

AGENDA: DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING

Board Room, Second Floor of City Hall, 4200 Mills Civic Parkway / Monday August 17, 2020 @ 8:00 a.m.

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

1-301-715-8592 - OR – 312-626-6799 / Meeting ID: 972 6931 9698 / Password: 0817 2020

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 Board Room in City Hall.

OPEN SESSION

1. Average Front Yard Setback

2. Erik's Bike Shop

3. Upcoming Projects

- a. Willow Creek Rowhomes Final Plat – Jerry's Homes – Subdivide property into 46 footprint lots for attached rowhomes, 2 outlots for detention, two outlots for common area and two outlots for private streets
- b. Spring Crest Townhomes – CSI Homes – Subdivide property into 48 footprint lots for attached townhome development and 1 outlot for common area
- c. Taxium Mixed Use (309 5th) – 3-story mixed use with retail/office on lower level and 10 apartments above
- d. M&W Mini Storage PUD (2001 Grand Ave) – Establish PUD to grandfather the mini storage use and establish performance standards

4. Minor Modifications & Grading Plans

- a. Texas Roadhouse – (6378 Mills Civic Pkwy) – Addition of sidewalk connection from the building

Welcome to the August 17, 2020 WDM Development and Planning Council Subcommittee

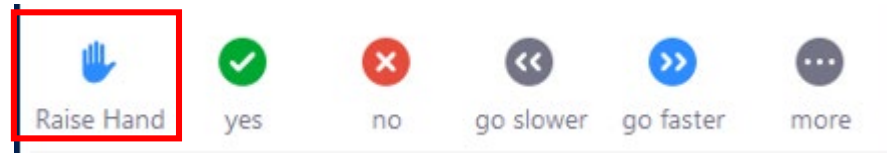
Here are a few housekeeping items before we get started:

- Any public or 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:

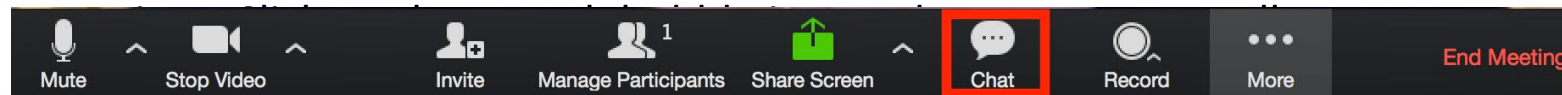
Location - Click participants in your bottom Zoom toolbar, you will see this at the bottom of the participants box:



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



Chat:



Discussion Item #1: Front Yard setback

Average Front Yard Setbacks

- Zoning code establishes the front setback dimension from the front property line for each district.
- In some existing or older parts of the community, houses were either not built up to the setback line at the builder's choice or the setback changed (reduced) allowing for greater front yard area in front of the home.
- If homes are built at a setback different than that required by the zoning code or what is platted, code requires the average setback of the dwelling on the subject property and properties on either side to be used to determine front yard setback,
 - ***“In any existing platted property where the average front yard setback is different than that required for the specific zoning district, the front yard setback for the subject lot is equal to the average of the front yard depths of any existing immediate adjacent dwellings on the same side of the street including the existing dwelling of the subject property. Resulting front yard setback shall not be less than the minimum required side yard setback for the zoning district.”***
- **QUESTION:** *If the context of the street has the existing homes pushed further back than the code or plat established front yard setback, should the property be limited to the average or have the full benefit of the code established front setback line for the district?*

Discussion Item #1: Front Yard setback

Allowing use of the property to the code setback line, not the context of the area, may not be problematic for larger lots or on lots with special circumstances (ex. very wooded lots) that either provide the width or screening to eliminate concern of building 'in-front' of an adjacent home.

