

# PLAN AND ZONING COMMISSION MEETING

PZ\_AF\_02-11-2019

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, February 11, 2019, 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, Erickson, Hatfield, Southworth.....Present  
Drake.....Absent

## Item 1 - Consent Agenda

### Item 1a - Minutes of the meeting of January 28, 2019

Chairperson Erickson asked for any comments or modifications to the January 28, 2019 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission approved the January 28, 2019 meeting minutes.

Vote: Andersen, Costa, Crowley, Erickson, Southworth.....Yes  
Hatfield.....Abstain  
Drake.....Absent

Motion carried.

## Item 2 – Public Hearings

### 2a – Amendment to City Code – To Amend Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning District), to modify the permitted uses and permitted conditional uses in the Professional Commerce Park and Office zoning districts – City Initiated – AO-004191-2019

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 **February 1, 2019**.

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 Southworth, 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, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes  
Drake.....Absent

Motion carried.

Brian Portz, Development Services Planner, informed the Commission that City will no longer be rezoning properties to a Professional Commerce Park (PCP) designation. Office zoning will be utilized instead. Staff has been looking to see which uses are allowed in PCP that might be appropriate in Office districts. Planner Portz presented a matrix from City code showing the differences. He noted that there is a heliport/helistop listed in the code, which staff would like to be designated as ancillary to a primary use so as not to have a heliport show up without being adjacent to a hospital or large office building. Hotels and motels are allowed in PCP now; staff is proposing to allow them within Office zoning with some restrictions. There are a lot of office zoned parcels in West Des Moines that are directly adjacent to residential properties. Staff is suggesting that hotels/motels not be permitted if the property shares a property line with a residentially zoned or used property. Hotels/motels with an event venue that do not

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share a common property line with a residentially zoned or used property will require a permitted conditional use. This will require a separate review of the land use in addition to the site plan review of the site. Planner Portz also noted that there are several separate designations for hospitals currently within the City Code. Staff recommends grouping all of the different types of hospitals into one “hospital” category and require a permitted conditional use permit in all districts. Staff feels that regardless of interior use, the exterior requirements are similar regarding traffic, ambulances, etc., so these uses will need site plan and permitted conditional use review.

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 adopted a resolution recommending the City Council approve the amendment.

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

### **2b – Parking and Loading – Amend Title 9 (Zoning), Chapter 15 (Off-Street Parking and Loading) Section 4 (General Off Street Parking Regulations), Section 6 (Design Standards) and Section 7 (Number Of Parking Spaces Required), to modify certain Parking and Loading regulations – City Initiated – AO-004207-2019**

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 **February 1, 2019**.

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 Hatfield, seconded by Commissioner Southworth, 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, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes  
Drake.....Absent  
Motion carried.

Brad Munford, Development Services Planner, stated that Staff are looking at amendments to current parking and loading standards. There is a history of complaints from developers and the general public over the years that West Des Moines’ parking code is complex and not comparable to other cities, which creates frustration. This amendment intends to simplify it a little bit. Staff brought the amendment to DP Council Subcommittee to discuss the issues and research from examining standards throughout the state of Iowa and the Midwest. Staff are asking this evening for an average of what came out of the research. On November 27, 2017, Council directed staff to take a closer look at information presented and to draft code changes. Another issue is parking maximums; there is a sea of parking spaces not being used. Council did not feel they wanted to set a maximum for required parking spaces, but asked to include parking standards. If parking code requires 100 spaces for a use, and the developer chooses to build 150 or 200, the City will request additional landscaping to soften the hardscape. Another update is to clarify setbacks for parking structures. In Section 6 – drive access language was cleaned up, including paint striping, and the use of wheel stops. Current code mandates a 6” curb but with ADA requirements for ramping, there are times when a wheel stop is useful so allowances are being made. Staff are clearing up the minimum number of parking spaces for uses; reducing the current 129 distinct parking

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requirements. Many have unclear distinctions, such as one parking standard for a food store, and a different standard for a grocery store. Both are retail, and their contents are not that different so staff simplified code accordingly. The proposed amendment reduces parking standards to be more compatible with other municipalities in Iowa and throughout the Midwest.

Chairperson Erickson asked if there are any notable examples where adjustments were made in terms of adjustment to numbers. Planner Munford replied that the standard for 3 BR apartments was higher than the average around the state is of 2. Given than 3 BR residences typically house families, staff agreed that 2 was reasonable. Also, Office parking typically was required to have a lot more parking than what other municipalities were requiring so staff reduced that.

