

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Board Room and Zoom**

Monday, March 15, 2021

Attending:

Council Member Matt McKinney
Council Member Renee Hardman
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
Assistant City Attorney Jessica Spoden

Development Coordinator Linda Schemmel
Building Official Rod Van Genderen
Principal Engineer Ben McAlister
Planner Brian Portz

Guests for all items:

Kathy Bolten, Business Record
Brian Hemesath, City Engineer

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

1. Southeast Corner of Railroad Avenue and South 9th Street, land use & zoning change

Development Coordinator Schemmel provided a summary of the current and proposed land use and zoning change for this site, noting that an applicant has inquired about land use which may not align with the proposed intent of the Comp Plan amendment and Valley Junction revisioning. The property currently has split zoning, General Industrial and Business Park. This area has been identified as a large parcel which might be Multi-Purpose for public market space, parking, theatre, or art space.

Staff recommend consideration of changing the zoning to Open Space and away from General Industrial to avoid heavy manufacturing and outdoor storage. Adjacent space on the wet side of the levy is being planned for Parks development and will need access from 9th. Ms. Schemmel noted that this area could be considered for something completely different once Valley Junction revisioning is completed, however in the interim period, it is recommended to limit uses to those which might best be compatible with future development.

Council Members Hardman asked if changing the zoning would prevent the towing company from developing the space. Ms. Schemmel responded that they could not do outdoor storage on the Business Park side of the parcel, but it is allowed on the General Industrial. The developer is considering other sites as well as this one. Staff is recommending Business Park for the entire site during the interim time until Valley Junction revisioning is complete.

Council Member Hardman questioned the timing of the change related to the proposed use. Ms. Schemmel stated that its not staff intent to prevent the towing company from development the space.

Council Member McKinney questioned the timing of the application and the proposal. He stated he had no concerns with the direction it's heading, other than it may be in response to a proposal for development. He asked for a legal perspective. Assistant City Attorney Spoden clarified that the revisioning and comp plan proposed uses preceded the land use inquiry, and that the inquiry for this development caused staff to accelerate those discussions to make decisions prior to projects coming through. The developer has been informed of the direction the land use is heading and is considering several site locations. There will be public hearings regarding the land use and the developer will have opportunity to voice any objections.

Council Member McKinney noted that there was a discussion about a year and a half ago pertaining to Valley Junction revisioning and questioned whether the direction Staff are moving forward now fits the guidelines from that time. Development Coordinator Schemmel stated that it does.

Council Member Hardman agreed, stating her only concern was that they weren't changing direction midstream due to an inquiry that would be allowed under current zoning. However, since the guidelines were already being discussed and being put in place, she supported continuing forward with the change.

Direction: Council Members were supportive of aligning the zoning and land use with the projected Comp Plan and Valley Junction revisioning to provide guidance for potential developers.

2. Southwest Corner of EP True Parkway & 68th Street

Development Coordinator Schemmel provided aerial drawings and a historical summary of the site adjacent to but not owned by Jordan Creek Mall, which is designated as a mixed-use area. There have been some inquiries for use of the site for high-density residential development. Staff are seeking input regarding increasing the residential density for this site or prefer mixed-use for this area.

Council Member Hardman asked for clarification regarding what mixed-use would be. Ms. Schemmel stated this would be buildings with commercial or office on main or lower floors, with residential above. With the present inquiry, the building would be predominantly residential, with some minor elements of commercial. She provided examples of nearby developments.

City Manager Hadden asked if Staff have discussed development of this parcel with the owner of the Mall. Ms. Schemmel stated Director Twedt may have had a conversation with them, but she wasn't sure. He asked what Staff's thoughts are. Ms. Schemmel stated Staff are not opposed if its within Overlay District guidelines.

Council Member McKinney asked where the City is at with this proposal. Ms. Schemmel stated the developer is just investigating the opportunities for this site. Other nearby areas have changed in zoning and development recently.

Council Member McKinney responded that he thinks it is valuable to discuss the direction with the Mall Owner and some of the tenants and get a better sense of the type of inquiries and development opportunities. The area 600 yards west is just starting to develop, and this lot hasn't had much interest yet. It seems consistent with the development in the area and is not a concern that it hasn't developed. He would like Staff to discuss with the Mall owners the inquiries and direction Staff are recommending that this move. Ms. Schemmel agreed and stated they would reach out as directed and bring this item back to the next subcommittee meeting for an update.

Direction: Council Members were supportive of seeking input from adjacent property owners and tenants prior to assigning land use to this parcel.

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

- a. Microsoft DSM 40 (Southeast corner of V Place and Booneville Road): Preliminary Plat/Site Plan to subdivide property into 1 lot for data development and 1 lot for a MidAmerican Energy Substation (PP-005066-2021 & SP-005041-2021) Planner Portz provided a brief update of this project, noting the first building is going through the review process, with five buildings for later development.

- b. DMU Preliminary Plat (8025 Grand Avenue): subdivide the property into 3 lots for college campus development (PP-005065-2021) Planner Portz provided drawings of this site, noting the main campus will be on the center lot, two lots on the west side, and two outlots in flood prone areas which will be kept separate for insurance purposes. Council Member McKinney questioned when these two projects will come before Council. Planner Portz stated it would be 3-4 weeks before they come to Council. The Site Plan for DMU would be at Council this evening, they will be moving forward with a building permit by April 1 and construction this spring/summer based on approval tonight.
- c. McCarty Plat of Survey (5691 Flagstone Way): Plat of Survey to correct an encroachment of landscaping and a patio over a property line (POS-005073-2021) Planner Portz noted one owner will sell a portion of his lot to the owner next to him who has a patio extending over the property line.
- d. Wendy's PUD (225 Grand Avenue): Create Planned Unit Development for redevelopment of the site for a new Wendy's restaurant (ZC-004998-2021) Planner Portz noted the Razy's building will be torn down and relocated to another block as the right-of-way is needed with the Grand Avenue widening project. Wendy's current location will be torn down, and a new building constructed near its current location.
- e. Oaks on Grand (Property east of DMACC building on Grand Avenue): Subdivide property into 2 lots for office development and Site Plan review of 2 story, 48,000 square foot office building (PP-005027-2021 & SP-005028-2021) Planner Portz summarized the project and noted there will be additional future buildings constructed to the north and south of this first building. Council Member McKinney asked the timeline. Planner Portz stated Staff have not been told a specific date but anticipate they want to start construction this spring.

(This item not on agenda, not sure of description or numbering)

Development Coordinator Schemmel – received request to change it from office to support commercial. Rather than one office development, it will be one large commercial development. Council Member McKinney asked when this would come before Council. Ms. Schemmel responded they have several steps to go through including platting and site plan. Each step would come before Council. This is the first step, which requires modify the PUD, and align the Comp Plan with the change in zoning.

4. Minor Modifications & Grading Plans

- a. Hy Vee Aisles Online Building (555 S 51st Street): Resubmittal of Hy Vee Aisles Online Building – construct a 640 sq. ft. building and parking lot modifications for online order pick-up (MML2-004288-2019)

5. Other Matters

None.

The meeting adjourned at 8:31 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is April 5, 2021.

Linda Schemmel, Development Coordinator

Jennifer Canaday, Recording Secretary