

PLANNING AND ZONING COMMISSION

PZ AF 10-14-2024

Chairperson Shaw called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Monday, October 14, 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, ShawPresent
McCoy.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of September 23, 2024

Chair Shaw asked for any comments or modifications to the September 23, 2024 minutes.

Moved by Commissioner Conlin, seconded by Commissioner Davis, the Planning and Zoning Commission approved the September 23, 2024 meeting minutes.

Vote: Conlin, Costa, Crowley, Davis, ShawYes
Hatfield.....Abstained
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 Eight New Business items.

Item 4a – Eagle Brook, South of Veterans Parkway and East of SE 35th Street – Approve a Preliminary Plat to create 168 lots for Single Family Residential development, 8 Outlots and 7 Street Lots – Eagle Brook LLC and Charles I. Colby and Ruth Colby Investment Trust – PP-006365-2024

Tyler Tuttle, Bishop Engineering, 3501 104th St, Urbandale, presented the request on behalf of Eagle Brook LLC. He noted the location of the parcels relative to Middle Creek, and summarized utility and stormwater drainage locations. The site will include a cul de sac, and two ingress/egress access points from S 35th Street. Public improvements will include the reconstruction of S. 35th Street. Two outlots will include public greenway on both sides of Middle Creek, and 10' of Public Trail will be installed, with an extension to the north for future connection.

Karen Marren, Development Services Planner, stated she had nothing to add, commending Mr. Tuttle for providing a good summary. She noted the condition of approval which prohibits all driveways from accessing S. 35th Street.

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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Commissioner Costa stated he was surprised to see a roundabout included, as the City did not seem to support the use of these. He asked if the City had changed their policy.

Principal Engineer Ben McAlister clarified that the City does not oppose the use of roundabouts but only recommends them in specific situations such as this which involves two minor collector streets surrounded by multiple developments. It is believed that use of a roundabout in this instance will provide a traffic calming effect.

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 and agreeing that no individual single-family driveways are allowed off of SE 35th Street.

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

Item 4b – Valley Church Community Center Building Addition, 4444 Fuller Road – Approve Major Modification to Site Plan to allow 23,500 square feet of additions to the existing community center building – Civil Engineering Consultants – MaM-006462-2024

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Des Moines, stated he was representing Valley Church, and noted that Pastor John Glad was present, along with another member of the congregation. Mr. Arp stated that this addition will be primarily have office and assembly use. He informed that an assembly area on the West side had been previously approved but not built. Drawings showing where parking would be located were provided. Mr. Arp pointed out the new drive being added off Fuller Road. It is recognized that the school and church create patterns of traffic slowdowns. Currently the church slowdowns occur mainly on weekends. Valley Church agrees to work with West Des Moines Community School district for the future widening of Fuller Road, which will be triggered by additional building by either party. Mr. Arp requested that the condition of approval state this trigger occur with a Major Modification request, rather than something small such as a minor modification addition of a tool shed.

Commissioners Hatfield and Costa, and Chair Shaw all commended the applicant for their work in the community.

Chair Shaw asked about amending the language of the condition. Development Administrator Linda Schemmel responded that the Commissioner making a motion of approval could indicate the change in language as part of the motion.

Emani Brinkman, Development Services Associate Planner, stated she had nothing to add.

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 to approve the resolution, with a modification to the language stipulating that any future Major Modifications would require site plan and additional street work review. Motion was seconded by Commissioner Davis; the Planning and Zoning Commission

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approved a resolution recommending approval of the Major Modification subject to the following conditions:

1. The City Council deferring the widening of Fuller Road until the next Community Center Major Modification occurs. The applicant, Valley Church, agrees to work with the WDM Community Schools to develop a long-term plan to widen Fuller Road to allow a two-way left turn lane from the northbound turn lane at Mills Civic Parkway to the easternmost drive of Jordan Creek Elementary.

2. The applicant acknowledging and agreeing, unless otherwise provided for as part of a development agreement with the city, that they will be responsible for construction and/or implementation of all public improvements as determined appropriate as part of this Major Modification Site Plan.

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

Item 4c – Review of the Grand Experience Water Park Urban Renewal Plan for Conformity with the General Plan (aka Comprehensive Plan)

Bryce Johnson, Business Development Coordinator, Community and Economic Development department, summarized an overview of the projects included in the next six Urban Renewal Plans. The City is asking the Commission to review the applications to determine their consistency with the Comprehensive Plan. Mr. Johnson provided a sketch outlining the Grand Experience Master Plan, adding that the Right of Way areas were included in the Public Improvement projects that could be paid with TIF financing.

Commissioner Crowley asked if the developer would get TIF on his side also for these improvements. Mr. Johnson stated he would.

Chair Shaw asked if there is a sequence for the development of the area. Mr. Johnson stated that the development agreement and timeline is still being negotiated.

Chair Shaw commented that the Staff Report included nice financial data, and asked for clarification whether the total was \$147M or \$85M, and what was the bonding portion of it. Mr. Johnson deferred to Community and Economic Development Director Ryan Moffatt, participating online.

