

PLAN AND ZONING COMMISSION

PZ AF 04-13-2020

Chairperson Andersen called the electronic meeting of the Plan and Zoning Commission to order at 5:34 p.m. on Monday, April 13, 2020,

Roll Call: Andersen, Conlin, Costa, Crowley, Hatfield, Southworth..... Present
Drake.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of March 23, 2020

Chairperson Andersen asked for any comments or modifications to the March 23, 2020 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission approved the March 23, 2020 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – The Preserve, South of Raccoon River adjacent to SW Grand Prairie Parkway – Amend Comprehensive Plan Land Use Map to designate Single Family (SF) and Medium Density Residential (MD) land use and amend The Preserve Planned Unit Development (PUD) to establish development standards for the designated land uses and modify signage regulations – Raccoon River Land Company, LLC – CPA-004583-2019/ZC-004584-2019

Commissioner Costa recused himself from this item.

Chairperson Andersen 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 April 4, 2020.

Chairperson Andersen 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 Hatfield, 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, Conlin, Crowley, Hatfield, Southworth..... Yes
Costa..... Abstained
Drake.....Absent

Motion carried.

Development Coordinator Linda Schemmel referenced a memo which was provided to the Commissioners just prior to the meeting and time was provided for the Commissioners to review.

PLAN AND ZONING COMMISSION

Paul Clausen, Civil Engineering Consultants, 2400 86th St #12, Des Moines, presented on behalf of the applicant. He summarized the proposal to include changing 41.5 acres from Medium Density residential to Single Family; changing 10.5 acres from Agricultural/Open Space to Medium Density Residential; changing 7.0 acres from Neighborhood Commercial to Medium Density Residential and modifying the zoning and signage provisions. After a discussion with the Parks and Recreation Department, it was decided that one larger park would be preferable to several smaller parks, so a larger park has been noted on the west side of Grand Prairie Parkway. A park is no longer noted on the east side of Grand Prairie Parkway. The location of a future water tower was adjusted slightly, and the parcel will be expanded and changed to Medium Density Residential.

Commissioner Hatfield questioned whether the applicant agrees with Staff recommendations and conditions of approval. Mr. Clausen affirmed that they do.

Brian Portz, Development Services Planner, added to Mr. Clausen's statements, that the amendment would allow residential estate and medium density. He also noted that an update has been provided regarding the development signage. In addition, there is a buffer proposed along both sides of Grand Prairie Parkway. Staff recommends a trigger tying the completion of the signage and buffer to the Public Improvements on an adjacent plat so that when those improvements go in on the adjacent plat, the buffer and signage must also be completed.

Mr. Portz noted that the memo reviewed with this item provided an additional condition to be placed on this item requesting that the applicant remove conceptual streets shown on the rezoning sketch and PUD sketch map prior to this item being reviewed by City Council on April 20, 2020. In addition, staff requested that the street layouts would need to comply with the April 10, 2020 Preserve Comp Plan Amendment and PUD Amendment traffic analysis and any future traffic impact studies applying to the development.

Chairperson Andersen asked if anyone from the audience would like to speak to this item. Aimee Staudt, Raccoon River Land Company, LLC, 5000 Westown Pkwy #400, West Des Moines, inserted that she had missed part of Mr. Clausen's comments and wanted to make sure Staff addressed allowing public utility easements in the front yard to preserve mature trees. Mr. Clausen responded that this issue would be addressed later in the meeting with the preliminary plat.

As there were no other comments from the public, Chair Andersen 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 approved a resolution recommending the City Council approve the Comprehensive Plan Amendment with the following condition of approval:

1. The applicant removing the conceptual streets shown on the Rezoning Sketch and PUD Sketch Map prior to the April 20th City Council meeting. The applicant further acknowledges that street layouts will need to comply with the April 10, 2020 Preserve Comprehensive Plan Amendment and PUD Amendment traffic analysis, as well as any future traffic impact studies done in conjunction with preliminary plat submittals and any future CPA and PUD Amendments.

