

PLAN AND ZONING COMMISSION

PZ AF 04-12-2021

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:33 p.m. on Monday, April 12, 2021, 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, Davis, Drake, Hatfield..... Present

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of March 22, 2021

Chairperson Andersen asked for any comments or modifications to the March 22, 2021 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Conlin, the Plan and Zoning Commission approved the March 22, 2021 meeting minutes.

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

Item 2 – Public Hearings

There were 3 Public Hearing items.

Item 2a – Memo to defer South Branch Business Park

Chairperson Andersen noted that there was a request to defer item 2a to April 26, 2021.

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission to defer item 2a to April 26, 2021.

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

Item 2b – Wendy’s PUD, 225 & 310 Grand Avenue – Establish the Wendy’s Planned Unit Development Ordinance to govern development of a Wendy’s restaurant – Wendy’s West Maple, LLC – ZC-004998-2021

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 6, 2021.

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.

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Moved by Commissioner Drake, seconded by Commissioner Conlin, 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, Davis, Drake, Hatfield..... Yes
Motion carried.

Ken Wales, Wendy’s-Kim Foods, 50 W Douglas Street, 1101 Freeport, IL, summarized the project to remove and relocate the Wendy’s store. He noted that they are working with the City to put a road on the site, and to upgrade the building.

Brian Portz, Development Services Planner, informed that this is a request for a PUD for Wendy’s. The Razy’s and Wendy’s sites are being required to relocate their buildings due to Grand Avenue being widened from 1st through 4th Street. Razy’s is moving to a different location. Wendy’s will remove their current store, purchase the adjacent property Razy’s property, and build a new restaurant. A roadway will be added on the east side of Wendy’s which will provide access to Grand Avenue, connecting to an east/west roadway leading from Fareway to the bowling alley. Planner Portz noted that the PUD is being proposed to allow for smaller lots, building closer to the street and changes in parking requirements. The building will be designed to meet the Val-Gate 50’s style architecture requirements. The applicant’s design plans have been reviewed by Staff and meet these requirements.

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 Hatfield, seconded by Commissioner Conlin, the Plan and Zoning Commission approved a resolution recommending the City Council approve the Planned Unit Development Ordinance.

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

Item 2c – West Glen Town North Village, 450 S Prairie View Drive – Amend the West Glen Town Center Specific Plan for Parcel A to allow residential development – WD Real Estate Holdings Inc – ZCSP-004912-2020

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 April 8, 2021.

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.

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Moved by Commissioner Drake, seconded by Commissioner Costa, 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, Davis, Drake, Hatfield..... Yes
Motion carried.

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Suite 12, Des Moines, introduced the project located on property immediately north of Super Target on Mills Civic Parkway, within the West Glen Town Center development. The property is zoned for office development; however, the market has not supported office development and the land remains vacant. The applicant is requesting to rezone the property to Residential Medium Density, with a maximum of 12 dwelling units per acre. Mr. Arp summarized parking plans, a reworked detention area to the north, and parkland dedication. The private street "Sandstone", which leads south to Target, will be rebuilt due to deterioration. Buffering will be provided facing The Village of Ponderosa residential area, and along the southern boundary. Mr. Arp provided elevations of 2 story buildings which will front the residential area of The Village of Ponderosa to the west. These are front entry homes with rear facing garages. Also planned are 3 story buildings with the potential for roof-top decks. Architecture is designed to fit in with the West Glen look. A site plan has been submitted to staff for review, and this proposal is requesting approval of the specific plan for zoning. Spring construction is planned.

Linda Schemmel, Development Coordinator, informed that the taller building elevations were not included in the presentation as it was still under review.

Kara Tragesser, Development Services Planner, clarified that the memo sent that afternoon contained an incorrect elevation. She noted that the Comprehensive Plan amendment to allow medium density was approved by the Plan & Zoning Commission on January 11, 2021, which was approved by Council the following week. Ms. Tragesser stated the development is the Jordan Creek Town Center Overlay District and that the site plan, currently under review, will be sent to the Plan & Zoning Commission for one week for comments, and if there are no comments or request to discuss the item in a meeting setting, then the site plan will be subject to administrative approval.

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 Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission approved a resolution recommending the City Council approve Specific Plan Ordinance Amendment.

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

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Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There was 1 New Business item.

Item 4a – Westridge Elementary, 5500 EP True Parkway – Approve Major Modification to Site Plan to allow a 10,000 square foot classroom addition and approve a Storm Water Management Facility Maintenance Agreement – West Des Moines Community School District – MaM-004840-2020

Kyle Lawson, Shive-Hattery, 4125 Westown Parkway, Suite 100, West Des Moines, noted he was representing the school district to request approval of a 10,000 square foot building addition to be constructed this summer on the northeast side of the building. The addition will include classrooms for preschoolers, and a playground adjacent to the kindergarten area of the school. This area will be fenced. A storm shelter is also being constructed capable of protecting 750 students, 150 staff and any visitors on the grounds as needed. The design will replicate the original building, with slight modifications where original material is no longer available. Site review has demonstrated a need for compliance with parking requirements and stormwater detention.

Brian Portz, Development Services Planner, added that upon review of the Site Plan, Staff determined that the parking lot is deficient in the number of trees required in the landscape islands. Therefore, the applicant has been requested to add more trees. A traffic study analysis was performed which provided recommendations to address traffic patterns for drop offs and pick-ups. Current issues exist with spillover onto EP True Parkway and 56th Street. One of the conditions of approval requires formulation of a plan to address these issues and presentation to the City for review prior to occupancy of the classroom addition.

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 Drake, the Plan and Zoning Commission approved a resolution recommending approval of the major modification, subject to the following conditions:

1. The applicant developing a drop-off/pick-up plan acceptable to the City and implementing all physical site improvements necessary prior to issuance of an occupancy permit, including temporary occupancy for the building addition.

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

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Item 5 – Staff Reports

Maria Davis, who is starting her service as a Commission member, introduced herself.

There was a brief election of officers for the coming term. Commissioner Hatfield nominated Erica Andersen to continue as Chair and Jenny Drake to serve as Vice Chair. Motion was seconded by Commissioner Costa. Motion was approved unanimously.

The next meeting is scheduled for Monday, April 26, 2021.

Item 6 – Adjournment

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

Erica Andersen, Chairperson

Jennifer Canaday, Recording Secretary