

PLANNING AND ZONING COMMISSION

PZ AF 08-14-2023

Chairperson Conlin called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Monday, August 14, 2023, 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, Crowley, Davis, Hatfield.....Present
Costa, McCoy, Shaw.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of July 10, 2023

Chair Conlin asked for any comments or modifications to the July 10, 2023, minutes.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Planning and Zoning Commission approved the July 10, 2023, meeting minutes.

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

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – Silverwood PUD, Northeast corner of S. 88th Street and Mills Civic Parkway – Amend the Silverwood Planned Unit Development Ordinance to modify buffering requirements, perimeter setback requirements, and outdoor use areas – ZC-006089-2023

Chair Conlin 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 August 4, 2023.

It was noted that a memo with comments from a resident had been provided and time was given to the Commission to read those comments.

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

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Planning and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

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

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, presented the application to amend the PUD, which was approved about a year ago, citing marketing issues pertaining to infrastructure and the lack of garages with the previous concept as the reason for the change. The new proposal is for attached multi-family units in 6, 8, 10 and 12-plex designs with the least dense closest to the northern residential area, and the highest density to the interior of the development. Buffering has been increased to the north and east, with plantings included which are fast growing. Setbacks will be 35' except on the east side which will be 33' including a landscaped berm. A 6' opaque fence will be added on the north side adjacent to Coachlight.

Mr. Culp noted the balconies and garages which will provide storage as well as interest to the elevations and noted that the garages have been organized into a courtyard, rather than lining the perimeter of the site.

Brian Portz, Development Services Planner, added that the zoning is already in place for multi-family, and will allow up to 236 units on the site. The amendment is the details of the change of the units from what was proposed before.

Chair Conlin asked if there are similar multi-family projects in the area. Planner Portz responded that there are apartment buildings just west of 88th Street and to the north of that location are duplexes. He added that these will have more units overall but are designed to appear less obtrusive.

Chair Conlin asked if there are any traffic concerns. Planner Portz responded that the traffic study analysis recommends a 4-way stop at the intersection of 85th and Coachlight. He noted there is a slight increase in anticipated traffic with the PUD, however it is less than would have been with the original zoning for office use.

Gary Ladd, 8535 Coachlight Drive, stated he lives on the NW corner of 85th and Coachlight. Mr. Ladd questioned whether the development would be rental units. Commissioner Crowley affirmed that it will be.

Mr. Ladd presented objections to the development, stating it would lower the property values in his neighborhood, and could create traffic issues for a single-family residence with young children located adjacent to the site. He asked if additional housing was planned along the east side of the road from 85th down to Mills Civic Parkway. Chair Conlin noted that the applicant was nodding that there is.

Mr. Ladd noted there was not one stop light along Coachlight between 74th and 91st Street, with a lot of traffic coming through from Waukee and Grand Prairie Parkway. There is construction ongoing along Coachlight and he believes that will become a main

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drag. He added that there are multiple school bus stops along this route which will contribute to traffic concerns from Mills Civic to Bridgewood.

Chair Conlin asked if anyone else from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Davis, seconded by Commissioner Hatfield, the Planning and Zoning Commission approved a resolution recommending the City Council approve the ordinance amendment.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There was 1 New Business item.

Item 4a – Lot 2, West Lakes Office Park Plat 15, 7120 University Avenue – Approve Site Plan to allow construction of a multi-tenant retail building – Fore Right, L.C. and West Lakes Commercial, LLC – SP-006070-2023

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Urbandale, presented the application on behalf of West Lakes Commercial LLC. He noted the location along University Avenue west of Jordan Creek Parkway, and adjacent to a newly built Chase Bank. The design is a typical multi-use retail building, with 360-degree architecture, with underground detention, and access points remaining the same as they’ve always been for this parcel.

Chair Conlin asked if he was in agreement with the conditions of approval. Mr. Arp stated he was.

Kate DeVine, Development Services Associate Planner, clarified that this item has no conditions of approval, and stated she had nothing to add to the Staff Report.

Chair Conlin 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 Crowley, the Planning and Zoning Commission approved a resolution recommending approval of the site plan, subject to the applicant meeting all City Code requirements.

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

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Motion carried.

Item 5 – Staff Reports

The next meeting is scheduled for Monday, August 28, 2023.

Item 6 – Adjournment

Chair Conlin adjourned the meeting at 5:48 p.m.



Jennifer Canaday, Recording Secretary



Andrew Conlin, Chair