

BOARD OF ADJUSTMENT MEETING MINUTES

July 27, 2016

Chairperson Blaser called to order the July 27, 2016, regularly scheduled meeting of the Board of Adjustment at 5:30 p.m. in the City Council Chambers, West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines, Iowa.

Roll Call: Blaser, Celsi, Pfannkuch.....Present
Christiansen, Cunningham.....Absent

Item 1 – Consent Agenda

Item 1a – Minutes of June 1, 2016

Moved by Board Member Celsi; seconded by Board Member Pfannkuch, to approve the June 1, 2016 meeting minutes.

Vote: Blaser, Celsi, Pfannkuch.....Yes
Christiansen, Cunningham.....Absent

Motion carried.

Item 2 – Old Business

There were no Old Business items reported.

Item 3 – Public Hearings

Item 3a – Morningstar Senior Housing, 6030 Village View Drive – Approval of approximately 73,000 sf assisted living and memory care facility – Confluent Development – PC-003053-2016

Chairperson Blaser opened the public hearing and asked the Recording Secretary to state when the public hearing notice was published. The Recording Secretary indicated that the notice was published on July 8, 2016, in the Des Moines Register.

Chairperson Blaser then 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 Board Member Celsi, seconded by Board Member Pfannkuch, the Board of Adjustment accepts and makes a part of the record all testimony and documents received at this public hearing.

Vote: Blaser, Celsi, Pfannkuch.....Yes
Christiansen, Cunningham.....Absent

Motion carried.

H. McNeish, Confluent Development, 2240 Blake Street, Denver, Colorado, project owner, indicated that this would be the eighth project his company had co-developed with Morningstar. He continued that he was excited to bring this great opportunity to West Des Moines with the approval of a Conditional Use Permit to allow for the construction of an assisted living and memory care facility. He has worked diligently with staff and appreciated the technical error correction regarding the building size from 43,000 sf to 73,000 sf.

Matt Turner, Morningstar managing partner, stated his purpose was to provide information to the Board of Adjustment so that they would gain an understanding of the project and knowledge of senior living in general, which can be confusing. His partner Ken Yager founded Morningstar in 2003 and based his senior living business on three principals: (1) honor God in business practices and relationships, (2) value all seniors as gifted

and contributing individuals, and (3) invest generously in their team. He commented that his staff was committed to the highest levels of integrity and care for seniors. It is important to know that this is a call to serve seniors and that profits come through this commitment.

Mr. Turner continued that this project will have a total of 85 units and is comprised of both assisted living and memory care, and that all units will be licensed by the health department. There are no full kitchens, but there would be a central kitchen with a chef that provides three meals a day. Scheduled transportation is available and there are planned programs throughout the day with 24-hour staffing and nurses on call seven days a week. This will be a high-end property with a full service bistro, custom artwork, fireplaces, and movie theaters within the building.

Mr. Turner elaborated that this project is 73,000 sf between the single and two-story buildings which includes open space. The three primary stakeholders are seniors, the neighborhood, and the City. He stated that he was a firm believer that when residents need care they should not have to live outside of where they had spent most of their lives, shopped, and their family and friends reside. This high quality option for aging residents would make it possible to stay in the area regardless of their lifestyle and/or care needs. He feels that the neighborhood would be enhanced with this project, especially since it would not be a high traffic generator, but would create new jobs. He pointed out that seniors are low users of City resources.

Mr. Turner provided pictures of comparable projects, noting that each project brought uniqueness to the area with a local design which incorporates high quality finishes, fixtures, landscaping, and signage into the project. Additional examples of interiors were provided.

Don Roseman, Roseman Architectures, 1526 Grand Kansas City, Missouri, gave an overview of the site pointing out the area on a location map. He noted that the project would be surrounded by a commercial use to the east and west. The development would be located in the Jordan Creek Business Park which influences the project design and orientation. He pointed out that the area to the north and south are vacant lots, and that he has been working with the adjacent land owners to the south to identify access drives for this development and future development as there is restricted access, except for the main drive off 60th Street. The point of concern for the development of this site is that off 60th Street, where there is an existing curb cut, the curb cut was originally to serve this particular tract and the tract to the south. Site configurations have been worked through with City staff and engineering taking this into consideration. The project drive does align with the property to the immediate west so that traffic flow is coordinated. Parking is located on the south side of the site due to the existing topography. This site falls from the south to the north approximately 20 feet which affects the overall design. Thus, in order to make the project feasible, the south portion of the building had to be one story and the north half two storied due to the topography.

