

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

Monday, November 14, 2016

Attending:

Council Member Jim Sandager

Council Member Mickelson Mickelson

City Manager Tom Hadden

Deputy City Manager Jamie Letzring

Communications Specialist Lucinda Stephenson

City Attorney Dick Scieszinski

Finance Director Tim Stiles

Guests for:

Item #1 Caleb Smith, Jake Becker; Jeremy Christiani

Item #2 Richard Hurd, Dave Hansen, Chuck Bishop

Development Services Director Lynne Twedt

Chief Building Inspector Rod VanGenderen

Development Coordinator Linda Schemmel

Planner Kara Tragessor

City Engineer Duane Wittstock

Principal Engineer Ben McAlister

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

1. Grand Lakes Pond – Ben McAlister

Engineer Ben McAlister provided an update regarding a proposal by McClure Engineering Company, represented by Caleb Smith and Jake Becker, for a 22 acre pond being planned for the Grand Lakes area for the purpose of mitigating potential flooding in the event of a 100 year storm. The proposal is designed to address two concerns, avoiding increasing flood elevations and assisting low-lying existing areas, including the Grand Lakes townhomes. There is an existing pond, and by building an additional 22 acre pond, runoff can be controlled with an existing gate system and use of mobile pumps brought in with tractors.

Mr. Smith and Mr. Becker explained that most of the design criteria suggested by Council could be met. In the instance of a 100-year flood on the Raccoon River and a 10-year local rainfall it was physically impossible to remain below the FEMA 100-year flood elevation. Mr. Becker indicated existing conditions under this scenario would result in elevations above the FEMA 100-year flood. Mr. Becker indicated the increase was roughly 3 inches.

Mr. Smith and Mr. Becker explained that current runoff from Grand Woods Townhomes is managed with an existing gate system, but the water is channeled into the storm sewer system. By building an additional pond, the gate system could channel water from the upper to the lower pond, and additional time would be gained to bring in tractor mounted pumps to manage the runoff.

Councilmember Sandager questioned whether increasing the depth of the pond would help.

Mr. Smith responded that a deeper pond would not have the benefit of a liner, and could increase sub-surface water, or have seepage issues.

Councilmember Sandager questioned who would be affected by building the proposed pond.

Mr. Smith responded that new construction in the area is being built with a minimum low elevation of 50', which is 2' higher than the FEMA requirements. Existing properties are protected with a 10' existing setback, so the only buildings to be affected would be detached accessory structures. Mr. Smith also noted that Grand Lakes Townhomes is currently in a low-lying area requiring sandbagging assistance, but that use of the gate system in tandem with the portable pumps would provide better protection for their area.

Councilmember Sandager questioned the cost of the mobile pumps.

City Engineer Duane Wittstock replied that this was an expense the City could easily manage and that this was a very cost-effective way of handling the infrequent 100 year rain events.

Direction: Council Members were supportive of creating the additional pond, and implementing the use of mobile tractor-mounted pumps during high runoff events.

2. Plaza at Jordan Creek – Building Orientation – Richard Hurd

Director Twedt summarized the request by Richard Hurd for a new Hobby Lobby store to be located within the Plaza at Jordan Creek development. During the initial planning of this development in 2007, retail outlets were planned to face the interior of the lot. Development began with a Lowe's store facing the interior, and additional retailers were added including Dick's Sporting Goods, Home Goods, and Nordstrom Rack. In 2013, an initial pre-application was presented from Richard Hurd for a store to be located at the north end of the development. At this time, staff requested that the store be oriented east to west, facing south, to act as a bookend for the development in conjunction with Lowe's. A site plan has now been presented which orients the building to run north to south, facing Jordan Creek Parkway.

Developer Richard Hurd explained that the dynamic of the development had changed over time, and it is Hobby Lobby's preference to face Jordan Creek Parkway. Mr. Hurd indicated this layout allows a connection road to Jordan Creek Town Center to reach their pumphouse building which likely will be redeveloped with commercial, and also because an alternate layout would make part of the lot unusable.

Councilmember Mickelson questioned the parking layout and landscaping requirements.

Director Twedt responded that there was no way to screen the loading dock as there is a 40-50' gap at the driveway. If the building were reoriented, the loading dock would be located back by the pumphouse. She expressed concern that the building is too tight to the existing roadway. She noted that there are now private lease agreements with other tenants which create site triangles restricting building placement, limits what can be developed, and defines parking requirements generally above minimum City requirements. She stated lease agreements preventing development in accordance with previous approved plans is not a City induced issue.

Councilmember Sandager questioned whether the building could be turned.

Mr. Hurd responded that there this would provide no parking in front.

Councilmember Sandager noted that Nordstrom's entrance is a little offset.

Chuck Bishop, Bishop Engineering agreed that the perimeter of the proposed building could be altered to make it fit.

Councilmember Sandager expressed concern regarding the screening and the loading dock.

Mr. Bishop agreed that they could look at adjusting the dock and screening.

Councilmember Sandager queried whether a berm would be included in the landscaping buffer.

Mr. Bishop responded that there would be a slight grade with evergreen trees on top. He noted that existing gas and electric lines may not allow much modification. He noted that Hobby Lobby would rather the loading dock face south to enable snow melt in winter and avoid north winds. Director Twedt stated that if they were adamant about orientation, the loading dock should move all the way up to the northwest end of the building and a narrowing of the drive where it connects to the access drive should be considered.

Director Twedt stated that this development has become a strip center, not U-shaped as originally planned.

Direction: Council Members were supportive of the store orientation being north/south with the front facing Jordan Creek Parkway, provided that screening and loading dock concerns were addressed.

3. Upcoming Projects

- a. GeAnna Grove Final Plat (Sedona Drive at GeAnna Drive); Planner Kara Tragesser informed the subcommittee this was a 20 lot townhome development and will accept public improvements (sanitary sewer) with the final plat. (FP-003260-2016)
- b. Delavan Townhomes Final Plat (150 S. 26th Street); Director Twedt noted that the final plat for Delavan Townhomes to create 16 lots for townhome development will be brought forward. No changes from previous development. (FP-003261-2016)
- c. The Foundry (145 S 9th St); Director Twedt indicated that the development currently intends to consist of a commercial kitchen for food truck vendors, distillery, and brew pub within the existing Al Schroder building. Addition of parking and garages for food trucks was noted. She indicated that staff has concerns regarding parking, signage, usage of the proposed social hall for events, and potential use of an unidentified open area outside, thus staff has requested a PUD. (MaM-003257-2016)

4. Minor Modifications

- a. Sprint Co-Location (1200 Valley West Drive): Sprint Installation of six antenna (MM-003267-2016)
- b. Hurts Donuts – (5513 Mills Civic Parkway, Suite 105, West Glen): installation of metal beams around front façade (MML1-003269-2016)
- c. Coopers on 5th – (227 5th Street): addition of a 400sf covered patio (MML1-003263-2016)
- d. I Wireless Antenna – (1755 59th Place): installation of six antenna (MM-003268-2016)

5. Other Matters

There were no other matter items.

The meeting adjourned at 8:52 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is November 28, 2016.

Lynne Twedt, Development Services Director

Jennifer Canaday, Secretary