

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: August 29, 2022

ITEM: Comprehensive Plan Land Use Map Amendment – Amend the Comprehensive Plan Land Use Map to change from Mixed Residential to Multi Use Low - Sweeny Property – CPA-005749-2022

RESOLUTION: Denial of an Amendment to Comprehensive Plan Land Use Map

Background: As a result of the outreach to review and explain the new land use map approach and recommended colors, Staff received five specific amendment requests for changes to the land use classification from that shown on the Land Use Map. Since staff's proposed land use map was posted for public review and comment, staff believes any request to change land use classifications should happen as part of a public hearing to allow explanation of the reasoning behind the current classification and the desire to change to be vetted in a public forum.

As explained in the staff report for consideration of the update to the Comprehensive Plan, in developing the proposed new land use map, staff considered several factors in determining the best land use classification for the city's undeveloped areas. Included within this report is a list of general criteria considered in determining the assignment of land use classifications.

Location: Located at the northeast corner of Mills Civic Parkway and S Grand Prairie Parkway.

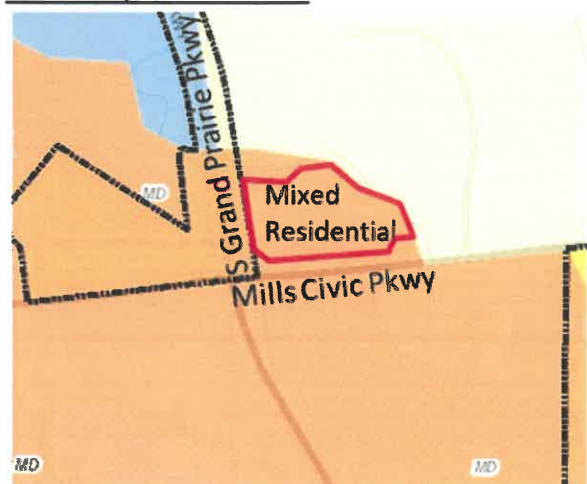
Applicant's Request: Amend the Comprehensive Plan Land Use Map to change approximately 5.25 acres from Mixed Residential (MR) to Multi Use Low (MUL) land use. The applicant is requesting a change to accommodate possible development of a convenience store.

The area is currently designated on the 2010 adopted land use map as Medium Density Residential but is unzoned as the property is located outside of the corporate limits of West Des Moines. The new land use map maintains a residential land use and indicates Mixed Residential (MR) which would permit a mix of residential use types (single family and multifamily dwellings) depending on the site layout and compliance with bulk regulations of any future assigned zoning.

2010 Adopted Land Use



2022 Adopted Land Use



The applicant has requested the land use designation of Multi Use Low (MUL) to allow the potential for the site to be developed as commercial being the site is on a corner of two arterial streets.

Staff did not designate this property as Multi Use Low due to the amount of Multi Use Medium (MUM) designated area approximately a half mile north at the interchange of I-80 and S Grand Prairie Parkway, as well as a pocket of Multi Use Medium land use designated less than a quarter mile to the south – both of which will provide service and retail needs to the surrounding residential uses.

The major node of commercial land use at the interchange and along I-80 east and west should provide the commercial and office uses to serve the residential rooftops in this area. Also, current development to date as you move west on Mills Civic Parkway has been for residential development therefore staff does not see this as being a needed site for commercial development, especially with the noted nearby commercial areas and in anticipation of residential uses developing on the other three corners of the Mills and S Grand Prairie Parkway intersection. Finally, while it still would need to be studied, it is anticipated that this parcel will have limited access due to topography and environmental aspects that would potentially be insufficient to serve commercial users.

Recommendation: Deny the change to the Comprehensive Plan Land Use Map.

To aid the Commission and Council, the following motion options are available for the request:

- Deny the requested change (leaves the land use classifications as presented by staff on the map included in and approved as part of the main document);
- Approve the application of specified land use classifications as requested by the applicant;
- or,
- Approve an amendment to the Land Use Map with the application of the following ...
(*Commission and Council providing directions on what land uses to apply where*).

Lead Staff Member: Karen Marren

Approval Meeting Dates:

Planning and Zoning Commission	August 29, 2022
City Council	

Staff Report Reviews:

Planning & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	8/15/22
Date(s) of Mailed Notices	N/A

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	N/A
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Land Use Assignment Considerations/Criteria

Though certainly not the only possible future, the arrangement of land uses within the undeveloped areas reflects the goals and strategies provided in the plan, basic rules of good planning, and the best understanding of existing environmental conditions and future conditions as related to roads and utility infrastructure.

- a. Land Context: (Environmentally Sensitive Areas)
 - i. Steep slopes (smaller footprint building types can be accommodated on steeper slopes)
 - ii. Drainage and Flood Hazard
 - iii. Tree canopy
- b. Streets as boundaries between different intensity land use classifications
- c. Street classification and access consideration for higher intensity classifications
- d. Walkability ($\frac{1}{2}$ and $\frac{1}{4}$ mile buffer areas) from non-residential land uses
- e. Community Facilities/Schools should be surrounded by residential
- f. Detached Residential (DR) should have nearby access to parks and open spaces, as well as nearby neighborhood scale retail and services.
- g. Mixed Residential (MR) land use areas are an appropriate transition use between the detached residential land use and non-residential use designations.
- h. Mixed Residential (MR) land use will be adjacent to or surrounding areas of multi-use to provide the roof tops needed to support retail, service and office uses and provide walkability from the residential neighborhoods to daily needs and support services.
- i. The Multi-Use Low (MUL) land use classification is used to either provide areas for commercial nodes surrounded by residential land use areas or as a transition from higher intensity multi-use areas to residential neighborhoods.
- j. Multi-Use Low (MUL) land uses should be located for necessary auto access off of collectors and local streets.
- k. Multi Use Medium (MUM) land use will provide larger commercial corridors or activity areas surrounded by residential land use areas or as a transition from higher intense classifications.
- l. The Multi Use Medium (MUM) classification is typically used as a transition between high intensity multi use and low intensity multi use areas or residential classifications. And would typically be buffered to any surrounding detached residential land use.
- m. Multi Use High (MUH) land use should be provided as either the core of a larger/urban scale activity center that draws from the broader region or as an auto oriented service and retail node located at an interchange for interstate and highway road classifications.
- n. Multi Use High (MUH) land use shall be located with service from highways and major arterials.
- o. Multi Use High (MUH) shall be located on one side of an interstate or highway rather than straddling major roadways to allow for interior walkability.
- p. Multi Use High (MUH) and Industrial High (IH) should not be adjacent to Single Family Detached.
- q. Due to the potential for truck traffic, Industrial Low (IL) land use areas are auto oriented and should be located along collector or higher classification of roadways.
- r. With large amounts of truck traffic Industrial High (IH) land use areas are auto oriented and should be located along major collector or arterial roadways.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-22-084

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Ronald and Candace Sweeney, request approval for a Comprehensive Plan Land Use Map Amendment for property generally located at the Northeast corner of Mills Civic Parkway and S Grand Prairie Parkway as depicted on the Comprehensive Plan Land Use Map Change Illustration included in the staff report to change the land use designation of the approximately 5.25 acres from Mixed Residential (MR) to Multi-Use Low (MUL); and

WHEREAS, the comprehensive plan amendment complies with the applicable provisions of Iowa Code Chapter 414 and City Code.

NOW, THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council **deny** the amendment to the Comprehensive Plan and Land Use Map, (CPA-005749-2022) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on August 29, 2022.

Jennifer Drake, Chair
Plan and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on August 29, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary