

PLAN AND ZONING COMMISSION

PZ AF 01-11-2021

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, January 11, 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, Drake, Hatfield, Southworth.....Present
Costa, Crowley.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of December 14, 2020

Chairperson Andersen asked for any comments or modifications to the December 14, 2020 minutes.

Moved by Commissioner Southworth, seconded by Commissioner Conlin, the Plan and Zoning Commission approved the December 14, 2020 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – West Glen North Village - 450 S Prairie View Drive – Amend Comprehensive Plan Land Use Map to change approximately 17.825 acres from Office and Regional Commercial to Medium Density Residential to allow for the construction of townhomes – WD Real Estate Holdings LLC – CPA-004913-2020

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 January 1, 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.

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, Drake, Hatfield, Southworth.....Yes
Costa, Crowley.....Absent

Motion carried.

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Des Moines, summarized the request for property located at 450 S. Prairie View Drive and adjacent to the Village of Ponderosa development and directly north of the Target store on Mills Civic Parkway. Recent market changes have changed the original proposed use of the area from office/commercial to townhome construction. The applicant believes this will fit well in the area and noted there will be a buffer

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between this area and the Ponderosa neighborhood to the West. A site plan is being prepared which will be presented at a later date.

Kara Tragesser, Development Services Planner, noted the correction in the staff report detailing that this is 17 acres instead of 7 acres for which Staff agrees are no longer viable for office or attractive for regional commercial use. With the adjacent residential areas, Staff supports the proposed use to medium density. There is a private drive which will be required to be upgraded to a full street to public street standards but will continue to be maintained by the HOA.

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 Southworth, the Plan and Zoning Commission approved a resolution recommending the City Council approve the comprehensive plan land use map amendment.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There was one New Business item.

Item 4a – Covenant Cove, 9637 Heightsview Drive – Replat 22 lots into 21 lots and Approve a Site Plan to allow construction of ranch townhome design – Covenant Cove LLC – PP-004940-2020/SP-004941-2020

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, stated he was representing Covenant Cove, requesting replatting of 22 lots into 21 lots and allowance to construct townhomes. This site is 3.58 acres. The building structure is being modified from 2-story units based on current market trends for ranch townhomes. Roadway and infrastructure are in place; one water service will be vacated. Mr. Culp provided elevations of 4-6-unit townhomes.

Kara Tragesser, Development Services Planner, stated she had nothing further to add, supports the project and recommends approval.

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

Alan Sprinkle, Covenant Cove LLC, 2635 Berkshire Pkwy Suite 202, Clive, stated they are seeing many more requests for ranches than two-stories. Two-stories aren't selling as fast as ranches.

Chair Andersen asked if anyone else would like to speak; hearing none, she asked for continued discussion or a motion.

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

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- 1. That the City Council agree to a condition of approval that the final plat for Covenant Cove Plat 2 not be considered and no building permits, including footing and foundation permits shall be issued for a structure on any of the 21 proposed lots until such time that the water infrastructure in Covenant Cove Plat 1 is repaired or a plan for repair to the satisfaction of the West Des Moines Water Works has been provided.

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

Commissioner Crowley joined the meeting at 5:47 pm, at the conclusion of the vote on Item 4a.

Item 5 – Staff Reports

Director Twedt displayed a draft of a combined Plan & Zoning Commission/City Council staff report and explained changes being proposed as a process improvement. The commission had no questions and Commissioner Crowley expressed his support and appreciation for staff work on this project.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 5:52 p.m.

Erica Andersen
Erica Andersen, Chairperson

Jennifer Canaday
Jennifer Canaday, Recording Secretary