

Direction: CITY1764.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, April 10, 2017, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

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

**Item 1 - Consent Agenda**

**Item 1a - Minutes of the meeting of March 13, 2017**

Chairperson Erickson asked for any comments or modifications to the March 13, 2017 minutes.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission approved the March 13, 2017 meeting minutes.

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

Motion carried.

**Item 2 – Public Hearings**

**2a – Bridgewood Square, northwest corner of Jordan Creek Parkway and Bridgewood Boulevard – Amend the Development Regulations for Parcel M within the Bridgewood Planned Unit Development – ZC-003402-2017**

A memo was provided to the Commissioners at the dais from staff requesting that this item be deferred to the April 24, 2017 Plan and Zoning Commission meeting to allow further discussion of allowed and prohibited land uses within the Specific Plan Ordinance.

Chair Erickson asked the applicant to come forward and provide information on this request.

Ed Arp, Civil Engineering Consultants, 2400 86<sup>th</sup> Street, Des Moines, discussed the Bridgewood PUD noting that the area was also in the town center overlay district and was being treated as a Specific Plan. Mr. Arp went through the documents typically prepared for a Specific Plan. The PUD Amendment includes the northwest corner of Jordan Creek Parkway and Bridgewood Boulevard with the town center mall located across the street; to the north is the Ryan Company’s Jordan West project which is currently under construction; directly to the west is the existing single family portion of the Bridgewood neighborhood; and to the south is the Bridgewood Plaza commercial area. In the original PUD, Lot 33 of Bridgewood Plat 1 was contemplated to be a church or other use. In the Comprehensive Plan amendment and the area development plans that were completed with the Jordan West Project this area was to be a mix of land uses similar to Jordan West.

Mr. Arp continued to describe the layout for two one story retail buildings at the western edge of the site and two restaurant/retail buildings, one at each front corner. He continued that it is always a guess of what the mixes of uses would be, but currently the area is shown to have a restaurant use at the two outlots as well as showing restaurant use possibilities at the ends of the each of the larger retail buildings to the back. General retail may be located in the middle of the buildings. Restaurants usually require more parking and generate more traffic depending on the use. It is important to make sure that all of the uses can fit within the parameters of a property. He noted that in place of the proposed restaurants at the front, there could be an office building and/or a bank. Every one of the proposed projects will go

through a traffic study at the time of site development.

Mr. Arp continued by discussing access. To the north and south are private streets coming out of Jordan West and would align with a median break that exists on Bridgewood Boulevard and would also tie into Bridgewood Plaza. The idea is to have a lane come in and two lanes come out to allow for left turn movement. This would be considered full access onto Bridgewood Blvd. There will only be two new access points off the public streets, one located on Bridgewood Boulevard west of the traffic signal on Jordan Creek Parkway with a right-in only; and the other located on the northeast corner of the property coming south bound on Jordan Creek Parkway which would have a deceleration lane with a right-in/right-out only. These accesses were contemplated with the Area Development Plan that was previously approved when Jordan West went through the review process. Traffic studies have been completed; thus, the spacing and dimensions are known and follow traffic study recommendations.

Mr. Arp continued discussing the Specific Plan process which included grading of the property, storm water management, utilities, and a landscape plan. He elaborated that storm water detention is proposed by the use of two underground facilities under the front parking lot and also in an open basin directly in front. All drainage from the site will be directed towards Jordan Creek Parkway. The utility layout was described noting that sanitary sewer would come from the north, storm water to the northeast, and the water main ties connect to the water main on Bridgewood Boulevard. The landscape plan was provided illustrating the buffering along the west property line. The grading plan showed an existing berm that was built many years ago which will be left in place and additional landscaping added. Mr. Arp commented that the view from the ground floor elevations, deck or patio of the residents to the west would be over the tops of the buildings as the berm is so tall.

Commissioner Crowley inquired as to how tall the berm is. Mr. Arp responded that it was actually about 20 feet tall adjacent to the residents on the west side. With parking and circulation to the back, the buildings are far enough away from the rear that the view is cut off. Even views from the upper stories would be blocked as landscape materials mature.

As part of the specific plan, examples of architectural illustrations were provided. A mix of proposed upgraded materials would be used on all four sides of the buildings. The front would have a very typical front door look. Also, it was suggested that the ends of the buildings have tower elements on the ends. Master materials would be provided to builders which would make it easier for developers to know which materials would be allowed. A broad range of materials would be offered to add variety to the project. Finally, an amenities package was described that would designate what elements could be used, i.e., lights, bollards, benches, etc.

At this point, Chair Erickson realized that he hadn't officially opened the Public Hearing. He then opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on March 31, 2017.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

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

Case Planner Portz mentioned that this process does include a Specific Plan Ordinance for the actual

development of the property and outlines the uses allowed which includes the location of the buildings, setbacks, landscaping, etc. He pointed out that the Specific Plan Ordinance was written to help protect the adjacent residential properties, including the screening and lowering of exterior lighting so it would not intrude into residential. The trash enclosures were moved away from the property line and would be up against the building to help reduce their impacts. It was Staff’s intent to write the Specific Plan Ordinance with stipulations that would reduce the impacts on adjacent neighbors.

Chair Erickson asked how wide was the trail easement along the Bridgewood residential to the west. Mr. Portz stated that he thought it was 30 or 40 feet for the buffer area with the trail somewhat larger, possibly 50 feet.

Chair Erickson asked if anyone from the audience wished to speak to this issue.

Mr. Arp commented that there already had been many neighborhood meetings to discuss this proposal.

Jeff Westendorf, West Property Management, President & Community Manager, 5550 Wild Rose Lane, West Des Moines, representing the Bridgewood Association, Inc., provided that this lot would be a member of the Master Association of the Bridgewood Association, Inc. He expressed that all involved with the project, Signature, Bridgewood Commercial, and Civil Engineering Consultants, have continuously communicated and been responsive to the broader community regarding development plans. He continued that the Master Association was supportive of the development plans and have no specific objections.

Chair Erickson asked if there was further comment from the audience or from the dais, seeing none, closed the public hearing. It was noted that there was a recommendation for referral and that the public hearing would be reopened in two weeks for public comment; at which time, the Commission would take action on this item.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission defer Item 2a to the April 24, 2017 Plan and Zoning Commission meeting.

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

**2b – Bridgewood PUD, generally located at the southwest and northwest corners of Jordan Creek Parkway and Bridgewood Boulevard – Amend the Bridgewood Planned Unit Development to remove language regarding landscape maintenance – ZC-003420-2017**

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on March 31, 2017.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Southworth, seconded by Commissioner Andersen, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

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

Mike Carlstrom, 7848 Wistful Vista Drive, commented that he and his wife have lived in Bridgewood

for 17 years. He continued that the City was being asked specifically to take over the maintenance of three medians located on Bridgewood Blvd. He complimented staff on summarizing the request and noted that staff had been very supportive.

Mr. Carlstrom expressed agreement with all staff recommendations and conditions of approval.

Planner Portz added that the median maintenance would be between Jordan Creek Parkway and 81<sup>st</sup> Street. This item is before the Commission as the PUD stipulated that the Bridgewood owners association had the responsibility for median maintenance; thus, language has to be amended to state that the responsibility will be transferred to the City. The Association has agreed to cap the irrigation lines, cut off electricity, and remove and reseed the gardens within the medians.

Mr. Westendorf, West Property Management that represents Bridgewood Association, Inc., asked all the Bridgewood association members in attendance at the meeting to raise their hand in support of this request. A very large contingency of community members raised their hands. He thanked City staff for their work and also Mike and Jane Carlstrom, who work diligently on this issue with City staff. It was pointed out that it seemed equitable to have the City maintain the median as many people are benefiting from the beautiful landscaping of the medians. Mr. Westendorf expressed that the Bridgewood community and association heartily supported this recommendation and requested that the Commission support and forward the request to City Council for approval.

Mr. Westendorf expressed agreement with staff recommendations and conditions of approval.

Chair Erickson asked if there was further public comment, seeing none, closed the public hearing and asked for further discussion from the Commissioners.

Moved by Commissioner Hatfield, seconded by Commissioner Costa, the Plan and Zoning Commission adopt a resolution recommending the City Council approve an amendment to the Bridgewood PUD to allow for the City of West Des Moines to assume maintenance of the Bridgewood Boulevard medians between Jordan Creek Parkway and 81st Street, subject to the applicant meeting all City Code requirements.

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

Motion carried.

**Item 3 – Old Business**

There were no Old Business items to address.

**Item 4 – New Business**

There were no New Business items to address.

**Item 5 – Staff Reports**

There were no staff reports.

**Item 6 - Adjournment**

Chairperson Erickson asked for a motion to adjourn the meeting.

Motion by Commissioner Crowley, seconded by Commissioner Costa, to adjourn the meeting.

The meeting adjourned at 5:55 p.m.

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Craig Erickson, Chairperson

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Kimberly Taylor, Recording Secretary