

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

Monday, March 7, 2022

Attending:

Council Member Matt McKinney	Fire Marshal Mike Whitsell
Council Member Renee Hardman	Principal Engineer Ben McAlister
Assistant City Attorney Jessica Spoden	Traffic Engineer Eric Petersen
Development Director Lynne Twedt	Planner Brian Portz
Development Coordinator Linda Schemmel	Planner Bryce Johnson
Building Official Rod Van Genderen	Brian Hemesath, City Engineer

Guests:

Item #1 In Person -

Tim Mauro, CT Development
Jackie Johansen, Shattered Glass Development
Dave Sadler, Resident
Paul Filean
Nick Wittkop, Larson Engineering

Online:

Kathy Bolton, Business Record
WDM Guest (unknown)

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:36 AM.

1. Grace Creek PUD

Planner Brian Portz summarized a proposal to write a PUD for an area between Ashworth Road and Aspen Drive, east of 88th Street. This PUD concept would include high density for a senior apartment project, community commercial and office areas. He informed that one parcel is planned for development, and that several of the property owners are working together to form a master plan for land use and zoning. Staff wanted to discuss the proposed land uses, access to the site and whether additional adjacent properties should be included in the PUD.

Tim Mauro with CT Development explained his part of the development, which is currently under review, and why he believes it is important to write a PUD for the benefit of the owners and sellers of the lots in this area.

Jacki Johansen, Shattered Glass Development, informed that she is an owner of part of the site, as well as a real estate representative who is working with the property owners to help develop the potential master plan. She stated that one of the property owners is reluctant to be included in the PUD because of concern about having to pay for part of Aspen Drive that will need to run through his lot, and also that this completion will result in a separated small piece of his lot which will be unbuildable by itself.

Dave Sadler spoke as a resident of 24 years, and owner of one of the lots in the proposed PUD. He noted the objections of the residents to the east of his property to commercial zoning of the area. Planner Portz inserted that the City is recommending that the property immediately west of those residents remain designated as office use. Mr. Sadler stated he was interested in being part of the planned PUD out of concern for the development of or lack of development of the lots adjacent to his property.

Council Member Hardman noted that Mr. Sadler is not opposed to the proposed PUD, just

wants to help set it up properly. Mr. Sadler agreed.

Director Twedt stated that Mr. Mauro had started this process with his proposal for the senior housing development, and that Council Member Hudson had been helpful with encouraging the conversation between property owners.

Council Member McKinney clarified that the feedback being sought from the Subcommittee was for approving proposed land uses and questioning traffic as pertains to Aspen Drive. Director Twedt clarified that if Aspen Drive were not to be developed, Staff would recommend downgrading the land use for lower density.

Director Twedt summarized land use options for areas north and east of the proposed PUD. Council Member McKinney asked whether Staff agreed with keeping office on the east side, and whether Aspen Drive could jog north or south of the access point on the sketch presented. Traffic Engineer Eric Petersen responded that the access point on 88th Street needs to have proper separation from Ashworth Road to the north and existing intersections to the south, and it has little flexibility to shift either way.

Council Member McKinney asked whether Aspen Drive would have to be built by the developer, and whether it could be partially constructed for access during construction, or if that would create a problem for emergency services access. He also asked if there is currently a Master Developer for this PUD, noting that Mr. Mauro's project is ready to go.

Ms. Johansen responded that there is no master developer at this time.

Council Member Hardman questioned who would be developing the road. Director Twedt responded that it would be the responsibility of the private developer.

Principal Engineer Ben McAlister questioned whether access for Aspen Drive over parcel 3 shown on the drawing had been discussed with the property owner, noting the location of the sanitary sewer; and that the space along the creek was likely not buildable. Ms. Johansen answered that there would be no problem obtaining access across this parcel for Aspen Drive to be developed. Mr. McAlister noted that Aspen Dr and all other internal streets would be the responsibility of the developer to construct.

Council Member McKinney questioned not having a developer for the larger are of the PUD at this time. Assistant City Attorney Spoden inserted that the City would not pay for the road to go in. Both Ashworth Road and 88th Street would provide access points for the development, with a median being installed eventually along both Ashworth Road and 88th Street, with Aspen Drive being the full access on 88th Street.

Council Member McKinney stated that some of those conversations could take place once there was a specific developer in place. Ms. Spoden responded that one of the owners is reluctant to join the PUD. Ms. Johansen inserted that the owner is also concerned about the sliver of his property that would be orphaned once Aspen Drive was completed. Mr. Sadler stated that if a developer comes in, he believes the south property owner will likely go along with the development. He questioned use of a temporary road during development if the development took places in phases.

