

# PLANNING AND ZONING COMMISSION

PZ AF 10-24-2022

Chairperson Drake called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Monday, October 24, 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, Davis, Drake, Hatfield, Shaw .....Present  
Crowley.....Absent

## **Item 1- Consent Agenda**

Item 1a – Minutes of the meeting of October 10, 2022

Chairperson Drake asked for any comments or modifications to the October 10, 2022, minutes.

Moved by Commissioner Costa, seconded by Commissioner Shaw, the Planning and Zoning Commission approved the October 10, 2022, meeting minutes.

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

Motion carried.

## **Item 2 – Public Hearings**

There were no Public Hearing items.

## **Item 3 – Old Business**

There were two Old Business items to address.

### **Item 3a – Conflict of Interest and Rules of Procedure**

Development Coordinator Linda Schemmel provided a copy of the legal opinion by City Attorney Richard Scieszinski detailing rules of procedure for Conflict of Interest. She noted that there had been some confusion regarding abstention from a vote at the September 26, 2022, meeting and that Commissioner Hatfield could request amending the minutes if he so chose.

Item 3b – Minutes of the meeting of September 26, 2022 (deferred from October 10, 2022)

Chairperson Drake asked for any comments or modifications to the October 26, 2022, minutes.

Commissioner Hatfield thanked City Attorney Richard Scieszinski for providing the legal opinion and asked that the minutes of September 26, 2022, be amended to reflect his intent to abstain from voting on the Historic Valley Junction Guidelines due to conflict of interest. He added that he would like to see Mr. Scieszinski’s legal opinion added to the Planning and Zoning Commission rules of procedure. Ms. Schemmel affirmed that it could be. Chair Drake agreed that this would be helpful.

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Moved by Commissioner Costa, seconded by Commissioner Davis, the Planning and Zoning Commission approved the amended October 26, 2022, meeting minutes.

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

### **Item 4 – New Business**

There were two New Business items.

### **Item 4a – Village at Sugar Creek Apartments, S. 81<sup>st</sup> Street and realigned Booneville Road – Approve Site Plan to allow construction of six three-story apartment buildings with 237 dwelling units and a clubhouse – DB Booneville L.L.C. – SP-0005724-2022**

Ed Arp, Civil Engineering Consultants, 2400 86<sup>th</sup> Street, Suite 12, Des Moines, presented a summary of the site plan for this apartment complex on behalf of DB Booneville. He noted the site is located between old and new Booneville Roads, which may be renamed. The 6 buildings are oriented to move down a terrain high to the east, low to the west, with walk out elevations. The buildings are 3-4 stories tall. The rough grading has been done and they hope to begin construction before winter. Mr. Arp pointed out a shared park area, and a clubhouse location which will overlook the valley. The apartment materials match the PUD requirements, and the clubhouse will have a modern design, with an outdoor pool and sport court.

Chair Drake asked if the applicant is in agreement with Staff conditions. Mr. Arp responded that they are.

Development Coordinator Linda Schemmel presented on behalf of Associate Planner Kate DeVine. She stated that Ed had done a good job presenting the site plan and that she was available for questions. Commissioner Shaw asked for clarification regarding a reference in the Staff Report to the Superblock and the sewer capacity. Ms. Schemmel responded that the SuperBlock is an area between 81<sup>st</sup>, and Jordan Creek Parkway, DMU campus and Stagecoach Road. There are 4 or 5 developers working together in that area to develop infrastructure and streets to support their separate projects. The land use for this area was originally designated as low density residential, with corresponding sewer capacity. Those developers with high densities would be responsible for making the changes needed for expanding utilities to support their developments.

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 Costa, seconded by Commissioner Hatfield, the Planning and Zoning Commission approved a resolution recommending approval of the site plan, subject to the following conditions:

1. Applicant/development acknowledging that sanitary sewer capacity improvements will be necessary, and that the applicant/developer will be responsible for their proportionate share for the costs of said improvements. The determined cost share shall be paid prior to the issuance of any occupancy permits for any dwelling in the development.

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- 2. Execution of the Storm Water Management Facility Maintenance Easement and Agreement prior to proceeding to City Council and provision of as built drawings and certifications of the installed storm water detention facilities prior to issuance of any final occupancy permits.
- 3. The Final Plat for the development must be approved by the City Council and recorded prior to approval of this Preliminary Plat.

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

**Item 4b – Stonewood Plat 1, Northeast Corner of S. Grand Prairie Parkway and Booneville Road – Approve a Revised Preliminary Plat to create 40 lots for Single Family Residential development, and 4 outlots and 4 street lots – Stonewood, Inc. – PP-005814-2022**

Ed Arp, Civil Engineering Consultants, 2400 86<sup>th</sup> Street, Suite 12, Des Moines, representing Stonewood and Dave Hanson, explained that this development is underway. They spent a lot of time saving mature oak trees onsite, and it was determined that rather than installing a standard buffer planting plan which includes conifers, it would make more sense to plant native materials that grow naturally in oak savannahs. Conifers do not typically grow in an oak forest. Monument signage with landscape elements is being included. The revision includes some minor addressing revision.

Chair Drake asked if the applicant is in agreement with staff conditions of approval. Mr. Arp affirmed that they are.

Development Coordinator Linda Schemmel, on behalf of Director Lynne Twedt, stated she had nothing to add to the Staff Report but was available for questions. There were none.

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 Davis, the Planning and Zoning Commission approved a resolution recommending approval of the revised preliminary plat subject to the conditions of approval:

- 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.
- 5. The City Council waiving the requirement for the installation of conifers within the required buffers.

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- 6. The applicant addressing any staff review comments to the satisfaction of the city prior to the presentation of this Preliminary Plat to the City Council.

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

**Item 5 – Staff Reports**

Development Coordinator Schemmel informed the commission that she had provided updated draft copies of changes to the Comp Plan Land Use map noting recent approvals by Council. She asked if the Commission would be interested in having a summary update provided at the next meeting. Chair Drake stated that would be a good idea. It was determined that the majority of the Commission expects to be present at the next meeting.

The next meeting is scheduled for Monday, November 14, 2022.

**Item 6 – Adjournment**

Chairperson Drake adjourned the meeting at 5:49 p.m.

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Jennifer Drake, Chairperson

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Jennifer Canaday, Recording Secretary