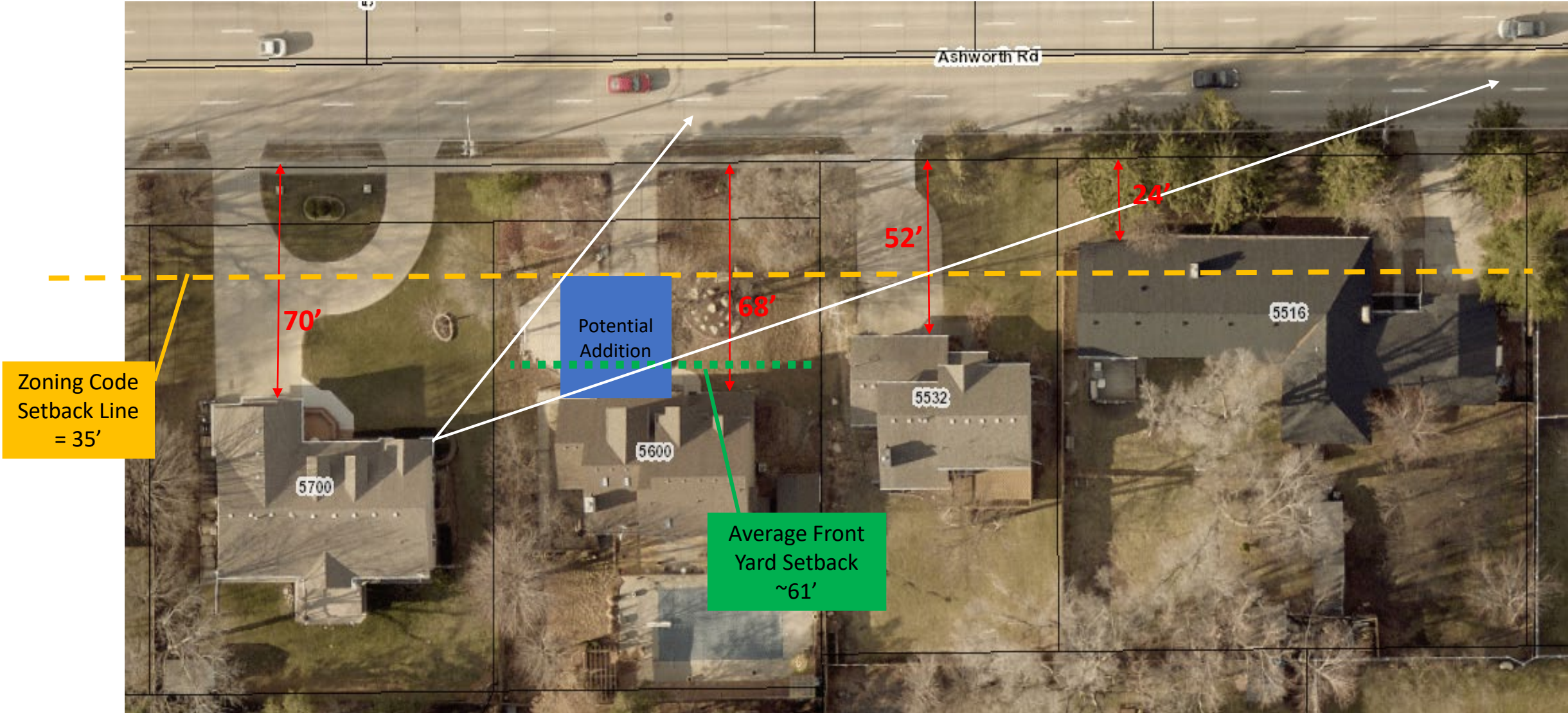


With smaller lot sizes or lots with smaller side yard setback, this could cause concern for views from neighboring existing lots/homes.



