

ALTOONA PLANNING AND ZONING COMMISSION MEETING
January 27, 2015 -6:30 PM
Altoona City Hall

Members Present – Scott Henry, Eric Gjersvik, Ann Moyna, Dan Dove, Dan Narber, and Jill Pudenz.

Members Absent – Lohmeier

Staff – John Shaw, Chad Quick,

Guests – Alex Baudette, Maya Barker, Victoria Purcell, Jessica Rash, Emily Lopez, Mainz McIvor, Steve Moyna, Lacey McGinnis, Michaela and Michelle Ken worthy, Kim Byers, Karina Gonzalez, Jake Parker, Cassidy Oberdoeckling, Mayla Longren, Kirk Whalen, Valerie Williams, Lou Allevato, Mike Barelli, Bill Bartine, Tim West, Councilman Mike Harmeyer, and others not signing in.

Henry called the meeting to order at 6:30 p.m., roll call was taken with all members present except Lohmeier.

#1a Election of Chair.

Motion by Dove, second by Gjersvik, to nominate Henry as Chair. Vote: 5-0-1 to approve Henry as Chair (Henry abstained).

#1b Election of Vice-chair.

Motion by Henry, seconded by Pudenz, to nominate Dove as Vice-chair. Vote: 5-0-1 to approve Dove as Vice-chair (Dove abstained).

#2 Public hearing, consideration and recommendation of a development plan amendment for The Shoppes of Prairie Crossing, called The Outlets of Des Moines. The intent is to develop an outlet mall on 34.07 acres in the northwest corner of Outlot X, Prairie Crossing Plat 1.

Kirk Whalen, representative of Heart of America, presented the project. He said it is iconic for the State of Iowa, is good for the balance of Prairie Crossing, and will drive visitors. New England Development (NED), the development company, is 35 years old and this is their niche. Mike Barelli of NED, introduced himself and gave a history of the firm and then introduced his project team of Lou Allevato and Valerie Williams, Bill Bartine, and Tim West. West then described the project location on 34.07 acres of Prairie Crossing. He explained the components of the DCM, layout, zoning, architecture, lighting and signage. He showed the layout and an enhanced drawing of the entry ways. Lou Allevato discussed the architecture, both interior and exterior. They discussed the materials to be used, changes in walls, colors and signage.

Pudenz asked about timing of the extension of the eastern road to the roundabout. Whalen said the traffic studies show that Bass Pro Drive can handle this traffic. Also Adventureland Drive is anticipated to be further widened. Henry asked about the façade, Shaw noted we are still working thru the revisions but that will really come down to the site plan and how they will bring these buildings into the prairie style design, can they break up the long, straight walls on the interior? Gjersvik asked and yes, it is their intent to build all buildings up front. He also asked about traffic lights – Shaw noted that they could be accommodated in the future. He also asked about the name “The Outlets of Des Moines”. Barelli said their plan and expectations that this is

a regional draw and they want to orient folks to the regionality. Gjersvik and Pudenz both said they expected a different name. Whalen noted they were also anticipating a different name. Said he's turned 180-degrees since then, stating that retailers see this as Des Moines. He also said that the retailers drive what their store fronts look like.

Dove moved to recommend approval of the development plan amendment subject to working with staff on any remaining items. Seconded by Pudenz. Gjersvik noted that he wished the name was different. Votes: Yes – Dove, Pudenz, Narber, Henry, Moyna, Gjersvik; No – none. Motion approved 6-0.

#3 Consideration and recommendation of an ordinance amendment for Chapter 159, table 159.05B to add language clarifying sign area for buildings over 300,000 square feet in a C-7 (Regional Commercial) zone. Shaw noted that following are a number of proposed Code amendments, all dealing in some way with the Outlet Mall. Henry noted he'd like to be as flexible as possible on signage and wants staff to work with them.

Henry moved to recommend approval of the ordinance amendment. Seconded by Dove. Votes: Yes – Henry, Dove, Pudenz, Narber, Moyna, Gjersvik; No – none. Motion approved 6-0.

#4 Consideration and recommendation of an ordinance amendment for Chapter 167.09.19 to reduce the number of parking stalls required for retail buildings over 300,000 square feet. Shaw explained this amendment would reduce the required number of stalls from 5/1000 gross floor area to 4.5/1000 gross lease area.

Dove moved to recommend approval of the ordinance amendment asking staff to work with the developer on this. Seconded by Narber. Votes: Yes – Dove, Narber, Moyna, Gjersvik, Henry, Pudenz; No – none. Motion approved 6-0.

#5 Consideration and recommendation of an ordinance amendment for Chapter 168.13.5 to reduce the depth of head-in parking stalls to 18 feet for parking lots over 500 stalls. Shaw explained that this amendment was requested by the developer. West noted many other metro cities meet the 18-18.5 foot stall depth.

Dove moved to recommend approval of the ordinance amendment. Seconded by Moyna. Votes: Yes – Dove, Moyna, Henry, Pudenz, Narber, Gjersvik; No – none. Motion approved 6-0.

#6 Consideration and recommendation of an ordinance amendment for Chapter 171.01.1 to allow staff review for minor site plan changes. The developer has asked that this be considered. It provides some parameters for staff to review minor site plan changes rather than taking them back thru P&Z and City Council.

Henry moved to recommend approval of the ordinance amendment even though he does not think it's necessary, he believes that already takes place. Seconded by Dove. Votes: Yes – Henry, Dove, Pudenz, Gjersvik, Moyna, Narber; No – none. Motion approved 6-0.

#7 Consideration and recommendation of an ordinance amendment for Chapter 171.01.2.6 to extend the approval for non-residential site plans from 180 days to 365 days. This amendment only applies to C-7 districts, extends the approval.

Dove moved to recommend approval of the ordinance amendment. Seconded by Pudenz. Votes: Yes – Dove, Pudenz, Narber, Moyna, Gjersvik, Henry; No – none. Motion approved 6-0.

#8 Consideration and recommendation of a final plat for Altoona Towers Plat 1. Shaw noted this is a re-approval of their final plat. They are finally ready to proceed to recording the plat.

Dove moved to recommend approval of the final plat. Seconded by Pudenz. Votes: Yes – Dove, Pudenz, Narber, Moyna, Gjersvik, Henry; No – none. Motion approved 6-0.

#9 Minutes of the December 16, 2014 meeting.

Gjersvik moved and Moyna seconded to approve the minutes. Votes: Yes – Gjersvik, Moyna, Dove, Pudenz; No – none; Pass – Henry, Narber. Motion approved 4-0-2.

Old Business – None.

New Business – Shaw noted annexation interest letters have been sent out for the area East of Altoona.

Motion to adjourn approved, meeting adjourned at 7:48 p.m. Next meeting February 24, 2015 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner