

PLANNING AND ZONING COMMISSION

PZ AF 07-22-2024

Chairperson Shaw called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Monday, July 22, 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, Hatfield, McCoy, Shaw.....Present
Costa, Davis, Crowley.....Absent

Item 1- Consent Agenda

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

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

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

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

Motion carried.

Item 2 – Public Hearings

There were 2 Public Hearing items.

Item 2a – Val Air Ballroom PUD, 301 Ashworth Road – Amend the Val Air Ballroom Planned Unit Development Ordinance to allow additional iconic signage – VAB, LLC – ZC-006495-2024

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 July 17, 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 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.

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

Motion carried.

Jessie Kintz, DEV Partners, 740 18th Street, Des Moines, presented the request for a PUD amendment to allow a decal on the Ashworth-facing façade of the Val Air Ballroom. She informed that the sign will be 36’ wide and the letters 4’ high. The intent is to reestablish the historical sign to the site.

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Brian Portz, Development Services Planner, added that the sign exceeds the allowable square footage allowed for the building however Staff are in agreement with amending the PUD to support the historical feature.

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.

Roll Call was retaken, with the arrival of Commissioner Costa at 5:45.

Roll Call: Conlin, Costa, Hatfield, McCoy, Shaw.....Present
Davis, Crowley.....Absent

Commissioner Costa confirmed that he had reviewed the Staff Report and was prepared to vote.

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

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

Motion carried.

Item 2b – West Grand Business Park, North and south sides of Grand Avenue between S. 60th Street and S. 88th Street – Amend the Comprehensive Plan Land Use Map to designate Multi-Use Medium land use and Amend the West Grand Business Park Planned Unit Development Ordinance to modify regulations for Parcels 3, 4, 5 & 6 within the PUD for entertainment, commercial and multi-family development – WDM Entertainment, LLC – CPAZC-006091-2023

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 July 17, 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 Costa, seconded by Commissioner Hatfield, 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, Hatfield, McCoy, Shaw.....Yes
Davis, Crowley.....Absent

Motion carried.

Matt Brown, Formation Group, on behalf of WDM Entertainment, presented their request to amend the land use and PUD as described for parcels 3-6 of the West Grand Business Park.

Director Twedt supplied a Memo to the Commissioners stating that Parcel 6 is no longer being purchased and the current owner does not want any changes to their parcel. The amendment and PUD request language will be adjusted to reflect this change prior to being presented to

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Council for approval. *(Staff provided a memo with revised resolutions and PUD Ordinance with mark-up showing the necessary changes to remove parcel 6.)*

Michael Sherzan, 6775 Booneville Road, informed that he and his wife live directly north of this site, and he had questions pertaining to the timing of the project. He asked the chronological order of the development, and whether funds have been raised. Mr. Sherzan added that he has been receiving calls from Pheasant Ridge residents.

Matt Brown, Formation Group, responded that the PUD is in motion, the next step will be to purchase the parcel, and investors are lined up. All of it is contingent on approvals along the way. What is shown today is a Concept Plan comprised of four parts, including a water park and convention center complex. There are plans also for LMI housing and a commercial development.

Mr. Sherzan asked if the amended zoning changes the number of stories allowed for any proposed buildings.

Brian Portz, Development Services Planner, responded that the hotel is planned to be 7 stories tall, approximately 100 feet. The zoning code will allow that height if the building is set back from the property line accordingly. He added that the developer is still working out those details of the actual site plan.

Mr. Sherzan asked if the location of stoplights and plans for changes impacting Booneville road are known. Ben McAlister, Principal Engineer, responded that the developer is still in the planning stages regarding the Public Improvements, and there has not yet been a Traffic Analysis study performed. All of those items mentioned by Mr. Sherzan will be a part of that analysis.

Chair Shaw asked what will trigger the traffic analysis. Engineer McAlister replied that Staff will complete a study once the square footage of all the proposed uses has been provided.

Mr. Sherzan asked for affirmation that his understanding is correct that this meeting is to approve the zoning change, that this is a concept plan with financing still to be raised, and that the development will require approval by City Council at a later date.

Director Lynne Twedt informed that this approval is the first step, which will amend the comprehensive plan and put the zoning in place to allow the uses. The next step may include subdividing the lot into different parcels through a platting process if individual lots are desired. There will also be a site plan process for all areas that are to be developed. This may come through as one big site plan, or individual pieces for each part of the site. Those plans will start giving us more of the details.

Ms. Twedt clarified the hotel/conference center parcel is under PCP zoning which allows 60 feet of height; however, for every 10 feet of additional setback provided, another 12 feet of height can be added to the building. There is no maximum height as long as the building meets setback requirements.

The multi-family is different as it has a lower starting height, but has the same provision that it can be moved back to accommodate extra height needed.

Chair Shaw asked if anyone else 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 Costa, seconded by Commissioner Hatfield, the Planning and Zoning Commission approved a resolution recommending the City Council approve amending the comprehensive plan land use map.

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

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

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were two New Business items.

Item 4a – Forest Place (formerly known as High Point), Generally north and south of future Stagecoach Drive extension and between S. 81st Street and the future extension of S. 85th Street – Approve a Preliminary Plat to create 101 lots for Single Family Residential development, 4 Outlots and 5 Street Lots – High Point Group, LLC – PP-006459-2024

Lynne Twedt, Director of Development Services, informed the Commission that Staff are requesting the withdrawal of this item to be returned at a later date, to allow for additional discussion with the Fire Marshal regarding necessary improvements to allow construction and occupancy of specific lots. It is anticipated that the item will return at the August 12, 2024 meeting.

Moved by Commissioner Costa , seconded by Commissioner Hatfield, the Planning and Zoning Commission approved a motion to withdraw the item.

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

Item 4b – Woodland Estates Plat 4, 9510 Mills Civic Parkway – Approve a Preliminary Plat to create 21 lots for Single Family Residential Development, 2 Outlots and 1 Street Lot – Silo 9 Plat 1, LLC – PP-006414-2024

Jared Murray, Civil Design Advantage, 4121 NW Urbandale Dr, Urbandale, stated he was presenting on behalf of Silo 9 for approval of the preliminary plat. He noted the location and number of lots to be created. Sewer is existing onsite as part of a City project. Mr. Murray noted the water location and detention areas.

Chair Shaw asked if the applicant is in agreement with Staff Recommendations and Conditions of Approval. Mr. Murray indicated they are.

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

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 preliminary plat, subject to the following conditions:

1. The developer acknowledging that vehicles backing out onto S. 95th Street is prohibited. The developer agrees to inform and required buyers of lots that front to and/or access directly to S. 95th Street that all turns onto S. 95th Street must be in a forward movement. Additionally, the developer shall implement measures during the sale of the lot and their approval of a dwelling's layout on the lot to be such to ensure that the design of the garage(s) and driveway accommodates and promote vehicles to be able to orient for forward movement from the lot onto S. 95th Street.
2. The City Council granting allowance of the placement of Public Utility Easements (PUEs) in the front yard of all lots.
3. The applicant acknowledging that an irrevocable offer of Future Right-of-Way (Outlot Z) will need to be completed at time of the Final Plat.

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

Item 5 – Staff Reports

The next meeting is scheduled for Monday, August 12, 2024.

Item 6 – Adjournment

Chair Shaw adjourned the meeting at 5:54 p.m.



 Jennifer Canaday, Recording Secretary



 Tina Shaw, Chair