

PLAN AND ZONING COMMISSION

PZ_AF_05-13-2019

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, May 13, 2019, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Crowley, Erickson, Drake, Hatfield, Southworth.....Present
Costa.....Absent

Item 1 - Consent Agenda

Item 1a – Revised Minutes of the meeting of April 8, 2019

Chairperson Andersen asked for any comments or modifications to the April 8, 2019 revised minutes. Moved by Commissioner Crowley, seconded by Commissioner Drake, the Plan and Zoning Commission approved the April 8, 2019 revised meeting minutes.

Vote: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Costa.....Absent
Motion carried.

Item 1b – Minutes of the meeting of April 22, 2019

Chairperson Andersen asked for any comments or modifications to the April 22, 2019 minutes. Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved the April 22, 2019 meeting minutes.

Vote: Andersen, Crowley, Drake, Hatfield, Southworth.....Yes
Erickson.....Abstained
Costa.....Absent
Motion carried.

Item 2 – Public Hearings

Item 2a – Amendment to City Code, Title 9 (Zoning), Chapter 2 (Zoning Rules And Definitions), and Chapter 6 (Commercial, Office And Industrial Zoning District) and Chapter 10, (Performance Standards), Title 3, (Business And Licensing), Chapter 2, (Beer And Liquor Control) to modify certain regulations as they pertain to Restaurants, Bars and Outdoor Service Areas – City Initiated -- AO-004825-2019

Jennifer Drake recused herself from this item.

Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on May 3, 2019.

Chairperson Andersen asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Crowley, Erickson, Hatfield, Southworth.....Yes
Costa.....Absent

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Drake.....Abstained
Motion carried.

Brad Munford, Development Services Planner, summarized the changes to the amendment, noting the differences between bars and restaurants and the difficulty defining them. The proposal lists four factors to help easily distinguish between bars and restaurants. These categories include ratio of food to alcohol sold, sale of alcohol, hours of service to minors, and business closing time. To help evaluate this, Staff were able to evaluate state licensing information, which was helpful as the City does not require business licensing.

Commissioner Crowley asked if this information would be continuously available. Planner Munford replied that this type of information can be obtained from the State.

Planner Munford provided examples of the three classes. Restaurant Class 1 does not serve alcohol. Restaurant Class 2 serves alcohol but closes by midnight. Bar/Restaurant would include businesses which serve alcohol and are open after midnight. Bars which don't serve food would also be in Bar/Restaurant.

Planner Munford stated that any business which falls under the Bar/Restaurant class and are within 300 feet of residential uses would need to apply for a permitted conditional use through the Board of Adjustment. Those businesses more than 300 feet from residential typically generate no complaints, so permitted conditional uses are no longer required. Staff also created performance standards for businesses with outdoor service areas and operable garage door storefronts to mitigate their impact on residential areas. There are currently 126 liquor licenses in the City. Only two would continue to operate under a legal non-conforming status. If they ceased to operate for a year, they would not be able to reopen. The others can continue with permitted conditional, or as is. Staff reached out to Police Chief regarding alcohol-related complaints and noise complaints; also area business leaders in the industry and planners in other municipalities. Everyone spoke favorably regarding the proposed amendment changes.

Commissioner Hatfield complimented Planner Munford on an excellent job, stating the flow chart makes it very easy to understand. Commissioner Crowley agreed, adding that this makes sense and puts some teeth into it, he really found it easy to understand.

Commissioner Erickson questioned the impact on existing uses, and application when a business comes in for a change. Planner Munford responded that analytics on the information showed 102 businesses would not be impacted at all. For the others, if there is a situation where they are or become non-conforming, they would follow the current non-conforming rules. They can remain there as long as they remain open, however if vacated for a year, then they would have to come into compliance with Code. He stated he had reached out to one of the two non-conforming business owners who stated he understood that as long as he continues his business he can remain there.

Chairperson Andersen asked for any other questions or comments from the audience and hearing none, closed the public hearing and asked for continued discussion or motion.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the amendment.

Vote: Andersen, Crowley, Erickson, Hatfield, Southworth.....Yes
Drake.....Abstained
Costa.....Absent
Motion carried.

