

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: November 28, 2022

ITEM: Cosgriff Property, NE and SE corners of S. 88th Street and Stagecoach Drive – Amend Comprehensive Plan Land Use Map and Amend the Zoning Map to establish Neighborhood Commercial, Medium Density Residential, and High-Density Residential land use and zoning – Sunset Co. L.C. – CPAZC-005755-2022

RESOLUTION: Approval of Comprehensive Plan Land Use Map Amendment to Establish Medium Density Residential, High Density Residential, and Neighborhood Commercial

RESOLUTION: Approval of the Rezoning to Zone Property to Residential Medium Density, Residential High Density, and Neighborhood Commercial Consistent with Comprehensive Plan Land Use

Background: Jared Murray with Civil Design Advantage, on behalf of the applicant, Jamie Myers, in cooperation with the property owner, Sunset Co. L.C., request approval of a Comprehensive Plan Land Use Map Amendment and Rezoning Request on that ground generally located at NE and SE corner of S. 88th Street and Stagecoach Drive. Specifically, the following Land Use and Zoning changes are proposed with this request:

- Amend the Comprehensive Plan Land Use Map for approximately 16.6-acres to change from High Density Residential (HD) to Medium Density Residential (MD) land use; and
- Amend the Comprehensive Plan Land Use Map for the approximately 5.6 acres to change from High Density Residential (HD) to Neighborhood Commercial (NC) land use; and
- Amend the Zoning Map to assign Residential High-Density (RH-18) Zoning District on approximately 23.8 acres consistent with the proposed Comprehensive Plan Land Use designation; and
- Amend the Zoning Map to assign Residential Medium-Density (RM-12) Zoning District on approximately 14.9 acres consistent with the proposed Comprehensive Plan Land Use designation; and
- Amend the Zoning Map to assign Neighborhood Commercial (NC) Zoning District on approximately 4.6 acres consistent with the proposed Comprehensive Plan Land Use designation.

The acreage discrepancy between the proposed Comprehensive Plan Land Use Amendment and Zoning Change is due to the manner in which the districts are mapped and assigned. The land use designation extends to the centerline of adjacent roads, while the zoning designation is confined to the property lines. In this case resulting in a 7.2-acre discrepancy between the comprehensive plan amendment and the zoning acreages.

Staff Review & Comment:

- ***Financial Impact:*** As has been done with the balance of Stagecoach Drive, the developer and city are working to establish an agreement for reimbursement of Stagecoach Drive construction costs through TIF.

- Anticipated Development: The requested actions are in preparation of development of the site for neighborhood commercial, possibly a 55+ detached townhome development or other townhome type development and apartment buildings.
- Development & Planning Subcommittee: This item was discussed at the July 5, 2022, Development & Planning Subcommittee. At this meeting the applicant was proposing approximately 10-acres of this site for neighborhood commercial to be located on both the north and south sides of Stagecoach Drive. Development Services Director Twedt indicated that there is commercial identified to the north and south of this site which provides for desired walkability to commercial, and that Staff questions if it is necessary to put commercial on this property as well. Mr. Myers stated his belief that a neighborhood commercial node here would support the major corridor that S 88th Street has become. The developer noted the need to rely on TIF funding to develop the area and complete Stagecoach Drive. City Engineer Hemesath noted that this last section of Stagecoach Dr has a preliminary design through this property, but the city is waiting for the developers to work with the Finance & Administration Subcommittee for TIF funding. Engineering staff indicated the plan for S 85th and S 81st streets is a pay as you go approach where the developers front the cost of the infrastructure, and the developer is reimbursed as the TIF funding comes in. Mr. Hemesath stated this is what Mr. Myers is concerned with, having projects with valuations that will enable the repayment more quickly.

Additionally, Staff indicated that they are not in favor of the change to commercial for the area south of Stagecoach Dr., as there is a single-family owner immediately to the south. The developer noted that he believes that with buffers and landscaping, the commercial area would be workable. Council Members were supportive of allowing neighborhood commercial use for the north parcel, and further discussion regarding the south parcel once the wishes of the property owner on the south were known.