Discussion Item #1: Front Yard setback

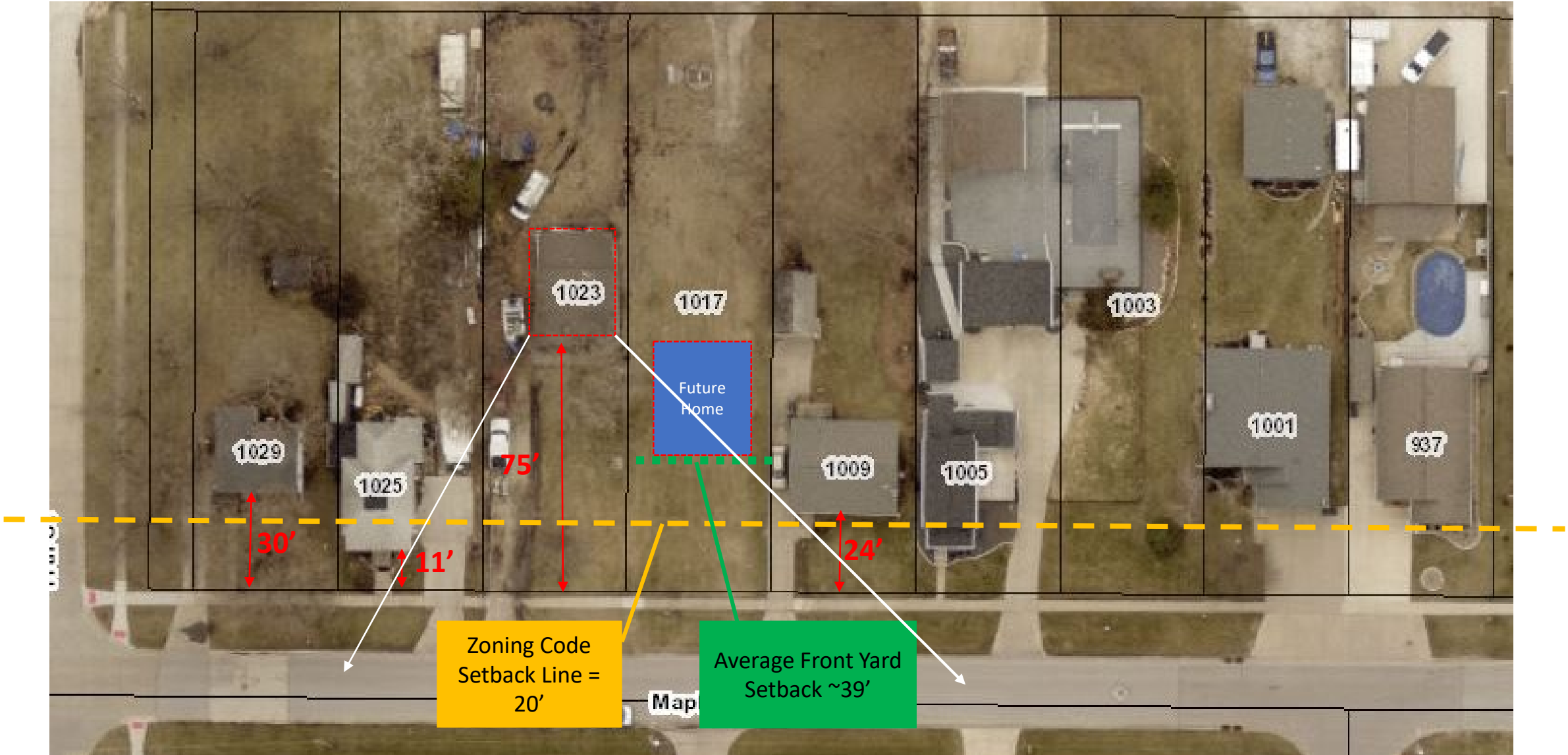
RS-10 District – Required Front Setback is 35 feet



In this case, an addition on the home at 5600 could be located 35 feet +/- in front of the existing home at 5700

Discussion Item #1: Front Yard setback

SF-VJ District – Required Front Setback is 20 feet (many constructed prior to zoning)

