

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
City Council Chambers**

*Monday, April 30, 2018*

**Attending:**

Council Member John Mickelson	Development Services Director Lynne Twedt
Council Member Renee Hardman	Development Services Coordinator Linda Schemmel
Deputy City Manager Jamie Letzring	Planner Karen Marren
City Attorney Dick Scieszinski	Planner Brian Portz
Assistant City Attorney Greta Truman	Planner Brad Munford
Principal Engineer Ben McAlister	Planner Kara Tragesser

Guests:

Item #1 – Cardinal Lofts

John Larson  
John Kliegl  
Toby Torstenson

Development Services Director Lynne Twedt opened the meeting of the Development and Planning City Council Subcommittee at 8:03 am.

**1. Cardinal Lofts – John Larson**

Director Twedt introduced the topic, noting the location on an aerial map and indicating this project sits immediately south of an anticipated senior project.

Developer John Larson summarized his proposal to build two buildings, with 78 total units; one to be comprised of sold units, the other to be leased units. There will be 39 units per building, (24) 2BR and (17) 1BR. An adjacent space will be used for townhomes, and the developer is requesting zoning for both lots to be high density.

John Kliegl, Special Olympics representative and parent of special needs adult, explained that this particular project is designed to provide housing for special needs adults desiring to live independently but providing a congregate social community. 80% of the units are intended to be occupied by special needs residents, some with caregivers. The concept envisions the remaining 20% to be utilized by grandparents or millennials.

Board Member Mickelson asserted his enthusiasm for the concept, and clarified whether this would be private pay. Mr. Kliegl stated that the adult special needs population has many services available to them which would be available with this housing opportunity. He noted that parents are allowed to congregate this housing, but Medicare and Medicaid are restricted from doing so.

Board Member Hardman questioned whether this would be similar to Mainstream Living. Mr. Kliegl responded that in that case, the owner leases the units. With Cardinal Lofts, parents

have the option to purchase a condo for their adult child without being obligated to lease indefinitely. Ms. Hardman noted that she thinks this is a fantastic concept.

Board Member Mickelson noted that it's a highly visible corner and questioned the design standards. Director Twedt responded that the proposal will have a higher level of architecture, and noted that the PUD and HOA restrictions would be written to support this project, which staff feels fits a niche in West Des Moines. There was discussion about waiving garages required for single family owned homes, as the target population in general will not have cars. Parking will need to meet the high density requirement, however part of it could be deferred and built later when triggered by drivers parking on grass or other obvious need. Waiving the garages could help limit the use to the intended population.

Board Member Mickelson questioned asked if there could be a one-time waiver for the garages. City Attorney Scieszinski noted that there is a provision in code to allow the Council to waive the garages.

Property owner Toby Torstenson discussed the status of efforts to provide sewer access. The other three corner have sewer access, however they are not viable options for connection with this parcel due to all being located at the top of a hill. He has had discussions with an adjacent property owner to the west regarding access through that property. Sewer access will need to be determined prior to construction which is estimated to begin in August – September 2018, with occupancy intended for mid-summer 2019. City Attorney Scieszinski added that discussions are in process.

*Direction – Council Members were very supportive of the project, including deferring parking and waiving garages.*

## 2. Upcoming Projects

- a. Used Car Dealers in GI Zoning Districts: Amend city code to allow used car dealers in General Industrial zoning districts. Request stems from individual that would like to sell classic cars in the West Green Industrial Park located at 175 S 9<sup>th</sup> St (AO-003877-2018). Planner Kara Tragesser asked for input regarding approval and restrictions for this amendment; Council Member Mickelson expressed support as long as use was restricted to indoor only.
- b. Hy-Vee Fast & Fresh (9150 University Ave): BOA approval of a convenience store with 8 fuel pumps. In conjunction with the development request, the applicant will be requesting an amendment to city code to increase the number of fuel pumps allowed in the CMC zoning district from the currently allowed six pumps to eight pumps. (PC-003878-2018 & AO-003879-2018) It was clarified that increasing the number of pumps would apply across the city.
- c. Greenway Crossing (9080 University Ave): Construction of a shared access drive to provide secondary access and circulation for lots in the area (SP-003867-2018)
- d. Curren Office Building (1332 Grand Ave): BOA approval of 5' variance of the minimum lot frontage required to allow a ground sign and an 8' variance of the required setback from the ROW (VAR-003865-2018).

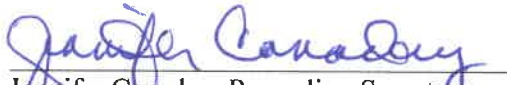
- e. Grey Hawk Plat 1 (901 S. 50<sup>th</sup> Street): Subdivide property into two lots for Professional Commerce Park development and one street lot (FP-003890-2018)
- f. Microsoft DSM O4 Phases 2, 3, & 4 (8855 Grand Ave): Construction of data center phases 2, 3, & 4 (121,000sf) ((MaM-003886-2018)
- g. Campello Point (6460 Galleria Dr): Construct four 4-unit attached townhome buildings and associated site improvements (OSP-003866-2018)

**3. Minor Modifications & Grading Plans (Staff Approval)**

- a. Biaggis (5990 University Ave): 182sf building addition for storage purposes (MML1-003869-2018)
- b. Jordan House (2001 Fuller Rd): Construction of utility shed, new sidewalks, and modifications to landscaping (MML1-003881-2018)
- c. Walnut Grove Center (1300 50<sup>th</sup> St): Construct additional parking lot and make modifications to building architecture (MML1-003882-2018)
- d. 3737 Westown Pkwy: Modify southwest building entry for ADA compliance (MML1-003884-2018)
- e. WDMWW Membrane Structure (300 S. 16<sup>th</sup> St): Construction of a 1,600sf membrane structure for protection of bulk materials (MML2-003885-2018)

**4. Other Matters – There were none.**

The meeting adjourned at 8:49 a.m.

  
Jennifer Canaday, Recording Secretary

  
Lyne Twedt, Development Services Director