

AGENDA: DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING

Training Conference Room, City Hall, 4200 Mills Civic Parkway / Monday July 6, 2020 @ 8:00 a.m.

THIS MEETING WILL BE HELD ELECTRONICALLY - PUBLIC INPUT CAN BE PROVIDED BY CALLING:

1-301-715-8592 - OR - 1-312-626-6799 / Meeting ID: 927 9934 6248 / Password: 07062020

The format of this meeting is due to the State Public Health Emergency Declaration regarding Covid-19 and will be conducted pursuant to Iowa Code 21.8 and the Proclamation of Governor Kim Reynolds dated March 19, 2020.

Electronic participation is preferred; however, for those unable to attend virtually, the opportunity to participate in-person is available in the Training Room in City Hall.

OPEN SESSION

1. 3-Sons Restaurant Patio
2. Allowance of Theatrical Productions in Light Industrial Zoning District
3. Jordan Creek Town Center Temp Uses
4. Enclosing of Decks
5. Upcoming Projects
 - a. Maffitt Ridge Plat 2
 - b. Mills Landing Plat 1
 - c. Browns Woods Hollow
 - d. The Pines
 - e. Glen Meadows
 - f. ~~El Guapo Bar and Patio~~
 - g. Fox Ridge
 - h. Della Vita Plat 2
 - i. Midlands National Life Insurance (aka Sammons)
 - j. Microsoft Osmium
 - k. Village of Ponderosa
 - l. Erik's Bike Shop
 - m. Village on Jordan Creek
 - n. Walnut Creek Community Church
 - o. West Lakes PUD

Welcome to the April 20, 2020 WDM Development and Planning Council Subcommittee

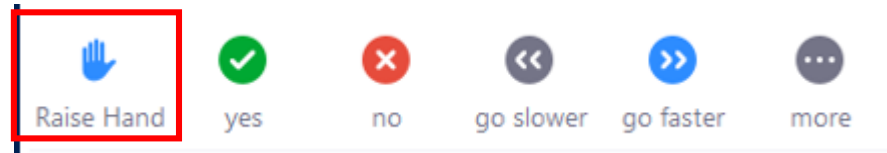
Here are a few housekeeping items before we get started:

- Any public members and applicants joining the meeting are muted by default when you enter the meeting. Please wait until the Subcommittee Chair asks for comment on the item you are here for, then you may raise your hand to speak. The chair will then call on you and you will be un-muted
- When the meeting is in session, please write in the chat box (which is the speech bubble icon in the bottom bar) and let us know if you can't see or hear something or are experiencing a problem.



Raise Hand:

Location - Click participants in your bottom Zoom toolbar, you will see this at the bottom of the participants box:

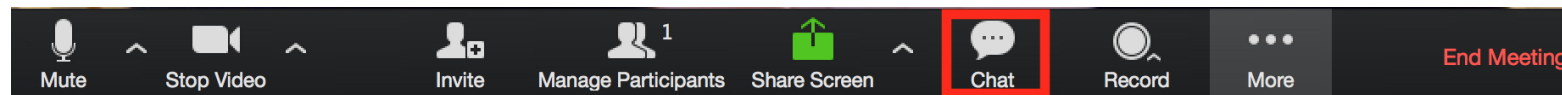


If you are participating by phone, dial *9 to raise/unraise your hand



Chat:

Location - Click on the speech bubble in your bottom Zoom toolbar



Discussion Item #1: 3-Sons Patio



Discussion Item #1: 3-Sons Restaurant Patio

- 3-Sons space originally developed as Legend's Grille restaurant
- Ashworth shopping center site plan approved in 1994 included the restaurant's patio space but no use details were known and use of the patio was not approved with the site plan
- Patio can hold 10-15 tables

- In July 1998, the P&Z recommended use of the patio with the following conditions of approval:
 1. *The back doors of the restaurant cannot be propped open*
 2. *The back door/employee entrance must remain locked*
 3. *Enclose patio with a 6' fence with no ingress/egress directly to the parking lot other than emergency exit gate*
 4. *Planting Skyline Locust around the patio and adding soft materials to the walls to help absorb sound*
 5. *No rock bands allowed indoors or outdoors*
 6. *Food service on the patio is to stop at 9:00pm, with the patio closed at 10:00pm Sunday thru Thursdays; food service until 10:00pm and patio closed at 10:30pm on Fridays and Saturdays*

- In August 1998, the City Council approved a Permitted Conditional Use Permit to allow the use of the patio on a trial basis with the following conditions of approval:
 1. *The back doors of the restaurant cannot be propped open*
 2. *Use of the patio is allowed only from 11:00am to 2:00pm, Monday thru Friday, with food services to cease at 1:30pm.*
- Desired that the patio be moved to the front – center owner at that time would not consent.

- In Spring 1999, complaints from neighbors over use of the patio and activity in the area -- any use of patio was rescinded

Discussion Item #2: Allowance of SIC 792

- Tallgrass Theater is proposing to locate at 2019 Grand Avenue, Suite 1 (formerly Skate West)
- Classified under SIC 792 Theatric Productions
- The property is zoned Light Industrial, which currently does not allow this use
- The properties to north & west are zoned light industrial; property to the south zoned Community Commercial.
- Community Commercial does allow SIC 792; however, rezoning the property to Community Commercial could restrict the use of Suite 2, which currently has been proposed as a warehouse (Pc in CMC)
- Allow the use in the Light Industrial district as a Permitted Conditional Use (BOA approval), City could assess
 - Suitability of SIC 792 uses to locate in other light industrial areas
 - Evaluate for adequate parking and other infrastructure
 - At the proposed site, appears there should be room for the parking requirement for both uses, especially since the theatrical productions would generally be occurring at night and generally off-peak to activities in Suite 2

Discussion Item #3: Jordan Creek Town Center Temp Uses

The intent of Temporary Use Permit process is to allow certain uses and activities on an interim or limited basis that would not be allowed on a permanent basis on private property. Temp uses include the following:

1. Grand openings and planned events held on private properties that do not create anticipated significant impacts to City property or right-of-way.
2. Group assembly activities (e.g., carnivals, fairs, rodeos, sport events, concerts, worship services, and shows).
3. Parking lot sales, sidewalk sales (private sidewalks only), clearance sales, or other temporary uses which, in the opinion of the Director of Development Services or designee, are similar to the uses listed in this section. Parking lot sale of fireworks is not permitted under a temporary use permit.
4. Retail sales of Christmas trees.
5. Retail sales of landscape nursery material.
6. Retail sales of pumpkins.
7. Stands for the sale of agricultural produce.
8. Temporary concrete and asphalt mixing and storage facilities in accordance with regulations elsewhere in this chapter.
9. Temporary food and beverage uses not regulated as a mobile food unit under the provisions of title 3, "Business And Licensing", of this Code.
10. Other temporary uses which, in the opinion of the Director of Development Services or designee, are similar to the uses listed in this section.

Garage sales are exempt from these provisions, provided they do not occur any more frequently than one (1) 3-day event per one hundred eighty (180) day period. Garage sales occurring more frequently shall be considered a commercial retail sales business in a residential zone, which is prohibited.

A "temporary use" may be defined as short term or long term. A "short term" use shall be defined as those uses with a maximum duration of two (2) consecutive days or less. A "long term" use shall be defined as those uses with a duration of more than two (2) consecutive days. The City may issue multiple short term temporary use permits for consecutive two (2) day periods without declaring the use to be long term, subject to, not to exceed eight (8) events within a calendar year limitation provided in this chapter.

Discussion Item #3: Jordan Creek Town Center Temp Uses

2020 Jordan Creek Town Center Lake District Temp Use

- August 2 Final Mix (5-8pm)
- August 7-9 Mini Fair (CCCU)
- August 9 Masons Basement (5 – 8pm)
- August 14-16 Mini Fair (CCCU)
- August 16 Brother Trucker (5 – 8pm)
- August 21-23 Mini Fair (CCCU)
- August 23 Tony Valdez and the Rockets (5 – 8pm)
- August 30 The Blues Gang (5-8pm)
- September 1 THE SNACKS (5pm – 8pm)
- September 13 Decoy & Fireworks (5pm – Dusk)
- September 20 Live at the Creek Concert – Band TBD (5-8pm)
- September 27 Live at the Creek Concert – Band TBD (5-8pm)
- September 30 - Oct 14 RV One Show
- October 4 Live at the Creek Concert – Band TBS (5-8pm)
- October 24 Hello Kitty Café Truck Event
- November 8-16 Cirque
- November 20 Tree Lighting concert & Fireworks (6 – 7pm)
- November TBD Special Olympics Polar Plunge (Noon)
- Date TBD Day of a Thousand Prizes

