

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Training Room**

Monday, May 6, 2024

Attending:

Council Member Matt McKinney	Planner Brian Portz
Council Member Renee Hardman	Planner Kara Tragesser
Deputy City Manager Jamie Letzring	Planner Karen Marren
Deputy City Attorney Jessica Grove	Associate Planner Kate DeVine
Development Director Lynne Twedt	Parks & Recreation Director Ryan Penning
Development Coordinator Linda Schemmel	Parks & Recreation Superintendent Marco Alvarez
Building Official Dennis Patrick	City Engineer Brian Hemesath
Principal Engineer Ben McAlister	Community & Economic Dev Director Ryan Moffatt

Guests: Item #1 -

Randy Steig
Ralph O. Lane
Dave Carlson, VFW Post 8879

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 AM.

1. Discussion Items – None

2. Upcoming Projects – A map was provided with a brief description of each:

- a. Legacy Woods, 2251 Fuller Road: Master plan of arboretum including Heritage Center, trails, parking, and shelter – MP-006429-2024

Planner Tragesser informed that Parks & Rec Director Penning and Superintendent Alvarez were present, as were three members of the VFW Post 8879. She noted that this is a Master Plan, and not a Site Plan, introducing first concepts for the former Nazarene (*aka, Walnut Creek*) Church Camp. This master plan includes a new Heritage Center building. The other buildings shown would be Bennett School and a log cabin. The site would also include parking, trails, picnic and viewing areas, landscaping, and a nature sanctuary. Site Plans will be reviewed at a future date.

Council Members Hardman and McKinney invited the guests from the VFW to introduce themselves and share their comments. Randy Steig, President of the Veterans of Valley Junction introduced Ralph Lane and Dave Carlson, stating their group of 110 members, with a 25 member women's auxiliary, have outgrown their current space. Mr. Carlson expressed interest in being part of the Legacy Project using private fundraising to add a museum and event center for historical and educational purposes. They have established a 501(c) non-profit organization to raise funds.

Council Member McKinney thanked them for their interest and asked Planner Tragesser if she was the appropriate contact for them moving forward.

Parks and Recreation Director Penning indicated that there are a lot of potential ties with the Heritage Center, with the West Des Moines Historical Society, adding that they can start those conversations between Parks & Rec, the Historical Society, and the VFW organization. Director Penning noted that

the primary obstacle is fundraising. The City purchased the land back in June 2023, but all funds going forward will be from the private sector. There's a fundraising campaign going on right now; so far about \$1M has been raised. After expenses, about \$900,000 remains. Council Member Hardman asked who has those funds. Director Penning replied that a 28E Agreement has been established between the City of West Des Moines and the Community Foundation of Greater Des Moines to facilitate the development of Legacy Woods. The Foundation serves as a fiscal sponsor for the Legacy Woods project. That will be more of a Historical Society project, which the city will help with. He concluded that he would get them in contact with the right people.

Council Member Hardman thanked the guests for their interest.

Deputy City Attorney Grove asked Director Penning if Council was aware of the pending transfer of a three-acre parcel. Director Penning replied that it's been discussed and explained the Historical Society owns three acres of property adjacent to the Jordan House which they are going to give back to the city as part of this project. City Legal Staff is working on the transfer, which will take about a month. Deputy City Attorney Grove added a caveat to this transfer in that they want to retain exclusive use of the shed currently on the property.

- b. Winchester Public House, 224 5th St: Allowance for patio expansion of the Winchester Public House (BOA authority) – PC-006418-2024
- c. Pavilion Park Plat of Survey, SE corner of EP True Pkwy and Wendover Lane: Creation of 23.85-acre parcel from the larger 265-acre Pavilion Park development for transfer of ownership – POS-006420-2024

Council Member McKinney asked how many homes will be developed. Planner Portz replied between 60-65 single family.

- d. Woodland Estates Plat 4, 9510 Mills Civic Pkwy: Subdivision for 21 single-family lots, 1 public street lot and 1 outlot – PP-006414-2024

Council Member McKinney asked if this project was platting. Associate Planner DeVine affirmed that they are preparing the preliminary plat and final plat.

- e. Valley West Mall, 1551 Valley West Drive: Amend Comprehensive Plan land use from Regional Commercial to Multi-Use High and establish a PUD designating Regional Commercial, Office, Light Industrial (no external components or activities) and High-Density Residential zoning to govern allowance of future uses and site development. – CPAZC-006423-2024

Director Twedt informed that there are no current development plans or future tenants for the site; the City desires to allow a variety of uses including residential and light industrial as long as it has no external impact. The new PUD will allow different uses, however a Master Concept Plan will be required for the whole site prior to redevelopment.

Council Member McKinney asked if the surrounding area was included. Director Twedt stated the adjacent sites are not included noting the City is allowing assignment of the new Comp Plan land use classifications as parcels are developed/redeveloped. The PUD will encompass 60 acres of mixed use.

Council Member Hardman questioned the inclusion of light industrial. Director Twedt replied that only low or light industrial use would be allowed and only those which had no external components. Council Member Hardman pointed out that West Bank has a vested interest in what goes on at this site. Director Twedt agreed, stating there could be specific use restrictions within the PUD.

Council Member McKinney noted it will signal interest in working with folks, but it is still mired up in legal issues.

- f. Prime 39, 940 76th Street: Preliminary Plat and Site Plan for construction of a 38-unit townhome development – PPSP-006320-2024

3. Minor Modifications & Grading Plans

- a. West Glen Apartments, 704 13th St: Construction of 10x15' trash enclosure – MML1-006407-2024
- b. DSM 16 & 17, 1475 SE Maffitt Lake Rd: Construction of 10'x18' trash enclosures by loading docks – MML1-006408-2024 & MML1-006409-2024
- c. Legacy Bridge, 5810 Grand Ave: modify landscape plan – MML1-6416-2024
- d. 1616 Fuller, Install fence around rear yard – MML1-006425-2024
- e. Farmer's Mutual Hail, 6785 Westown Pkwy: Install fence around patio – MML1-006428-2024
- f. University Sports Patio, 9250 University Ave, Ste 117: Install canopy over existing patio – MML1-006431-2024
- g. Taco Bell, 1570 22nd Street: Façade modifications – MML1-006443-2024
- h. Valley View Water Tower, 301 88th St: Construction of aquifer storage and recovery system – MML2-006412-2024
- i. Winchester Public House, 224 5th St: Addition of approx. 2,300sf patio – MML2-006419-2024
- j. Westbrook Apartments, 4001 EP True Pkwy: Update decks, replace stairs and new AC unit pads with screening – MML2-006426-2024

4. Other Matters - None.

Council Member McKinney commented that there are 121 new rooftops planned, assuming all the development presented today goes forward. He stated he looks forward to seeing how we're doing this year compared with last year. He noted that he was surprised to hear recently in a Commercial Real Estate Forum, that the City of Des Moines had more permits issued this year than in the past 7 years.

The meeting adjourned at 7:47 AM. The next regularly scheduled Development and Planning City Council Subcommittee is May 20, 2024.

Lynne Twedt, Development Services Director

Jennifer Canaday, Recording Secretary