

# Welcome to the July 27, 2020 West Des Moines Plan and Zoning Commission Meeting

## Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Commission Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.



Raise Hand:

Location - Click participants in your Zoom toolbar, you will see a box pop up with this at the bottom of the participants window:



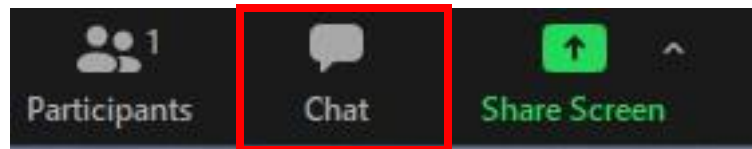
If you are participating by phone, dial \*9 to raise or lower your hand

- When the meeting is in session, please write in the chat window (click the speech bubble icon in the bottom bar) and let us know if you can't see or hear something or you are having other issues



Chat:

Location - Click on the speech bubble in your Zoom toolbar



- If you have the meeting display on Full Screen, the Participants or Chat window may be hidden. Chose "Exit Full Screen" at the top right corner and the meeting display will shrink and you will have room to show these windows off to the side of the main display.

## Item 2a – Trailside Apartments – Approval of a Comprehensive Plan Amendment and Zone Change

### To participate on this item:

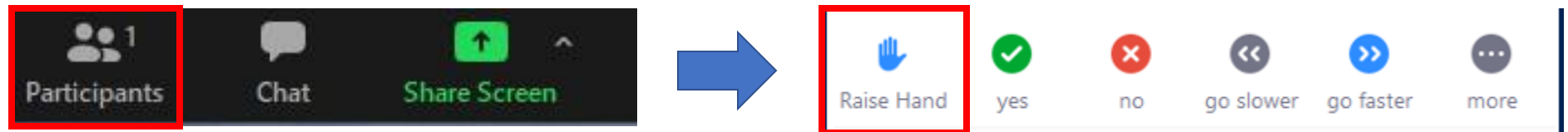
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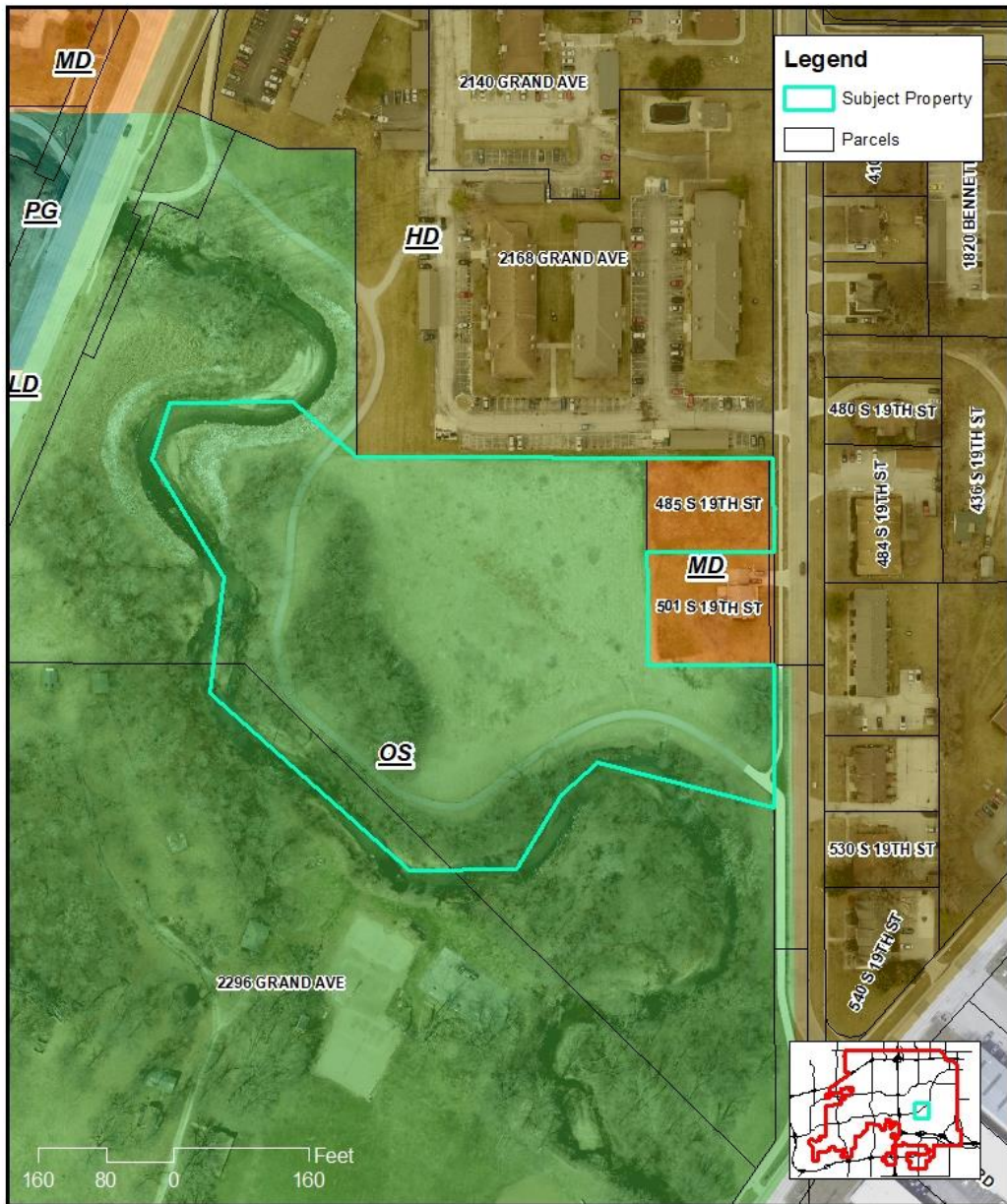
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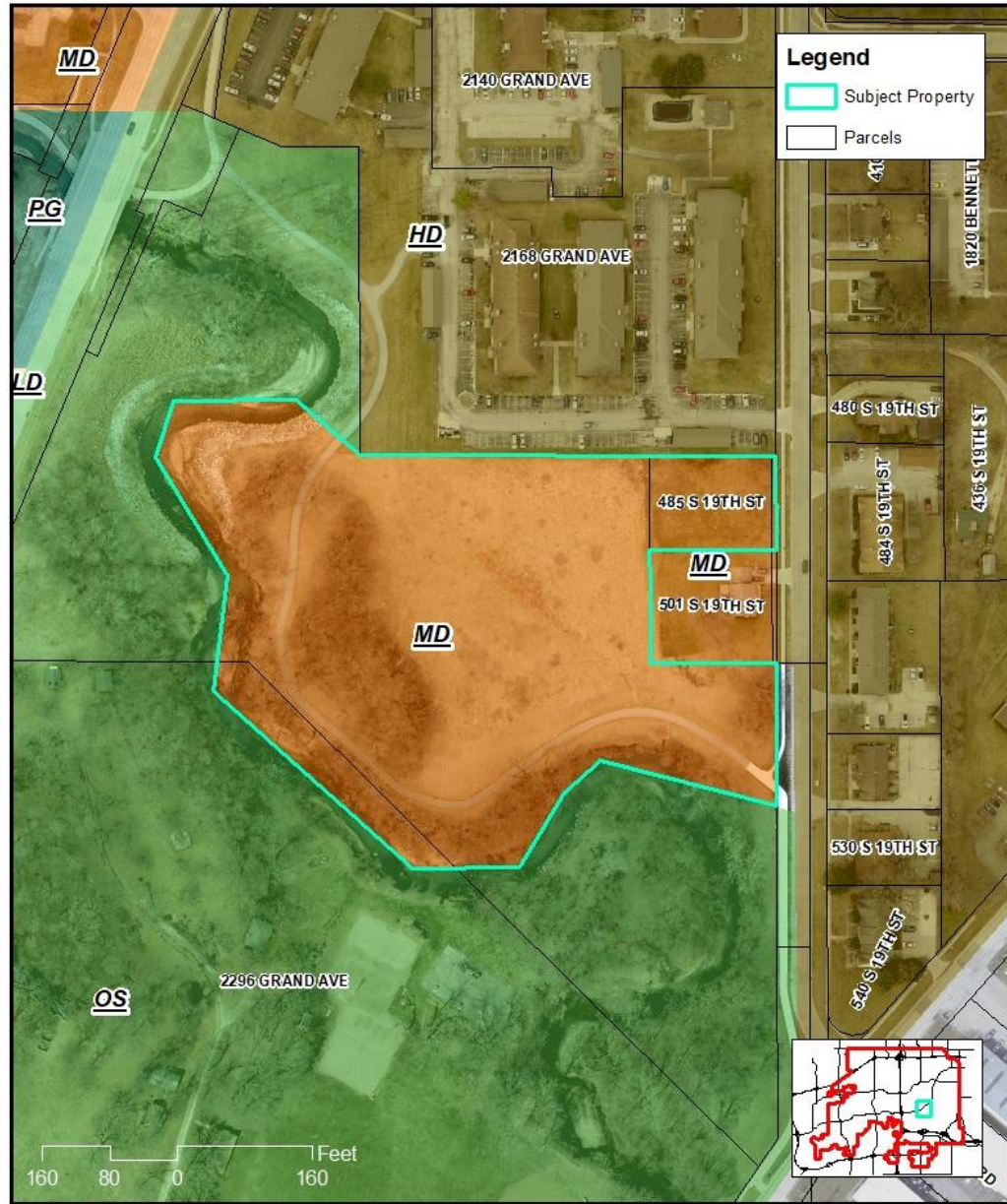






