

PLAN AND ZONING COMMISSION

PZ AF 7-27-2020

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:32 p.m. on Monday, July 27, 2020. Commissioners and residents joined electronically, some residents joined in person in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

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

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of July 13, 2020

Chairperson Andersen asked for any comments or modifications to the July 13, 2020 minutes.

Moved by Commissioner Southworth, seconded by Commissioner Crowley, the Plan and Zoning Commission approved the July 13, 2020 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – Trailside Apartments, 485 S 19th Street and the property directly west and southwest Amend the Comprehensive Land Use Map to designate Medium Density Residential and Rezoning to Residential Medium Density Zoning (RM-12) Anawim Housing – CPA-004705-2020 and ZC-004704-2020.

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 July 17 and 22, 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 Hatfield, seconded by Commissioner Crowley, 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, Drake..... Absent

Motion carried.

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Dr Ste G, Grimes, introduced the project, requesting medium density residential zoning; to be built in 2

PLAN AND ZONING COMMISSION

phases. Phase 1 will be a 36 unit 3-story building, Phase 2 will be a 33 unit 3-story building; very similar to the buildings to the north of this property. Density will 10.9 units per acre.

Bryce Johnson, Development Services Planner, provided summaries of the comments provided by the public, noting concerns regarding price per unit, type of clientele, whether these will be subsidized units for low income tenants; impact to property value; and concern regarding losing the greenspace to a developed area.

Development Coordinator Linda Schemmel inserted that there had a been a mapping error on the Comprehensive Plan Land Use map, the correction of which has been provided.

Chair Andersen asked for the maps to be brought up on the monitor, noting this was specifically a zoning request and the site plan has not been proposed. Planner Johnson affirmed that to be true, clarifying the density changes illustrated on the drawing. He noted that an area previously listed as high density has been corrected to medium density. Planner Johnson informed that this project will come before the Commission for review two more times for the subdivision process and the site plan process, with the public being provided notice each time.

Chairperson Andersen asked if anyone from the audience would like to speak to this item.

Michael Gouldon, 608 Grand Oaks Drive, stated one of the emails asked about the type of apartments and prices, is that issue covered in a different meeting than this.

Development Coordinator Schemmel responded that the City does not ask these questions, but the resident is welcome to ask the applicant. The only review this evening is for land use and zoning.

As there were no more comments, Chair Andersen closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Conlin, the Plan and Zoning Commission approved a resolution recommending the City Council approve the comp plan land use amendment.

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

Moved by Commissioner Hatfield, seconded by Commissioner Conlin, the Plan and Zoning Commission approved a resolution recommending the City Council approve rezoning.

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

PLAN AND ZONING COMMISSION

Motion carried.

Item 3 – Old Business

There were two Old Business items.

Item 3a – Fox Ridge, West of Fox Valley and south of Veterans Parkway and SE Adams Street – Amend Comprehensive Plan Land Use Map and Zoning Map to enable single-family residential, medium-density residential, and park land uses – Charles I & Ruth Colby National Trust – CPA-004723-2020/ZC-004724-2020 – Continued from July 13, 2020

Seth Moulton, DR Horton – Iowa, LLC, 2874 NW 86th Place, Ankeny, informed that they held a ZOOM meeting with the neighborhood about a week ago and listened to the concerns of the residents, believing they have reached consensus that placing townhomes on the north site was not the best use, but to modify the plan for that area to encompass a cul de sac with single family homes. He added that to the west of the property, it was discussed to modify the lot sizes for the area adjacent to the existing homes. One option using RS-12 would reduce the site by 12 units; another concept showed a larger portion of 400 feet of RS-12 transitioning to smaller units of RS-9, which would reduce the site by 9 units from the original concept. The north section could be rezoned for RS-9 and considered for RS-12. The challenge with RS-12 was that 80 foot lots reduced the number of homes by 4 lots which became infeasible for use of the space. They are requesting to use 70 feet wide lots in the north section as a compromise to better use the space. If 80-foot-wide lots are required, they would have to reconsider the space for townhomes rather than single family. Mr. Moulton reiterated their desire to address the concerns of the neighboring residents and appreciate the Commission's consideration.

Branden Stubbs, Stubbs Engineering, 431 NE 72nd Street, Pleasant Hill, added that they are looking to follow the City recommendation from the last meeting to use RS-12 for the east 400 feet of the property, RS-5 west of that, and use RS-9 to the north rather than RS-12.

Brian Portz, Development Services Planner, stated that it is Staff's recommendation to go to the RS-12 in Area 4 for the East 400 feet. Staff would like RS-12 in Area 2. To go to RS-9 would be 9,000 sq. ft. lots that are a minimum of 70-foot-wide. If the residents agree, Staff would be agreeable to RS-9. He concluded that this request is for a comprehensive plan amendment and rezoning request.

Chairperson Andersen asked if anyone from the audience would like to speak to this item.

