Iowa Code Section 21.4 requires that each Plan and Zoning Commission meeting shall be held at a place reasonably accessible to the public and at a time reasonably convenient to the public, unless for good cause such a place or time is impossible or impracticable. Given Mayor Cownie’s March 17, 2020 Proclamation, as amended, prohibiting indoor gatherings of ten or more persons on public property, and the Governor’s Proclamation, as amended, strongly encouraging vulnerable Iowans to limit participation in gatherings of any size and any purpose during the COVID-19 outbreak and its authorization of electronic meetings, and the City Manager’s decision on November 6, 2020 to delay the opening of City buildings to the public until February 1, 2021 due to the positive trend upward of COVID-19 cases in Polk County and the need to maintain safety, it is impossible and impractical to have physical public access to the meeting location and the meeting will be conducted electronically with electronic public access to the meeting location as set forth below. Meeting minutes will continue to be provided per the City’s normal course of business. You may contact the City Staff at (515) 689-9485 or check the meeting agenda on the City’s website (www.dsm.city). To participate in the electronic meeting, access is available via the internet or telephonically (details below).

If you intend to participate in the virtual ZOOM webinar via internet or by telephone, the City’s Community Development Department requests that you please send an email to Planning@dmgov.org or call (515) 689-9485 at least 24 hours prior to the start of the scheduled meeting, to alert the meeting’s moderator that you intend to address the Plan and Zoning Commission. When sending an email or leaving a voice-mail message, please include your name, address, telephone number and the item number that you wish to speak on, state whether you wish to speak in support or in opposition, and attach or identify any evidence (photos, documents, etc.) that you would like the Plan and Zoning Commission members to review. Participants will be allowed to join the virtual Zoom meeting via internet or by telephone at the scheduled time of the meeting, whether or not such prior notice is given to the Community Development Department.

The Plan and Zoning Commission shall receive written views, comments, objections and arguments from any resident or taxpayer of the City that are received by City Staff in the Community Development Department either by email or by U.S. Mail prior to 4:00 p.m. December 2, 2020 (Community Development Department, Armory Building, 602 Robert D. Ray Drive, Des Moines, IA 50309; Email Planning@dmgov.org).

To join the ZOOM webinar using internet access, go to the following link: https://dmgov-org.zoom.us/s/83274578794?pwd=UmVONG5GQ2ZIRDd5VkJKckw0aDFmUT09

Webinar ID: 832 7457 8794
Passcode: 173161

To join the meeting with one-tap dialing, (using mobile device with internet access):
Tel://+13126266799,, 83274578794#

To join the ZOOM webinar by telephone dial one of the following numbers:

+1 312 626 6799
+1 720 928 9299
  877 853 5257 (Toll Free)
  833 548 0276 (Toll Free)

Webinar ID: 832 7457 8794
Passcode: 173161

*6 to unmute and mute once you are on the call.

To find other numbers available for your location: https://dmgov-org.zoom.us/u/ktFxmkcRP

**Hearing date** is subject to change. Please see https://www.DSM.city/covid19 and scroll down to the “Public Meetings” link under the heading “City of Des Moines Services impact” or call (515) 689-9485 for the most current information public hearings and public meetings.
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 Community Development Department staff (515) 689-9485 for details on Council hearings.

2. Applicant will be given 10 minutes to present the request. If applicant’s wish to share materials not already submitted with the application, please email them to Planning@dmgov.org so a staff host may be able to share them on the screen when you present.

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. Staff has attempted to compile a list of people who would like to speak on each item. Staff will first call on these people and then will open it up to anyone else who wishes to speak. To request to speak during the hearing, please use the “raise hand” function on ZOOM Webinar via internet or dial *9 on your phone. One permission to speak is given, to unmute and mute dial *6 on you phone. You will be required to give your name and address for the record prior to speaking. Also, we ask that you keep your microphones and phones on “mute” unless you’ve been given the chance to address the Commission by the Chair.

4. Applicant is then allowed five (5) minutes for a rebuttal if any opponents spoke.

5. All comments are to be germane to the item under consideration and speakers are to maintain a courteous manner.

6. The hearing will then be closed and the Commission will discuss and vote on the issue.

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. Please know that typical accommodations may be limited by emergency requirements as issued by the State of Iowa and the City of Des Moines.

