

Direction: CITY1429.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, September 28, 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 September 14, 2015

Chairperson Erickson asked for any comments or modifications to the September 14, 2015 minutes.

Moved by Commissioner Costa, seconded by Commissioner Hatfield, the Plan and Zoning Commission approve the minutes of the September 14, 2015 meeting.

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

Item 2 – Public Hearings

Item 2a – Westport, 33346 ‘V’ Court – Amend the Comprehensive Plan Land Use Map to change approximately 20.6 acres from Medium Density Residential (MD) to Single Family Residential (SF) and 4.1 acres from Office (OF) to Single Family Residential (SF) and designate 63.4 acres from ‘Unzoned’ to R-1, Single Family Residential zoning consistent with the Comprehensive Plan Land Use designation – Westport Development, LLC – CPA-002802-2015/ZC-002803-2015

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 September 18, 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 Costa, 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, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Chris Pose, Attorney, 317 6th Avenue, Des Moines, representing the applicant, expressed agreement with the staff report. He referred to the comments from Confluence that were included with the staff report and reiterated that Confluence had no objection with the rezoning, but had concerns with the street layout. Mr. Pose pledged that these issues would be worked out with the Davis Estates ownership to the west and the City between now and Preliminary and Final platting.

Planner Portz pointed out on a location map the areas designated as single family, medium density, and office. Approval of the Comprehensive Plan Land Use Map amendment would change the Medium Density Residential and Office designations to Single Family Residential. With these designation

changes, the applicant has requested there be consistency zoning to an R-1 designation for development of the property.

Chairperson Erickson expressed that recently it seems there has been a common theme to rezone Single Family from an Office/Medium Density designation, and it has been mentioned that staff would be taking a look at the Comprehensive Plan uses. With the proportion of uses starting to diminish in relation to Single Family demand, he inquired as to the timing of the Comprehensive Plan review.

Director Twedt responded that staff was in the process of reevaluating all land uses across the City. The first area to be reviewed is the Iowa 5 corridor with the Westport/Grand Prairie Parkway area the second area to be reviewed. Staff will be taking a more environmental approach in relation to land uses for the Comprehensive Plan. This will be a long process and a time-frame has not yet been established for this Comprehensive Plan review.

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. With this motion, the Commission voted both on the Comprehensive Plan Land use Map Amendment and the Rezoning.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission adopt a resolution to approve the Comprehensive Plan Land Use Map amendment for approximately 20.6 acres to change the land use from Medium Density Residential (MD) to Single Family Residential (SF) and approximately 4.1 acres from Office (OF) to Single Family Residential (SF); and approve the rezoning request to amend the Zoning Map to designate Single Family Residential (R-1) zoning for 63.4 acres subject to the applicant meeting all City Code requirements.

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

Item 2b – Neff Property – Generally located north of Stagecoach Drive, South of Mills Civic Parkway, and West of S. 93rd Street - Amend the Comprehensive Plan Land Use Map to change approximately 8.61 acres from Office (OF) to Single Family Residential (SF) and 22.79 acres from Medium Density (MD) to Single Family Residential (SF) and designate approximately 78.5 acres from ‘Unzoned’ to R-1, Single Family Residential zoning consistent with the Comprehensive Plan Land Use Designation – Dr. Scott and Pamela Neff – CPA-002670-2015/ZC-002833-2015

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 September 18, 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 Brown, 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.....Yes
Motion carried.

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads, Grimes, representing the applicant, requested approval for both a Comprehensive Plan land Use amendment and a rezoning for the property

located north of Stagecoach Drive, south of Mills Civic Parkway, and west of S. 93rd Street. The whole site is to be developed as Single Family. Mr. Roghair pointed out that the site has topographical challenges with lots of trees, but is conducive for single family development.

Planner Munford commented that this was similar to the previous case. He pointed out the areas that would be changed from Office and Medium Density designations to Single Family Residential. The entire property will be consistency zoned to Single Family.

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. The Commission was asked to vote both on the Comprehensive Plan Land use Map Amendment and the Rezoning.