Lance Van Vleet, 2180 SE Creekhill Way, informed of three concerns. He stated he thought they were eliminating RS-5 zoning and replacing it with 70 and 80-foot-wide lots. With RS-12 zoning, he asked how many lots would be affected down to the north/south boulevard. Mr. Van Vleet noted they would prefer RS-12 zoning throughout, but at least west to the north/south boulevard. He also asked whether a traffic impact

PLAN AND ZONING COMMISSION

study had been performed yet. He reminded the Commission that increased traffic levels on SE Fox Valley and SE Creekhill Way are a major concern.

Lesley Wacker, 4588 SE Beaverbrooke Trail, noted that they would prefer RS-12 and rezoning for single family rather than allowing townhomes on the north property; asking the Commission to push for the larger lot sizes.

Seth Moulton, Dr. Horton responded to Mr. Van Vleet's question regarding RS-12 lots to the boulevard. Contrasting the RS-12 or the RS-9 meant losing 12 lots to go the whole way to the boulevard rather than losing 9 lots by transitioning. With the road curve, it will be challenging, however there will be a smooth transition from the larger lots to the smaller. Regarding the 70 vs. 80-foot lots, he didn't believe it would be noticeable to reduce by one house. He asked for consideration of the 70-foot lots as opposed to the townhomes on the north. If the lots were required to be 80 feet, it would not be feasible for them to build single family in that area.

Following these comments, Chair Andersen asked for clarification from staff pertaining to the map and what the request is. Planner Portz stated Staff is recommending RS-12 for the east 400 feet, with RS-5 on the remainder of it. The applicant's request is for RS-9 at the north with 70-foot wide lots. Staff is recommending RS-12 for the north area.

Chair Andersen asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission approved a resolution recommending approval of the comp plan land use map amendment, per staff recommendations.

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

Moved by Commissioner Crowley, seconded by Commissioner Conlin, the Plan and Zoning Commission approved a resolution recommending approval of the rezoning per staff recommendations.

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

Item 3b – Allied Construction, 2825 SE 1st Street – Approval of Site Plan for the construction of a 37,500 sq. ft. warehouse and office building and three buildings for storage totaling 14,880 sq. ft. – Allied Construction Services, Inc. – SP-004658-2020 – Continued from July 13, 2020.

Chair Andersen noted that item 3b was continued from July 13, 2020 and there is now a request to defer to August 10, 2020.

PLAN AND ZONING COMMISSION

Moved by Commissioner Hatfield, seconded by Commissioner Conlin, the Plan and Zoning Commission approved a motion to defer Item 3b to August 10, 2020.

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

Item 4 – New Business

There were two New Business items.

Item 4a – Microsoft Osmium, 5855 SW Kerry Street – Approval to allow five additional temporary tents – Turner Construction Company and Tri-City Electric Company – MaM-004729-2020

Richard Ach, Turner Construction Company, 55 E Monroe, Ste 1430, Chicago, IL, stated he is the project executive onsite, noted they are requesting use of two of the five tents at the construction site; 1 for lunch, 1 for the prefabrication of hot aisle containment structures.

Brian Portz, Development Services Planner, added that they are adding temporary sewer and water to the Turner Construction tents, Engineering has reviewed and approved those plans. The other three tents are for Tri-City Electric and do not have water or sewer connected to those tents.

Commissioner Crowley noted that the Commission previously approved tents for the Microsoft project along Highway 5. Planner Portz affirmed, and Mr. Ach noted these are the same tents which have been relocated from one Microsoft site to another.

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

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approved a resolution recommending approval of the major modification subject to the following conditions:

1. The City Council granting the applicant approval to leave the temporary tent structures erected throughout the duration of the construction of the Microsoft Osmium project.
2. The applicant agreeing that the tents shall be removed within sixty (60) days upon completion of the Microsoft Osmium site development. Additionally, the tents shall be removed from the site should construction activities on site cease for a period of six months.

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

PLAN AND ZONING COMMISSION

Item 4b – Spring Crest Townhomes, Southwest Corner of Westown Parkway and Sedona Drive – Subdivide property into 48 footprint lots and one outlot for the construction of townhomes – Spring Crest Townhomes WDM LLC – PP-004613-2020/SP-004612-2020.

Dan DeCamp, Abaci Consulting, 3000 SE Grimes Blvd, Ste 800, Grimes, requested final approval of the Spring Crest Townhomes Preliminary Plat and Site Plan.

Kara Tragesser, Development Services Planner, added that a memo was sent to the Commission late this afternoon to add a condition of approval. It was discovered after the staff report was published that an elevation for a four-plex was not following the agreed upon renderings from a couple months ago. The condition of approval requires revision of the four-plex prior to review by Council. The five-plex buildings are fine. The final plat is under review therefore the second condition will restrict construction to one four or five-plex. Additional building permits will be allowed following final plat approval.

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

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

1. One building permit for one 4-plex or 5-plex building will be allowed until the associated final plat is recorded with the County.

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

Item 5 – Staff Reports

The next meeting is scheduled for Monday, August 10, 2020.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 6:12 p.m.

Erica Andersen, Chairperson

Jennifer Canaday, Recording Secretary