

# PLANNING AND ZONING COMMISSION

PZ AF 12-27-2023

Vice Chairperson Shaw called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Wednesday, December 27, 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: Costa, Crowley, Davis, Hatfield, McCoy, Shaw .....Present  
Conlin.....Absent

## Item 1- Consent Agenda

### **Item 1a – Minutes of the meeting of December 11, 2023**

Vice Chair Shaw asked for any comments or modifications to the December 11, 2023, minutes.

Moved by Commissioner Costa, seconded by Commissioner McCoy, the Planning and Zoning Commission approved the December 11, 2023, meeting minutes.

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

Motion carried.

## Item 2 – Public Hearings

There was one (1) Public Hearing item.

### **Item 2a – Grand Avenue Reconstruction Project – Vacate 23,398 sq. ft. of right-of-way of Grand Avenue – City of West Des Moines – VAC-006290-2023**

Vice Chair Shaw 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 **December 20, 2023**.

Vice Chair Shaw 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.

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

Motion carried.

Ben McAlister, Principal Engineer, summarized the request to vacate excess right-of-way along Grand Avenue which is no longer needed with the intent to convey the City’s interest in the excess property to the adjacent landowner.

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

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Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Planning and Zoning Commission approved a resolution recommending the City Council approve the vacation.

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

### **Item 3 – Old Business**

There were no Old Business items to address.

### **Item 4 – New Business**

There were four (4) New Business items.

#### **Item 4a – Microsoft DSM 42, 11100 Booneville Road – Approve Major Modification to Site Plan to allow construction of a data center building – Microsoft Corporation – MaM-006237-2023**

Ryan Hardisty, Civil Design Advantage, 4121 NW Urbandale Dr, Urbandale, provided a brief summary of the data center building to be added to an existing site, which will be identical to the buildings previously constructed. He noted the agreements with the City pertaining to landscaping buffering, which involves replacing required parking lot trees with shrubs, and placing those required trees in the buffer area. This is needed to the use of security cameras in the parking area. The City has also previously agreed to allow clean gravel in lieu of required grass in areas adjacent to the buildings to keep building HVAC filters performing optimally.

Commissioner Crowley asked the size of the building. Mr. Hardisty stated the building is approximately 250,000 sf, which is the same as DSM 41.

Vice Chair Shaw asked if all of the buildings are identical. Mr. Hardisty responded that they are.

Vice Chair Shaw asked if the applicant is in agreement with Staff Requirements and Conditions of Approval. Mr. Hardisty affirmed that they are.

Brian Portz, Development Services Planner, added that the conditions of approval are the same as for the last building built on this site.

Development Coordinator Linda Schemmel noted that there had been an email exchange with Vice Chair Shaw prior to the meeting pertaining to items 4a and 4b, and asked whether Vice Chair Shaw would like to go through those questions and responses at this time. Vice Chair Shaw responded that in the interest of saving time, it was not necessary to go through the comments during the meeting. She requested that the comments be added to the minutes for the benefit of residents, as they provide background for items 4a and 4b.

Vice Chair Shaw 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 Crowley , seconded by Commissioner Davis, the Planning and Zoning Commission approved a resolution recommending approval of the Major Modification, subject to the following conditions:

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- 1. The City Council agreeing to not require landscape islands in the parking lot as required by City Code due to security concerns with trees in the parking lot. Required parking lot trees shall be added to the buffer plantings.
- 2. The City Council allowing shrubs in lieu of trees to be planted within parking lot islands due to security concerns with trees in the parking lot. Required parking lot trees shall be added to the buffer plantings.
- 3. The City Council allowing gravel to be implemented around industrial buildings on the site to allow access to utility structures for maintenance purposes.

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

**Item 4b – Microsoft DSM 43, 11100 Booneville Road – Approve Major Modification to Site Plan to allow construction of a data center building – Microsoft Corporation – MaM-006238-2023**

Ryan Hardisty, Civil Design Advantage, 4121 NW Urbandale Dr, Urbandale, noted that DSM 43 is a copy of DSM 42, and will be located directly south of the previous item.

