

PLANNING AND ZONING COMMISSION

PZ AF 01-08-2024

Chairperson Conlin called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Monday, January 8, 2024, 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, Crowley, Davis, Hatfield, McCoy.....Present
Shaw.....Absent

NOTE: Commissioner Hatfield was present online however was not able to be heard until later in the meeting. A second roll call was taken prior to the Public Hearing vote, and Commissioner Hatfield was able to vote.

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of December 27, 2023

Chair Conlin asked for any comments or modifications to the December 27, 2023, minutes.

Moved by Commissioner Crowley, seconded by Commissioner Davis, the Planning and Zoning Commission approved the December 27, 2023, meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – Jordan Ridge, West of S. Jordan Creek Parkway and south of Stagecoach Drive – Amend the Jordan Ridge Planned Unit Development Ordinance to change the housing type allowed in Parcel E – Rock Equity Holdings II LLC – ZC-006280-2023

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 December 29, 2024.

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

PLANNING AND ZONING COMMISSION

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

Motion carried

Nick Jensen, Caliber, 720 S 68th Street, West Des Moines, explained the application to allow a luxury condominium building to be built in an area previously approved for attached townhomes. He noted that the topography is challenging for townhomes. The design planned is similar to a building they constructed in Ankeny. This building will be a boutique style, including 28 units ranging in size, and in the \$500,000 to \$2,000,000 price range.

Commissioner Crowley asked if this is similar to the Collier building in Ankeny. Mr. Jensen stated it will be. He provided some visual images of elevations and a preliminary site plan. The main access to the site will be off Jordan Creek Parkway.

Commissioner Crowley asked the density per acre. Mr. Jensen responded that there will be 28 units on 8 acres.

Brian Portz, Development Services Planner, added that the PUD was originally written to not allow stacked apartments as proposed. The intent was to have a mix of different styles of homes in the neighborhood, and Staff believes this will still be achieved and support this PUD amendment to allow Caliber’s proposed design.

Chair Conlin 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.

A second roll call was taken, and Commissioner Hatfield was able to join the meeting by remote.

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Planning and Zoning Commission approved a resolution recommending the City Council approve the PUD amendment.

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

Motion carried

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

The next meeting is scheduled for Monday, January 22, 2024.

PLANNING AND ZONING COMMISSION

Item 6 – Adjournment

Chair Conlin adjourned the meeting at 5:36 p.m.

Andrew Conlin, Chair

Jennifer Canaday, Recording Secretary