Chairperson Erickson commented that large retail sites are notorious for over parking, 5 spaces per 1,000sf or 6 per 1,000sf. He asked whether staff were still seeing excess parking with small retailers, and how often. Planner Munford agreed that this happens often, noting the example of a developer who within the lease is asking for 6 or 7 spaces per 1,000sf. He said the developers say this is what it takes in the market to get the user here. Council's concern is that they do not want to take that opportunity away from developers, if they can find a tenant who needs that amount of parking; they were open to allow that type of space to be built to allow for that economic development to occur, but to put in performance standards which soften hardscape with extra landscaping.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, Chairperson Erickson closed the public hearing and 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 amendment.

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

### **Item 3 – Old Business**

There were no Old Business items to address.

### **Item 4 – New Business**

#### **4a – Grand Living at West Des Moines, 540 S 51<sup>st</sup> St – Approval of Site Plan to Construct a Five-Story, 180 Unit Senior Living Facility - Ryan Companies - SP-004128-2018**

Jim Gooley, Ryan Companies, 533 South 3<sup>rd</sup> St, #100, Minneapolis – joined by Brian Clark and Chris Teigen, Ryan Companies; Joel Templeman, Lillis O'Malley Law Firm and Chuck Bishop, Bishop Engineering.

Mr. Gooley recapped the development process that begun June 2018, including a meeting with the neighboring property owners in November 2018, and a meeting in November 2018 with the West Des Moines Board of Adjustment for approval of the use. Mr. Gooley shared details of the use of the building. He noted that they do support and agree to all conditions in the staff report.

Chuck Bishop, Bishop Engineering, 3501 104<sup>th</sup> St, Des Moines, reviewed site plan details for the 3.4 acres site.

Commissioner Costa asked what size is the lot. Mr. Bishop replied that it is 3.4 acres.

Chris Teigen, Ryan Companies provided product samples and images of elevations. He informed that

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the exterior will be primarily a cultured stone product, and a high quality fiber cement board with a woodgrain texture. The building will have a four sided design with elements on each side accented with stone; some balconies and white bay window areas for interest.

Commissioner Hatfield asked if the applicant agrees with all staff conditions. Mr. Teigen affirmed that they do.

Kara Tragesser, Development Services Planner, noted she had provided a detailed staff report; and addressed comments from neighbors about the height of building and traffic generation. Setback requirements are greater because of the building height, and the applicant has met the setbacks.

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

Chairperson Erickson inserted that he had spent some time looking into the traffic question. The nearest neighbors live in a development to the north of the site. He added that he was concerned about the 5 story structure as there really aren't any similar nearby but believes that next to the taller water tower, this will be ok. Senior living sites don't have peak times for traffic. He concluded that this seems like a good use for this space.

Moved by Commissioner Crowley, seconded by Commissioner Costa, 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. Provide final site plan drawings prior to obtaining a building permit;
- 2. Provide executed storm water facility management agreement, parkland dedication, sanitary sewer easement, and lot tie agreement, prior to obtaining a building permit.

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

**4b – Willow Creek Villas, West Side of Veterans Parkway North of SE Willow Creek Drive – Subdivide property into 64 Single Family Lots, One Lot for Future Multifamily Development, One Lot for Detention, Six Public Street Lots, and One Lot for a Future park – Jerry’s Homes Inc. – PP-004032-2018**

Brad Kuehl, Civil Design Advantage, 3405 SE Crossroads Dr, Suite G, Grimes, informed that he was representing Jerry’s Homes in this development off Veterans Parkway. Mr. Kuehl reviewed the details of the preliminary plat.

Kara Tragesser, Development Services Planner, noted that staff is recommending approval.

Chairperson Erickson seeing no one left in the audience, asked for continued discussion or a motion.

Moved by Commissioner Costa, 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 providing final drawings of the preliminary plat which address staff comments.

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- 2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat;

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

**Item 5 – Staff Reports**

- a. The next scheduled meeting will be Monday, February 25, 2019.
- b. P&Z Commission Workshop to discuss the Ashworth Road Comp Plan Amendment will be held Tuesday, February 26, 2019.

**Item 6 - Adjournment**

Chairperson Erickson adjourned the meeting at 6:06 p.m.

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Craig Erickson, Chairperson

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Recording Secretary