

Discussion
Item #1:
Casey's

Location
Map



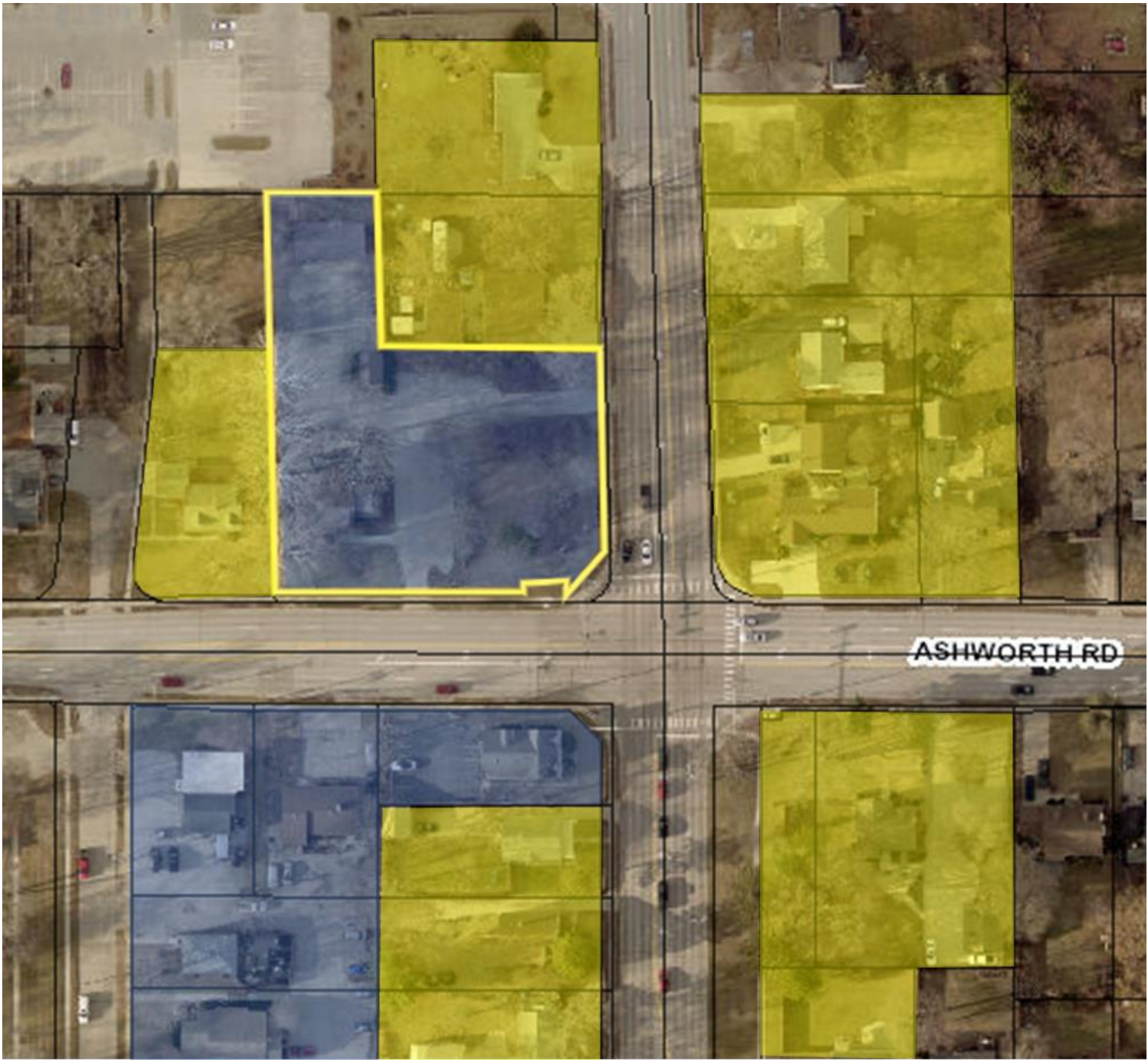
Discussion
Item #1:
Casey's

Current
Zoning



Discussion
Item #1:
Casey's

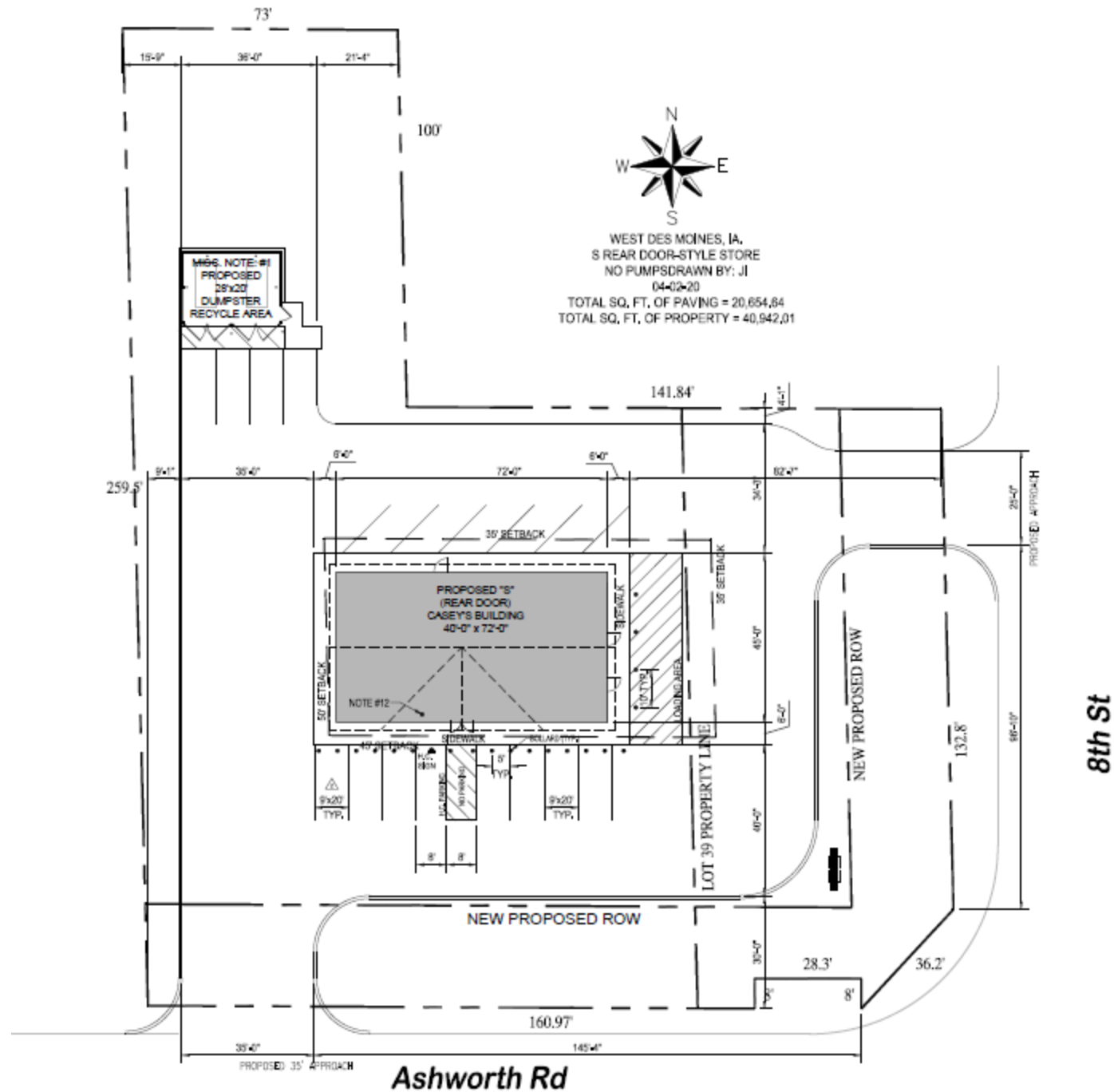
Current
Use



Blue = Office
Yellow = Single-Family

Discussion
Item #1:
Casey's

Site
Concept
Plan



OPEN SPACE AND BUFFER EASEMENT

Discussion
Item #1:
Casey's

Adopted
Open
Space &
Buffer
Easement

Book 6474, Page 287

KNOW ALL MEN BY THESE PRESENTS, West Des Moines Financial Center, Inc., an Iowa Corporation, owner of the following described real estate to wit:

Lot 39, Clegg Park Plat 2, in and forming a part of the City of West Des Moines, Polk County, Iowa,

does hereby give, grant and convey unto the City of West Des Moines, Iowa (hereinafter called "City") a perpetual and permanent Open Space and Buffer Easement (hereinafter called "Easement") upon, over and across the property legally described above.

This Easement shall be for the purpose of maintaining said property legally described herein for open space and buffering purposes as it has been determined that said property functions to effectively buffer existing residential uses located north and east of said property from the professional office use existing to the west. It has been further determined that said property also provides desirable open space which benefits the surrounding neighborhood area from an aesthetic and land use transition viewpoint. Said Easement shall be subject to the following terms and conditions:

1. The Easement shall be maintained in the current and/or natural state, which allows the existing access drive and signage, as established at the time of execution of this Easement.
2. The Easement area may be enhanced by the use of landscape plantings such as trees, shrubs, flower beds, etc. as approved by the City's Planning Division based upon the determination that said landscape plantings enhance the purpose or function of said Easement as open space and buffering.
3. The Easement shall be maintained by the owner of said property to include, but not limited to the following:
