

PLAN AND ZONING COMMISSION

PZ AF 03-28-2022

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:31 p.m. on Monday, March 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 March 8, 2022

Chairperson Andersen asked for any comments or modifications to the March 8, 2022, minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Conlin, the Plan and Zoning Commission approved the March 8, 2022, meeting minutes.

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

Item 2 – Public Hearings

There were 6 Public Hearing items.

Item 2a – Glen Oaks Rowhomes, Southwest Corner of I-35 and Mills Civic Parkway – Amend Comprehensive Plan Land Use Map to establish Medium Density Residential land use – Paramount – Destination Homes, Inc. – CPAZC-005363-2021

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 March 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 Costa, 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.

Ed Pelds, Pelds Engineering, 2323 Dixon St, Des Moines, presented on behalf of Destination Homes requesting the amendment to allow medium density residential on this lot. He stated their hope is to rezone and build high end custom townhomes, believing it fits the area well and provides a nice buffer between the interstate and the Glen Oaks neighborhood. Mr. Pelds noted it would provide a sound and visual buffer to the neighborhood. He concluded that builder Jamie Myers was also present to answer any questions.

Commissioner Costa asked the size of the townhomes. Mr. Pelds responded that they would be about 3,000 square feet. Commissioner Costa asked if they would be two level. Mr. Pelds stated they would be two and three level units, with a rooftop terrace.

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Kara Tragesser, Development Services Planner, stated she had nothing to add to her staff report, but noted that there were comments included in the staff report and comments presented on the dais from the public. She noted she had received and answered a lot of questions pertaining to the project, and also informed that Staff had provided sign-up sheets in the hallway outside Council Chambers for those residents interested in receiving a courtesy notice pertaining to this project should it moved forward. Ms. Tragesser concluded that Staff recommended approval for the land use change, with deferral of the public hearing for the rezoning.

Chairperson Andersen asked if anyone from the audience would like to speak to this item.

Robert Mead, 5303 Glen Oaks Way, stated he had recently purchased property adjacent to this site, and voiced his concern regarding whether this development would affect his property value, and the marketability of his home.

Commissioner Crowley asked Mr. Mead to identify where his home was located on the site. Mr. Mead pointed it out.

Tom Simson, 808 Glen Oaks Terrace, informing he lives right across the pond from the new site. He voiced concerns regarding who would want to live there, asking if this will be a rental or single-family type of home? Chair Andersen stated that the developer would respond to comments later in the meeting. He noted that there would be traffic noise, and that the current site is sloped for drainage. He voiced his opposition and his concerns about whether it would be occupied after being built.

Robert P. Burns, 844 Glen Oaks Terrace, expressed his opposition to changing the land use to residential, based on the proximity to I-35. He noted the proposed plat indicates the developer is planning to buy additional land from the Glen Oaks Association, adding that he has also objected to this sale. Mr. Burns noted that the property would line up with the Glen Oaks sidewalk, removing the sound barrier and visual protection. He pointed out an earthen berm and solid wooden fence in place now which provide 22 feet of barrier now, and which would be removed. Mr. Burns noted he has not been approached personally by the developer and recommended more discussion should take place. He voiced opposition to designating any residential land use next to the interstate due to safety concerns, and recommended park use or open space. Mr. Burns requested that the item be tabled to enable more time for discussions between the owner of the property and the homeowner associations. He noted this was a surprise, although there have been developers in the past who tried to present a proposal but were rejected by the homeowner and the association.

Commissioner Costa asked Mr. Burns about his comment that the removal of the berm; questioning if the structures being built would provide similar barrier to the berm. Mr. Burns stated that the HOA should remain in control of the berm, or it would be removed. Mr. Burns expressed concern about who would be living in those units, stating the noise is tolerable where the Glen Oaks residents live but would not be tolerable closer to the interstate. He believed this would lead to an issue of keeping the property occupied.

Mr. Burns went on to urge the city to look into the track record of the developer.

Orion Nauman, 4900 Pleasant Street Unit 6, pointed out that there are living spaces between EP True Parkway and Mills Civic, as well as Ashworth and EP True Parkway which are just as close to the interstate.

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Following comments from the public, Chair Andersen closed the public hearing and asked for continued discussion or a motion.

Commissioner Costa asked if the City contemplated the issue of safety having housing next to the on ramp. Planner Tragesser responded that the City did not analyze it as there is housing along the interstate in all areas of the City with the exception of along Westtown Parkway, which is mostly businesses. On the south side of I-235, and south of the Mixmaster along I-235, there is a lot of housing. Grand Ridge was recently approved as have others along the interstate.