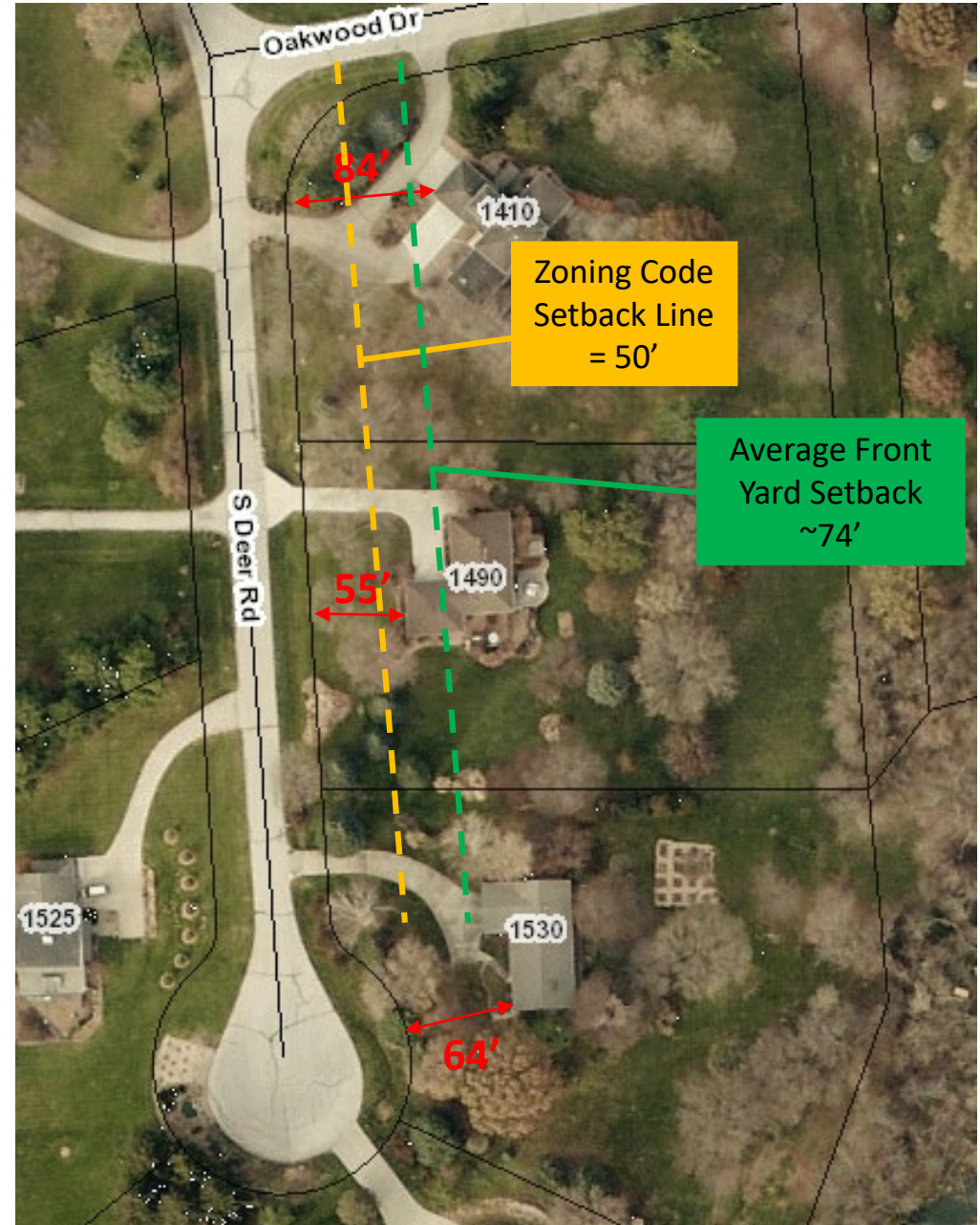


PG 6 In this case, a future home on the vacant lot at 1017 could be located entirely in front of the existing home at 1023

Discussion Item #1: Front Yard setback

RE-1A District –

- Zoning required Front Setback is 50 feet
 - Platted prior to annexation: setback is 35'
-
- In this case, the northern two homes would have room available to build if using the zoning code defined front yard setback --- but the average requirement limits the usable front yard area.
 - These lots are wide enough that the using the code setback may not impact the surrounding owners.
 - Is it okay to allow separation distances to factor in?
 - Is that unfair to smaller lot owners?

