

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
Training Room**

Monday, February 7, 2022

**Attending:**

Council Member Matt McKinney  
Council Member Renee Hardman  
City Manager Tom Hadden  
Deputy City Manager Jamie Letzring  
Assistant City Attorney Jessica Spoden  
Development Director Lynne Twedt  
Development Coordinator Linda Schemmel

Building Official Rod Van Genderen  
Fire Marshal Mike Whitsell  
Principal Engineer Ben McAlister  
City Engineer Brian Hemesath  
Planner Bryce Johnson  
Planner Kara Tragesser  
Intern Jenna Gilliam

Guests in Person:

Jerry Bussanmas, High Point  
Deborah Kline, Picket Fences Communities  
Dan Manning, Picket Fences Communities  
Brent Culp, Snyder & Associates  
Korey Marsh, Snyder & Associates

Guests Online:

Jerry Slusky, Smith Slusky Law  
Josh Janeczko, i2 Tech  
Yoav Gershoni  
Jodi Gershoni  
Kathy Bolten, Business Record

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 AM.

**1. Mixed Attached & Detached Residential Developments**

a. City code conflicts

Director Twedt summarized two requests to place rental housing on a common lot with combination of single family and bi-attached ranch-style homes. The first proposal includes individually fenced back yards. Some units will have attached garages; additional storage units and detached garages will be available for other tenants to lease. Not all tenants will have access to a garage, however all units in the first proposal include a fenced back yard.

Development Coordinator Linda Schemmel pointed out that the concept provides more opportunity for attainable housing and more options for types of housing in one development.

Council Member McKinney asked the developers present to add comments to the discussion. Deborah Kline, Dan Manning, Korey Marsh, Brent Culp, Jerry Slusky and Jerry Bussanmas described the units planned for a "first in the Midwest" leased multi-housing plan on a common lot.

City Manager Hadden asked the price points. Ms. Kline responded that the one-bedroom units would start at \$1300 without a garage, and the two-bedroom units would start at \$1450 with a garage.

Council Member Hardman asked the size of the units. Mr. Slusky replied that the one-bedroom units would be 700 sf, the two-bedroom units would be 950 sf. A patio and rear yard area will provide an additional 300sf of outdoor space.

Ms. Spoden asked whether an HOA fee would be charged for the property management cost, and Ms. Kline stated those costs would be included in the tenant's lease.

Building Official Rod Van Genderen asked whether the units would have basements, noting that the Fair Housing requirements are much stricter for units without basements. Mr. Culp informed that the units will be on slab, however they have an open concept and the goal is make them all accessible.

Council Members Hardman and McKinney were supportive of the concept. Director Twedt informed that adopting the code amendments needed to allow this use would be fairly straightforward.

b. Parking Garage Requirement

Director Twedt provided that city code requires the detached homes to provide 20x14' garages. She noted Staff concerns related to a lack of outdoor storage available to the tenants who will not have garage access. Ms. Kline provided sketches detailing the orientation of the front-facing buildings to be viewed from the street, which will screen the backyards. She also pointed out the decreased need for exterior storage as the common lot would be maintained by a property management company.

Director Twedt suggested the option of waiving the garage requirement with a provision requiring a 10x10 storage unit for storage of exterior items such as patio furniture and children's play equipment. Jerry Bussanmas responded that he would rather see that additional closet space required on the interior of the dwelling. Ms. Twedt noted a concern that it might then be repurposed into another use such as nursery, gym, or den.

Ms. Spoden asked if the desire to have fewer garages was prompted by cost savings, adding that residents in the Midwest find a garage to be a more desirable feature than those in other parts of the country. Ms. Kline agreed that it is more expensive for this style of home than vertical apartments, and that including garages for each unit was cost prohibitive.

Council Member Hardman questioned whether there would be a garage in front of each home, and whether there was parking in front of each unit. Ms. Kline stated there is not a one-to-one garage for each unit, and Mr. Bussanmas stated that some residents will be able to park directly in front of their units, but other tenants would have to walk past a couple units to reach their dwelling.