Discussion Item #4: Enclosing of Existing Decks



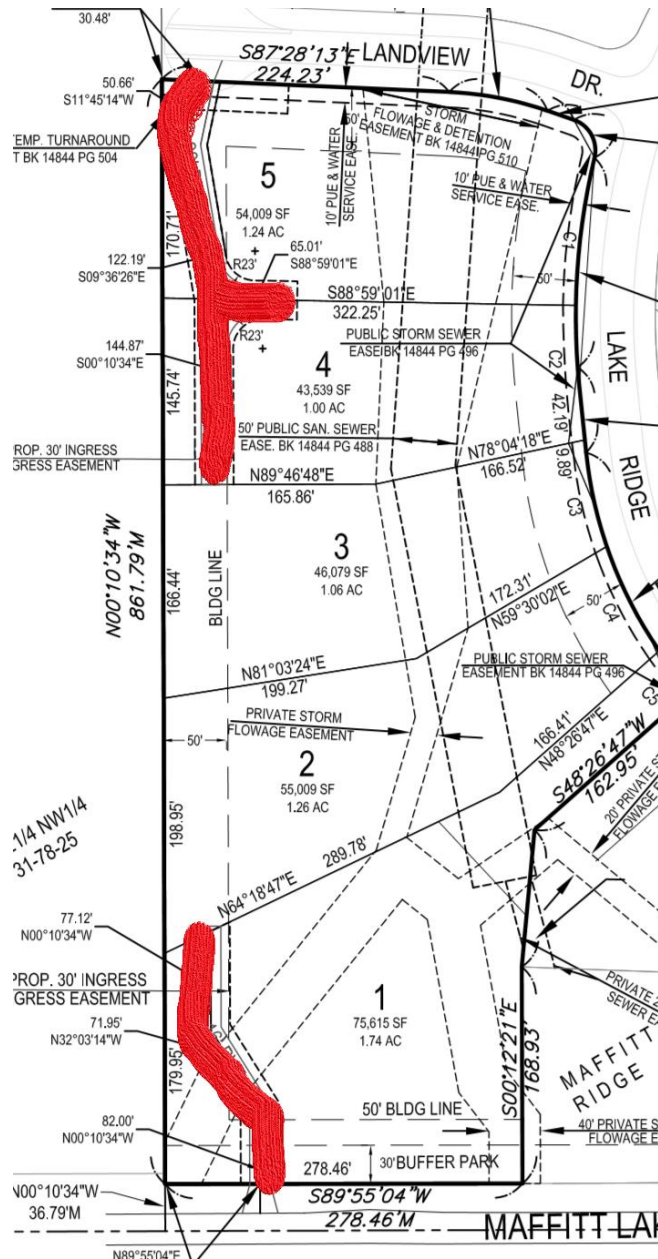
Discussion Item #4: Enclosing of Existing Decks



Upcoming Project 'a':
Maffitt Ridge Plat 2



Upcoming Project 'a': Maffitt Ridge Plat 2



Maffitt Ridge Plat 2 Preliminary Plat and Final Plat

Relocate access to Lots 1-5

- Plat 1 access from Lake View Drive on the east for these lots
- Determined to be unfeasible due to terrain

Lots 1-2 to be accessed from Maffitt Lake Road

Lots 3 – 5 to be accessed off Landview Drive

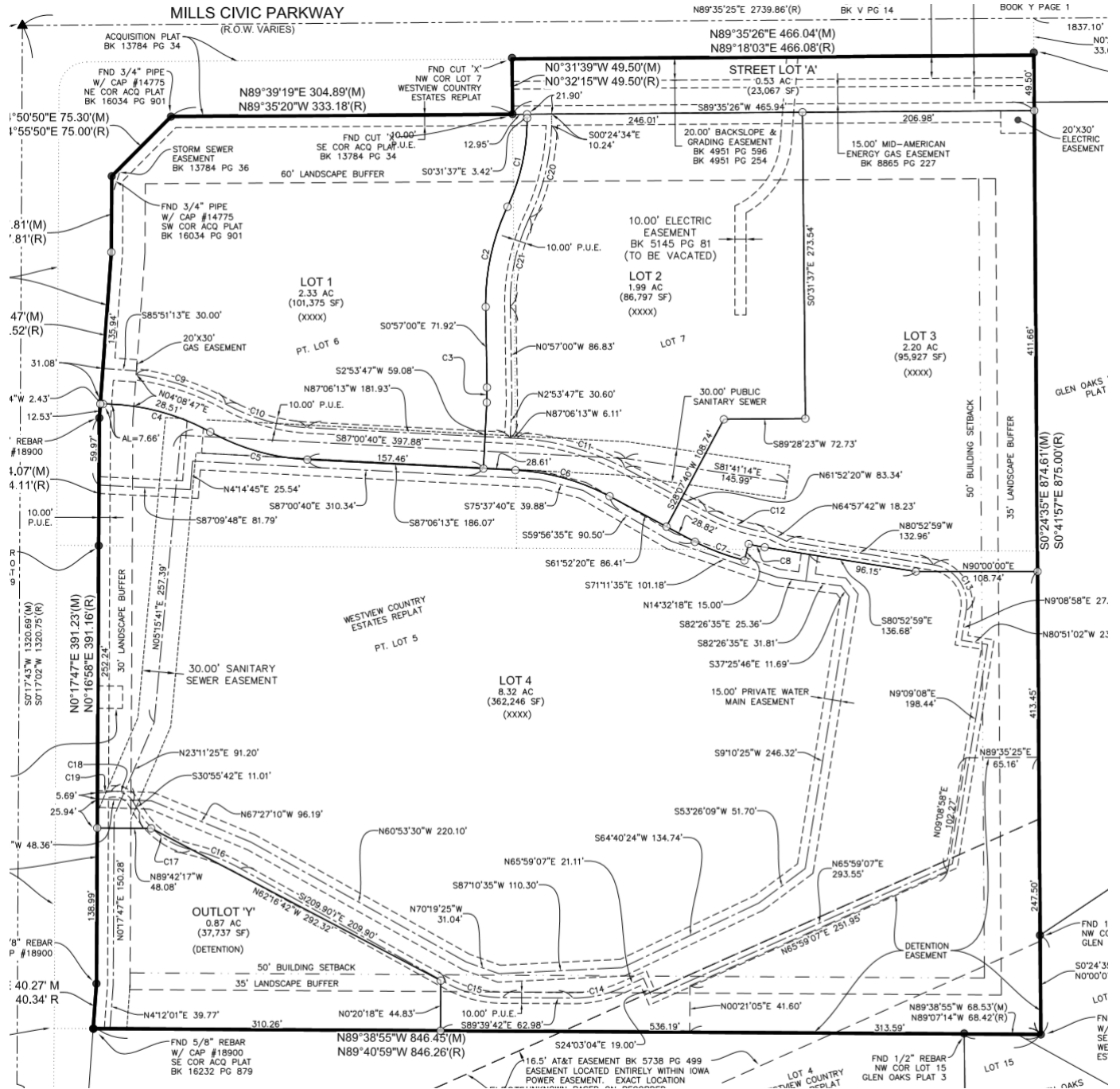
Replat to removed existing access easements and establish new ones

- Developer questioning if must replat as triggers Water Fee District Connection Fees - \$26,000.

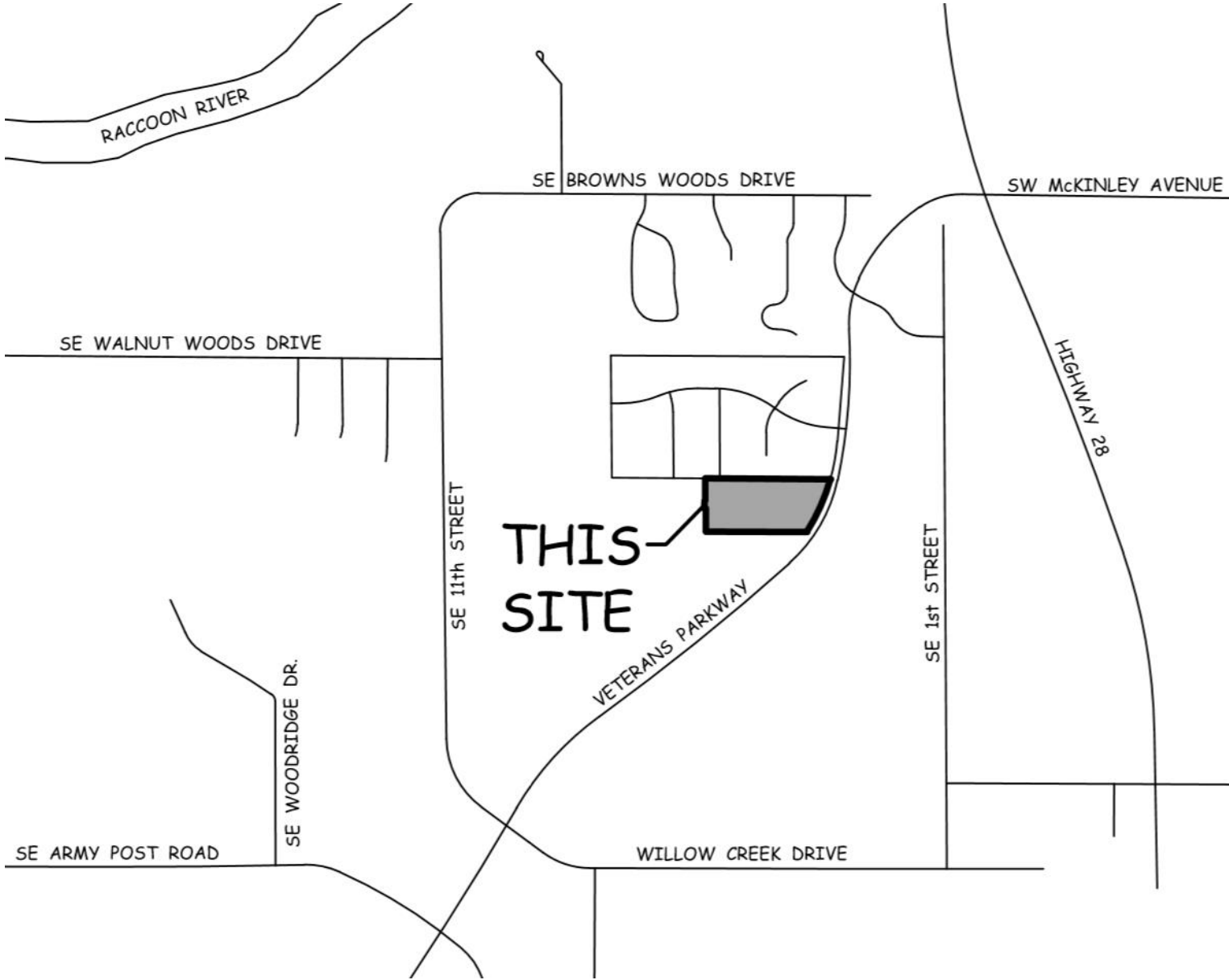
Upcoming Project 'b':
Mills Landing Plat 1



