

URBANDALE PLANNING AND ZONING COMMISSION MINUTES

July 23, 2007

The Urbandale Planning and Zoning Commission met in regular session on Monday, July 23, 2007, at the Urbandale Administrative Offices Building, 3600 86th Street. Chairperson Bill Kusy called the meeting to order at 6:00 p.m.

Commissioners present were Jeff Hatfield, Jeff Payne, Kevin Gass, Paul Pick, Judy Ralston-Hansen, Wayne Van Heuvelen, and Bill Kusy. Staff members present were Steve Franklin, Community Development Manager/Chief Planner, and Heather Mac Bean, Urban Designer/Planner II.

The first item on the agenda was approval of the minutes from the July 9, 2007, meeting. Ms. Ralston-Hansen moved, and it was seconded by Pick, to approve the July 9th meeting minutes. On roll call; Ayes: Ralston-Hansen, Pick, Hatfield, Payne, Van Heuvelen, Kusy; Passes: Gass. Nays: none. Motion carried.

The next item on the agenda was the "Boesen Florist/Moehl Millwork Parking Expansion" Site Plan No. 012-1972-05.02 (9943 Hickman Road).

Mr. Franklin said this site plan proposes additional parking spaces in the northeast and northwest corners of the site in connection with a marine dealer proposing to occupy a portion of the existing building. A Conditional Use Permit was approved by the Board of Adjustment on May 2, 2007 for Brightwell Marine to occupy the western 12,200 square feet of the existing building for retail sales of boats, trailers, motors, and marine parts and accessories, and installation and service of boats, trailers, motors, and marine accessories. Retail uses and services are conditional uses in the "M-1" District, so a Conditional Use Permit is required to allow any retail uses to occupy any portion of this property. The existing building has a total of 64,386 square feet. Moehl Millwork formerly occupied the building for a number of decades.

The property has a total area of 5.68 acres, and is accessed from the Hickman Road frontage road by a private drive that is not part of this property, and also from Parkside Circle (via 99th Street) by a newly constructed drive that is also located in an easement. The building sits about 700 feet north of the public frontage road (595 feet from the right-of-way line and south property line) and has limited visibility from the frontage road or Hickman Road, or from Parkside Circle. The lack of frontage on a public street was the reason that Moehl Millwork needed to obtain a variance to construct an addition to the building in 1978, and the Board of Adjustment granted such variance on September 27, 1978.

A total of 203 parking spaces are proposed on the site plan. In order for the 12,200 square feet of space to be occupied by the proposed marine retail use, the minimum parking requirement will increase by 18 parking spaces (requirement is one space/400 square feet for automobile/machinery sales, a similar use) to 168 parking spaces in

addition to any spaces that might be occupied for product (boat/trailer) display/storage, which Staff estimates to be about 20 spaces for a total of 188 spaces. A previous site plan was approved by the City Council on July 18, 2006 for construction of a total of 150 parking spaces to the east, south and west of the building. A minimum of 150 stalls were required by the Zoning Ordinance, on the basis of 5 spaces/1000 square feet for the office/retail areas and 1 space/1000 square feet for the warehouse/wholesale portion of the building as the building was proposed to be occupied at the time of site plan approval (21,462 total square feet of retail/office space, and 42,924 square feet of warehouse/wholesale space).

Mr. Franklin said, topographically, existing elevations on the site range from high points of 116 feet in the northeast corner, to a low point of about 90 feet along the west property line, for an average existing grade on the site of about 3.33%. Minimal cuts and fills are proposed in the areas where the additional spaces will be constructed. The property drains south towards Hickman Road and eventually to Walnut Creek. Storm detention is provided in the southwest corner of the site. Parking lot screening is not required for this project because there is no frontage on a public road. No sidewalk is required for this project.

