

Welcome to the October 12, 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:



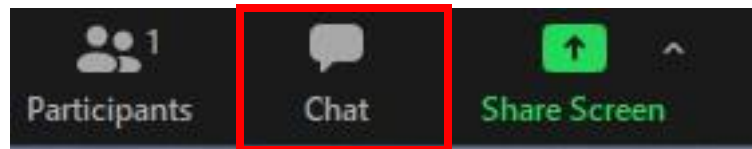
If you are participating by phone, dial *9 to raise or lower your hand

- 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 – Bridgewood Setbacks – Recommend Approval of an Amendment to the Bridgewood PUD Ordinance

To participate on this item:

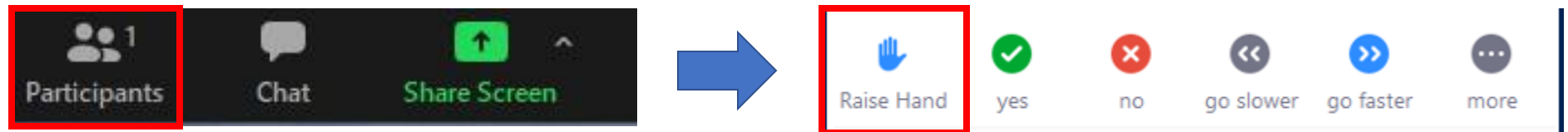
- The Commission Chair will first have the applicant and staff present on the agenda item.
- The Commission Chair will then ask for public comment on the item.
- Please raise your hand to indicate that you wish to speak.
- The Chair will then call on you and you will be unmuted.

When you are unmuted – please state your name and address for the record before you make your comments.



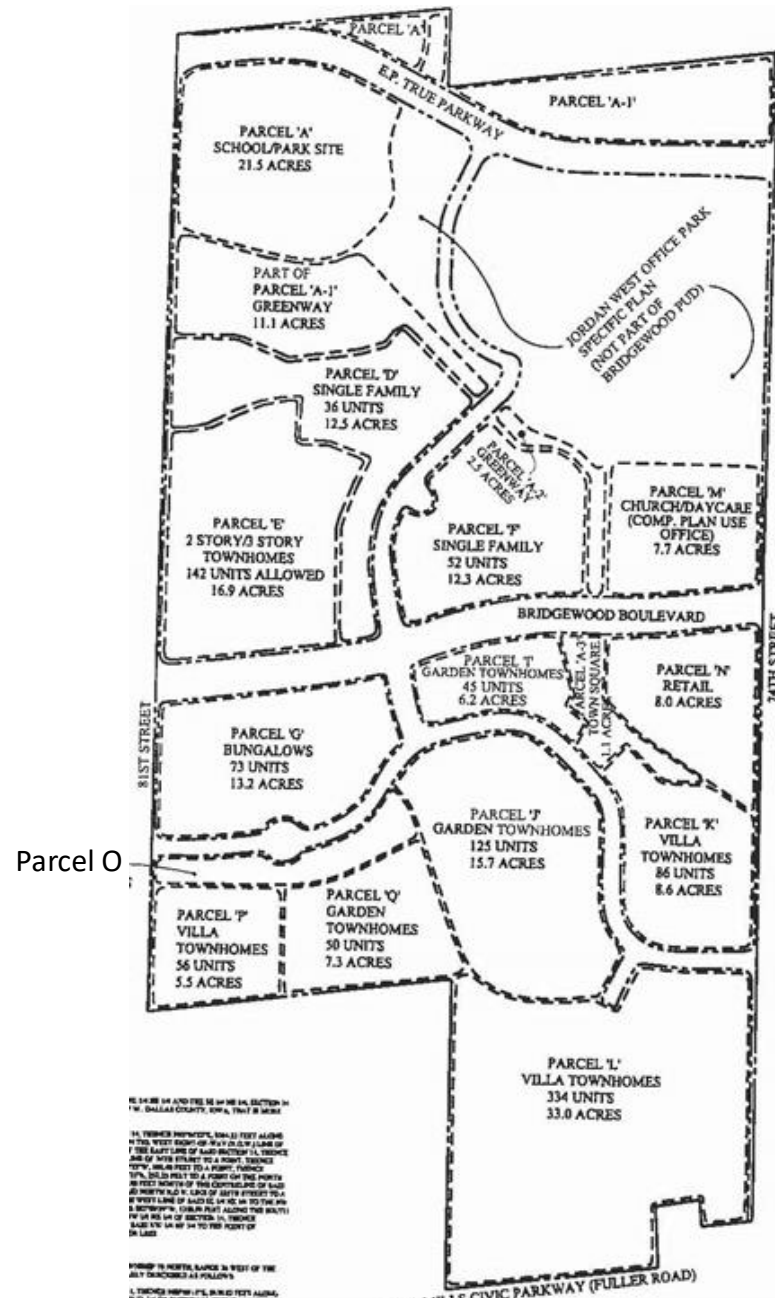
Raise Hand:

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



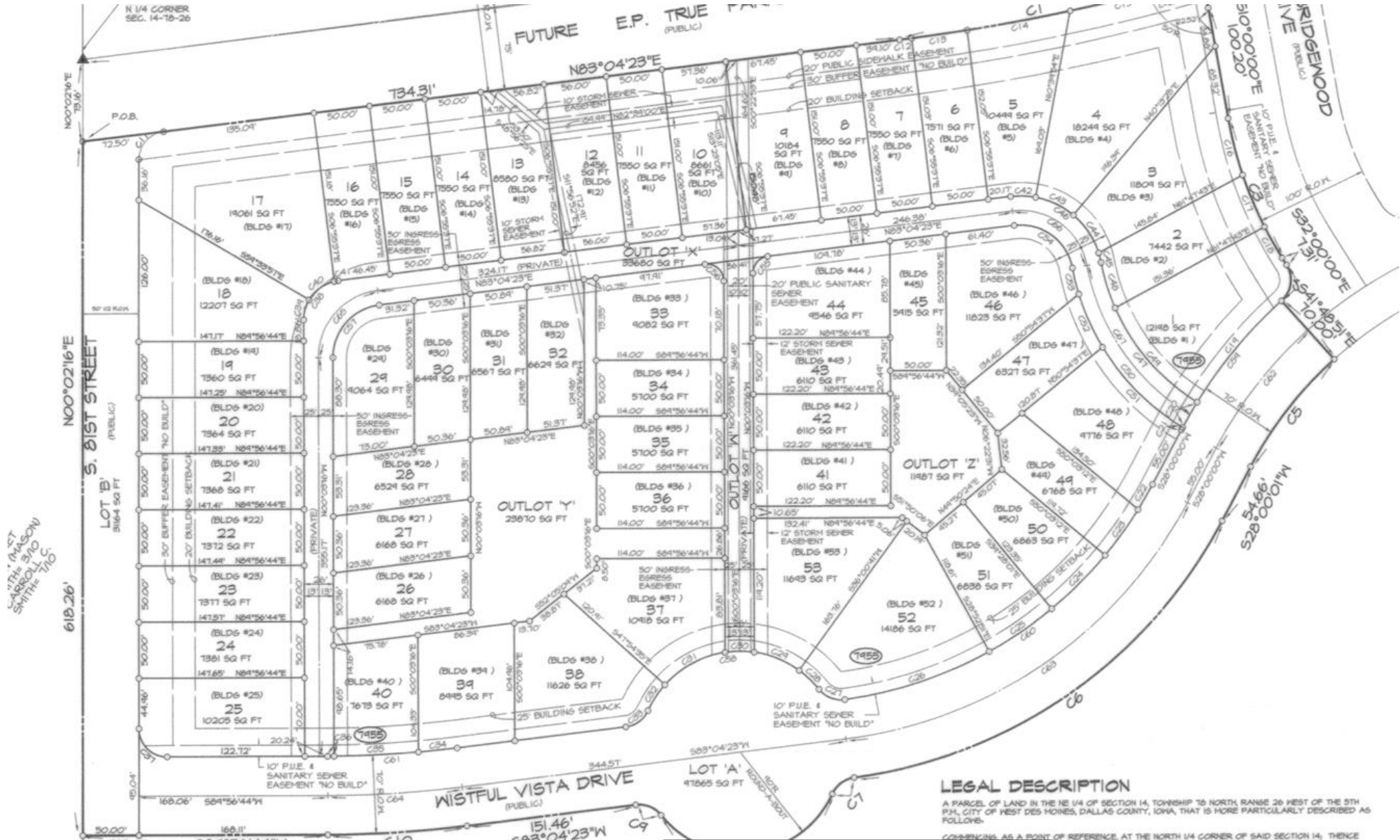
- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Commission members vote.