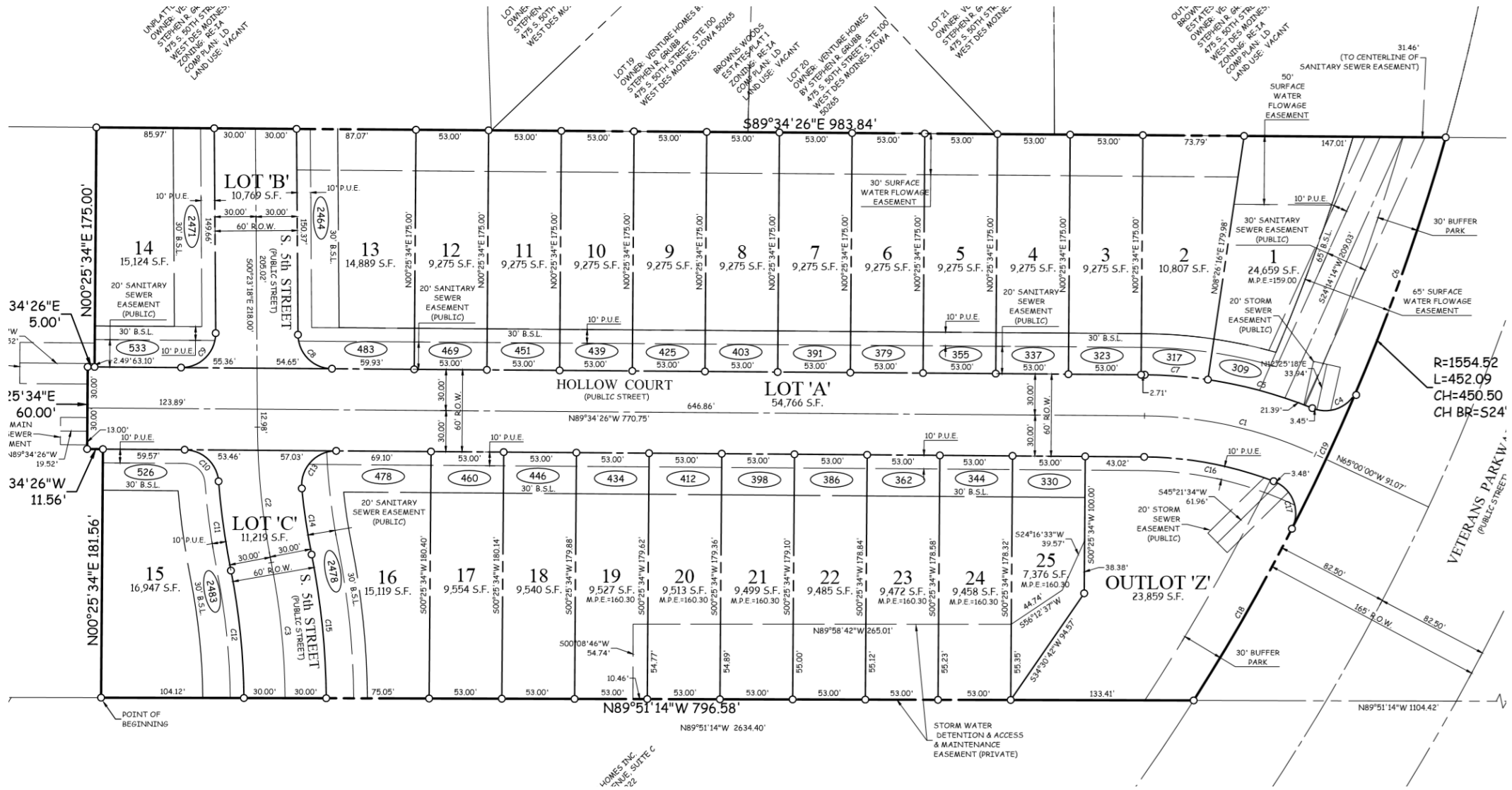
Upcoming Project 'b': Mills Landing Plat 1



