

URBANDALE PLANNING AND ZONING COMMISSION MINUTES

May 28, 2019

The Urbandale Planning and Zoning Commission met in regular session on Tuesday, May 28, 2019, at the Urbandale City Hall, 3600 86th Street. Chairperson Paul Pick called the meeting to order at 6:00 p.m.

Commissioners present were Jeff Hatfield, Lesa Quinn, Lee Hollatz, Julie Roethler, Wayne Van Heuvelen, Joan Racki, and Paul Pick. Staff members present were Kristi Bales, Community Development Manager/Chief Planner and Cheryl Vander Linden, Administrative Specialist.

The first item on the agenda was approval of the minutes of the May 13, 2019 meeting. Ms. Racki moved, and it was seconded by Quinn, to approve the May 13, 2019 meeting minutes. On roll call; Ayes: Racki, Quinn, Hatfield, Hollatz, Van Heuvelen, Pick; Passes: Roethler. Nays: none. Motion carried.

Mr. Hatfield had an amendment to make to the minutes, which was a statement he made about the Knapps having put a million dollars, and I meant a million hours, into the project over time.

The next item on the agenda was the public hearing on the “7301 and 7501 Hickman Road” Rezoning from “C-N” Neighborhood Convenience District to “P.U.D.” Planned Unit Development district, case no. 010-2019-02.01, 7301 and 7501 Hickman Road. Mr. Pick said, if there were no objections, he would dispense with reading the following official publication:

Case No. 010-2019-02.01

OFFICIAL PUBLICATION

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Urbandale Planning & Zoning Commission will hold a public hearing in the Urbandale City Hall, 3600-86th Street, Urbandale, Iowa at 6:00 p.m. on Tuesday, May 28, 2019, to consider a petition from David I. Hansen, Vice President and Manager of Signature Real Estate Holdings, LLC on behalf of 7501, LLC, owner, to amend the Comprehensive Plan and rezone the following legally described property from “C-N” Neighborhood Convenience District to “P.U.D.” Planned Unit Development District:

Lot 2, Charleston Court Plat 1, an Official Plat, now included in and forming a part of the City of Urbandale, Polk County, Iowa; and

Lot 1 and Outlot "A", Charleston Court Plat 2, an Official Plat, now included in and forming a part of the City of Urbandale, Polk County, Iowa.

This property is located on the north side of Hickman Road, west of 73rd Street locally addressed as 7301 and 7501 Hickman Road. The property is the site of the former K-Mart building (currently vacant). The proposed rezoning would allow indoor mini-storage as a permitted use, along with certain other office and retail uses. The proposed rezoning would also allow for the future development of separate parcels with frontage along Hickman Road.

More information on this proposed amendment to the Comprehensive Plan and rezoning can be obtained at the Department of Community Development, 3600-86th Street, Urbandale, Iowa between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. All interested parties either for or against this proposal will be heard at the time and place set forth above.

There were no objections to the official notice as published.

Ms. Bales said this request pertains to three individual parcels totaling 13.55 acres, located on the north side of Hickman Road between 73rd Street and Canterbury Road. The property currently has two vacant commercial buildings (former K-Mart and former AAMCO). The subject property has approximately 1,025 feet of frontage along Hickman Road, 325 feet along 73rd Street and 555 along Canterbury Road (a private street).

The Comprehensive Plan amendment and rezoning have been requested in order to redevelop the existing buildings, and subdivide and develop the property.

The proposed Comprehensive Plan amendment and rezoning to "P.U.D." appear to be reasonable and appropriate, given the location among other commercial properties along Hickman Road and its former commercial uses. To the north is the Westpointe Apartment and Townhouse complex and to the east across 73rd Street is Des Moines Buccaneers ice hockey arena all of which is contained within the Charleston Court P.U.D. Master Plan. To the west, across Canterbury Road are Motel Relax and Highpoint Apartments – both of which are zoned "C-N". And to the south, across Hickman Road (in the city of Windsor Heights) is a variety of commercial uses.

In addition to office uses permitted in the "C-O" Office/Service District, the applicant is seeking to include commercial uses permitted in the "C-N" Neighborhood Convenience District, the "C-G" General Commercial District, and some limited commercial uses permitted in the "C-H" Highway Commercial District, along with indoor mini-storage within the existing building only (former K-Mart) as permitted uses in the P.U.D. Master Plan.

Existing buildings will remain in place but as the property is redeveloped, future new

buildings will be required to be in conformance with the bulk regulations and standards in the P.U.D. Master Plan. This would include requirements for certain building materials, parking lot landscaping, stormwater detention, etc. Additional landscaping is required in the buffer yard to the north with the first tenant occupying the former Kmart building.

