

**AGENDA**  
**DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING**

Board Room, City Hall, 4200 Mills Civic Parkway  
Monday, October 19, 2020 @ 8:00 a.m.

**The Public can attend in person or electronically**

**While electronic participation is preferred, in-person participation will be allowed in accordance with current state health guidelines for social distancing. Individuals wishing to participate in-person may do so at the respective time and day of the meeting from within the Training Room, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa.**

**Electronic public input to the meeting can be provided by logging into Zoom (<https://zoom.us/>) or joining via phone: **312-626-6799 or 301-715-8592**  
**Meeting ID: 841 5158 6960 - Password: 1019 2020****

**OPEN SESSION**

1. Shoppes at Valley West Interstate sign
2. Westport Plat 2, Request to reduce surety
3. Upcoming Projects
  - a. Westport Plat 2: Subdivide into 36 single-family lots
  - b. Plat of Survey Parcel 20-83: Create parcel for transfer of ownership
  - c. Glen Oaks: Amend PUD to allow construction of one single-family dwelling and two bi-attached townhomes

# Welcome to the October 19<sup>th</sup> WDM Development and Planning Council Subcommittee

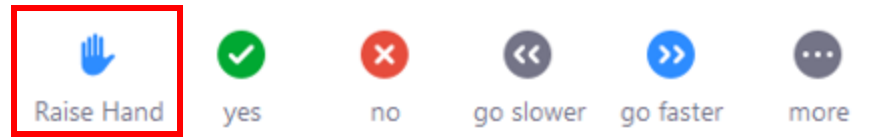
## Here are a few housekeeping items before we get started:

- 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, dial \*6 to mute/unmute



Chat:

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



Discussion Item #1: Shoppes at Valley West Interstate Sign





## Discussion Item #1: Shoppes at Valley West Interstate Sign

### Shoppes at Valley West PUD states for Interstate Signage:

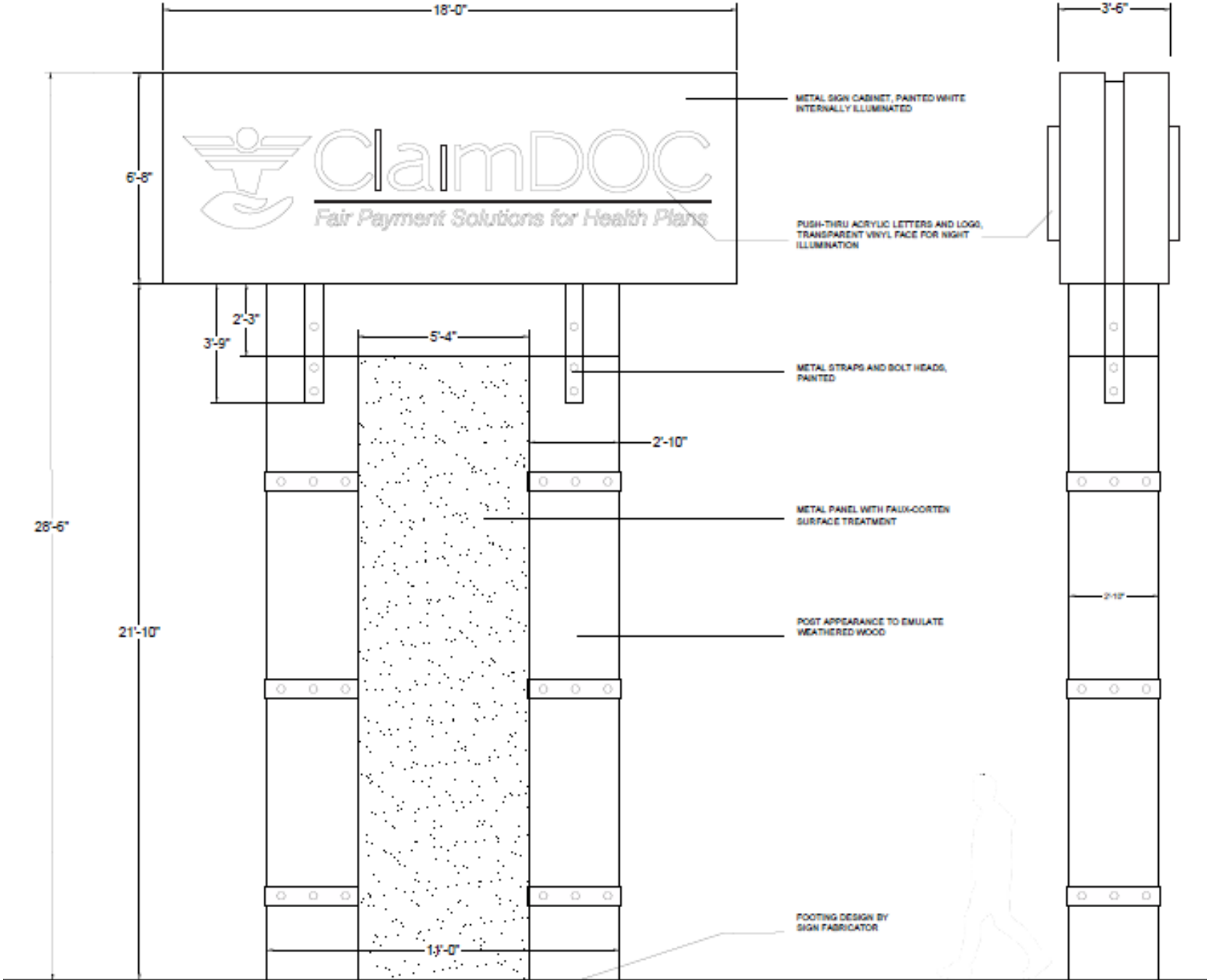
- a. **Two (2) interstate signs** will be allowed along the I-235 frontage. The signs shall be placed a minimum of one hundred feet (100') from the east property line, **a minimum three hundred feet (300') apart**, and one hundred feet (100') from the west property line.
- b. Interstate and monument signs will be constructed of materials consistent with the primary materials in the development. If no material is identified as a primary material, the materials used in the signage will become the materials that will be primary throughout the redevelopment of the PUD. Materials should be high quality, long-lasting, and durable.
- c. Setback and size will be in accordance with title 9, Zoning, chapter 18, Signs, unless alternate setbacks and sizes are approved by the City Council through review of a site plan; requested deviation from the code will be reviewed by the Board of Adjustment.
- d. Interstate signs may be located within the sanitary sewer easement along the south property line when reviewed under a site plan, major modification, or minor modification and with City Council approval. In the event of approval, a hold harmless agreement indemnifying the City against damage and removal shall be provided at the time of approval of the subject project.
- e. All other regulations of interstate signs will be governed by title 9, Zoning, chapter 18, Signs.

