

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

Monday, 10-1-2018

**Attending:**

Council Member Renee Hardman  
Council Member Jim Sandager  
City Manager Tom Hadden  
Deputy City Manager Jamie Letzring  
City Attorney Richard Scieszinski  
Development Director Lynne Twedt  
Development Coordinator Linda Schemmel

Fire Marshal Mike Whitsell  
Principal Engineer Ben McAlister  
Planner Kara Tragesser  
Planner Brian Portz  
Associate Planner Alex Carl  
Associate Planner Mackenzie Locey

Guests:

Item #1 –

John Brehm, Hy-Vee  
Kelsey Scallon, Shive-Hattery

Item #2-

Richard Margulies

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

**1. Use of Bollards**

John Brehm, Hy-Vee Inc., and Kelsey Scallon, Shive-Hattery, were present requesting the use of zero curbs and bollards in front of two new stores. Staff recommends implementation of planters rather than bollards for aesthetic reasons. Code requires a 4" curb, however the City has allowed use of zero curb with bollards at main building entries and adjacent to ADA stalls. Director Twedt showed pictures of local use of bollards and planters, noting that using a long row of bollards can be very unattractive and send a security message. Mr. Brehm cited the difficulty in maintaining planters at c-store locations, due to heat, traffic and customers using the planters for trash. He asserted that it can be difficult for staff to keep up with the necessary maintenance, and observed that both the Valley West Hy-Vee and Mills Civic Hy-Vee have include the use of bollards in their front entry areas.

*Direction: Council Member Sandager was supportive of staff recommendation to require planters rather than use of bollards in front of Hy-Vee c-stores. Council Member Hardman asked staff to work with Hy-Vee toward a compromise including use of bollards with an aesthetically pleasing option, and to revisit the issue at a later date, if needed.*

**2. Event Center West Parking Waiver**

Richard Margulies, property owner of 1701 25<sup>th</sup> Street was present, requesting a waiver for 29 parking spaces for a proposed event center. He owns an adjacent retail building and stated overflow parking could be met by the adjacent lot as the use was for different hours. He also requested that the City reduce the square footage used to calculate parking requirement to just the assembly area in the building. Director Twedt pointed out that parking waivers are permanent and would apply to future uses of the building which might have overlapping hours with the adjacent parking area. Council Members questioned whether events at the center could be restricted to hours which do not overlap with the daycare located at 1725 25<sup>th</sup> Street, and staff noted that this would be difficult to enforce. Council Members suggested capping the event center usage. Fire Marshall Mike Whitsell informed the committee that the building is being sprinklered, which increases the safety.

*Direction: Council Members were supportive of staff working with the applicant toward a compromise reducing required parking spaces by calculating square footage using only assembly areas and placing a*

*cap on event occupancy.*

### **3. Residential in PCP Districts**

Director Twedt informed the committee that staff sees a benefit to allowing medium to high density residential within PCP Districts as an early step toward working toward mixed use areas. There are a couple proposals currently which demonstrate interest. Infrastructure improvement costs if necessary would be borne by the developer. At this time, staff are proposing allowing only residential on vacant lots and as the only use within the building and will work toward expanding this concept over time to apply to mixed/multi-use within a building, infill, possibly retail areas.

*Direction: Council Members were supportive of staff recommendations to allow residential in PCP districts.*

### **4. Bridgewood PUD Conformance**

Assistant Planner Mackenzie Locey outlined for the committee an existing situation recently discovered wherein more than half of the Bridgewood Craftsman homes were found to not meet setback requirements for postage stamp lots. Staff asked committee for their recommendation regarding whether to have individual associations within the Bridgewood PUD amend their PUD's, or if the City should initiate an amendment which would bring all of the lots into conformance by reducing setbacks.

*Direction: Council Members concurred with staff recommendations to amend the Bridgewood PUD for setback requirements to bring existing buildings into conformance.*

### **5. T-Mobile Awning**

Development Coordinator Linda Schemmel informed the committee that tenant T-Mobile, located at 6630 Mills Civic, Bldg. 1000, is requesting use of their brand color bright neon pink on the awning at the front of their tenant space. Staff are willing to allow use of this color within the allowable signage and to allow illumination of the interior of the store so that it glows neon pink at night, however staff are requesting that T-Mobile use silver-gray, one of their secondary brand colors, for the awning as it better fits the existing area in providing a cohesive look unifying the development.

*Direction: Council Members concurred with staff recommendations to deny the request for a neon pink awning at T-Mobile.*

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

- a. Chateau 88 (NW corner of 88<sup>th</sup> St and Primo Ln): Subdivide property into 39 single-family lots and 3 street lots – FP-004041-2018
- b. Microsoft DSM09-10 (Osmium) (SW corner of I-35S and Veteran Pkwy): Subdivision into 3 lots, 2 street lots and one outlot for construction of 440,000sf data center (PP-004070-2018 / SP-004071-2018)
- c. Bridgewood Square Lot 1 (120 Jordan Creek Pkwy): Construction of 5,000sf restaurant with outdoor patio (OSP-004057-2018)

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

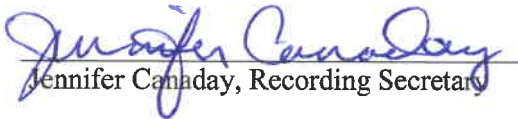
- a. 7745 Office Plaza Dr: Install awning over south door (MML1-004064-2018)
- b. Hana Ramen Sushi Patio (7450 Bridgewood Blvd): Install 430sf patio for existing restaurant (MML1-004065-2018)

- c. 5300 Ashworth: Install small cell antenna on private light pole (MML1-004066-2018)
- d. Valley Church Community Center (4444 Fuller Rd): Install 3' fence around play area (MML1-004074-2018)
- e. Hy-Vee Market Drive (375 S Jordan Creek Pkwy): Construct drive connection to property to the south (MML1-004076-2018)
- f. T-Mobile (3421 Ashworth Rd): Co-location of 6 antenna (MM-004056-2018)

**8. Other Matters**

None.

The meeting adjourned at 8:56 AM. The next regularly scheduled Development and Planning City Council Subcommittee is 10-15-18.

  
Jennifer Canaday, Recording Secretary

  
Lynne Twedt, Development Services Director