 - a. Mowing and general landscape maintenance to include deadwooding of trees and shrubs and maintenance pruning and maintaining grass height at 2½ to 3 inches.
 - b. Control of weed growth and/or preventive pesticide use to control infestation of weeds and insects.
 - c. General policing of the easement to maintain said areas free from garbage and debris.
4. The Easement shall be considered for possible vacation by the City at such time it is determined that the residential character of those properties located within the northwest, northeast and southeast quadrants of the intersection of 8th Street and Ashworth Road have changed to predominantly non-residential use.

Vacation
Requirement



Discussion Item #2: Building Code Adoption – Any questions??

Discussion Item #3: Allowance of 1st Floor Accessible Dwellings in VJHB & VJC

City Code 9-6-4.A.3 states: “...Residential uses located above nonresidential uses and single-family detached dwellings in the Valley Junction Historical Business District and Valley Junction Commercial District may be permitted in accordance with Building, Fire and Rental Codes. Residential uses are not allowed on the first floor of a mixed-use building in the Valley Junction Historical Business District and Valley Junction Commercial District. ...”

Upper Story Housing Program:

- financial assistance towards provision of residential units within a mixed use building in Valley Junction (green outlined area)
- Forgivable Loan up to \$75,000 per residential unit with funding match
- For households making at or below 80% AMI
- Rents per Fair Market Rents
- Restricted for 15 years

Issues:

- Applies only to mixed use building
- Building Code: ADA units required on lowest floor of living
- Zoning Code: No allowance of residential on 1st floor forces implementation of elevator which drives up project costs which hinders ability to keep rents low

Question: Is there interest in amending zoning to allow one accessible unit on first floor thus negating elevator requirement?