### City Code states for Interstate Signage

- Where Allowed: Any non-residential use with a minimum of three hundred feet (300') of interstate frontage is eligible to have an interstate sign. Each parcel shall be **limited to one (1) interstate sign**, unless the parcel has **more than nine hundred feet (900') of interstate frontage**, in which case **a second interstate sign may be allowed** provided that there is a **minimum five hundred foot (500') separation between the two (2) ground signs**. No business or tenant shall be identified on more than one (1) interstate sign within a parcel.
- Height Allowed: The maximum height of the interstate sign structure as measured to highest element shall be thirty feet (30').
- Setbacks: Interstate signs shall be set back a minimum of ten feet (10') from the interstate right-of-way but no greater than one hundred feet (100') parallel and adjacent to the interstate frontage. Interstate signs shall also be set back a minimum of one hundred feet (100') from the property line of any adjacent parcels.
- Sign Area Allowed: The maximum sign area for a **single tenant sign shall be one hundred (100) square feet**. If the interstate sign is to have two (2) or more tenants, the sign area may be increased to a maximum of two hundred (200) square feet.
- Sign Design: All interstate signs shall be composed of individual dimensional letters (channel letters, reverse channel letters or solid letters), routed face or designed in a similar manner such that only the text, copy or graphic content of the sign is illuminated and the background is opaque. Panel and box signs with letters painted or adhered to the face of the sign shall be prohibited, except as follows as determined by the Director of Development Services:
  - **The panel sign is installed so that the box of the sign is hidden** and the panel face is mounted flush with the surface of the interstate monument sign structure
  - The sign is designed such that only the text, copy or graphic content of the sign is illuminated and the background is opaque.

Discussion Item #1:  
 Shoppes at Valley West  
 Interstate Sign  
 (PRELIMINARY DESIGN)