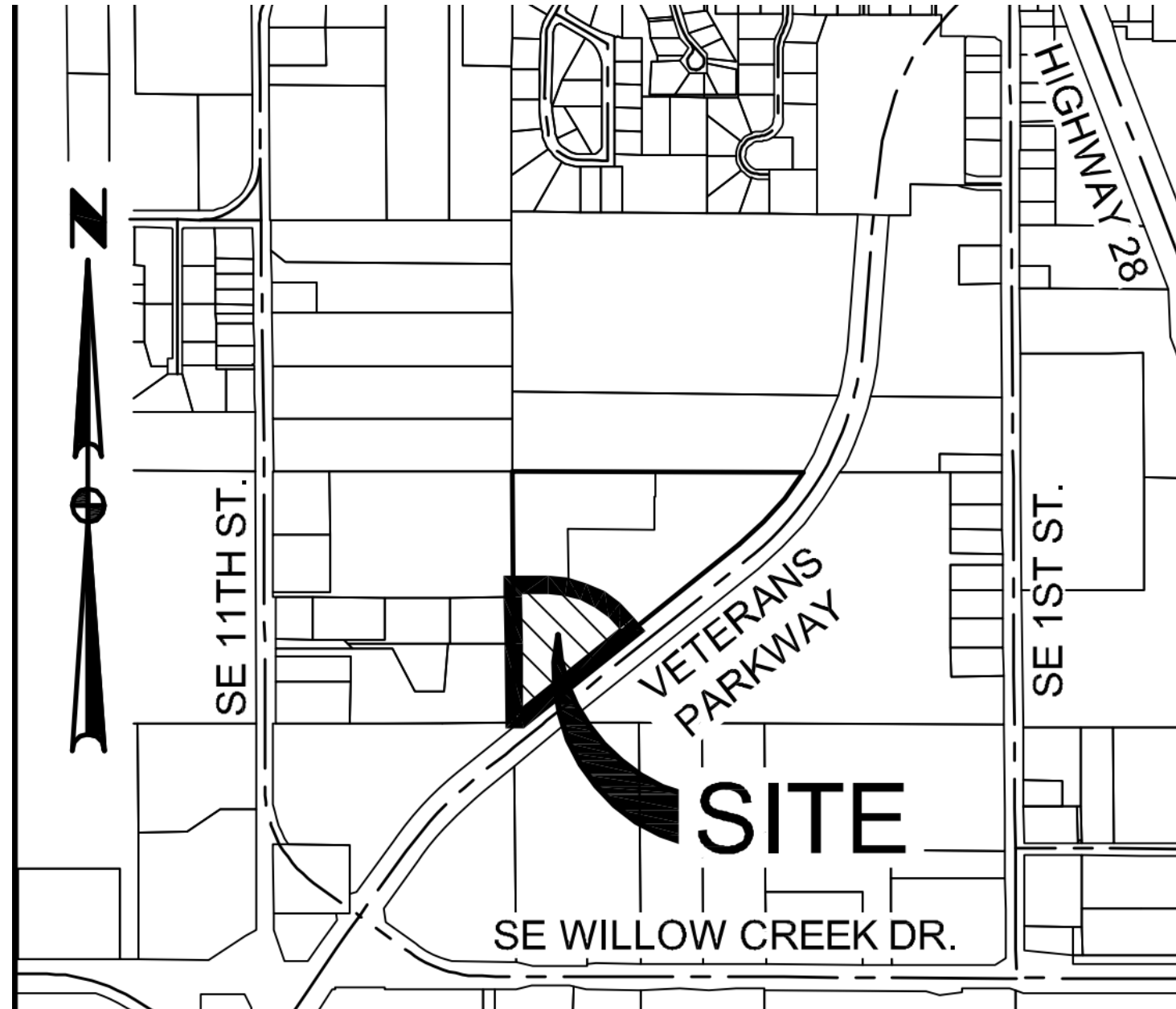


Discussion Item #2: Erik's Bike Shop



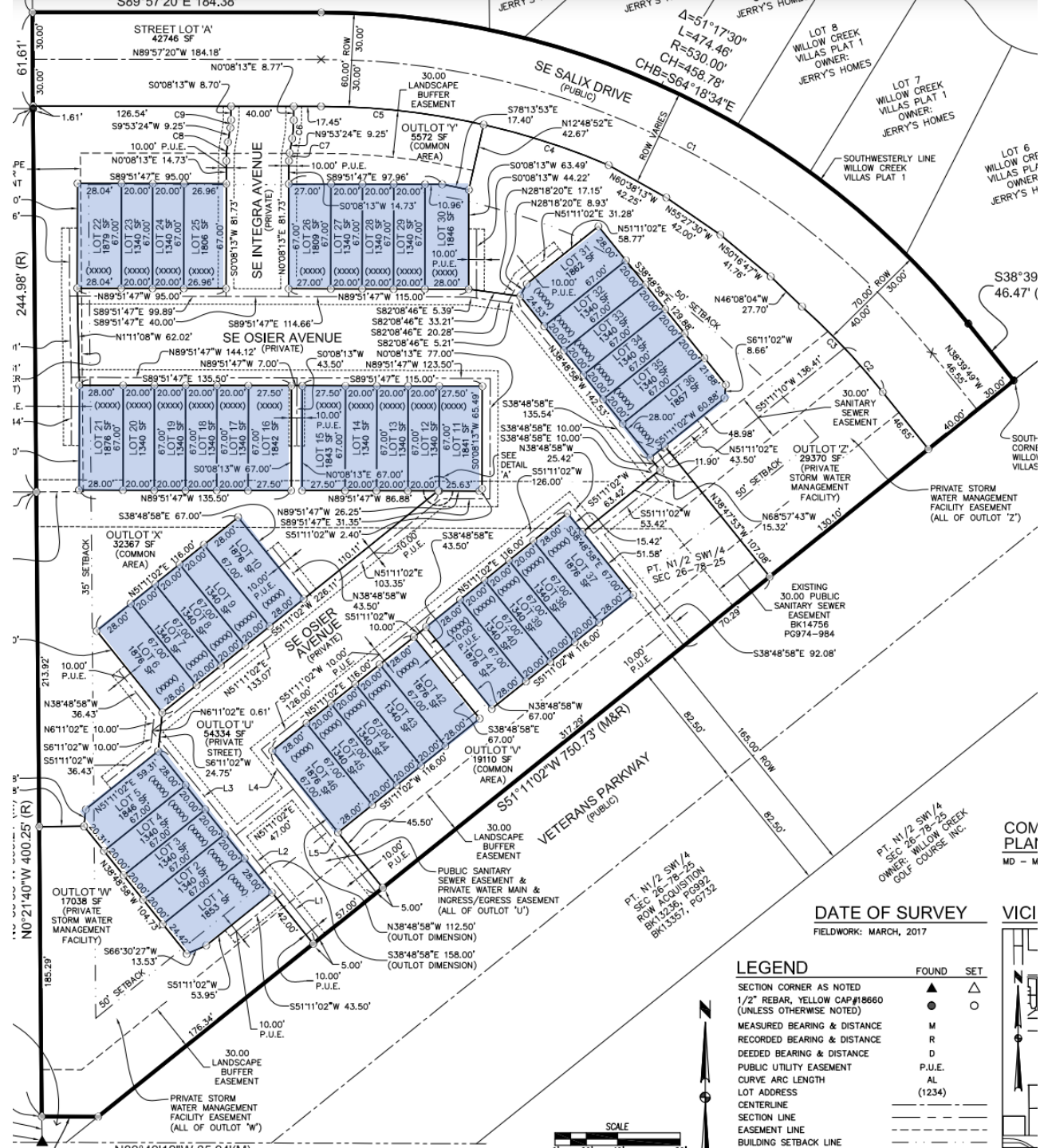
Upcoming Project "a"
Willow Creek Rowhomes