Item 2b — Amend Comprehensive Plan Land Use Map and Amend Zoning Map to designate and zone property to High Density Residential (RH-18), Medium Density Residential (RM-12), Single Family Residential (RS-8), and Business Park (BP) – Ashworth Road West of I-80, generally located north and

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south of Ashworth Road west of Interstate 80 to 98th Street City - Initiated – CPA-004287-2019/ZC-004297-2019

Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on May 3, 2019.

Chairperson Andersen asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Costa.....Absent
Motion carried.

Karen Marren, Development Services Planner, summarized the proposed changes for this area. She noted there will be nine parcels north of Ashworth Road assigned land use designations for Single Family Residential, Medium Density Residential, High Density Residential, and Business Park. All properties will be zoned consistent with either their current or amended land use designations. Business Park use was being applied to Dr. Chase’s property instead of industrial to eliminate any concern for potential intensity of industrial uses and cell towers in this area. There were no questions from Commissioners.

Chairperson Andersen asked for any other questions or comments from the audience and hearing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Erickson, seconded by Commissioner Drake, the Plan and Zoning Commission adopted a resolution recommending the City Council approve Comp Plan Amendment.

Vote: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Costa.....Absent
Motion carried.

Moved by Commissioner Erickson, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the Rezoning.

Vote: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Costa.....Absent
Motion carried.

Item 2c – Amend Comprehensive Plan Land Use Map and Amend Zoning Map to designate and zone property to Office (OF) - Generally located along the north side of Ashworth Road between approximately 76th and 84th Streets — City Initiated – CPA-004288-2019/ZC- 004290-2019

Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on May 3, 2019.

Chairperson Andersen asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

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Moved by Commissioner Drake, seconded by Commissioner Southworth, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Costa.....Absent
Motion carried.

Karen Marren, Development Services Planner, summarized the proposed changes to the comp plan and zoning. The area is currently zoned Office, with some support office, and Staff are proposing to change it to all Office for consistency.

Chairperson Andersen asked for any other questions or comments from the audience and hearing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Drake, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the Comprehensive Plan amendment.

Vote: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Costa.....Absent
Motion carried.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the Rezoning.

Vote: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Costa.....Absent
Motion carried.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

Item 4a – MidAmerican Energy RecPlex, 6500 Grand Avenue – Preliminary Plat for subdivision of the property into two lots for development and four outlots and Site Plan for construction of an indoor/outdoor recreation facility – City of West Des Moines – PP-004209-2019/SP-004210-2019

Craig Erikson recused himself from this item.

Josh Trygstad, Civil Design Advantage, 3405 SE Crossroads Dr, Ste. G, Grimes, stated he was present on behalf of the City of West Des Moines requesting approval of the preliminary plat and site plan. Mr. Trygstad noted this is part of the West Grand Business Park PUD, and noted that the preliminary plat subdivides the property into 2 lots and 5 outlots. He summarized the site plan, including stormwater and sewer service from Grand Avenue. Storm water will be managed with expansion of the existing pond. Site plan improvements will be on Lot 1 for the main building, restaurant, with parking and outdoor playing fields. He stated that the applicant is in agreement with Staff conditions and recommendations.

Commissioner Crowley questioned the storm water retention plan for Outlot Z. Mr. Trygstad clarified that it is actually Outlot Y and Z. The stormwater detention there will provide management for the whole property as well as the small property northwest of 60th and Grand Avenue, per a previous agreement the City had with the current property owner. He added that since this is a City Project, the detention pond would be incorporating some water quality measures to maintain the pond to a better quality.

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Brian Portz, Development Services Planner, provided the preliminary building elevations showing the general design of the building, with a condition of approval requiring that the architect continue to work with staff on the final building design.

Commissioner Crowley commented that this is a great project for the City.

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

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission recommended approval of the Preliminary Plat and Site Plan, subject to the following conditions:

Conditions

1. The City’s consultants continuing to work with City Staff to address remaining site plan and building elevation comments and provide final signed drawings prior to a building permit being issued for the building.
2. The landscape phasing shall be completed as shown in the approved landscape plans. All phases shall be completed within 3 years of the issuance of the first occupancy permit, including temporary occupancy permits. Upon installation of each phase, the City’s Parks and Recreation Department shall submit a landscape plan which identifies the location of each plant installed in the respective phase and the specific plant variety.
3. The applicant acknowledging and agreeing that no building permit will be issued until the associated West Grand Business Park PUD Amendment is officially adopted by the City Council.
4. The associated Final Plat shall be approved by the City Council and recorded with the respective county(ies) prior to the issuance of a building permit.
5. The City Council deferring the installation of 181 parking stalls until such time that operations within the site warrant the installation of additional parking. The stalls are not needed to fulfill parking requirements based on the anticipated typical use of the facility. At such time that the stalls are to be constructed, the applicant shall confirm the construction details match that provided in this site plan. If layout or engineering details are different than that provided in the approved site plan, a Minor Modification Permit application shall be submitted for review and approval prior to construction of the stalls.
6. The architect providing physical samples of the materials and colors to be utilized for City approval prior to the building going out to bid.

Vote: Andersen, Crowley, Erickson, Hatfield, Southworth..... Yes
 Erickson..... Abstained
 Costa..... Absent
 Motion carried.

4b – Mill Ridge Townhomes Phase 2 and Mill Ridge Plat 4, southwest corner of Stagecoach Drive and S 88th Street – Approval of a Site Plan and a Preliminary Plat to allow the construction of a 79 unit townhome development – Hubbell Realty Company – PP-003969-2018/SP-003968-2018

Jennifer Drake recused herself from this item.

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Josh Trygstad, Civil Design Advantage, 3405 SE Crossroads Dr, Ste. G, Grimes, informed that he was requesting approval of the preliminary plat and site plan on behalf of Mill Ridge Homes, summarizing the site includes 79 lots, with 7 outlots for private streets or stormwater. Sewer and stormwater management was noted; and the developer is proposing a phased approach, completing 38 units to the North first, then continuing with Phase B as market demands. He noted that the owner agrees with staff’s conditions of approval.

Brad Munford, Development Services Planner, stated that development has been under construction since 2006. The most recent construction is on the property just north. He noted that the developer will be using some of the same strategies with this development regarding phasing and a temporary access drive. The temporary access drive will allow the required two points of access and avoid violating street lane code. Four conditions of approval are included which deal with architecture, final revisions to the plat, final plat being approved prior to issuing of building permit, temporary access drive allowed for a period of 6 months which must support the weight of emergency vehicles, and constructed to allow for snow removal. If the drive is needed for longer than 6 months, the City will require that it be paved.

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

Moved by Commissioner Erickson, seconded by Commissioner Crowley, the Plan and Zoning Commission recommended approval of the preliminary plat and site plan, subject to the following:

Conditions

1. The applicant acknowledging and agreeing that building permits for those public view lots as shown on Attachment E will not be issued until such alternate elevations are reviewed and approved by the Planning Division.
2. The applicant acknowledging and agreeing to submit a revised site plan that reflects minor revisions requested by Staff prior to the case being heard by the City Council.
3. Before any building permits will be issued for buildings within Mill Ridge Townhomes Phase 2 area, a Final Plat must be recorded.
4. The temporary access drive between the proposed Atticus St and the private alley directly east thereof; be allowed for a maximum of a 6 month period of time, constructed so that it supports 75,000lb GVW and be maintained at all times, including snow removal. Should the temporary drive be required longer than 6 months, the drive shall be paved.

Vote: Andersen, Crowley, Erickson, Hatfield, Southworth.....Yes
 Costa.....Absent
 Drake.....Abstained
 Motion carried.

Item 4c – Continental Plaza Coffee Shop – 7350 Westown Parkway – Approval of a Site Plan to construct a 2,000 sq. ft. drive-thru coffee shop with a 600 sq. ft. patio – Penta Partners, LLC. – SP-004243-2019

Jared Murray, Civil Design Advantage, 3405 SE Crossroads Dr, Ste. G, Grimes, stated he was present on behalf of Penta Partners, and summarized the proposal, noting site plan requirements including sanitary sewer and stormwater management, with detention in the SE corner in a regional basin.

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Brad Munford, Development Services Planner, noted the 2,000 sf drive-thru coffee shop, was approved for use through rezoning approval in February 2019. The proposal plan complies with all of the zoning codes and the findings on the staff report. Staff recommends approval with a condition that minor revisions be provided.

Commissioner Crowley questioned the hours of business and whether they meet the requirements specified in the covenants and restrictions. Planner Munford confirmed that this was a condition of approval with the rezoning and moves forward with this application.

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

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission recommended approval of the site plan, subject to the following:

Conditions

- 1. The applicant acknowledging and agreeing to submit a revised site plan that reflects minor revisions requested by Staff prior to the case being heard by the City Council.

Vote: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Costa.....Absent
Motion carried.

Item 4d – Continental Plaza Plat 3, 1625 Jordan Creek Parkway– Subdivide property into 2 commercial lots – VKB Management – PP-004255-2019

Jared Murray, Civil Design Advantage, 3405 SE Crossroads Dr, Ste. G, Grimes, stated he was asking for approval of the preliminary plat. He stated this was splitting out two lots, and lot on the west is for a hotel already being constructed. They were asking to split out the second lot for the purpose of another hotel.

Brad Munford, Development Services Planner, commented he had nothing extra to add. The application complies with all codes and findings within the staff report. Staff recommended approval with no stipulations.

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

Moved by Commissioner Drake, seconded by Commissioner Erickson, the Plan and Zoning Commission recommended approval of the preliminary plat.

Vote: Andersen, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Costa.....Absent
Motion carried.

Item 5 – Staff Reports

Item 5a – Comp Plan Update

Development Services Associate Planner Alex Cahill provided an update of the progress on the Comprehensive Plan. During the past 10 months, significant input was gathered from all areas of the community. Plans for the next 6-10 months include analyzing the data and formulating a recommendation for the next Comp Plan. This update is attached to the minutes.

The next Commission meeting is scheduled for **Tuesday, May 28, 2019.**

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Item 6 - Adjournment

Chairperson Andersen adjourned the meeting at 6:20 PM.

Erica Andersen, Chairperson

Jennifer Canaday, Recording Secretary

Engagement-To-Date

Our City. Your Future. One Plan.



WEST DES MOINES COMPREHENSIVE PLAN – PLAN & ZONING COMMISSION

MONDAY, MAY 13TH, 2019

Comprehensive Plan Update

- Outreach & Engagement
- What Did Our Community Say
- Our Process Thus Far
- Next Steps

HELP PLAN OUR CITY

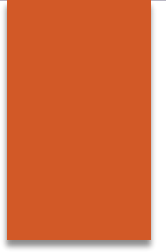
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**Now is the time
to come together to
plan our city, your future!
Visit the website below
to share and map ideas,
and tell us what you
want to see.**

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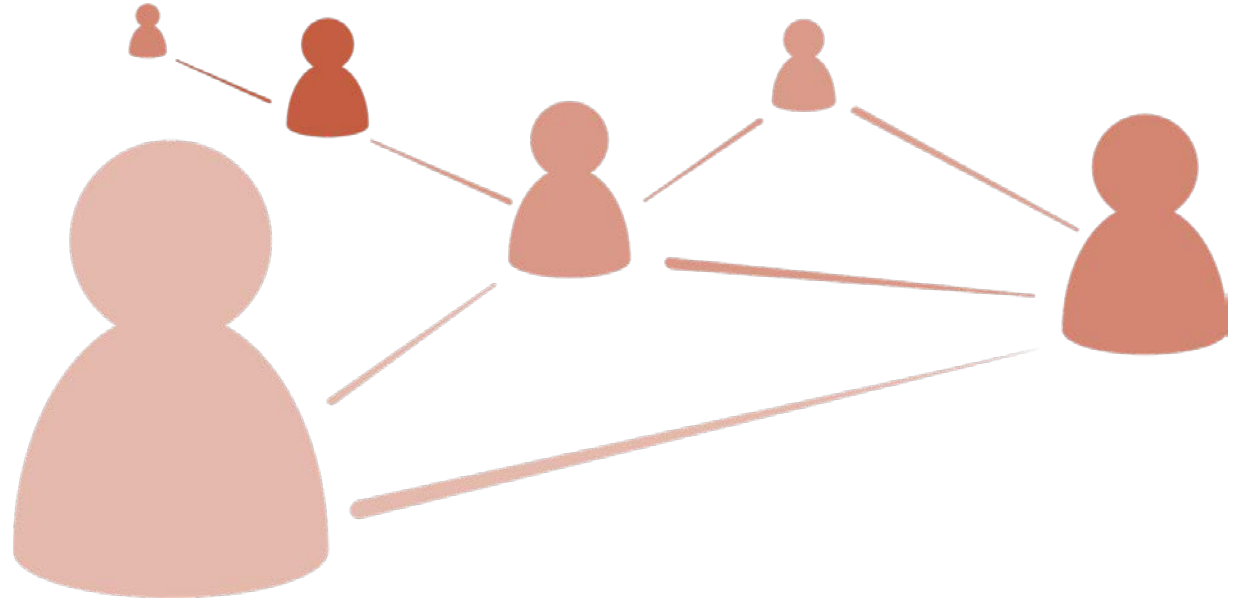
WWW.OURWDM.COM   