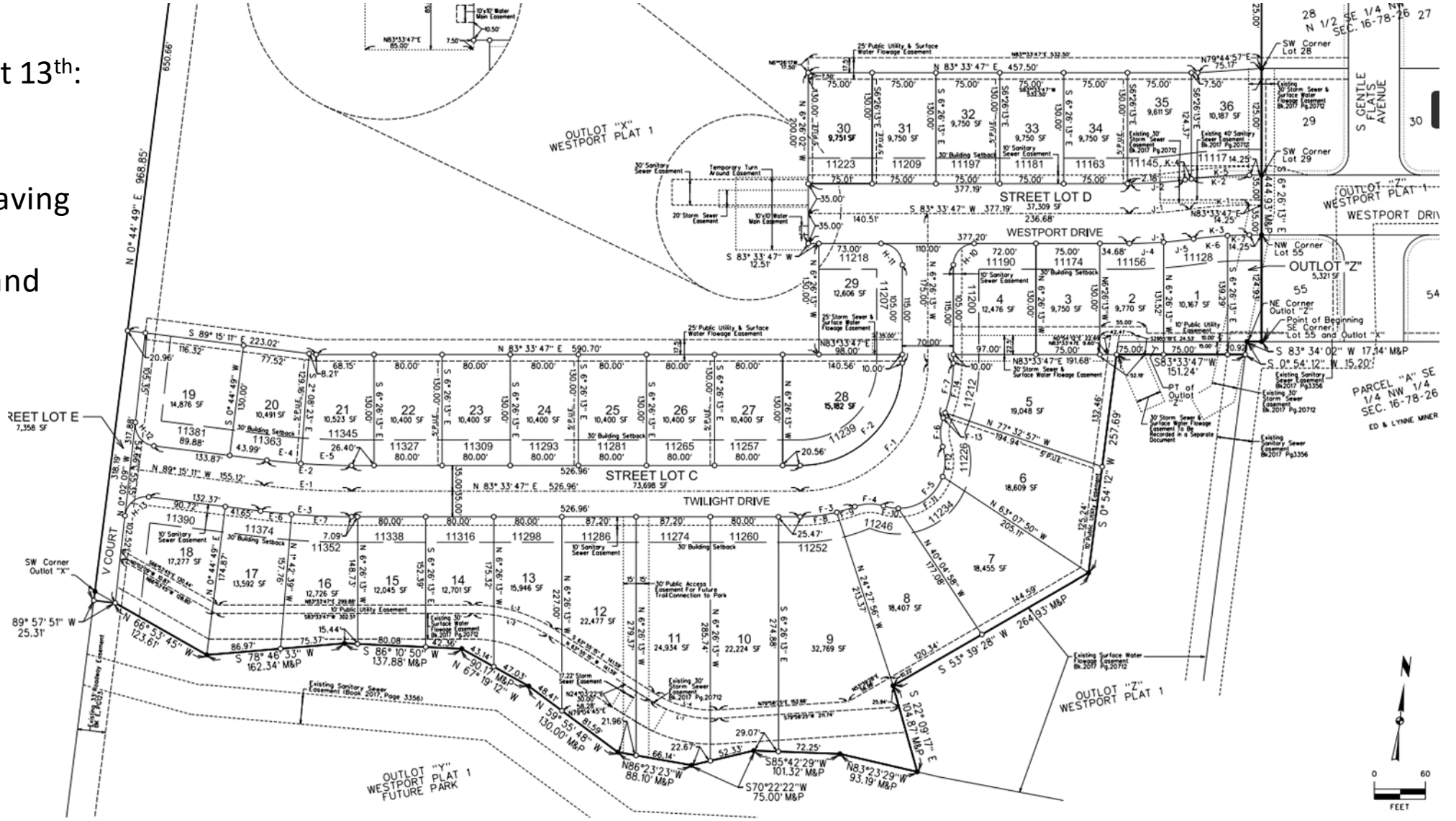
- As single-tenant sign: copy area proposed exceeds 100sf allowed per sign code
- Box sign (cabinet) must be structurally hidden