Proposed Setback Changes



Parcel #	Front Yard	Rear Yard
Parcel G	For Lots 1-36 and 41-47: Change from 25' to 20' for garages and from 20' to 15' for porches	For Lots 26-53: Change from 25' to 5'
Parcel O	No change	For Lots 21-37: Change from 25' to 5'
Parcel P & Q	No change	Change from 25' to 5'
Parcel E	Change from 25' to 20' for garages and from 20' to 15' for porches	Change from 25' to 5'

Parcel G

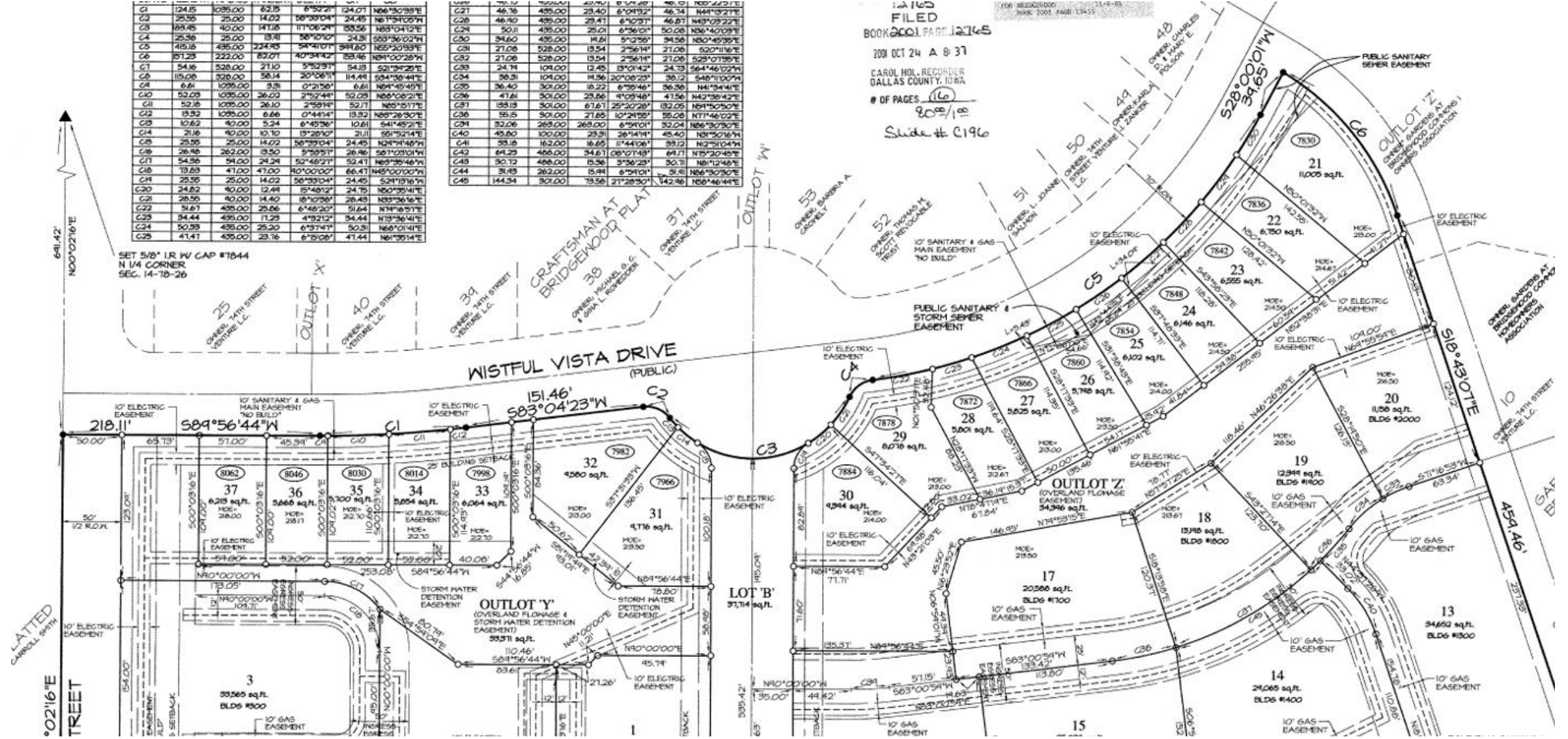


Parcel O

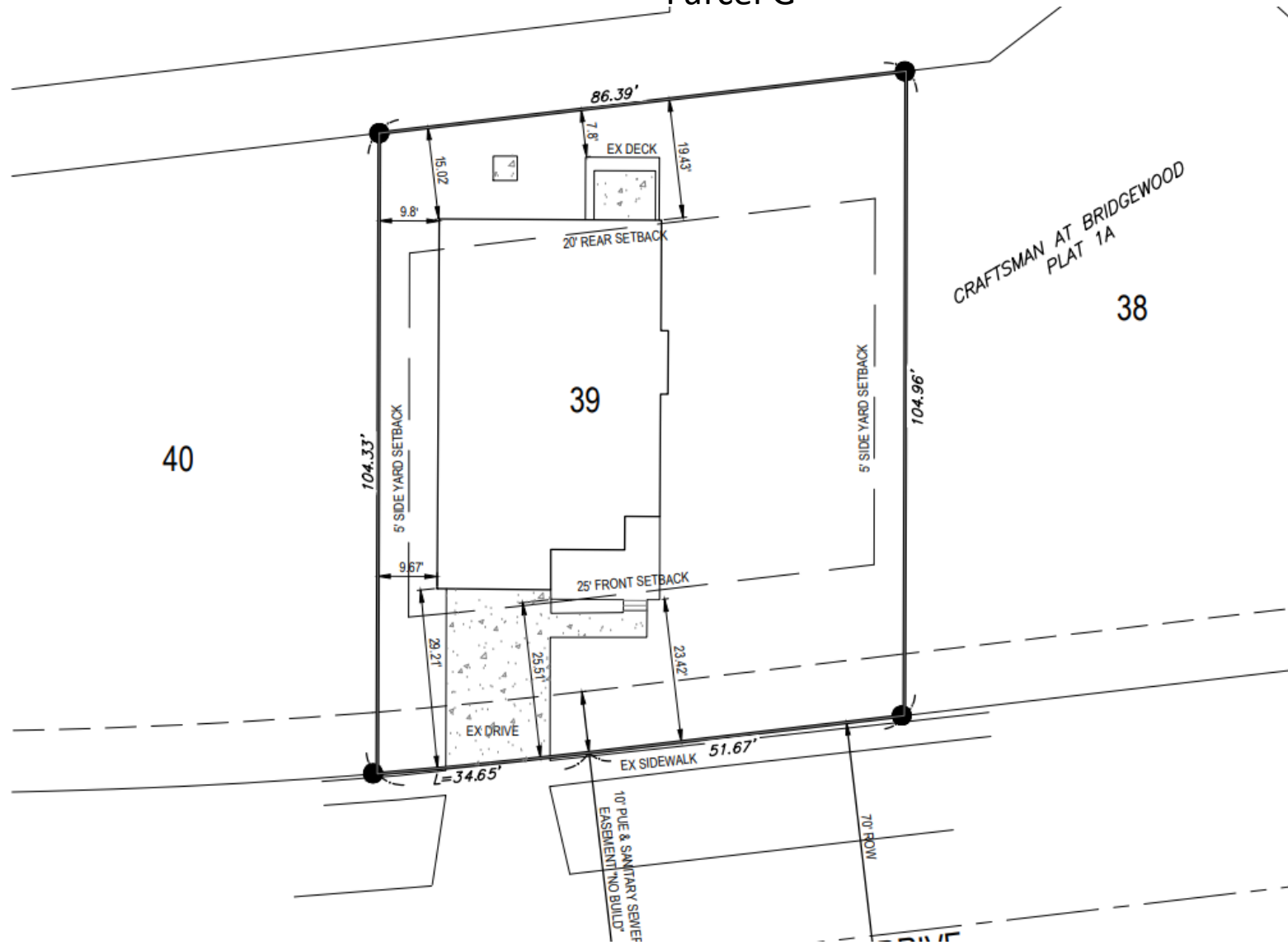
C1	124.85	1035.00	62.85	6°52'21"	124.07	N66°30'33"E
C2	25.56	25.00	14.02	58°33'04"	24.45	N61°04'05"E
C3	89.45	40.00	14.18	111°06'24"	88.56	N61°04'12"E
C4	25.56	25.00	13.41	58°31'01"	24.21	S63°36'02"W
C5	415.16	435.00	224.93	54°41'01"	394.60	N65°20'33"E
C6	67.23	222.00	87.07	40°34'42"	83.46	N61°00'28"W
C7	54.16	528.00	271.00	5°52'37"	54.83	S21°34'26"E
C8	15.06	528.00	58.14	20°00'11"	14.44	S34°38'44"E
C9	6.61	1029.00	3.28	0°21'56"	6.61	N91°49'49"E
C10	52.03	1029.00	26.02	7°57'44"	52.28	N65°03'22"E
C11	52.16	1029.00	26.10	2°59'18"	52.71	N65°51'17"E
C12	13.32	1029.00	6.66	0°44'14"	13.32	N65°26'30"E
C13	10.62	40.00	5.34	6°45'26"	10.61	S41°45'21"E
C14	21.6	40.00	10.10	15°26'10"	21.11	S61°52'14"E
C15	25.56	25.00	14.02	58°33'04"	24.45	N61°04'05"E
C16	26.86	262.00	13.50	5°59'51"	26.86	S61°03'01"W
C17	54.56	54.00	24.24	52°46'21"	52.41	N69°35'46"W
C18	13.53	47.00	47.00	40°00'00"	66.47	N45°00'00"W
C19	25.56	25.00	14.02	58°33'04"	24.45	S21°15'16"W
C20	24.62	40.00	12.48	5°46'57"	24.75	N60°35'41"E
C21	26.56	40.00	14.42	18°10'29"	26.43	N33°36'16"E
C22	31.67	435.00	25.06	6°46'20"	31.64	N71°16'37"E
C23	34.44	435.00	17.23	4°32'12"	34.44	N15°36'14"E
C24	50.39	435.00	25.20	6°37'47"	50.38	N66°01'41"E
C25	47.47	435.00	23.16	6°15'08"	47.44	N61°35'14"E