Final Plat:
46 footprint lots for
attached rowhomes



Upcoming Project "a" Willow Creek Rowhomes

Final Plat: 46 footprint lots
for attached rowhomes



COM PLAT
MD - M

DATE OF SURVEY
FIELDWORK: MARCH, 2017

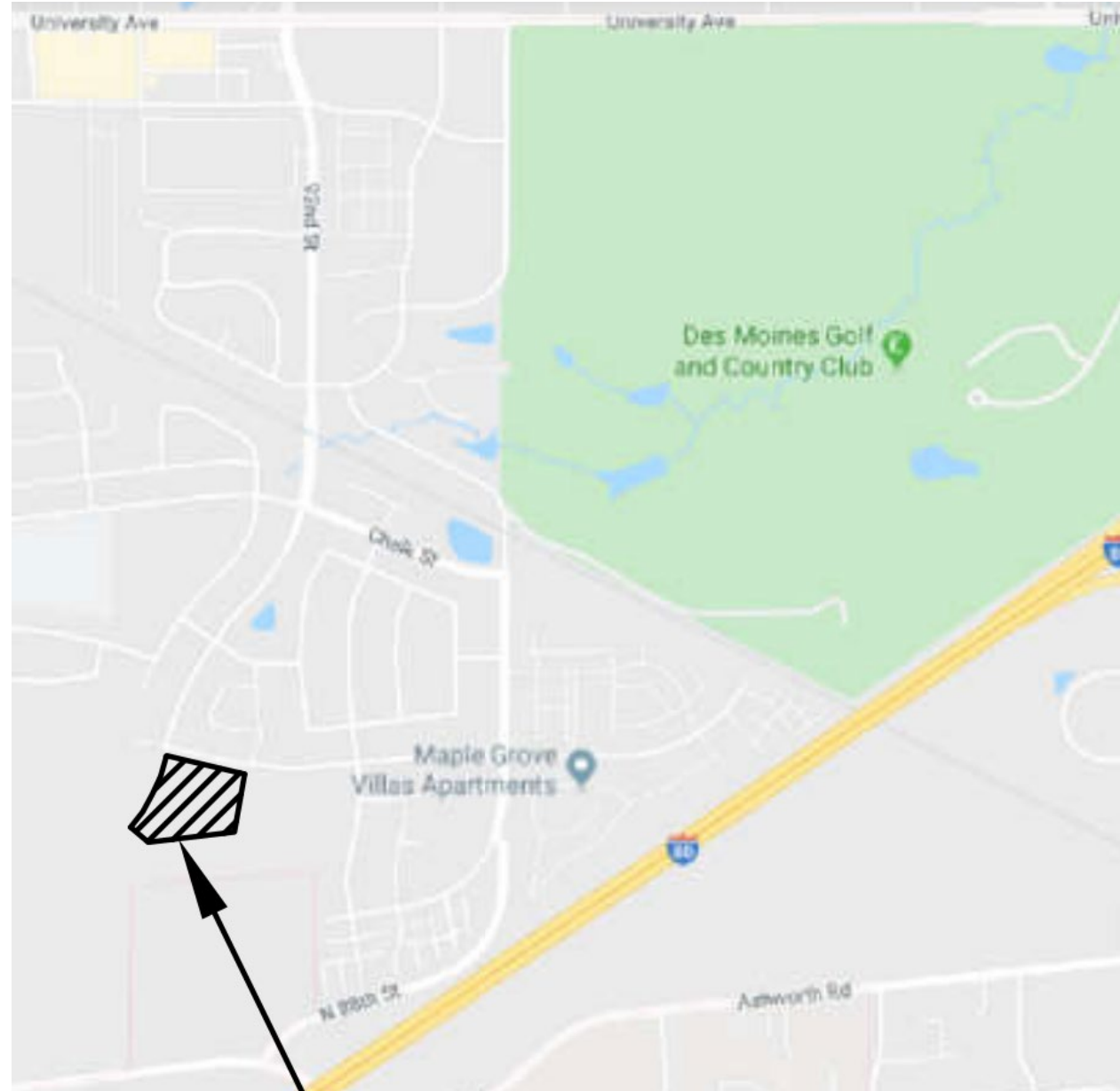
