

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

Monday, July 11, 2016

Attending:

Council Member John Mickelson
Council Member Jim Sandager
City Manager Tom Hadden
City Attorney Dick Scieszinski
Deputy City Manager Jamie Letzring
Finance Director Tim Stiles
Communications Specialist Lucinda Stephenson

Development Director Lynne Twedt
Chief Building Inspector Rod VanGenderen
Planner Brad Munford
Planner Kara Tragesser
Principal Engineer Brian Hemesath
Principal Engineer Ben McAlister
Principal Engineer Eric Petersen

Guests:

Item #1 – Brown’s Woods Estates

Steve Grubb – Venture Homes
Shirley Bolton – Venture Homes
Kevin Crawford - Cooper Crawford

Item #2 - Former Dahl’s Store 5003 EP True

Tyler Dingle – Affordable Family Storage
Clark Matthews – Kum & Go

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 a.m.

1. Brown’s Woods Estates

Development Director Twedt pointed out on a map the proposed Brown’s Woods Estates project which is located between Veteran’s Parkway and SE 11th Street. She continued that with the completion of infrastructure in the area, there has been interest for development.

Council Member Sandager inquired as to the current zoning. Ms. Twedt replied that there was a mix of designations. Currently, the area has a Residential Estate (RE-1A) designation with Medium Density along Veteran’s Parkway. The RE designation requires a minimum of 40,000 sf lots, but some of the existing lots in the area do not meet this requirement. At the request of the residents when the land was annexed, the estate zoning was designated to maintain the rural character of the area. The medium density allows a maximum density of eight units per acre for this development.

Director Twedt indicated that she has had discussions with the property owners immediately to the west, Mark Larson and Dr. Brown, who understand that the area will development, but their strong preference would be that the entire area be developed with minimum one acre lots. At a very minimum, they would like the west to develop with one acre lots with a transition to smaller lot sizes as you move east. Development Director Twedt continued that staff could support larger lots to the west and north with smaller lots as you move east and south. It was noted that the neighbors have indicated different preferences ranging from no development at all, only development with acre lots, and development at a higher density such as apartments.

Kevin Crawford, Cooper Crawford & Associates, stated that 78 lots were proposed for the parcel. He indicated he felt that the entire site developing as single family would be a good compromise and has indicated there would be half acre lots adjoining the adjacent properties.

Mr. Crawford continued that a neighborhood meeting was held to discuss the potential development, and that two neighbors do not even want street lights. A few neighbors understood that there would be development and stated that they definitely did not want apartments and townhomes. The neighbors felt that this developer would try to meet their needs, especially with the width and depth of the lots to the north.

Council Member Sandager asked about size of the existing lots to the north. Mr. Grubb thought that probably 20% of the lots were the same size or smaller and that 80% would be larger lots.

Council Member Sandager asked about the size of the existing lots to the west. It was indicated that those lots immediately adjacent are well over an acre, but that smaller lots exist west of SE 11th.

Council Member Sandager commented that it seemed like the proposed street would be going through the entire parcel. Director Twedt interjected that the ultimate street would run from Veterans Parkway and eventually connect to SE 11th Street. Principal Engineer Hemesath provided that it could be quite some time before the parcel to the west developed, and that there could be half acre lots in this location.

Council Member Sandager stated that he was fine with this project moving forward. He expressed that an important part of the decision making process was listening to the concerns and issues of the neighbors, but that he thought that the applicant had adequately articulated the discussions that took place with the neighbors regarding this development.

Direction: Council Members expressed support for the project with one half acre lots to the west and north with a transition to smaller lots to the east and south.

2. Former Dahl's Store at 5003 E.P. True Parkway

Director Twedt provided that there has been a request to re-use the former Dahls's store located at 5003 EP True Parkway for a combination of retail and indoor mini-storage with a possible community garden/farmers market located in the parking lot. The applicant would incorporate 8,000 to 10,000sf of retail/office and add a mezzanine to increase the indoor storage space square footage to approximately 70,000.

Director Twedt reminded the committee members that a code amendment was recently passed by City Council to allow indoor storage in office districts. Allowing indoor storage in commercial districts was considered, but was not part of the recently approved amendment. Staff was not necessarily opposed to indoor storage in commercial areas, but there are concerns with allowing a use that would have low activity levels in an area where high activity levels are desired. A retail store front component would be supported that would generate activity with the indoor storage to the back of the store. Exact figures have not been identified, but it was thought that a minimum of 75% of the building front should be retail with the storage secondary. It is not the square footage of the building itself, but more a factor of the linear frontage.