C26	46.16	435.00	23.40	6°10'32"	46.14	N41°37'21"E
C27	46.40	435.00	23.47	6°12'27"	46.37	N43°02'22"E
C28	50.11	435.00	25.01	6°13'01"	50.08	N56°40'09"E
C29	34.60	435.00	16.81	5°27'59"	34.56	N50°45'55"E
C30	27.08	528.00	13.54	2°56'14"	27.08	S20°07'16"E
C31	27.08	528.00	13.54	2°56'14"	27.08	S29°07'16"E
C32	24.74	104.00	12.45	8°01'42"	24.73	S64°46'02"W
C33	36.31	104.00	14.36	20°08'23"	36.12	S48°10'00"W
C34	36.40	301.00	16.22	6°09'46"	36.36	N41°54'41"E
C35	47.61	301.00	23.66	6°09'46"	47.56	N42°38'42"E
C36	38.13	301.00	17.67	25°22'28"	38.08	N51°05'20"E
C37	55.15	301.00	27.83	10°21'58"	55.08	N71°44'02"E
C38	32.06	263.00	169.00	6°19'01"	32.04	N66°30'20"E
C39	45.60	100.00	25.91	36°14'41"	45.40	N01°30'16"W
C40	33.16	162.00	8.65	8°44'06"	33.12	N12°10'14"W
C41	64.23	466.00	34.67	06°07'48"	64.17	N15°20'45"E
C42	30.12	466.00	15.36	3°36'28"	30.11	N61°12'46"E
C43	31.43	262.00	15.44	6°21'01"	31.41	N66°30'30"E
C44	144.34	301.00	73.56	27°28'30"	142.46	N56°46'44"E

FILED
BOOK 2001 PAGE 12765
2001 OCT 24 A 8:37
CAROL HOL. RECORDER
DALLAS COUNTY, TEXAS
OF PAGES (16)
80¢/1.00
Slide # C196



Parcel G



PROPERTY DESCRIPTION:

(Type Deed Book 2017, Page 22604)
Legal Description
Lot 39, Craftsman at Bridgewood Plat 1A, an Official Plat
West Des Moines, Dallas County, Iowa.
Subject to and together with any and all easements and
restriction of record.

Said tract contains 0.21 acres (8995 square feet)

OWNER:

John & Lori Myers
7955 Wistful Vista Dr #39
West Des Moines, IA 50266

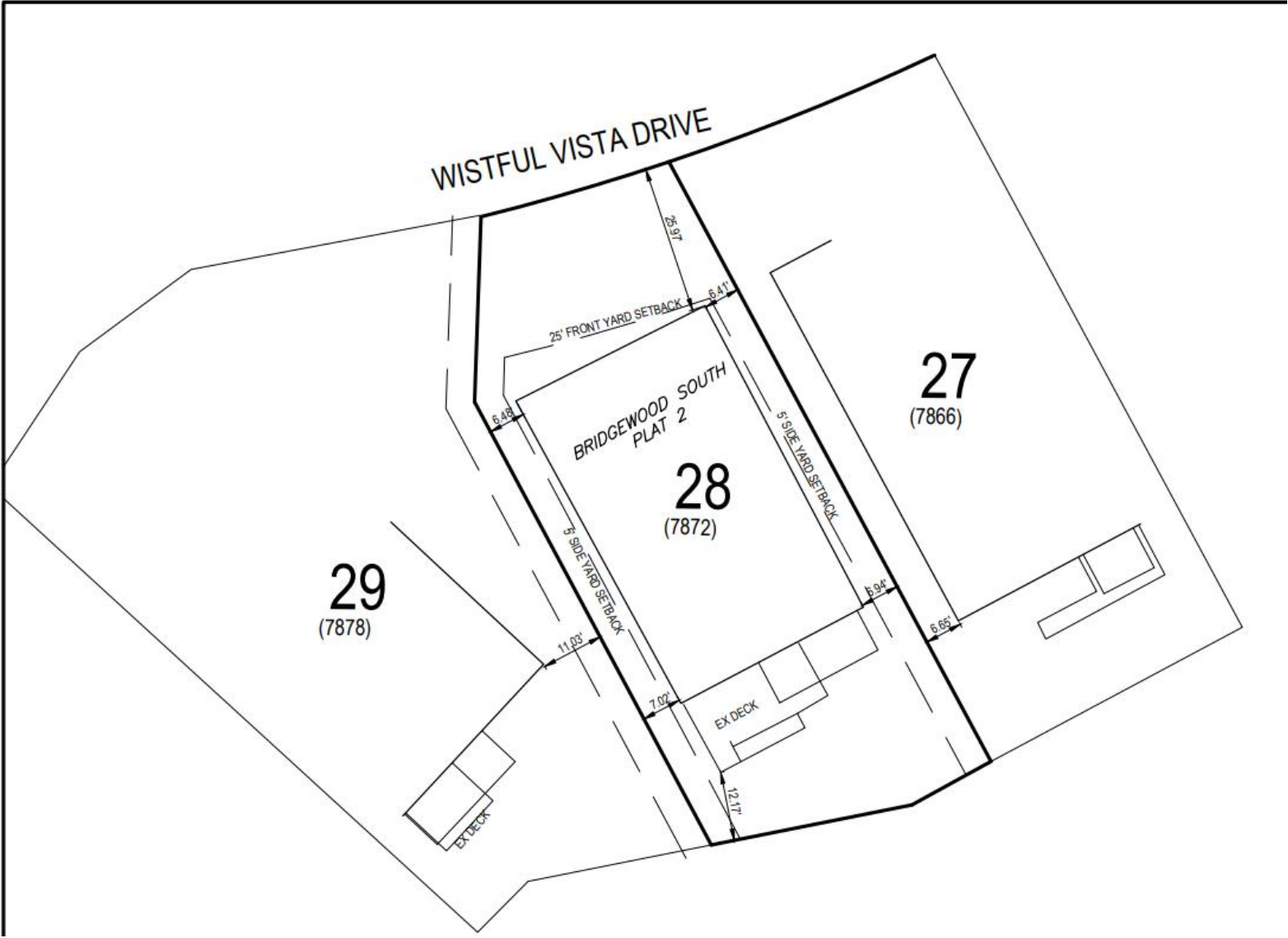
PREPARED FOR:

Bridgewood Association, Inc
5550 Wild Road Lane Suite #400
West Des Moines, IA 50266
Jeff Westendorf
515-778-7590