Ms. Spoden asked how many guest parking spaces would be available. Director Twedt stated there would be one for every ten. Mr. Manning responded that the City is requiring 380 parking spaces, and the Development is planning 442 spaces.

Director Twedt noted the need to apply the garage requirement globally across the City, and how that would be applied with a Code amendment, noting that Mr. Bussanmas' s project will not include as large of a back yard. Mr. Bussanmas agreed that the back-yard spaces would not be fenced but would be a shared common space. He commented that he did not think the City code was logical for requiring a garage for single family homes but not for duplexes.

Director Twedt asked the committee if they are comfortable waiving the garage requirement in this instance, as it would set a precedent for future developments within the City. Council Member Hardman asked about the application of the garage requirement to homes on smaller lots within the Valley Junction area. Ms. Twedt responded that older lots were grandfathered with an exemption from the requirement. Habitat for Humanity homes were granted a waiver conditioned on the inclusion of a 10x10 storage unit, and space available which could have a garage built in the future.

Council Member McKinney noted his support of the project, and commented that he would like to move forward, and later address any concerns that might come up with other developments as they arise.

Assistant City Attorney Jessica Spoden questioned whether the property management company or City Code Compliance staff would be tasked with enforcing the outdoor storage policy. Ms. Kline and Mr. Manning informed that the covenants and lease agreements would be written that the tenants would be required to adhere, or face eviction, and that the property management team would enforce, but would work with City staff when necessary.

Council Member Hardman expressed approval of the concept, noting it bridges the gap between apartment leasing and home ownership. She agreed with Council Member McKinney that she would like to see the project move forward, with the safeguards in place, and would like to see it work. She asked if there would be any zoning changes. Director Twedt stated both projects would require zoning changes, one area is currently zoned for Office Use. She clarified what the direction of the Committee is regarding the garage requirement.

Council Member McKinney asked the timing of the project, given that ordinance changes take time. Mr. Manning informed that he would like to request that the zoning and code changes run concurrently this Spring.

City Manager Tom Hadden asked when the homes are projected to be available for lease, and Mr. Slusky outlined a timeline resulting in leasing beginning in Spring of 2023.

Council Member McKinney asked Director Twedt what further direction she would need. She requested clarification whether to waive the garage requirement and require a 10x10 storage unit. Ms. Spoden added, whether to require a storage unit or a fenced area for the detached units. Director Twedt concluded whether to eliminate the garage requirement for single family in multi-family districts.

Council Member McKinney responded that it would depend if the multi-family development does or does not have property management.

Director Twedt noted that Staff are trying to set Code up without writing PUD's. Ms. Spoden suggested the option of keeping the garage requirement but reducing the required size. Mr. Bussanmas added, whether to accept a fenced yard in lieu of a garage. Ms. Spoden stated to include the onsite property management, however Ms. Twedt noted that might be hard to keep in place if the development decides its not affordable after five years.

City Manager Hadden noted that zoning for multi-family brings a new product to the area. Director Twedt stated that Code could tie the zoning to multi-family and require a fenced yard. Ms. Spoden asked whether a resident could have a doghouse if they do not have a fenced yard. Ms. Schemmel responded that they could, that dog houses are not regulated by code.

Council Member McKinney stated that as this is the first of its kind in the Midwest, we want to get it right. He appreciated taking into consideration the orientation of the building; that if the rear yard faced the street it would require buffering. He concluded that it's a great project and would like to see how it unfolds. He stated the City could tweak the code going forward. Director Twedt responded that Staff would continue working with Mr. Bussanmas on different options to make it work. Council Member McKinney stated he's good with the concept, would like to make it allowable. Council Member Hardman agreed, concluding that she would like to figure out a way to make it work.

Director Twedt stated she would provide an update at the next Development and Planning Subcommittee meeting.

