

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Large Conference Room
Law Enforcement Center**

Monday, October 21, 2019

Attending:

Council Member John Mickelson
Council Member Renee Hardman
Development Director Lynne Twedt

Principal Engineer Ben McAlister
Planner Brian Portz
Planner Kara Tragesser

Guest: Kathy Bolton, Business Record

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

1. The Preserve

Director Twedt apprised Committee members of an amendment which will be drafted following approval this evening of The Preserve PUD. Developers are considering amending a section of the property from medium density to residential estate lots of 2-3 acres each due to grading issues with the site. They are requesting a waiver of the sidewalk requirement for these 13-15 homes due to cost. Also, the developer has proposed providing stormwater detention for the streets but requiring each individual lot to provide a Stormwater Management Plan (SWMP) and stormwater management facilities within each individual lot.

Council Member Hardman noted previous citizen concerns in areas which were not required to install sidewalks. Council Member Mickelson stated that he did not support waiving sidewalks on estate lots for cost-saving.

Both Council Members questioned the transfer of costs for Stormwater Management Plans to the homeowner, and Council Member Mickelson questioned the proper execution of this process. Principal Engineer McAlister responded that at this size of lot a SWMP is not cost-prohibitive, and that the City specifications and inspection during the building process would provide the needed oversight.

Director Twedt proposed that the developer could be required to widen the streets to offset the lack of sidewalk, providing a more walkable neighborhood, however Engineer McAlister commented that if the motivation to waive the sidewalks is a cost-saving measure widening streets would likely offset that cost savings.

Director Twedt also pointed out that the PUD could be written such that a sidewalk easement would be in place for potential future development. Council Member Hardman questioned the implementation of that when the homes are occupied and the cost is placed on the individual homeowners. Director Twedt noted that the individual homeowners pay for the sidewalk now in conjunction with building their home.

Direction: Council Members were not supportive of waiving the sidewalk requirement but were supportive of allowing the developer to defer Master Stormwater Management Plan requirements for the individual lots to the builder/owner.

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

- a. Westview Country Estates Lots 1 & 2 (East side of S 60th Street approximately 1,300ft south of Mills Civic Pkwy): Amend Comprehensive Plan and Zoning from Residential Estate to Single Family Residential for development of detached dwellings on lots ranging from 1/2 acre to 1.75 acres (CPA-004518-2019 & ZC-004515-2019)
- b. Spare Time (340 Jordan Creek Pkwy): Construction of approx. 50,000sf family entertainment facility and associated site improvements. It was noted that they have not designed their parking compliant to the Specific Plan. There is ample parking in the area immediately to the north that staff believes they could use and then design the parking lot to meet requirements. (OSP-004512-2019)
- c. Texas Roadhouse (6378 Mills Civic Pkwy): Demolition of existing building and construction of new approx. 7,100sf restaurant. Staff noted concerns with parking, but informed that they comply with the parking requirements in the PUD, so we have no way to stop the development. Staff further noted that the area should operate under cross-access and shared parking agreements, that other than Black Friday would provide for parking. (OSP-004520-2019)
- d. KinderCare Learning Center (865 S 51st St): Board of Adjustment consideration for an approx. 12,000sf child care center (PC-004517-2019)
- e. 3855 SE Orilla Rd: Plat of Survey to divide house from balance of property. It was noted that an issue with having accessory structures without a primary structure would need to be resolved. (POS-004524-2019)
- f. Dowling Catholic HS (1400 Buffalo Rd): Add additional property and establish Planned Unit Development (ZC-004523-2019)

3. Minor Modifications & Grading Plans

- a. Veterans Business Park (NW corner of S 1st St & SE Willow Creek Dr): Rough site grading in preparation of development of a contractor's office and warehouse (GP-004511-2019)
- b. Walnut Grove Center (1300 50th St): Installation of enclosure for grease dumpster (MML1-004514-2019)
- c. Valley Church Community Center (4444 Fuller Rd): Installation of gazebo and 2,440sf open-air pavilion (MML1-004516-2019)
- d. WDM United Methodist Church (826 7th St): Demolition of existing buildings and installation of 12x20' shed (MML2-004519-2019).

4. Other Matters

Council Member Mickelson asked the status of the temporary exterior wall of Valley Church, 4343 Fuller Road. Council Member Hardman requested clarification. Planner Tragesser informed that Valley Church was allowed to construct a temporary wall on their primary building to allow for future expansion. This wall faces the Valley High School Stadium. The proposed expansion has not taken place, as the church pursued construction of the Community Center across the street instead. There have been no recent conversations with Valley Church regarding their temporary wall. Council Member Mickelson concluded that it looks incomplete but did not direct staff to pursue the matter.

The meeting adjourned at 8:27 AM. The next regularly scheduled Development and Planning City Council Subcommittee is November 4, 2019.


Jennifer Canaday, Recording Secretary


Lynne Twedt, Development Services Director