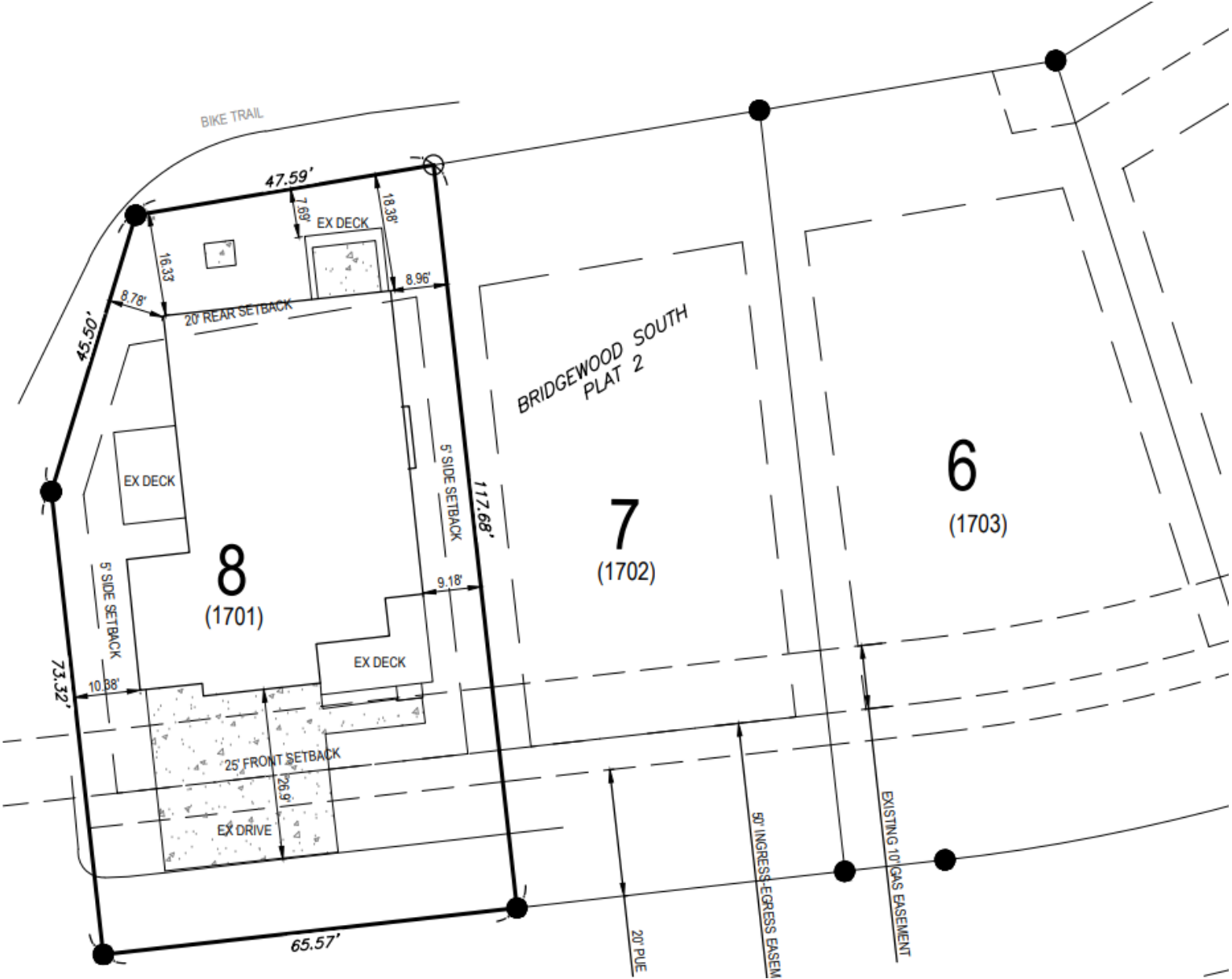
PREPARED BY:

LARRY HYLER PLS LLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

Parcel O



Parcel Q



Parcel E

PROPERTY DESCRIPTION:

Lots 5-8, Easton at Bridgewood North Plat 4, an Official Plat,
 West Des Moines, Dallas County, Iowa.
 Subject to and together with any and all easements and
 restriction of record.

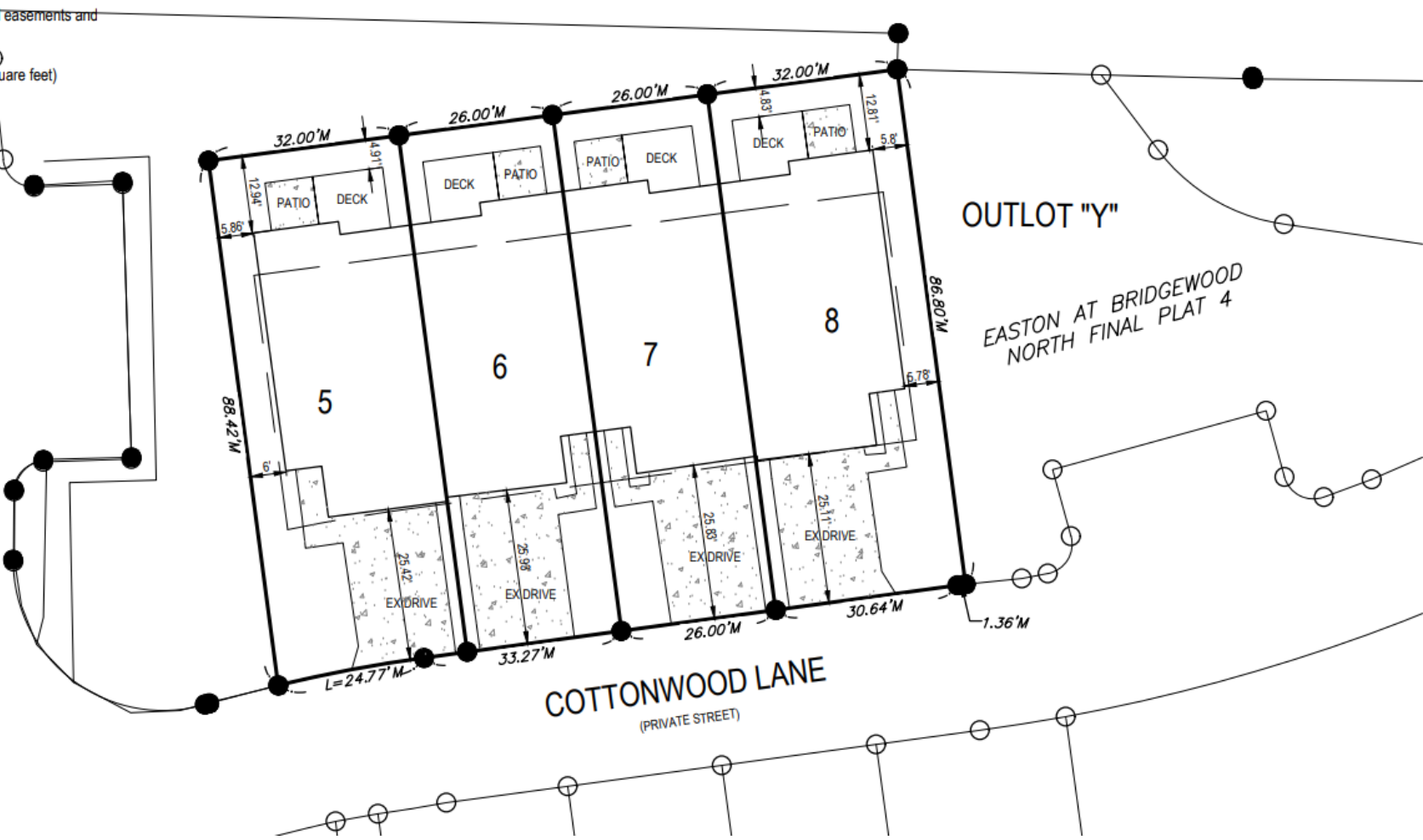
Said tract contains 0.22 acres (9904 square feet)

PREPARED FOR:

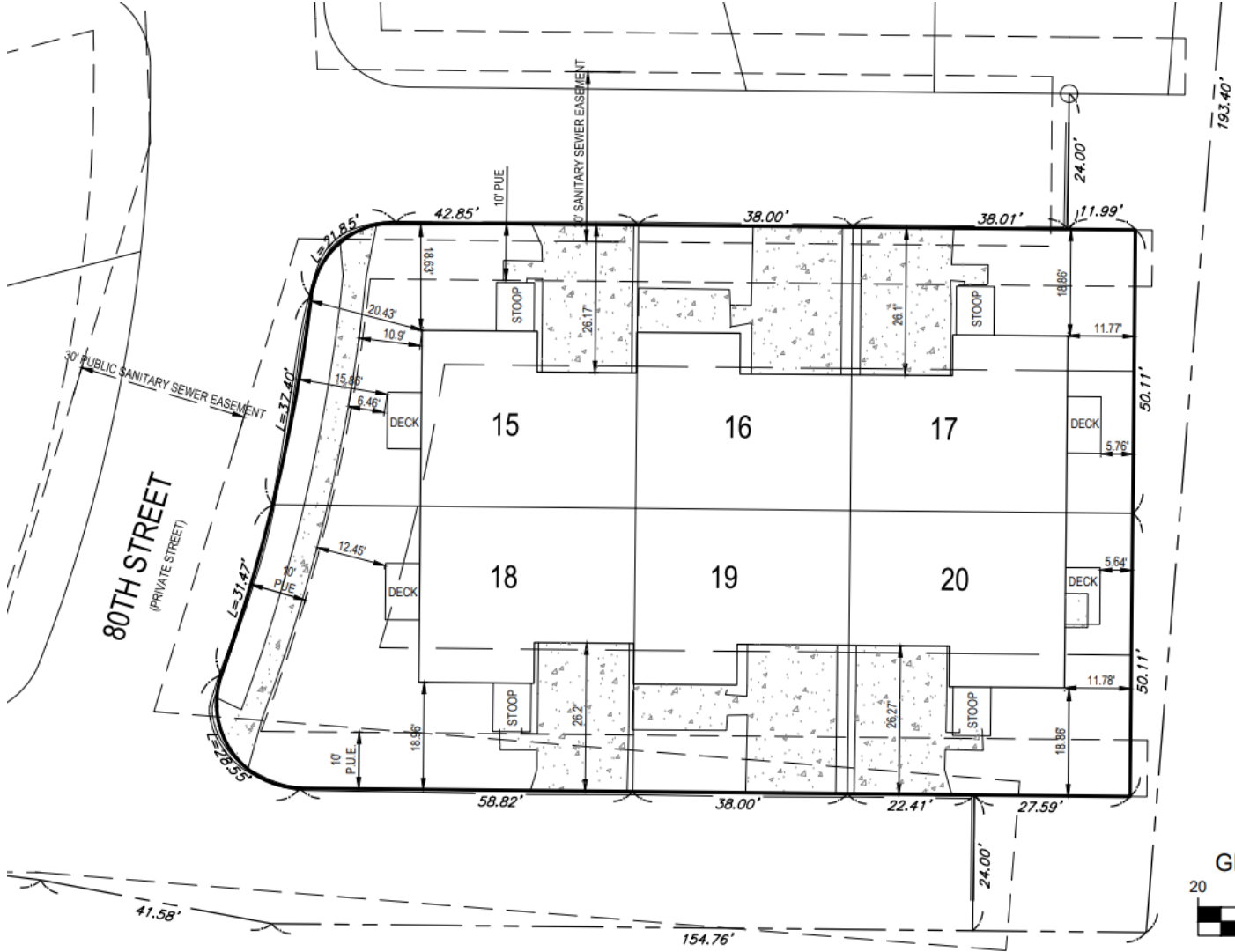
Bridgewood Association, Inc
 5550 Wild Road Lane Suite #400
 West Des Moines, IA 50266
 Jeff Westendorf
 515-778-7590

