

Direction: CITY1800.DSS

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

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

**Item 1 - Consent Agenda**

**Item 1a - Minutes of the meeting of May 22, 2017**

Chairperson Erickson asked for any comments or modifications to the May 22, 2017 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approved the May 22, 2017 meeting minutes.

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

Motion carried.

**Item 2 – Public Hearings**

**2a – Maple Grove United Methodist Church – 9391 Ashworth Road – Amend Comprehensive Plan Land Use Map and Amend Zoning Map for High Density Residential Land Use and Zoning for construction of a church – City Initiated – CPA-003489-2017/ZC-003490-2017**

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 May 27, 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 Brown, 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: Brown, Crowley, Erickson, Hatfield, Southworth.....Yes  
Andersen, Costa.....Absent

Motion carried.

Kara Tragesser, Planner, explained the city-initiated request to designate the land use and zone the property consistent with the land use. Staff recommended high density as the land use designation which is consistent with the surrounding properties.

Ms. Tragesser stated the rezoning request is to change the zoning from Unzoned to Residential High Density allowing 18 units per acre. The land use and zoning was not done upon annexation into the City.

Commissioner Crowley asked if the land use and zone change was for a church, to which Ms. Tragesser

responded affirmatively.

Chairperson Erickson asked if that is an allowed use.

Ms. Tragesser stated churches are a Permitted Conditional Use in all zones.

Chairperson Erickson asked Ms. Tragesser to explain future road alignment on this land.

Ms. Tragesser noted the comment letter included in the staff report from the property owner to the west urging that 92<sup>nd</sup> Street be aligned to run down the joint property line. Staff has asked the applicant to talk with the adjacent property owners concerning roadways in the area. 92<sup>nd</sup> Street is currently constructed just south of Westown Parkway on a curve. Staff has suggested that it should be determined if the road can be engineered to curve back to the joint property line before recommending a course of action.

Chairperson Erickson stated in either instance that is not an issue taken up at rezoning it is more of a Site Plan issue.

Ms. Tragesser stated it is an issue that would impact the Site Plan and the Ultimate Street Map. The Ultimate Street Map will be updated when Staff finds out if it is geometrically feasible and City Council weighs in on whether or not to change the alignment of the road.

Chairperson Erickson stated an approval tonight does not stop that dialog or relieve either party from the responsibility of coming to some resolution.

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

Comprehensive Plan Land Use Map

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopt a resolution recommending the City Council approve a Comprehensive Plan Land Use Map Amendment to designate the property located at 9391 Ashworth Road High-Density Residential.

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

Zone Change

Moved by Commissioner Crowley, seconded by Commissioner Brown, the Plan and Zoning Commission adopt a resolution recommending the City Council approve a Zone Change to Residential High Density (RH-18) for the property located at 9391 Ashworth Road.

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

**2b – Phenix – NE corner of 7<sup>th</sup> Street between Walnut Street and Locust Street – Amend the Phenix Planned Unit Development to modify parcel boundaries and remove allowances for development of single family – City Initiated – ZC-003495-2017**

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 May 26, 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 Hatfield, seconded by Commissioner Brown, 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: Brown, Crowley, Erickson, Hatfield, Southworth.....Yes  
Andersen, Costa.....Absent  
Motion carried.

Lynne Twedt, Development Services Director explained that Staff was asked to look at the playground located on the northern portion of the Phenix site at the request of some of the residents. Originally the platted alley parcel was going to become a part of CHI’s property. In order to gain room for the fall zone around the playground equipment, Staff decided to keep 125 feet of the alley at both the north and south end and tie the area back in to Parcels B and C, which will kept by the City.

Ms. Twedt, continued in light of some of the residents saying that they would prefer to have this stay open space, Staff has taken out any allowances for single family residential. The intent has been for nothing to be done with the lots until CHI completes their project which will take about a year and a half to two years. If at that time Council wants to revisit allowing single family residential they would be able to by amending the PUD to put it back in.

Chairperson Erickson stated this issue was known at the time and it was the direction of Council that they wanted housing. He questioned what was driving the change and if Council changed course on this issue.

Director Twedt responded the change is driven by some expression from residents in the area that they want parcels B & C to remain recreational or open space areas. Staff has not heard from the Council one way or the other except that it was discussed at Development & Planning Subcommittee and both members were okay with this approach. Ms. Twedt stated it was a measure at this time to take it off the table, thus if single family homes would be allowed it would need to come back as a public hearing for discussion.

Barbara Bailey-Mead, 502 7<sup>th</sup> Street, and Renae Johannngmeier, 612 Walnut Street, provided a petition requesting that the green spaces be kept for a park and no houses be built on the lots.

Vickie Long Hill, 136 10<sup>th</sup> Street, wanted to know what action the Plan & Zoning Commission would be taking on this item.

Chairperson Erickson stated there are two actions they will be taking. The first having to do with the alley portions and whether they are dedicated to CHI or the city retain the properties. He further explained what they are doing is adding more property to Parcel B & C. Mr. Erickson stated that less property will potentially be developed by CHI. The second action is changing the proposed zoning of Parcel B and Parcel C from single family housing to open space.

Director Twedt stated it would still show up as single family on the comprehensive plan and zoning map, however the PUD will restrict any development on it other than recreational or open space.

