

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
City Hall Training Room**

Monday, 9-04-2018

**Attending:**

Council Member John Mickelson  
Council Member Renee Hardman  
City Manager Tom Hadden  
Deputy City Manager Jamie Letzring  
City Attorney Richard Scieszinski  
Development Director Lynne Twedt  
Building Official Rod Van Genderen

Fire Marshal Mike Whitsell  
Principal Engineer Ben McAlister  
Planner Kara Tragesser  
Planner Brad Munford  
Planner Karen Marren  
Associate Planner Alex Carl

Guests:

Item #1 –

Bob Rafferty, The Rafferty Group  
Brent Schippers, ASK Studio  
Cindy Johnson, Dabrama LLC  
Brad Life, Dabrama, LLC

Item #2-

Jim Miller, Historic Valley Junction Foundation

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 AM.

**1. Senior Housing 2501 Westown Parkway**

Director Twedt opened the meeting by introducing Bob Rafferty and summarizing the request to rezone a primarily commercial/office area to allow a senior housing project. She noted that there are two other residential properties in the same area, and mixed use is a direction the City is working toward.

Mr. Rafferty and Brent Schippers detailed the Newberry Living project to construct a 48 unit low & moderate income senior housing building to be located on the southern third of their lot, with 96 parking stalls in the center of the lot, and the northern third used as stormwater detention and to provide a buffer to the neighbors.

Adjacent building owner Cindy Johnson was present and noted her concern about the impact this project could have on traffic and parking for her tenants. Mr. Rafferty explained their intent to include the required 98 parking stalls on their site plan rather than seeking a waiver although their anticipated use will only be half of the lot. Ms. Johnson expressed her concern regarding a non-senior center using this site at a later date.

Council Member Mickelson expressed his support, and requested including a sunset date as a condition in order to restrict the rezoning approval to this specific project. Council Member Hardman expressed her hearty appreciation for this affordable housing project, and noted that she has been very impressed with Newberry Living's management of their locations.

*Direction: Council Members were supportive of rezoning to allow this project, conditioned with a sundowner date.*

**2. VJ 100-200 Block Retail Restrictions**

Director Twedt introduced the topic and asked for Council Members input regarding restricting street level businesses in the 100-200 block of 5<sup>th</sup> Street in Valley Junction to retail use and not office. Staff have been informed of some concern regarding turnover of previous retail space to office use. Staff noted that they believe this is a healthy mixture as the office use supports retail, and residential is not

allowed at street level in this area.

Historic Valley Junction Foundation director Jim Miller was asked if he has any concerns and he said he does not. He noted the challenges that would occur in trying to enforce this type of restriction on private property owners, and observed that current vacancy rate is extremely low and no other Main Street Iowa community restricts office use. Director Twedt also acknowledged that the City doesn't usually know who the tenant is until a sign permit is applied for.

*Direction: Council Members were supportive of continuing without retail restrictions until such time that significant issues warrant reconsideration.*

### **3. Vending Machine Update**

Planner Brad Munford stated that since the adoption in 2017 of the Vending Machine ordinance, the City has received several requests to allow placement of vending machines outside of businesses. Current code restricts placement to within principle buildings or vestibules. Several parties have been continuing to push for exterior placement. Staff recommend against this due to continued aesthetic and safety concerns with multiple vendors onsite. An additional concern is that businesses approved for outdoor storage of propane tanks and other hazardous items are currently exceeding approved site plan limits for volume of outside storage and percentage of wall façade covered. Allowing vending machines to be placed outdoors would increase this problem.

Council Member Hardman questioned whether staff have approached those exceeding outdoor storage limits. Planner Munford stated that he has, and the response has been to challenge staff to provide code restricting these items. Planner Munford recommended amending the outdoor storage amendment to provide more clarity for these situations.

*Direction: Council Members were supportive of staff recommendations to keep the ordinance as it is with placement of vending machines allowed only within the principal building or vestibule. They also supported limited the size and number of machines allowed on site and percentage of wall façade that may be covered with machines.*

### **4. 810 S Balsam St: Split Rail fence in buffer**

Director Twedt provided an aerial photo of a property with an existing split rail fence, and a sketch showing where the owner is requesting to extend the fence into a buffer zone. Staff are concerned that allowing a split rail fence in a buffer zone will lead to other homeowners applying for many other types of fences and recommend continuing to uphold the ordinance restricting fencing in a buffer zone.

*Direction: Council Members concurred with staff recommendations to restrict fencing from buffer easement zones.*

### **5. Upcoming Projects – A map was provided with a brief description of each.**

- a. Cedar Ridge Village (SW corner of Coachlight Dr & S 88<sup>th</sup> St): Development of a 116-unit continuum care facility (SP-004015-2018)
- b. City Amphitheater (4200 Mills Civic Pkwy): Construction of 2,000 seat amphitheater on City Campus. Per provision in Title 9, Chapter 3, the City Council via a public hearing may approve the location of certain uses (community building or recreation field) in any zoning district (SP-004025-2018)

### **6. Minor Modifications & Grading Plans**

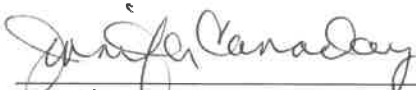
- a. Aventura (9155 Bishop Dr): Grading Plan to allow stockpiling of soil for the Aventura Senior Housing project (GP-004002-2018)

- b. IMT (7825 Mills Civic Pkwy): Modification to approved site plan to include public sidewalks along Coachlight Dr and S 77<sup>th</sup> St (MML1-004003-2018)
- c. WDM Open Bible (1100 Ashworth Rd): Eagle Scout project to install 23x32' playground with mulch (MML1-004026-2018)
- d. Dowling (1400 Buffalo Rd): Installation of two 500-gallon diesel fuel tanks and fencing (MML1-004027-2018)
- e. 215 5<sup>th</sup> St: Add door to allow division into two tenant spaces (MML1-004034-2018)
- f. UTC (811 4<sup>th</sup> St): Replacement of existing lights onto metal poles with undergrounding of wires and replacement of retaining wall and fence (MML1-004037-2018)
- g. True Value (100 Grand Ave): Replacement of 20-ton RTU and access platform (MML1-004043-2018)

**7. Other Matters**

None.

The meeting adjourned at 8:55 AM. The next regularly scheduled Development and Planning City Council Subcommittee is 9-17-18.

  
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Jennifer Canaday, Recording Secretary

  
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Lynne Twedt, Development Services Director