# Discussion Item #2: Westport Plat 2, Request to reduce surety

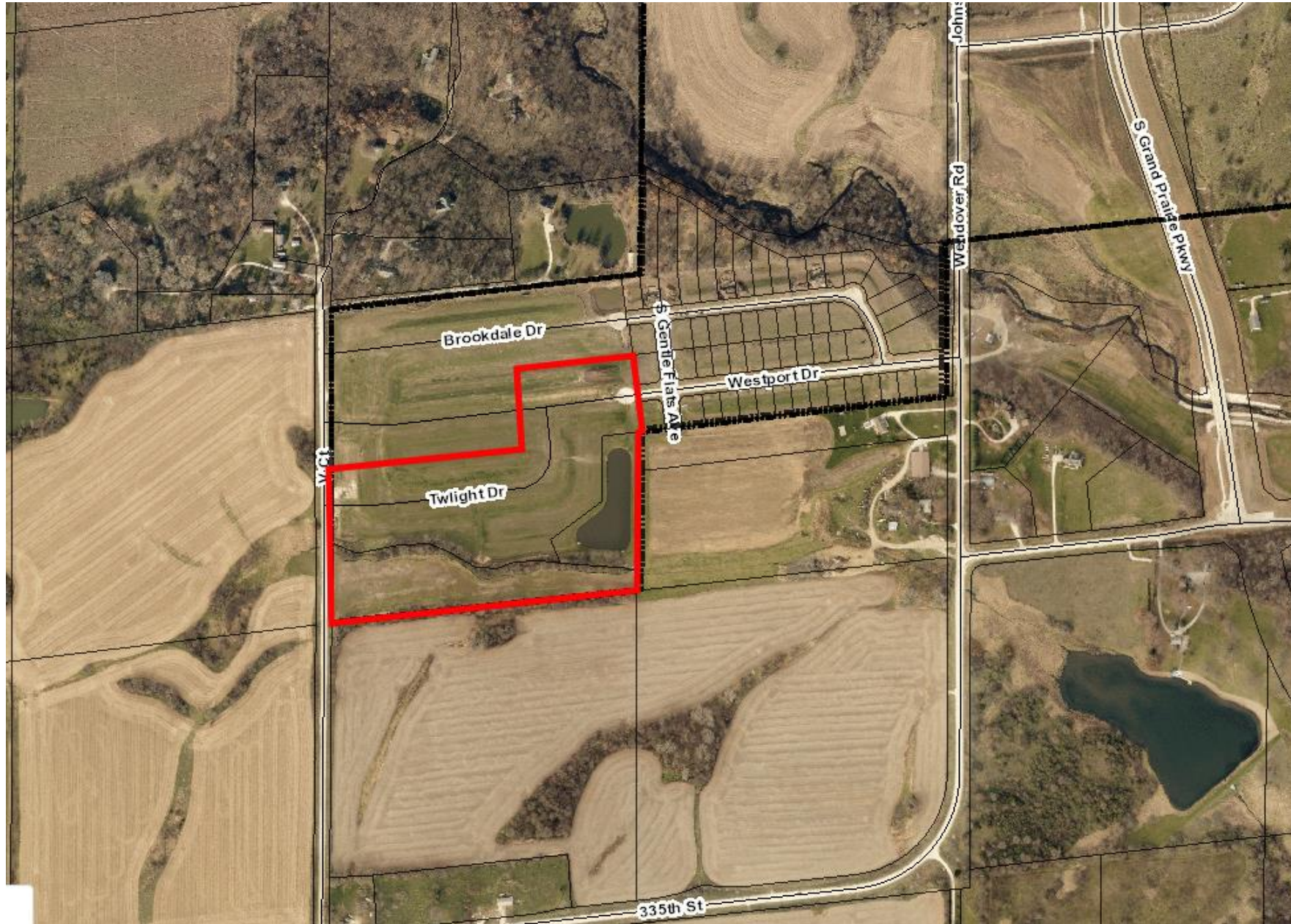
As of Tuesday, Oct 13<sup>th</sup>:  
remaining items  
include