Ms. Long Hill stated she was a lifelong Valley Junction resident and actively involved with the Valley Junction Residential Association, and one of its goals is to advocate for affordable housing in the Valley Junction area.

Ms. Long Hill stated at the last City Council meeting she attended it was decided that housing was going to be placed on the lots.

She had the opportunity to have discussion with Parks & Recreation regarding a study they conducted about the use of parks and whether another green space or park is needed in that area. She stated they agreed there is not anywhere else in West Des Moines that has two parks within a seven block area.

Ms. Long Hill stated affordable housing is needed more than the park/open space. She stated there is not anywhere else in West Des Moines where affordable housing can go. She continued, since the City has that opportunity she would like to see the Commissioners look at it. She emphasized the importance of continued diversity in the neighborhood, not only as it relates to race, ethnicity, or gender but income level and the ability to afford a house in the area. She mentioned some organizations willing to do affordable housing in the Valley Junction Area and the positive impact on families because of the stability of owning their own home.

Ms. Long Hill mentioned a discussion Staff from the Community and Economic Development department had with members of her association where they stated that in September they will be doing a study/assessment relating to housing and other matters in the City of West Des Moines to provide a better picture of where the needs lie within the City. Ms. Long Hill stated open space and affordable housing both could possibly exist. She asked the Commissioners to take into consideration the study that will be done by Community and Economic Development and the recommendation from the Parks & Recreation department that another park is not needed in this area.

Rena Johanningmeier, 612 Walnut Street, stated they have already placed 17 subsidized apartments on that block and she felt that was sufficient. She stated she has met with CHI and their goal with 17 families would be to have more green space.

Ms. Johanningmeier stated there are parks around but not similar to this park, it is unique because it is where young children play versus the other parks where a lot of older children play.

Ms. Johanningmeier referenced her petition stating they went door to door to get feedback and open space is what the neighbors want.

Paris Boehm, 204 4<sup>th</sup> Street, serves on the Board of Directors for the Historic Valley Junction Foundation and the Community Housing Initiative. She wanted to clarify that the Phenix program is not a subsidized program it is based on median income.

She expressed the need for affordable housing stating the average market rate in the greater Des Moines metro is \$200,000. Ms. Boehm stated there is an entire sector of our population, in West Des Moines, that cannot afford to live here. She reiterated what Ms. Long Hill said and provided names of organizations interested in developing in the area (Home, Inc, Habitat for Humanity, CHI, and Neighborhood Finance). She mentioned they all have great reputations for doing quality construction and bringing revitalization back to a neighborhood which is needed in the Valley Junction housing sector.

Chairperson Erickson stated currently in the PUD the proposed land use is single family housing but the city owns the property, so at some point the City would have to go through a process bringing these properties to the marketplace and right now the zoning is just one of several hurdles.

Director Twedt responded that the Council would need to authorize the sale of the property.

Chairperson Erickson asked if they take action tonight they are creating one more step in that chain where

in the future the PUD would have to be revisited.

Ms. Twedt stated that was correct and explained it does not take it away forever, it just delays a decision on it until everything can be looked at and CHI completes their project.

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

Commissioner Crowley stated he served on the Valley Junction (Master Plan) study which called for affordable housing and expressed his disappointment to see the lots being taken off the market early on.

Chairperson Erickson stated he was not comfortable with changing direction without input from Council. He mentioned that there was a lot of discussion that went in to this original decision.

Commissioner Hatfield stated the property that was to be vacated as a part of the playground area makes it more usable and doesn't mean we need to do exactly the same thing on the south end. Some of that property could be used for community gardens. There are pros and cons either way leaving it as is with the opportunity for affordable single family homes or change it without the feedback of any further studies. His preference would be to defer until there is further discussion about it and have a better sense of whether or not Council thinks it is a good idea to eliminate or at least postpone the affordable housing.

Chairperson Erickson asked Commissioner Hatfield if he was in support of adjusting the parcel boundaries and taking the two alley right of way areas in B and C, but not in support of changing the land use designation.

Commissioner Hatfield stated that makes since simply because it is needed for the park.

Commissioner Erickson wanted to clarify it is not designated a park, it is open space that the neighborhood is using as a park and no action taken by the Commissioners tonight would make it a city park.

Commissioner Hatfield stated if it is all predicated on the CHI project he didn't see the urgency of us taking action tonight until we receive feedback from Council.

Commissioner Crowley was in agreement with Commissioner Hatfield and stated it would be a good action to defer at this point to get direction from Council and Staff.

Chairperson Erickson commented there is no eminent danger that single family lots are going to spring up as these are not lots on the market, they are controlled by the City and there will need to be an action by City Council to actually take that step at some point.

Hatfield made a motion to defer action on removing allowances for single family development.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the rezoning request (ZC-003495-2017) for the purpose of Amending the Phenix Planned Unit Development (PUD) with the following condition of approval:

1. Defer action on that portion of the amendment related to the development of the lots for single-family homes within Parcel A-1, A-2, B and C until such time the City decides to move forward with a development proposal.

Vote: Brown, Crowley, Erickson, Hatfield, Southworth.....Yes  
Andersen, Costa.....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 Brown, to adjourn the meeting.

The meeting adjourned at 6:06 p.m.

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Craig Erickson, Chairperson

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Juanita Greer, Recording Secretary