Commissioner Davis asked about a previous proposal by developer Kris McVicker to put residential in this location. Ms. Tragesser noted there had been a proposal for a high rise, but there was too much public dissent, and Ms. McVicker didn't follow through. Commissioner Davis asked if the objections were due to height. Ms. Tragesser stated she didn't know what the objections were. In response to an earlier question, she stated the units would be in the \$600-700,000 range and were being platted for ownership.

Commissioner Drake asked if this would be within the Glen Oaks association and covenants, and therefore subject to architectural standards and guidelines. Ms. Tragesser stated it was not at this time, but she believed there were plans to join.

Jamie Myers, Destination Homes, 2540 73rd Street Urbandale, stated that as part of their agreement with Glen Oaks, the units would not be allowed to be rentals. Also in the plans, the developer was working with the DOT and Glen Oaks to relocate the berm with a wooden safety fence, next to the DOT's non-climbable fence behind the new development. The closest this property would come to the interstate would be 120 feet. He confirmed that the price point for the 3,000sf units with rooftop terraces would be \$600-700,000. The entertainment levels would be screened for sound, The windows would be triple-paned, walls are 2x6 with blown insulation in an effort to mitigate the sound as much as possible. He concluded they have a long list of people already interested in buying at this location.

Commissioner Costa commented that he personally does not question the integrity of the developer, and he didn't appreciate that being brought up in this conversation. He stated he also didn't appreciate having brought up the question of who the potential owners or occupiers might be. Trying to speculate that this would bring a less-desirable population, for him would fall on deaf ears, adding that he didn't appreciate those types of comments in these conversations. He noted that the residents who live nearby will have the opportunity to voice any objections at the site plan level, which would provide an opportunity to challenge the developer in a meaningful way. He concluded that he moved to approve the land use change.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission approved a resolution recommending the City Council approve the comprehensive plan land use map amendment.

Vote: Andersen, Conlin, Costa, Crowley, Davis, Drake.....Yes
Hatfield.....No
Motion carried.

It was moved by Commissioner Conlin, seconded by Commissioner Drake, to defer the Public Hearing for Glen Oaks Rowhomes Rezoning until April 11, 2022.

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

Item 2b – Westown Commons, 2501 Westown Parkway – Amend Comprehensive Plan Land Use Map designation from Regional Commercial to Office, Repeal the Westown Commons Planned Unit Development and Amend the Zoning Map to establish Professional Commerce Park Zoning

Commissioner Crowley recused himself from this item.

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 March 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 Conlin, seconded by Commissioner Hatfield, 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.

Tim Mauro, 1173 S 49th Street, West Des Moines, CT Development informed that his company develops affordable housing through the Iowa Finance Authority programs. They received tax credits in 2021 for senior housing for this parcel. It was discovered that the PUD was written such that he would control all of the ground to the east which is not their intent therefore they are choosing to eliminate the current PUD.

Bryce Johnson, Development Services Planner, summarized the three resolutions to approve the land use from Regional Commercial to Office, repeal the existing Westown PUD, and rezone to establish PUD zoning over this parcel.

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 Davis, the Plan and Zoning Commission approved a resolution recommending the City Council approve the comprehensive plan land use map amendment.

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

Moved by Commissioner Drake, seconded by Commissioner Davis, the Plan and Zoning Commission approved a resolution recommending the City Council approve the Repeal of the Westown Commons PUD.

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

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Motion carried.

Moved by Commissioner Costa, seconded by Commissioner Conlin, the Plan and Zoning Commission approved a resolution recommending the City Council approve the Rezoning to Consistency Zone Property.

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

Motion carried.

Item 2c – Ordinance Amendment, Amend Title 9 (Zoning) to modify regulations pertaining to requirements for garages in Single-Family and Medium-Density zoning districts – City Initiated – AO-005528-2022

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 March 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 Conlin, 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.

Lynne Twedt, Director of Development Services, informed that the ordinance amendments to garages and building forms are both in response to a new development type in the application process which will place single family detached and bi-attached homes on a common lot for rental purposes. The design is popular in the south and east but is new for the Midwest. Our code requires single family detached homes to have a garage, mainly for storage. This development design includes some garages, but not for each unit. This will be a medium density project with approximately 9 units per acre. Staff indicated that the ordinance recommends that single family homes in single family zoned areas should continue to include the garage requirement. For Medium Density zoned properties this ordinance amendment provides alternatives such as a shed, earthen berming, fencing, and walls to meet the intent of hiding the clutter from exterior streets and adjacent developments.