Ms. Twedt stated that as proposed, it appears the retail component proposed by the applicant is less than 25% of the building front which orients towards 50th Street and the new Kum & Go store. She pointed out that whatever is decided, this would be a global amendment that applies across the City.

Council Member Mickelson commented that he thought there was a concern about parking. Director Twedt stated that parking would be ample enough for mini-storage, but that it needs to be determined what can be allowed for retail to have activity and not just dead space. There was continued discussion regarding the length of the building and what portion of the area needed to be predominantly commercial.

Mr. Dingle stated that the initial proposal was to obtain community involvement with some type of office space. He thought that a large retail center would not suit this building as the parking requirements could not be met. Their building would have 147 spaces. Mini-storage seemed like a good solution for the back portion of the building, with some type of community involvement identified for the store front. He was open for suggestions.

Council Member Sandager stated that it was known that Kum & Go would absorb a large portion of the parking and that different solutions needed to be identified that would make sense for the City.

Director Twedt asked if there was support for having indoor storage in Commercial areas with mixed use in buildings.

Council Member Sandager expressed that he would support having indoor storage in the Commercial zoning district City-wide. He stated that it would need to be determined how much retail would be required.

Mr. Dingle stated that conversions were hard to define. The numbers would work for them, especially with the installation of the mezzanine. They are proposing to construct a “first class” facility with an investment of 3-4 million dollars into the building which would be climate controlled.

Council Member Sandager inquired about the parking in regards to this proposal. Planner Tragesser responded that there would be 225 stalls available for parking which could support 30,000 sf of retail in the building. Mini-storage does not require much parking and would be located to the back of the building.

Council Member Sandager was open to working out the details. He liked having the frontage retail as it was a better use than office for purposes of activity. It was indicated that staff would work on determining a percentage across the City based on store front and not square footage of the building. Staff’s main objective was not so much the overall building square footage as it is that the store front maintain activity. For any building across the City, staff would be looking for this particular percentage of building frontage to be retail. In this particular case, it appears that they would be locating the retail/office square footage more into the store and not linear across the front.

Director Twedt interjected that outdoor storage would not be allowed and that more details are needed regarding the “Community space/Farmer’s Market” concept. Mr. Dingle stated that this was just an idea discussed with the architect to obtain community involvement.

Mr. Dingle inquired if the different buildings across the City could be monitored by requiring a Conditional Use Permit which could be building specific so that a full footprint would not be required. Director Twedt responded that the City’s Permitted Conditional Use Permits are tied to the land use and not with the buildings or parcels themselves.

Council Member Sandager thought that Mr. Dingle was asking how much latitude the City would have for denial if the requirements were met. Ms. Twedt stated that there was nothing in place to allow indoor storage at this time. An ordinance would have to be passed to allow mini-storage with certain performance standards identified. A site can have multiple uses, and would need to adhere to the most restrictive measures, but if all zoning requirements are met, there would be no basis for denial.

Council Member Sandager expressed enthusiasm for the new version of the Kum & Go Store at this location. He expressed that he wanted to ensure that this project would be complimentary and work for all those involved.

Direction: Council Members expressed support for mini-storage in commercial; staff will determine an appropriate percentage to be used globally across the City.

3. Roger’s Farm West Traffic Study Fee

Principal Engineer Petersen stated that a traffic impact study (TIS) was recently completed for the property located at the SE corner of S. Jordan Creek Parkway and Stagecoach Drive. Kirsten Rimes, a representative of Edward Rose & Sons, had recently requested relief for the traffic study fee as it was considerably more than originally communicated. Mr. Petersen provided background on this request.

The original traffic and rezoning studies took place in 2014 which was almost two years ago. Preliminary recommendations were provided at that time. In August 2016, the applicant attended a pre-application meeting and was quoted a TIS fee estimate of \$1,700.00. Mr. Petersen stated that the traffic fee matrix was established and approved by Council indicating that if the application was submitted within a year of the original study, it would be one equation; if submitted over a year, it would be a different equation which would result in a higher fee. The thought was that this would expedite development and that the longer the wait, it would be likely that the preliminary recommendations would become invalid. In June 2016, the

applicant submitted a formal development application which triggered a new TIS to evaluate the proposed development. The study was generated more than one year from the previous study; and, therefore, the applicant was billed the full amount of \$4,045.20 for the new study. The developer thought that this was a significant increase.