Upcoming Project 'c':
Browns Woods Hollow



Upcoming Project 'c': Browns Woods Hollow

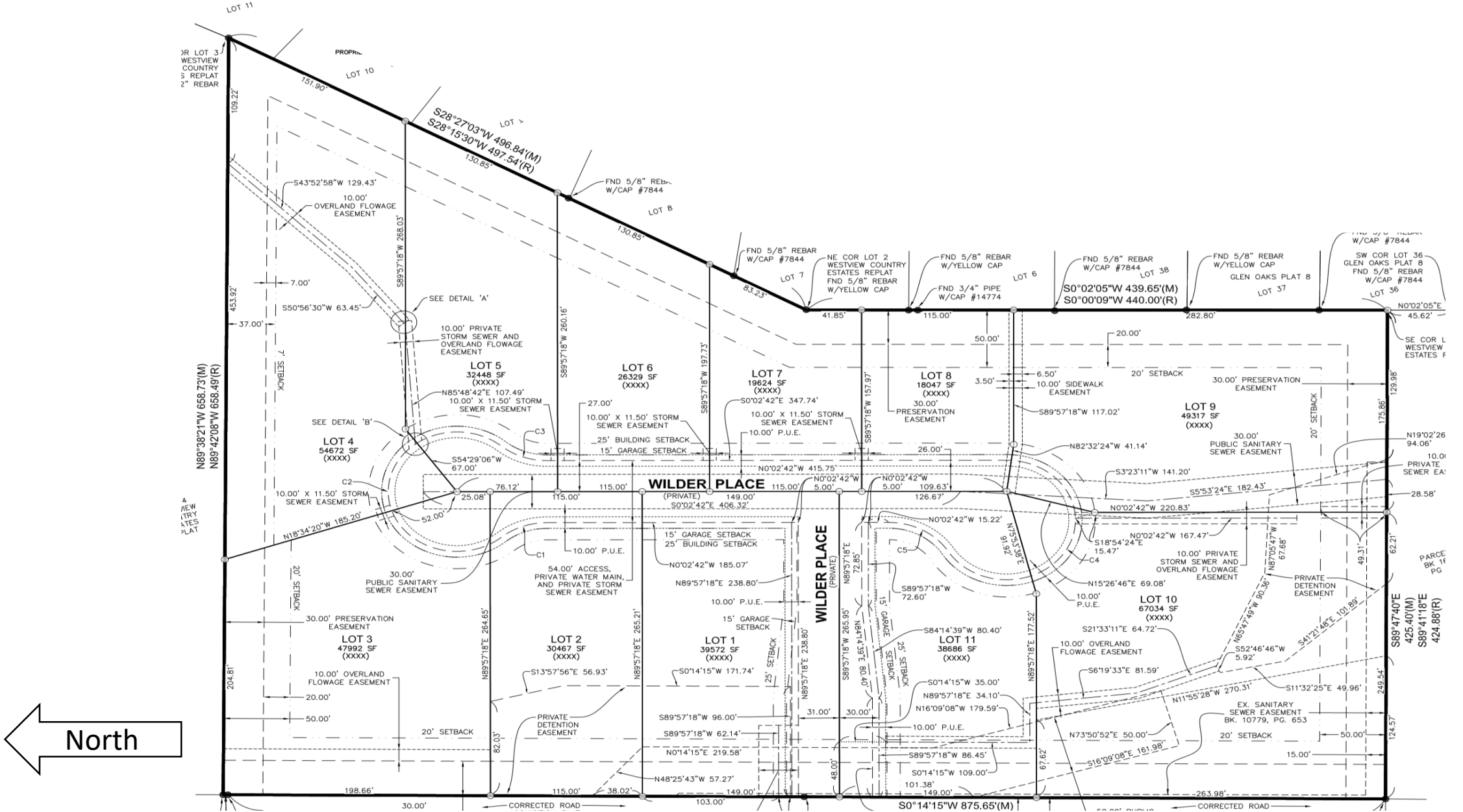


WOMES INC.
 PLANS - SUITE C
 22

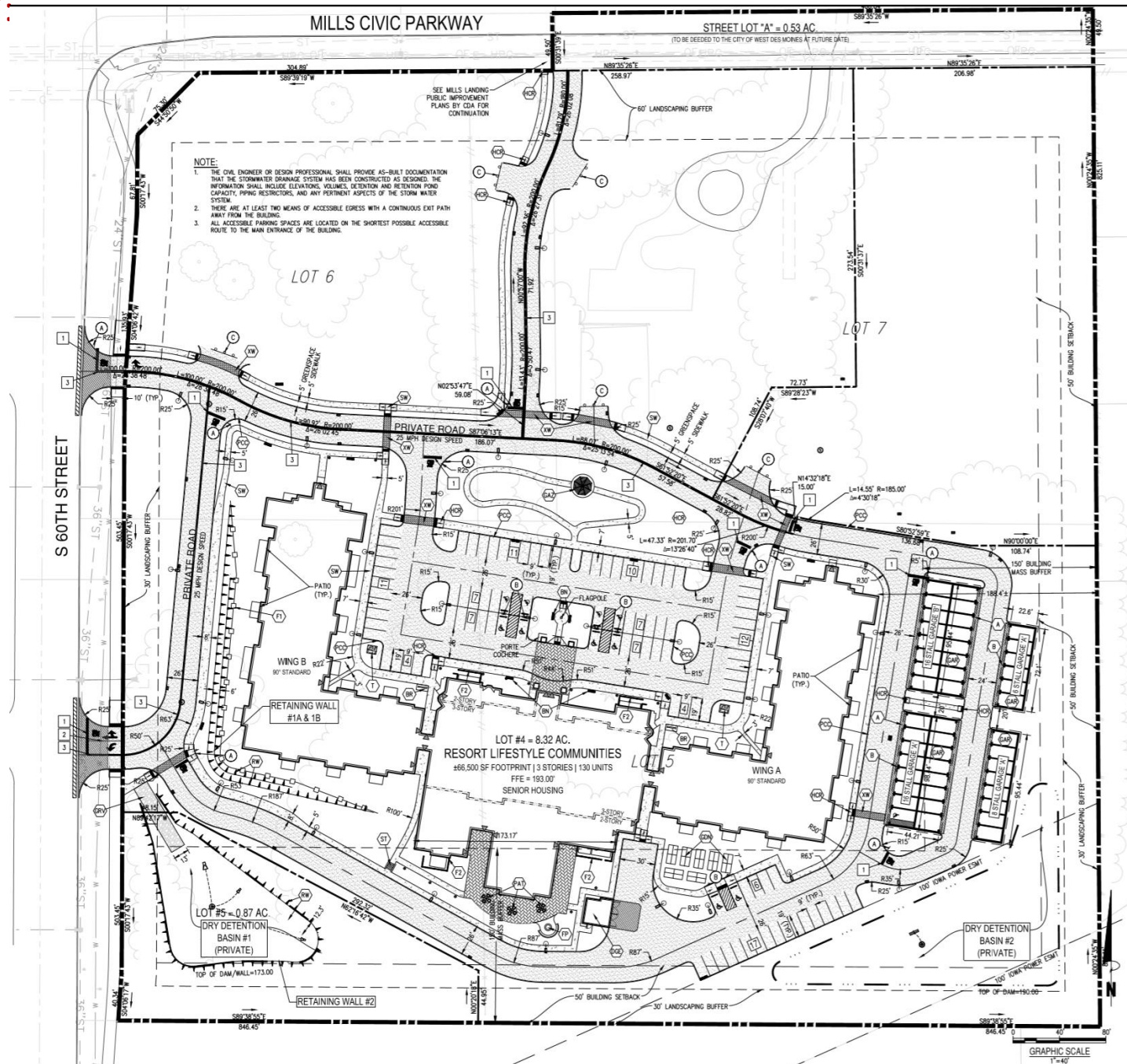
Upcoming Project 'd':
The Pines



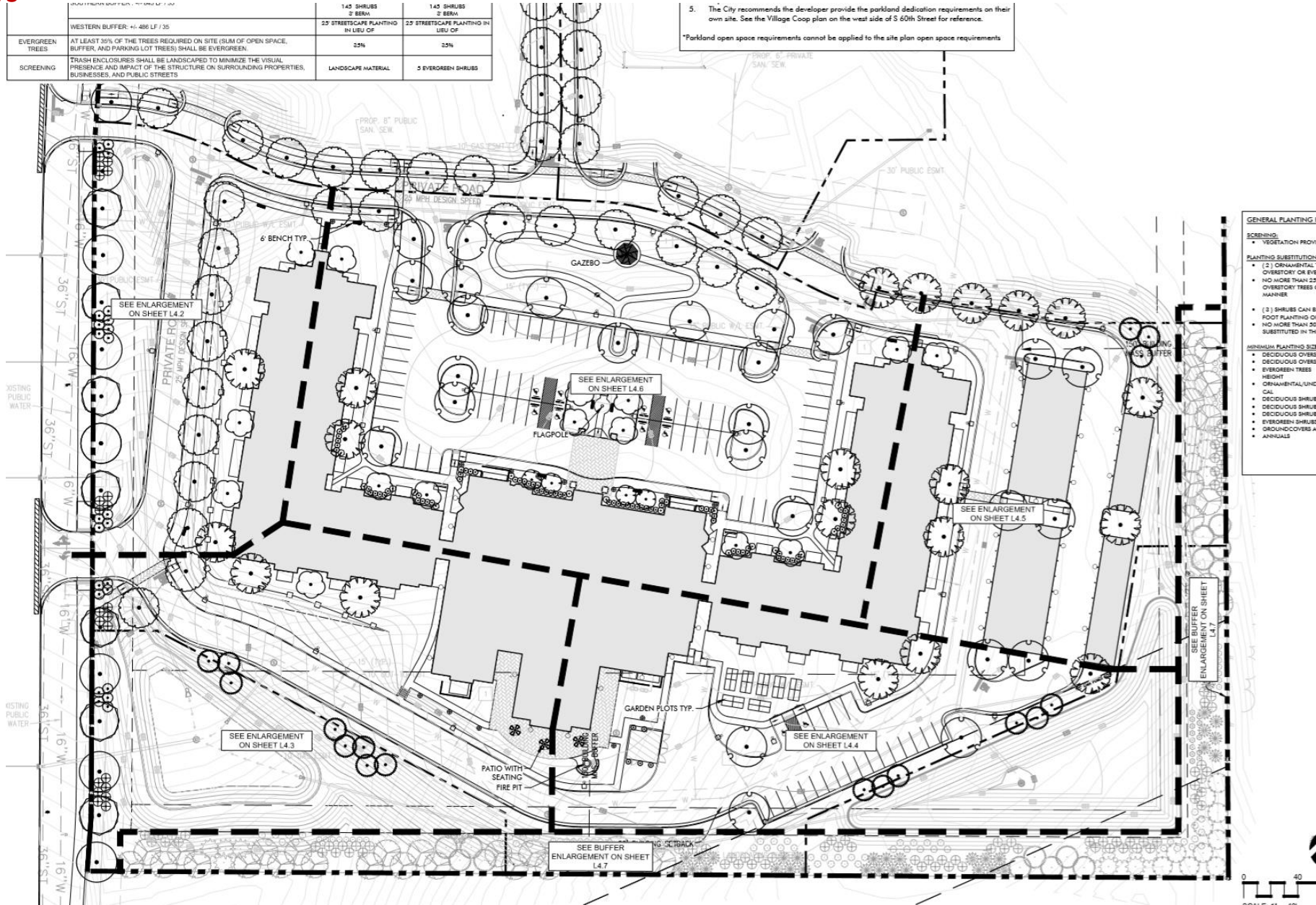
Upcoming Project 'd': The Pines



Upcoming Project 'e': Glen Meadows



Upcoming Project 'e': Glen Meadows



Upcoming Project 'e': Glen Meadows



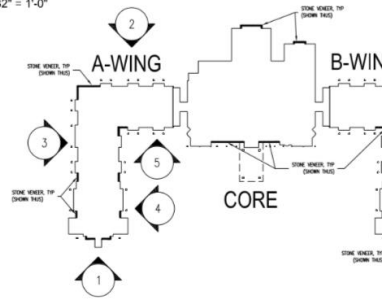
2 Rear Elevation at 'A' Wing
SCALE: 3/32" = 1'-0"