- Would not be allowed in 100 & 200 blocks of 5th
- Total # of units in a building would be dictated by how big of a building can fit on lot in conjunction with height limits in code (30' in VJHB and 36' in VJC)
- Unit would be restricted to back of building and limited visibility of from street



Discussion Item #4: Animals Wild by Nature Ordinance Update

Previous definitions:

AGRICULTURAL PRODUCTION ANIMALS, COMMERCIAL: Animals raised to provide a service such as labor, breeding purposes with offspring sold or provided to another individual or business, or production of commodities such as, but not limited to meat, eggs, milk, fur, leather and wool primarily for sale to individuals or businesses not located within the property upon which they are raised, with little to no personal consumption or use. Roosters shall be considered agricultural production animals, commercial.

AGRICULTURAL PRODUCTION ANIMALS, PERSONAL: Animals that are housed or primarily live outside of the residence raised for production of commodities such as, but not limited to meat, eggs, fur, milk, leather, and wool for personal consumption or use. Roosters shall not be considered agricultural production animals, personal.

State Livestock Definition:

“Livestock” means an animal belonging to the bovine, caprine, equine, ovine, or porcine species, ostriches, rheas, emus; farm deer as defined in section 170.1; or poultry.

Proposed definitions:

AGRICULTURAL PRODUCTION ANIMALS, COMMERCIAL: Any livestock animal as defined by Code of Iowa, Sec. 717.1 which **is raised to provide a service** such as labor, breeding purposes with offspring sold or provided to another individual or business, or production of commodities such as, but not limited to meat, eggs, milk, fur, leather and wool primarily for sale to individuals or businesses not located within the property upon which the livestock animal(s) are raised, with little to no personal consumption or use. Roosters shall be considered agricultural production animals, commercial.

AGRICULTURAL PRODUCTION ANIMALS, PERSONAL: Any livestock animal as defined by Code of Iowa, Sec. 717.1 which is housed or primarily live outside of the residence and **are raised for or can be raised for** production of commodities such as, but not limited to meat, eggs, fur, milk, leather, and wool for personal consumption or use. Roosters are considered agricultural production animals, commercial.

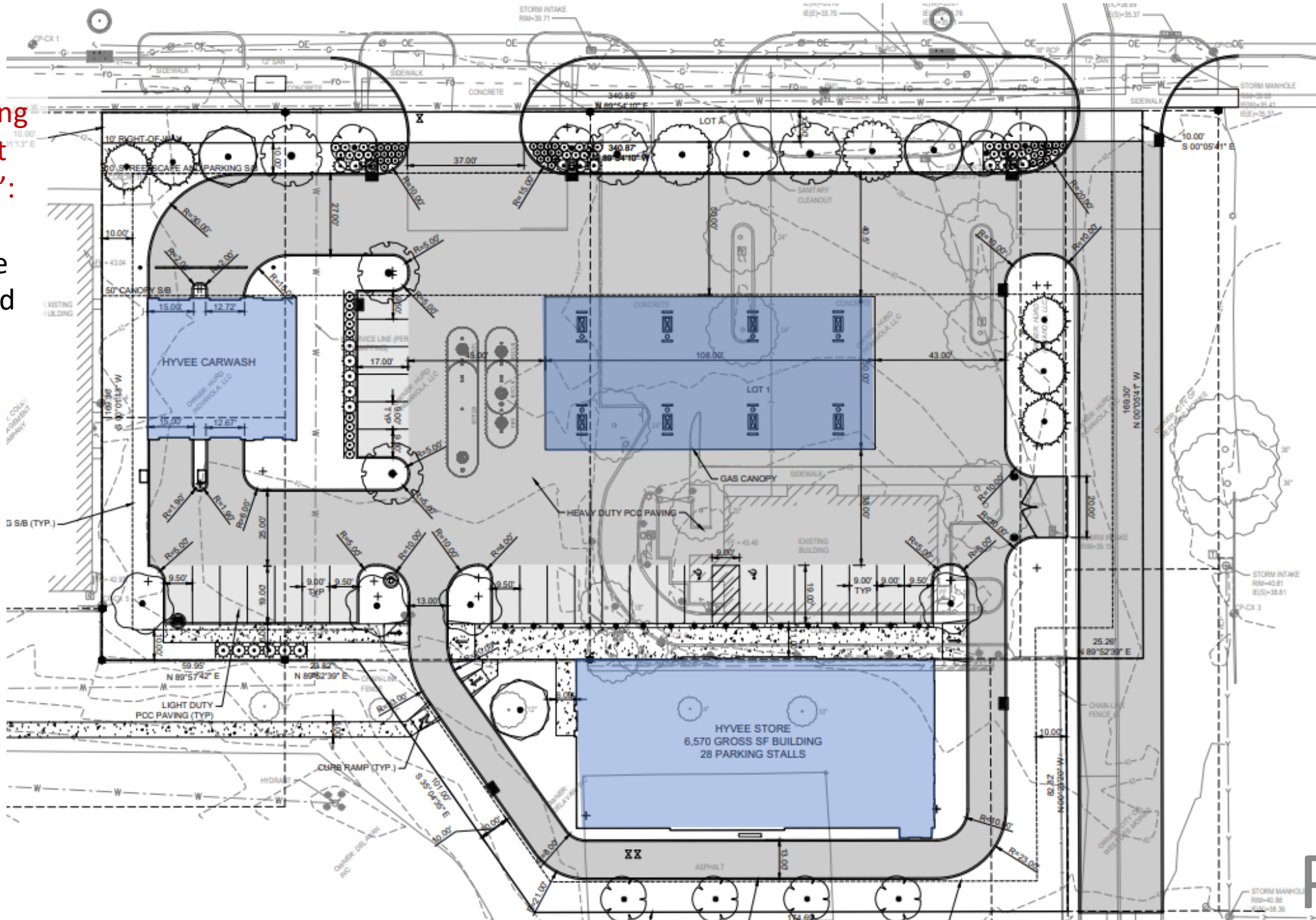
Upcoming
Project
Item 'b':

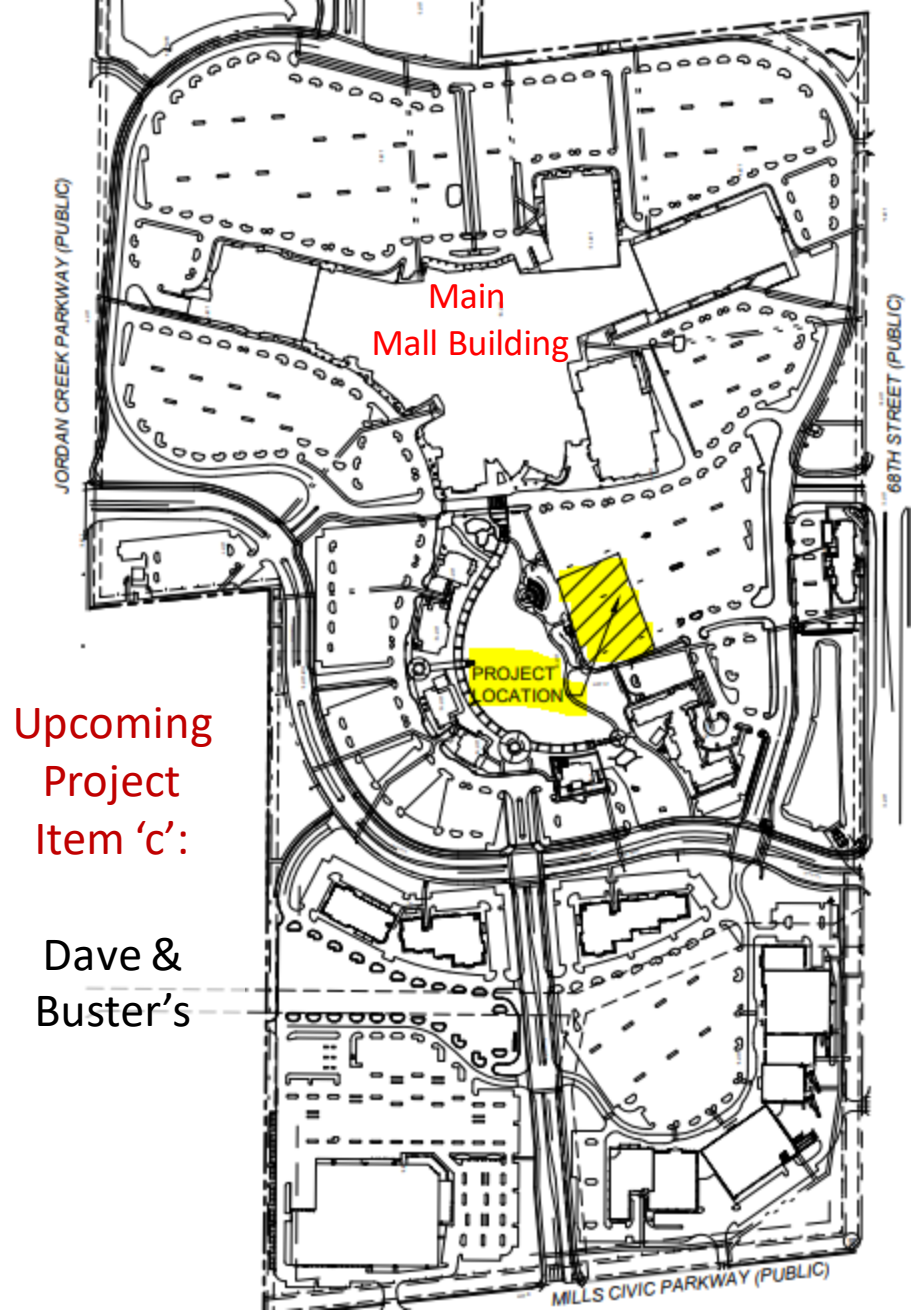
Hy-Vee
Fast and
Fresh



Upcoming
Project
Item 'b':

