

Direction: CITY1371.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, June 22, 2015, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Costa, Crowley, Erickson, Southworth.....Present  
Brown, Hatfield.....Absent

**Item 1 - Consent Agenda**

**Item 1a - Minutes of the meeting of June 8, 2015**

Chairperson Erickson asked for any comments or modifications to the June 8, 2015 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission approve the minutes of the June 8, 2015 meeting.

Vote: Andersen, Costa, Crowley, Erickson, Southworth.....Yes  
Brown, Hatfield.....Absent  
Motion carried.

**Item 2 – Public Hearings**

**Item 2a – St. Francis of Assisi, 6975 Woodland Avenue – Amend Comprehensive Plan Land Use Map from Office to High Density Residential – City Initiated – CPA-002710-2015**

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on June 12, 2015.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Andersen, seconded by Commissioner Southworth, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Costa, Crowley, Erickson, Southworth.....Yes  
Brown, Hatfield.....Absent  
Motion carried.

Planner Tragesser stated that this was a City initiated request for an amendment to the Comprehensive Plan Land Use Map for the property located at 6975 Woodland Avenue. Approval would change the land use designation from Office to High Density Residential consistent with the neighboring properties immediately to the east and west which Ms. Tragesser pointed out on a location map. She also noted that recently a Permitted Conditional Use Permit for an athletic track was approved through the Board of Adjustment. Approval of this action would not put the site into non-conformance as school uses are allowed in High Density Residential zoning districts.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of the Comprehensive Plan Land Use Map Amendment to change the Comprehensive Plan land use designation from Office to High Density Residential as illustrated on the proposed Comprehensive Plan Land Use Map, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Costa, Crowley, Erickson, Southworth.....Yes  
Brown, Hatfield.....Absent  
Motion carried.

**Item 2b – Country Club Office Plaza PUD and Ashworth Corridor PUD, 7171 and 6975 Woodland Avenue – Amend Planned Unit Developments to remove an overlap in the PUD boundaries and clarify development regulations in the Ashworth Corridor PUD – City Initiated – CPA-002711-2015/ZC-002712-2015/ZC-002711-2015**

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on June 12, 2015.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Andersen, seconded by Commissioner Southworth, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Costa, Crowley, Erickson, Southworth.....Yes  
Brown, Hatfield.....Absent  
Motion carried.

Planner Tragesser expressed that it was recently discovered that the Country Club Office Plaza and Ashworth Corridor PUDs overlapped and included the same ground in both PUDs. She provided an illustration of the parcels and noted that Parcel A would be taken out of the Ashworth Corridor PUD and Parcel B would be taken out of the Country Club Office Plaza PUD. This request will approve revisions to the PUD boundaries to remove the overlap, as well as clarify development regulations in the Ashworth Corridor PUD for Parcel B to allow church and school offices, as well as apartments. The apartment density would be regulated for appropriateness with the neighborhood.

With a City initiated amendment, Chairperson Erickson asked what negotiations usually take place with the various property owners. Ms. Tragesser responded that the City has the authority to rezone property. The City does work with the property owners, and in this particular instance, the property owners were made aware of the proceedings, representatives are in the audience, and there was no resistance to the amendment.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Costa, seconded by Commissioner Andersen, the Plan and Zoning Commission approve a resolution recommending the City Council approve the amendments to the Country Club Office Plaza PUD and the Ashworth Corridor PUD to remove an overlap in PUD

boundaries and clarify development regulations in the Ashworth Corridor PUD, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Costa, Crowley, Erickson, Southworth.....Yes  
Brown, Hatfield.....Absent  
Motion carried.

**Item 3 – Old Business**

There were no Old Business items on the agenda.

