

PLAN AND ZONING COMMISSION

PZ AF 07-11-2022

Chairperson Drake called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, July 11, 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: Conlin, Costa, Crowley, Davis, Drake, Hatfield, ShawPresent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of June 27, 2022

Chairperson Drake asked for any comments or modifications to the June 27, 2022, minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved the June 27, 2022, meeting minutes.

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

Item 2 – Public Hearings

There were 2 Public Hearing items.

Item 2a – AO-005647-2022 Recreational Facilities

Chairperson Drake stated that there was a request to withdraw this item.

Moved by Commissioner Crowley, seconded by Commissioner Conlin, the Plan and Zoning Commission approved the request for withdrawal.

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

Item 2b – Ashworth 88, Southeast corner of Ashworth Road and 88th Street – Amend Comprehensive Plan Land Use Map to designate High Density Residential (HD) and Community Commercial (CMC) and establish the Ashworth 88 Planned Unit Development Ordinance regulating development of senior apartments and future commercial and office – Curly Top, LLC, David & Paula Sadler, MJM Real Estate Development, LLC, and 843 88th Street, LLC – CPAZC-005320-2021

Chairperson Drake 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 June 30, 2022.

Chairperson Drake asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

PLAN AND ZONING COMMISSION

Moved by Commissioner Costa, 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: Conlin, Costa, Crowley, Davis, Drake, Hatfield, ShawYes
Motion carried.

Tim Mauro, CT Development, 1173 S 49th Street, informed he was bringing this forward with Dave Sadler, Jackie Johansen, and other property owners who have been working together to develop the PUD. He was awarded Iowa Finance Authority tax credits in 2021 to support the development of affordable housing for seniors. Council Member Hudson requested that Mr. Mauro and the adjacent landowners look at the bigger picture of the development for the area. The comp plan was already office; the corner he will use is high density for senior living, the eastern portion will remain office, and the western portion will be designated commercial. His parcel to the north will be apartments, there will be apartments to the south, and the middle will be a mix of commercial and office use which is very walkable, and they believe will fit the area very well. Mr. Mauro commended Council Member Hudson and staff for their work with this project over the past two years.

Dave Sadler, 885 88th Street, informed that he had lived at this address for 24 years and had seen a lot of changes over time. He noted that his is the last owner-occupied home in the neighborhood and with the increase in traffic, the area is ready for a new plan. As a landscape architect, he was wanting to be involved in planning the area, and he commended Planner Brian Portz and Director Lynne Twedt for their work to include saving existing trees and greenspace areas.

Mr. Sadler has worked with Tim Mauro, Jackie Johansen, and others to draft the PUD, ensuring that the language includes walkability between office and apartments, and protecting the creek area. He concluded that he believed they had created a strong development for the future and one which well supported Mr. Mauro's development to the north.

Jenna Gilliam, Development Services Intern, informed that she was presenting on behalf of Planner Brian Portz. She stated that there are no outstanding issues, no conditions of approval, and that both the Development and Planning Subcommittee and Staff recommend approval.

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

Rhonda Gale, 8580 Ashworth Road, pointed out her residence on the drawing. She informed that the residents to the east in the yellow designated portion had requested the removal of their buffer easement. Ms. Gale's property is located between the residential properties to the east, and the newly proposed PUD to the west. She asked what would happen to her property, which is currently unzoned. Chair Drake responded that it was her understanding that the property owners of Parcels A, B, C, and D would be required to create their own buffers on their property. She stated Ms. Gale may be subject to certain setbacks. Ms. Gale noted that she owns 5 acres and can't do anything with it. She asked if she could put another house on it. She informed that she has lived there for 28 years.

Linda Schemmel, Development Coordinator, responded to Ms. Gale's questions, beginning by stating it was her understanding that Ms. Gale did not wish to participate in the PUD. Ms. Gale stated she did not want to sell her property. Ms. Schemmel stated that listing her home was separate from participating in the PUD. Joining the PUD would assign zoning to Ms.

PLAN AND ZONING COMMISSION

Gale's property and assign development standards. As it stands now, Ms. Gale may continue as a private residence as long as she would like and remain unzoned. The underlying comprehensive plan designation for the property is office use. If she would like to develop her acreage, zoning will need to be applied at that time, and she would need to pursue an office type development. Ms. Schemmel stated that the neighbors on the yellow portion of the drawing originally had a buffer because that development initiated the change in zoning that triggered the buffer requirement. The owners directly adjacent to her property then decided to vacate the buffer. It's not necessarily Ms. Gale's obligation to provide that buffer if she decides to develop just because the adjacent property had the buffer vacated.

Jackie Johansen, one of the landowners drafting the PUD, was available online for questions.

As there were no more public comments, Chair Drake 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 amendment to the comprehensive plan land use map.

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

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission approved a resolution recommending the City Council approve the establishment of the planned unit development ordinance.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There was one (1) New Business item.

Item 4a – Timber Knoll at the Preserve Plat 2, SW corner of SW Grand Prairie Pkwy and SW Meadow Rose Ave – Approve a Preliminary Plat to create fifteen (15) lots for Single Family Residential development – Tom Wittman, Raccoon River Land Co., L.L.C. – PP-005576-2022

Commissioner Costa recused himself from this item.

Paul Clausen, Civil Engineering Consultants, 2400 86th Street, Unit 12, Des Moines, presented on behalf of Raccoon River Land Company, summarizing the request for a preliminary plat to establish single family development. He informed that this is Phase 2 of the Timber Knoll development. Part of the acreage has been reserved for future single-family development and dedicated greenway and parkland. Mr. Clausen pointed out the utility connections and concluded that they are in agreement with all staff comments and are in the final steps of naming the last street.

PLAN AND ZONING COMMISSION

Jenna Gilliam, Development Services Intern, informed that there are no outstanding issues and Staff recommends approval, agreeing that the applicant has addressed all comments.

Chairperson Drake 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 Hatfield, seconded by Commissioner Conlin, the Plan and Zoning Commission approved a resolution recommending approval of the preliminary plat.

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

Item 5 – Staff Reports

The next meeting is scheduled for Monday, July 25, 2022. Commissioners Shaw, Davis and Crowley informed of their absence.

Item 6 – Adjournment

Chairperson Drake adjourned the meeting at 5:48 p.m.

Jennifer Drake, Chairperson

Jennifer Canaday, Recording Secretary