Hy-Vee
Fast and
Fresh





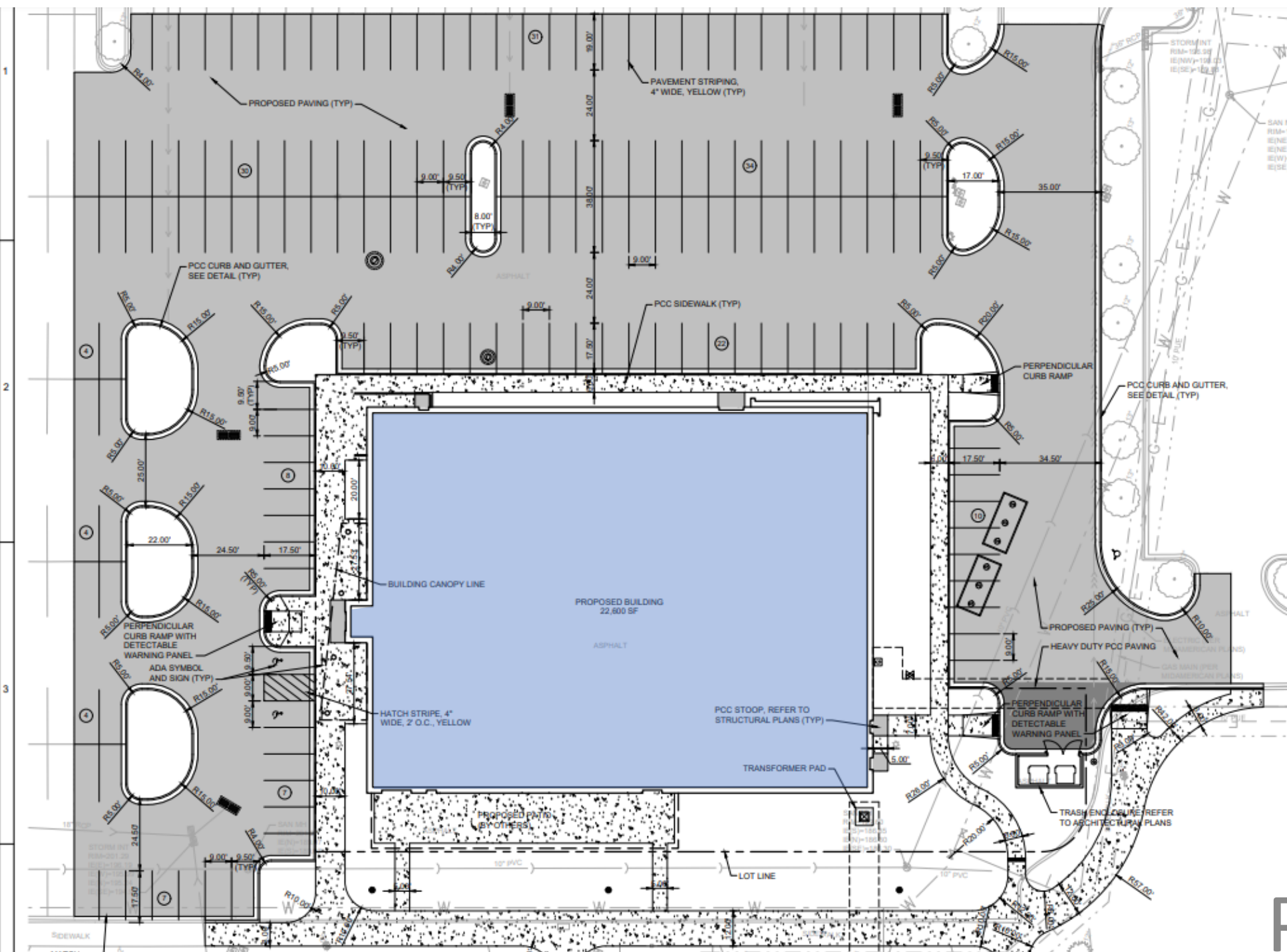
Upcoming Project Item 'c':

Dave & Buster's



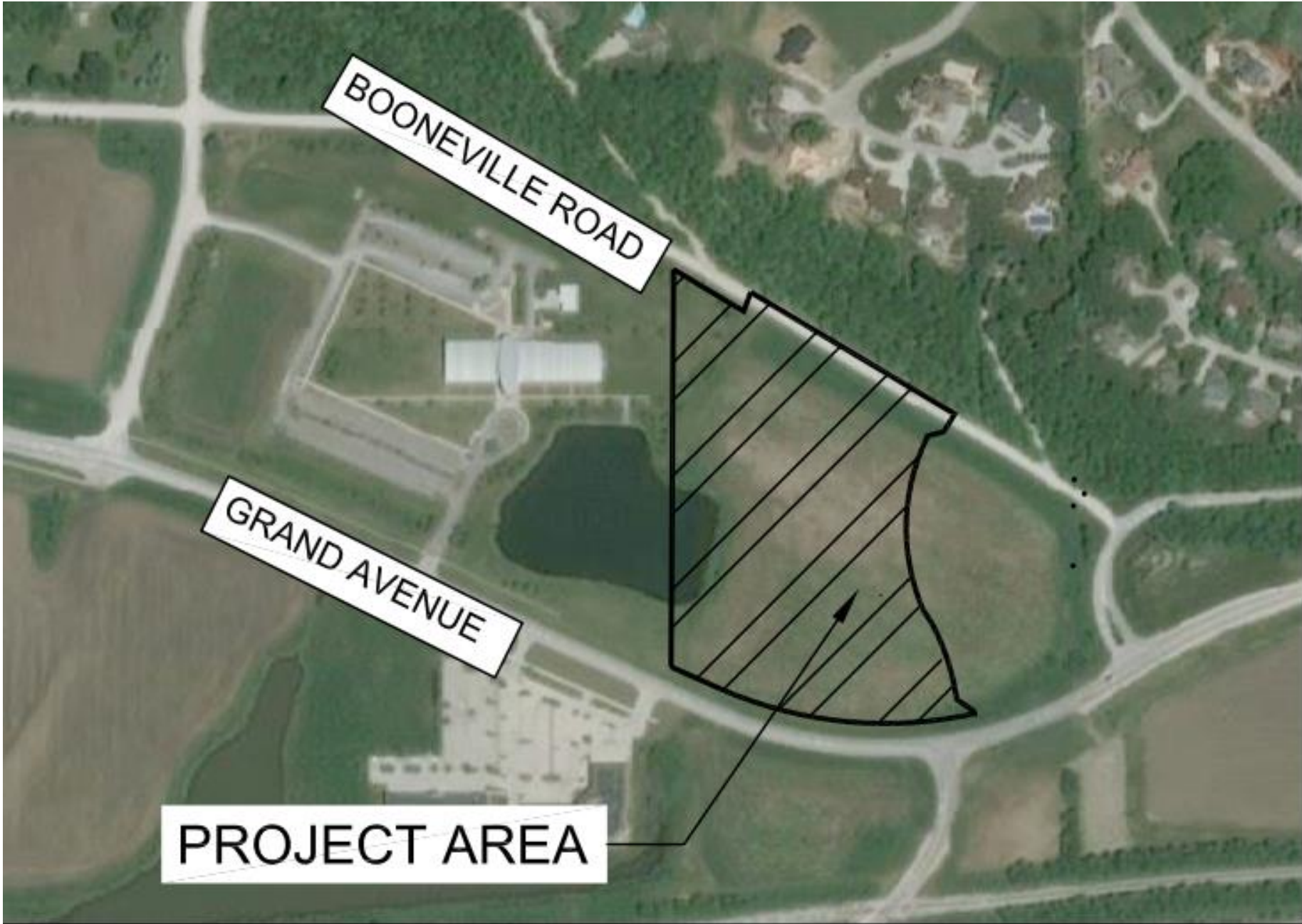
Upcoming
Project
Item 'c':

