

PLAN AND ZONING COMMISSION

PZ AF 10-25-2021

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, October 25, 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, Costa, Davis, Drake, Hatfield.....Present
Conlin, Crowley.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of October 11, 2021

Chairperson Andersen asked for any comments or modifications to the October 11, 2021 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission approved the October 11, 2021 meeting minutes.

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

Item 2 – Public Hearings

There were no Public Hearing items.

Item 3 – Old Business

There were no Old Business items.

Item 4 – New Business

There were two New Business items.

Item 4a – Scooter’s Coffee, 4520 University Avenue – Approve Major Modification to Site Plan to allow construction of a Scooter’s Coffee kiosk – Shoppes at Three Fountains L.C. – MaM-005308-2021

Adam Cockerill, 3615 Summit Plaza Dr Ste 104, Bellevue, NE, summarized the application for a kiosk to be located on University Avenue, stating that Scooter’s was looking to expand in the Des Moines market.

Brian Portz, Development Services Planner, provided site plan and elevation drawings for the 560 square foot building. He reviewed a sketch showing the drive-through lane which can queue approximately nine or ten vehicles. Planner Portz concluded that Staff recommend 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.

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Moved by Commissioner Hatfield, seconded by Commissioner Costa, the Plan and Zoning Commission approved a resolution recommending approval of the major modification to a site plan subject to the applicant meeting all City Code requirements.

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

Item 4b – 21 WDM, 950 Jordan Creek Parkway – Approve Site Plan to allow construction of a Mixed-Use project at the southwest corner of Jordan Creek Parkway and Ashworth Road – Jordan Creek Associates, LLC – SP-005248-2021

John Lassoux, CRG Residential, 805 City Center Drive, Ste 160, Carmel, IN, requested site plan approval for a mixed-use building to be located at the southwest corner of Jordan Creek Parkway and Ashworth Road. He informed that a two-story Ruth's Chris Steakhouse restaurant is planned to be part of the structure which will contain 199 multifamily residential units with an internal parking structure and 8,000sf of for-lease commercial space.

Karen Marren, Development Services Planner, summarized the conditions of approval which are in place due to the purchase property not being closed on yet. She informed that the applicant is moving forward with the proposal at this time to facilitate the completion of the development agreement encompassing the extension of 76th Street. Planner Marren noted that there is a small city-owned lot purchased for the access to Ashworth Road for 76th Street which will be purchased by the applicant. The applicant is requesting a waiver of the parking standard to reduce the parking stall size for the parking ramp from a 19 foot to an 18 foot stall length. Staff recommend approval based on the conditions attached.

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

Commissioner Hatfield asked the applicant if they were in agreement with all the conditions of approval the Staff reviewed. Mr. Lassoux stated that they are.

Moved by Commissioner Drake, seconded by Commissioner Davis, the Plan and Zoning Commission approved a resolution recommending approval of the site plan, subject to the following conditions:

1. Execution of all required Sanitary Sewer Easements prior to issuance of any building permit for the project.
2. Execution of an Ingress/Egress Easement for the East/West Private Street prior to issuance of any building permit for the project.
3. Execution of all required Water Easements prior to issuance of any building permit for the project.
4. Execution of the Parkland Dedication Agreement prior to issuance of any building permit for the project.
5. Execution of the Storm Water Management Facility Maintenance Easement and Agreement prior to issuance of any building permit for the project.

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- 6. Acquisition of city property (Lot 3 in Village on Jordan Creek Parkway Plat 1) prior to issuance of any building permit for the project.
- 7. Transfer of ownership and an executed Lot Tie Agreement(s) for all properties within the project boundary prior to issuance of any building permit for the project.
- 8. City Council granting a waiver of the minimum parking stall dimensions for the parking structure to reduce the overall required stall dimension from 19 feet in length to 18 feet in length.
- 9. Proof of payment to MidAmerican for streetlights along the east side of 76th Street for the development site prior to issuance of any building permit for the project.

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

Item 5 – Staff Reports

The next meeting is scheduled for Monday, November 8, 2021.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 5:42 p.m.

 Erica Andersen, Chairperson

 Jennifer Canaday, Recording Secretary