Chairperson Andersen asked if anyone from the audience would like to speak to this item.

Former Council Member Ted Ohmart, 1026 31st Street, informed that the garage ordinance was put in place to meet the need to screen exterior storage. He asserted there is a need for storage for mowing equipment, bicycles, and other outdoor items. He voiced his opposition to the change. Mr. Ohmart stated that there should minimum shed size designated.

Following comments by the public, Chair Andersen closed the public hearing and asked for continued discussion or a motion.

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Commissioner Costa noted that a 10x10 is specified. Director Twedt affirmed that is true, noting that the shed must be within walking distance, adding that these specifications were modeled after what is allowed for low-income housing.

Commissioner Crowley asked if these would be market rate or low-income rentals. Director Twedt responded that these will be at or above market rate.

Commissioner Costa asked if there is already a project which has come in proposing this model. Director Twedt responded that Picket Fences Communities has put forth a proposal, and another inquiry has been received within the past 6-8 months. The second was wavering due to the garage requirement.

Commissioner Costa asked if Staff anticipate neighboring communities having a problem with these types of communities. Director Twedt stated that Staff have heard from the single-family neighborhood next to Picket Fences that they would like to see single family next to them, they would like it to look just like a single-family home and have a garage, however it was noted that is not feasible for this project. It has been indicated that they will turn the units to face out toward the street in this development, which will be a gated community with access from the interior.

Commissioner Crowley asked if there will be fences. Director Twedt stated it is anticipated there will be, and informed that this project may incorporate some garages but not for every unit. Picket Fences has stated there will be an association which strictly manages the site and will control the visual clutter.

Commissioner Costa commented that this was a tough decision and noted that he understood Mr. Ohmart's point, also that he could see Staff addressing the screening issue in a way that makes sense. The neighbors close by would have the biggest concern and would have the opportunity to come in and voice that when the site plan comes through for approval.

Commissioner Hatfield noted that this seems to be tied in with Item 2e, and stated he has questions and concerns about 2e, concluding that he wouldn't be supporting this particular change.

Commissioner Crowley stated he would recommend approval, knowing that the Commission would be working on and voting on the site plan. He noted that there is a need for diverse housing, and he believes this addresses that.

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission approved a resolution recommending the City Council approve the ordinance amendment.

Vote: Andersen, Conlin, Costa, Crowley, DrakeYes
Davis, Hatfield.....No

Motion carried.

Chair Andersen asked if the dissenters would like to comment. Commissioner Hatfield stated he had already made his remarks. Commissioner Davis commented that she was just not comfortable with the changes.

Item 2d – Ordinance Amendment, Amend Title 9 (Zoning) to modify regulations pertaining to Operable Storefronts and Outdoor Activity Areas – City Initiated – AO-005047-2021

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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 March 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 Conlin, 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.

Karen Marren, Development Services Planner, summarized the changes in this ordinance which will address the increasing requests by businesses for outdoor spaces or operable storefronts. Roll-up doors are part of these businesses. Mitigation is being addressed for issues such as noise, light and sound. This ordinance looks at when and how outdoor spaces and operable storefronts will be allowed, and how the City will protect adjacent residential. The ordinance distinguishes between mixed residential areas where residents chose to live near retail, and single-family areas which didn't anticipate having this type of business nearby. Mitigation is included for businesses within 300 feet, and hours are limited. This amendment adds mitigation to the existing ordinance.

Commissioner Davis asked the current ordinance allowing Valley Junction's Thursday night events. Ms. Marren stated that area is not being mitigated from outdoor activities as it is a mixed-use area, however the hours of operation are limited.

Commissioner Costa asked about history of the Bradley building on 50th Street which had complaints from nearby condo owners about noise. Director Twedt responded that situation is part of the impetus for change in the ordinance. The retailer incorporated oversize windows and roll-up doors to extend the business out onto the patio. There were a lot of noise complaints from the adjacent condo residents, which led to restricted hours of operation closing down the outdoor area at 10 PM. This ordinance change will clarify the limitations for applicants requesting outdoor space.

Chairperson Andersen asked if anyone from the audience would like to speak to this item. Following comments from the public, Chair Andersen closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission approved a resolution recommending the City Council approve the ordinance amendment.

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

Item 2e – Ordinance Amendment, Amend Title 9 (Zoning) to modify regulations pertaining to Residential Building Form and Residential Uses – City Initiated – AO-005534-2022

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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 March 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 Conlin, 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.

Linda Schemmel, Development Services Development Coordinator, stated this request is relate to a few proposals we've had moving forward. She informed that the proposed ownership type, not a condominium and not a townhome, was not recognized in our code. Staff have updated the section of code defining building types to include a lot with multiple units on it, including attached or detached. The matrix of allowed uses has also been updated. Due to changes in state code, the short-term rentals section was also modified.

Commissioner Hatfield asked which other cities in Iowa have a similar ordinance, or what ordinance is this modeled after. Ms. Schemmel responded that this was concept was put in place in City code 8 years ago, the modification now just allows the new building type. She stated that she wasn't aware of other Cities with a similar ordinance, however ordinance is not designed to regulate but to describe the character and form of residential development.

Commissioner Hatfield asked what a typical footprint lot size would be. Ms. Schemmel stated that the reason it's called footprint, is the lot line is drawn 7-10 feet around the perimeter of the unit. If the unit is large, the footprint is large, if the unit is small, the footprint is small. This perimeter allows them to meet building and fire code without additional requirements for construction, but it limits the area of ownership related to that unit. Postage stamps lots have a similar concept, but Staff found that several developments were creating very large postage stamp lots to circumvent zoning. The intent and purpose of these lots is to define the area around the building.

Commissioner Hatfield questioned whether a 100-acre agricultural lot chosen for this type of development would be required to be rezoned. Ms. Schemmel responded that it would require rezoning if the developer wanted to attain the density of a single or multi-family development. If the developer is ok with the density allowed for residential in agricultural/open space, it would not require rezoning.

Chairperson Andersen asked if anyone from the audience would like to speak to this item.

Former Council Member Ted Ohmart, 1026 31st Street, commented that he had asked Director Twedt about the density allowed on the property formerly used for the Nazarene Church Camp, adjacent to the Jordan House on Fuller. There is a proposal in the works to ask the City to acquire this property for the Historical Society. Director Twedt had informed him that it was open space, and residential would be limited to 1 residence per 10-acre plot with 70% open space. He asked if this ordinance would change the density for that area. Mr. Ohmart reminded the Commission that this open space was allowed for a country feel on large lots in the area. He voiced his

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concerns about removing that open space, with the density impacting the adjacent existing neighborhoods. He commented that he was in favor of updating the zoning areas to allow affordable housing in other areas, without changing open space. Mr. Ohmart added that they would like to keep this as open space and protect the investment at the Jordan House.

Following comments from the public, Chair Andersen closed the public hearing and asked for continued discussion or a motion.

Commissioner Hatfield made a motion to deny the change. There was no second to the motion. Motion died.

Development Coordinator Schemmel asked if it would help in deliberations to clarify what had been discussed. Chair Andersen asked her to proceed.

Ms. Schemmel clarified that the change being proposed would have no impact on any zoning or allowed density. There would be no impact to the property that was mentioned or any other property in the City.

Chair Andersen responded that it's not all-inclusive, not impacting all agricultural open areas. Ms. Schemmel agreed. She stated that the name of the chapter has the term Agricultural/Open Space, and the allowed residential uses listed are only allowed if they meet all of the other bulk regulations. Therefore, if one has a 10-acre lot zoned ag/open space, they are allowed one house. If one has a multi-unit area that's zoned 12 units per acre, that is what will be allowed. That density would remain the same no matter what type of unit was built.

Commissioner Crowley stated that if a developer had a 10-acre site and wanted to put more density on it, the developer would have to go through a full site plan and zoning change review/approval process, which would be difficult. Ms. Schemmel agreed.

Commissioner Costa inserted that he believed a bunch of issues were being conflated. He asked how the previous ordinance was related to this, as had been mentioned earlier in the meeting. Ms. Schemmel replied that the Picket Fences project and another project were proposing developments that had detached single family homes that did not have any real property or association and were intended for rental. She stated that the intent is to meet the market demand for people who want to live in a single-family home but don't want the maintenance or the care. The City Code did not have that particular building type in code, so this is enabling that building type which still has to meet the criteria stated in other provision of the code.

Commissioner Drake asked if there would be an association which would own the common area. Ms. Schemmel stated that for this particular project, its managed as an apartment, with onsite property management. There isn't an association. There is one owner who owns the lot, including the common areas and manages the site like any rental project.

Commissioner Costa asked if there is a similar project in Ankeny, possibly developed by DR Horton. Ms. Schemmel stated that there may have been a couple proposals. This is a new type of development which is more common in the south where you have snowbirds and retirees who don't want to take care of a home or property. This is a new product for the metro area.