- intersection paving and
- curb back fill and seeding



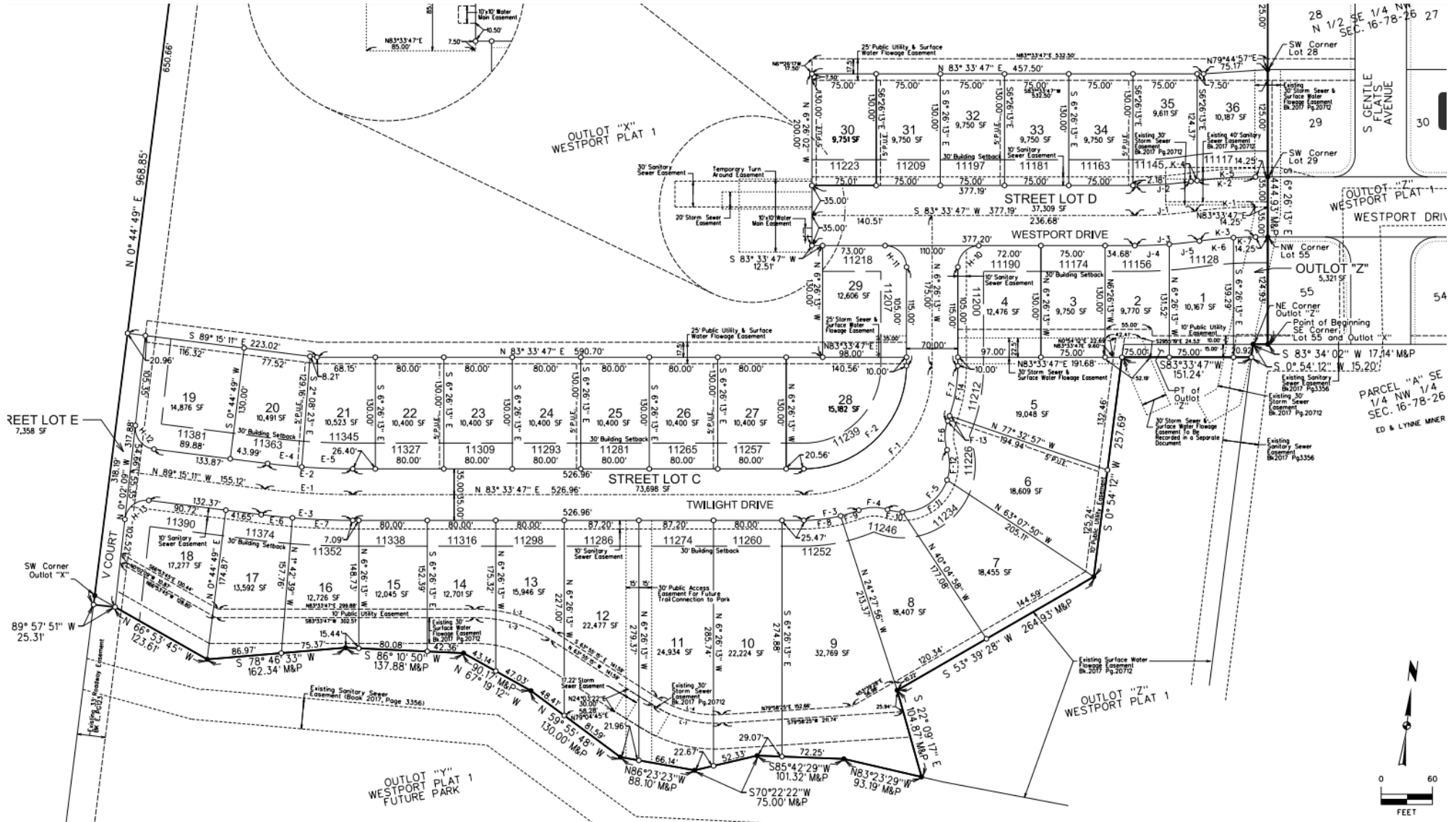


Upcoming Item 'a':