There was continued discussion regarding the elevations, which were provided. Mr. Roseman stated that the materials used for the project will be predominantly brick with a stone veneer. Renderings were provided showing the vertical use of materials, as well as color and texture, to break up the building mass. The same materials will be used around the entire building. Drawings depicted access drives, intersections, delivery locations, joint drives, court yards, and drop-off areas with a section of retaining wall.

Mr. McNeish summarized by giving a clear sense of what this project would bring to West Des Moines. He highlighted that the open-space requirements would be exceeded by 20% and impact to the infrastructure would be minimal. It was also been noted by the City's traffic engineer that with this project less traffic would be generated than anticipated. Mr. McNeish emphasized that his team has worked hard to integrate a quality design into the neighborhood. He interjected that a neighborhood meeting was held in June of this year to provide information on what senior living means and to ensure correct information was being disseminated to the neighbors. The notification list extended 1,000 ft to the north to pick up single family residents in that area. Two property owners attended this meeting and no concerns were expressed. Mr. McNeish stated that this

project is consistent with the City’s Comprehensive Plan which speaks to promoting a sense of community.

Chairperson Blaser then asked for any other questions or comments from the audience and upon hearing none, declared the public hearing item closed.

Planner Brian Portz explained that initially there was a 40 ft. roadway easement on the south side of the property that had recently been vacated at the request of the current owner, basically to allow this development to occur. This easement was established in the early 1970s when it was part of Dallas County with the idea that Mills Civic Parkway would eventually go through the area. With the construction of the Jordan Creek Town Center, the route changed and the road easement at this location was no longer needed. City Council has approved the vacation of the roadway easement.

Mr. Portz pointed out a 30 ft ingress/egress easement on a location map noting there has been a request to vacate this easement to allow for parking in the area. Parking is not allowed to be located in an ingress/egress easement; thus, the request to vacate the 30 ft. ingress/egress easement to allow for parking. Also, a portion of the Craig Cox property has been purchased to allow access for this development. On August 8, 2016, vacation of the 30 ft. ingress/egress easement would be going forward to City Council for approval.

Chairperson Blaser noted that the MidAmerican energy transformer was not contained within a utility easement. He asked if staff was comfortable with not having this as a condition of approval. Planner Portz replied that staff did not feel the need to include as a condition of approval as Civil Design Advantage had been working with MidAmerican Energy on the execution of a private utility easement for this structure.

Board Member Phannkuch stated that she has worked extensively with MidAmerican Energy, and she would not want to hold up the building permit process as MidAmerican can take a long time for approval.

Board Member Phannkuch asked when the project would start. Mr. McNeish replied that the intent was to continue with production drawings and submit to the building department with site work starting within the next 60 days.

Moved by Board Member Pfannkuch, seconded by Board Member Celsi, the Board of Adjustment adopt a resolution to approve the Permitted Conditional Use Permit to allow an approximately 73,000 sf assisted living and memory care facility (SIC 8051) at 6030 Village View Drive, subject to meeting all City Code requirements and regulations and the following:

1. The existing 30’ ingress/egress easement on the south side of the property being officially vacated by the City Council prior to a building permit being issued for the site; and,
2. Prior to issuance of a full building permit (issuance of a footing and foundation permit is allowed), the applicant submitting a copy of the executed ingress/egress easement to allow S. 60th Street access and cross access between the subject site and the Craig Cox property immediately to the south; and,
3. Prior to an occupancy permit, including temporary occupancy being issued for the site, a signed Storm Water Maintenance Facility Agreement and required certification letter and as-builts for the subject site be submitted to the City.

Vote: Blaser, Celsi, Pfannkuch Yes
 Cunningham, Christiansen Absent

Motion carried.

Item 4 – New Business

There were no New Business items presented.

Item 5 – Staff Reports

Development Coordinator Schemmel introduced the new department secretary Juanita Greer.

Item 6 – Adjournment

Chairperson Blaser asked for a motion to adjourn the meeting.

Moved by Board Member Phannkuch, seconded by Board Member Celsi, the Board of Adjustment meeting adjourns.

Vote: Blaser, Celsi, Pfannkuch.....	Yes
Christiansen, Cunningham.....	Absent

Motion carried.

The meeting adjourned at 6:04 p.m.

Michael R. Blaser, Chairperson
Board of Adjustment

Kimberly Taylor, Recording Secretary