

Direction: CITY1549.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, June 20, 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, Crowley, Erickson, Hatfield, Southworth.....Present
Costa, Brown.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of June 6, 2016

Chairperson Erickson asked for any comments or modifications to the June 6, 2016 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission approved the June 6, 2016 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

Item 3 – Old Business

Item 4 – New Business

4a – Pheasant Ridge Consistency Zoning, generally located at the northwest corner of S. 60th Street and Booneville Road and on the north side of Booneville Road from S. 60th Street to S. Jordan Creek Parkway – Zone property consistent with the Comprehensive Plan Land Use Map – City Initiated – ZC-002994-2016

Planner Kara Tragesser explained the city-initiated zoned change to apply zoning to the area depicted on the displayed exhibit. The proposed zoning is consistent with the Comprehensive Plan Land Use Map adopted in 2010. Three exhibits were presented to illustrate the current zoning, the land use designations, and the proposed zoning.

Ms. Tragesser reference the two property owner requests, Lloyd Hill property and Toby Torstenson property, to change to a different zoning than that proposed, noting the location of the properties and the surrounding land uses. She explained that Staff recommended no change to the proposed zoning and the reasons why no change was recommended.

Commissioner Erickson inquired if considering the requests of the property owners would require amendments to the Comprehensive Plan Land Use Map to be considered first. Ms. Tragesser replied that the Commission could remove the Hill and Torstenson property from the action and consider them under a separate request to change the Comprehensive Plan Land Use Map amendment and rezoning. Development Coordinator Linda Schemmel added that the properties can remain in the rezoning action before the Commission. Approval tonight would not preclude the subject owners from requesting a comprehensive plan amendment and a zone change as a separate action.

Hearing no further questions from the Commission, Chairperson Erickson opened the Public Hearing to comments from the public.

Dennis and Vicki Swallow, 1505 S. 60th Street, commented that it had 13 years for the rezoning to happen since their property was annexed. Mr. Swallow noted that the development was called Lakeview Heights and that the association was called Pheasant Ridge.

Chairperson Erickson asked whether the Swallows took exception to the zoning being applied. Mr. Swallow questioned if the proposed zoning would allow him to subdivide his property. Development Coordinator Schemmel responded that the proposed zoning would require a minimum lot size of 40,000 sq. ft. If Mr. Swallow had 80,000 sq. ft. and met all other development requirements, the lot may be able to be subdivided.

Ned Burmeister, 6256 Pheasant Run Drive, told the Commission that he applauded the plan. He requested clarification of the proposed medium density on the far west, noting that it was not part of the information provided during noticing. His recommendation was for the Commission to hold off action regarding the requested change in density at this time.

Lloyd Hill, 1045 S. 60th Street, thanked the Commission for their work and for the future paving of South 60th Street. He also thanked staff for guiding him through the information provided. Mr. Hill stated that he requested Medium Density Residential zoning and asked about the alternative zoning of higher density single family residential zones provided for in the staff report. Ms. Tragesser explain the alternative that was included in the staff report.

Development Coordinator Schemmel noted the earlier conversation regarding the relationship between the Comprehensive Plan Land Use Map and zoning. Since the action was noticed as a rezoning to be consistent with the current Land Use, she recommended that a separate request be initiated for any requested zoning classification that is not consistent with the land use once the City Council’s takes action on the proposed consistency rezoning. Mr. Hill asked whether this would be his responsibility to act upon. Commissioner Crowley confirmed that it would be the responsibility of the owner or a developer, if Mr. Hill chose to sell the property. Mr. Hill stated his request to have his property zoned.

John Crawford, 1453 S. Sky Ridge Drive, declared that he didn’t dispute the proposed zoning. He asked whether this would affect his taxes. Ms. Tragesser explained that the tax rates are set by City Council and that the County Assessor uses market value and use of the property to determine valuation.

Vicki Swallow questioned the Commission regarding the impact on traffic should the Hill property zoning be changed. Ms. Tragesser stated that the traffic impact was anticipated to be very minimal. Ms. Swallow questioned whether access would be from an expanded Galleria Drive. Development Coordinator Schemmel responded that if there was a development proposal for the property, access and traffic impacts would be studied.

Chris Burkhart, 1525 S. 60th Street, noted that her property was not included in the zoning area and questioned why she had received a notice about the zoning. Planner Tragesser replied that she received a notice because she owned property within 370 sf of the proposed zoning area.

Commissioner Andersen stated that the Commission has been consistent about not pulling out parcels in the middle of another zoning. She moved to approve the request for zoning for Pheasant Ridge as recommended by Staff, Commissioner Crowley seconded the motion.

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

Chairperson Erickson noted for the audience that this resolution will go before Council this coming Monday for approval, if they would like to follow this process forward.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson asked for a motion to adjourn the meeting.

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

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

Motion carried.

The meeting adjourned at 6:00 p.m.

Chairperson Erickson, Chairperson

Jennifer Canaday, Recording Secretary