

PLAN AND ZONING COMMISSION MEETING

Direction: PZ_AF_09-10-2018

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, September 10, 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, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Present

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of August 27, 2018

Chairperson Erickson asked for any comments or modifications to the August 27, 2018 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approved the August 27, 2018 meeting minutes.

Vote: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 2 – Public Hearings

There were no Public Hearing items.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

4a – 542 5th Street – Approval of a Site Plan to construct a 4,500 SF multi-tenant Commercial building – R & H Properties LLC – SP-003992-2018

Chairman Erickson recused himself and asked Vice Chair Costa to chair the next item.

Dave Ralph, R & H Properties, 708 NW 93rd St, Johnston, IA, introduced himself and Brenden Hannah as the owners and developers of this site, formerly known as Scott's Shoppe, located at the corner of 5th & Vine. He summarized their plan to develop a multi-tenant building with three spaces. Hannah Homes will occupy one space, the other two will be leased out. He concluded that the building is designed to fit the historical nature of Valley Junction.

Commissioner Hatfield asked if the applicant agreed with all of staff's comments. Mr. Ralph affirmed that they do.

Planner Brad Munford, observed that this site is located in the older part of our community; bringing some unique situations and solutions. 1. Code requires a 4" curb; and a 6' sidewalk allowing for 2' overhang of vehicle and 4' walkway. The applicant is asking to use wheel stops and reduce the walkway to 3' on the west side of the site in order to fit the location. The area is set as far as topography and grade for the alley and 5th street; it would be difficult to change. The Planning and Development Subcommittee was in support of allowing this deviation from code.

2. Buffering is required by code between sites with different uses. Here the applicant would have to provide landscaping on all four sides. This would be difficult for this particular site, therefore the applicant has been working with neighbors and has provided staff with letters of support from neighbors stating they would be ok with a fence in lieu of landscaping on the south side and waiving on buffering on the north and west property lines. Staff and subcommittee are in agreement with the applicant request.

3. The alley will need to be constructed or updated with this project. For timing purposes, with winter

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coming, the applicant is asking if those plans can be submitted later; with approval required ahead of implementation. Staff and engineering staff are reviewing the first round of plans for that. The applicant is asking if that plan can be approved at a later date; staff and subcommittee approve.

4. The applicant is also asking to submit final stormwater management plan at a later date before building permits are issued or occupancy. They are finalizing some details of that plan. Mr. Munford concluded that Staff are recommending approval with nine conditions.

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 Crowley, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the site plan subject to the applicant meeting all City Code requirements and the following:

1. The City Council approving a waiver of the requirement for 4" integral curbing and instead authorizing the use of wheel stops along the west side of the proposed building and accepting the resulting minimum three-foot pedestrian pathway between vehicle bumpers and the western face of the building.
2. The City Council accepting a fence in lieu of landscape buffering along the south property line and approving a waiver of buffering along the north and west property lines.
3. The applicant acknowledging and agreeing that no site improvements may be initiated prior to the City Engineer's approval of Public Improvement Plans and that the City Council must accept public improvements prior to issuance of occupancy permits, including temporary occupancy permits.
4. The applicant acknowledging and agreeing that no site improvements may be initiated prior to the City Engineer's approval of Storm Water Management Plan.
5. The applicant acknowledging and agreeing that at such time that improvements to Vine Street are made that necessitates the relocation of the existing sidewalk, that the applicant will be responsible for said relocation and sidewalk reconstruction.
6. Prior to issuance of any occupancy permits, including temporary occupancy permits, the applicant executing a Street Light Agreement committing to the placement of street lights on metal poles adjacent to the applicant's property if deemed necessary at such time that overhead electric is placed underground.
7. Prior to issuance of any occupancy permits, including temporary occupancy permits, the applicant executing an Irrevocable Offer of Right-of-Way Dedication for the dedication of an additional five feet of right-of-way at such time it is requested by the City.
8. Prior to issuance of any occupancy permits, including temporary occupancy permits, the applicant agreeing to implement screening to staff's satisfaction of any ground, wall-mounted, or roof-top mechanical equipment determined visible from public streets or adjacent properties.
9. The applicant acknowledging and agreeing that prior to issuance of any new building permits, site plan drawings addressing remaining review comments shall be submitted to the City for review and final approval.

