

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
City Hall Training Room**

Thursday, September 10, 2015

Attending:

Council Member Jim Sandager	Development Services Director Lynne Twedt
Council Member Kevin Trevillyan	City Engineer Duane Wittstock
City Attorney Dick Scieszinski	Principal Engineer Brian Hemesath
Finance Director Tim Stiles	Planner Brian Portz
Chief Building Official Rod Van Genderen	Planner Linda Schemmel
Economic Director Clyde Evans	

Guests: for Item #3-b
Allan Madson, 201 Prospect Avenue, WDM
Kim Norvell, Des Moines Register

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 a.m.

1. Redevelopment Incentive Policy

This item was deferred to a future date. *(Update: Per subsequent discussion with the City Manager, financial aspects of a Redevelopment Policy will be directed to the Finance & Administration Subcommittee; site development regulations related to redevelopment guidelines will be presented to Development & Planning Subcommittee.)*

2. Microsoft Construction Staging Relocation

Director Twedt provided that with the rebuilding of S. 8th Street, the general contractor for Microsoft Alluvion has requested approval to move their construction staging area to the far eastern end of the site. As part of this long-term construction staging area, they desire to use the White Crane Road right-of-way for the parking of employees and contractor vehicles. Use of City property will require City Council approval.

City Engineer Wittstock stated that until the White Crane Road can be constructed as a public street, Staff does not have an issue with using City right-of-way for the roadway, probably all the way back to S. 8th Street to the west, as a staging area.

In addition, Mr. Wittstock commented that there is a parcel of ground located on the east side of S. 8th Street, south of relocated IA Hwy 5 that Microsoft would like to use for storage. The City owns this property, but it has been incorrectly listed in Polk County's name. Once the title has been changed with the County, Council approval would also be requested to allow Microsoft to use this area for storage.

Direction: Council members indicated support for allowing Microsoft to relocate their staging and use of White Crane Road right-of-way and the parcel south of IA Hwy 5.

3. Upcoming Projects – A map was provided of each project with the case planner providing a brief description of each.

- a. University of Iowa Community Credit Union (OSP-002843-2015) – Planner Portz stated that the proposed bank will be located at the SW corner of EP True Parkway and Jordan Creek Parkway within the Jordan West development. This is an overlay district site plan. Staff will be looking at the architectural design to ensure the Jordan West Specific Plan Ordinance regulations are being met.
- b. 1st & Grand Redevelopment Master Plan - Planner Schemmel expressed that this redevelopment was discussed in detail at the previously held joint meeting of the Finance and Development Subcommittees. Staff will be

moving forward with the master plan which includes building and infrastructure modifications for the area located at the SW corner of 1st Street and Grand Avenue. This master plan will be similar to the master plan for redevelopment that was implemented for Taco Johns and will closely follow the development standards as outlined in that PUD.

Property owner Allan Madsen commented that he was pleased with the transformation of the area, but inquired what was planned for the entire area. Ms. Schemmel responded that there are really two projects. The Mandelbaum redevelopment project located at the southwest corner of 1st Street and Grand Avenue, and storm water improvements that will eventually be constructed in the vicinity, but are currently in the design phase.

Chief Building Inspector Van Genderen commented that property owners expressed concern of not being informed when demolitions take place in the area. It was agreed that Mr. Mandelbaum would be asked to communicate with property owners when activities are planned.

Council Member Sandager inquired about sidewalks along the future entrance drive at the south end. Ms. Schemmel responded that there was no requirement to construct sidewalks along private drives. Currently, there is no proposal for a connection to Linnwill Place to the south as there is quite a grade change between the properties. Sidewalks would be located along 1st Street providing pedestrian connection to the residential to the south.

- c. Neff Property Zoning – Director Twedt provided that Dr. Neff has submitted the latest concept for the property located north of Stagecoach Drive, south of Mills Civic Parkway, and west of S. 93rd Street and is requesting Single Family Residential land use for all of the property.

4. Minor Modifications

- a. Village of Ponderosa Building M Dumpster Enclosure (Level 1)
- b. Trader Joe's Loading Dock Modifications (Level 1)
- c. ENT Clinic of Iowa Parking Expansion (Level 1)
- d. Fresh Thyme Market Patio Addition (Level 1)

5. Other Matters – None.

The meeting adjourned at 7:43 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is scheduled for Thursday, September 24, 2015.

Lynne Twedt, Development Services Director

Kimberly Taylor, Recording Secretary