

PLAN AND ZONING COMMISSION

PZ AF 09-09-2019

Vice Chair Southworth called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, September 9, 2019, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

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

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of September 9, 2019

Vice Chair Southworth asked for any comments or modifications to the August 26, 2019 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission approved the September 9 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – The Preserve, South of Raccoon River adjacent to the future extension of SW Grand Prairie Parkway – Amend Comprehensive Plan Land Use Map to designate Single Family (SF). Medium Density Residential (MD) and Agricultural/Open Space (OS) land use and establish Agricultural/Open Space (OS) and the Preserve Planned Unit Development (PUD) zoning – Raccoon River Land Company, LLC – CPA-004077-2018/ZC-004078-2018

There was a memo on the dais to withdraw Item 2a, The Preserve Comprehensive Plan Amendment and Rezoning.

Vice Chair Southworth informed that there was a memo on the dais requesting that the item be withdrawn.

Commissioners Costa and Erickson recused themselves from this item.

Moved by Commissioner Drake, seconded by Commissioner Hatfield, this item was withdrawn.

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

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Motion carried.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were three New Business items.

Item 4a – Raccoon River Basin 5 Lift Station, 3105 SW Grand Prairie Parkway – Construction of a sanitary sewer lift station – Raccoon River Land Company, LLC – SP-004421-2019

Bob Veenstra, 3000 Westown Parkway, West Des Moines, appeared on behalf of the City of West Des Moines. He summarized the project to construct a sanitary sewer lift station. Historically, these were constructed with no building surrounding the equipment. Recently, development includes construction of a building designed to house part of the lift station equipment. He noted the location of the site, and the access drive. The City has stipulated one condition requiring that the access drive be paved in association with the construction of the adjacent trunk sewer. There is potential that the timing of that project may extend into 2021.

Brian Portz, Development Services Planner, clarified that the anticipated end date for the trunk sewer construction is December 21, 2021 and not December 31, 2021 as Mr. Veenstra stated. Mr. Veenstra said that December 21st would be fine as they wouldn't be able to do any paving at that time anyway.

Vice Chair Southworth asked if the applicant is in agreement with that condition, Mr. Veenstra affirmed that they are.

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 Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission recommended approval of the Site Plan, subject to the following condition:

1. The applicant paving the access road to the site at the completion of the adjacent trunk sewer project or by December 21, 2021, whichever occurs first.

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

Motion carried.

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Item 4b – Courtyards at King’s Landing, Northeast corner of S. 100th Street and Stagecoach Drive – Approval of a Site Plan to develop at 79 lot detached townhome development – Caliber Iowa LLC – SP-004323-2019

Eric Cannon, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, summarized the project and site elements, including clubhouse, pool and pickle ball courts. He noted the location of the detention ponds and the access drives. He informed that they have received all the permitting from the Corp of Engineers and that they are still working on some architectural items with staff.

Vice Chair Southworth asked if the applicant was in agreement with the conditions, and Mr. Cannon affirmed that they are.

Brad Munford, Development Services Planner, noted that there are three staff comments. The applicant has worked with staff on architectural style that will work in the community, and the public view so it is not repetitive. Conditions of approval approved with the Preliminary Plat have not been met, and will be applied to the Site Plan to provide a consistent record of what needs to be done. The applicant is requesting to defer 17 parking spaces at clubhouse, based on experience at other locations. Code requires 32 spaces, of which 15 will be built now, and the other 17 will be built when the City Council deems necessary. Staff have added this as a condition of approval.

Vice Chair Southworth asked if the applicant is in agreement with conditions stipulated. Mr. Cannon affirmed that they are.

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 Costa, seconded by Commissioner Erickson, the Plan and Zoning Commission recommended approval of the site plan, subject to the following conditions:

1. The applicant acknowledging and agreeing that the easternmost access to Stagecoach Drive is temporary and will be disconnected from Stagecoach Drive when the planned connection to the west is completed. The applicant will need to execute a formal agreement acknowledging and agreeing to such for recordation with the Final Plat.
2. The applicant acknowledging and agreeing that the easternmost access drive off Stagecoach Drive is a one-way in only drive and shall remain as such until it is disconnected from Stagecoach Drive. Additionally, while the drive is in use as an access from Stagecoach Drive, the developer shall restrict the drive to a maximum of 20 feet in width and install and maintain appropriate traffic control design measures acceptable to the City, as well as all pavement markings and

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signage in accordance with MUTCD requirements to inform drivers that the easternmost drive is a one-way in only drive. Finally, the applicant ensuring enforcement as an access-in only drive. Upon removal, the developer will need to modify signage to indicate it as a dead-end.

