

PLANNING AND ZONING COMMISSION

PZ AF 05-28-2024

Chairperson Shaw called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Tuesday, May 28, 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, ShawPresent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of May 13, 2024

Chair Shaw asked for any comments or modifications to the May 13, 2024, minutes.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Planning and Zoning Commission approved the May 13, 2024, meeting minutes.

Vote: Conlin, Costa, Crowley, Davis, Hatfield, McCoy, ShawYes
Motion carried.

Item 2 – Public Hearings

There was (1) Public Hearing item.

Item 2a – Valley West Mall, 1551 Valley West Drive – Amend Comprehensive Plan Land Use Map to designate Multi-Use High land use and Establish the Valley West Mall Planned Unit Development Ordinance to provide for the redevelopment of the property – Valley West Mall, LLC – CPAZC-006423-2024 (Deferred from May 13, 2024)

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 May 3, 2024.

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 Davis, 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: Conlin, Costa, Crowley, Davis, Hatfield, McCoy, ShawYes
Motion carried.

The applicant was not present. Development Services Director Lynne Twedt informed the Commission that the applicant had a conflict with a family school event and was unable to present their item. She stated that the Commission could choose to defer a decision on the item until the applicant could be present, or they could proceed as scheduled.

Chair Shaw asked Director Twedt to share staff comments. Director Twedt stated that the amendment is intended to expand the uses allowed on the site currently occupied by Valley West Mall to allow for more opportunity for redevelopment. Staff have been working with the Spinosa

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Group to explore options such as allowing commercial, office, light industrial with no external impact, and multi-use high residential. This fits the Comp Plan intent to apply Multi-Use High to the area. Staff will require review of a Master Plan for the site prior to redevelopment approval. Replatting will not be allowed prior to Master Plan approval.

Commissioner Costa asked how Spinosa is related to the mall redevelopment. Director Twedt responded that they are helping locate developers to redevelop the site.

Commissioner Crowley asked if Spinosa represents the Receivership. Director Twedt said they are working with the Receiver to find developers interested in redeveloping the Mall.

Commissioner Conlin asked if this action is the starting flag for the next development phase, and whether there is anything that gives the city pause. Director Twedt responded that it is intended to help toward redevelopment and that there is no concern with Spinosa. The Spinosa group has been working with Community & Economic Development and Development Services to draft the PUD.

Commissioner Costa asked what the benefit is to have this action prior to a Master Plan proposal. Director Twedt replied that this sends a message to potential developers that the city is open to these types of activities and is hoping for more mixed use. The city would like more intensity, density, and some residential included.

Commissioner Costa clarified that the city is not interested in having a bunch of outlots. Director Twedt stated they are not, unless the Master Plan shows how it will work as a whole site. Commissioner Crowley agreed that it made sense.

Commissioner Costa commented that the city might throw money at it. Director Twedt stated that Community & Economic Development will work through incentives once an acceptable master plan is provided. She added that it will take a special developer to take over the site. It is believed that the Von Maur store is fine, but there needs to be repair to the mall roof, parking garage and electrical system. Staff's goal is to keep it from becoming a hodge podge of parceled off outlots.

Commissioner Costa asked if conceptually one developer wanted to do 8 outlots, would the city be opposed. Director Twedt replied that the city would not necessarily be opposed, they would need to see the master plan first.

Commissioner Davis commented that high rise apartments would be an allowed use and asked what if someone wanted to occupy the center of the site. Director Twedt stated they would need to show that it was cohesive to the overall concept and had access.

Commissioner Davis concluded that this is a great start.

Chair Shaw asked if the City Engineer would like to comment on the Traffic plan. City Engineer Hemesath indicated he did not wish to comment at this time. Chair Shaw commented that the onus and cost would be on the developer.

Chair Shaw asked if anyone from the audience would like to speak to this item.

Srijan Karim, 1226 28th Street, stated he lives near the site and appreciated the Commission bringing this up. He stated this is a very bold plan and commented that it needed to happen five to ten years back. There is a tremendous possibility to create a fantastic mixed-use site at this

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60-acre lot, and potential for a very unique area. He asked that the commissioners keep an open mind regarding reducing parking requirements for an incoming developer as the site is surrounded by empty lots. He asked that the commission keep an open mind on the possibilities.

As there were no other public comments, Chair Shaw closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Conlin, seconded by Commissioner McCoy, the Planning and Zoning Commission approved a resolution recommending the City Council approve the Comp Plan Land Use Map Amendment.

Vote: Conlin, Crowley, Davis, Hatfield, McCoy, ShawYes
Costa.....Abstained
Motion carried.

Moved by Commissioner Hatfield, seconded by Commissioner Conlin, the Planning and Zoning Commission approved a resolution recommending the City Council approve the establishment of the Valley West Mall Planned Unit Development Ordinance.

Commissioner Costa was asked if he wished to comment on his abstention. Commissioner Costa stated he would have preferred to hear the applicant's comments prior to voting.

Vote: Conlin, Crowley, Davis, Hatfield, McCoy, ShawYes
Costa.....Abstained
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, June 10, 2024.

Item 6 – Adjournment

Chair Shaw adjourned the meeting at 5:47 p.m.



Tina Shaw, Chair



Jennifer Canaday, Recording Secretary