### Trailside - Corrected Comp Plan Land Use Map

The City of West Des Moines makes no claim as to the accuracy, completeness or correctness of the City of West Des Moines digital maps and associated data and assumes no responsibility for their positional or content accuracy.

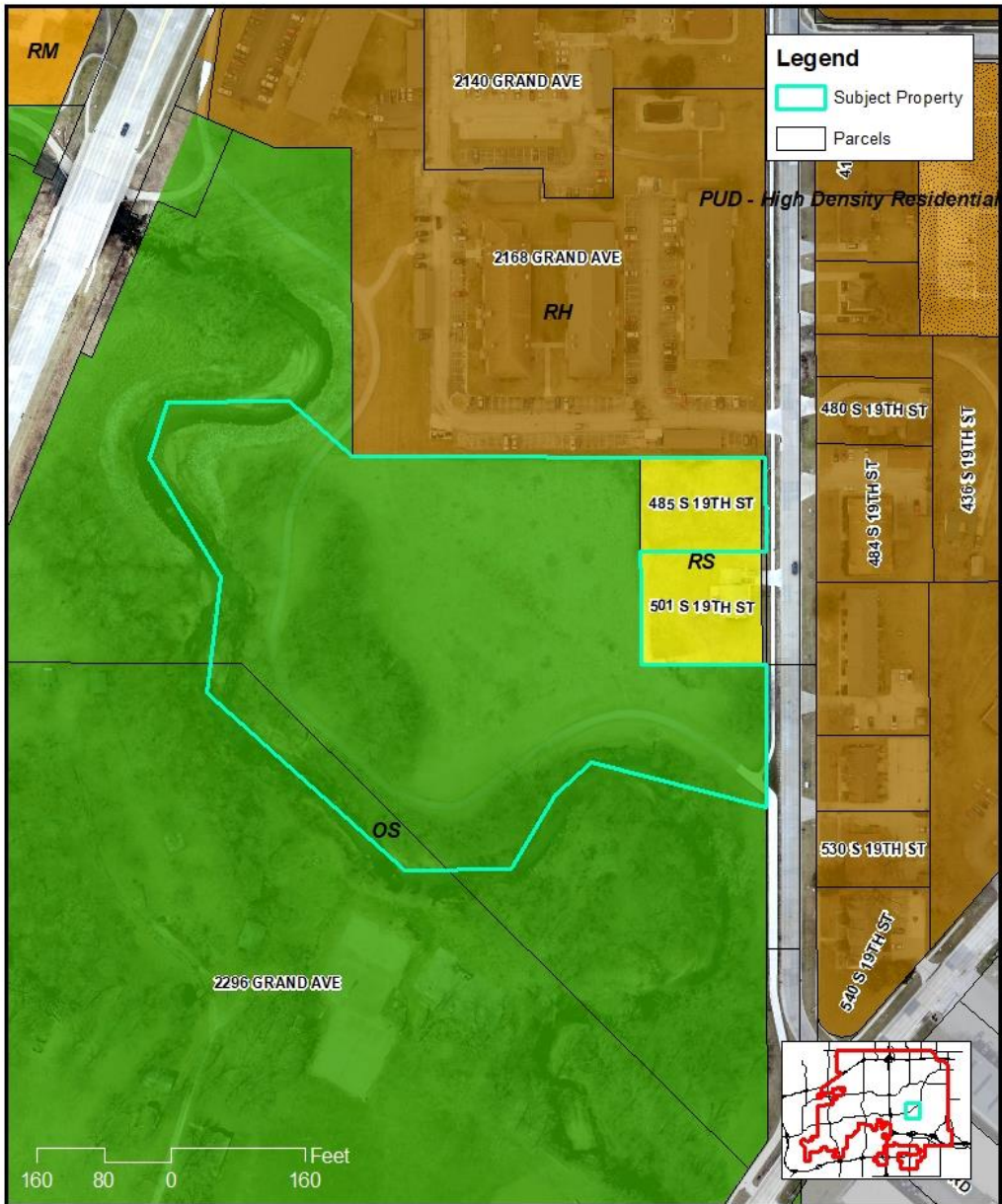


### Trailside - Proposed Comp Plan Land Use Map

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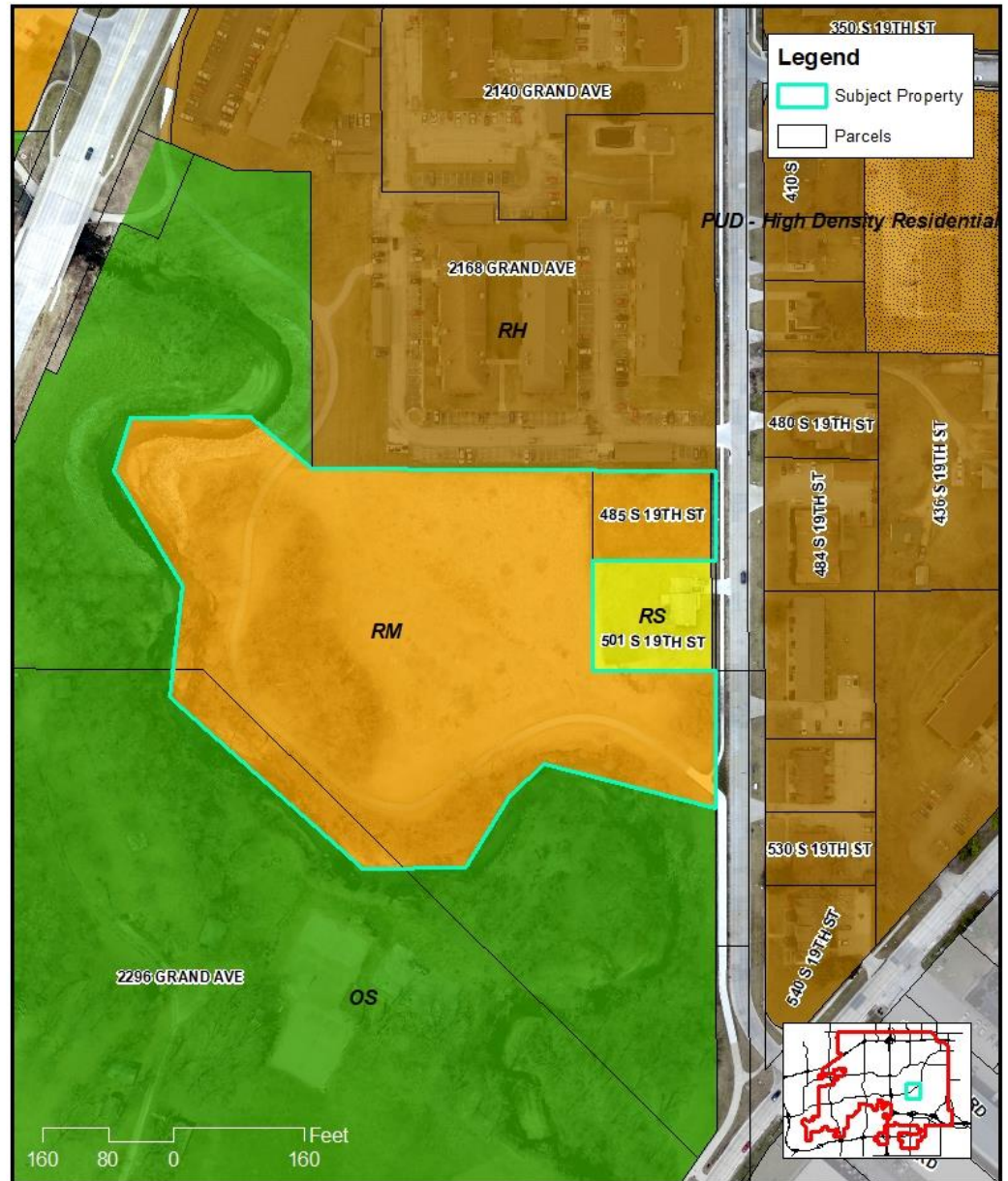






**Trailside - Current Zoning Map Designation**

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**Trailside - Proposed Zoning Map Designation**

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## Item 3a – Fox Ridge – Approval of a Comprehensive Plan Amendment and Zone Change