Vote: Andersen, Conlin, Crowley, Hatfield, Southworth..... Yes

PLAN AND ZONING COMMISSION

Costa..... Abstained
Drake.....Absent
Motion carried.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission approved a resolution recommending the City Council approve the PUD amendment with the following condition of approval:

- 1. The applicant removing the conceptual streets shown on the Rezoning Sketch and PUD Sketch Map prior to the April 20th City Council meeting. The applicant further acknowledges that street layouts will need to comply with the April 10, 2020 Preserve Comprehensive Plan Amendment and PUD Amendment traffic analysis, as well as any future traffic impact studies done in conjunction with preliminary plat submittals and any future CPA and PUD Amendments.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were two New Business items.

Item 4a - The Preserve Estates Plat 1, East side of SW Grand Prairie Parkway, south of the Raccoon River – Preliminary Plat to subdivide property into 12 residential lots and 2 Street Lots Raccoon River Land Development Company, LLC – PP-004582-2019

Commissioner Costa recused himself from this item.

Paul Clausen, Civil Engineering Consultants, 2400 86th St #12, Des Moines, presented the proposal for approval of the preliminary plat of Parcel H within the Preserve PUD on behalf of the applicant. He noted that the request is to subdivide 41.5 acres into 12 residential estate lots, and 2 street lots. The residential lots will be 40,000 square foot minimum lot size. The applicant is requesting that public utility easements be allowed in the front yard to prevent the removal of mature trees in the rear yards, and due to topography, ravines and drainage swales at the back of the lots. Mr. Clausen informed that a buffer will be established between the residential estate parcel and the medium density residential parcel to the south. He would like that buffer be placed on the residential parcel to the south to be maintained by the homeowners Association. He concluded that the plat does conform to all City codes and ordinances, therefore they are requesting that the Commission recommend approval.

Brian Portz, Development Services Planner, added that the sanitary sewer main and lift station to serve this development are currently under construction, therefore City staff is recommending a condition of approval that building permits not be allowed for individual lots until these utilities are functional. Mr. Portz informed that individual Storm Water Management Plans will be required for each lot prior to building permits being approved. Staff recommends a condition to

PLAN AND ZONING COMMISSION

the Preliminary Plat requesting that City Council allow the Public Utility Easements in the front yards to preserve topography and existing tree cover.

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

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved a resolution recommending approval of the preliminary plat, subject to the following conditions:

Conditions of Approval

1. No building permits, including footing and foundation permits, shall be issued until the public sewer and lift station constructed by the City to serve this property are functional.
2. No building permits, including footing and foundation permits, shall be issued for individual lots until individual storm water management plans are submitted for the respective lot and approved by the City.
3. Homes constructed on Lots 2, 3, 4, 5, 6, 7, 8, & 9 of the Preserve Estates Plat 1 Preliminary Plat are required to be fire sprinklered regardless of the size of the house.
4. The City Council allowing the locating of Public Utility Easements within the front yard of the lots within The Preserve Estates Plat 1 subdivision as necessary due to topography of the lots and preservation of existing tree cover.

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

Item 4b – Water Tower Lighting, 505 S. 50th Street – Approve Minor Modification to Site Plan to allow elevated directional lighting - West Des Moines Water Works – MML1-004686-2020

Bill Mabuce, West Des Moines Water Works, 1505 Railroad Avenue, West Des Moines, summarized the request to approve lighting of the water tower located at 505 S. 50th Street, noting that this was an idea suggested by one of the West Des Moines Water Works Board of Trustee. There will be 4 white lights focused upward on the City logo and name painted on the bowl of the Water Tower, making it visible to passing traffic on I-35. A test lighting has been performed using 2 of the 4 proposed lights with no public response.

Development Coordinator Schemmel noted that Staff had no additional comments on the project.

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

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission approved a resolution recommending approval of the minor modification, subject to the City Code.

PLAN AND ZONING COMMISSION

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

Item 5 – Staff Reports

Item 5a - Election of Chair and Vice Chair

Commissioner Hatfield nominated Erica Andersen to serve a second term as Chairperson, and Jill Southfield to serve a second term as Vice Chairperson. Commissioner Crowley seconded the motion; the voice vote was unanimous; motion carried.

Item 5b - The next meeting is scheduled for Monday, April 27, 2020.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 6:00 p.m.

Erica Andersen, Chairperson

Jennifer Canaday, Recording Secretary