

AGENDA
DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING

Board Room, City Hall, 4200 Mills Civic Parkway
Monday, November 2, 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: 810 2064 7750 / Password: 1102 2020**

OPEN SESSION

1. Industrial use at the NE corner of I-5 and I-35 – Ryan Wiederstein
2. Willow Creek Villas Surety - staff
3. Office Uses in Residential Districts - staff
4. Wrought Iron Fencing in Buffers – staff
5. Final Plat Approval Timing - staff
6. Upcoming Projects
 - a. Amendment to City Code – Exceptions to building height regulations
 - b. West Glen Parcels A & B – Change land use and zoning north of Target to allow attached townhomes
 - c. 1490 S Deer Road - Zoning Exception for up to 25% reduction of front yard setback
 - d. Fountain Terrace Apartments – Four building, 146-unit apartment complex with clubhouse

Welcome to the October 19th WDM Development and Planning Council Subcommittee

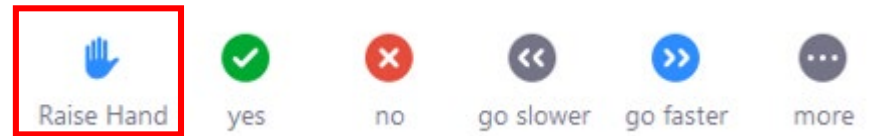
Here are a few housekeeping items before we get started:

- 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:

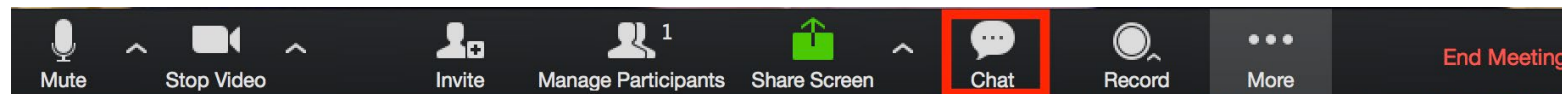


If you are participating by phone, dial *9 to raise/unraise your hand, dial *6 to mute/unmute