The property is served by the existing sanitary sewer and water main lines. A portion of the property is within the Rocklyn Creek floodplain boundary. In 2017, a site plan for the installation of a 10'x10' box culvert in the Creek, which has since been installed.

The property is located in the West Des Moines School District.

Ms. Bales said Staff recommends approval of the amendment to the Comprehensive Plan, and the rezoning of the property from "C-N" Neighborhood Convenience District to "P.U.D." Planned Unit Development District, subject to the attached "7301 and 7501 Hickman Road" Planned Unit Development Master Plan.

Ms. Roethler asked can I see Concept A again? I think I have a question. So, if they went with this, there's more parking, but is that for the commercial piece? Because once it became all storage, the parking went away, so I'm curious why the parking is on the storage side.

Ms. Bales said over here? I think they're keeping their options open, probably, and some of it just may be a facelift for that area, as well. But I think Mr. Hansen can probably talk a little bit more about that.

Mr. Hatfield said in theory, another ownership group that might buy this in the future, could they just leave the brick of K-Mart and not update that brick? Because it is brick.

Ms. Bales said it is brick and it's an acceptable color. They could leave that, likely. We do talk about the color a little bit in the P.U.D. master plan, so it sticks to kind of typical red or brown, we also added gray and beige, after seeing the rendering. So, it couldn't be blue or orange, would have to stick with that color palette.

Mr. Pick said as this is a public hearing, the Commission will hear comments from both proponents and opponents of this proposed rezoning. First, we will hear from the proponents.

Mr. Dave Hansen, Signature Commercial Real Estate, 9500 University Avenue, West Des Moines, said I appreciate and thank you for the consideration. I think I'll just address the questions first. Just for clarification, we're not changing the brick on the K-Mart other than for paint. We're adding materials, as far as creating these entrances that you saw on the rendering. Our plan is, and this is conceptual, we're working on actually building plans that can be permitted as we speak, but we're creating the four entrances. That will all be masonry material on the entrances, architectural metal on

the entrances. We're actually raising the height of the building by 4 feet, just because of the age of the building and the size of it, it has kind of a low-slung type of visual to it right now. We're trying to raise the height of the building to be a little bit more contemporary.

Mr. Van Heuvelen asked raise the height of the building or like a parapet?

Mr. Hansen said parapet. So the front will have illusion of being a higher building than what it is today. So just for clarification, the brick as it appears today, will be painted but we're not actually changing the brick. With regards to the parking lot that we show adjacent to the climate-controlled to the east, that is created to service the climate-controlled area. These indoor climate controlled storage facilities, you'll get people that will come, they'll park, they'll pull in to unload their stuff, and then they'll come out and park their vehicle while they go into their unit. So you do need a certain amount of parking to service that type of use.

Mr. Hatfield asked would there be parking on the west side next to the commercial area too?

Mr. Hansen said most likely, there's parking there today. We've left that kind of void, not knowing exactly what's going to happen to the building. Frankly this is the first step of a long road, I think, of redevelopment. I would certainly anticipate seeing you on several more occasions as the project develops. Today, as I stand here, we have no idea who is going to go into the building. The climate controlled storage is really a use that we think fits very well in there. We just don't know where it fits. So really what our plan is today, is we've opened up some uses beyond the C-N that's in place today. We're going to go out and market the building. I think as people see activity, I think as the front of the building gets a nice facelift, we anticipate that there's going to be some interest. If the whole building fills with tenants other than the climate-controlled storage, that's great. If half of the building does, then we'll fit the climate-controlled storage in where it's needed. I'd be happy to answer any other questions anybody has regarding our request.

Mr. Van Heuvelen asked you aren't going to have rental trucks or anything like that involved with it at all?

Mr. Hansen said if there are rental trucks involved, they would be parked towards the rear. If your question is are we going to park rental trucks out on Hickman Road, that is not the plan, no. I don't think the P.U.D. allows for it, anyway.

Mr. Van Heuvelen said when you say "toward the rear", where specifically do you mean?

Mr. Hansen said on the north side of the site.

Mr. Hatfield asked did you consider putting the climate-control all along the back and then making the front of K-Mart all shorter box retail that's more a typical size?