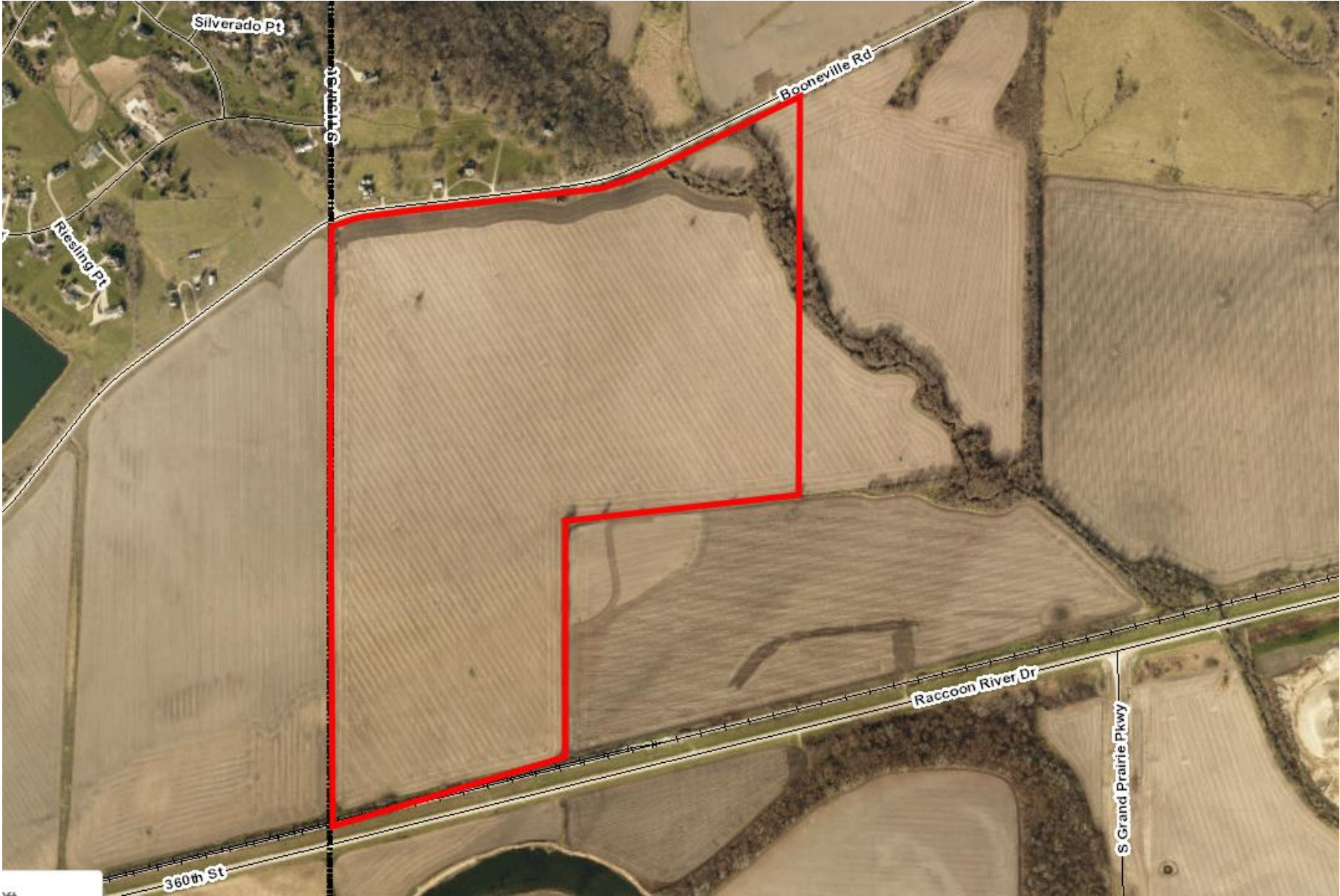


Upcoming Item 'a':

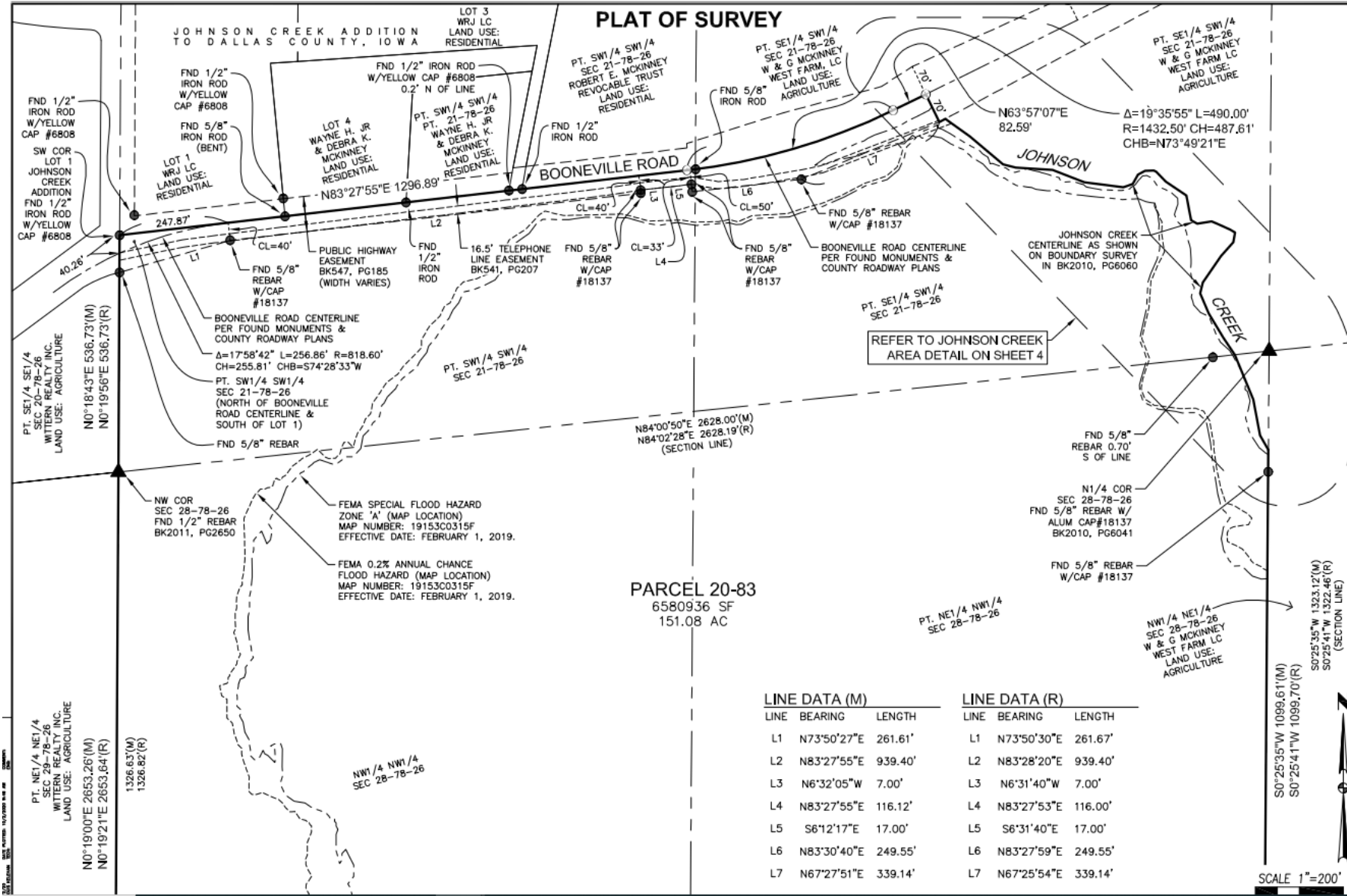




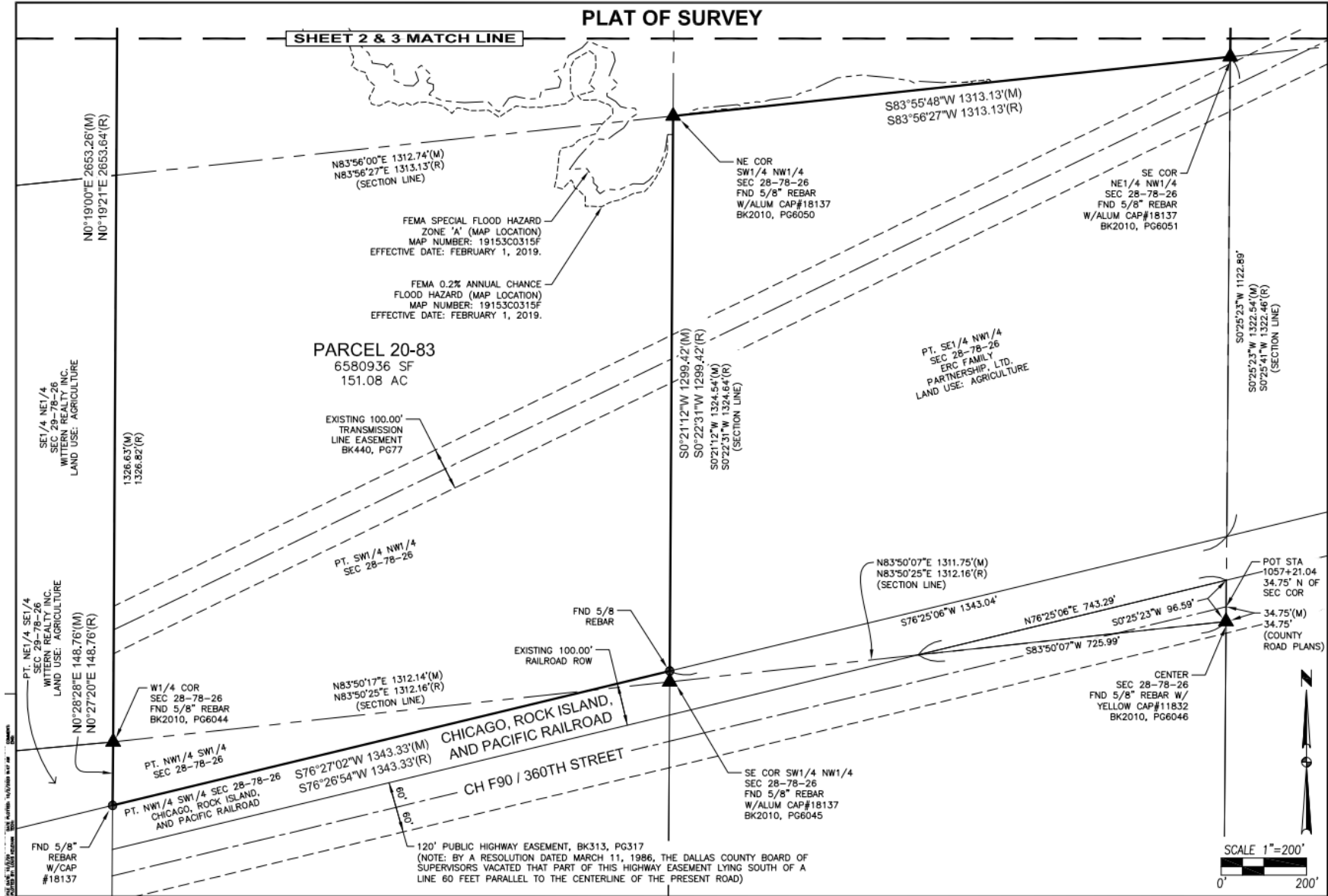
Upcoming Item 'b': Plat of Survey Parcel