Vice Chair Shaw asked if the applicant was in agreement with Staff Requirements and Conditions of Approval. Mr. Hardisty replied that they are.

Brian Portz, Development Services Planner, stated he had nothing to add.

Vice Chair Shaw 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 McCoy, the Planning and Zoning Commission approved a resolution recommending approval of the major modification, subject to the following conditions:

- 1. The City Council agreeing to not require landscape islands in the parking lot as required by City Code due to security concerns with trees in the parking lot. Required parking lot trees shall be added to the buffer plantings.
- 2. The City Council allowing shrubs in lieu of trees to be planted within parking lot islands due to security concerns with trees in the parking lot. Required parking lot trees shall be added to the buffer plantings.
- 3. The City Council allowing gravel to be implemented around industrial buildings on the site to allow access to utility structures for maintenance purposes.

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

**Item 4c – Amend the Grand Avenue Redevelopment Plan to add an additional property to the redevelopment area – City Initiated – MI-006293-2023**

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Brian Portz, Development Services Planner, provided a drawing showing the existing Grand Avenue Redevelopment area and noting the property to be added. He stated that the Val Air Ballroom is undergoing a remodel and is partially funded through Historical Tax Credits with the State of Iowa. The building renovation is maintaining a Mid-Century Modern look.

Commissioner Costa asked the benefit to Val Air by being added to the district. Development Coordinator Schemmel stated the Val Air Ballroom shares similar characteristics with the Grand Avenue Redevelopment area, and this will connect it visually to the area.

Commissioner Costa asked if being added to the Redevelopment Area would put additional onus on the owner. Ms. Schemmel responded that they would be required to maintain the landscaping and benches to be added to the streetscape after reconstruction of Ashworth Road.

Commissioner Crowley asked if there are any tax increment financing or other tax incentives for this development. Ms. Schemmel replied that there is funding from the City, and from the State's Historic Preservation Office and a couple other Economic Development funding sources, however she does not have those details.

Commissioner Costa commented that the reason, perhaps was to make available these incentives which might not be available if they weren't in the redevelopment area. Ms. Schemmel agreed that it gives a reason for the incentives already being worked on.

Vice Chair Shaw 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 amendment.

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

### **Item 4d – 510 S 19<sup>th</sup> Street Warehouse, 510 S 19<sup>th</sup> Street – Approve Major Modification to Site Plan to allow construction of a warehouse – Dan Southwick – MaM-006084-2023**

Dan Southwick, Bishop Engineering, 3501 104<sup>th</sup> St, Urbandale, presented their request to construct an additional warehouse on an existing lot, which will enable them to move deliveries in and out. He pointed out the location of the detention area to handle storm runoff from the new pavement, and noted there will be a vacation of right-of-way for an area along S 19<sup>th</sup> Street.

Commissioner Crowley asked if there were dock doors or drive-in doors. Mr. Southwick pointed out the area for drive in and semi-truck delivery.

Vice Chair Shaw asked if the applicant was in agreement with Staff Recommendations and Conditions of Approval. Mr. Southwick stated they are.

Emani Brinkman, Development Services Associate Planner, informed that she had nothing to add to the Staff Report, and that there were no outstanding issues.

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Vice Chair Shaw 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 McCoy, seconded by Commissioner Davis, the Planning and Zoning Commission approved a resolution recommending approval of the major modification, subject to meeting all City Code requirements.

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

**Item 5 – Staff Reports**

The next meeting is scheduled for Monday, January 8, 2023.

**Item 6 – Adjournment**

Vice Chair Shaw adjourned the meeting at 5:45 p.m.

  
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Jennifer Canaday, Recording Secretary

  
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~~Tina Shaw, Vice Chair~~  
Andy Conlin, Chair