Dave &
Buster's



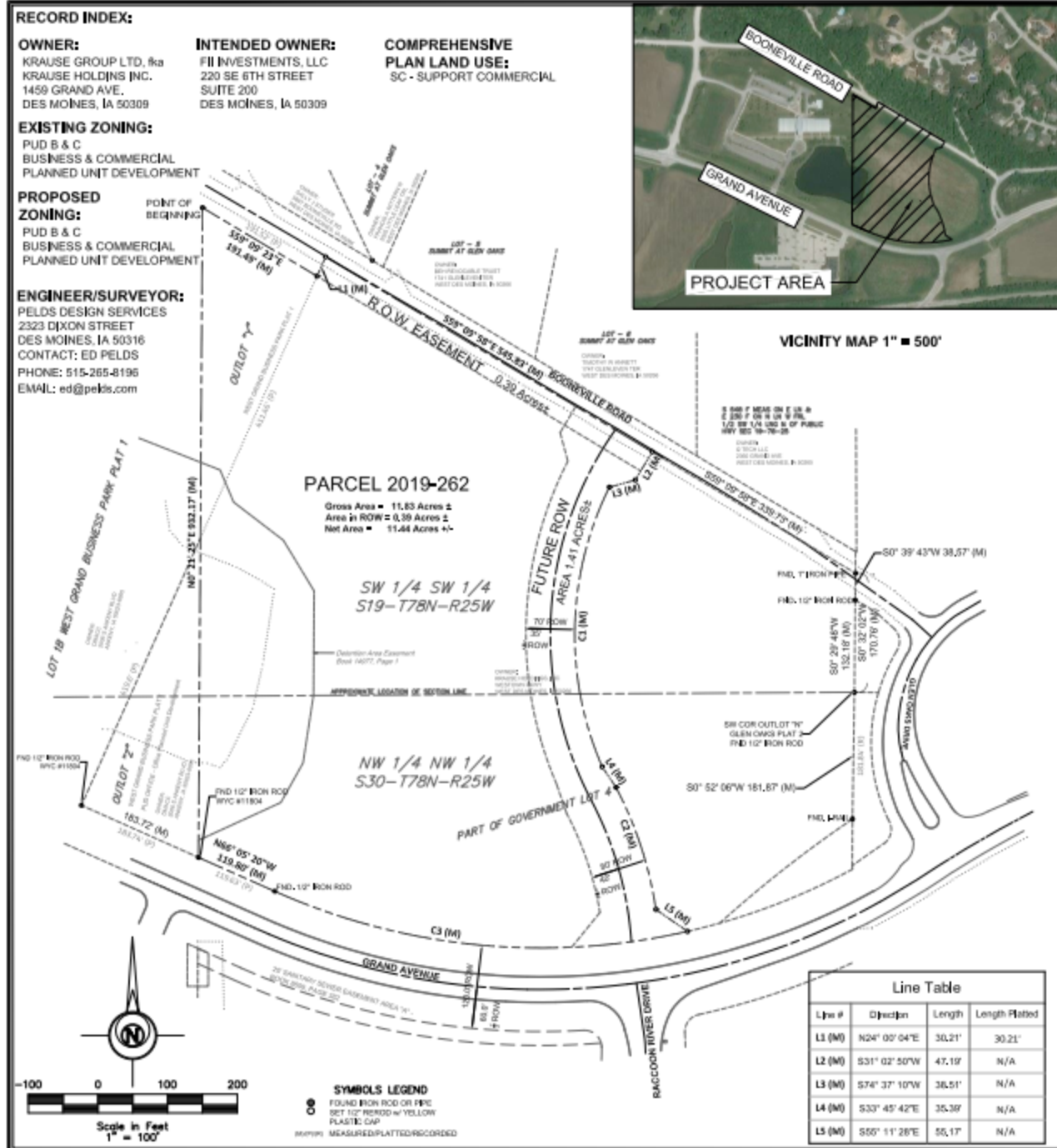
Upcoming
Project
Item 'd':

Grand Ave &
Booneville
Rd



Upcoming
Project
Item 'd':

Grand Ave &
Booneville
Rd



LEGAL DESCRIPTION: (2019-262)

A tract of land located in the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 78 North, Range 25 West of the 5th P.M., and the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 78 North, Range 25 West of the 5th P.M., and Outlot "Y" in WEST GRAND BUSINESS PARK PLAT 1, an Outlot Plat now included in and forming a part of the the City of West Des Moines, Polk County Iowa is described as follows:

BEGINNING at the Northwest corner of said Outlot "Y" THENCE South 59°09'23" East, a distance of 191.49 feet along the North line of said Outlot "Y"; THENCE North 24°00'04" East, a distance of 30.21 feet; THENCE South 59°09'58" East, a distance of 545.83 feet; THENCE South 31°02'50" West, a distance of 47.19 feet; THENCE South 74° 37' 10" West, a distance of 38.51 feet; THENCE along a curve to the left having a radius of 475.00 feet, a delta of 49°58'14", an arc length of 414.27 feet, a chord which bears South 01°27'53" West having a chord length of 401.27 feet; THENCE South 33°45'42" East a distance of 35.39 feet; THENCE along a curve to the right having a radius of 550.00 feet, a delta of 19°17'45", an arc length of 184.35 feet, a chord which bears North 18°07'19" West having a chord length of 184.35 feet; THENCE South 55°11'28" East, a distance of 55.17 feet, to a point on the North Right-of-Way line of Grand Avenue as presently established; THENCE along said North Right of Way along a curve to the right along said right away having a radius of 940.00 feet, a delta of 36°54'13" an arc length of 605.45 feet, a chord which bears South 84°27'03" East having a chord length of 595.03 feet; THENCE, continuing along said North Right of Way, Right North 66°00'20" West, a distance of 119.80 feet to the Southeast corner of Outlot 2 in said West Grand Business Park Plat 1.

THENCE North 0°21'25" East, a distance of 932.17 feet, to the POINT OF BEGINNING, Containing 11.83 square feet, more or less.

Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1 (M)	414.27'	475.00'	49°58'14"	S1°27'53"W	401.27'	221.36'
C2 (M)	185.23'	550.00'	19°17'45"	N18°07'19"W	184.35'	93.59'
C3 (M)	605.45'	940.00'	36°54'13"	S84°27'03"E	595.03'	313.64'

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

ED PELDS
 VOLUNTARILY LED PELDS TO PUBLIC INFORMATION DATE
 MY LICENSE RENEWAL DATE 6 DECEMBER 31, 2021
 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL, PHONE OR E-MAIL BEING INDICATED HEREIN.