PREPARED BY:

LARRY HYLER PLS
 BISHOP ENGINEERING
 3501 104TH ST
 URBANDALE, IA 50322



Parcel E



PROPERTY DESCRIPTION:

Lots 15-20, Legacy at Bridgewood North Plat 2, an OI Plat, West Des Moines, Dallas County, Iowa.
 Subject to and together with any and all easements a restriction of record.

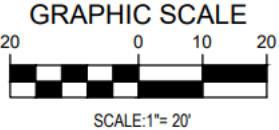
Said tract contains 0.36 acres (15525 square feet)

PREPARED FOR:

Bridgewood Association, Inc
 5550 Wild Road Lane Suite #400
 West Des Moines, IA 50266
 Jeff Westendorf
 515-778-7590

PREPARED BY:

LARRY HYLER PLS
 BISHOP ENGINEERING
 3501 104TH ST
 URBAN DALE, IA 50322



Item 2b – Average Front Yard Setbacks – Recommend Approval of an Amendment to the Zoning Ordinance

To participate on this item:

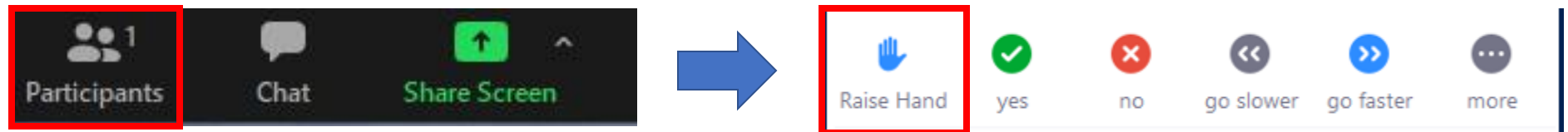
- The Commission Chair will first have the applicant and staff present on the agenda item.
- The Commission Chair will then ask for public comment on the item.
- Please raise your hand to indicate that you wish to speak.
- The Chair will then call on you and you will be unmuted.

When you are unmuted – please state your name and address for the record before you make your comments.



Raise Hand:

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



- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Commission members vote.

SECTION 1: Title 9, "Zoning", Chapter 7, "Setback and Bulk Density Regulations", Section 4, "Setback and Density Regulations", Table 7.2, "Setbacks - Standard Lots", Note #1 and Table 7.5, "Detached Accessory Structures", Note #1 is hereby amended by adding the text in Bold Italic letters

Notes:

1. 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. Front yard setback measured from the face of any garage accessed from the street will be a minimum of 25 feet regardless of the averaged front yard depth. If the overall depth of the lot from the subject front yard is 50 feet or less, the setback for any garage accessed from the street will be a minimum of 20 feet. ***The average front yard setback requirement shall not be applicable in situations in which the greatest extent of an improvement made on the subject lot is seventy-five feet (75') or greater from the closest element of a structure on both of the lots on either side of the subject lot.***



Structure A = setback 76' from front lot line; Structure B = 114' & Structure C = 104' ... Average front setback = 98'

Average Front Yard Setback Provision would apply as proposed addition is closer than 75' to neighbor A.
 Addition could only be built up to a 98' setback from front lot line.



Average Front Yard Setback Provision would not apply as addition is greater than 75' to neighboring structures A & B. Addition could be built up to zoning setback line (50' from front lot line).

Item 4a – Panera Bread – Recommend Approval of a Minor Modification

To participate on this item:

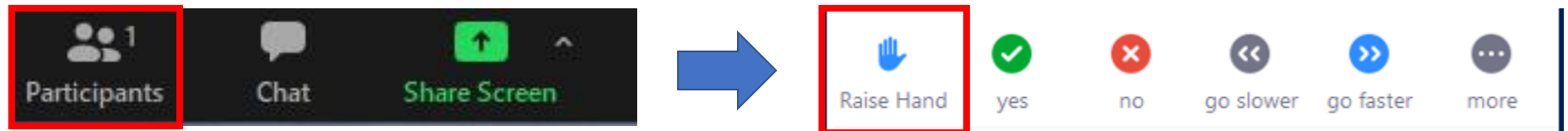
- The Commission Chair will first have the applicant and staff present on the agenda item.
- The Commission Chair will then ask for public comment on the item.
- Please raise your hand to indicate that you wish to speak.
- The Chair will then call on you and you will be unmuted.

When you are unmuted – please state your name and address for the record before you make your comments.



Raise Hand:

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



- Please note, it is entirely at the Chair’s discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Commission members vote.

Panera Bread



Legend

- Corporate Limits
- Parcels

1: 7,200



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 4" OF SOIL ON ALL DISTURBED AREAS.
2. RESEED TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS FERTILE, FRAGILE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, READILY FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4" IN DIAMETER AND FOREIGN MATTER. ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 25 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL NOTES:

1. DISTURBED AREA = 4725 SF MORE OR LESS, THUS NO NPDES PERMIT IS REQUIRED.
2. INSTALL EROSION CONTROL AS NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE AND ENTERING STORM SEWER SYSTEM.

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- FINISHED GROUND ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- EDGE OF WALK ELEVATION
- TOP OF STAIR ELEVATION
- BOTTOM OF STAIR ELEVATION

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL

GRAPHIC SCALE

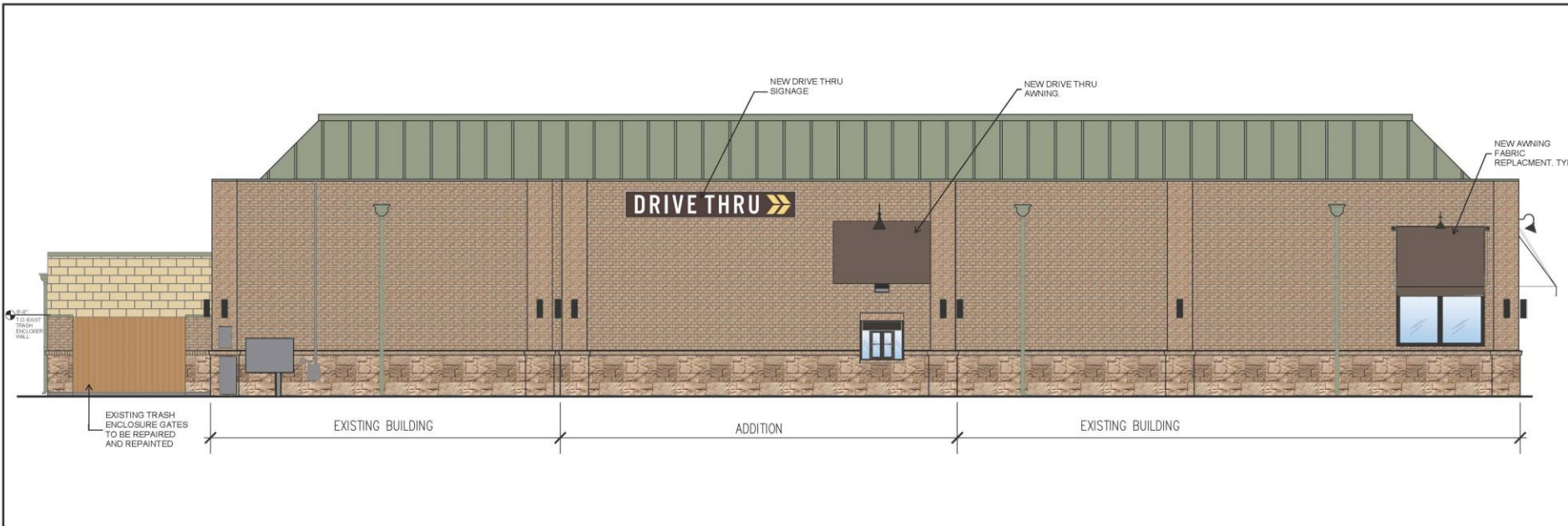


Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)252-0407 Fax: (515)252-0227
 Civil Engineering & Land Surveying Established 1959