Mr. Hansen said we have. Actually a great question, because we have looked at that. We've seen some other projects, some other K-Mart retrofits, where they've done just that, so that the climate-controlled would run along east-west on the north side of the building, create corridors. Obviously one of the big challenges of this building is the depth. All these big boxes, that's really the big challenge, is the depth. So we do have kind of an informal Concept C where we put corridors in the center of the building. The real challenge of that is truck access. Because even so, probably your smallest divisible space in here is going to be 20,000 or 25,000 square feet unless it's a pure office user. Even with an office user, they need some type of delivery truck access. And that just becomes real challenging with the corridors. That's a great question.

Mr. Van Heuvelen asked as you begin to market this, are you going to begin the landscaping and the parapet wall and the rephrasing right away? Before you even get tenants, you're going to show activity on this property?

Mr. Hansen said yes. In our estimation for this particular project, that's going to be the only way to sufficiently market the building, is to actually see the activity and not have people visualize what it can be, but actually show them what it can be. We're pretty confident that once we start that process, I think there will be some interest in the building.

Mr. Hatfield asked would the old Aamco building have to have the same type of facing that we're talking about with the K-Mart?

Mr. Hansen said yes. Actually we're working with a prospective tenant on that. We've got interior programming done for them, and we're working on the exterior elevations right now. We're a ways off on that, but we think if that can come to fruition, that would be a great way to kind of kick off the project. And it's not Aamco!

Mr. Van Heuvelen said obviously there's a convenience store kitty-corner from this one right here, if you can't market it to a competing convenience store because they just don't want the proximity, what would you think might go into that corner, if it's not a convenience store?

Mr. Hansen said there are a variety of things that can go in that corner. Frankly, the c-store is just a place holder. We've talked to any number of, for instance, carwash concepts, we've talked to some fast food. I think that would be a perfect restaurant site there. So I think there are a variety of uses. The c-store was really just put on as a place holder. It's purely conceptual. Like I said, this is the first step of many. We have to kind of open up the uses in order to be able to know how we can market the project. My anticipation is that we'll be seeing you on this project a couple of more times, at

least. I'd be happy to answer any other questions anybody has. Otherwise, I very much appreciate your attention to this, and efforts.

There was no one present wishing to speak in opposition.

Mr. Van Heuvelen moved, and it was seconded by Roethler, to close the public hearing. On roll call; Ayes: Van Heuvelen, Roethler, Hatfield, Quinn, Hollatz, Racki, Pick; Nays: none. Passes: none. Motion carried.

Mr. Hatfield said right now we're just at the P.U.D. phase, so I was asking questions about how it's going to look and all that kind of thing, that's going to come up at site plan. But right now, it's just here are more uses they can add to it.

Mr. Pick said he has the right plan, though, to start re-doing the façade. It's just kind of like across the street from here, once people seeing there's something happening there, then it's going to spur tons of activity.

Mr. Hatfield moved, and it was seconded by Racki, to approve the "7301 and 7501 Hickman Road" Rezoning from "C-N" Neighborhood Convenience District to "P.U.D." Planned Unit Development, subject to Staff recommendations. On roll call; Ayes: Hatfield, Racki, Quinn, Hollatz, Roethler, Van Heuvelen, Pick; Nays: none. Passes: none. Motion carried.

Mr. Hatfield said nice job across the street. Hopefully this will be another "urban center", too.

Mr. Hansen said we hope so.

Ms. Bales said I'm going to put Mr. Hansen on the spot just briefly, because I think you reached 100% occupancy, correct?

Mr. Hansen said we did.

Mr. Hatfield said nice job!

Mr. Hansen said thank you very much.

Mr. Hatfield said just for fun, Mr. Hansen can tell me the exact numbers, I went on recently to look at the Polk County Assessor's web site, and how it's helped Urbandale. I think it was somewhere in the \$8 million range when the Knapps owned it. They sold it to somebody, then it was sold to another group, where I think it was down to \$3 million when Signature bought it. And now it's assessed for over \$10 million. So, from \$3 to \$10 million in valuation in 3 or 4 years, that helps the City significantly. So, good job! A pretty amazing change.

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Mr. Hansen said it was a team effort and I say this sincerely when I say that the City had a whole lot to do with the success of that. They were very good to work with, so I appreciate this commission and city staff.

Regarding Staff reports, Ms. Bales said on June 10 we will have one public hearing. The Figg property is next to Kevin Johnson's Accurate Development, which is Acadia. This is that P.U.D. that allows for single family or townhouses or multi-family. I think it's around 20 acres, fronts on Meredith Drive, right next to Acadia. So, if you know where the clocktower is, it's slightly to the west. And Steve will be here on June 10 to update you with information, facts, anything you want to ask him, so bring all your questions for his answers.

The meeting adjourned at 6:22 p.m.