Outreach & Engagement



Types of Engagement

- ▶ Face-to-Face Platforms
- ▶ Digital Platforms
- ▶ Go West for this unique outreach...



Face-to-Face: Events

- ▶ Ice Cream Socials
 - ▶ July 24th
 - ▶ July 26th
- ▶ Valley Junction Farmer's Markets
 - ▶ September 13th
 - ▶ September 20th
 - ▶ September 27th
- ▶ Valley High School Activity Fair
 - ▶ September 21st
- ▶ Illumifest - Kickoff
 - ▶ September 22nd
- ▶ Pancake Breakfast
 - ▶ October 13th
- ▶ Valley Junction Pumpkin Walk
 - ▶ October 28th
- ▶ Valley High School Golf in the Halls
 - ▶ November 17th
- ▶ Jingle in the Junction
 - ▶ November 29th
 - ▶ December 6th
 - ▶ December 13th
- ▶ **Contributions from Events:**
 - ▶ **1,486** ideas generated

Face-to-Face: Stakeholder Collaborations

- ▶ WestLAB
 - ▶ Outreach Direction from Group Members (August 24th)
- ▶ Quality of Life Council
 - ▶ 6 meetings – October 5th to December 14th
- ▶ OpportUNITY DSM
 - ▶ Poverty Simulation
 - ▶ Collaboration with Workgroups
- ▶ IA Healthiest State Initiative
 - ▶ WDM Walkability Workshop
- ▶ Brookings Institute Discussion
 - ▶ Discussion on Mobility Trends with Adie Tomer
- ▶ West Des Moines Chamber of Commerce
 - ▶ Chamber Luncheon
- ▶ Capital Crossroads & Soil/Conservation District
 - ▶ Storm Water Best Practice Discussion
- ▶ City Department Collaboration
 - ▶ Met with all City departments to solicit input
- ▶ **Stakeholder Contributions:**
 - ▶ **563 ideas generated**

Face-to-Face: Topic-Based Focus Groups

- ▶ Community Design
 - ▶ February 13th
 - ▶ March 13th
- ▶ Housing & Neighborhoods
 - ▶ February 21st
 - ▶ April 2nd
- ▶ Sustainability & Resiliency
 - ▶ February 12th
- ▶ Transportation & Infrastructure
 - ▶ March 5th
- ▶ Engagement & Wellness
 - ▶ Social Aspects: February 26th
 - ▶ Health Aspects: March 12th
- ▶ Diversity, Equity, & Inclusivity
 - ▶ February 27th
- ▶ Economic Prosperity
 - ▶ March 7th
 - ▶ April 4th
- ▶ Land Use
 - ▶ March 27th
- ▶ Focus Group Contributions:
 - ▶ **827 ideas generated**

Face-to-Face: Organizational Focus Groups

- ▶ WDMCS
 - ▶ March 1st
- ▶ Developer's Luncheon
 - ▶ November 14th
- ▶ WDM Chamber
 - ▶ February 27th
 - ▶ March 14th
- ▶ CREW
 - ▶ March 27th
- ▶ Art's Commission
 - ▶ March 28th
- ▶ Valley Junction Board
 - ▶ April 4th
- ▶ Bike's Commission
 - ▶ April 4th
- ▶ Department Directors, Elected Officials, WestLAB
 - ▶ February 26th
- ▶ Village Cooperative Senior Living
 - ▶ April 2nd
- ▶ **Organizational Contributions:**
 - ▶ **642 ideas generated**

Face-to-Face: Partnerships with Schools

Project-Based Learning Affiliations

- ▶ Stillwell Junior High School
 - ▶ 50 students involved
- ▶ Valley High School
 - ▶ 15 classes involved
 - ▶ 367 students connected
- ▶ Waukee APEX
 - ▶ 7 students involved
- ▶ Total Contributions
 - ▶ 1,229 ideas generated



Digital Engagement: Social Media

- ▶ Facebook
 - ▶ 182 posts
 - ▶ 598 post engagements
- ▶ Twitter
 - ▶ 170 posts
 - ▶ 54 post engagements
- ▶ Nextdoor
 - ▶ 21 Visual Preference Surveys posted
 - ▶ 1,005 responses
 - ▶ 2,327 ideas
 - ▶ 7,328 net households reached
 - ▶ 21% of WDM Households Engaged
- ▶ **All Social Media Platforms**
 - ▶ 2,327 ideas generated

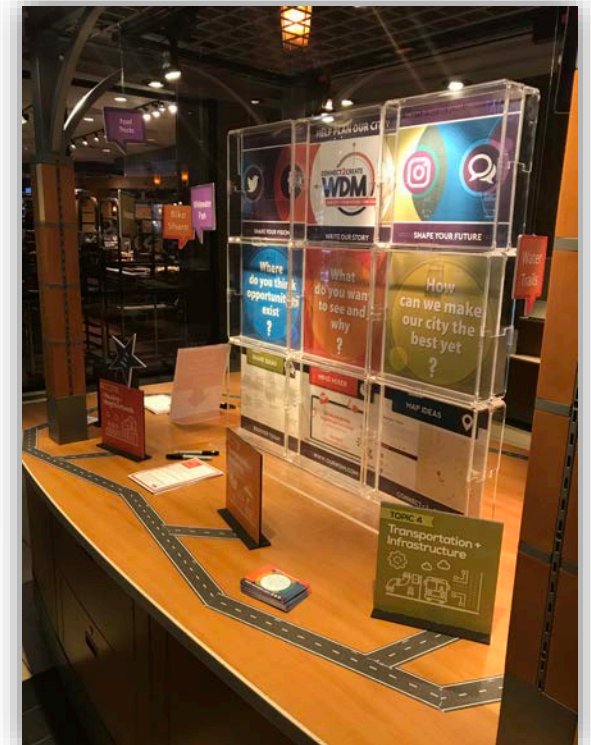
Digital Engagement: OurWDM.com

- ▶ 5,055 Unique Visits
 - ▶ 965 total ideas generated
- ▶ 1,409 Survey Responses
- ▶ Map & Share Ideas
- ▶ Project News
- ▶ Meeting-in-a-Box

The screenshot shows the homepage of OurWDM.com. At the top is a navigation menu with links: Home, About, Project News, The Playground, Meeting-in-a-Box, Who's Listening, Learning Center, Topics, Community Surveys, and Acarl. The main banner features the 'CONNECT2CREATE WDM' logo with the tagline 'OUR CITY • YOUR FUTURE • ONE PLAN'. Below the banner, there are several content blocks: a circular infographic with 8 numbered categories (1. Community Design, 2. Housing+Neighborhoods, 3. Sustainability+Resilience, 4. Transportation+Infrastructure, 5. Engagement+Workshops, 6. Diversity+Inclusivity, 7. Economic Prosperity, 8. Land Use), a 'Take The Survey Now!' button, a 'TOPIC 7 Economic Prosperity' section with a bar chart and gear icon, a 'Key Dates' section listing focus groups for April 04 (Valley Junction Board and Bike's Commission), a 'Find us on Twitter' section, and a tweet from @ConnectWDM1 asking for city priorities. The bottom of the page has a colorful hashtag graphic.

Other Uniquely WDM Outreach

- ▶ Jordan Creek Kiosk
- ▶ City Hall Wrap
- ▶ WDM Public Library Corner
- ▶ Door-to-door Business Posters & Clings
- ▶ Waterworks Mailers
- ▶ Trail Signs
- ▶ WDM Living Magazine
- ▶ E-Notify
- ▶ Monthly Newsletter
- ▶ Corporate Partnerships



Total Ideas Generated

- ▶ Through our engagement efforts, 7,759 ideas were generated in face-to-face conversations and 4,701 ideas were generated through digital platforms, totaling 12,460 total ideas generated to help craft and inform the Comprehensive Plan!



What did our
community say?