North Segment

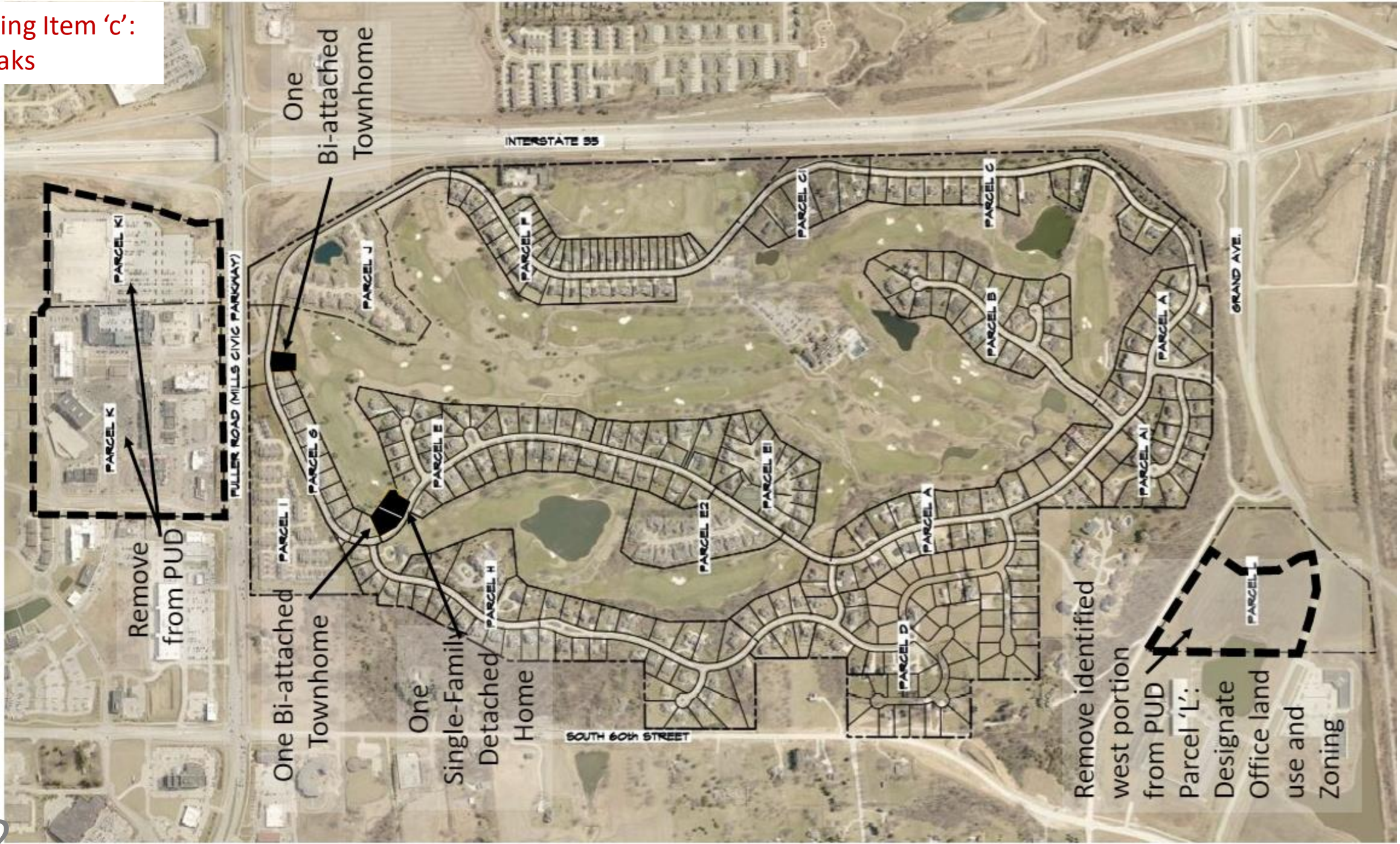


# South Segment





Upcoming Item 'c':  
Glen Oaks



Remove from PUD

One Bi-attached Townhome

One Single-Family Detached Home

Remove identified west portion from PUD  
Parcel 'L':  
Designate Office land use and Zoning

Upcoming Item 'd':