VICI

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	

Upcoming Project "b"
Spring Crest

Final Plat: 48 footprint lots
for attached townhomes



Upcoming Project "b" Spring Crest

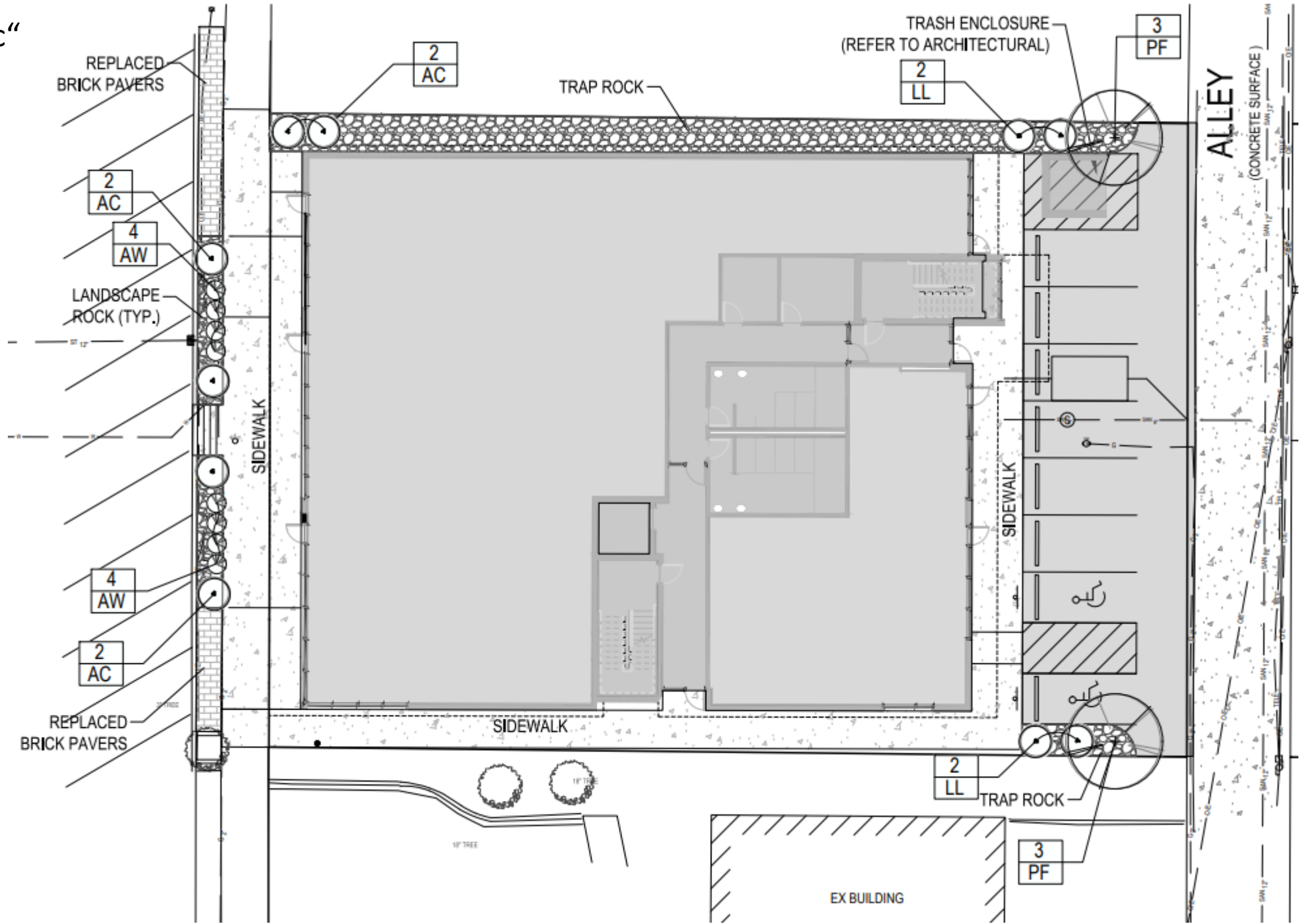
L PLAT OF WEST DES
CRES.

