

PLAN AND ZONING COMMISSION

PZ AF 11-08-2021

Vice Chair Drake called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, November 8, 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: Costa, Crowley, Davis, Drake, Hatfield.....Present
Andersen, Conlin, Crowley.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of October 25, 2021

Vice Chair Drake asked for any comments or modifications to the October 25, 2021 minutes.

Moved by Commissioner Costa, seconded by Commissioner Davis, the Plan and Zoning Commission approved the October 25, 2021 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There were 2 Public Hearing items.

Item 2a –Jordan Ridge, Northwest corner of Booneville Road and S. Jordan Creek Parkway – Establish the Jordan Ridge Planned Unit Development Ordinance to govern development of single family and medium density residential – Jordan Ridge, LLC – ZC-005054-2021

Vice Chair Drake 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 29, 2021.

Vice Chair Drake 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 Costa, seconded by Commissioner Davis, 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: Costa, Davis, Drake, Hatfield.....Yes
Andersen, Conlin, Crowley.....Absent

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Motion carried.

Ed Arp, Civil Engineering Consultants, 2400 86th St, #12, Des Moines summarized the proposal to establish a PUD for approximately one-third of the SuperBlock area, about 130 acres. He noted which parcels would have higher densities, informing that existing natural resources were being maintained. There will be about 6 units per acre in the buildable areas. Parcel C will have large single-family lots. Parcels along Jordan Creek Parkway will be medium density and will include a variety of townhomes, apartments, and different housing options. The land use satisfied the traffic study that was done. Mr. Arp also detailed planned streets with 81st Street connecting Cascade to the Village of Sugar Creek project, and new Booneville Road tying in to 81st. Materials have been planned to tie the properties together. He pointed out the large number of public and private trails and greenways included in the plan.

Commissioner Conlin arrived and roll call was retaken.

Linda Schemmel, Development Coordinator, presented on behalf of Planner Brian Portz. She reiterated that maintaining the topography and existing tree cover is causing a shift in the buildings to higher density in the buildable areas. The Parcels along the road will be higher in density, but overall density for the development will be 6 units per acre which is equivalent to some of our higher density single family areas.

Vice Chair Drake 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 Costa, the Plan and Zoning Commission approved a resolution recommending the City Council establish the PUD.

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

Motion carried.

Item 2b – Motion to withdraw item 2b, Grace Creek Apartments CPA and Rezoning

Vice Chair Drake asked for a motion and second to withdraw Item 2b indefinitely.

Moved by Commissioner Conlin, seconded by Commissioner Costa, the Plan and Zoning Commission approved a motion to withdraw.

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

Motion carried.

Item 3 – Old Business

There were no Old Business items to address.

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Item 4 – New Business

There was 1 New Business item.

Item 4a – Forterra Storage Building, 525 S 11th Street – Approve major Modification to Site Plan to allow construction of two storage buildings approximately 5,888-square feet in total – MaM-005221-2021

The applicant was not present for this item.

Bryce Johnson, Development Services Planner, summarized the request to add two storage buildings to the existing site. No other improvements to the site are proposed. In 1997, Council waived requirements for off-street parking and open space, so those were not included in this plan. Planner Johnson presented sketches showing the site plan.

Vice Chair Drake asked if the applicant had indicated whether they were in agreement with staff conditions. Planner Johnson responded that they had not presented any objections.

Vice Chair Drake 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 Costa, seconded by Commissioner Davis, the Plan and Zoning Commission approved a resolution recommending approval of the major modification to a site plan, subject to meeting all City code requirements.

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

Item 5 – Staff Reports

a. Plan & Zoning Commission Rules and Procedures

Development Coordinator Schemmel provided an overview of the current P&Z Commission Rules and Procedures, concluding that that are conducting a review, and this will be presented at a later date for further discussion.

b. 2022 Proposed Meeting Calendar

Development Coordinator Schemmel presented the meeting schedule proposed for 2022 and asked if the Commissioners had any conflicts. It was noted that three commissioners will be absent the week of Spring Break, therefore after confirming with the remaining Board Members, this date may be removed from the calendar. Ms. Schemmel also confirmed that a quorum will be present for 11-22-21, and asked availability for 12-27-21, should a special meeting be required.

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The next meeting is scheduled for Monday, November 22, 2021.

Item 6 – Adjournment

Vice Chair Drake adjourned the meeting at 5:40 p.m.

Jennifer Drake, Vice Chair

Jennifer Canaday, Recording Secretary