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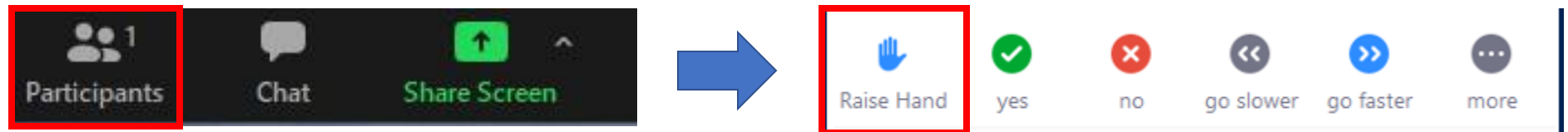
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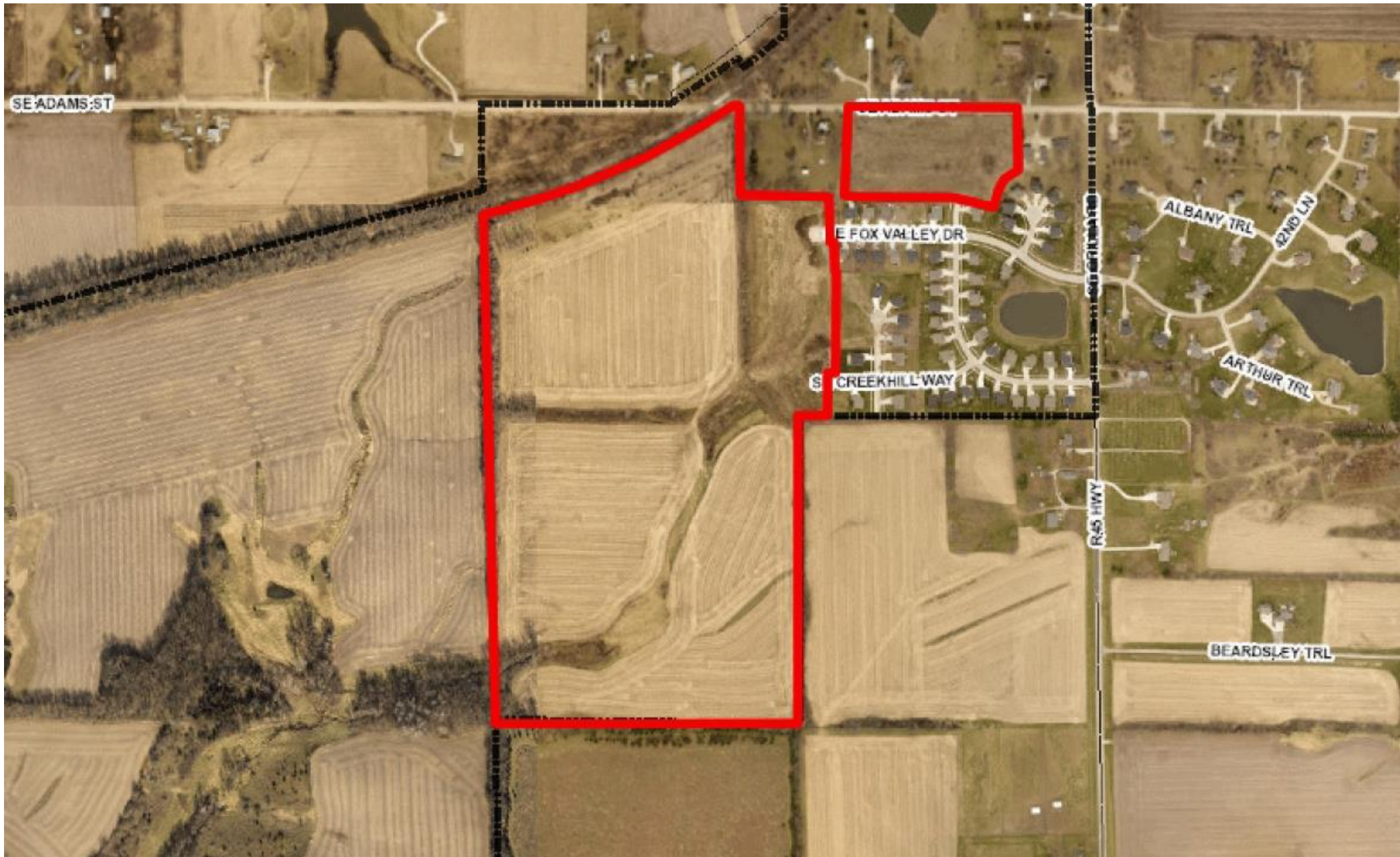