1 End Elevation at 'A' Wing
SCALE: 3/32" = 1'-0"



3 Side Elevation at 'A' Wing
SCALE: 3/32" = 1'-0"



6 Key Plan
SCALE: NTS

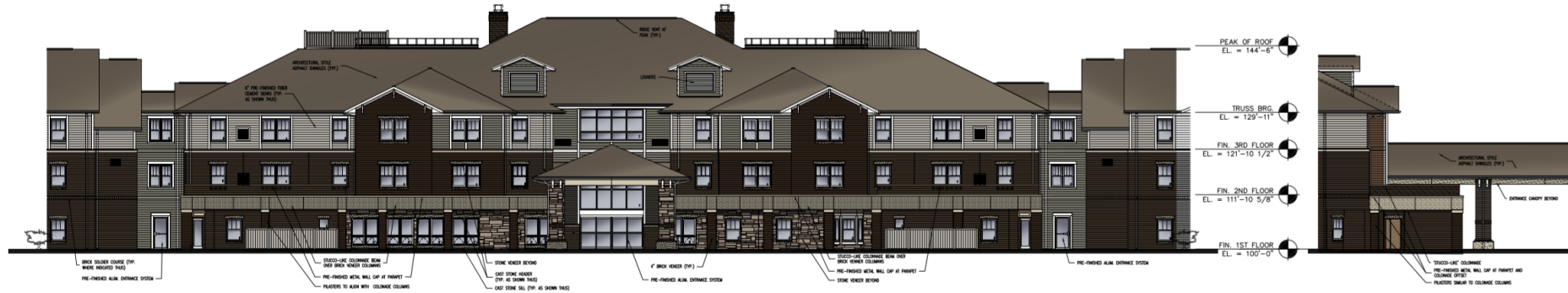


4 Front Elevation at 'A' Wing
SCALE: 3/32" = 1'-0"



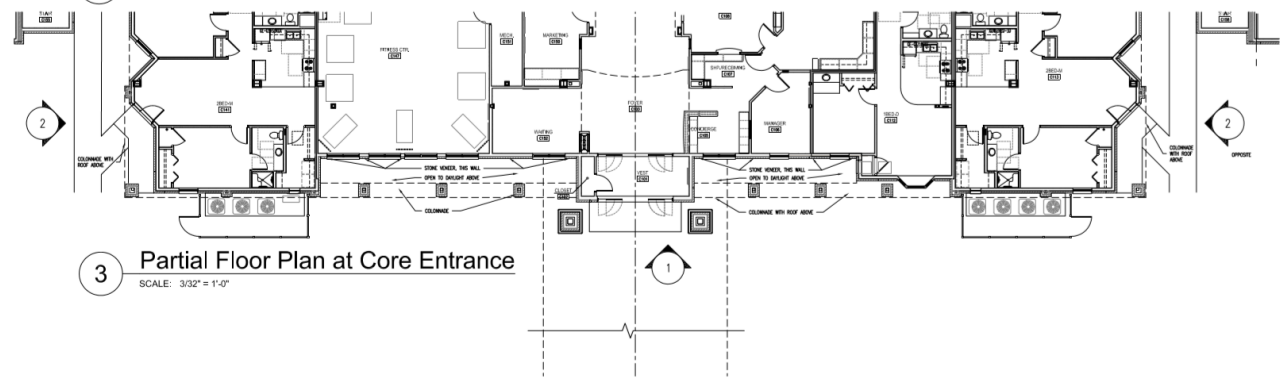
5 Front Elevation at 'A' Wing
SCALE: 3/32" = 1'-0"

Upcoming Project 'e': Glen Meadows

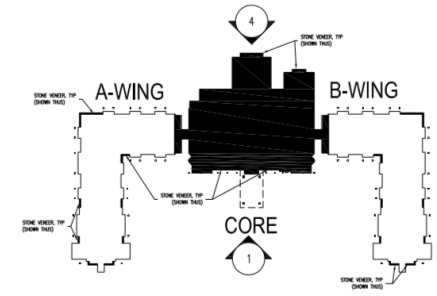


1 Front Elevation at Core
SCALE: 3/32" = 1'-0"

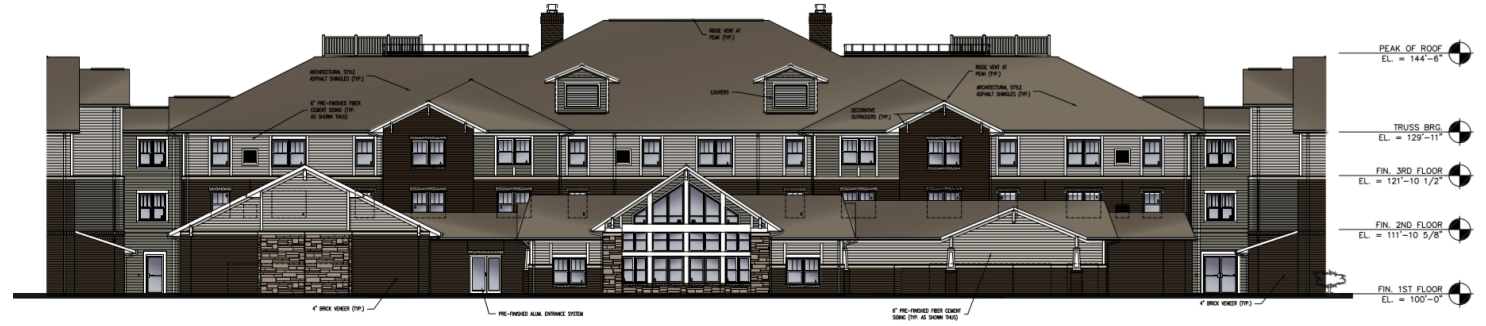
2 Side Elevation
SCALE: 1/16" = 1'-0"



3 Partial Floor Plan at Core Entrance
SCALE: 3/32" = 1'-0"



5 Key Plan
SCALE: NTS



PEAK OF ROOF
EL. = 144'-6"

TRUSS BRG.
EL. = 129'-11"

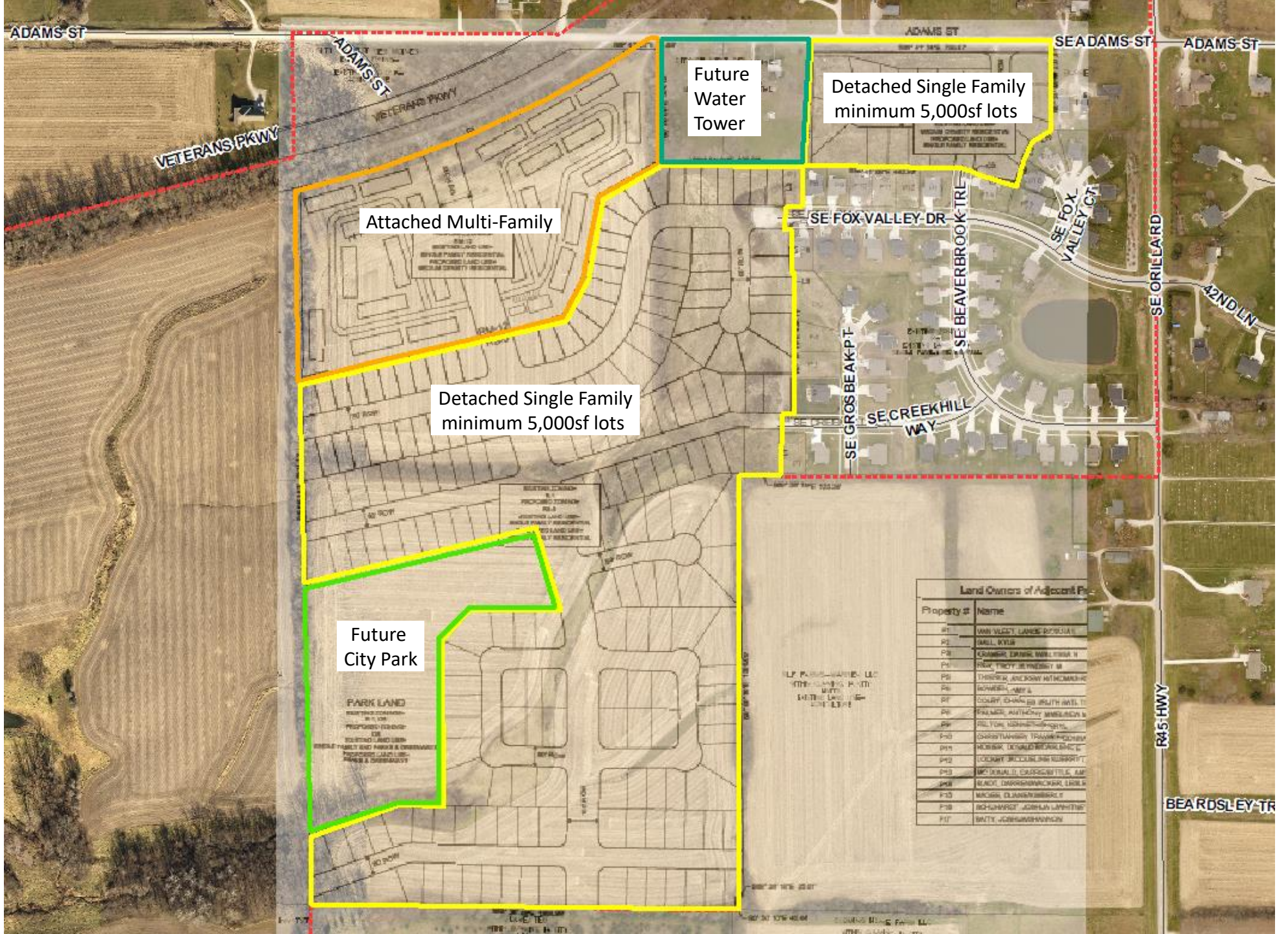
FIN. 3RD FLOOR
EL. = 121'-10 1/2"

FIN. 2ND FLOOR
EL. = 111'-10 5/8"

FIN. 1ST FLOOR
EL. = 100'-0"

