

Direction: CITY1571 .DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, May 9, 2016, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

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

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of April 25, 2016

Chairperson Erickson asked for any comments or modifications to the April 25, 2016 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Andersen, the Plan and Zoning Commission approved the April 25, 2016 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

2a – 988 78th Place, Consistency zone the property from Unzoned to Single Family Residential (R-1) – City Initiated – ZC-003049-2016

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 April 29, 2016.

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 Brown, 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, Brown, Costa, Erickson, Hatfield.....Yes
Crowley, Southworth.....Absent

Motion carried.

Planner Portz stated that this request was initiated by the City when staff became aware that the property located at 988 78th Place did not have any associated zoning. Mr. Portz continued by giving a brief history of the area. When the Westbridge subdivision was annexed, the 988 78th Place property was not included in the annexation because an island would have been created, which is not allowed by State Code. Later when the subject property was annexed into West Des Moines, the property was not rezoned as part of a consistency zoning, which is usually completed when a property is annexed into the City.

Chairperson Erickson inquired if the property owner had any issue with the consistency zoning. Mr. Portz replied that the property owners were notified by mail and there was no response.

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 Hatfield, seconded by Commissioner Andersen, the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of the rezoning to consistency zone the property to Single Family Residential (R-1) from Unzoned.

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

Item 3 – Old Business

Item 4 – New Business

Item 4a – Mill Ridge Townhomes Plat 1, Southwest corner of S. 88th Street and Stagecoach Drive – Approval of a Site Plan to allow construction of a 75-unit townhome development – Hubbell Realty Company – SP-002936-2015

Susanne Roesch, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, representing the applicant, provided detailed information on the project architecture for the second part of this approved phased-in Site Plan. She continued by discussing the different product types for the ground elevations for the proposed 75-unit townhome development.

Roll was retaken at 5:35 pm with the arrival of Commissioner Crowley.

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

Ms. Roesch pointed out Area A and B on a location map indicating that there were five major different product types. She elaborated extensively on the each of the design elevations for the proposed products that are intended to carry the details throughout the development with the use of similar materials and enhancements. The intent of the building is to create visual interest throughout the development with the use of different pillars, porches, gables, stone, brick, sidings, shutters, etc. Thus, there will be similar application between offerings, but various changes would add to the distinction between the products. Front, rear, standard, side, and public street views with the locations of the various projects were noted. When there is a street view, the architecture is enhanced to distinguish the various offerings. The larger the product, the more detail when in public view.

Material boards consisting of stone & brick veneers, vinyl & shake siding, and color choice examples were provided to the Commissioners for their review. Ms. Roesch stated that there were six different color packages for which all product combinations could be applied with the intent to obtain a unified appearance for the neighborhood, but yet not appear the same. Ms. Roesch continued to elaborate on the use of the entry with different colored columns and gables, the porch element, and other as unifying enhancements.

Commissioner Brown asked the square footage of the units and was informed by Ms. Roesch that there was a range from 1,060 sf to just below 2,000 sf depending on the product type.

Commissioner Brown inquired about the yards and landscaping. Ms. Roesch commented that the garages are built to the setback line but that there would be berming along Stagecoach Drive.

Joe Pietruszynski, Hubbell Realty Company, 6900 Westown parkway, West Des Moines, interjected

that the Site Plan and landscaping plan had been approved at a previous meeting and will meet all City requirements.

Commissioner Brown commented that she felt there was a lot of product and that she hoped that the look would be balanced with landscaping.

Planner Munford stated that earlier in the year, the first phase of this project dealt with grading. This is the second phase and introduces the architecture which gave staff an opportunity to go over plan details of each product to ensure there was adequate variety. He mentioned that high quality materials are being utilized for this project.

Chairperson Erickson applauded staff and the developer for providing a great product type which included variability, as well having attractive architecture using an interesting material palette.

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 Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Site Plan for Mill Ridge Townhomes Plat 1, to allow construction of a 75-unit townhome development, subject to the applicant meeting all City Code requirements and the following:

1. The applicant install and maintain all necessary soil erosion measures;
2. Before any Building Permits can be issued for buildings within Mill Ridge Townhomes Plat 1, the Final Plat must be approved and recorded;
3. The Applicant will need to provide and maintain two separate access points to a building before construction can begin. Provisions will need to be made to maintain two access points to a building during paving of any interior streets or exterior streets adjacent to the development. In addition, prior to issuance of any occupancy permits, there must be at least one paved access to the building;
4. Before any construction on a structure that is of combustible nature can occur, the Applicant must assure that an approved water supply as defined in the City of West Des Moines Fire Code is in place.

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

Item 4b – GeAnna Grove, Southwest Corner of Westown Parkway and Sedona Drive – Approval of Grading Plan Permit – Jerry’s Homes - SP-002672-2015

Chris Thompson, Cooper Crawford and Associates, 475 S. 50th Street, West Des Moines, representing the applicant, requested approval to initiate grading to begin project construction. He pointed out the property on a location map and stated that the Site Plan had been submitted, but that grading approval would move the project forward.

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

Planner Tragesser added that this approval was for the grading plan only and that the full site plan was being reviewed by staff.

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 Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission adopt a resolution approving the grading plan permit, subject to the applicant meeting all City Code requirements and the following:

1. That no public utility work can begin until the preliminary plat for GeAnna Grove is approved.
2. The applicant acknowledging and agreeing that any work done prior to approval of the associated site plan is at the applicant’s own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals.

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

Motion carried.

Item 5 – Staff Reports

The election of Officers was deferred and will take place at the next Plan and Zoning Commission meeting after the City Council has taken formal action to reappoint Commissioner Hatfield to the Commission.

Item 6 - Adjournment

Chairman Erickson asked for a motion to adjourn the meeting.

Motion by Commissioner Hatfield, seconded by Commissioner Andersen, to adjourn the meeting.

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

Motion carried.

The meeting adjourned at 5:56 p.m.

Craig Erickson, Chairman

Kimberly Taylor, Recording Secretary