

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
WDM Law Enforcement Center  
250 Mills Civic Parkway  
Large Conference Room**

Monday, April 1, 2019

**Attending:**

Council Member Renee Hardman  
Council Member Jim Sandager  
City Manager Tom Hadden  
Assistant City Attorney Greta Truman  
Fire Marshal Mike Whitsell  
Development Director Lynne Twedt  
Development Coordinator Linda Schemmel

Building Official Rod Van Genderen  
Planner Brian Portz  
Planner Brad Munford  
Planner Karen Marren  
Planner Kara Tragesser  
Principal Engineer Ben McAlister

Guests:

Item #1

Bob Lewis, Cameron General Contractors  
Doug Mandernach, Civil Design Advantage  
Robert Brown  
Mike Farrell, Westwood Baptist Church  
Patrick Nath, Westwood Baptist Church

Guests:

Item #2

Jackie Nickolaus, Benchmark  
Joseph Cordaro, Jarcor, LLC

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

**1. Mills Landing – Senior Residential Concept**

Planner Kara Tragesser introduced developer Bob Lewis and Doug Mandernach who summarized their design for a three story senior independent living center. Site elevations and setbacks from each side of the structure were noted, as well as sloping and line of sight images. The developers were seeking feedback regarding the building footprint, as the east elevation does not meet setback requirement, however the slope renders the first floor of the structure below grade and not visible to the neighbors.

*Direction: Council Members were supportive of the developers meeting with neighborhood groups to solicit their feedback, and also recommended altering the footprint of the building to meet the setback if possible.*

**2. Jarcor 8<sup>th</sup> Street Redevelopment**

Planner Brad Munford provided an aerial view of this site which Jarcor has selected for infill development. Developers Jackie Nickolaus and Joseph Cordaro explained their Midtown concept which includes retail, restaurant and apartment living. They noted that the design includes moving the parking to the back, using streetscaping to encourage more walkability in the neighborhood. Planner Munford noted some parking challenges with this site, and asked for council input regarding decreasing the required number of spaces based on recent changes to the City parking ordinance, potential parking available with a cooperative neighbor agreement. He also requested comment on reducing the setback requirements from 100 feet to 15 feet, which would align with the 1<sup>st</sup> Street redevelopment. City Manager Tom Hadden mentioned the MPO project which will be investing about \$1M to improve the pedestrian area around 8<sup>th</sup> Street and I-35.

*Direction: Council Members were supportive of the project and recommended that the developers continue to incorporate Streetscaping to buffer the pedestrian area, and to discuss parking options with adjacent property owners.*

### 3. Restaurant & Bar Ordinance Update

Planner Brad Munford informed the committee regarding pending updates to the restaurant and bar ordinance, noting that in prior subcommittee meetings it was agreed that clarification would be helpful to distinguish between bars and restaurants in a provable manner. Staff researched similar jurisdictions and spoke with community retailers regarding the ordinance. Utilizing a list of current liquor licenses for businesses in West Des Moines, planning staff applied a new matrix which evaluated hours of service, restrictions on service to minors, location of 300 feet from residential properties and whether the business sold more alcohol than food to determine the impact to the community. Three businesses were found to not meet the new guidelines and would be eligible for a one-year non-conforming permitted use status.

*Direction: Council Members were supportive of the updates to the ordinance.*

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

- a. Sammons Financial Group (8300 Mills Civic Pkwy): Modify Comprehensive Plan and PUD to eliminate the Support Commercial intended along Mills Civic Pkwy in favor of Office land use and zoning to accommodate construction of 6-story, 200,000sf office building and related site improvements (CPA-004212-2019/ZC-004213-2019/PP-004254-2019/SP-004181-2018)
- b. Microsoft Osmium (SW corner of Veterans Pkwy and I-35S): Subdivide property into two lots for data center and electrical substation, two street lots, and one outlot for possible future interstate ramp right-of-way (FP-004230-2019)
- c. MidAmerican RecPlex (6500 Grand Ave): Amend West Grand Business Park PUD to establish regulations for development of approximately 267,000sf recreation complex and outdoor soccer fields and subdivide property into two lots, outlots for detention, and one street lot (ZC-004244-2019 & PP-004209-2019 & SP-004210-2019)
- d. Des Moines University Osteopathic Medical Center (NE corner of Grand Ave and S Jordan Creek Pkwy): Comprehensive Plan and West Grand Business Park PUD amendments to change land use from Business Park to Office and change from Medium Density Residential to Professional Commerce Park zoning to accommodate the future development of Des Moines University campus (CPA-004256-2019 & ZC-004257-2019)
- e. Caseley/MidAmerican (901 S 60<sup>th</sup> St): Plat of Survey to create access to future Galleria Drive for 905 S 60<sup>th</sup> Street across 901 S 60<sup>th</sup> Street property (POS-004245-2019)
- f. Dawson's Ridge (9320 Booneville Rd): Subdivide property into twelve single family lots and 1 street lot (FP-004140-2018)
- g. Continental Plaza (7255 Lake Dr): Preliminary Plat to subdivide hotel parcel into two lots for future development of second hotel (PP-004255-2019)
- h. Continental Plaza Coffee Shop (7350 Westown Pkwy): Development of a 2,000sf coffee shop with drive-through and patio (SP-004243-2019)
- i. Vino 209 Wine Cafe (209 5<sup>th</sup> St): Board of Adjustment approval to expand the original Permitted Conditional Use to add a 400sf patio (PC-04222-2019 & MML1-004235-2019)
- j. Kum & Go (7265 Vista Dr): Demolition of existing store and construction on new 5,600sf store with 5 fueling stations (PC-004218-2019 & MaM-004217-2019)
- k. Kings Landing Plat 3 (SW corner of Stagecoach Drive and S 100<sup>th</sup> St): Subdivide the property into 17 single family lots and one outlot for detention (FP-004249-2019)
- l. Mills Crossing Lot 2 (5901 Mills Civic Pkwy, Bldg 3000): Development of a 4400sf mixed use commercial building with drive-through (OSP-004260-2019)

## 5. Minor Modifications & Grading Plans

- a. Iowa Cigar Company (1401 22<sup>nd</sup> St): Addition of secondary door (MML1-004216-2019)
- b. Vino 209 Wine Cafe (209 5<sup>th</sup> St): Addition of 400sf patio (MML1-004221-2019)
- c. Holiday Park Batting Cages (1701 Railroad Ave): Installation of two batting cages (MML1-004242-2019)
- d. Pancheros Patio (165 S Jordan Creek Pkwy): Implementation of patio in front parking/sidewalk area (MML1-004253-2019)
- e. Nature Lodge (2500 Grand Ave/Raccoon River Park): Modifications to building facade, mechanical unit screening, landscaping and exterior lighting (MML1-004250-2019)
- f. WDM Parks (Various locations): Replace entry signage with new design (MML1-004233-2019)
- g. Smash Park (6625 Coachlight Dr): Construction of 57 additional parking spaces to the north and west of building (MML2-004241-2019)
- h. Hy-Vee Fast & Fresh (425 S Jordan Creek Pkwy): Modification of pavement, parking landscaping and building facade to accommodate the addition of drive-thru on north side of building (MML2-004223-2019)
- i. Mills Landing (SE corner of S 60<sup>th</sup> Street and Mills Civic Pkwy): Removal of trees to prepare site for future development (GP-004251-2019)

## 6. Other Matters

There were none.

The meeting adjourned at 9:13 AM. The next regularly scheduled Development and Planning City Council Subcommittee is April 15, 2019.

---

Lynne Twedt, Development Services Director

---

Jennifer Canaday, Recording Secretary