

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

Monday, July 5, 2022

Attending:

Council Member Matt McKinney
Council Member Renee Hardman
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
City Attorney Richard Scieszinski
Development Director Lynne Twedt

Development Coordinator Linda Schemmel
City Engineer Ben Hemesath
Fire Marshal Mike Whitsell
Planner Kara Tragesser
Planner Bryce Johnson
Intern Jenna Gilliam

Guests in room:

Item #1 –
Jared Murray, Civil Design Advantage
Jamie Myers, Paramount Land
Sasi Karuturi, Paramount Land

Guests online:

Eric Petersen, Traffic Engineer
Unknown phone number

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

1. Cosgriff Property Land Use

Director Twedt introduced the request, providing background regarding the comprehensive plan land use designation of the property for high density residential use. She informed that the applicant would like neighborhood commercial for approximately 10 acres of the site. Director Twedt stated that there is commercial to the north and south of this site, and that Staff does not believe it is necessary to put commercial in the middle of this busy S 88th Street.

Council Member Hardman clarified the zoning for this location. Director Twedt stated it is unzoned at this time, with comprehensive plan designation of high density.

Applicant Jamie Myers detailed his request to modify part of the property for neighborhood commercial use. He provided some background regarding the original Michael's Landing development to the West, which at one time included a fairly significant commercial node which was changed with later development into medium density and single family. Mr. Myers stated his belief that a neighborhood commercial region here would support the major corridor that 88th Street has become. This would incorporate some greenspace and more walkability between the medium and high-density areas. He explained the need to rely on TIF funding to develop the area, and complete Stagecoach.

Council Member McKinney asked if there is interest in the market for commercial in this region. Mr. Myers stated he hasn't proposed it yet without knowing the possibility, however he believes it would be desirable. He noted the intent to continue to manage the site, and lease to multiple tenants, with the exclusion of a possible c-store which would be privately owned.

Council Member McKinney asked City Engineer Hemesath for an update regarding the completion of Stagecoach. Mr. Hemesath informed that Stagecoach from Jordan Creek Parkway to 78th Street is under construction. The City is working with the High Point development for the completion of Stagecoach between 81st and 85th, and with Pierson for the portion between 78th and 81st. The last section has a preliminary design through this property and are waiting for the developers to come to the City to work with the Finance & Administration Subcommittee for TIF funding.

Council Member McKinney confirmed that there is a plan from 81st to 85th Street, he asked if there is a plan for 85th through 88th. Mr. Hemesath stated it's a pay as you go plan, with less risk to the city, where the developer fronts the cost and is reimbursed as the TIF funding comes in. He stated this is what Mr. Myers is concerned with, to build projects with valuations that will enable the repayment more quickly.

Council Member Hardman questioned how much acreage is being requested for neighborhood commercial. Mr. Myers clarified that a portion of the site is a neighborhood lift station and that the topography on the east side of the lower parcel will not allow development.

Council Member Hardman asked why Staff are not in favor of the proposal. Director Twedt showed where existing neighborhood commercial is located to the north and south of the proposed site, which Staff believes adequately serves this corridor. She commented on another development that was supposed to be more pedestrian with trail connections which has become much more auto centric than previously proposed. Director Twedt stated Staff are concerned that this commercial area would be more auto oriented than pedestrian as well, since it is serving the 88th Street corridor. She added that she was not in favor of the area south of Stagecoach being changed to commercial, as there is a single-family owner immediately to the south.

Council Member McKinney asked Mr. Myers if he had been in contact with the single-family owner to the south of the proposed area. Mr. Myers stated he had delayed that conversation until he had some direction as to whether the proposed changes might be allowed. With buffers and landscaping, he believed the commercial area would be workable.

Council Member Hardman asked Director Twedt to clarify the compromise Staff are willing to make. Director Twedt responded Staff would be more amenable to allowing the 6-acre neighborhood commercial to the north of Stagecoach, but not allowing the 3 acres to the south of Stagecoach.

Mr. Myers asked if the development of the southwest parcel would be limited to 2-stories in height, regardless of the zoning for high density. Director Twedt stated there would be restrictions because the single-family home was there first unless Mr. Myers had a waiver from the homeowner of the single-family property.

Mr. Myers noted that he's also looking at value trying to determine how the TIF funding would repay the cost. Director Twedt reminded him he's purchasing under high density.

Engineer Hemesath asked if Mr. Myers has talked with the City's finance group about what valuations he would need to make the TIF funding work. Mr. Myers stated he's evaluating the process the adjacent developer is going through, and how long his development would take. He's concerned about getting enough value to quickly repay the TIF. Mr. Hemesath pointed out that this section of Stagecoach is the least expensive to build, due to its topography. He stated it would be around \$2M, so Mr. Myers could back-figure the type of valuation he would need. Mr. Hemesath encouraged Mr. Myers to discuss the options with the City's finance group.