Final Plat: 48 footprint lots
for attached townhomes



Upcoming Project "c"
Taxium Mixed Use
309 5th Street

Site Plan: 2-story
5,300sf retail
1,600sf office
10 apartments

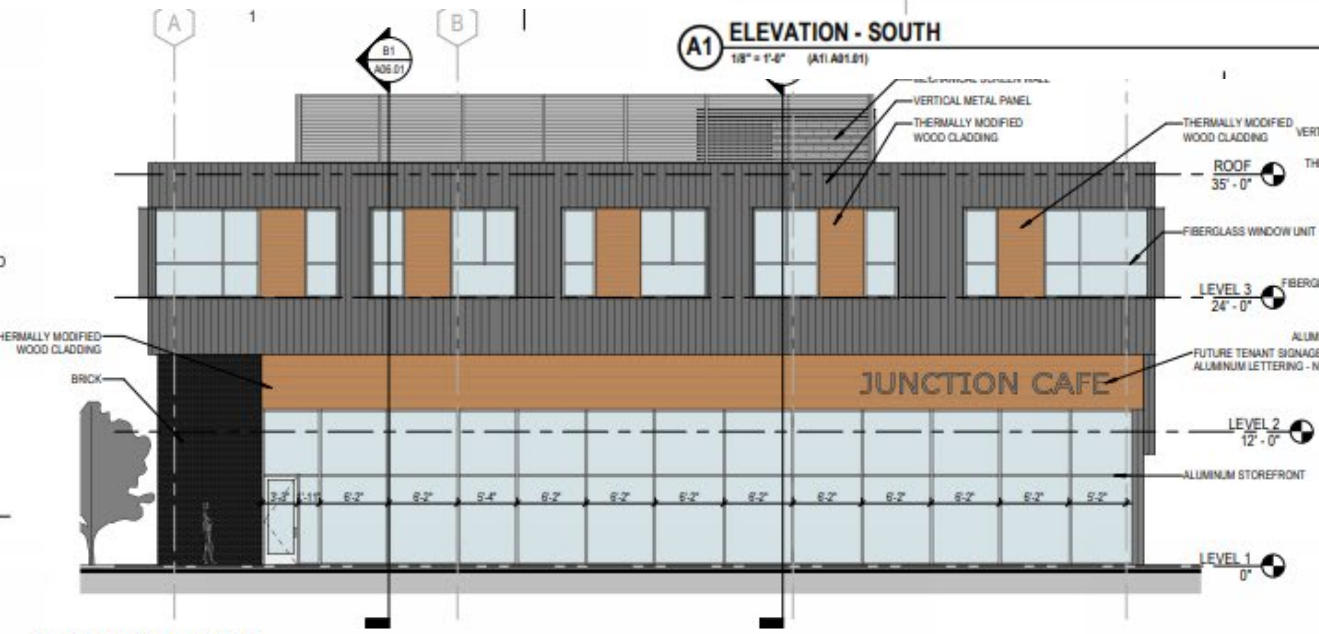


Upcoming Project "c"
 Taxium Mixed Use
 309 5th Street

Site Plan: 2-story
 5,300sf retail
 1,600sf office
 10 apartments



A1 ELEVATION - SOUTH
 1/8" = 1'-0" (A11.A01.01)



C1 ELEVATION - WEST
 1/8" = 1'-0" (A11.A01.01)



C2 ELEVATION - EAST
 1/8" = 1'-0"

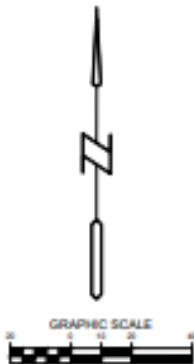
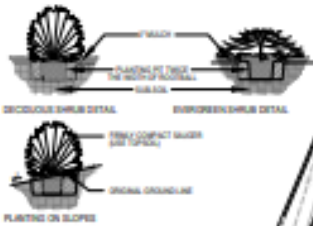
Upcoming Project "d" M&W Mini Storage 2001 Grand Ave

Establish PUD

- Grandfather Use
- Adding screen fence
- Adding open space vegetation
- Adding shrubs to screen patron parking
- Install sidewalk

LANDSCAPE NOTES:

1. ALL IRRIGATING LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION STANDARD SPECIFICATIONS, UNLESS SPECIFIC OTHERWISE.
2. SEED ALL UNIMPAVED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
3. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONFORMANCE. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR PLANTING STOCK (ANSI Z60.1).
5. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CONSTRUCTION PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT IN PLACE AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL PLACE BRASS-EDGED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STANDARD PRACTICE. CONTRACTOR SHALL STAKE AND MAINTAIN SPRING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
9. THE LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED.
10. ALL LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
11. SPREAD CUT EDGE ALONG OPEN SHRUB BEDS, MULCH BEDS CONTIGUOUSLY WITH A THICK LAYER OF BRASS-EDGED HARDWOOD MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATER FOR ALL NEW PLANTS FOR A PERIOD OF 90 DAYS.



PLANTING SCHEDULE

CODE	QTY	COMMON NAME	Latin NAME	SIZE	ROOT	NOTES
01	24	DOGWOOD TREE	DOGWOOD	24"	BAR	PLANTING IN PAVED AREAS

