

PLAN AND ZONING COMMISSION

PZ AF 10-26-2020

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, October 26, 2020, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines, and electronically through Zoom.

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

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of October 12, 2020

Chairperson Andersen asked for any comments or modifications to the October 12, 2020, minutes.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approved the October 12, 2020 meeting minutes as presented.

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

Motion carried.

Item 2 – Public Hearings

Item 2a –Glen Oaks PUD Parcel ‘L’, Northwest corner of Raccoon River Drive and Grand Avenue – Amend the Glen Oaks PUD to remove a portion of Parcel ‘L’ from the PUD, amend the Comprehensive Plan land use map to change the property from Support Commercial to Office and then consistency zone the property to Office – JCG Equity, LLC – ZC-004845-2020/CPA-004844-2020/ZC-004843-2020

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 October 16, 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 Drake, 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, Costa, Crowley, Drake, Hatfield, Southworth.....Yes
Motion carried.

PLAN AND ZONING COMMISSION

Michael Wahlert, Bishop Engineering Company, 3501 104th Street, Urbandale, Iowa, briefly explained the proposal noting that the property is located at the northwest corner of Raccoon River Drive and Grand Avenue. The applicant is requesting to remove a portion of Parcel 'L' from the Glen Oaks PUD to allow for office development of the property. The applicant is also requesting a change to the Comprehensive Plan land use of the property from Support Commercial to Office and consistency zone the property to an office designation.

Brian Portz, Development Services Planner, explained that this request is to remove Parcel 'L' from the PUD, a request for a comprehensive plan amendment of the same parcel from support commercial to office, and rezone that property to office with anticipation of developing the property for two office buildings with a third in the future. The existing Parcel 'L' was not conducive to development for office, so the applicant opted to remove it from the PUD. The three motions for this project include removing Parcel 'L' from the PUD, approval of the amendment to the Comprehensive Plan, and approval of the rezoning request to office.

Chairperson Andersen 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.

(Resolution 1)

Moved by Commissioner Drake, seconded by Commissioner Southworth, the Plan and Zoning Commission approved a resolution recommending the City Council approve the Glen Oaks PUD amendment to remove the subject property from the PUD, subject to the applicant meeting all City Code requirements.

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

(Resolution 2)

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission approved a resolution recommending the City Council approve the Comprehensive Plan Amendment to change the land use from Support Commercial (SC) to Office (OF), subject to the applicant meeting all City Code requirements.

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

(Resolution 3)

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission approved a resolution recommending the City Council approve the consistency zoning of the property to Office (OF), subject to the applicant meeting all City Code requirements.

PLAN AND ZONING COMMISSION

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

Item 2b – Glen Oaks Plat 10 PUD Amendment, South of Mills Civic Parkway at Glen Oaks Drive – Amend the Glen Oaks PUD to remove PUD Parcels K and K1 and add property to Parcel E and change the zoning of that property from Open Space to Medium Density Residential (RM-8) and add property to Parcel G, and change the zoning of that property from Openspace to Residential Single Family (RE-1A) – GOCC Investments LLC – ZC-004870-2020

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 October 16, 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 Southworth, seconded by Commissioner Drake, 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, Costa, Crowley, Drake, Hatfield, Southworth.....Yes
Motion carried.

Bart Turk, Civil Engineering Consultants, 2400 86th Street, Unit 12, Des Moines, representing Glen Oaks Country Club, LLC, briefly explained that the applicant is requesting an amendment to the Glen Oaks PUD to remove .72 acres from Open Space to Medium Density Residential as well as .27 acres of Open Space to Single Family.

Kara Tragesser, Development Services Planner, referred to the location map explaining that the two parcels highlighted in black outline were incorporated into the West Glen Town Center PUD. A companion ordinance to remove them from the Glen Oaks PUD at the same time was not finalized so staff is completing that now. Planner Tragesser also pointed out the parcels on the map where the rezoning changes will occur. One of the parcels along Burr Oaks Drive will be added to Parcel G and rezoned from open space to medium density residential to accommodate a bi-attached home. South of that, also along Burr Oaks Drive, are two parcels to be rezoned, with half of the larger one identified for a single family home and rezoned from Open Space to RE-1A. The other parcel is for another bi-attached home to be rezoned from open space to residential medium density. Overall density is within the maximum allowed per the PUD. Other changes include renaming the northern street from Fuller Road to Mills Civic Parkway. Staff chose not to update the code reference for Ordinance 430 which followed the 1969 zoning code at this time as in 1969 there were different development standards regarding setbacks and staff preferred to not put the development out of compliance by referencing current City Code.

