

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

Monday, October 15, 2018

Attending:

Council Member John Mickelson	Fire Marshal Mike Whitsell
Council Member Russ Trimble (by phone)	Principal Engineer Ben McAlister
City Manager Tom Hadden	Principal Engineer Jason Schlickbernd
Deputy City Manager Jamie Letzring	Planner Brian Portz
City Attorney Richard Scieszinski	Planner Kara Tragesser
Development Director Lynne Twedt	Associate Planner Alex Carl
Development Coordinator Linda Schemmel	Associate Planner Mackenzie Locey
Building Official Rod Van Genderen	

Guests:

Item #1 - .(there were none)

Item #3 – Jared Husman, KW Commercial

Item #2 –

Clark Snyder, Simonson Architects
Doug Mandernach, CDA
John Knapp, Iowa Realty
Ron Hatfield, Glen Oaks Resident
Marianne Ksiazak, Glen Oaks Resident
Larry Hulse, Glen Oaks Owner
Nick Krueger, Glen Oaks Resident
Kim Norvell, Des Moines Register

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

1. Entrance Signs

The City executed a contract for with Shive-Hattery to design signs for key entrances and locations within the City which will aid in identifying WDM corporate limits and specific areas. The approach and preliminary design concepts were presented to the Subcommittee at the March 5, 2018 meeting with Subcommittee indicating support of the direction the project was going. Jason Schlickbernd, Principal Engineer, provided drawings of the final design plus site locations for five signs. He informed that the DOT will not allow City placement of signage in the ROW, nor access for maintenance following installation. The City will negotiate with private owners for easement to install and maintain the signs and their accompanying landscaping.

Council Member Mickelson questioned the cost per sign. Mr. Schlickbernd indicated the cost is anticipated to be \$75,000 per sign, which is down from the preliminary estimate of \$100,000. Council Member Mickelson expressed his approval, stating that it is a lot of money, but he feels it is long overdue.

Council Member Trimble questioned the construction material and lighting of the signs. Mr. Schlickbernd responded that the signs will be backlit and the design front of the sign will be lit, but not the backside of the sign. Development Coordinator Schemmel informed that the signs are constructed from Cor-Ten, which was also used on the Ruan Center in Des Moines and the current city of West Des Moines signs.

Mr. Schlickbernd concluded that the City is planning to post a temporary banner in one of the locations to determine if the sizing of the signs will be appropriate. Currently, the signs have two design heights, 20 feet and 25-30 feet.

Direction: Council Members were supportive of staff seeking private easement approvals and working toward sign installation.

2. Mills Landing (SE Corner of Mills Civic and S. 60th Street)

The property at the southeast corner of S 60th Street and Mills Civic Parkway is currently identified for commercial and medium density residential development. An all office/commercial concept was discussed with the Subcommittee at the June 12, 2017 meeting (the minutes from that meeting are attached). Clark Snyder, Simonson, present with Doug Mandernach, CDA and John Knapp, Iowa Realty, represented the developer. Mr. Snyder outlined the plan to construct a 4 story hotel, with a detached restaurant, a car wash, drive-through bank, and adjacent retail/restaurant tenant space. He informed the Committee that they had presented the information to three residential association groups and had addressed concerns regarding traffic, drainage, and lighting. Four residents were present who noted concerns pertaining to traffic, accident rates, homeowner privacy affected by hotel height, current and future drainage issues, and lighting. The residents requested berming, landscaping, fencing, and drainage issues be addressed. Council Member Mickelson requested that Engineer provide accurate accident statistics to the concerned homeowner. Council Member Mickelson thanked the development group for meeting with the homeowner associations and taking their concerns into consideration.

Direction: Council Members were supportive of the developers moving forward with this project, and continuing to address the resident's concerns.

3. Steak 'n Shake

Steak 'n Shake is exploring constructing a restaurant with drive-thru just to the north of the new SleepInn Hotel located at the southeast corner of I-35 and Mills Civic Parkway. The parcel is part of the Wirtz PUD. The Comprehensive Plan and PUD indicates commercial land use in the north and office in the south which essentially splits the subject property in half. The area was not subdivided into lots prior to establishment of the PUD, thus the sketch plan has no clear boundaries/lot lines in which to delineate where the line between the two zoning districts should be located. Staff proposes utilizing the south boundary of the subject property as the line between office and commercial which would allow for the restaurant with drive-thru without necessitating a comp plan or PUD Amendment to address land use. Staff is still working with the applicant in attempts to get their corporate architecture more cohesive with the design and color palette of the Wirtz PUD and buildings already constructed in the area. The applicant is looking for assurance that obtaining commercial land use designation will be acceptable as their option on the property expires the middle of this month and the land broker is indicating they will not extend it.

Jared Husman, KW Commercial, representing Steak n' Shake, stated that this will be a sit-down restaurant with a drive-through, no alcohol, possibly to be open 24 hours, serving breakfast. He stated that they are working with staff regarding the architecture. There will be a spec retail area approximately 11,000sf which will also have cohesive architecture and they hope to be open by summer. He noted that following an article in the Des Moines register, feedback over the last 72 hours has been very positive.

Council Member Trimble asked where this property is located relative to the indoor storage building on S. 50th. Director Twedt informed that the SleepInn Hotel is northwest of the storage building, and the Steak 'n Shake will be further northwest facing Mills Civic. Council Member Mickelson asked the distance from the Steak 'n Shake to the residential area, and Ms. Twedt responded that it is roughly 1,000 feet.

Direction: Council Members were supportive of adjusting the boundary of the commercial area as needed.

4. Upcoming Projects – A map was provided with a brief description of each.

- a. Raccoon River West (S of Raccoon River generally along SW Grand Prairie Pkwy): Amend Comprehensive Plan and Zoning to establish Open Space (Natural Heritage Foundation) and Single

- Family and Medium Density Residential (Knapp Properties) (CPA-004077-2018 / ZC-004078-2018)
- b. Campiello Point (6460 Galleria Dr): Final Plat property into 16 postage stamp lots and one outlot of common ground (FP-004079-2018)
 - c. Covenant Cove (SE corner of 98th St & Bishop Dr): Final Plat property into 212 lots for attached townhome development (FP-004089-2018). Regarding this item, Planner Kara Tragesser informed the subcommittee that there is a private dispute between the pending owner and Covenant Cove regarding the timing of an access road to be built. Council Members agreed that this is a private matter to be settled between the owners.
 - d. Event Center West (1701 25th St): Board of Adjustment consideration to expand existing event center 2,615sf (PC-004068-2018)
 - e. Veterans Folded Flag Art (Generally at SW corner of Veterans Pkwy & SE Browns Woods Dr): Install lighted sculpture consisting of 15 folded flags and associated landscaping (SP-004075-2018)

5. Minor Modifications & Grading Plans

- a. 1230 8th St: Façade modifications including changes to windows and addition of awnings (MML1-004081-2018)
- b. 400 4th St: Façade modifications to relocate windows and doors (MML1-004082-2018)
- c. Bella Meade (204 S 64th St): Amend approved site plan to eliminate fence along eastern boundary (MML1-004085-2018)
- d. Soteria Baptist Church (3250 SE Soteria Ave): Construction of 14 additional parking spaces (MML2-004083-2018)

6. Other Matters

There were none.

The meeting adjourned at 9:02 AM. The next regularly scheduled Development and Planning City Council Subcommittee is 11/12/18.


Jennifer Canaday, Recording Secretary


Lynne Twedt, Development Services Director