Moved by Commissioner Conlin, seconded by Commissioner Davis, the Plan and Zoning Commission approved a resolution recommending the City Council approve the ordinance amendment.

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Vote: Andersen, Conlin, Costa, Crowley, Davis, Drake.....Yes
Hatfield.....No
Motion carried.

Item 2f – Jordan Creek Tower – Vacate 40’ Highway Easement located across 575 S 60th Street (southern portion of Waterford Drive) – Dennis R. Albaugh Revocable Trust U/A/D 10/04/2005 – VAC-005405-2021

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 March 23, 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 Costa, 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 Ste 12, Urbandale, representing Dennis Albaugh, noted this is a clean-up item. Fuller Road previously crossed this area on the north end of this property. The senior housing across the way has vacated their half, this request will complete the vacation and provide a utility easement for existing utilities located under this previous County Road.

Brian Portz, Development Services Planner, stated he had nothing to add.

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 Costa, seconded by Commissioner Conlin, the Plan and Zoning Commission approved a resolution recommending the City Council approve the Highway Easement Vacation.

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 two New Business items.

Item 4a – Jordan Creek Point, Southwest corner of S. 68th Street and EP True Parkway – Approve a Preliminary Plat to create 2 lots for Commercial development and Approve a Site Plan to allow construction of two 17,000 square foot retail buildings – Jordan Creek Point, LLC – PPSP-005464-2022

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Josh Trygstad, Civil Design Advantage, 3405 SE Crossroads Dr, Ste G, Grimes, on behalf of Jordan Creek Point presented a request for this preliminary plat and site plan. He detailed right-in/right-out access points from S 68th Street and shared full access to EP True Parkway. Mr. Trygstad noted ingress easements on the plans providing cross access to all lots, including the undeveloped lot to the West. Sanitary sewer and water connections will be served by existing stubs off EP True Parkway. Storm water drainage runs generally from south to north and management will be provided with two detention ponds along EP True Parkway. Lot 1 will contain the two proposed retail buildings. Mr. Trygstad concluded that architect Jared Johnson was also present for questions.

Brian Portz, Development Services Planner, added that this request is for the western half of the lot at this time. The remaining lot is reserved for future development of two additional buildings. A 30-foot buffer will extend along EP True Parkway and S 68th Street and will be put in place with development.

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 Drake, the Plan and Zoning Commission approved a resolution recommending approval of the preliminary plat and site plan, subject to meeting all City code requirements.

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

Item 4b – Stonewood Plat 1, Northeast corner of future S Grand Prairie Parkway and Booneville Road – Approve a Preliminary Plat to create 40 lots for Single Family Residential development, 4 outlots and 4 street lots – Stonewood, Inc. – PP-005104-2021

Ed Arp, Civil Engineering Consultants, 2400 86th St Ste 12, Urbandale, summarized the project, informing that these are large lots with conservation easements written to preserve as many trees as possible. They've asked for some reduced setbacks, partly to help with the trees. The request includes running the PUE along the street ROW and reducing the side-yard setback along S Grand Prairie Parkway to overlap with the buffer.

Commissioner Costa asked if the conservation easements would be owned by the lot owner. Mr. Arp affirmed that there will be an easement over the lot, and review or permission would have to be obtained from the Homeowners Association prior to any tree removal.

Lynne Twedt, Development Services Director, added that there will also be some overlap of setbacks with the buffer for a lot along Booneville Road.

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, subject to the following conditions:

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1. The City Council approving the placement of Public Utility Easements (PUEs) in the front yard of all lots within the single-family portion of the property.
2. The City Council accepting the application of the Street Side Yard provision to lots 1, 19, 20, 27 and 40.
3. The applicant acknowledging and agreeing that an executed copy of the Parkland Dedication Agreement shall be provided and approved by the City’s Parks Board prior to the associated Final Plat being presented for City Council consideration.
4. The applicant acknowledging and agreeing that all fees related to development, including Sanitary Sewer Connection Fee District fees shall be paid in full prior to the associated Final Plat being presented for City Council consideration.

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

Item 5 – Staff Reports

5a – Comp Plan Update – provided by Planner Karen Manner

5b – Zoning Code Update – provided by Graham Smith, Gould Evans, Kansas City MO

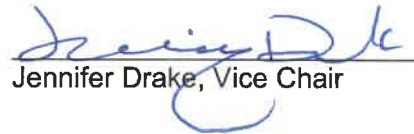
The next meeting is scheduled for Monday, April 11, 2022.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 7:20 p.m.



 Jennifer Canaday, Recording Secretary



 Jennifer Drake, Vice Chair