Council Member McKinney pointed out a recent request by a group developing the corner of S 88th and Booneville within the past year who originally proposed a family housing project to support DMU and recently changed their request to commercial. He asked where they were at now. Director Twedt replied that they are pushing more on the commercial now than the residential. The developers recognized that the DMU student demographic does not require typical student housing, but rather townhome and single family. She informed that the realignment of Booneville and S 81st Street changed the dynamic of parcels and area. There is a change of about an additional 9 acres to commercial.

Council Member McKinney commented that he was in a meeting about a month ago with a developer who was proposing residential and changed to commercial, and that the Subcommittee was agreeable to that change. He informed that he is comfortable with making the change proposed today to commercial on the north side and would consider the south side with more information pertaining to the single-family homeowner's stance. Council Member McKinney voiced his support of allowing flexibility with this proposal as consistent with allowing changes to the other developer's proposal. He noted he likes the concept of the walkability in the area which would benefit the residential in the area, and the support of paying off the TIF.

Mr. Myers responded that he's happy to reach out the landowner to the south. He informed that where the single-family home is located is zoned for high density in the future, and although he is aware that the current owner may not be interested in moving, there might be a buyer in the future with an offer for this property.

Council Member Hardman voiced her support of the compromise as well.

Director Twedt inserted that while discussing pedestrian-oriented, Staff does not have a good way to restrict c-stores, and drive-ups. She stated that it's up to the developer to create a walkable area. With the development south of Booneville, there was a high pedestrian promenade proposed with the residential early on, and now its evolved into an auto-oriented site with c-stores, coffeeshops, drive-throughs. Mr. Myers responded that he believed the area should be developed for both, as most retailers are restricted to following their brand prototype, and too many restrictions would make it difficult to find tenants. Director Twedt stated she didn't disagree, she just wanted clarity regarding proposing the area as pedestrian but not developing as such. Mr. Myers stated he would like to see it amenable to walking and biking customers, as well as meeting the needs of residents commuting from the area to work.

Direction: Council Members were supportive of allowing neighborhood commercial use for the north parcel, and further discussion regarding the south parcel.

2. Lindsey Property

The applicant was not present therefore the item was tabled until the next meeting.

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

- a. Timber Knoll at the Preserve Plat 2 - Southwest corner of SW Grand Prairie Pkwy and SW Meadow Rose Ave: Preliminary Plat to create fourteen (14) lots for Single Family Residential development (PP-005576-2022) Council Member McKinney asked if this was a Knapp Project, Ms. Gilliam stated it is. City Manager Hadden asked if trees are being preserved on this lot. Director Twedt pointed out that this area was a farm field, but the surrounding area has more trees which will be preserved.
- b. Banks Landing Preliminary Plat 1 – Northwest corner of S. 88th Street and Booneville Road: Request reapproval of Preliminary Plat that will expire prior to completion of public improvements (PP-004788-2020)
- c. Ironside Axe Throwing - 2700 University Avenue: Permitted Conditional Use to operate Amusement Recreation and Event Venue (PC-005657-2022)
- d. Ashworth 88 PUD – Southeast corner of 88th Street and Ashworth Road: Comprehensive Plan Amendment and establish PUD for senior apartments and future office and commercial development (CPA/ZC-005320-2021) Council Member McKinney asked how many units this includes. Director Twedt responded she believes there will be 34, adding that this is the affordable housing that already has designated IFA funding. Council Member McKinney clarified that this PUD would include 4 parcels, but that the property owner to the south did not want to be

included. Director Twedt stated that the owners of the parcels to the south and the east did not want to join the PUD.

4. Minor Modifications & Grading Plans

- a. Ramco Innovations – 1207 Maple Street: Installation of exterior windows and interior modifications to existing building. (MML1-005664-2022)
- b. 5745 Gallery Court – Replace the existing deck and add a new covered porch (MML1-005667-2022)
- c. Shive Hattery Expansion and Façade Renovation – 4125 Westown Parkway: Expansion into an additional tenant space within the building requiring interior renovations, modification to the entry area of the building to provide new glazing and an entry feature wall, and new roof top units with screening (MML1-005671-2022)

3. Other Matters

None

The meeting adjourned at 8:15 AM. The next regularly scheduled Development and Planning City Council Subcommittee is July 18, 2022.

Lynne Twedt, Development Services Director

Jennifer Canaday, Recording Secretary