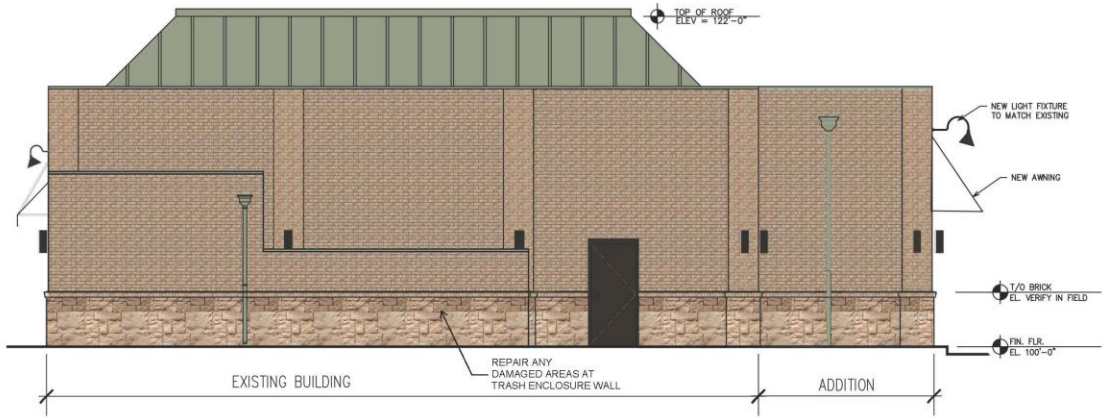
**PANERA BREAD
 6740 UNIVERSITY AVENUE, WEST DES MOINES, IOWA
 GRADING PLAN**

REFERENCE NUMBER:	
DRAWN BY:	AJN
CHECKED BY:	JEP
REVISION DATE:	1ST CITY SET (8-24-20) 2ND CITY SET (9-15-20) PERMIT SET (10-5-20)
PROJECT NUMBER:	200353
SHEET NUMBER:	C3.1

10/20/22 10:33:17 AM L:\LAND PROJECTS\20200353 PANERA W/MP/MP/CS/GRADING.DWG



22 EAST EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



24 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- A. BUILDING SIGNAGE PROVIDED AND INSTALLED BY PANERA SIGN VENDOR. REFER TO SIGN VENDOR SHOP DRAWING FOR ADDITIONAL INFORMATION.
- B. PAINT GAS LINES, SWITCHGEAR, EXTERIOR BOXES AND CONDUITS TO MATCH WALL FIELD COLOR, STRAIGHTEN AND CORRECT WALL CONNECTIONS AS NEEDED.
- C. PAINT EXISTING EIFS PER TAG SHOWN IN ELEVATIONS. GC IS TO PROTECT AND PAINT AROUND EXISTING SIGNAGE.
- D. PAINT DOWNSPOUTS TO MATCH ADJACENT WALL FIELD COLOR.
- E. EXTERIOR EIFS PAINT TO BE BENJAMIN MOORE, REGAL SELECT, EXTERIOR LOW LUSTER. EXTERIOR SEALANT TO MATCH ADJACENT EIFS COLOR OR BUILDING MATERIAL, TYP.
- F. PROVIDE ELECTRICAL WHIP, BEHIND WALL, AT LOCATION OF NEW SIGNAGE. COORDINATE WITH VENDOR FOR SIGN NEEDS. FINAL ELECTRICAL CONNECTION BY SIGNAGE VENDOR.
- G. EXISTING EXTERIOR LIGHTS TO REMAIN UNLESS NOTED OTHERWISE ON PLANS.

EXISTING MATERIAL SPECS.

BRICK SPEC. : BORAL BRICK INC.
RALEIGH TAVERN HERITAGE
KING SIZE BRICK - COMMON BOND

STONE SPEC. : CULTURED STONE
EUROPEAN CASTLE STONE
GOLDEN BLEND #PF8104

METAL ROOF : METAL SALES
SERIES 'COLOR FAST 25'
PATINA GREEN

NEW MATERIAL SPECS.

AWNING: ESPRESSO BROWN FABRIC

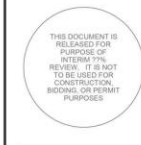
Bakery-Cafe:
#3207

SYSTEM: G4 (ARIA)
PROPOSED SPEC. SERIES

Project Team:

LK ARCHITECTURE, INC.
ARCHITECTS
1000 UNIVERSITY AVENUE, SUITE 200
WEST DES MOINES, IA 50319
P 515.281.2000
Architecture - Engineering - Planning - Interior
Design - Landscape Architecture

Professional Seal:



Project Title:

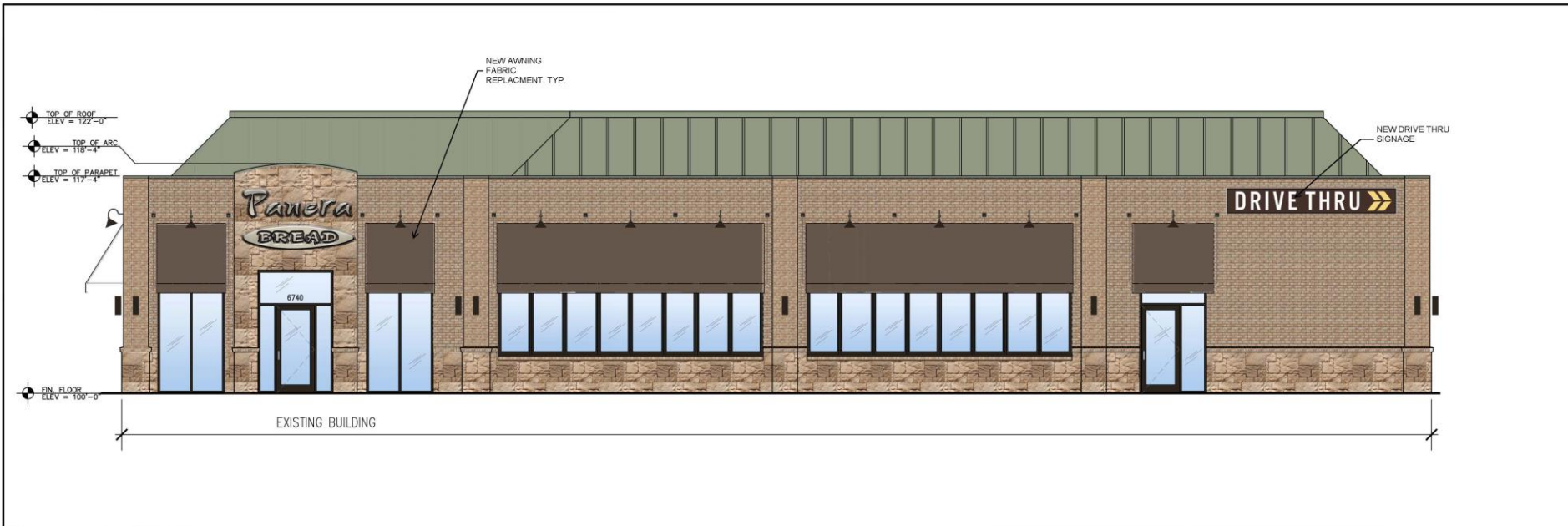
Bakery Cafe #3207
6740 UNIVERSITY AVENUE,
WEST DES MOINES, IA 50266



No.	Description	Date

EXTERIOR ELEVATIONS

Project Number: 20217
Sheet Number: A200
Drawn By: LK
Issue Date: 2024-09-20
OWNER: M.B. OF IOWA
DATE: MN



22 WEST EXISTING ELEVATION
SCALE: 1/4"=1'-0"



24 NORTH ELEVATION
SCALE: 1/4"=1'-0"

EXISTING MATERIAL SPECS.
 BRICK SPEC. : BORAL BRICK INC.
 RALEIGH TAVERN HERITAGE
 KING SIZE BRICK - COMMON BOND
 STONE SPEC. : CULTURED STONE
 EUROPEAN CASTLE STONE
 GOLDEN BLEND #FF8104
 METAL ROOF : METAL SALES
 SERIES 'COLOR FAST 25'
 PATINA GREEN

NEW MATERIAL SPECS.
 AWNINGS: ESPRESSO BROWN FABRIC

Bakery-Cafe:
#3207

SYSTEM: G4 (ARIA)
 PROJECT: 2020-09-2020
 Project Team:
 LK ARCHITECTURE, INC.
 ARCHITECTS, ENGINEERS, PLANNERS
 214 N. UNIVERSITY AVENUE, SUITE 200
 WEST DES MOINES, IA 50326
 Architecture - Engineering - Planning - Interior
 Design - Landscape Architecture

Professional Seal:
 THIS DOCUMENT IS
 RELEASED FOR
 PURPOSE OF
 EXTERIOR 5%
 REVIEW. IT IS NOT
 TO BE USED FOR
 CONSTRUCTION,
 BIDDING, OR PERMIT
 PURPOSES.