Subsequent to the meeting, the developer has indicated to staff that the property owner to the south has verbally agreed with commercial, but he has been unable to get anything in writing. Therefore, to move forward, the developer is indicating the area south of Stagecoach Dr. to be High Density Residential land use as it is designated today.

- Neighborhood Comments: Included in this staff report is an email from the property owner immediately to the north indicating disagreement with the proposed change to allow commercial development on the property.
- Traffic Analysis Findings: A traffic analysis for the proposed land use change on this property was completed in October 2022. Key findings are summarized below.
 - The proposed development is expected to generate less traffic than what was assumed in previous traffic studies for the area.
 - Preliminary recommendations for the roadway geometry and traffic control, along with recommended triggers for improvements, are detailed in the analysis. However, since the October 2022 analysis was based on a concept plan for the site, additional traffic studies will be needed with future site plans to refine the recommendations and timing of improvements.
 - Comments regarding driveway locations/configurations and internal circulation have been given to the applicant to incorporate into future site plans.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date: November 28, 2022

Vote:

Recommendation:

City Council Comprehensive Plan Amendment:

Date:

Vote:

City Council Rezoning First Reading:

Date:

Vote:

Comprehensive Plan Amendment Recommendation:

Approval of Comprehensive Plan Land Use Map Amendment to allow Medium Density Residential, High Density Residential, and Neighborhood Commercial land uses, subject to the applicant meeting all City Code requirements.

Rezoning Request Recommendation:

Approval of the Rezoning to zone property to Residential Medium Density (RM-12), Residential High Density (RH-18), and Neighborhood Commercial (NC), consistent with the Comprehensive Plan Land Use Map as amended, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kate Devine

Approval Meeting Dates:

Plan and Zoning Commission	November 28, 2022
City Council: First Reading	
City Council: Second Reading	
City Council: Third Reading	

Staff Report Reviews:

Plan & 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	11/18/22
Date(s) of Mailed Notices	11/16/22

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning			
Date Reviewed	7/5/22			
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>	No Discussion <input type="checkbox"/>

Location Map



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-22-108**

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Jamie Myers, in cooperation with the property owner, Sunset Co. L.C., requests approval for a Comprehensive Plan Land Use Map Amendment for property generally located at NE and SE corners of S. 88th Street and Stagecoach Drive as depicted on the Comprehensive Plan Land Use Map Change Illustration included in the staff report to change the land use designation as follows:

- for approximately 16.6 acres to change from High Density Residential (HD) to Medium Density Residential (MD) land use; and
- for approximately 5.6 acres to change from High Density Residential (HD) to Neighborhood Commercial (NC) land use;

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 approve the Comprehensive Plan Land Use Map Amendment, (CPA-005755-2022) 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 November 28, 2022.