Director Moffatt responded that the information conveys the list of Public Improvements being planned, and where the negotiations are headed for the TIF. He confirmed that the private developer will receive money to develop on their own property. Director Moffatt clarified that the URP includes a wish list of Public Improvements to be completed if there's enough increment funding raised to pay for them. The development agreement doesn't tie the improvements to just the project listed.

There are \$52M in public improvements on the table, with \$25.5M in the agreement to widen and reconstruct parts of Grand Avenue, Jordan Creek Parkway, S 60th Street and Booneville Road. To cover the City's bond debt, projections are made. Where they've landed on the Water Park is a minimum assessment agreement is \$125M. This is good enough return to commence the

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phased development mentioned in the development agreements. There will be other ancillary developments that will happen around the Water Park which do not have the minimum assessment agreement on those parcels but will generate additional increment as they develop which will help pay the full wish list of improvements.

Chair Shaw asked regarding the street improvements for the transportation component, whether there would be assistance from appropriations or some other partnerships. Director Moffatt responded that there will be basically \$10M in general obligation bond debt anticipated on that \$25.5M, the rest is anticipated to come from TIF generated from the project. There will be other properties in this area, that as they develop within these URAs, they can be added to help defray costs.

Commissioner Costa asked if the City is only planning to issue \$10M in bonds. Director Moffatt clarified there will be \$25.5M in bonds, but \$10M will be from general obligation and the rest will all be paid for with TIF.

Chair Shaw asked if anyone from the audience would like to speak to this item, seeing none, asked for continued discussion or a motion.

At 5:51 PM, power in the room was disconnected. Two minutes later, power was restored, and the meeting resumed.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Planning and Zoning Commission approved a resolution recommending a finding of consistency.

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

Item 4d – Review of the Grand Experience Affordable Housing Urban Renewal Plan for Conformity with the General Plan (aka Comprehensive Plan)

Bryce Johnson, Business Development Coordinator, Community and Economic Development department, stated this part of the project has the same terms and conditions. The basis is the use TIF dollars to pay for Affordable Housing. A drawing was provided showing the project's planned location. He concluded that they were requesting a finding of consistency with the comprehensive plan.

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 Davis, seconded by Commissioner Costa, the Planning and Zoning Commission approved a resolution recommending a finding of consistency.

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

Item 4e – Review of the Grand Experience East Commercial Urban Renewal Plan for Conformity with the General Plan (aka Comprehensive Plan)

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Bryce Johnson, Business Development Coordinator, Community and Economic Development department, stated he had nothing to add. He noted the location of the site.

Commissioner Crowley asked if this location includes the convention center. Mr. Johnson responded that the Convention Center will be attached to the Water Park. Director Moffatt indicated the site on the Master Plan drawing.

Commissioner Crowley asked about the retail located along the bottom of 60th along the water, whether that was being included tonight, too. Director Moffatt stated there are 6 different Urban Renewal plans which will be built in different phases, with different investors. These include the Water Park, the Conference Center, the Water Park hotel, all shown on parcel 4a. Parcel 3a is shown as all commercial, which could take the form of office or restaurants. The yellow areas in Parcels 3a and 5 are planned to be multi-family projects, with Affordable Apartments within Parcel 3b.

Chair Shaw clarified that those are all apartments. Mr. Johnson responded they are Affordable Housing.

Commissioner Costa asked when the minimum valuation would kick in. Mr. Johnson responded that it would kick in as soon as it was constructed. Council will have to approve a TIF ordinance, which will establish a base value. And that is when the minimum assessment will start carrying through. Usually these run for twice as long as incentives are provided, so we might require that minimum assessment over 20 years.

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 a finding of consistency.

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

Item 4f – Review of the Grand Experience West Commercial Urban Renewal Plan for Conformity with the General Plan (aka Comprehensive Plan)

Bryce Johnson, Business Development Coordinator, Community and Economic Development department, stated he had nothing to add.

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 Davis, seconded by Commissioner Crowley, the Planning and Zoning Commission approved a resolution recommending a finding of consistency.

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

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Item 4g – Review of the Grand Experience Southeast Commercial Urban Renewal Plan for Conformity with the General Plan (aka Comprehensive Plan)

Bryce Johnson, Business Development Coordinator, Community and Economic Development department, stated he had nothing to add.

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 a finding of consistency.

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

Item 4h – Review of the Grand Experience Southwest Economic Development Area Urban Renewal Plan for Conformity with the General Plan (aka Comprehensive Plan)

Bryce Johnson, Business Development Coordinator, Community and Economic Development department, noted that the last sentence in the second paragraph stated that the last parcel is not part of this project, however it is being reviewed in anticipation of future development and will be included in the public improvements.

Chair Shaw clarified that it is in the TIF district. Mr. Johnson agreed.

Commissioner Costa asked if the last parcel was designated as multi-family in the comp plan. Commissioner Crowley agreed, stating it was designated for housing. Mr. Johnson responded that GIS shows the designation as Business Park at this time.

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 a finding of consistency.


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

Item 5 – Staff Reports

The next meeting is scheduled for Monday, October 28, 2024.

Item 6 – Adjournment

Chair Shaw adjourned the meeting at 6:02 p.m.


Jennifer Canaday, Recording Secretary


Tina Shaw, Chair