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission adopt a resolution recommending the City Council approve an amendment to the Comprehensive Plan Land Use Map for approximately 8.61 acres from Office (OF) to Single Family Residential (SF) and 22.79 acres from Medium Density (MD) to Single Family Residential (SF) and designate approximately 78.5 acres from ‘Unzoned’ to R-1, Single Family Residential zoning consistent with the Comprehensive Plan Land Use designation , 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 on the agenda.

Item 4 – New Business

Item 4a – First Street Redevelopment Master Plan, SW corner of 1st Street and Grand Avenue - Approval of Master Plan for building and infrastructure modifications – First Street, LP – MP-002403-2015

Jamie Malloy, Studio Melee, 820 1st Street, West Des Moines, representing the applicant, requested approval of a Master Plan for the area located at the southwest corner of 1st Street and Grand Avenue. He continued that the redevelopment of the site would be consistent with the Val-Gate Plan which governs the redevelopment of this area. As the architect on the project, Mr. Malloy has worked closely with staff on the Master Plan’s site layout and building design. The PUD is in the process of being reviewed, as well as an anchor retail building.

Chairperson Erickson asked if the anchor store had been identified. Mr. Malloy informed the Commission that the proposed anchor store was a Dollar Tree at the south end of the development.

Mr. Malloy expressed agreement with all of Staff’s Recommendations and Conditions of Approval.

Planner Schemmel complimented Mr. Malloy on a good job on his review of the Master Plan.

Moved by Commissioner Costa, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Master Plan for building and infrastructure modifications for that property located at the southwest corner of Grand Avenue and 1st Street, subject to the applicant meeting all City Code requirements and the following:

1. Per the City Code, a Master Plan shall serve only as a guide for development and shall not be binding on the City for subsequent plan review and approvals. City Council approval of the Rezoning Request (PUD) is required prior to any construction as proposed by the Master Plan.
2. The re-development of the Master Plan area will be multi-phased to accommodate existing tenants and market conditions. To plan for the incremental installation of the improvements related to the Master Plan, a Phasing Plan has been created that addresses obligations of improvements for all parcels currently contained in or affected by the Master Plan. Said Phasing Plan shall be noted on the Master Plan and recorded with the Council Resolution for the Master Plan.

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

Item 4b – Whisper Rock at Quail Cove – north of Cherrywood Drive, east of I-35, and west of S. 50th Place – Subdivide property into 18 lots for single family development, one outlet for dedication to the City for parkland, three outlets for common space, and one outlet for storm water detention– Prairie Building and Development LLC – PP-002702-2015

Chris Thompson, Cooper Crawford & Associates, 475 S. 50th Street, West Des Moines, representing the applicant, requested Preliminary Plat approval to subdivide the property located north of Cherrywood Drive, east of I-35, and west of S. 50th Place into 18 lots for single family residential development.

As part of the recommended approval of the Preliminary Plat, Planner Tragesser noted the two Conditions of Approval which included providing a fence in lieu of a 30 foot buffer and the waiver of a rear-yard buffer for double frontage lots.

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

Chairperson Erickson noted that this was an extremely difficult parcel which has been reflected in the numerous proposals that have come forward. He applauded staff and the developer for working to make this a viable project.

Moved by Commissioner Brown, seconded by Commissioner Southworth, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 18 lots for single family residential development, one outlet for dedication to the City for parkland, three outlets for common space, and one outlet for storm water detention subject to the applicant meeting all City Code requirements and the following:

1. That the City Council accept a fence in lieu of a buffer along I-35 for lots 2, 3, and 13.
2. That the City Council waive the buffer requirement for double frontage lots for lots 4-8.

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

Item 5 – Staff Reports

Director Twedt informed the Commission that there would be a meeting on Monday, October 12, but that the Monday, October 26, meeting had been cancelled due to the installation of new AV equipment in the Council Chambers.

Item 6 - Adjournment

Chairperson Erickson asked for a motion to adjourn the meeting.

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

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

The meeting adjourned at 5:49 p.m.

Craig Erickson, Chairperson
Plan & Zoning Commission

Kimberly Taylor, Recording Secretary