Upcoming Project 'g':
Fox Ridge

Fox Ridge Development
Proposed Land Uses

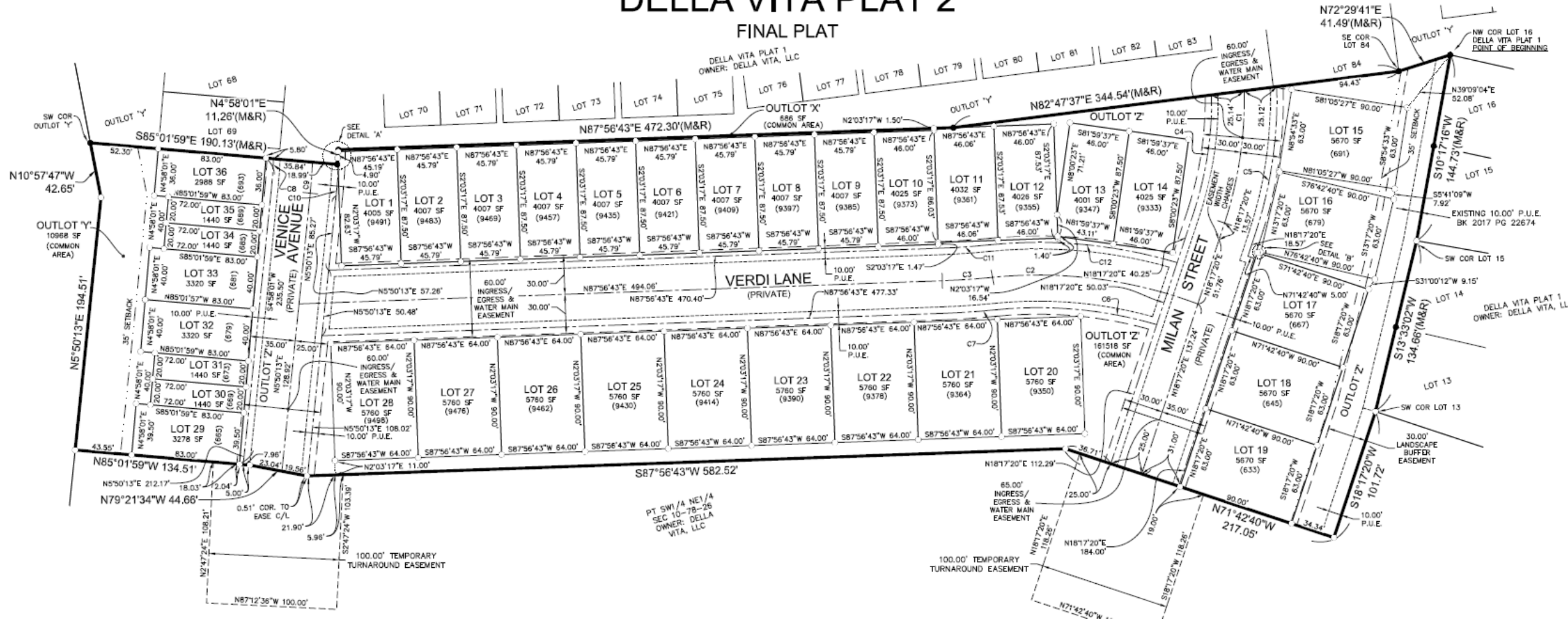


Upcoming
Project 'h':
Della Vita

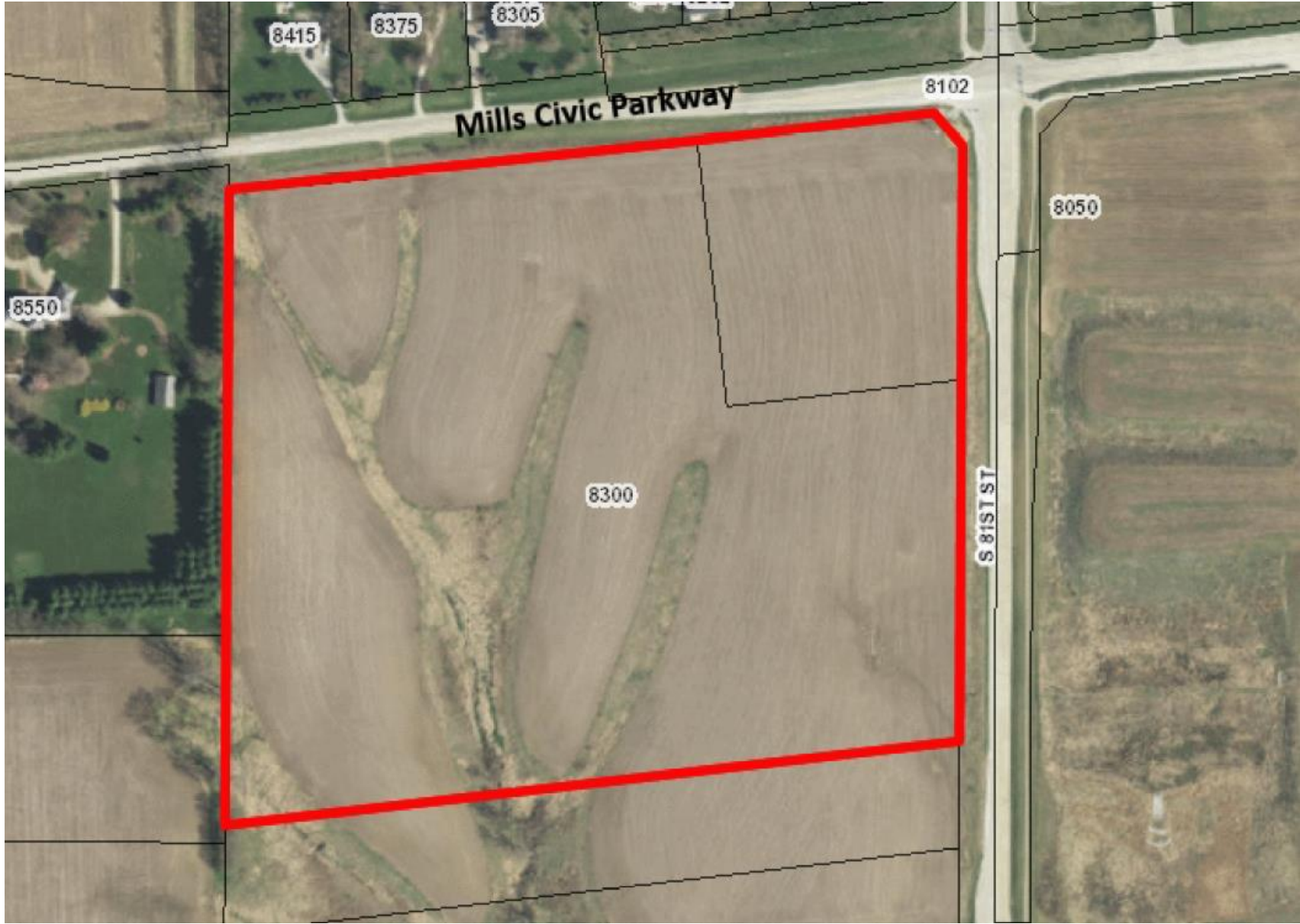


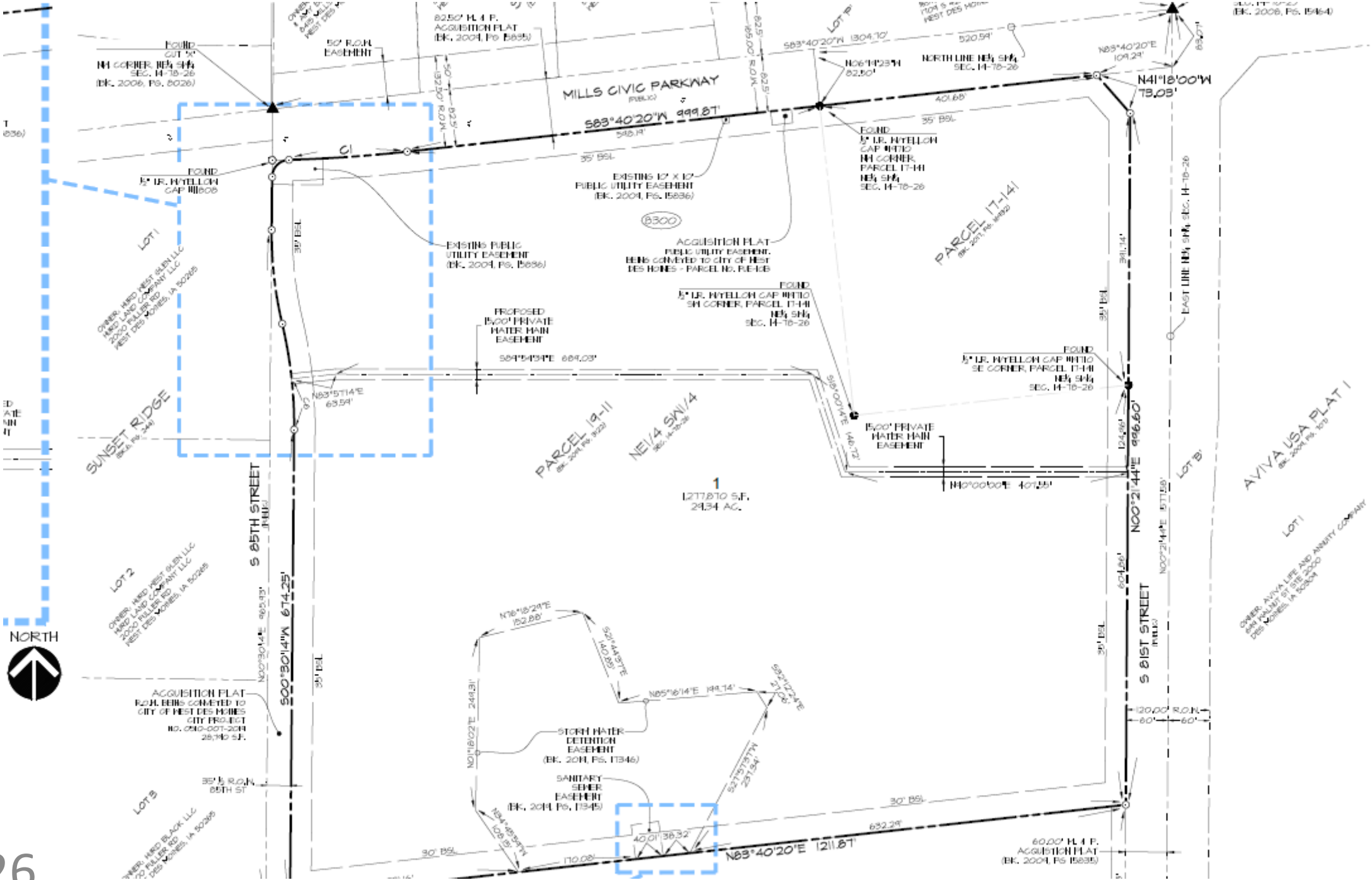
DELLA VITA PLAT 2

FINAL PLAT



Upcoming Project 'i':
Midlands National Life
Insurance (aka Sammons)