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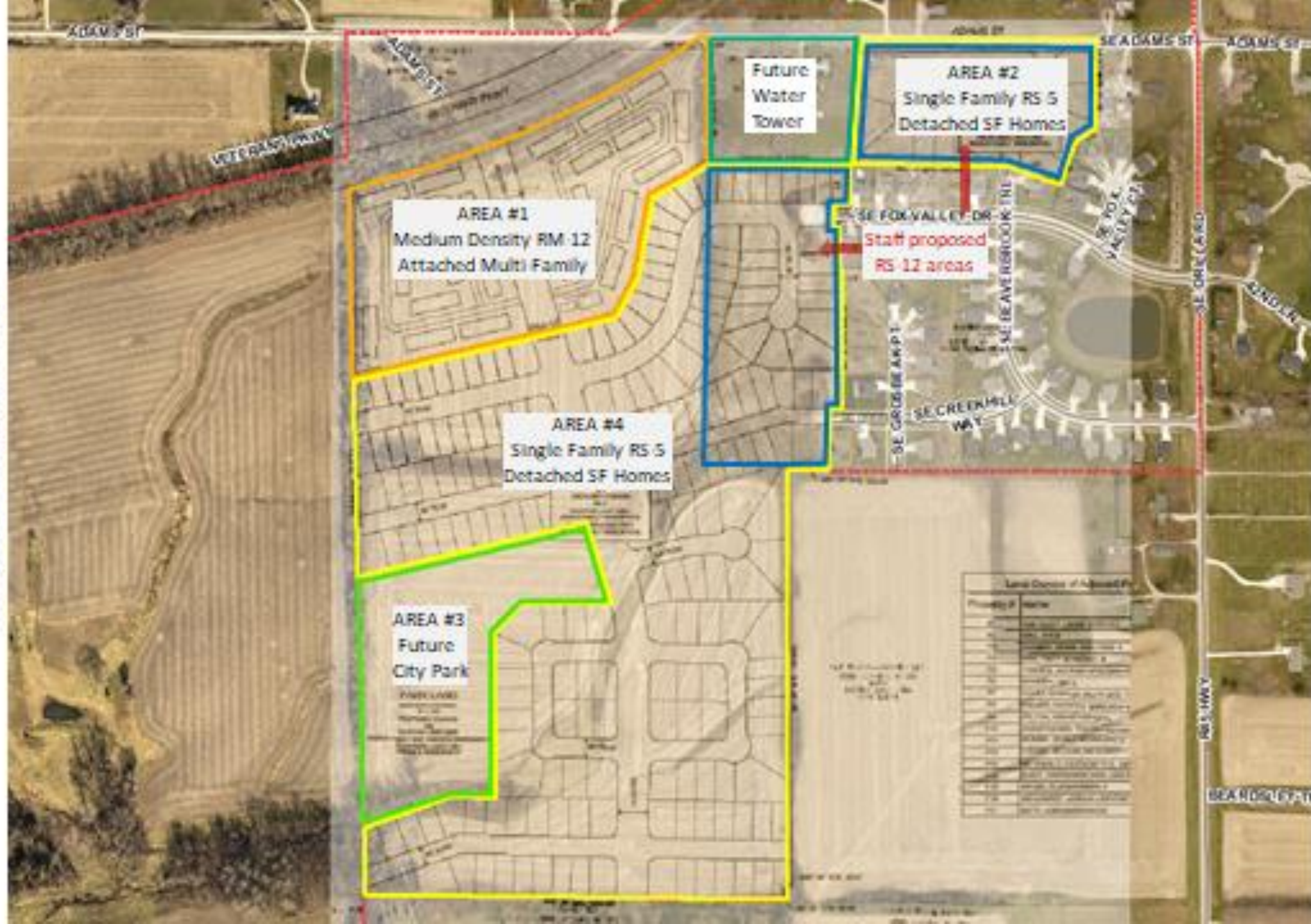
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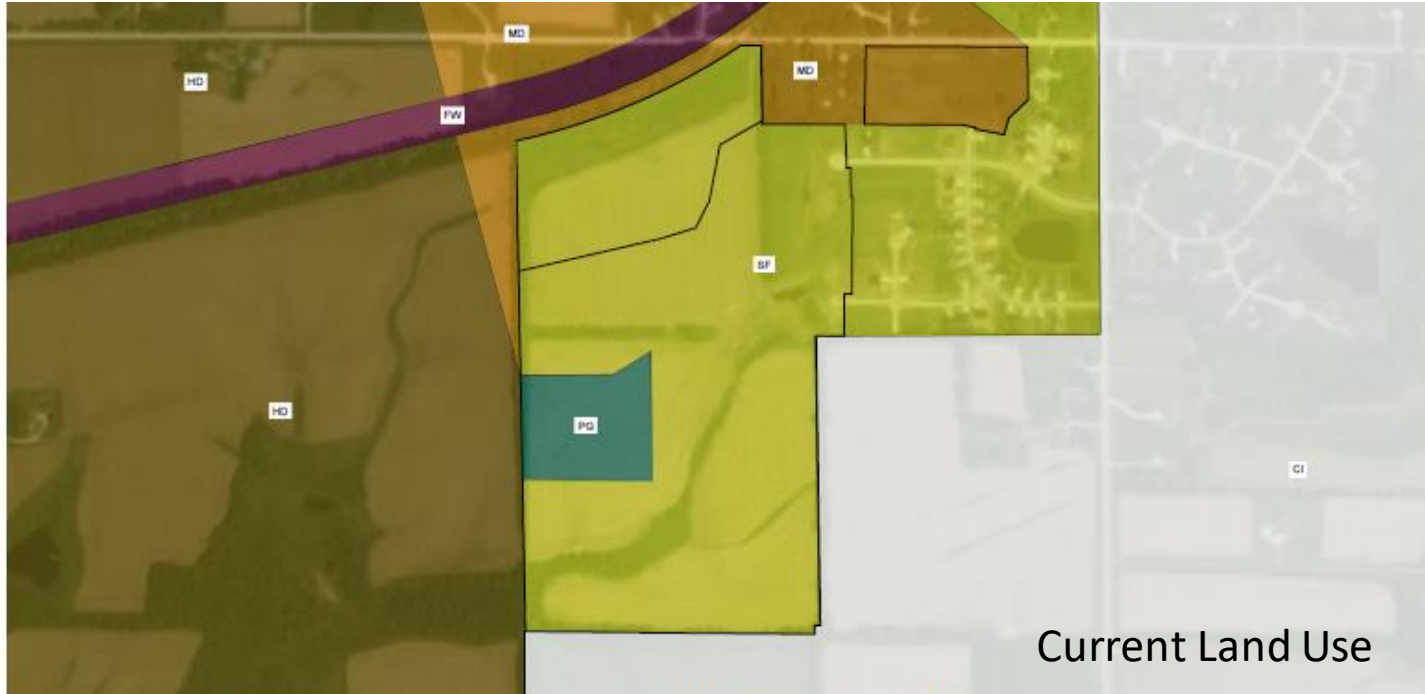