Jennifer Drake, Chair
Plan and Zoning Commission

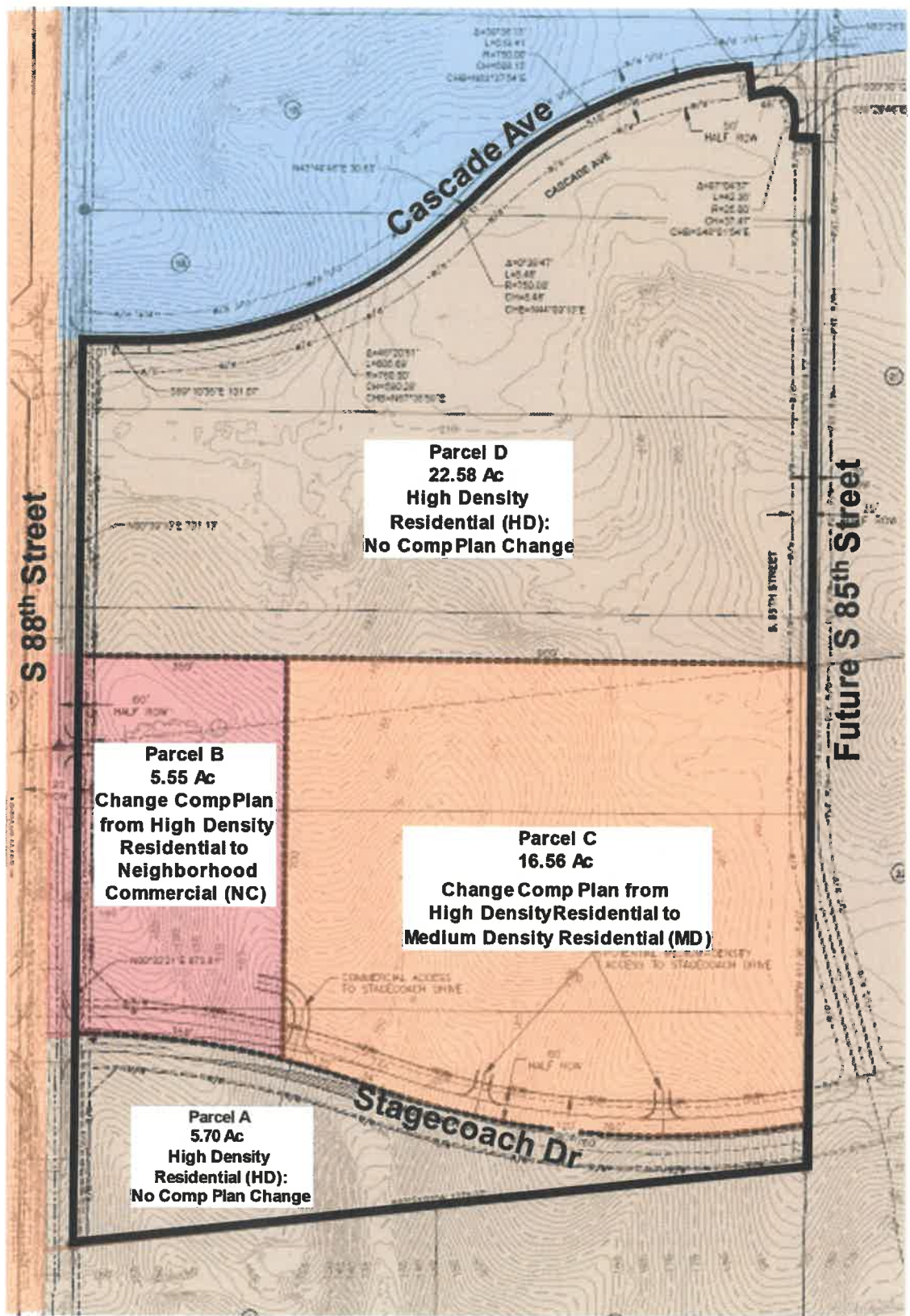
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on November 28, 2022, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

Comprehensive Plan Land Use Change Illustration



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-22-109**

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Jamie Myers, in cooperation with the property owner, Sunset Co. L.C., requests approval for a Zoning Map Amendment for property generally located at NE and SE corners of S. 88th Street and Stagecoach Drive as depicted on the Zoning Assignment Illustration included in the staff report to change the zoning designation as follows:

- Amend the Zoning Map to designate Residential High-Density (RH-18) Zoning District on approximately 23.8 acres consistent with the Comprehensive Plan Land Use designation; and
- Amend the Zoning Map to designate Residential Medium Density (RM-12) Zoning District on approximately 14.9 acres consistent with the Comprehensive Plan Land Use designation; and
- Amend the Zoning Map to designate Neighborhood Commercial (NC) Zoning District on approximately 4.6 acres consistent with the Comprehensive Plan Land Use designation; and

WHEREAS, the Rezoning request complies with the applicable provisions of Iowa Code Chapter 414, the Comprehensive Plan and City Code.

NOW, THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Rezoning request, (ZC-005755-2022) 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 November 28, 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 November 28, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

Zoning Assignment Illustration

