

Direction: CITY1581.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, May 23, 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, Crowley, Erickson, Hatfield.....Present
Costa, Southworth.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of May 9, 2016

Chairperson Erickson asked for any comments or modifications to the May 9, 2016 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Brown, the Plan and Zoning Commission approved the May 9, 2016 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

2a - West Glen Town Center Specific Plan Amendment, South of Wild Rose Lane and east of South Prairie View Drive – Amend Specific Plan to add 48 dwelling units to Building J-2 and add an I-2 Building with 60 dwelling units and structured parking – MRES West Glen Holdings LP – ZCSP-003032-2016

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 May 13, 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 Crowley, 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, Crowley, Erickson, Hatfield.....Yes
Costa, Southworth.....Absent

Motion carried.

Chris Shires, Confluence, 525 17th Street, Des Moines, representing the applicant, requested approval for an amendment to the West Glen Town Center Specific Plan. Mr. Shires gave a quick overview of the project indicating that only two buildings would be adjusted from the original West Glen Town Center Plan. It has been proposed that the I-2 building, which originally had only structured parking, would now have 60 units of apartments above the parking. The proposal for the J-2 building would be to keep the retail space, but add 48 apartment units above which would be consistent with the units already constructed in West Glen. Mr. Shires clarified that the J-2 building does not have structured parking as reported in the staff report.

Todd Wiskus, Simonson & Associates Architects, 1717 Ingersoll Avenue, Des Moines, gave an overview of the architecture and reiterated that the I-2 and J-2 buildings would be similar in style and use of materials to be consistent with the existing West Glen buildings.

Mr. Shires expressed agreement with staff recommendations and conditions of approval.

Chairperson Erickson commented on the history of the development, and that it seemed that the market had changed from an office to a housing demand which was more toward the original vision. Mr. Shires responded that the market had fluctuated and that single efficiency apartments have been very popular and successful in West Glen. It was hoped that the mixed-use product would drive traffic to the existing retail areas.

Chairperson Erickson asked if the market place moved away from the single efficiency apartment, could the architecture be refigured into a different product. Mr. Wiskus stated that there could be conversions for possible rental or lease, or combining of units which would be dictated by the market.

Commissioner Crowley asked if there would be parking underneath the I-2 building and would there be a bridge or walkway connection to the existing building. Mr. Wiskus stated that the intent was to have a bridge or walk connection to the existing building.

Planner Tragesser noted that a density check was conducted for the project to ensure the dwelling units were not over the City allotment. She continued that parkland dedication would connect the trail and pedestrian crossways; parking had been reviewed and found sufficient for the areas; and that the completed traffic study demonstrated that the trips generated were under the original traffic counts. Proposed materials, colors, and styles are compatible with the rest of West Glen.

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 Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the proposed Amendments to the West Glen Town Center Specific Plan Ordinance as they relate to adding dwelling units to the I-2 and J-2 buildings, subject to the applicant meeting all City Code requirements.

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

Item 3 – Old Business

There were no Old Business items.

Item 4 – New Business

Item 4a - GeAnna Grove, Southwest Corner of Westown Parkway and Sedona Drive – Approval of Preliminary Plat and Site Plan – Jerry’s Homes – SP-002672-2015

Chris Thompson, Cooper Crawford & Associates, 475 S. 50th Street, West Des Moines, representing the applicant, requested Preliminary Plan and Site Plan approval to allow for the construction of twenty bi-attached townhomes to be located south of Westown Parkway and west of Sedona Drive. He stated that this was the same 20-unit townhome project that was recently before the Commission for grading permit approval.

Mr. Thompson stated agreement with all staff recommendations and conditions of approval.

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 Andersen, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the preliminary plat and site plan to construct 20 bi-attached townhomes, subject to the applicant meeting all City Code requirements and the following:

- 1. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.

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

Item 4b - Costco, 7205 Mills Civic Parkway – Approval of a Major Modification to Site Plan for construction of a 2,435 sq. ft. cooler and freezer addition – Costco Wholesale Corporation – MaM-002852-2015

Chairperson Erickson recused himself from participation in the item due to a potential conflict of interest.

Tyler Miller, 7205 Mills Civic Parkway, West Des Moines, representing the applicant, requested approval to allow construction of a cooler and freezer addition to the north side of the building. The new construction would match that of the existing using precast panels and steel plating.

Mr. Miller expressed agreement will all staff recommendations and conditions of approval.

Planner Portz provided that a cross access easement had been obtained from Costco that would eventually provide for a future connection between Lowe’s and Costco.

Vice Chairperson Brown 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 Andersen, seconded by Commissioner Crowley, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to a Site Plan for Costco, subject to the applicant meeting all City Code requirements and the following:

- 1. The City Council accepting an ingress/egress and cross access easement for the future connection of the drive aisle north of the Costco building with the drive aisle north of the Lowe’s building.

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

Item 4c - Fox Valley Plat 3, Generally the area south of SE Adams Street and west of SE Orilla Road – Subdivide property into 53 lots for single family development and 4 public street lots – Charles I. & Ruth Colby National Development Trust – PP-003029-2016

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Urbandale, representing the applicant, requested Preliminary Plat approval. He stated that this project was a continuation of Fox Valley Plat 2 which he pointed out on a location map as he described the surrounding areas, including the boundaries of the first two plats and the existing and proposed streets and the Great Western bike trail which would be in the vicinity of the future Veterans Parkway extension. He continued that there were two regional pond facilities with this plat, one located to the northwest and the other at the southeast corner, all of which fits into the existing storm water management plan.

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

Staff had nothing further to add.

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 Crowley, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 53 lots for single family development and four (4) lots for public streets, subject to the applicant meeting all City Code requirements and the following:

1. No combustible construction or storage shall occur on the Fox Valley Plat 3 designated property until the necessary streets and water mains are installed to provide access and water for use by emergency services.
2. The applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any lot within the plat.
3. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

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

Item 4d - Casey’s, 108 8th Street – Approval to construct a 600 sf building addition and 170 sf cooler/freezer addition – Casey’s Marketing Company – MaM-002887-2016

Lynne Twedt, Director, representing the applicant, requested approval to construct a 600 sf building addition to the west end and 170 sf cooler addition to the east end of the existing Casey’s Store located at 8th Street and Railroad Avenue. She continued that the proposed architecture would match the brick on the building.

Moved by Commissioner Hatfield, seconded by Commissioner Brown, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to allow the construction of a 600sf building addition and a 170sf cooler addition to the existing building located at 108 8th Street, subject to the applicant meeting all City Code requirements and the following:

1. The applicant adding the appropriate signage to designate the parking stalls adjacent to the cooler addition as either “No Parking” or “Compact Car and Motorcycle Parking Only”;
2. The applicant acknowledging and agreeing that all bollards within the site are to be painted or covered in an earth tone color compatible with the primary materials of the building and not to be colored red, yellow, or a corporate color; and,
3. The applicant acknowledging that signage is not approved as part of the Major Modification. The applicant will need to obtain the appropriate Sign Permits from the City prior to installation of any new signage or changes to existing.

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

Item 5 – Staff Reports

Item 5a – Election of Officers

Moved by Commissioner Crowley, seconded by Commissioner Hatfield to nominate Chairperson Erickson to a second term as Chairperson and Commissioner Costa as Vice Chairperson.

Chairperson Erickson expressed agreement to serve as Chair for another year.

Item 6 - Adjournment

Chairman Erickson asked for a motion to adjourn the meeting.

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

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

The meeting adjourned at 5:52 p.m.

Craig Erickson, Chairperson

Kimberly Taylor, Recording Secretary