

PLAN AND ZONING COMMISSION

PZ AF 06-22-2020

Vice Chair Southworth called the meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, June 22, 2020. Commissioners were present electronically.

Roll Call: Conlin, Costa, Drake, Hatfield, Southworth..... Present
Andersen, Crowley..... Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of June 8, 2020

Vice Chair Southworth asked for any comments or modifications to the June 8, 2020 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission approved the June 8, 2020 meeting minutes.

Roll Call: Conlin, Costa, Drake, Hatfield, Southworth..... Yes
Andersen, Crowley..... Absent

Motion carried.

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – The Wilder Pines, 1000 and 1100 S 60th Street – Approve a Comprehensive Plan Land Use Amendment, and establish a Planned Unit Development for Single Family Residential Development – The Pines LLC – CPA-004518-2019/ZC-004515-2020

Vice Chair Southworth 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 June 16, 2020.

Vice Chair Southworth 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 Conlin, seconded by Commissioner Drake, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Roll Call: Conlin, Costa, Drake, Hatfield, Southworth..... Yes
Andersen, Crowley..... Absent

Motion carried

Jared Murray, Civil Design Advantage, 3405 SE Crossroads Dr, Ste G, Grimes, introduced the item, noting that this project came before the Plan & Zoning Commission in November 2019. At this time the two lots are proposed to be rezoned from Residential RE-1A (Residential Estate, one acre minimum lot size) to a PUD to establish densities and provide conservation of areas along the property.

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Kara Tragesser, Development Services Planner, reviewed the notable PUD provisions and recommended the Plan & Zoning Commission approve the amendment to the land use map and the establishment of the planned unit development.

Vice Chair Southworth 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.

Moved by Commissioner Conlin, seconded by Commissioner Drake, the Plan and Zoning Commission approved a resolution recommending the City Council approve the Comp Plan.

Roll Call: Conlin, Costa, Drake, Hatfield, Southworth..... Yes
 Andersen, Crowley..... Absent

Motion carried

Moved by Commissioner Conlin, seconded by Commissioner Hatfield, the Plan and Zoning Commission approved a resolution recommending the City Council approve the PUD amendment.

Roll Call: Conlin, Costa, Drake, Hatfield, Southworth..... Yes
 Andersen, Crowley..... Absent

Motion carried

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were two New Business items.

Item 4a – The Wilder Pines Plat 1, 1000 and 1100 S 60th Street – Subdivide the Property into Eleven Lots for Single Family Development – The Pines, LLC – PP-004630-2020

Jared Murray, Civil Design Advantage, 3405 SE Crossroads Dr, Ste G, Grimes, informed that the two lots are being split into 11 single family lots. He noted access for sanitary sewer, water, and location of two detention basins. A conservation was being established and grading would be limited along South 60th Street to maximize the number of trees saved on the property.

Kara Tragesser, Development Services Planner, indicated support of the recommendation.

Vice Chair Southworth 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 Drake, seconded by Commissioner Conlin, the Plan and Zoning Commission approved a resolution recommending approval of the preliminary plat, subject to the following conditions:

1. The applicant providing final drawings of the preliminary plat which address staff comments, prior to the construction of any improvements on the site.
2. That the City Council allow public utility easements in front yards.
3. That the proposed Comprehensive Plan Land Use Amendment and adoption of the Wilder Pines planned unit development are complete before the preliminary plats is released for construction.

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Roll Call: Conlin, Costa, Drake, Hatfield, Southworth..... Yes
Andersen, Crowley..... Absent

Motion carried

Item 4b – Review of Economic Development Digital Enterprise Urban Renewal Plan for Conformity with the General Plan (Comprehensive Plan).

Katie Hernandez, Business Development Coordinator, Community and Economic Development Department explained the proposal as a new urban renewal plan being proposed. The purpose of the plan is to facilitate a City-wide project to expand infrastructure, specifically fiber connectivity. The project entails a City-wide conduit network comprised of multiple fiber chambers. The boundary of the Urban Renewal area being proposed is the City of West Des Moines corporate boundary as well as small portions of unincorporated areas in Madison and Warren Counties, and a very small portion of the City of Norwalk, which follow the City-owned right-of-way along Veterans Parkway and Grand Prairie Parkway. This proposed urban renewal plan is consistent with the City comprehensive plan.

In order to finance the project, the City does not anticipate associating Tax Increment Financing; funding will come from Urban Renewal bonds being issued by the City of West Des Moines, and revenue from leased or licensed third party providers.

Vice Chair Southworth asked if anyone from the audience would like to speak to this item, seeing none, asked for continued discussion or a motion.

Commissioner Conlin expressed his enthusiasm for and full support of the project, motioning for approval. Commissioner Hatfield seconded the motion; the Plan and Zoning Commission approved a resolution recommending a finding of consistency with the Comp Plan.

Roll Call: Conlin, Costa, Drake, Hatfield, Southworth..... Yes
Andersen, Crowley..... Absent

Motion carried

Item 5 – Staff Reports

The next meeting is scheduled for Monday, July 13, 2020.

Item 6 – Adjournment

Vice Chair Southworth adjourned the meeting at 5:47 pm.

Jill Southworth, Vice-Chair

Jennifer Canaday, Recording Secretary