- 3. The City Council allowing all excess ground included in Outlot 'X' adjacent to Sugar Creek beyond that required as part of Parkland Dedication be exempted from payment of Grand Avenue West Sanitary Sewer Connection Fees.
- 4. The applicant acknowledging and agreeing to execute a public access easement that will allow City vehicles and the general public to drive through the development to access Stagecoach Drive prior to City Council consideration of the associated Final Plat.
- 5. The applicant acknowledging that prior to issuance of any building permits for buildings within The Courtyards at Kings Landing development, that the associated Final Plat must be approved by the City Council and recorded with Dallas County.
- 6. The City Council deferring the installation of 17 parking stalls of the 32 required by Code until such time that parking on non-designated parking areas or parking off-site occurs due to the lack of available parking stalls. At that time, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season. Should the implementation of additional parking be needed, the applicant shall construct them in compliance with the plans submitted with this Site Plan that identifies the location and engineering details for the stalls to be constructed.
- 7. The applicant acknowledging and agreeing to submit a revised site plan that reflects that 15 of the 32 parking spaces will be constructed with the installation of required parking lot screening. The plan revisions shall be submitted to Staff prior to the issuance of building permits on the site.

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

Item 4c – Cedar Ridge Plat 3, Southwest corner of Coachlight Drive and S. 91st Street – Subdivide property into 26 single family lots, 2 outlots for storm water management and future access, and 2 street lots – Chayse Holdings LLC – PP-004428-2019.

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Jared Murray, Civil Design Advantage, 3405 SE Crossroads Dr, Suite G, Grimes, presented the request for approval of Plat 3, noting site location and summarizing the project. He showed provided diagrams showing access, detention and utilities locations.

Commissioner Christianson questioned what remains in negotiating with the three owners, and whether it is a financial discussion. Mr. Murray responded that it is financial, and that they were working with the developer and the Bierbaums regarding access.

Brad Munford, Development Services Planner, clarified that there was a typo in the Staff Report, and that there were two lots in negotiation, rather than three. These two lots are owned by the Bierbaums. He stated that Staff is working to resolve the transfer of ownership rather than an easement. An easement agreement is more complicated regarding who maintains it. He pointed out that access will need to be determined prior to the property being rezoned. There is a condition that Outlot Y be resolved prior to the final Plat.

Vice Chair Southworth questioned who owns Outlot Y. Mr. Munford responded that it is owned by Chayse Holdings and the agreement needs to be finalized before platting.

Commissioner Costa asked about prior projects in the vicinity and going to the east. Mr. Munford noted on a map other projects adjacent to this property. He stated that this piece of property was originally set up for postage stamp parcels. About three months ago the applicant changed the PUD to reflect single family residential rather than medium density.

Commissioner Erickson commented that this was the parcel with access from the north where the residents were concerned about the private drive becoming a public street. Mr. Munford affirmed that Coachlight to 91st is public, then the road turns into a private drive to Rockwood Lane.

Commissioner Erickson concluded that it seems the applicant has done everything we asked regarding access and the private lots; and that the Board would like to see resolution on this last small issue.

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 Costa, seconded by Commissioner Hatfield, the Plan and Zoning Commission recommended approval of the preliminary plat, subject to the following condition:

1. The applicant acknowledging and agreeing that the ultimate ownership and maintenance of Outlot Y is resolved prior to the approval of the Final Plat.

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

Motion carried.

Item 5 – Staff Reports

The next meeting is scheduled for Monday, September 23, 2019.

Item 6 – Adjournment

Vice Chair Southworth adjourned the meeting at 5:50 p.m.

Jill Southworth, Vice-Chair

Jennifer Canaday, Administrative Secretary