# Fox Ridge Development Proposed Land Uses

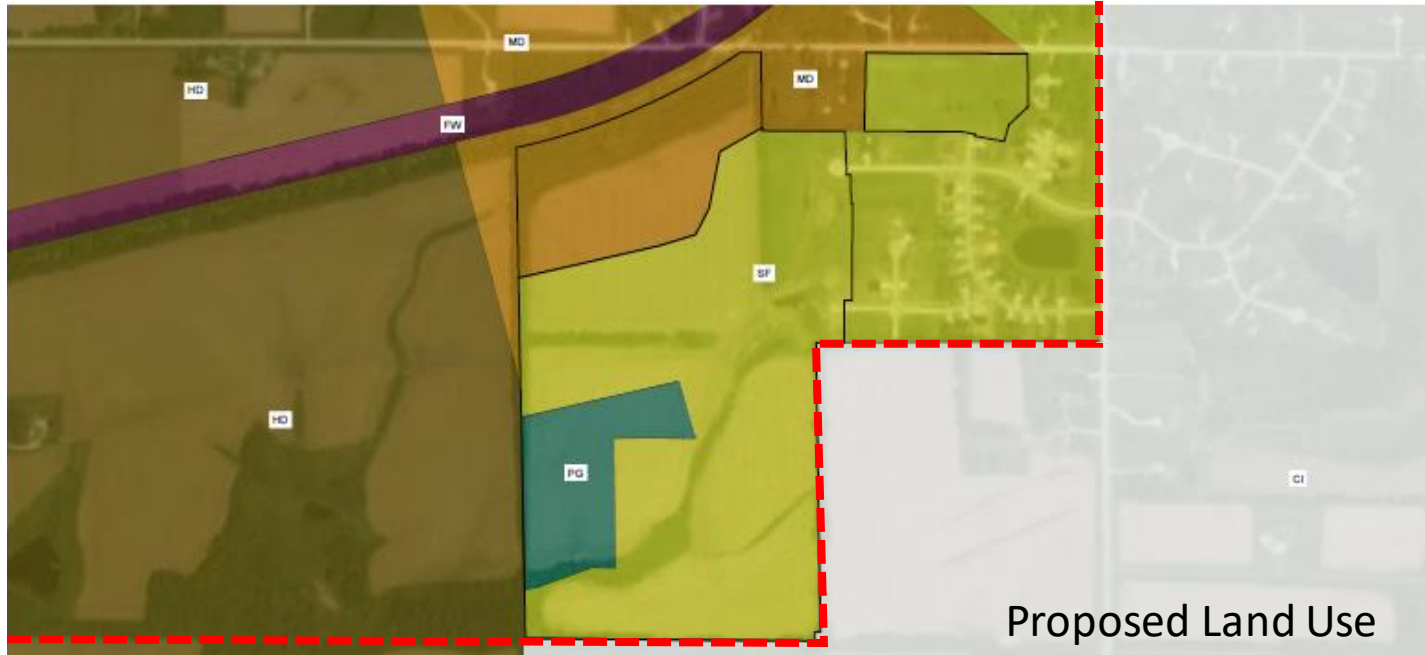






Current Land Use

-  Parks & Greenways
-  Single Family (SF)
-  Medium Density (MD)
-  High Density (HD)
-  Freeway/Expressway
-  Corporate Boundary



Proposed Land Use

**Item 3b – Allied Construction Services –  
Motion to continue the item to the August 3, 2020 meeting**



## Item 4a – Microsoft Osmium Temporary Tents – Approval of a Major Modification to a Site Plan

### To participate on this item:

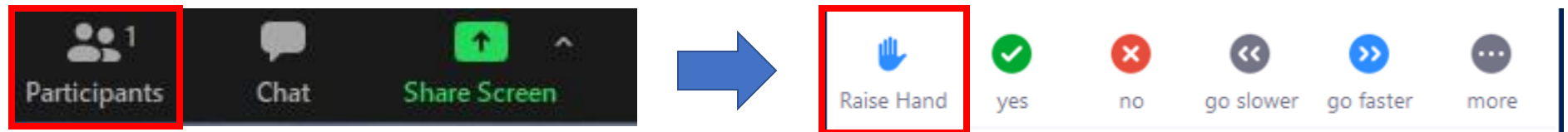
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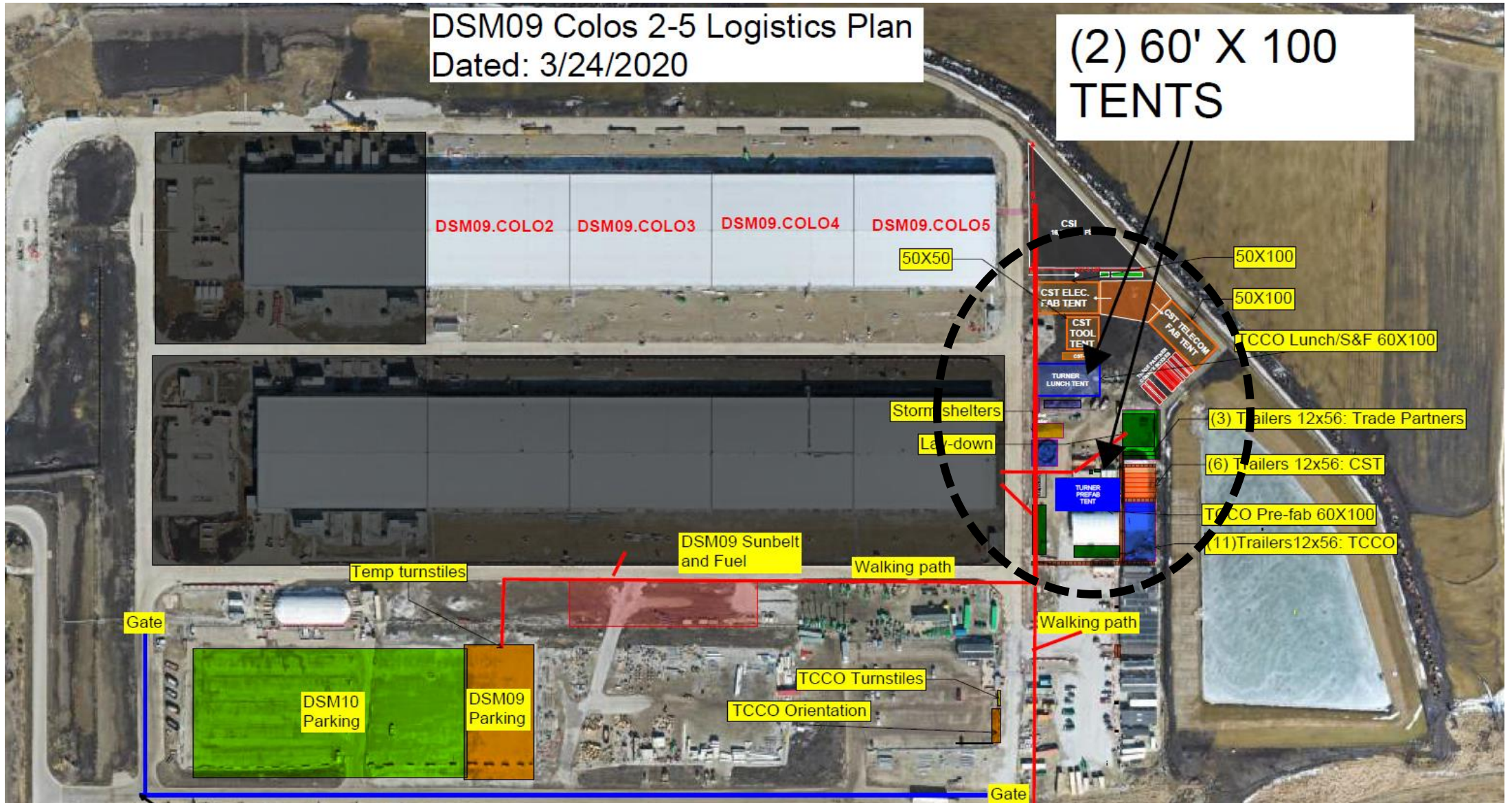
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DSM09 Colos 2-5 Logistics Plan  
Dated: 3/24/2020

