gray’s Lake Master Plan as an element. (ZONG-2021-000029)

2. Request from Drake University (owner), represented by Michelle D. Morgan Huggins (officer), for review and approval of the following for property located in the vicinity of 1236 24th Street:

   A) Determination as to whether the requested amendment to the University Square Legacy PUD and rezoning are in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
B) Amend the University Square Legacy PUD to remove approximately 0.56 acres to be rezoned to “MX2” Mixed Use District.

C) Rezone property from University Square Legacy “PUD” District to “MX2” Mixed Use District, to allow development of a mixed-use project including residential and commercial uses. (ZONG-2021-000046)

3. City initiated request for vacation of a remaining east to west alley segment to the west of 6th Avenue in the block between Walnut Street and Mulberry Street. The adjoining properties are 218 6th Avenue to the north (owned by ND 22 Fleming LLC), 606 Walnut Street to the west (owned by Lawmark. LP), and 206 6th Avenue to the south (owned by 206 6th Avenue LLC). (ROWV-2021-000005)

4. Request from Iglesia Pentecostal Del Nombre De Jesus (owner), represented by Ignacio Diaz (officer), for review and approval of a Public Hearing Site Plan “Iglesia Pentecostal Parking Lot Improvements” for property at 1625 8th 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 waive the requirement to underground existing overhead utility lines, per City Code Section 135-9.2.1(E). (SITE-2021-000001)

PUBLIC HEARING ITEMS

5. Request for the following regarding properties generally located to the north of Vandalia Road between Southeast 30th Street to the west and the City’s corporate limits to the east:

   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 to Industrial. (ZONG-2021-000043)

   C) Rezone properties from “EX” Mixed Use District to “I2” Industrial District. (ZONG-2021-000044)

6. Request from Punjab, Inc. (owner), represented by Sukhjinder Singh (officer), for review and approval of a Public Hearing Site Plan “111 SW 63rd Street Site Improvements” for property located at 111 63rd Street, 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 to underground existing overhead utility lines, per City Code Section 135-9.2.1(E).

   B) Waiver of required public sidewalk installation along 63rd Street, per City Code Section 135-8.5.2.

   C) Waiver to allow surface parking in a front yard along primary frontages, per City Code Section 135-2.5.3.A.8. (determined unnecessary) (10-2021-7.135)
7. Request from Community Foundation of Greater Des Moines (owner), represented by Devon Moody (officer), for review and approval of a Public Hearing Site Plan “Community Foundation Addition” for property located at 1910 Ingersoll 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) Reduce the minimum overall height requirement for a Storefront building type in a “MX2” District from 3 stories to 2 stories, per City Code Section 135-2.5.3.B.10.

   B) Waiver of the requirement to underground existing overhead utility lines, per City Code Section 135-9.2.1(E). (10-2021-7.187)

OTHER ITEMS

Committee and Director’s Reports.