PELDS DESIGN SERVICES
 Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

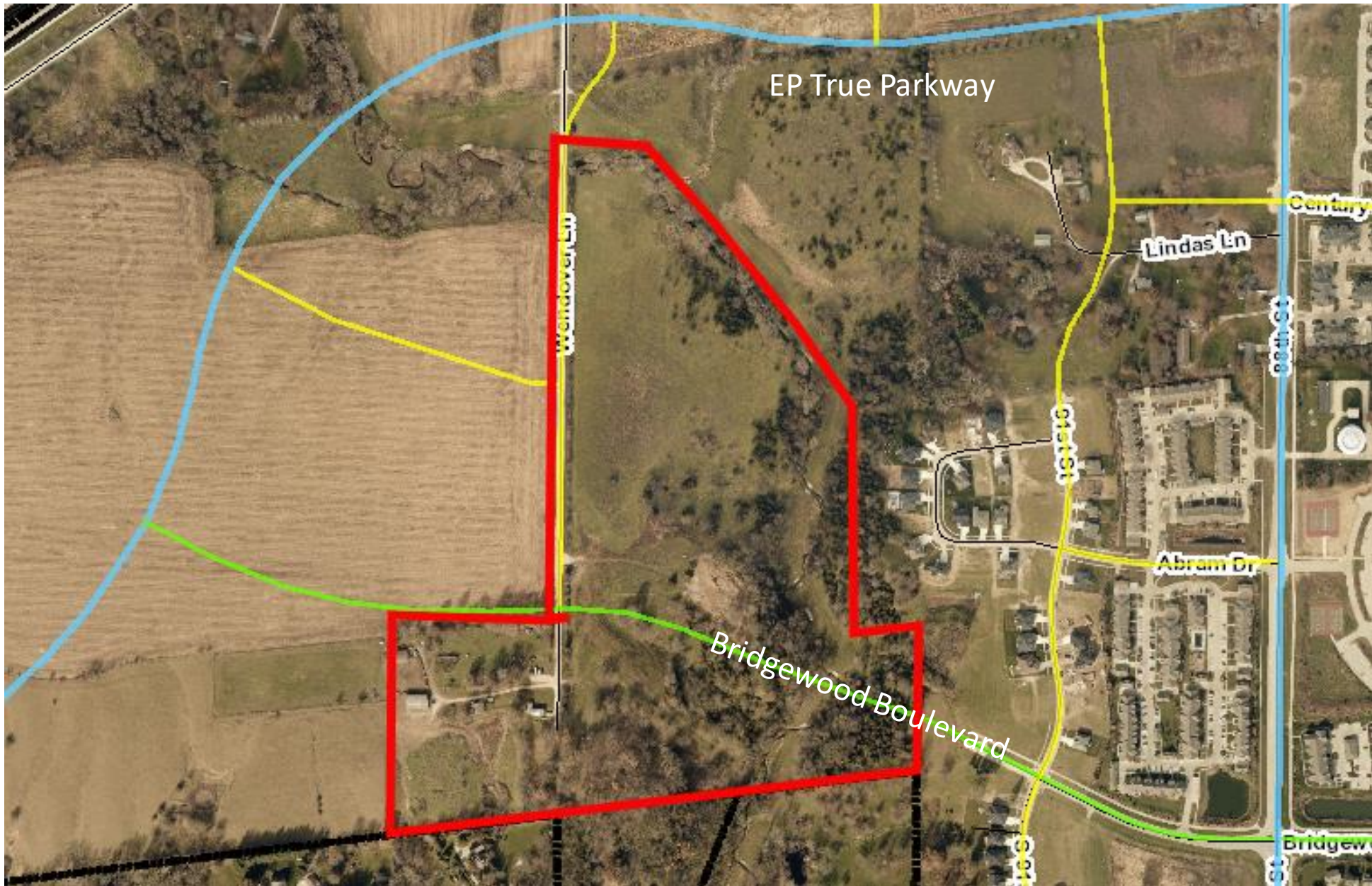
PLAT OF SURVEY 2019-262
GRAND AVE & BOONEVILLE RD
WEST DES MOINES, IOWA

CITY OF WEST DES MOINES BENCHMARK #131
 ELEVATION = 66.44

10/01/2019 ALBRADFIELD 1" = 100' 3.12.2020 19-088
 2019 PROJECT OWNER: CITY OF WEST DES MOINES DEPARTMENT OF PUBLIC UTILITIES DIVISION OF PUBLIC UTILITIES
 PLAT OF SURVEY

Upcoming
Project
Item 'e':

Pavilion
Park



Upcoming
Project
Item 'e':

Pavilion
Park



Upcoming
Project Item
'f':

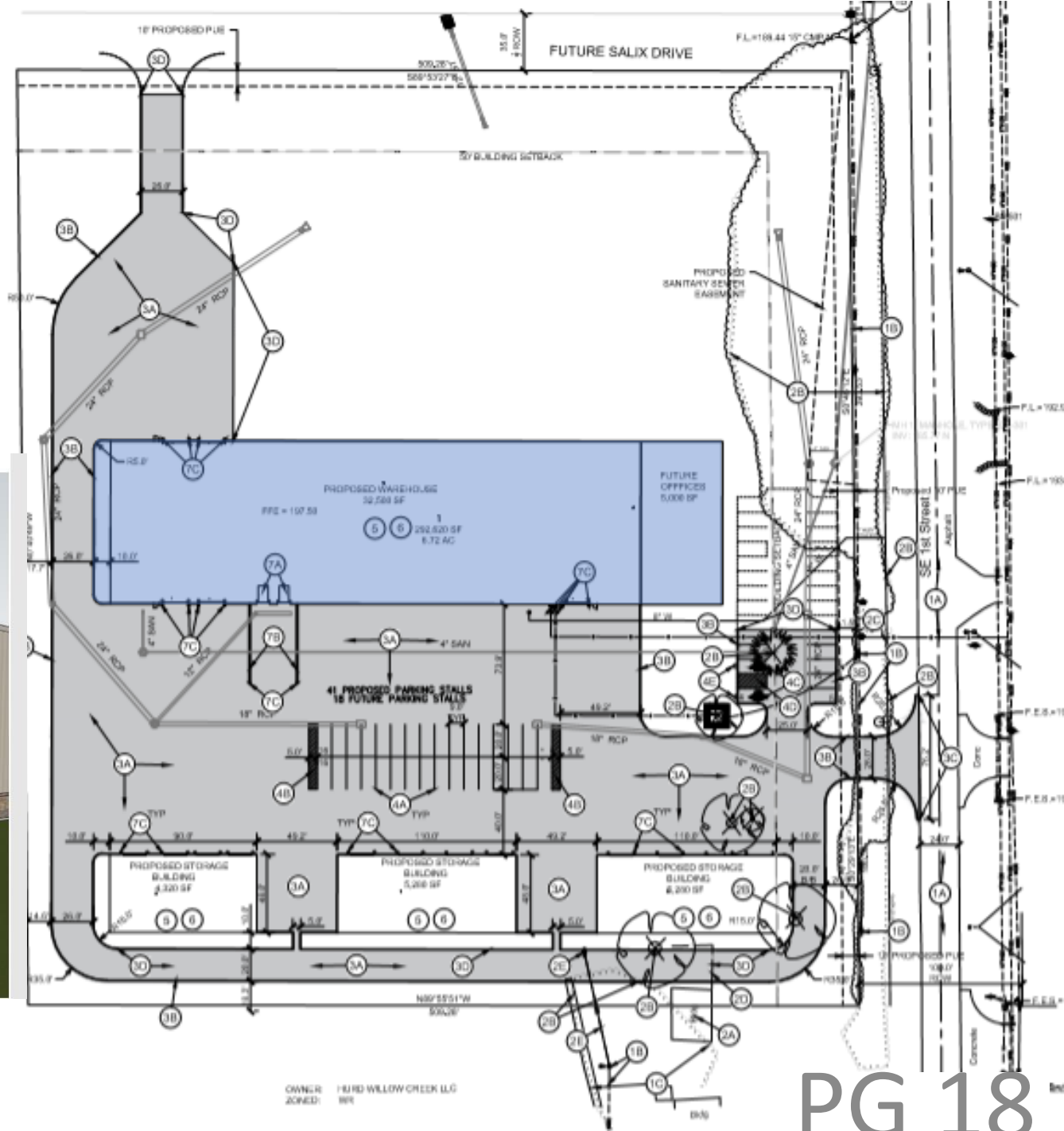
Allied
Construction



Upcoming
Project Item
'f':

Allied
Construction

East Elevation



OWNER: 18 RD WILLOW CREEK LLC
ZONED: BR

Upcoming
Project
Item 'g':

Majestic
Limo



Upcoming
Project
Item 'h':

Little
Voyagers
Childcare



Upcoming
Project
Item 'i':

Banks
Landing



Upcoming
Project
Item 'i':

Banks
Landing