“Thank you so much for asking the residents of W.D.M. for our opinions on various subjects regarding our city. You make me feel like I belong, that my opinions matter, that maybe I could help make changes!” – WDM Resident

This is what our community said...

- ▶ The **Raccoon River** corridor is our amenity
- ▶ **Affordable housing** is critical (as is the “missing middle”)
- ▶ More events, active programming, and social gathering spaces are needed
- ▶ **Tell our story**, our identity, our narrative
- ▶ Mixed-use will benefit our community
- ▶ Training for the trades is critical
- ▶ The community LOVES our school systems
- ▶ **Diversity** in all forms is an asset (people, businesses, housing) – so leverage it!
- ▶ **Engage** the community in-person
- ▶ Think about **regional cooperation** and the best interest of the metro to remain competitive (but don’t lose our autonomy)
- ▶ Community members want more communication from the City
- ▶ **Balance**: we are a little bit of everything to everyone....and we want to stay that way!
- ▶ We are **urban**, **suburban**, and **rural** all in one
- ▶ Sustainability and resiliency to changing weather should be planned for

This is what our community said...

- ▶ Make our community **walkable!!!**
- ▶ There's a lack of arts and cultural amenities within WDM
- ▶ Accessibility is a concern
- ▶ **Equity** conversations arose at nearly every focus group – from the WDM Chamber to Village Cooperative to WDMCS
- ▶ Over-development and sprawl is a concern: target density appropriately
- ▶ **Wifi** as a public utility or better service from private providers
- ▶ Provide and maintain green space and **tree-lined streets**
- ▶ Labor supply – there's a shortage of skilled workers
- ▶ **Valley Junction** is great – don't forget where we came from!
- ▶ Our **water quality** is poor (taste, impact on piping and appliances)
- ▶ The community wants neighborhood organizations/associations
- ▶ Change the way we fund public infrastructure improvements
- ▶ WDM lacks connectedness – social, physical, economic
- ▶ **Expand multi-modal transit options – but let us continue to use our car!**
- ▶ Provide parameters for regulations but allow **flexibility** within
- ▶ The City should **broker** collaboration

Our Process Thus Far



The Process

What we started with:

What we gathered:

What we have now:

A pyramid diagram with five horizontal layers, representing the initial process structure. The layers are labeled from top to bottom: 3 Pillars, 8 Goals, 30 Objectives, 95 Strategies, and 217 Actions.

Level	Count
Pillars	3
Goals	8
Objectives	30
Strategies	95
Actions	217

A pyramid diagram with five horizontal layers, representing the gathered process structure. The layers are labeled from top to bottom: 3 Pillars, 8 Goals, 32 Objectives, 129 Strategies, and 588 Actions.

Level	Count
Pillars	3
Goals	8
Objectives	32
Strategies	129
Actions	588

A pyramid diagram with four horizontal layers, representing the current process structure. The layers are labeled from top to bottom: 8 Topics, 100 Strategies, and 455 Actions. The bottom-most layer is unlabeled but contains the number 455.

Level	Count
Topics	8
Strategies	100
Actions	455

Changing Nature of Comprehensive Plans

Topics in the 2010 Comprehensive Plan

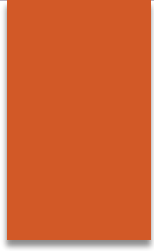
- ▶ Community Profile
- ▶ Land Use
- ▶ Transportation
- ▶ Implementation

Comprehensive Plan Update Sections

- ▶ Community Profile
- ▶ Community Design
- ▶ Housing & Neighborhoods
- ▶ Sustainability & Resiliency
- ▶ Transportation & Infrastructure
- ▶ Engagement & Wellness
- ▶ Diversity, Equity, & Inclusivity
- ▶ Economic Prosperity
- ▶ Land Use
- ▶ Action Plan (Implementation)



Next Steps



Next Steps

- ▶ Data Analysis
- ▶ Drafting
 - ▶ Demographics and outreach companion documents
 - ▶ Draft core portion of comp plan
 - ▶ Action plan (implementation)
- ▶ Land Use Map
 - ▶ Workshops on proposed map
 - ▶ Refine planner's draft map to reflect what we heard
- ▶ Public Outreach on Draft Plan/Map
- ▶ Adoption of Plan
- ▶ Implementation!

We Connected. Now it's time to Create.

