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 March 11, 2021 to delay the opening of City buildings to the public until June 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. March 17, 2021 (Community Development Department, Armory Building, 602 Robert D. Ray Drive, Des Moines, IA 50309; Email Planning@dmgov.org).

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join.
https://dmgov-org.zoom.us/s/84514393742?pwd=ZXQwbWZUMm5tUk9DaWYvcHlQbSsvZz09

Webinar ID: 845 1439 3742
Passcode: 209698

Or join by phone:
US: +1 312 626 6799 or
    +1 720 928 9299 or
    833 548 0276 (Toll Free) or
    877 853 5257 (Toll Free)

Webinar ID: 845 1439 3742
Passcode: 209698

International numbers available: https://dmgov-org.zoom.us/u/kdqnSCONVC

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. Once permission to speak is given, to unmute and mute dial *6 on your 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 March 4, 2021**

**CONSENT PUBLIC HEARING ITEMS**

1. Request from Visiting Nurses of Iowa dba EveryStep (owner) represented by Lynn Michi (officer) for the following regarding the property located at 900 56th Street Avenue.

   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 Neighborhood Mixed Use.  

   (21-2021-4.05)

   C) Rezone property from “P2” Public, Civic and Institutional District to “RX2” Mixed Use District, to allow expansion the existing hospice use, which is defined as a “Group Living, Assisted Living Facility” use.  

   (ZON2021-00016)
2. Request from Callison Oil Company (owner) represented by Karen Norman (officer) for the following regarding the property located at 1501 East Euclid Avenue.

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 to revise the future land use classification from Industrial within a Community Node to Community Mixed Use within a Neighborhood Node. (21-2021-4.06)

C) Rezone property from “I1” Industrial District to “MX3” Mixed Use District, to allow reuse of the existing vacant building for a “Restaurant” use. (ZON2021-00017)

3. Request from Corey and Kristen Schooley (owners) for review and approval of a Public Hearing Site Plan for the following Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), for property located at 4841 Algonquin Road, to allow construction of a 626-square foot addition without a full basement to the east facade of the existing House A building type and a 161-square foot Outbuilding (pool house) and in-ground pool within the north rear yard, all in an “N1b” Neighborhood District. (BLD2021-00099)

A) Allow an addition within 10.46 feet of the east property line for a total side yard setback of 10.46 feet (53.52% less) where a minimum 22.5-foot setback is required by Section 135-10.2.2(C).

B) Allow an addition to the existing house without a full depth basement where it is required per Section 135-2.13.3(E)(5).

C) Allow the Outbuilding (pool house) within 2.63 feet (47.4% less) of the north property line where a minimum of 5-foot setback is required by Section 135-2.22.1(D)(3)(b) and Section 135-2.22.2(C)(1).

PUBLIC HEARING ITEMS

4. Request from 7600 SW 22nd Street, LLC (owner) represented by David W. Welch (officer) for review and approval of a PUD Final Development Plan “Airport Crossroads Condos” for property located at 7600 Southwest 22nd Street, to allow development of the property with three Warehouse buildings with a total of 23 flex-warehouse units. (10-2021-7.57)

5. Request from Hernandez Holdings, LLC (purchaser) represented by Dawn Hernandez (officer) for the following regarding the property located at 1440 and 1444 Capitol Avenue. The subject property is owned by Reveiz, LLC represented by Dr. Eduardo Reveiz, M.D.

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 to revise the future land use classification from High-Density Residential within a Neighborhood Node to Community Mixed-Use within a Neighborhood Node. (21-2021-4.07)

C) Rezone property from “NX3” Neighborhood Mix District to “RX1” Mixed Use District, to allow existing off-site parking to be used in conjunction with a Business or Professional Office use at 1451 East Grand Avenue. (ZON2021-00019)
OTHER ITEMS

6. Committee and Director’s Reports.