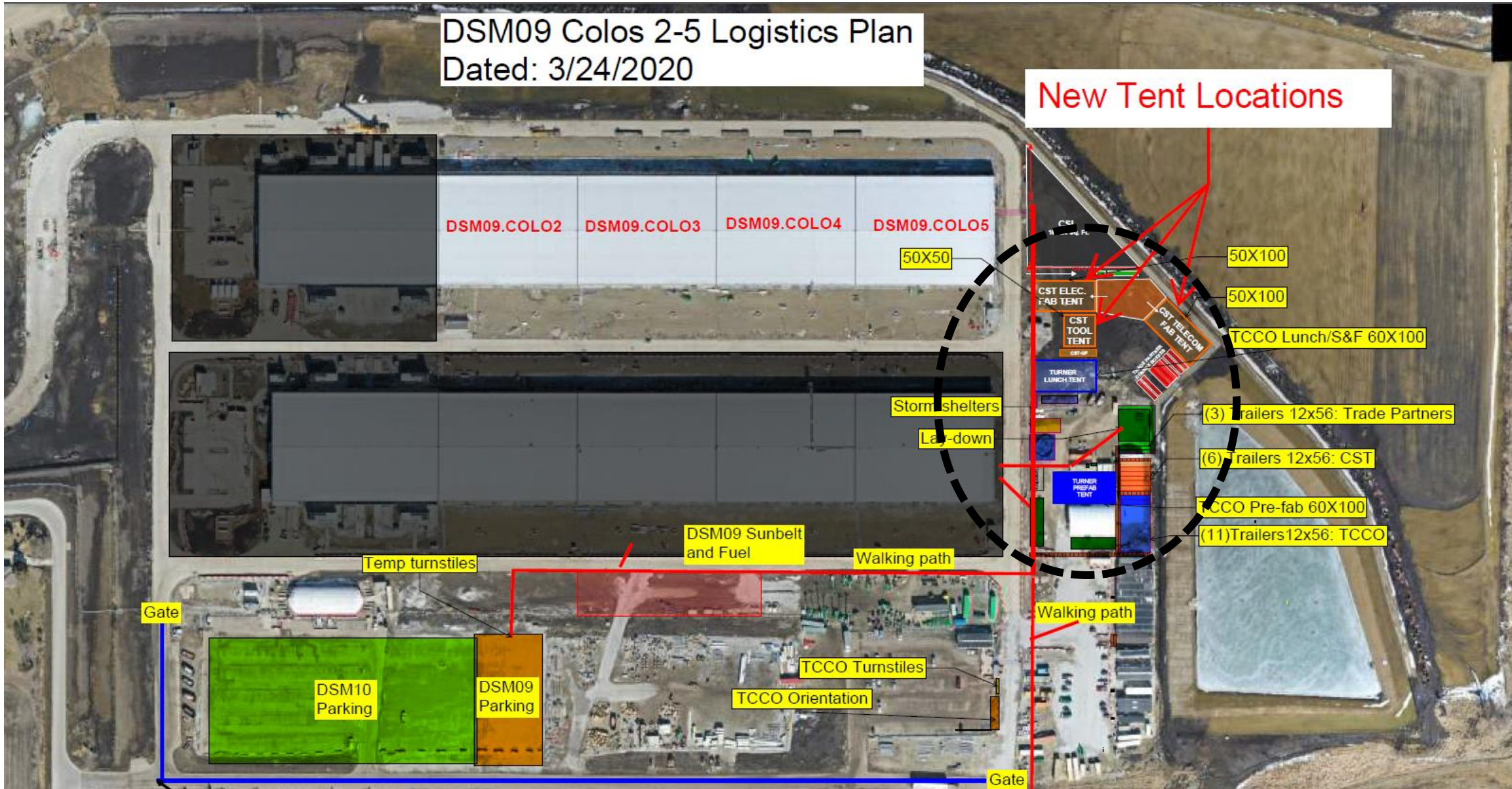
(2) 60' X 100  
TENTS





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

New Tent Locations





## Item 4b – Spring Crest Townhomes– Approval of a Site Plan

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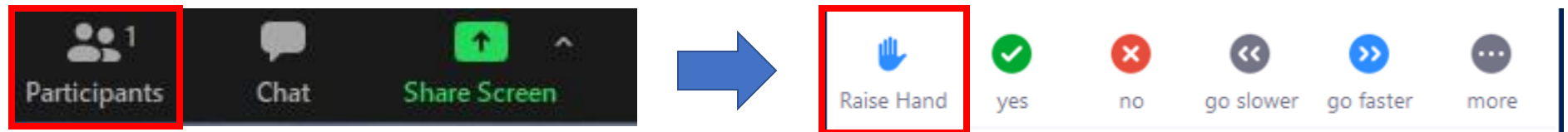
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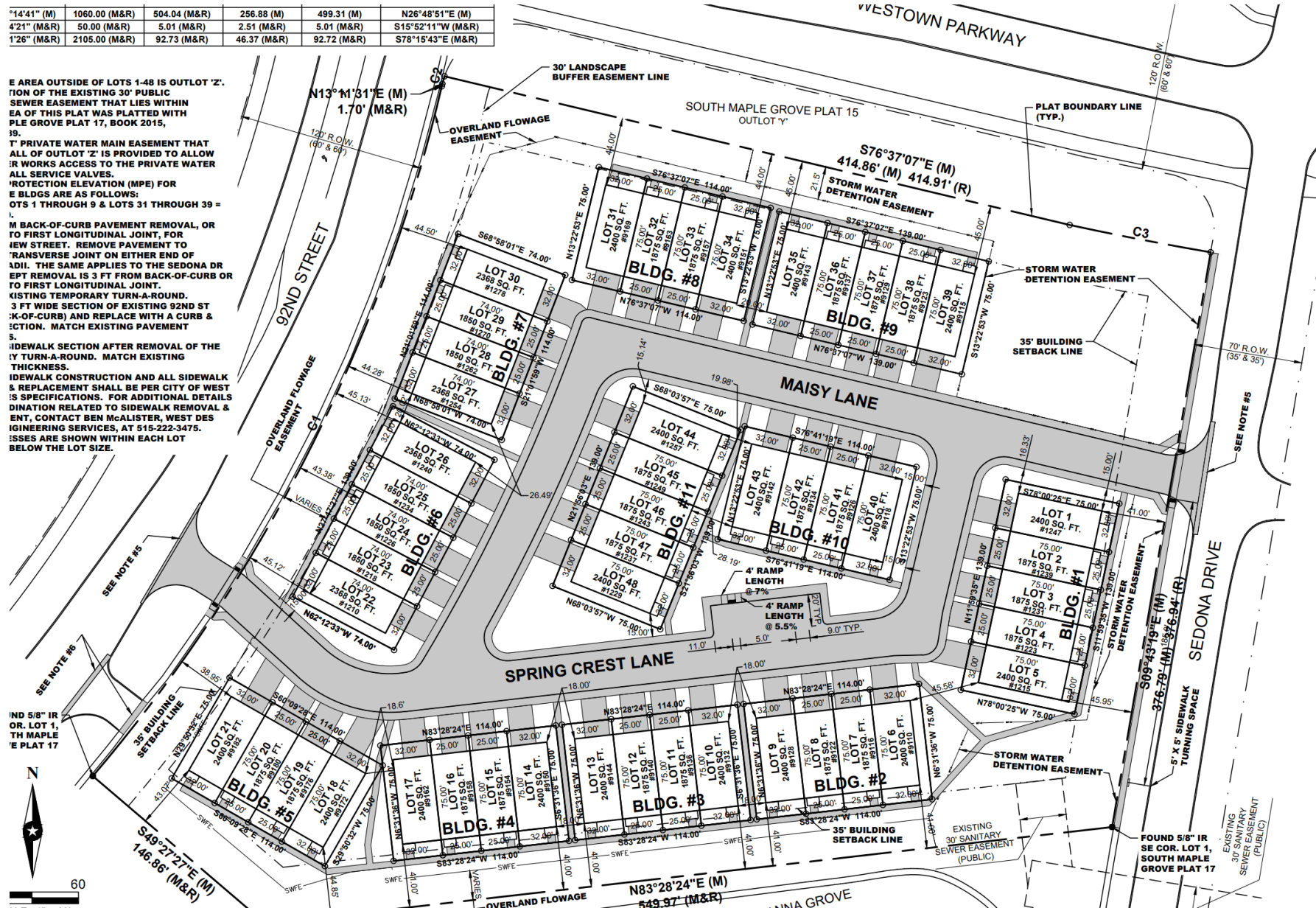


Item 4b: Spring Crest Townhomes



°14'41" (M)	1060.00 (M&R)	504.04 (M&R)	256.88 (M)	499.31 (M)	N26°48'51"E (M)
4'21" (M&R)	50.00 (M&R)	5.01 (M&R)	2.51 (M&R)	5.01 (M&R)	S15°52'11"W (M&R)
1'26" (M&R)	2105.00 (M&R)	92.73 (M&R)	46.37 (M&R)	92.72 (M&R)	S78°15'43"E (M&R)

E AREA OUTSIDE OF LOTS 1-48 IS OUTLOT 'Z'.  
 ION OF THE EXISTING 30' PUBLIC  
 SEWER EASEMENT THAT LIES WITHIN  
 EA OF THIS PLAT WAS PLATTED WITH  
 PLE GROVE PLAT 17, BOOK 2015,  
 39.  
 T PRIVATE WATER MAIN EASEMENT THAT  
 ALL OF OUTLOT 'Z' IS PROVIDED TO ALLOW  
 IR WORKS ACCESS TO THE PRIVATE WATER  
 ALL SERVICE VALVES.  
 PROTECTION ELEVATION (MPE) FOR  
 E BLDGS ARE AS FOLLOWS:  
 OTS 1 THROUGH 9 & LOTS 31 THROUGH 39 =  
 1.  
 M BACK-OF-CURB PAVEMENT REMOVAL, OR  