**Item 4 – New Business**

**Item 4a – Creekside Glynn, South of Ashworth Road and east and west sides of future 81<sup>st</sup> Street – Subdivide property into thirty nine (39) lots, eight (8) street lots, and two (2) outlots for construction of a single family residential development – Creekside Glynn, LLC – PP-002664-2015**

Ed Arp, Civil Engineering Consultants, 2400 86<sup>th</sup> Street, Des Moines, representing the applicant, requested Preliminary Plat approval for approximately 24 acres located at the southeast corner of Ashworth Road and future 81<sup>st</sup> Street to allow for the construction of a single family residential development. A vicinity sketch was provided indicating the boundaries of the plat. There will be a continuation of Aspen Drive which will tie into the Aspen Valley development, and 81<sup>st</sup> Street will be extended to Ashworth Road. Mr. Arp pointed out an acreage at the eastern boundary that will remain, as well as parcels at the northwest corner that will not be included in the development at this time. Mr. Arp continued by pointing out potential accesses and easements for future development of the intervening parcels. He stated that some of the lots for the proposed development will be unique as they will have extra depth with a detention pond at the southern end of the development.

Mr. Arp expressed agreement with all staff recommendations and conditions of approval.

Director Twedt stated that Mr. Koehn met with staff today and requested that it be clarified that he did not have legal authority over property (8120 Ashworth) as was suggested in the staff report, but that he was only working with the property owner in trying to develop the office ground.

Paul Filean, 8885 Ashworth Road, stated that he has been before the City in the past expressing his concern with the drainage problems along Ashworth Road, especially in front of his property. He continued that there were several drawings in the Plan & Zoning materials for this item that were very difficult to read, but it appears that drainage has been moved west through the ditch along the south side of Ashworth Road, that the ditch has been made several feet deeper, and the water will be routed into a retention pond. It also appears from the drawings that a section of storm sewer will be placed under Ashworth Road when the City widens Ashworth Road. Mr. Filean expressed concern with not being able to find the current elevations on the renderings. He stated that it seems the ditch is lower than the south end of the culvert, and that water presently coming through would then not flow north across Ashworth. Mr. Filean noted that there is a second sewer line which is lower than the other culvert that was not shown on the plans. Mr. Filean espoused that he could not tell if these elevations are low enough for water to flow through, and that staff needs to make sure the elevation of the ditch is appropriately designed. Also, he indicated that he can see where the existing overhead power and the water lines are to be installed this summer, but the gas mains are not shown. He concluded his comments by stating that the construction schedule for Ashworth Road seemed optimistic and that a lot of other work could begin on the property, i.e., trees removed, retention pond dug deeper, grading, so

that more time and consideration could be given to the Ashworth Road improvements.

Mr. Arp agreed that the plans are hard to read at this scale. He continued that the ditch along Ashworth Road will be lowered substantially. He pointed out the area where future detention could occur noting that the majority of the detention will flow through storm sewer to the pond to the south and not through ditches. Mr. Arp continued that other than the storm sewer for this plat, the Ashworth Road improvements would be part of a City project, and that gas and water mains and any interconnection of services would be identified as part of the City project.

Mr. Arp mentioned that there was a small area of property owned by the Astleys that would be taken for right-of-way and utilities. He noted that an easement would be obtained; and, in exchange, services would be stubbed to the property.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create thirty nine (39) lots for residential development, eight (8) street lots, and two (2) outlots (one for private storm water detention and one for future development), subject to the applicant meeting all City Code requirements and the following:

1. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.
2. The 30' buffer park easement and 30' building setback required for Lot 19 along 81<sup>st</sup> Street shall be permitted to overlap. Any fence placed along 81<sup>st</sup> Street on Lot 19, shall be required to be setback 30' to align with where fences could be located on the lots immediately to the north due to the 30' buffer.
3. No driveway access shall be allowed on the north side of Lot 22 from 79<sup>th</sup> Court. No accessory structures shall be allowed within the 35' rear setback along the north side of Lot 22.

Vote: Andersen, Costa, Crowley, Erickson, Southworth.....Yes  
 Brown, Hatfield.....Absent  
 Motion carried.

**Item 5 – Staff Reports**

There were no staff reports.

**Item 6 - Adjournment**

Chairperson Erickson asked for a motion to adjourn the meeting.

Moved by Commissioner Crowley, seconded by Commissioner Andersen to adjourn the meeting.

Vote: Andersen, Costa, Crowley, Erickson, Southworth.....Yes

**PLAN AND ZONING COMMISSION MEETING**

**June 22, 2015**

Brown, Hatfield.....Absent  
Motion carried.

The meeting adjourned at 5:53 p.m.

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Craig Erickson, Chairperson

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Kimberly Taylor, Recording Secretary

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