Project Title:

Bakery Cafe #3207
 6740 UNIVERSITY AVENUE,
 WEST DES MOINES, IA 50266



No.	Description	Date

EXTERIOR ELEVATIONS
 Project Number: 20217 Sheet Number:
 Drawn By: LK
 Review Date: 2020-09-2020
 OWNER: DAI
 618 OF 1028A MN

Item 4b – Erik’s Bike Shop – Recommend Approval of a Site Plan

To participate on this item:

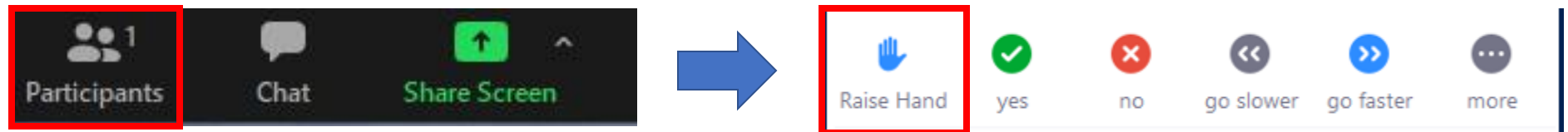
- The Commission Chair will first have the applicant and staff present on the agenda item.
- The Commission Chair will then ask for public comment on the item.
- Please raise your hand to indicate that you wish to speak.
- The Chair will then call on you and you will be unmuted.

When you are unmuted – please state your name and address for the record before you make your comments.

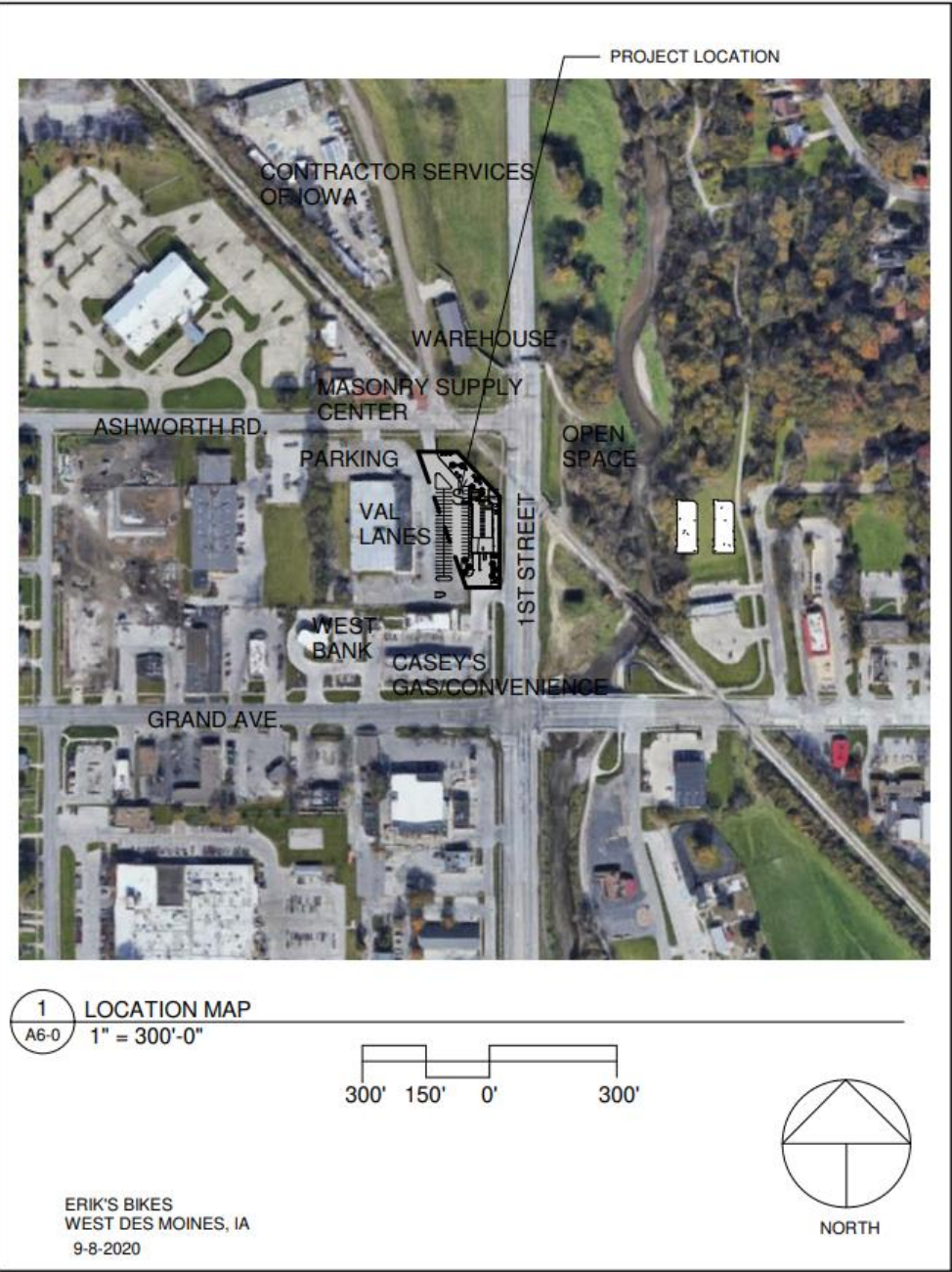


Raise Hand:

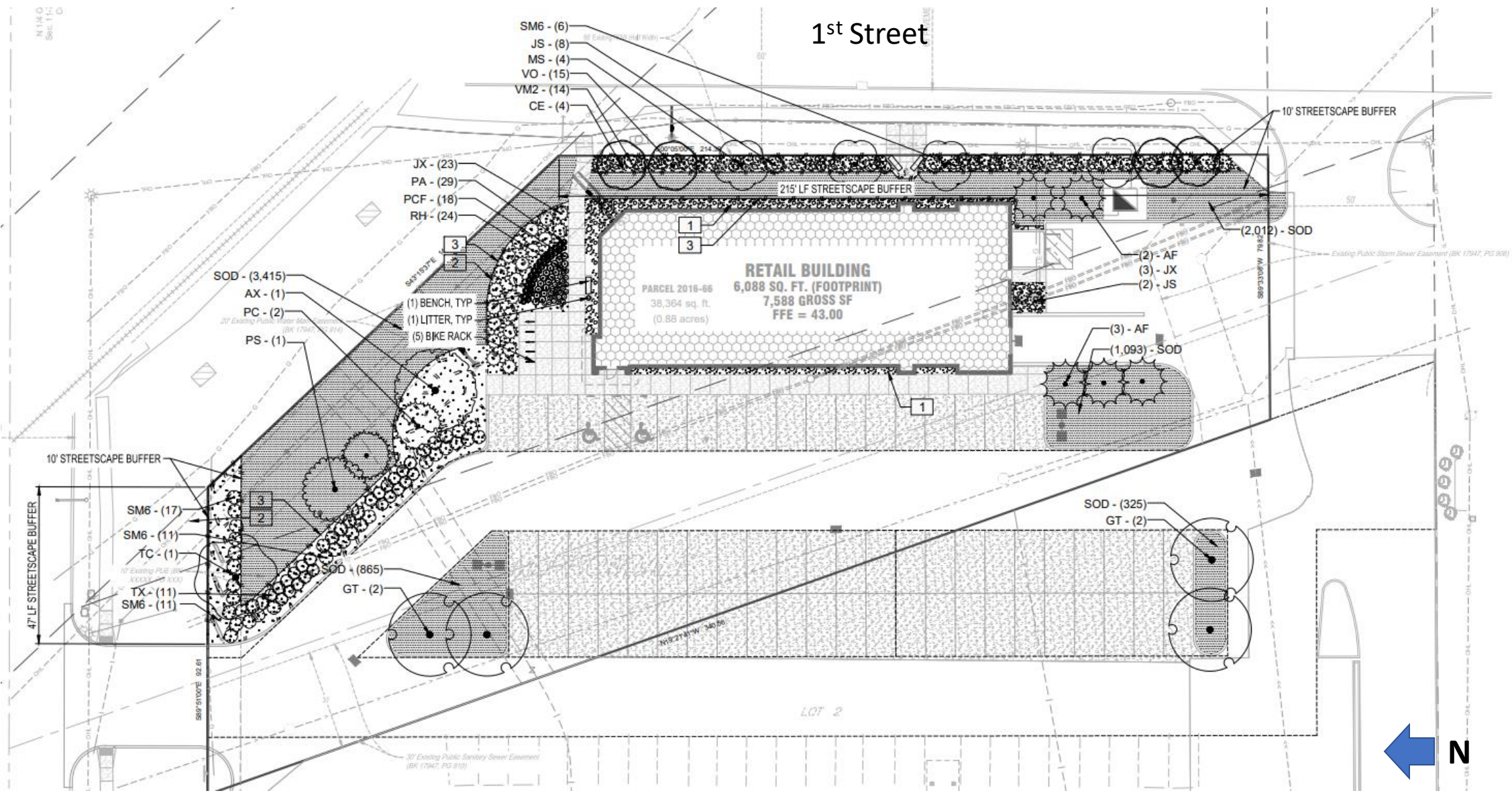
Location - Click participants in your Zoom toolbar, you will see a box pop up with this at the bottom of the participants box:



- Please note, it is entirely at the Chair’s discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Commission members vote.