*Direction: Council Members were supportive of moving forward with the code amendments to allow the use of the site as a common lot with rental homes and to waive the garage requirement for multiple single-family homes on a common lot.*

## **2. Upcoming Projects – A map was provided with a brief description of each.**

- a. Birdies Mini Golf (2100 University Avenue, Suite 310): Permitted Conditional Use for operation of an indoor mini golf establishment (PC-005465-2022) Planner Johnson provided a short summary of the project. Assistant City Attorney Spoden asked whether the venue will serve alcohol. Mr. Johnson said they would not.
- b. Banks Landing Townhomes (NW Corner of S. 88<sup>th</sup> Street and Booneville Rd): 36 unit attached townhome development consisting of three and four-plex attached townhomes totaling 36 units on footprints lots (PPSP-005455-2022) Planner Johnson informed of the current status of this project.
- c. 111 5<sup>th</sup> Street Site Plan (111 5<sup>th</sup> Street): Demolition of existing building for construction of 1-story building for future a restaurant and retail business (SP-005470-2022) Council Member Hardman asked about the approval for demolition. City Manager Hadden noted that this had been approved by Council. Ms. Twedt echoed that and noted that it had been approved by the Steering Committee as well. Principal Engineer McAlister inserted that the City is coordinating streetscape work with this area.
- d. Dave & Buster's (170 Jordan Creek Parkway): Preliminary plat and site plan review to subdivide the property into one lot and allow for construction of private utilities and site preparation for a Dave & Buster's restaurant (PPSP-005467-2022)
- e. Jordan Creek Point (SW corner of S. 68<sup>th</sup> Street and EP True Parkway): Subdivide into two lots for commercial development and allow construction of two multi-tenant commercial buildings and associated site improvements on the western parcel being created (PPSP-005464-2022) Council Member McKinney asked about the location of the site, and noted that there had been interest expressed previously for high-density residential. Director Twedt stated that for residential to be incorporated on this lot, it would have to be mixed use. City Manager Hadden asked if there was concern by the Mall. Ms. Twedt responded that they did not wish to have competing businesses and wanted the quality to be of a certain level. It was noted that staff is not aware of a recorded easement document requiring the mall allow the access but there has been no indication from the mall that they won't allow it.
- f. Tommy's Car Wash & Hyper Energy Bar (645 S. 60<sup>th</sup> Street): Construction of 5,243 sf carwash & 512 sf coffee kiosk and associated site improvements (SP-005476-2022) Council Member McKinney asked the status of a recently proposed similar project to be located near Valley High School. Director Twedt stated that the developer has not moved forward on that project yet, following being provided with a list of issues to be addressed. Those issues related to zoning the drive-thru, future parking, and stormwater.

## **3. Minor Modifications & Grading Plans**

- a. 304 5<sup>th</sup> Street Changes (304 5<sup>th</sup> Street): Changes to approved site plan to remove trash enclosure and minor utility changes (MML2-005458-2022)
- b. TS Staffing Front Façade Renovations (1801 Grand Avenue): Changes to front façade, parking lot, and installation of ADA ramp (MML1-005424-2022).

- c. New Leaf Wellness & Pharmacy (3930 Westown Parkway): Building addition and on-site storage container. (MML2-005434-2021)
- d. Verizon Generator Addition (1400 Buffalo Road): add generator to site in new lease area for cell tower (MM-005472-2022)
- e. Verizon Antenna Addition (3900 University Avenue): add antenna to existing water tower (MM-005475-2022)
- f. Verizon Generator Addition (1200 S. 95<sup>th</sup> Street): add generator to existing lease area (MM-005477-2022)
- g. Meadowview Park Parking Lot Addition (638 S. Prairie View Drive): construct 11 parking space lot to park site (MML1-005473-2022)

#### **4. Other Matters**

Director Twedt informed that there will be an update regarding the Suite Shots project at the next Subcommittee meeting.

The meeting adjourned at 8:37 AM. The next regularly scheduled Development and Planning City Council Subcommittee is February 21, 2022.

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Lynne Twedt, Development Services Director

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Jennifer Canaday, Recording Secretary