

PLANNING AND ZONING COMMISSION

PZ AF 02-12-2024

Vice Chair Shaw called the regular meeting of the Planning and Zoning Commission to order at 5:31 p.m. on Monday, February 12, 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: Costa, Crowley, Davis, Hatfield, Shaw.....Present
Conlin, McCoy.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of January 8, 2024

Vice Chair Shaw asked for any comments or modifications to the January 8, 2024, minutes.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Planning and Zoning Commission approved the January 8, 2024, meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There were no Public Hearing items.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were four New Business items.

Item 4a –South Branch Plat 2, 3074 SE 42nd Street – Approve a Full Site Plan to allow construction of an approximately 76,800 sq. ft. multi-tenant warehouse building. SBBP JV21. L.L.C. – PPSP-006205-2023

Dan Carlson, 12591 University Ave, Suite 200, Clive, informed that he was representing SBBP JV21 LLC for the request for approval of a full site plan for the construction of a warehouse building. A partial site plan approval was granted previously, and the applicant has wrapped up City comments and is seeking full approval. He confirmed that the applicant agrees with Staff recommendations and conditions of approval.

Kara Tragesser, Development Services Planner, stated she 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 Crowley, seconded by Commissioner Davis, the Planning and Zoning Commission approved a resolution recommending approval of a Site Plan, subject to the following conditions of approval:

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1. The City Council deferring the installation of sidewalks until such time that roadway grades have been set. Prior to City Council consideration of the associated Final Plat, the developer/applicant shall execute a Sidewalk Agreement committing to the installation of sidewalks along the area included in this Preliminary Plat upon notification by the City that sidewalks are to be installed. Additionally, if deemed necessary by the City, the applicant shall provide the appropriate surety to ensure future construction of the sidewalks.
2. The developer/applicant acknowledging and agreeing to the payment to MidAmerican Energy the necessary prior to the City Council's consideration of the full Site Plan.

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

Item 4b – Cross Creek, 2475 SE 1st Street – Approve a Preliminary Plat to create twenty-three lots for Single Family Residential development, one outlot and one street lot – Savannah Homes, Inc. – PP-006173-2023

Keven Crawford, Cooper Crawford & Associates, 475 S 50th St, Suite 800, West Des Moines, noted Ted Grob with Savannah Homes was present for their request for approval of a preliminary plat to construct 23 single family homes on 6.3 acres. He thanked staff for working with them through the multiple issues caused by site topography, wetlands, drainage, and the WRA. Mr. Crawford concluded that they were in agreement with staff recommendations and conditions of approval.

Kate DeVine, Development Services Planner, stated she had nothing to add to the Staff Report as presented.

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 Crowley, the Planning and Zoning Commission approved a resolution recommending approval of the Preliminary Plat subject to the following conditions of approval:

1. Applicant acknowledging and agreeing that the Stormwater Management Plan (SWMP) and Storm Water Pollution Prevention Plan (SWPPP) will be updated to address remaining comments to staff's satisfaction prior to proceeding to City Council.
2. City Council granting a waiver of a 30' Landscape Buffer along Veterans Parkway and accepting in lieu thereof the installation of trees in the common area immediately adjacent to the rear lot line of lots 11, 12, and 13 towards fulfilling the intent of the buffer. Said trees shall be installed prior to the issuance of a final occupancy permit for the last dwelling constructed on lots 11, 12, or 13.
3. The City Council granting a deferral of the installation of the public sidewalk along Veterans Parkway until such time that Veterans Parkway is widened, and/or sidewalks are implemented as part of development of ground on either side of this subdivision, and/or the City Council otherwise directs the installation of the sidewalk.

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

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Motion carried.

Item 4c – Microsoft DSM 16, 1475 SE Maffitt Lake Road – Approve Major Modification to Site Plan to allow construction of a data center building – Microsoft Corporation – MaM-006298-2024.

Ryan Hardisty, Civil Design Advantage, 4121 NW Urbandale Dr, Urbandale, informed that Microsoft was adding a third data center to the location approved last year by City Council. He added that the applicant is in agreement with Staff recommendations and conditions of approval.

Brian Portz, Development Services Planner, noted that the conditions of approval relating to required shrubs and trees in the parking area are the same as they have been for each of the other data centers on the site.

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 Crowley, the Planning and Zoning Commission approved a resolution recommending approval of major modification to site plan subject to the following conditions of approval:

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. The applicant shall however add the required parking lot trees 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. The applicant shall however add the required parking lot trees 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, Shaw.....Yes
Conlin, McCoy.....Absent

Motion carried.

Item 4d – Microsoft DSM 17, 1475 SE Maffitt Lake Road – Approve Major Modification to Site Plan to allow construction of a data center building – Microsoft Corporation – MaM-00 6299-2024.

Ryan Hardisty, Civil Design Advantage, 4121 NW Urbandale Dr, Urbandale, presented the application for a fourth data center at this same location, with the applicant in agreement to Staff conditions of approval.

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.

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

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. The applicant shall however add the required parking lot trees 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. The applicant shall however add the required parking lot trees 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, Shaw.....Yes
 Conlin, McCoy.....Absent
 Motion carried.

Item 5 – Staff Reports

The next meeting is scheduled for Monday, February 26, 2024.

Item 6 – Adjournment

Vice Chair Shaw adjourned the meeting at 5:39 p.m.



 Jennifer Canaday, Recording Secretary



 Tina Shaw, Vice Chair