

PLAN AND ZONING COMMISSION

PZ AF 02-28-2022

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, February 28, 2022, 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 February 14, 2022

Chairperson Andersen asked for any comments or modifications to the February 14, 2022 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission approved the February 14, 2022 meeting minutes.

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

Item 2 – Public Hearings

There were two Public Hearing items.

Item 2a – Stonewood, NE corner of Booneville Road & future S Grand Prairie Pkwy – Amend Comprehensive Plan Land Use Map and Amend the Zoning Map to establish Single-Family and Medium Density Residential land use and zoning – Westwoods, LLC - CPA-005102-2021/ZC-005103-2021

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 February 18, 2022.

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 Crowley, 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 St, Suite 12, Des Moines, stated he was presenting on behalf of Jared Johnson, Signature Development. The request is to change the land use of office and zone for single family and multi-family. They are working with the existing topography to keep the mature trees, with primarily single-family lots, and a small section of multi-family.

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Lynne Twedt, Development Services Director, noted that the drawings presented illustrate the changes in zoning being requested for single and multi-family use.

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 Costa, the Plan and Zoning Commission approved a resolution recommending the City Council approve the comprehensive plan land use map amendment, subject to meeting all City Code requirements.

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

Moved by Commissioner Crowley, seconded by Commissioner Drake, the Plan and Zoning Commission approved a resolution recommending the City Council approve the rezoning amendment, subject to meeting all City Code requirements.

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

Item 2b – Oxford Development, SW Corner of Westtown Parkway and 92nd Street – Amend Comprehensive Plan Land Use Map and Amend the Zoning Map to establish Single-Family Residential land use and zoning and Amend the South Maple Grove Planned Unit Development to remove ground from the PUD – Encompass Holdings LLC - CPAZC-005446-2022

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 February 18, 2022.

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 Crowley, 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, Costa, Crowley, Davis, Drake, Hatfield.....Yes
Motion carried.

Korey Marsh, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, informed that he was presenting on behalf of Compass Unlimited, seeking approval of rezoning 21.4 acres from RS-8 to R-1, with a smaller piece on the south from RM-12 to R-1 to make a larger single family subdivision. The PUD is located on the corner of Westtown and 92nd, and has an underlying R-1 district, and is simply being cleaned up.

Kate DeVine, Development Services Associate Planner, added that the comprehensive plan is going from medium density to single family, and there is one conditional of approval. The traffic study is still in process, so Staff recommend that once it is completed any site modifications identified as necessary by the study will need to be addressed as part of the preliminary plat.

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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 Davis, the Plan and Zoning Commission approved a resolution recommending the City Council approve the comprehensive plan land use amendment with the following condition of approval:

1. The applicant/developer acknowledging that any road improvements necessary as identified in the traffic impact study will need to be addressed as part of the Preliminary Plat for the development.

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

Moved by Commissioner Hatfield, seconded by Commissioner Davis, the Plan and Zoning Commission approved a resolution recommending the City Council approve the zoning amendment subject to meeting all City Code requirements.

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

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission approved a resolution recommending the City Council approve the PUD amendment subject to meeting all City Code requirements.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were four New Business items.

Item 4a – Kings Grove Plat 1, West and South of the Intersection of Stark Drive and S 100th Street – Approve a Revised Preliminary Plat to create 25 lots for Detached Single Family Residential development and three outlots for common area – King’s Grove LLC – PP-005480-2022

Jared Murray, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, presenting on behalf of King’s Grove for the reapproval of this preliminary plat which was approved in June or July of 2021. He informed that the only change is to separate one outlot into three areas, for purpose of maintenance responsibilities. There will now be one outlot designated for existing townhomes to the north, a second for the detached single family, and third for a detention area. Each area will have their own open space to maintain, with shared maintenance of the detention area. Construction is complete onsite, paving complete, utilities are installed.

Bryce Johnson, Development Services Planner, affirmed that it’s a revised preliminary plat with no additional buildable lots. Staff recommend approval of the revision.

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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 Drake, seconded by Commissioner Crowley, the Plan and Zoning Commission approved a resolution recommending approval of the revised preliminary plat, subject to the applicant meeting all City Code requirements.

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

Item 4b – Hy-Vee Fast & Fresh, 300 Grand Avenue – Approve a full Site Plan to allow construction of a convenience store with gas pumps – Hy-Vee, Inc. – PPSP-005299-2021

Commissioner Hatfield recused himself from this item.

John Brehm, Director of Site Planning for Hy-Vee Incorporated, 5820 Westown Parkway, West Des Moines, summarized their request for full site plan approval. He informed that this property is comprised of a number of lots joined under a plat of survey. Mr. Brehm noted that they are working through access and utility easements with three neighboring properties. The proposal is for a 6,500 sq. ft. convenience store use with coffee drive up and 8 fuel pumps. He noted locations of the fuel pumps and trash enclosure. The parking ratio meets the city requirements. Staff and Hy-Vee architects have worked out details for materials and elevations.

Brian Portz, Development Services Planner, added that this request is for the full site plan approval. The preliminary site plan was approved in October. An access easement needed with True Value has been granted and other outstanding architectural items have been addressed. He concluded that Staff recommends 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.

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

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

Item 4c – Dave & Buster’s, 190 S Jordan Creek Parkway – Approve a Preliminary Plat to create one (1) lot for Commercial development and Approve a phased Site Plan to allow construction of a building pad and private utilities – Jordan Creek Town Center, LLC – PPSP-005457-2022

Kelsey Scallon, Shive-Hattery, Inc, 4125 Westown Pkwy #100, West Des Moines, presented a request for reapproval of the preliminary plat and site plan for Dave and Buster’s at Jordan Creek Mall. She noted that this project had begun the process in 2019/2020 but was tabled and is back with minor changes to the site plan in terms of entry locations. Ms. Scallon informed that this approval will be for Phase 1, which will allow for utility installation and building pad preparation. The site plan is forthcoming which will include elevations and landscaping.

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Brian Portz, Development Services Planner, stated he had nothing further, however the site plan containing landscaping and architecture will be submitted at a future date and brought back to the Plan & Zoning Commission for review.

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 Hatfield, the Plan and Zoning Commission approved a resolution recommending approval of the Preliminary Plat and Phased Site Plan subject to the following conditions:

1. The applicant acknowledging and agreeing that this approval only allows for building foundations, private utility installation, and parking lot modifications, including landscaping within the existing parking lot. No above ground building construction is permitted on the site until the building elevations and foundation landscaping site plan is approved by the City.
2. The applicant acknowledging and agreeing that the grease interceptor locations and connections are not approved with this review therefore no installation of the interceptor may occur until the grease interceptor locations and connections are reviewed and approved with the building elevations and foundation landscaping plan submittal.

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

Item 4d – Urban Renewal Plan – Review of 92nd Street Urban Renewal Plan for Conformity with the General Plan (Comprehensive Plan).

Clyde Evans, Community and Economic Development Director, 4200 Mills Civic Parkway, West Des Moines, informed that the City is creating a new Urban Plan Renewal Area to help facilitate the construction of 92nd Street from where it presently ends near Westtown Parkway, bringing it down to Ashworth Road. Part of that approval process involves a review by the Plan and Zoning Commission for a finding of consistency with the General Plan.

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 Davis, the Plan and Zoning Commission approved a resolution recommending a finding of consistency.

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

Item 5 – Staff Reports

The next meeting is scheduled for Tuesday, March 8, 2022.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 5:51 p.m.

Erica Andersen, Chairperson

Jennifer Canaday, Recording Secretary