Council Member McKinney questioned next steps. Director Twedt stated Staff would draft a PUD, and then proceed with a Comp Plan amendment and Zoning Change.

Council Member McKinney stated the property owner to the south has multi-family zoning south of him. Director Twedt stated that was planned to be Phase 2 of Park 88 apartments. Ms. Johansen inserted that she had spoken with the property owners of this parcel and they

have sold this piece, the Park 88 Phase 2 is not going forward.

Council Member McKinney questioned going forward either way. Director Twedt stated Staff's concern is that Parcel 1 remain a developable piece if they choose to not be in the PUD, or whether Staff should go ahead and assign part of it to be Commercial/Office. She noted that the remainder of Parcels 1, 2 and 3 would remain Office. Staff recommend including 1, 2, and 3 in the PUD. Council Member McKinney stated that makes sense however he was hesitant to move forward with those property owners not being present and in agreement.

Council Member Hardman agreed, commenting that she appreciated this discussion being spurred on by Council Member Hudson.

Director Twedt stated that Staff could include in the PUD that the developer pays to complete Aspen Drive, so that the current owner of that property can have more assurances for the future. Planner Portz asked whether the subcommittee recommended including Parcels 2 and 3 as well. Ms. Johansen informed that those owners want to be part of the sale of the property, but not part of the PUD. Council Member McKinney stated that there would be nothing that prevents the owners from being part of this in the future if they so choose.

Council Member Hardman agreed, asking whether that would hold up progress. Director Twedt stated it would not. Ms. Johansen pointed out that the non-participating owners could rezone independently. Planner Portz stated they would need secondary access, but they can rezone later. Staff just wants to ensure that they not be cut off.

Director Twedt stated she would draft language for the PUD. Council Member McKinney observed that it might help the non-participating owner's concern regarding cost and isolation of his land parcel. Ms. Johansen clarified that they would need the owners' signature to include in the PUD. Council Member McKinney affirmed that they would.

Direction: Council Members were supportive of Staff creating a PUD, and comprehensive plan amendment and zone change for High Density and Community Commercial for the north and west parcels, leaving Parcels 1, 2 and 3 as Office unless the owner of Parcel 1 decided to join the PUD. They supported the completion of Aspen Drive by a developer when needed.

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

- a. Code Amendment: Amend City Code to accommodate mixed single-family detached and bi-attached dwellings on a common lot. (AO-005527-2022)
- b. Code Amendment: Amend City Code to specify garage/storage options for detached dwellings in multi-family developments (AO-005528-2022)
- c. Stonewood (NE corner of Booneville Rd & S Grand Prairie Parkway): Approval of a Preliminary Plat to create 40-lot single family lots under Residential Single-Family zoning (RS-14 and RS-30) (PP-005104-2021)
- d. Landauer Property (12251 Maffitt Lake Road): Plat of Survey to create a 1.4-acre parcel from 12251 Maffitt Lake Road to be combined with the adjacent Fredregill property located at 5705 SW Landview Dr. (POS-005391-2021)
- e. DMU West Plat 1 (8025 Grand Avenue): Final plat to subdivide the property into 4 lots, 2 outlots and 3 street lots for development of the DMU campus (FP-005514-2022). Council Member McKinney noted there has been a significant build so far and questioned why this platting is taking place. Planner Portz responded that there are plans for a possible future student center or medical clinic on the site. Director Twedt informed that part of the lot is flood plain and that removing it may improve insurance rates. There are no plans to do anything with these lots at this time.

- f. Picket Fence Communities (NE corner of Mills Civic Parkway and S. 88th Street): Comprehensive Plan Amendment and PUD Amendment to change from Office to Medium Density Residential for a mixed residential development (CPAZC-005506-2022)
- g. Westown Commons (2501 Westown Pkwy): Comprehensive Plan amendment and PUD Amendment to change from Regional Commercial to Office and repeal PUD entirely and straight zone to Professional Commerce Park (PCP)
- h. Westown Commons Senior Apartments (1675 28th Street): Preliminary Plat and Site Plan to create two parcels and allow construction of a 3-story, 44-unit affordable senior housing apartment building (PPSP-005351-2022)

2. Minor Modifications & Grading Plans

3. Other Matters

None

The meeting adjourned at 8:22 AM. The next regularly scheduled Development and Planning City Council Subcommittee is March 21, 2022.

Lynne Twedt, Development Services Director

Jennifer Canaday, Recording Secretary