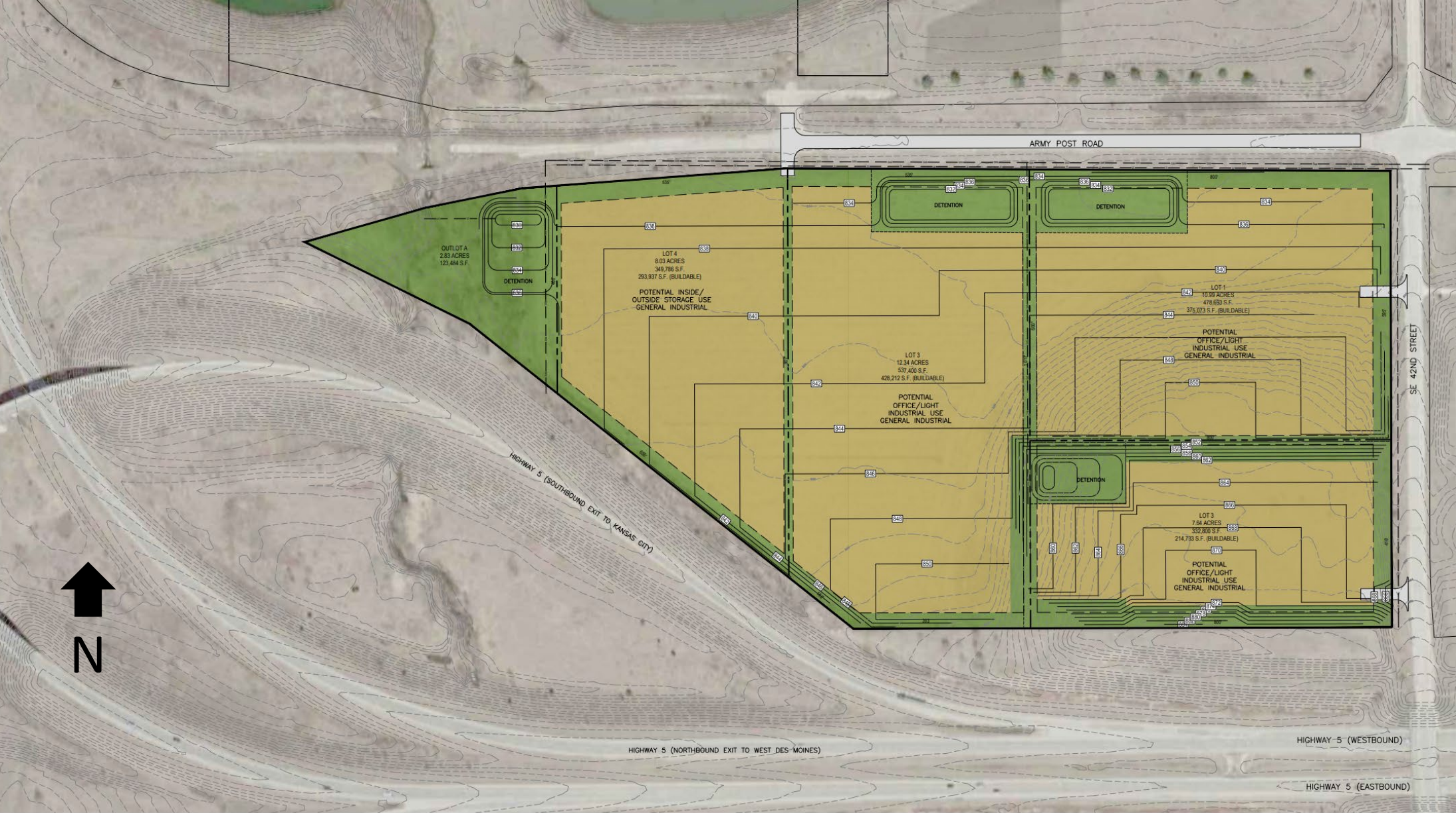


Chat:

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



Discussion Item #1: Industrial use at the NE corner of IA-5 and I-35N



Discussion Item #2: Willow Creek Villas Surety



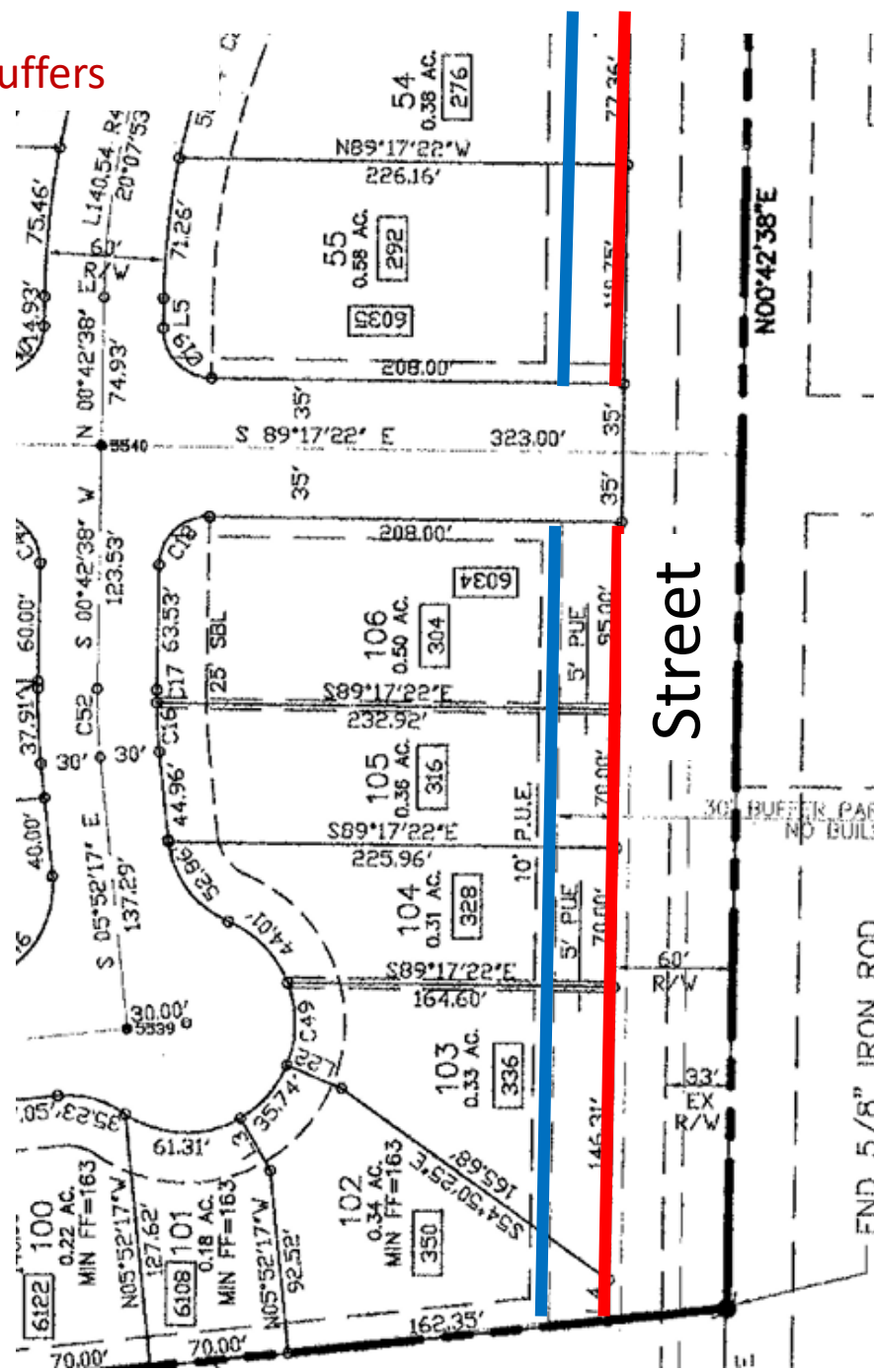
Discussion Item #3: Office Uses in Residential Districts