Upcoming Project 'j':
Microsoft Osmium

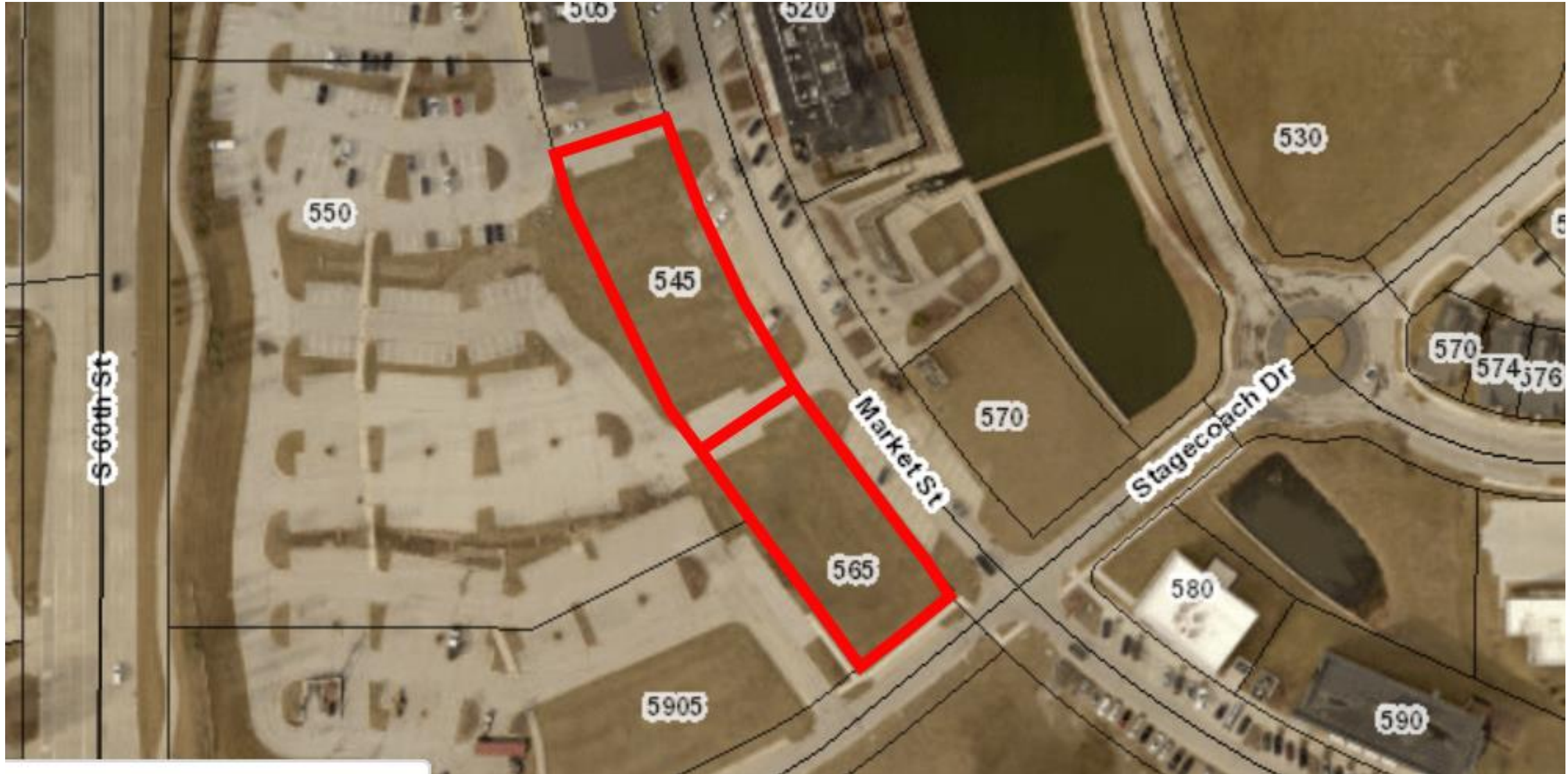


DSM09 Colos 2-5 Logistics Plan
Dated: 3/24/2020

New Tent Locations



Upcoming Project 'k':
Village of Ponderosa







SOUTHWEST ADA RAMP DETAIL
SCALE 1" = 30'