Council Member Sandager inquired if the developer was aware of the one year deadline. Mr. Petersen stated that the developer had access to the matrix, but that he did not know if there was a full understanding that there would be an increase.

Director Twedt provided that a traffic estimate is given at the pre-application meetings, but that the one-year time frame is not mentioned. She continued that this developer has been actively looking at property to develop in West Des Moines for over three years and has been working on the storm water management agreement language for this particular property.

Mr. Petersen stated that there have not been many changes during the last year. The land use and layout have remained consistent and have not affected the preliminary recommendations. He expressed that this was the first time he had seen a case which landed on the other side of the one year.

Council Member Sandager asked for clarification of the development credit as was mentioned in the correspondence received from Kirsten Rimes. Mr. Erickson stated that this was in reference to the one-year price difference.

Council Member Sandager stated that because this has not happened before, he suggested that from now on staff inform an applicant of the one-year deadline and also communicate to the applicant when the eleven month time frame was reached. Thus, this situation would be avoided in the future. Council Member Sandager stated that he felt that the applicant needed to take some responsibility so he would support splitting the difference. City Attorney Scieszinski interjected that this decision to split the traffic fee cost was at the discretion of the committee.

Council Member Mickelson was supportive of reducing the traffic fee cost as the developer had been actively pursuing development of the site in West Des Moines.

Direction: Council Members agreed to split the traffic study fee difference with the developer.

4. Upcoming Projects – A map was provided with a brief description of each was provided by the case planner.

- a. West Green Industrial Park Final Plat (175 S 9th Street): Subdivide property into 52 lots to allow for condominium regime and one outlot for common ownership. Staff has reviewed the site plan for 90,000 square feet of self-storage. The applicant is now interested in condos (postage stamp lots). Staff is in the process of reviewing the preliminary and final plat for the property. (FP-003126-2016)
- b. King’s Landing Grading (SW corner of S. 95th Street and Stagecoach Drive): Rough grade property for future single family residential development. (GP-003121-2016)
- c. Des Moines Golf & Country Club (1600 Jordan Creek Pkwy): Phase 4 of golf course grading for the renovation of golf tees, greens, sand traps, etc. (GP-003122-2016)
- d. Woodland Hills of WDM Plat 3 (West of S 91st Street at Greenway Dr) Subdivide into 14 postage-stamp lots for construction of detached townhomes. (PP-003129-2016 & SP-003130-2016)
- e. Woodland Hills of WDM Plat 4 (South side of Cascade Ave, south of Edgewater): Subdivide property into 9 postage-stamp lots for construction of detached townhomes. (PP-003131-2016 & SP-003132-2016)
- f. Galleria PUD Amendment: Amend PUD to allow taller sign at Red Robin in exchange for reduction in overall total number of ground monument signs within the development. (ZCSP-003140-2016)

- g. Mobile Vendors: Amend code to modify and establish regulations for mobile vendors. Director Twedt explained that currently a long-term temporary use permit is used by a property owner to allow a food truck. With this proposal, a truck could locate on private property if written permission was obtained from the property owner. Director Twedt stated that staff felt that there needed to be some regulations in place for trucks to monitor performance, safety, fire inspection, code enforcement, and recover administrative costs. Council Member Sandager inquired what the permitting charge would be. Director Twedt responded that was to be determined by the City Council, but that staff had suggested the \$200 range. (AO-003135-2016)
- h. Scoreboards: Amend code to add a definition of a scoreboard and establish regulations governing it as an accessory structure to a recreational facility. The scoreboard would be considered an accessory structure intended for viewing by those attending a function and not considered an electronic sign meant to draw the attention of the general public. Staff has been working with the parks department to identify additional landscaping to mitigate views of the scoreboard. (AO-003136-2016)

5. Minor Modifications

- a. 3737 Westown RTUs: Addition of two roof-top mechanical units (MML1-003133-2016)
- b. Clocktower Square Parking Lot (2800 University): Reconfiguration of parking lot and addition of garage door on rear façade. (MML1-003139-2016)
- c. West Lakes Office Parking Addition (6000 Westown Parkway): Addition of 37 parking stalls. (MML2-003137-2016)

6. Other Matters

The meeting adjourned at 8:55 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is July 25, 2016.

Lynne Twedt, Development Services Director

Kim Taylor, Recording Secretary