The property is zoned "M-1" Light Industrial District, as are the properties to the north and northeast. The property to the east and south is zoned "C-H" Highway Commercial District and is the Ramsey Pontiac car dealership. The properties to the south and west are zoned "P.U.D." for the former Benson Buick and European Motor Cars car dealerships. The property is located in the West Des Moines School District.

Mr. Franklin said Staff recommends approval subject to requiring the developer to:

Correct the number of spaces shown in the southwestern most row of parking from 12 to 11 spaces, and the southeastern most row from 8 spaces to 9 spaces; remove the "Future Parking" designation from the proposed spaces in the northeast corner on Sheets #3 and #4 since at least 18 of those spaces will need to be constructed now; provide required above ground signage for handicap parking; add rip-rap at the west pipe outlet from the detention area; add a summary sheet to the drainage calculations similar to previous submittals; verify the HW and freeboard elevation, and the detention required for the east detention area; verify if an off-site easement is required for the connection to the flume in the southeast corner; and verify and show all utility connections.

Mr. Chuck Bishop, Bishop Engineering, 3501 104th Street, Urbandale, was present to represent this site plan.

Mr. Kusy asked about the locations of car and boat parking.

Mr. Franklin said they are out here at the west end of the building, they most likely

would be doing their boat displays in these designated spaces that would be right out here in front of their building frontage. Most people are probably going to come up off of the Hickman Road access and come up this existing access from the south. So, as they're coming up that road, they'd be able to see the boats that would be stored out front. So, yes, they are shown as striped parking spaces, but the number of spaces does include what they would need for boat display.

Mr. Hatfield asked does Brightwell Marine have another location?

Mr. Franklin said if I recall the minutes from Board of Adjustment, he doesn't currently have anything now. He used to but I forget where the location was, he worked for a couple of other businesses and had his own thing for a little bit before that. He hasn't had his own shop for some time.

Mr. Hatfield said it seems like those places come and go quickly. We had one in Urbandale maybe three years ago, in the old Menard's store. I'm not saying anything about Brightwell specifically, but I'm just saying that that type of business seems to sometimes be short-lived.

Mr. Franklin said Brightwell did actually look at the old Menard's building, but there were some issues with that building. He seemed to like this building better, even though the location wasn't the greatest. But they're willing to give it a ride.

Mr. Kusy asked is there going to be any kind of taller pole sign on the property, so that people can see it?

Mr. Franklin said no, that was one of the points that was made at Board of Adjustment. They're allowed minimal signage on this building and that's what they're going to have to live with. So, they understood that.

Mr. Kusy asked nothing on Hickman Road or 100th Street, either?

Mr. Franklin said that's correct, nothing.

Mr. Gass moved, and it was seconded by Ralston-Hansen, to approve the "Boesen Florist/Moehl Millwork Parking Expansion" site plan, subject to Staff recommendations. On roll call; Ayes: Gass, Ralston-Hansen, Hatfield, Payne, Kusy, Pick, Van Heuvelen; Nays: none. Passes: none. Motion carried.

Regarding Staff reports, Mr. Franklin said next time we have yet another one-item meeting. It will be Walnut Lake Townhomes Plat 2, which is essentially a replat of a portion of the existing site. They've got a product that's not really moving right now, so they want to go to a different product. The net result will be that they'll lose one lot. That will be it.

Mr. Kusy asked is that a sign of the time of season that we're in?

Mr. Franklin said I think it's a sign of a slow-down and that particular site, for whatever the reasons are, isn't really moving well, and they feel that this is a slightly different product that might be able to move.

Mr. Van Heuvelen said I e-mailed Ms. Mains this afternoon to find out who we should make our checks payable to, for the memorial fund we want to establish. She e-mailed me back and I forwarded that to Mr. Kusy, but it just explained the mechanics of how the memorial fund works.

Mr. Kusy said I didn't know Mr. Connolly as well as some of the other Commissioners who had served with him for a longer time, but we lost a dedicated person.

The meeting adjourned at 6:08 p.m.