

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

Monday, June 11, 2018

Attending:

Council Member John Mickelson
Council Member Renee Hardman
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
City Attorney Dick Scieszinski
Principal Engineer Ben McAlister

Development Services Coordinator Linda Schemmel
Chief Building Official Rod VanGenderen
Planner Brian Portz
Planner Brad Munford
Planner Kara Tragesser
Mackenzie Locey, Intern

Guests: Item #1

William J. Lillis, Lillis O'Malley
Joel Templeman, Lillis O'Malley
Brian Clark, Ryan Co.
Jim Gooley, Ryan Co.
Chris Teigen, Ryan Co.

Development Services Coordinator Linda Schemmel opened the meeting of the Development and Planning City Council Subcommittee at 8:00 am.

1. Grand Living Continuum of Care Facility – Jim Gooley

Development Services Coordinator Linda Schemmel introduced the topic, noting on an aerial sketch the location and elevation drawings of the proposed facility. She stated that the applicant met all zoning requirements with the exception of parking. The facility will have enough parking for its proposed use, however if the building were converted to market rate apartments in the future, there would not be enough parking.

Mr. Lillis explained their proposal for a 5-story, 172 unit continuum care facility. There will be 102 assisted living units, 34 memory care units, and 36 independent units. Parking includes 40 spaces underground and 90 surface parking, which meets the needs of the proposed facility.

Council Member Mickelson questioned why the applicant was not willing to sign a waiver for future parking. Mr. Clark responded that they felt the parking met their use, but noted there is an adjacent lot which could provide additional parking.

Council Member Mickelson asked how many additional parking spaces would be needed if the building were to change use in the future to market rate housing. Ms. Schemmel responded that she will calculate that and provide the information following the meeting. It will depend on the number of beds included in current plan. Mr. Clark agreed to work with her to determine that number. Parking for the current use is calculated on number of units. Market rate housing parking is calculated on number of bedrooms.

Mr. Clark inserted that he believed it would be more likely that the use would be converted to hotel rather than residential due to the amenities that would be available onsite. He also noted that to convert to multi-family market rate would require extensive remodeling and combining of units, which would reduce the number of units available, making it a less likely venture.

Ms. Schemmel pointed out that the 5-story building will be larger in mass than adjacent development, and asked if its proximity to the Water Tower was a concern. She noted Water Works had expressed some concern that co-locates on the Water Tower might experience a signal blockage due to the new building.

Council Member Mickelson expressed his full support of the project, noting that this meets an expressed need as determined by the recent Housing Survey. Council Member Hardman stated she would be in support if the future parking needs were only reasonably short.

Direction – Council Members were supportive of the project, pending review of future parking needs for market rate housing use.

2. Artwork as identity signage – Linda Schemmel

Development Coordinator Schemmel presented pictures of a 10-12 foot high chicken statue discovered to be placed in front of The Chicken restaurant. She asked Council's opinion whether to regard this as art or signage. Planner Brad Munford pointed out that this exceeds the sign code allowance for a monument sign by 4-6 feet, and does not meet setback requirements. He also noted that the applicant was allowed significant sign square footage at the time of their approval, but that the applicant did not respond to questions about the proposed statue. Ms. Schemmel observed that this type of statue was common for businesses in earlier time periods. She questioned whether this would be direction the City was comfortable moving toward. Mr. Munford expressed concern that the City not develop a look like Vegas. Ms. Schemmel asked if Council would prefer to write a standard into the sign code which separated art from signage. Mr. Munford pointed out one way to differentiate between art and signage was if the statue could be placed in front of another business and still be appropriate. Ms. Schemmel provided images of various examples, including a Cow used for Iowa Tourism, and various artistic statues which did not advertise a specific business.

Council Member Hardman expressed her support to provide the business owners with some autonomy to help them develop their business.

Council Member Mickelson observed that the statue did not meet any setback requirements, placed where it was next to a sidewalk.

Ms. Schemmel pointed out other locations on the site where the statue could be placed which would not violate the sign ordinance. If the statue were placed closer to the building, it would be considered art and not signage.

Direction – Council Members were supportive of staff identifying the statue as art, but requiring that the statue be relocated closer to the building.

3. Three Sons Sports Bar and Grill Patio (Former Legends at 60th and Ashworth) – Clark Snyder

Development Planner Tragesser commented that Mr. Snyder was not present, and explained the City's concern with proposed patio use. The City had previously restricted the owners of the bar/restaurant from using the patio due to significant complaints from the neighbors. At the time, Staff had made suggestions for buffering, which the owners had chosen not to implement. With new owners proposing to use the patio, Staff are asking for Council's input regarding allowing this use.

City Attorney Scieszinski noted that there had been substantial concern by the neighbors in the past.

Council Member Mickelson proposed that the owners gain approval from the neighbors, and having done so, he would be in support of the use. Council Member Hardman noted that the approval should be in writing, rather than word of mouth.

Direction – Council Members were supportive of allowing use of the patio if the owners were able to able to show they had support from the neighborhood.

4. Upcoming Projects

- a. Extra Space Storage (6220 Village View Dr): Construction of a 3-story, 120,000sf indoor storage facility (OSP-003923-2018)
- b. Distillery Bar (111 S 11th St): Board of Adjustment review to allow bar as part of the distillery locating within The Foundry building (PC-003912-2018) Development Coordinator Schemmel noted that applicant had provided for enough initial parking to meet this use.
Council Member Mickelson asked if Fire Marshal Whitsell was ok with the combustion; Building Official VanGenderen stated that this had been worked out.
- c. Fresenius Medical Clinic (9080 University Ave): Construction of a 10,300sf medical clinic (SP-003933-2018) Planner Tragesser noted this project is in the traffic study stage, with site plan to follow. It is believed this will be a dialysis clinic.
- d. Kings Grove (9975 Booneville Rd): Subdivide the property to accommodate construction of 92 attached townhomes within 16 buildings (PP-003926-2018 & SP-003927-2018)
- e. 4921 Park Dr: Board of Adjustment review of variance of front yard setback to allow building addition (VAR-003942-2018) Intern Locey explained that this variance will allow the owner to relocate their driveway to a less busy street. Council Member Mickelson stated that for reasons of safety and traffic, Council will prefer that.

5. Minor Modifications & Grading Plans

- a. Kings Grove (9975 Booneville Rd): allow rough grading of property in anticipation of townhome development (GP-003925-2018)
- b. WDM Water Works (840 17th St): Installation of standby generator (MML1-003941-2018)
- c. Jordan West (360 Bridgewood Dr): Construction of 240sf building to house pool mechanical equipment (MML2-003922-2018)

6. Other Matters

The meeting adjourned at 8:45 am

Linda Schemmel, Development Coordinator

Jennifer Canaday, Recording Secretary