

PLAN AND ZONING COMMISSION MEETING September 25, 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 25, 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 – Revised Minutes of the meeting of August 28, 2017

Chairperson Erickson asked for any comments or modifications to the revised August 28, 2017 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved the revised August 28, 2017 meeting minutes.

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

Motion carried.

Item 1b - Minutes of the meeting of September 11, 2017

Chairperson Erickson asked for any comments or modifications to the September 11, 2017 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission approved the revised August 28, 2017 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

2a – Chateau 88, 752 88th Street – Amend the Comprehensive Plan Land Use Map from High Density Residential (HD) to Single Family Residential (SF) and designate Residential Single Family (RS-5) zoning (5,000 square feet minimum lot size) – Chateau 88, LLC – SPC-003608-2017/AC-003609-2017

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 15, 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 accepted and made a part of the record all testimony and all other documents received at this public hearing.

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

Chairman Erickson asked if there were any written comments. There were none.

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Suite 12, Des Moines, informed the Commission that he is representing Chateau 88. He noted that the neighborhood is changing; 88th Street, Ashworth Road, I-80, and the quadrant in the SW corner is changing. Della Vita is under development to the south and is designated as single family. The width of the Chateau 88 property only allows one street down the middle. Currently, the Comprehensive Plan lists this area as Office land use, but suggested this will likely change. The proposed development shows this parcel as Single Family, with 50 foot wide lots. He added that recent meetings have brought up that there is a desire in the community for more affordable housing and he feels this project will help implement that goal.

Chairman Erickson asked if there were any questions for the applicant; seeing none, he asked for staff comments.

Brian Portz, Planner, noted that staff is looking at the land uses of this area, and held recent discussions with developers interested in the property to the north of the Chateau 88 property. Chairman Erickson asked what the discussions were considering. Planner Portz indicated commercial, medium density, and possibly single family. Portz commented that there might be lots of issues with traffic and access to the site, however they were still looking at it.

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

Commissioner Crowley commended the developer for looking to offer affordable housing in West Des Moines; Chairman Erickson agreed.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission adopted a resolution recommending the City Council to approve amending the Comprehensive Plan for 752 88th Street, to change the land use from High Density Residential to Single Family Residential.

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

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission adopted a resolution recommending the City Council approve amending the zoning map for 752 88th Street from Unzoned to Residential Single Family (RS-5) zoning (5,000 square feet minimum lot size).

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

2b – Ordinance Amendment – Amend City Code Title 2 (Boards and Commission), Chapter 1 (Planning and Zoning Commission), Section 5 (Powers and Duties), and Title 9 (Zoning), Chapter 1 (Entitlements – Process and Procedures), Section 14 (Amendments) to modify the requirements for referral of Comprehensive Plan and Zoning Amendments – City Initiated (AO-003630-2017)

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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 accepted and made a part of the record all testimony and all other documents received at this public hearing.

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

Chairman Erickson asked whether there were any written comments. There were none. He then invited the applicant to present their proposal.

Karen Marren, Development Services, stated that staff were looking to remove City Council referral requirements for Comprehensive Plan and Zoning Amendments, so such applications could start directly with the Plan & Zoning Commission. Staff did not see a need for the additional step in the development process of presenting them first to Council for referral back to the Commission.

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

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission adopted a resolution recommending the City Council approve amending the City code to remove the requirement to Receive, File, Refer Comprehensive Plan and Zoning Applications to the Plan & Zoning Commission.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were two New Business items to address.

4a - S. 60th Street Stockpile, 700 and 800 S. 60th Street- approval of Grading Plan to stockpile soil from the reconstruction of S. 60th Street - City of West Des Moines – GP-003644-2017

Ben McAlister, Engineering Services, stated that the City has been reconstructing S 60th Street for the last two years. With the Second Phase of the project, the City unexpectedly found that they had extra dirt. The contractor agreed with permission from the owner of the neighboring property to stockpile the dirt for future use, saving City considerable money with regard to removal of the dirt.

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Commissioner Hatfield asked for clarification regarding how long the dirt had been there. Engineer McAlister replied that it had been there for the past week, adding that the City is trying to get the project finished and moving the dirt was critical for paving.

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 Andersen, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopted a resolution recommending the City Council approve allowing the stockpile of dirt from S. 60th Street reconstruction at the 700 and 800 S 60th Street location, with condition that erosion control measure remain in place and the site is maintained until development occurs.

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

4b - School of Classical Ballet, 1509 42nd Street – Approval of a Phased Site Plan to allow grading of the site and installation of underground private utilities – School of Classical Ballet– SP-003506-2017

Chris Thompson, Cooper Crawford & Associates, LLC, 475 S 50th Street, Suite 800, West Des Moines, explained their proposal requesting approval to begin Phase 1 for a dance studio to be located on North 42nd Street, Lot 2 Corporate Place, Plat 1. The associated infrastructure will include an additional acre. At this time, they are beginning site preparation only, and they agree with all staff comments.

Commissioner Costa asked where the access to the project would be located. Mr. Cooper responded that Corporate Place ties in with this through 42nd Street.

Chairman Erickson then asked staff if they had any additional comments.

Brad Munford, Development Services Planning, used a drawing to clarify the location of the applicant's drive, noting that it is a private drive that will go out to 42nd Street, and is not owned by the City. He elaborated that the applicant is asking for a phased site plan. This application is for Phase 1, grading and below-ground utilities, no above ground construction at this time. Mr. Munford noted that the City has approved similar Phasing for recent projects such as for Microsoft and the Newport office building. He added that the applicant would come back for the 2nd phase later; they understand and agreed this is for the underground only, and will need to pull a proper building permit before commencing work.

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 Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission adopted a resolution recommending the City Council approve Phase 1 for 1509 42nd Street, to include grading and underground private utilities only, in accordance with the following conditions:

1. The applicant install and maintain all necessary soil erosion measures
2. The applicant agrees that any grading or work done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those subsequent approvals. The applicant further acknowledges and agrees that should the continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, or utilities, that the

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- applicant will need to make the necessary changes at their own cost with no compensation from the City.
3. The applicant acknowledges that approval of this site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.
 4. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work.

Moves approval based on Staff Recommendations.

Vote: Andersen, Costa, Crowley, Erickson, Hatfield, Southworth.....Present
BrownAbsent

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson adjourned the meeting at 5:45 p.m.

Craig Erickson, Chairperson

Jennifer Canaday, Recording Secretary