

Direction: CITY1456.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, November 9, 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, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Present

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of October 12, 2015

Chairperson Erickson asked for any comments or modifications to the October 12, 2015 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approve the minutes of the October 12, 2015 meeting.

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

Item 2 – Public Hearings

Item 2a –Paradise Pointe, Northeast corner of Mills Civic Parkway and S. 68th Street – Amend the Paradise Pointe Specific Plan Ordinance to increase the number of restaurant uses and square footage allowed within the development – ZCSP-002867-2015

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 October 30, 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 Hatfield, seconded by Commissioner Andersen, 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, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Scott Snyder, Simonson and Associates Architects, 1717 Ingersoll, Des Moines, representing the applicant, Paradise Pointe development, briefly stated that they are in agreement with all of staff’s recommendations. The primary reason for their request is that they have a client who is interested in locating in the Paradise Pointe development but under the current Specific Plan, additional restaurant uses are not allowed as the maximum has been met, which is six (6). The request is to add three (3) additional restaurants totaling 5,200 sq. ft. No additional drive-thru restaurants are planned at this location.

Commissioner Crowley asked for clarification on the types of restaurants being proposed for this location (i.e., fast food or sit-down) and if they have met their maximum and that they are currently requesting three (3) additional restaurants.

Mr. Snyder answered that they would be full service, sit-down types of restaurants. They are allowed six (6) currently and are asking for an additional three (3) restaurants, which would be a total of nine (9) restaurants.

Brian Portz, Planner, explained that they currently have three (3) sit down restaurants (Firebirds, Pita Pit, and Firehouse Subs) in a building currently under construction and a 4th restaurant (Chipotle) proposed for the former Mimi's restaurant building. This brings the total to four (4) restaurants, but they are only permitted three (3) by the Paradise Pointe Specific Plan Ordinance. Their request will add two (2) additional restaurants, for a total of six (6) restaurants.

Commissioner Crowley asked how they are able to have four (4) restaurants when the maximum number of restaurants allowed is three (3).

Planner Portz responded that staff was not aware that they had exceeded the maximum number of restaurants allowed until after the fact, so the applicant is requesting to amend the Specific Plan to allow the additional restaurants.

Chairperson Erickson asked for clarification on how traffic, circulation and parking will be affected with the additional restaurants.

Planner Portz answered that the City's traffic engineer did review the traffic of the entire area and the traffic study prepared showed that two (2) additional restaurants would not impact the traffic on the adjacent streets. Discussion was held regarding parking on site and based on the types of restaurants proposed at this time, the site will meet the number of parking spaces required for restaurants, per City Code.

Commissioner Crowley inquired as to the amount of traffic they are allowed now versus what the applicant will be utilizing.

Planner Portz replied that they would be well below the allowed number of trips permitted for the development.

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.

Commissioner Costa commented that this development is one of the most difficult ones to access. He is pleased that the applicant is able to further develop the parcel given the challenges with access.

Chairperson Erickson noted that he does support the applicant's proposal and would like to see the property owner review ways to alleviate some of the issues with regard to access. Although he has concern with traffic and access of the property, he does support staff's recommendation for approval of the proposed request.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission approve a resolution recommending the City Council approve the rezoning request to amend the Paradise Pointe Specific Plan to amend land use regulations related to restaurants within the development, subject to the applicant meeting all City Code requirements.

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

Item 3 – Old Business

There were no Old Business items presented.

Item 4 – New Business

**Item 4a – Burr Oaks Manor at Glen Oaks, 1575 and 1623 Burr Oaks Drive – Replat Lots 61-64
Glen Oaks Plat 2 from four lots to two lots for single family development – Charles and Wendy
Drucker – PP-002885-2015**

Jeff Gaddis, Civil Engineering Consultants, 2400 86th Street, Unit 12, Urbandale, Iowa, representing the applicants, Charles and Wendy Drucker, who are proposing to replat four (4) lots into two (2) lots for a large single family home.

Commissioner Hatfield asked if the applicant concurred with all of staff’s recommendations. Mr. Gaddis replied affirmatively.

Kara Tragesser, Planner, briefly stated that she had no additional comments regarding the applicant’s proposal.

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 Brown, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Burr Oaks Manor at Glen Oaks preliminary plat to replat four lots into two lots for single family development, subject to the applicant meeting all City Code requirements and the following:

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

Item 5 – Staff Reports

Linda Schemmel, Planner, briefly stated that the 2016 meeting schedule was placed on the dais for their review and if no one has questions or comments, a motion would be needed to approve it as presented.

Vote: Anderson, Brown, Costa, Crowley, Hatfield, Southworth.....Yes

Item 6 - Adjournment

Chairperson Erickson asked for a motion to adjourn the meeting.

Moved by Commissioner Southworth, seconded by Commissioner Brown, to adjourn the meeting.

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

The meeting adjourned at 5:45 p.m.

Craig Erickson, Chairperson
Plan & Zoning Commission

Michelle Riesenberg, Recording Secretary

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