

PLAN AND ZONING COMMISSION MEETING August 14, 2017

Direction: CITY1828.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, August 14, 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 July 31, 2017

Chairperson Erickson asked for any comments or modifications to the July 31, 2017 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission approved the July 31, 2017 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

2a – Trail Side PUD Rezoning, 5003 EP True Parkway – Adopt a PUD to establish uses and development standards for commercial development – Ridgway Titleholder, LLC – ZC-003526-2017

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 August 4, 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

Motion carried.

Chuck Bishop, Bishop Engineering, 3501 104th Street, Des Moines, IA represented the applicant in their request to modify the old Dahl’s building located at the northwest corner of 50th St and EP True Parkway. The lot has been subdivided: Kum & Go store is on Lot 1 and Lot 2 is the old Dahl’s grocery store. The applicant is proposing to retrofit the property to allow Bike World to take a majority of the middle of the building, with ACE Hardware store on the north end and a 3rd tenant on the southern portion of the building.

When the Kum & Go was built on Lot 1 parking was lost such that the reuse of the building was restricted for the allowable uses for Lot 2. Currently, the plan is to provide 150 parking spaces for the site and add 12

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parking spaces in the rear of the building. Mr. Bishop noted they plan to use 4 parking spaces in the north lot for outdoor storage of ACE Hardware’s inventory.

Mr. Bishop discussed the modifications planned for the exterior of the building which will give the building a more modern image.

Mr. Bishop acknowledged that the development falls within the 100 year flood plain, however the building itself is out of the flood plain. There will be some outdoor storage within a metal ornamental fence. He stated the tenant understood the parking lot is susceptible to flooding and will need to have a plan in place to move the materials in a flooding situation. Mr. Bishop pointed out that majority of customer parking will be outside of the flood plain.

Commissioner Hatfield asked if the applicant concurred with staff recommendations.

Mr. Bishop responded affirmatively.

Kara Tragesser, Planner advised the Commissioners that a Minor Modification is going through for the architecture and site improvements and Staff supports the PUD.

Chairperson Erickson commented that this was a great use for the building, noting it was a difficult property to develop with Kum & Go on Lot 1. He stated the retail activity will be a good thing for the neighborhood and Bike World as a tenant makes sense because of the connectivity to the trails.

Chairperson 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 the Trail Side PUD to establish uses and development standards for commercial development, subject to the applicant meeting all City Code requirements.

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

2b – Jordan Creek Crossing I, north side of Coachlight Drive between S. 64th Street and S. 68th Street – Specific Plan Amendment to modify land use regulations, update the Specific Plan Map and architectural precedent images – 68th Street Properties, LLC – ZC-003560-2017

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 August 4, 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 Crowley, 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

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Motion carried.

Doug Wells, 520 42nd St, Des Moines, IA represented the applicants Monty & Kerry Lockyear in their proposal to build a pickleball facility on a little under 2 acre site next to Hyatt Place hotel. Mr. Wells stated the facility will be a recreational venue with food and family oriented entertainment.

The building is approximately 27,000 square feet and on the exterior there will be 2 outdoor pickleball courts, a stone entrance structure and a large courtyard with various activities and games. He mentioned they wanted to create a fun environment with an open structure for the interior of the building. The interior of the building will have 6 pickleball courts, a service check-in area, dining & bar area, restrooms and offices.

Mr. Wells stated they are proposing reusing the existing access drive and pointed out parking spaces that have already been constructed as part of the Jordan Creek Crossing.

Commissioner Hatfield felt this was an excellent project and commended the applicant on the proposal.

Brian Portz, Planner specified the request is for an amendment to the PUD to allow the use and the Site Plan will be presented at a later date.

Chairperson Erickson discussed the parking requirements, He expressed concerns regarding parking at peak times referencing neighboring communities that have similar sports facilities that can generate large volumes of league activity.

Mr. Portz responded that the City doesn't have parking standards for this type of use. Staff used the idea that on each pickleball court you could have 4 players playing and 4 waiting to play, so Staff's requirement will be 8 parking spaces per court. Mr. Portz stated Staff looked at Bocce ball and other games differently, requiring 8 parking spaces per game type. He noted alcohol and dining services have their own requirement and is per City Code.

Commissioner Crowley asked if there was a ratio per square foot for parking.

Mr. Portz stated there was no ratio for the courts and other games but there is a square footage calculation for the bar and dining area.

Commissioner Hatfield inquired if Staff had reached a blended number for parking on the site.

Mr. Portz indicated the number is in the 170-180 parking stall range. Staff is working through the actual numbers for parking on the site and the applicant is proposing a phasing of the parking.

The development is in the Overlay District so the Site Plan will be approved at the administrative level if they meet all Code requirements. If the applicant does not meet Code requirements the Site Plan would come to the Plan and Zoning Commission for approval.

Lynne Twedt, Development Services Director summarized that if parking were to be deferred, the Site Plan would be presented to the Commissioners because Staff does not have the authority to defer parking. If the applicant puts all the parking in, the Site Plan would go through the typical one week review followed by Administrative approval, if there are no comments.

Chairperson Erickson clarified he is not advocating the City start requiring parking we don't need but knew of similar sports facilities, in Waukee for example, that generate huge parking problems, especially when

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hosting events.

Chairperson 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 Andersen, seconded by Commissioner Costa, the Plan and Zoning Commission adopt a resolution recommending the City Council approve an amendment to the existing Jordan Creek Crossing I Specific Plan Ordinance, Map and Exhibits to allow SIC 7999, Court Games (such as pickle ball, hand ball, racquetball, etc.), as a permitted use, modify the specific plan map and modify architectural concepts, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that this Specific Plan Amendment is not an approval of the Smash Park building architecture or site plan, which will be reviewed through the regular Overlay District Site Plan review process.

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 was one New Business item to address.

4a – Urban Renewal Plan – Midtown Urban Renewal Plan for Conformity with the Comprehensive Plan – City Initiated

Lynne Twedt, Development Services Director, summarized the request noting that Business Solvers has been going through a modification of the building they lease from GuideOne Insurance Company. Director Twedt pointed out within the plan eligible renewal projects are listed and noted majority are infrastructure related. Land uses are not changing so the Midtown URA is consistent with the Comprehensive Plan adopted today.

Commissioner Crowley inquired if any Office Park Road properties would be affected.

Ms. Twedt responded, based on the map some of the Office Park Road properties will be included.

Chairperson Erickson commented that the area seems to be primed for re-development.

Ms. Twedt stated it has been happening along 8th Street. Staff has discussed creating a redevelopment district similar to the ValGate district as we believe there are some opportunities to be a little bit more creative and fun than what current Code allows.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

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Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission adopt a resolution finding that the Midtown Urban Renewal Plan is consistent with the adopted Comprehensive Plan and recommend its approval to the City Council, subject to any applicable State Codes.

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

Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson adjourned the meeting.

The meeting adjourned at 5:53 p.m.

Craig Erickson, Chairperson

Juanita Greer, Recording Secretary