

PLAN AND ZONING COMMISSION MEETING

PZ_AF_07-02-2018

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, July 2, 2018, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Crowley, Drake, Erickson,Present
Costa, Hatfield, Southworth.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of June 18, 2018

Chairperson Erickson asked for any comments or modifications to the June 18, 2018 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission approved the June 18, 2018 meeting minutes.

Vote: Andersen, Crowley, Drake, EricksonYes
Costa, Hatfield, Southworth.....Absent

Motion carried.

Item 2 – Public Hearings

2a – The Shoppes at Valley West, 3330 Westown Parkway – Repeal the Valley South/Watson Center PUD and Replace with The Shoppes at Valley West PUD to govern redevelopment of the PUD site – The Shoppes at Valley West LLC – ZC-003678-2017 (Deferred from June 18, 2018)

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 June 8, 2018.

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 Drake, 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 this public hearing.

Vote: Andersen, Crowley, Drake, EricksonYes
Costa, Hatfield, Southworth.....Absent

Motion carried.

Scott Temple, Shoppes at Valley West, LLC stated they submitted the PUD and were in agreement with staff recommendations.

Kara Tragesser, Development Services Planner recommended approval.

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

PLAN AND ZONING COMMISSION MEETING

Moved by Commissioner Crowley, seconded by Commissioner Drake, the Plan and Zoning Commission adopt a resolution recommending the City Council repeal the Valley South/Watson Center PUD and replace with The Shoppes at Valley West PUD.

Vote: Andersen, Crowley, Drake, EricksonYes
Costa, Hatfield, Southworth.....Absent

Motion carried.

2b- GreenWay Crossing, 9065 Bishop Drive – Hubbell Realty Company - Amend the Comprehensive Plan Land Use Map and the Greenway Crossing PUD for PUD Parcel G to change the land use designation and zoning from Office to High Density Residential - CPA-003746-2018/ZC-003915-2018

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 June 29, 2018.

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.

Vote: Andersen, Crowley, Drake, EricksonYes
Costa, Hatfield, Southworth.....Absent
Drake.....Abstention

Motion carried.

Chris Trospen, Hubbell Realty Co., 6900 Westown Parkway, explained the 62 unit age restricted condominium project which will include one guest room. He stated it is for active older adults aged 55 and up, noting it is not an assisted living or memory care facility.

Chairperson Erickson asked if the Commission members would see the architecture at a later date.

Mr. Trospen responded he would not be in attendance at the Plan and Zoning Commission meeting on July 16, 2018 and offered to discuss the elevations.

Kara Tragesser, Development Services Planner, explained the memo on the dais. City Council was wary of making changes to high density residential for apartment complexes but expressed support for an active adult senior living concept. Within the PUD a line was added restricting the site to senior living. With that restriction, if Aventura were to change over or drop off, the site would not become an apartment complex. Ms. Tragesser defined senior living to mean active adult not assisted living.

Staff is working with the applicant regarding a few outstanding items with the site plan but the architecture had been approved.

Mr. Trospen provided elevations showing the project would be three stories in height with approximately 20 units per floor. He pointed out they would have subsurface heated parking underneath. The buffer on the south end of the site located near Bishop Drive was tightened up to bring in a walkability factor.

PLAN AND ZONING COMMISSION MEETING

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

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission approve a resolution recommending City Council adopt a resolution to approve the Comp Plan Land Use Amendment.

Vote: Andersen, Crowley, EricksonYes
Costa, Hatfield, Southworth.....Absent
Drake.....Abstention

Motion carried.

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

Vote: Andersen, Crowley, EricksonYes
Costa, Hatfield, Southworth.....Absent
Drake.....Abstention

Motion carried.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

4a– Della Vita Townhomes Phase 2, Northwest corner of EP True Parkway and 88th Street – Approval of a site plan to construct 50 townhome units – Della Vita, LLC SP-003891-2018

The developer requested the above indicated item be deferred two weeks to the July 16th meeting to allow time to discuss with staff the architecture related conditions of approval included in the staff report.

Moved by Commissioner Andersen, seconded by Commissioner Crowley, the Plan and Zoning Commission deferred item 4a to the July 16, 2018 Plan and Zoning Commission.

Vote: Andersen, Crowley, EricksonYes
Costa, Hatfield, Southworth.....Absent
Drake.....Abstention

Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson adjourned the meeting at 5:41 p.m.

PLAN AND ZONING COMMISSION MEETING

Craig Erickson, Chairperson

Juanita Greer, Recording Secretary