Vote: Andersen, Costa, Crowley, Drake, Hatfield, Southworth.....Yes

Erickson..... Abstained

Motion carried.

Chairman Erickson resumed chairing the meeting.

4b – Cedar Ridge Plat 2, Northwest corner of the intersection of Mills Civic Parkway and S. 88th Street – Subdivide property into 38 single family lots, 2 multi-family lots, 1 outlot for future development and 1 outlot for detention – 117 Land Company LLC – PP-003990-2018

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Jared Murray, Civil Design Advantage, 3405 SE Crossroads Dr, Suite G, Grimes; stated he was asking for approval of the preliminary plat. He summarized the preliminary plan to develop the property into single family lots, two multi-family for senior living and special needs residents. He noted one outlot will be for detention, and the other for future development.

Commissioner Hatfield asked whether a cul de sac would be developed or some type of accessibility provided to properties to the West. Mr. Murray affirmed that there will be a cul de sac extended through with future development.

Planner Brad Munford stated that the applicant will submit buffer landscaping details at a later date with the site plan. Des Moines Water Works has a water main located along the east side of 88th Street, and will allow shrubs but not trees to be planted in the easement.

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 Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the preliminary plat subject to the applicant meeting all City Code requirements and the following:

1. The City Council agreeing that provision of the S 88th Street and Mills Civic Parkway buffer landscaping will be provided and finalized as part of the Site Plan review and approval for Lots 39 and 40.

Vote: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Motion carried.

4c – Alluvion DM07, 550 SE White Crane Road – Approval of Major Modification for Phase 4 data center construction – Microsoft Corp – MaM-004011-2018

Jeremy Mason, Microsoft Corporation, One Microsoft Way, Redmond, WA, summarized their proposal for a major modification for Phase 4 of the comprehensive site plan for that parcel. They are adding two structures, for a total of 227,00sf of data center use.

Chairman Erickson asked if this is an extension of the phases that have already been approved. Mr. Mason affirmed that it is.

Planner Brian Portz informed that this was approved originally as a site plan, but the building design and site layout has been changed. He noted that Microsoft is changing the design to match buildings being constructed on the Microsoft site at 88th Street and Grand Avenue.

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 Drake, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the major modification subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that all phases collectively will need to abide at all times by the regulations stated in the City's Noise Ordinance;

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- 2. The applicant taking the necessary measures within the limits of what Microsoft security measures will allow to minimize light pollution on surrounding properties and the area in general; and
- 3. The applicant installing site landscaping identified for this phase in conjunction with construction of this phase, with said landscaping installed prior to issuance of a final occupancy permit.

Vote: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Motion carried.

4d – Campiello Point, 6460 Galleria Drive – Subdivide property into 16 postage stamp lots and 1 outlot – NJREC, Inc. – PP-003982-2018

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Dr, Suite G, Grimes, summarized the project, noting location, detention, and public trail and sidewalk to be located on the perimeter of the site.

Planner Brian Portz added that since the building proposed for Lot 1 will cross an existing property line, staff is recommending a condition of approval that no building permit will be issued for Building 4000 until the final plat is approved.

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 Andersen, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the preliminary plat subject to the applicant meeting all City Code requirements and the following:

- 1. The applicant acknowledging that since a portion of the westernmost building (specifically, the townhome unit on Lot 1) is proposed to be constructed over a property line, no building permits shall be issued for Building 4000 until the Campiello Point Final Plat is approved and recorded.
- 2. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sewers, streets, sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.

Vote: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson adjourned the meeting at 5:46 p.m.

Craig Erickson, Chairperson

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Jennifer Canaday, Recording Secretary