 TO FIRST LONGITUDINAL JOINT, FOR  
 SEWER STREET. REMOVE PAVEMENT TO  
 TRANSVERSE JOINT ON EITHER END OF  
 ADI. THE SAME APPLIES TO THE SEDONA DR  
 EPT REMOVAL IS 3 FT FROM BACK-OF-CURB OR  
 TO FIRST LONGITUDINAL JOINT.  
 KISTING TEMPORARY TURN-A-ROUND.  
 3 FT WIDE SECTION OF EXISTING 92ND ST  
 'K-OF-CURB) AND REPLACE WITH A CURB &  
 ICTION. MATCH EXISTING PAVEMENT  
 S.  
 IDEWALK SECTION AFTER REMOVAL OF THE  
 Y TURN-A-ROUND. MATCH EXISTING  
 THICKNESS.  
 IDEWALK CONSTRUCTION AND ALL SIDEWALK  
 & REPLACEMENT SHALL BE PER CITY OF WEST  
 IS SPECIFICATIONS. FOR ADDITIONAL DETAILS  
 DINATION RELATED TO SIDEWALK REMOVAL &  
 ENT, CONTACT BEN McALISTER, WEST DES  
 IGINEERING SERVICES, AT 515-222-3475.  
 ISSUES ARE SHOWN WITHIN EACH LOT  
 BELOW THE LOT SIZE.



Item 4b: Spring Crest Townhomes

# *Springcrest Townhomes* *Four-plex*



*Front Elevation*



*Left Elevation*



*Right Elevation*



*Rear Elevation*

Item 4b: Spring Crest Townhomes



# Springcrest Townhomes Five-plex



*Front Elevation*



*Left Elevation*



*Right Elevation*



*Rear Elevation*

Item 4b: Spring Crest Townhomes