Ashworth Road





SAMPLE IMAGES OF FINISH MATERIALS

Item 4c – Des Moines University – Recommend Approval of a Phased Site Plan

To participate on this item:

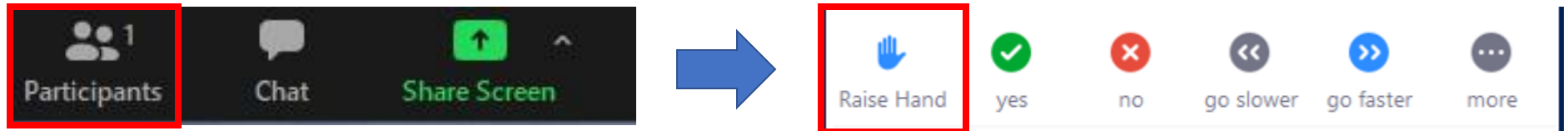
- The Commission Chair will first have the applicant and staff present on the agenda item.
- The Commission Chair will then ask for public comment on the item.
- Please raise your hand to indicate that you wish to speak.
- The Chair will then call on you and you will be unmuted.

When you are unmuted – please state your name and address for the record before you make your comments.

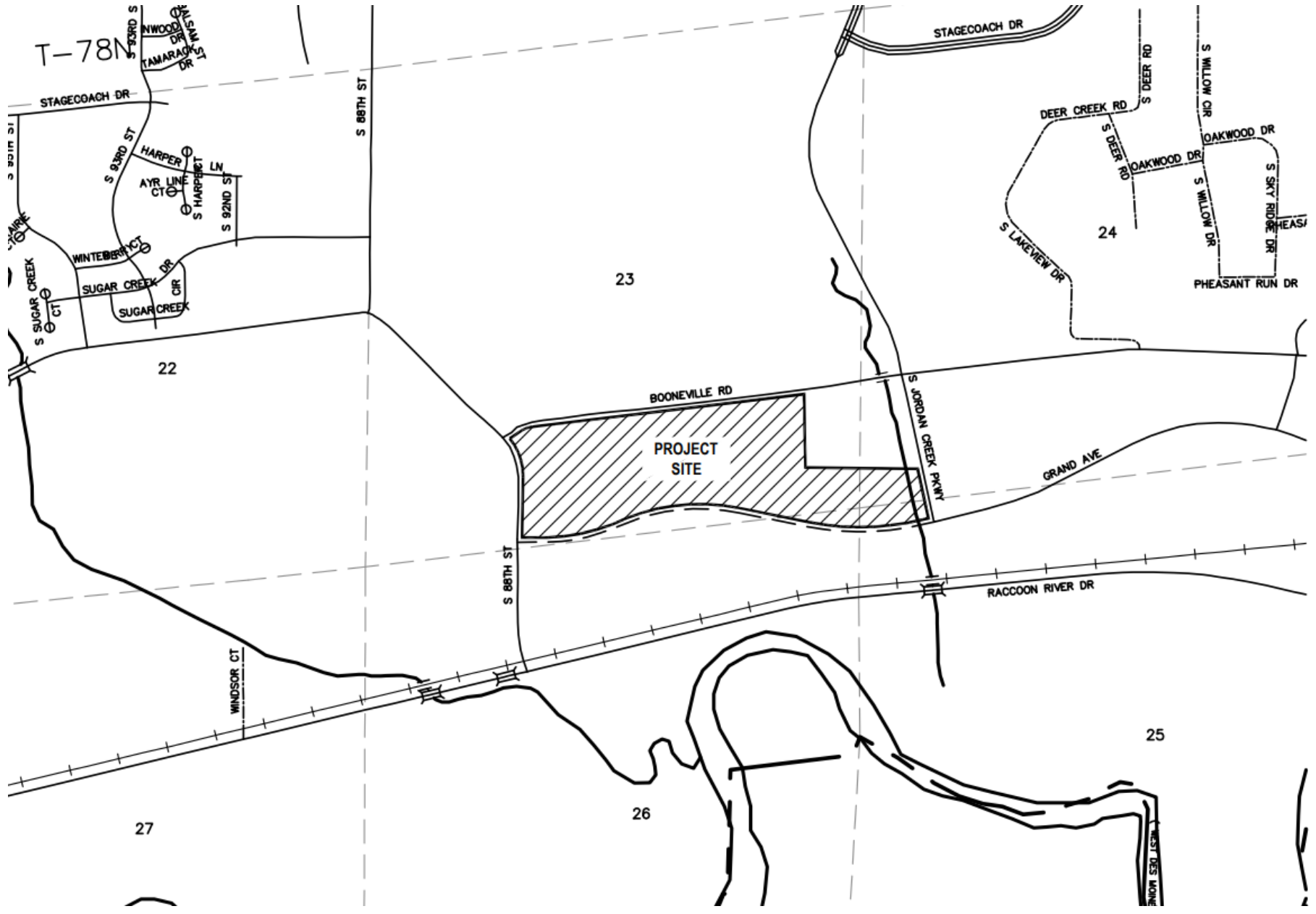


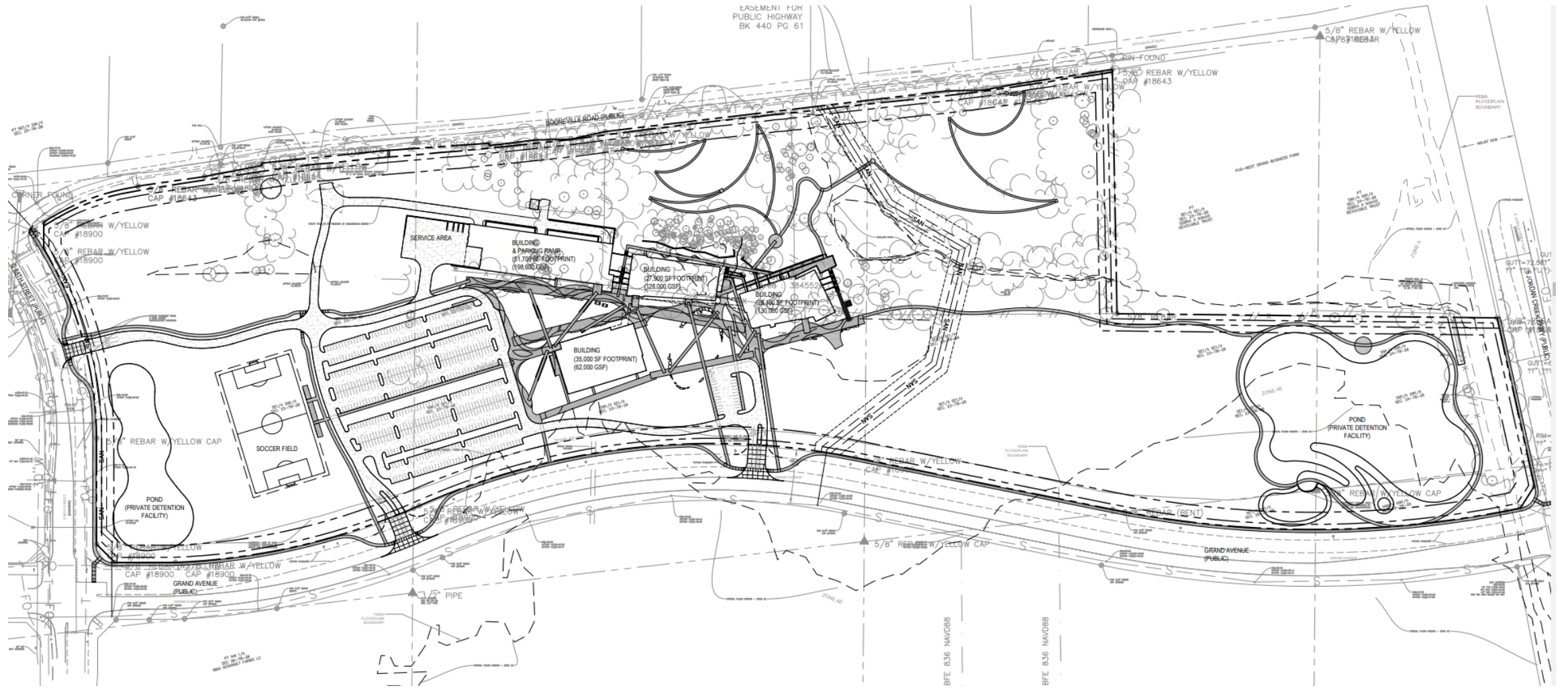
Raise Hand:

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



- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Commission members vote.





EASEMENT FOR
PUBLIC HIGHWAY
BK 440 PG 61

5/8" REBAR W/YELLOW
CAP #18643

5/8" REBAR W/YELLOW
CAP #18643

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

REBAR W/YELLOW CAP

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW
CAP #18900

5/8" REBAR W/YELLOW CAP

REBAR (BENT)

GRAND AVENUE
(PUBLIC)

B/E 836 NAV088

B/E 836 NAV088