Note: There is not a scheduled early session.

6:00 ROLL CALL & APPROVAL OF MINUTES FROM November 19, 2020

CONSENT PUBLIC HEARING ITEMS

1. Request from 814 Development/814 Acquisitions, LLC (purchaser) represented by Samantha Coponen (officer) for vacation and conveyance of the following adjoining the property at 204 12th Street. The adjoining subject property is owned by Nationwide Mutual Insurance Company:

   A) An 8.54-foot by 4.50-foot segment of Mulberry Street for a front stoop.
   B) Segments of Right-Of-Way with existing building encroachments on the adjoining north/south alley, 12th Street and Mulberry Street.

2. Request from Sitwell, LLC (owner) represented by Daniel Kelley (officer) for review and approval of a PUD Final Development Plan “The Village at Gray’s Lake Lot 6”, on property located at 2688 Southwest 23rd Street, to allow reuse of the former classroom building for commercial office space.
PUBLIC HEARING ITEMS

3. This item is not used.

4. Request from Antonio Dominguez and Gabriella Herrera (owners) for the following regarding the property at 301 Southeast 28th Street:

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

   B) Amendment to the PlanDSM Creating Our Tomorrow Plan future land use classification from Industrial to Low Density Residential. (21-2020-4.26)

   C) Rezone property from “I1” Industrial District to “N3c” Neighborhood District to allow the existing Household Living use to be extended with addition of a new accessory 2-story detached garage use. (ZON2020-00139)

5. Request from Angel Groff (owner) for the following regarding the property at 2200 Easton Boulevard:

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

   B) Amendment to the PlanDSM Creating Our Tomorrow Plan future land use classification from Low Density Residential to Community Mixed-Use. (21-2020-4.27)

   C) Rezone property from “N3a” Neighborhood District to “MX3” Mixed Use District to allow the existing vacant commercial building and site to be reused for a Vehicle Maintenance/Repair, Minor use and a Vehicle Sales use. (ZON2020-00140)

6. Request from Wesley Retirement Services, Inc. (owner) represented by Rob Kretzinger (officer) for review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue and 401 37th Street, to allow building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, a building addition for resident swimming pool and auditorium use on the west, a terrace/pond landscape feature in the north side of the site, expansion of the existing parking lot within the front yard area along 37th Street, renovation of the central courtyard area, expansion of beer, wine and liquor service within the Chamberlain Mansion and within all other dining service areas, and removal of the Children’s Garden and Preschool use previously a permitted use within the campus. (ZON2020-00141)
7. Request from Savannah Homes, Inc. (owner) 3341 East 24th Street, Jason Mullin (owner) 3335 East 24th Street, and Kaitlyn Cine (owner) 3323 East 24th Street for review and approval of a Public Hearing Site Plan for a Type 2 Design Alternative in accordance with Chapter 135 Sections 135-9.2.4.B and 135-9.3.1.B, required by Chapter 135 Section 135-8.5.2.A for the property at 3341 East 24th Street; and appeal of Chapter 106-137 for all three properties with one household living dwellings for waiver of the installation of public sidewalk. (BLD2020-01968) (BLD2020-01982) (BLD2020-00456)

8. Request from Pridecraft Custom Homes (owner) represented by Jason Juran (officer) for review and approval of a Public Hearing Site Plan for a Type 2 Design Alternative in accordance with Chapter 135 Sections 135-9.2.4.B and 135-9.3.1.B, for property located at 1416 East 36th Court, to allow waiver of public sidewalk installation required for a new household living dwelling required by Chapter 135 Section 135-8.5.2. (BLD2020-02862)

9. Request from Thirty Seven Fifty, LLC (owner) represented by Kate Miller (officer) for review and approval of a PUD Final Development Plan “Thirty Seven Fifty on Grand”, on property located at 3750 Grand Avenue, to allow for redevelopment of the existing vacant First Church of Christ Science with demolition of a portion and addition of an 8-story, 42-unit residential condominium tower with two levels being indoor parking. The building would have first floor permitted uses of business or professional offices, studio or instructional service, assembly, and library or cultural exhibit. (10-2021-7.21)

OTHER ITEMS

10. Committee and Director’s Reports.