PLAN AND ZONING COMMISSION

Chairperson Andersen 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 Costa, seconded by Commissioner Southworth, the Plan and Zoning Commission approved a resolution recommending the City Council approve an amendment to the Glen Oaks PUD to remove PUD Parcels K and K1 from the PUD, adopt an updated sketch plan, and change the zoning designation for former golf course property to Single Family Residential (RE-1A) and Residential Medium Density (RM-8) and update code references where possible, subject to other City Codes and regulations.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

Item 4a – Apex Dental, 725 S 51st St – Approval of Site Plan to construct a 12,390 sq. ft. dental office – Brad Richtsmeier – SP-004835-2020

Keith Weggen, Civil Design Advantage, 3501 SE Crossroads Drive, Suite G, Grimes, briefly explained that the proposed project is located at the southeast corner of I-35 and Mills Civic Parkway. The existing site is just under 2 acres, is undeveloped, and zoned Wirtz PUD. The proposal is for a 13,000 sq. ft. dental clinic with 10,000 sq. ft on the main level and 3,000 sq. ft. for a mezzanine space. A patio is also proposed for the west end of the building. Access to the site will be from S 51st Street and it will have approximately 75 parking spaces. Sanitary, storm, and water services are all stubbed to the property from the south. The main detention area will be located at the southeast end of the site and is a shared basin. The second detention area is located in the northeast corner of the site. Proposed landscaping includes a 60 ft. buffer along Mills Civic Parking with other various plantings.

Greg Hayslett, Fazio Architects, 308-B Congress Avenue, Austin, Texas, briefly commented that the intersection is higher than the building footprint so the building will rise from the east to the west to follow the incline of the roadway. Individuals will be able to enter the site from the southeast. The entrance is located on the south. Buildings materials will be comprised of natural materials and tones.

Mr. Weggen added that they have no objections to staff recommendations.

PLAN AND ZONING COMMISSION

Kara Tragesser, Development Services Planner, briefly stated that one of the conditions of approval is in reference to no above ground construction until staff receives signed documents. Staff would like to reword that condition so that it allows utilities and groundwork to be started with City Council approval of the site plan. No vertical construction would be allowed until staff receives the signed documents.

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

1. Construction is limited to just groundwork and utilities until such time that the property owner executes and returns to the City easements for storm water detention and water main.
2. The applicant providing final signed/sealed site plan drawings prior to obtaining building permit.

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

Item 4b – Banks Landing Preliminary Plat 1 – Northwest corner of the intersection of S 88th Street and Booneville Road - Subdivide property into 27 lots for single family development, one public street lot, one outlot for storm water management and one outlot for future development – Banx Landing LLC – PP-004788-2020

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Unit 12, Des Moines, Iowa, representing Banx Landing, LLC, briefly highlighted the project noting that it is located at the southeast corner of the Michael's Landing development, and originally had a multi-family zoning designation but that the property has been rezoned a couple of times since then. The proposal is for 27 single family lots along S. 91st Street with the remaining outlot located in the northeast corner along 88th Street for multi-family townhomes. An amendment to the PUD has already been completed. An existing detention pond located at the southeast corner of the site will be reshaped to handle the detention for the single family to the west as well as for this site. The proposal does fit within the general master plan of the Michael's Landing development.

Bryce Johnson, Development Services Planner, briefly stated that this property was recently rezoned to accommodate this project, but it should be noted that this proposal only includes the single family portion. Outlot Z will need to reviewed separately, which has been listed as one of the conditions of approval. Staff does recommend approval of the proposed project.

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

PLAN AND ZONING COMMISSION

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

1. The applicant acknowledging that the associated Final plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any single family lot within the plat.
2. The applicant acknowledging that Outlot Z must be re-platted through the preliminary and final plat process in accordance with the associated zoning classifications prior to physical development.
3. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation of said improvements. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.
4. The applicant acknowledging and agreeing to submit revised preliminary plat drawings that reflects minor revisions requested by Staff prior to the case being heard by the City Council.
5. Applicant providing suitable access roads and water infrastructure to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.
6. The City Council waives the street tree requirements of the Tallyn's Reach PUD Ordinance.

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

Item 5 – Staff Reports

The next meeting is scheduled for Monday, November 9, 2020.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 5:57 p.m.

Erica Andersen, Chairperson

Recording Secretary