CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
WDM Law Enforcement Center
250 Mills Civic Parkway
Large Conference Room

Monday, May 6, 2019

Attending:
Council Member Renee Hardman
Council Member Jim Sandager
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
City Attorney Dick Scieszinski
Fire Marshal Mike Whitsell
Development Director Lynne Twedt
Development Coordinator Linda Schemmel
Building Official Rod Van Genderen
Planner Brian Portz
Planner Brad Munford
Planner Karen Marren
Principal Engineer Ben McAlister

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 AM.

1. **Village of Ponderosa Market Street Apartments**
Director Twedt informed that the developer for the remaining multi-family land within the Village of Ponderosa is proposing changes to the site layout and building design for the market-rate apartment projects around the intersection of Market Street and Stagecoach Drive. The proposed site revisions include changing the building configuration for the south property (immediately west of Wellman's) from one large building to 4 separate smaller footprint buildings. All buildings are proposed to have a similar architectural style that is more modern in character and use of materials than that of the previously approved designs. Staff has worked with the developer to incorporate architecture elements of the existing Ponderosa development, especially the Element Hotel to provide a cohesive, yet varied design theme. The developer is on a tight timeframe and would like to gain a level of comfort that the City is comfortable with what he intends. Staff reviewed both the site and architectural changes with the Subcommittee to confirm the revisions are consistent with the intent of the Specific Plan.

Council Member Mickelson questioned whether the developer was choosing alternate materials to save cost or if this was a market trend. He stated he supported the modern look being included if quality materials were being used. Development Coordinator Schemmel stated that this is being driven more-so on the desire or a modern look, but cost-savings does factor in. She noted the actual materials would be reviewed through the site plan process and noted the inclusion of blonde brick to make the buildings fit the surrounding architecture and the willingness of the Developer to incorporate patios and other details to promote the first-floor residential dwellings.

Council Member Hardman agreed that she liked the look of the project. Council Member Mickelson questioned the available parking needs based on current usage, and Director Twedt responded that the Village of Ponderosa is set up to share parking and would be adequate, noting that if needed, they could amend the Specific Plan ordinance to require parking per city code as the recent code amendment related to parking requires less than what is currently specified in the ordinance.

Direction: Council Members were supportive of the use of alternate materials as approved through the site plan process.

2. **Single-Family Garage Deed Restriction**
Director Twedt and City Attorney Scieszinski provided an update regarding the April 15th City Council meeting, when Council Members requested that the Subcommittee continue a discussion whether the proposed single-family garage regulations are contradictory if a garage is required in new construction but in all other situations, including when the City requires garage removal for safety reasons, construction of the garage is not required. The City Attorney indicated at the meeting that the terms of when a garage would and would not be required outside of the waiver process could be addressed via a City policy and the terms of that policy could be separate from the ordinance itself. The ordinance language for consideration at the May 6th Council meeting provides properties without a garage that exist prior to May 6, 2019 or a property where the garage is removed because it has been declared a public nuisance are grandfathered and no garage would be required in the future, regardless if the property owner does not meet the 80% AMI limitation.

City Attorney Scieszinski recommended applying the new waiver restrictions to new single-family construction only. He also recommended against enforcing a garage replacement for homeowners undergoing dilapidated garage removal by code compliance.

Direction: Council Members were supportive of staff recommendations to apply the waiver restriction to new construction only, and not require the construction of garages with remodeling projects, or code compliance cases.

4. **Upcoming Projects – A map was provided with a brief description of each.**

a. *Vine Street Daycare* (2501 Vine St): Board of Adjustment approval of a daycare (PC-004296-2019)

b. *Yoga 6* (140 Jordan Creek Pkwy, Ste 130): Board of Adjustment approval for 2,240sf yoga studio (PC-004308-2019)

c. *Mister Car Wash* (102 S Jordan Creek Pkwy): Construction of a 5,300sf car wash facility with associated auto detailing area (MaM-004309-2019). An amendment to the Jordan Creek Town Center PUD will be necessary to allow the car wash use. This amendment will be forthcoming and will need to be adopted by City Council prior to the car wash initiating site construction.

d. *Ashworth Road Land Use & Zoning* (Ashworth west of I-80 and North side of Ashworth between 76th and 84th Streets): Approval of for Single-Family, Medium-Density, Business Park and Office Comprehensive Plan Land Use and associated Zoning. Does not include SW corner of Ashworth Rd and Jordan Creek Parkway, and SE corner of Ashworth Rd and 88th Street. Per P&Z, Ashworth Corridor was to be split to deal with sections independently of other sections within the corridor (CPA-004287/ ZC-004297-2019/CPA-004288-2019/ZC-004290-2019)

e. *Alameda Office Building* (6770 Vista Dr): Extension of Site Plan Entitlement (SP-004305-2019/SP-2003-027)

f. *Waterbury Office Building* (7765 Office Plaza Dr N): Extension of Site Plan Entitlement (SP-004306-2019/SP-2003-028)

5. **Minor Modifications & Grading Plans**

a. Destiny Church (313 6th St): Replace existing shed with larger shed (MML1-004291-2019)

b. Petco (6805 Mills Civic Pkwy, Ste 140): Façade modifications to accommodate separate entry into proposed veterinary hospital within existing store (MML1-004294-2019)

c. Bella Meade (204 S 64th St): Modification to approved site plan for installation of a dog park and bocce ball court (MML1-004300-2019)

d. Dish Antenna (3408 SE 22nd St (Soccer House)): Installation of dish antenna on existing cell tower and related ground equipment (MM-004304-2019)

e. Willow Creek Villas (Approx ½ mile north of the NW corner of Veterans Pkwy and SE 11th Street intersection): Rough grading of site (GP-004278-2019)

5. **Other Matters**

There were none.

The meeting adjourned at 8:27 AM. The next regularly scheduled Development and Planning City Council Subcommittee is May 20, 2019.

Lynne Twedt, Development Services Director

Jennifer Canaday, Recording Secretary