

PLANNING AND ZONING COMMISSION

PZ AF 08-12-2024

Chairperson Shaw called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Monday, August 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, McCoy, ShawPresent
Conlin.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of July 22, 2024

Chair Shaw asked for any comments or modifications to the July 22, 2024 minutes.

Moved by Commissioner Costa, seconded by Commissioner McCoy, the Planning and Zoning Commission approved the July 22, 2024 meeting minutes.

Vote: Costa, Crowley, Davis, Hatfield, McCoy, ShawYes
Conlin.....Absent

Motion carried.

Item 1b – Revised Minutes of the meeting of June 24, 2024

Chair Shaw noted that the minutes had been revised to reflect the abstention of Commissioner Hatfield from the vote approving the Minutes of June 10, 2024.

Moved by Commissioner Davis, seconded by Commissioner McCoy, the Planning and Zoning Commission approved the June 24, 2024 revised meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – Westown Residences, 3530 Westown Parkway, CPAZC-006463-2024

Chair Shaw informed that there was a memo on the dais requesting the withdrawal of this item. She asked Staff if they had any comment to provide. Development Coordinator Linda Schemmel stated she had no information to add, but since it's a public hearing, a motion is needed to withdraw.

Commissioner Crowley stated that there had been a transaction for that property where the people wanted to change the zoning and they've now gone away. Ms. Schemmel agreed that it appeared that they were not able to come to an agreement on the site development.

Following Staff's comments, Chair Shaw asked for continued discussion or a motion.

PLANNING AND ZONING COMMISSION

Moved by Commissioner Hatfield, seconded by Commissioner Costa, the Planning and Zoning Commission accepted the withdrawal of item 2a.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There was 1 New Business item.

**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
Continued from July 22, 2024**

Jared Murray, Civil Design Advantage, 4121 NW Urbandale Dr, Urbandale, presented the request for approval of the preliminary plat on behalf of High Point Group. He noted the location of the single family and multifamily developments, three sewer connections, water throughout the development and four detention areas. Mr. Murray concluded that they were in agreement with Staff conditions of approval.

Brian Portz, Development Services Planner, added that this item had been scheduled for a July agenda, however the Fire Marshall expressed concern regarding emergency services access to the site. It has been agreed that the applicant will provide a temporary access around the 81st Street and Stagecoach intersection in case it is ever blocked for any reason. With this in place the Fire Marshal will allow construction of homes within the entire development.

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 the Preliminary Plat subject to the following conditions of approval:

1. The applicant/developer acknowledging that the appropriate road network will need to be constructed to support intended development and unless responsibilities are otherwise defined in a development agreement with the City, that the applicant/developer will be responsible for the implementation of the necessary roadways to serve their development. Furthermore, the applicant/developer acknowledging that development of any parcel being created with platting, may be restricted until adequate road and water infrastructure are completed to the satisfaction of the City's Fire Marshal. The restriction includes prohibiting above ground construction until the Fire Marshal determines appropriate accesses and water flows are installed and useable.
2. The developer acknowledging that vehicles backing out onto S. 81st Street is prohibited. The developer agrees to inform and require buyers of lots that front to S. 81st Street that

PLANNING AND ZONING COMMISSION

all turns onto S. 81st Street are to be a forward movement, and 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 allow and promote vehicles to be able to orient for forward movement from the lot onto S. 81st Street.

- 3. The applicant acknowledging that a revised Parkland Dedication Agreement and 60/40 Trail Agreement will need to be executed for the ground within the Forest Place Preliminary Plat area.
- 4. The applicant acknowledging that the public trail will be constructed as part of the public improvements. The public improvements will need to be approved and accepted by the city prior to issuance of any building permits for lots which the trail crosses.

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

Item 5 – Staff Report

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

Item 6 – Adjournment

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



 Jennifer Canaday, Recording Secretary



 Tina Shaw, Chair