

PLAN AND ZONING COMMISSION MEETING September 11, 2017

Direction: CITY.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, September 11, 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, Southworth.....Present
Brown, Hatfield.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of August 28, 2017

Chairperson Erickson asked for any comments or modifications to the August 28, 2017 minutes. There were none.

Moved by Commissioner Costa, seconded by Commissioner Southworth the Plan and Zoning Commission approved the August 28, 2017 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

2a – Mercy Clinic, 1525 and 1535 Grand Avenue – Amend the Comprehensive Plan Land Use Map from Single Family Residential to Office and Change the Zoning Designation from Residential Single Family (RS-30) to Office (OF) – RP WDM Grand LLC – CPA-003595-2017/ZC-003594-2017

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 September 1, 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 Andersen, seconded by Commissioner Crowley, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at the public hearing.

Monte Appelgate, Snyder & Assoc., 2727 SW Snyder Blvd., Ankeny, informed the Commission that he was working with Downing Construction and Mercy Clinics on their proposal to construct a 14,400sf clinic building on property located at 1525 and 1535 Grand Avenue. The site plan will include 97 parking spaces on the west side of site; one access off Grand; and another off west side of 16th Street. Utilities would attach to existing on Grand; sanitary sewer would come off 16th Street; having (2) parcels the site would have a water main, and an easement, with service, storm water and site drainage to underground location near Grand and 16th Street. Site would include a 30 ft landscape buffer; and applicant is willing to work with the City and neighbors to make sure it’s done tastefully.

There were no questions for the applicant from the Commission.

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Kara Tragesser, Development Services Planner, noted that Staff supports the proposed Comprehensive Plan Land Use change from residential to office. The City plans to establish a Planned Unit Develop (PUD) on this property if the City Council approves the zone change. A PUD would be created to mirror what the development will be so another occupant of the site would have the same conditions for parking, landscape, height and so forth.

Commissioner Crowley asked whether the clinic would have a flat roof.

Tom Ross, Downing Construction, 2500 West 2nd Avenue, Indianola, responded that it was not yet decided but would probably be a mix of flat for rooftop units with screening, and pitched roof.

Chairman Erickson asked for a summary of neighbor input.

Planner Tragesser replied that generally the neighbors were not opposed to the development of a clinic, but are concerned about fencing and the height of the building.

Tom Ross, Downing Construction informed the Board that Dennis Frischmeier, a partner with Downing, spoke with 8 of 10 neighbors surrounding the property. Their main concerns were site drainage and water retention. Water currently flows to the north onto their property; this project will help alleviate that with site storm water detention; another concern was height, the neighbors expressed a preference for single story. They felt that the landscape buffer was a good thing, but mentioned concerns about the upkeep of the area. They did see the clinic as advantageous.

Mr. Ross concluded that they had reviewed the comments that were handed out to the Board at the beginning of the meeting, and commented that regarding the last request for a ten-foot fence, they would work with the neighbors on that; 10 feet is kind of high, but with 6-7 feet with plantings might work.

Chairman Erickson noted that these details can be worked out as part of the site plan/PUD.

Chairman Erickson then asked if anyone from the audience would like to comment on the proposal.

Jeff Fulton, 1608 Mountain Avenue, stated his concern is traffic noting that it's already busy with Sacred Heart Church, Sacred Heart School, and Stillwell Junior High.

Commissioner Costa asked what is located on the site now. Mr. Fulton answered that there were two residential homes.

Commissioner Costa asked if the plan is to demolish these homes. Mr. Ross, Downing Construction, affirmed that it is.

Lindsay Voux, 1504 Mountain Ave., expressed concern if the PUD vote doesn't go through, and if the Clinic were unsuccessful, would that leave the neighborhood open to other things that weren't so favorable.

Chairman Erickson assured her that the PUD becomes a contract regarding what can and can't go there; many of the concerns that were expressed at the hearing will be addressed by the proposed PUD.

Lee Potter, 1508 Mountain Ave., asked about restrictions so something else can't come in. He reiterated that the privacy fence is a big thing, the buffer is a good thing; and noted traffic at 16th and Grand is high there with people trying to get into Stillwell

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Chairman Erickson asked Planner Tragesser about the traffic concerns and when would the traffic study be reviewed.

Planner Tragesser responded that the traffic study has been completed, finding no significant issues other than the current condition today. The site would be improved with one access on Grand Avenue and a second access from 16th St.; the overall daily traffic is not anticipated to be any different than it is now. She added that traffic at the clinic will be spread out throughout the day; the school traffic is more an issue at the beginning and close of the school day.

Chairman Erickson noted that the clinic would have a small staff there; there would not be a ton of people coming and going with employees arriving, or a few people coming and going as patients throughout the day; hopefully that will give the neighbors some assurance.

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 Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Comprehensive Plan Land Use to office.

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

Moved by Commissioner Andersen, seconded by Commissioner Crowley, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the zoning to office.

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

Chair – PUD will provide a public notice, after that it becomes a site plan and there will be no notices.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

4a. Smash Park, 6625 Coachlight Drive – Approval of Grading Plan – 68th Street Properties, LLC – GP-003610-2017

Doug Wells, Wells & Associates, 520 42nd St, Des Moines, addressed the Board to answer any questions. Chairman Erickson asked whether the applicant recognized that they were proceeding at their own risk with the grading plan. Mr. Wells affirmed that they did.

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

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the Grading Plan for 6625 Coachlight Drive.

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

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

The meeting adjourned at 5:50 p.m.

Craig Erickson, Chairperson

Jennifer Canaday, Recording Secretary