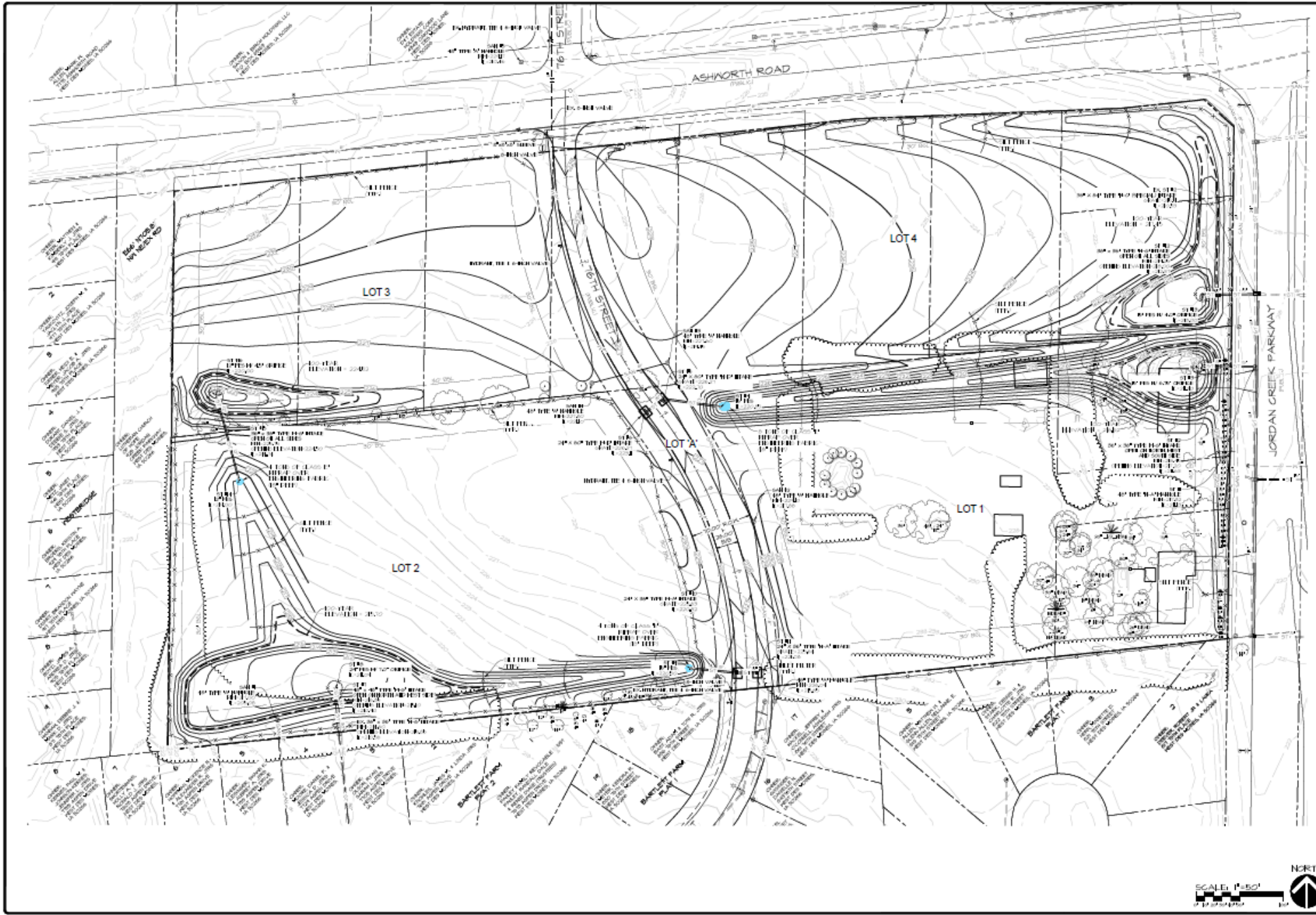
Upcoming Project 'I':
Erik's Bike Shop



Upcoming Project 'm':
Village on Jordan Creek

Preliminary Plat





PRELIMINARY - NOT FOR CONSTRUCTION

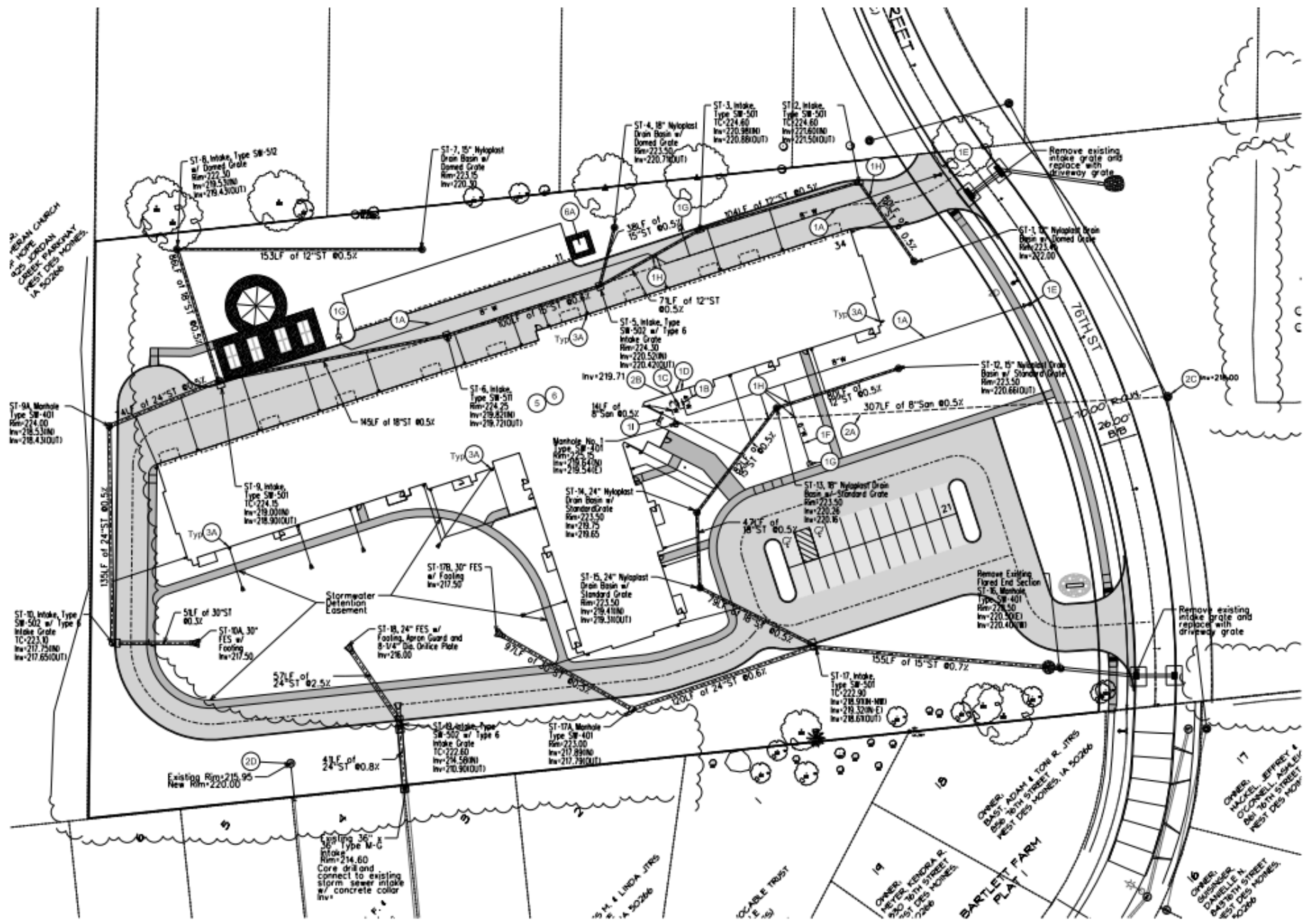
<p>THE VILLAGE ON JORDAN CREEK FLAT 1 WEST DES MOINES, IOWA</p>		<p>CEC Civil Engineering Consultants, Inc. 2400 84th Street, Suite 12, Des Moines, Iowa 50322 515.276.4884 · info@cecinc.com</p>
<p>SCALE: 1"=50'</p>	<p>DATE: 02/05/2014</p> <p>BY: JRM/ML</p> <p>DESIGNED BY: JRM/ML</p> <p>DRAWN BY: JRM/ML</p>	
<p>GRADING AND UTILITY PLAN</p>		<p>SHEET 9 OF 4</p>



Village on Jordan Creek

Site Plan:
Vintage Cooperative








● ROOF PEAK
941' - 4"

● ROOF TRUSS
BEARING
928' - 9"

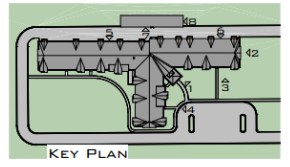
● 2ND FL. - T.O. SUB
FLOOR
919' - 7 7/8"




● 1ST FL. - T.O. SLAB
908' - 6"



-  ACCENT SHAKE SIDING COLOR
-  MAIN FIELD SIDING COLOR
-  ACCENT SIDING COLOR

1 MAIN BUILDING - SOUTHEAST SIDE ELEVATION - ENTRY



-  TRIM, DECK COLUMN WRAP TRIM, FYPONS COLOR
-  PRIMARY STONE VENEER
-  ACCENT STONE VENEER

2 MAIN BUILDING - EAST END ELEVATION (TYP END)

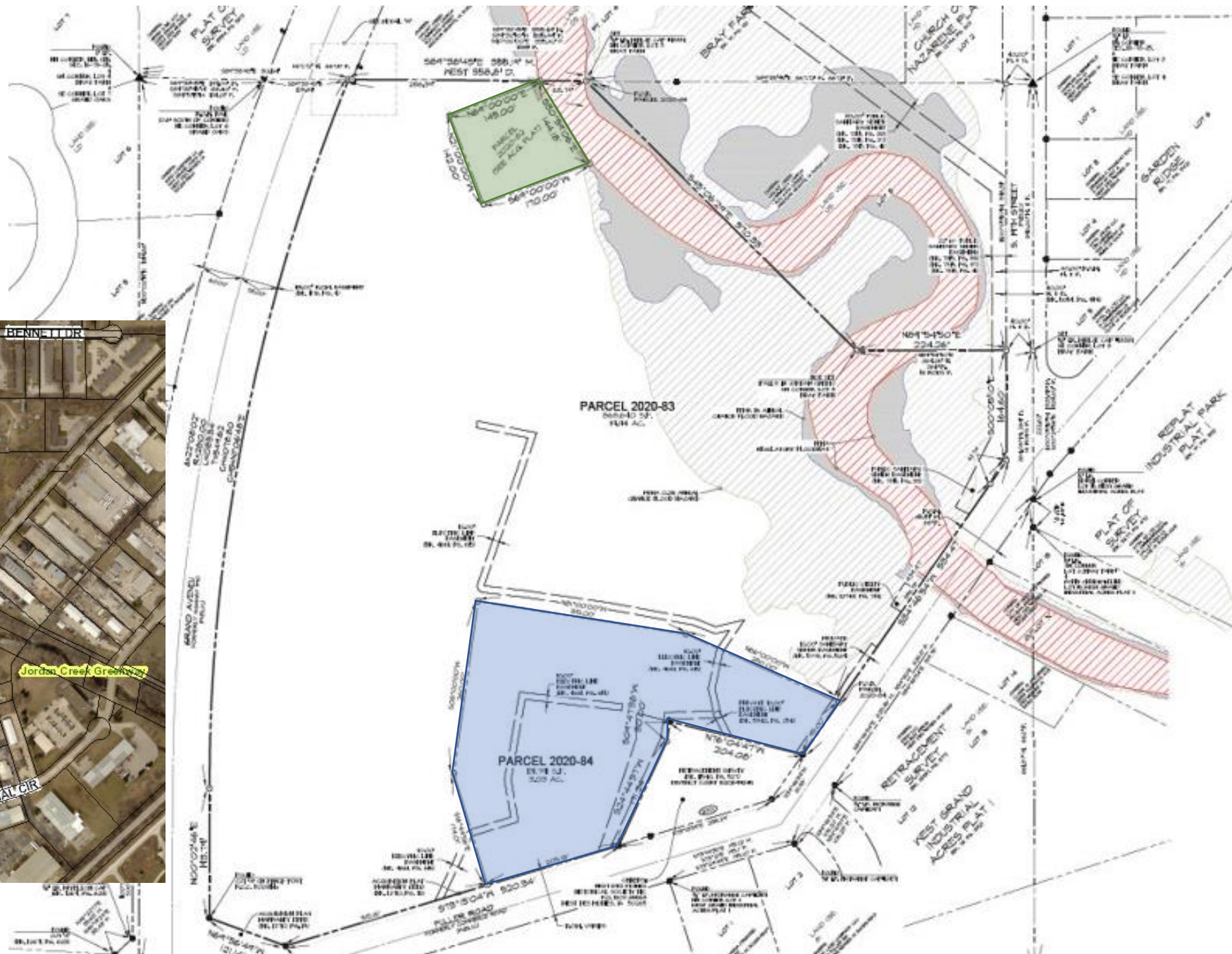


3 MAIN BUILDING - SOUTH SIDE ELEVATION - ENTRY SIDE



4 MAIN BUILDING - EAST SIDE ELEVATION - ENTRY SIDE

Upcoming Project 'n':
Walnut Creek
Community Church
(Jordan House Land &
Cemetery Acquisition)



Upcoming Project 'o':
West Lakes

PUD amendments:

- Panera: allow drive-thru
- Executive Laser Wash:
additional ground
monument signs

