

PLAN AND ZONING COMMISSION

PZ AF 04-27-2020

Chairperson Andersen called the electronic meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, April 27, 2020,

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

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of April 13, 2020

Chairperson Andersen asked for any comments or modifications to the April 13, 2020 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved the April 13, 2020 meeting minutes.

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

Item 2 – Public Hearings

There were no Public Hearing items.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were two New Business items.

Item 4a – Dave & Buster’s, 170 S. Jordan Creek Parkway – Approve Preliminary Plat to subdivide property into one commercial lot and Approve Site Plan to construct a building pad for a 22,600 square foot Dave & Buster’s Building – Brookfield Properties Retail – PP-004654-2020

Kelsey Scallon, Shive Hattery, 4125 Westown Parkway #100, West Des Moines, presented an application on behalf of Brookfield Properties, the owners of Jordan Creek Town Center. Ms. Scallon stated their intent to develop a new lot to be owned by JCTC and occupied by final tenant Dave & Buster’s. Following approval of the preliminary plat, a site plan would be presented for approval.

Commissioner Southworth asked how this building would impact the parking in this area of the Mall. Ms. Scallon noted that the building is planned for the far SW corner of the parking lot, slightly reducing the available parking but still meeting the parking ratios established when the Mall was originally developed. Commissioner Southworth asked for a specific number of parking spaces; however, Ms. Scallon and Mr. Portz did not have the exact count available. Ms. Scallon believed it was in the range of loss of 50 spaces but remained in the allowable range. Commissioner Southworth asked how many spaces were required for the use. Ms. Scallon deferred the question to Planner Portz.

PLAN AND ZONING COMMISSION

Brian Portz, Development Services Planner, stated this is a preliminary plat and site plan approval. Dave & Buster's will provide the building elevations and landscaping design at a later date. Parking would meet the requirements; however, Mr. Portz did not have the exact numbers required. He stated that for a restaurant 20 spaces per 1,000 square feet of gross building area is required.

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

Commissioner Crowley expressed that he felt this project would be a great addition to the Mall and moved approval; seconded by Commissioner Costa, the Plan and Zoning Commission approved a resolution recommending approval of the preliminary plat, subject to the following:

Conditions of Approval

1. This approval only allows for issuance of a building permit for footings and foundation and private utilities. No actual building construction is permitted on the site until the building elevations and foundation landscaping are approved by the City Council.
2. Grease interceptor locations and connections are not approved with this review. The grease interceptor locations and connections will be reviewed with the building elevations and foundation landscaping review.

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

Item 4b – Westport Revised Preliminary Plat, 33346 V Court – Subdivide property into 83 lots for single family development, 5 public street lots, 4 outlots for future development and 1 outlot for storm water detention – Westport Development LLC – PP-004506-2019

Eric Cannon, Snyder & Assoc., 2727 SW Snyder Blvd, Ankeny, IA, stated this is an extension of the original preliminary plat. Originally this area was shown as one large outlot, without a specific plan for development of the lots. The preliminary plat now includes an extension of the public streets, connecting to the future V Court. The Plat 2 area to the south consists of 32 single family lots, which is an extension of the 54 lots in Plat 1, and there are some 75-foot-wide lots on an extension of Westport Drive. There is also a future Plat 3 and Plat 4 listed to the west and to the north which would include extensions of those streets for future development. Currently, this application is just for development of the Plat 2 portion of the site.

Commissioner Crowley asked who the developer is and Mr. Cannon responded that it is Will Van Zee, the same developer from Plat 1.

Brian Portz, Development Services Planner added that the developer would be providing surety for the paving of V Court for the Plat 2 southern area at the time of Final Plat. As each plat comes forward, the developer would provide additional sureties for V Court paving adjacent to that specific plat.

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

PLAN AND ZONING COMMISSION

Moved by Commissioner Costa, seconded by Commissioner Hatfield, the Plan and Zoning Commission approved a resolution recommending approval of the preliminary plat, subject to the following:

Conditions of Approval

1. Outlots T, U, V and W are unbuildable until replatted into buildable residential lots. Outlots U and V do not meet minimum lot width standards in their current form. In order to be built upon, additional land will need to be acquired so that outlots U and V meet minimum lot width requirements.
2. No combustible construction or storage shall occur on the Westport Revised Preliminary Plat property until the necessary streets and water mains are installed to provide access and water for use by emergency services.
3. The applicant acknowledging that the associated Final plats must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any lot within the plat.
4. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the City prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.
5. Applicant agreeing to construct a temporary cul-de-sac turnaround and execute appropriate easements and agreements related to construction and on-going maintenance responsibilities of the turnaround.
6. All Final Plats shall adhere to and reflect city code requirements adopted at the time of consideration by the City Council. Construction on a legal lot of record must meet the specific development standards (i.e. setback, building separation, building height, etc.) applicable to the designated zoning district that are in effect at the time of construction.

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

Item 5 – Staff Reports

The next meeting is scheduled for Monday, May 11, 2020.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 5:45 p.m.

Erica Andersen, Chairperson

Jennifer Canaday, Recording Secretary