- City still uses Standards Industry Classifications (SIC) to define uses and designate where allowed. SIC is very specific.
- Currently allowed, with BOA approval, in single-family residential districts are the following non-residential uses:
 - Schools & Religious Institutions
 - Recreation – Parks, Golf Courses, Tennis Courts
 - SIC 7991 – Physical Fitness Facilities
 - SIC 7621 – Funeral services
 - SIC 8331 – Job Training/Vocational Rehab
 - Public Administration:
 - SIC 91 – Public Admin: Executive, Legislative & General, except Finance
 - SIC 9221 – Public Order & Safety
 - SIC 9224 - Fire Protection
 - SIC 9331 – Public Finance, Taxation & Monetary Policy
 - SIC 9441 – Admin of Human Resource Programs
 - SIC 951 – Admin of Environmental Quality & Housing Programs
 - SIC 961 - Admin of Economic Programs
 - SIC 7997 – Membership Sports & Rec Clubs
 - SIC 8322 – Individual Family Social Services
- **Are other types of Office users appropriate in single-family residential districts?**
 - Medical – doctors, dentists, chiropractor
 - Insurance agents, brokers & services
 - Real Estate office
 - Holding & other Investment offices

Recommend if allow, limit to < 5,000sf, restriction on hours, no exterior or warehouse aspect/impact,

As a Pc requiring BOA approval – traffic analysis prior to BOA consideration

Discussion Item #4: Wrought Iron Fencing in Buffers



6', black, 50% open, matching, wrought iron fence allowed at red line (exterior edge of buffer)

Up to 6' fence of any type allowed at blue line (interior edge of buffer)

IN
OF
26

PARTY
SW 1/4
N 1/2
R 12
SEC.

FND 5/8" IRON ROD
W/ CAP #1314

Discussion Item #5: Final Plat Approval Timing

Per Code, Title 10:

*The approval of the preliminary plat by Council shall be null and void unless the final plat **is presented to the Council within one year after date of approval of the preliminary plat.***

An extension of one hundred eighty (180) days may be granted by the City Council if requested prior to expiration of the preliminary plat.

Seem to be running into issues with developments that are installing the public improvements prior to seeking Final Plat approval with meeting the one-year deadline.

Amend Code to allow:

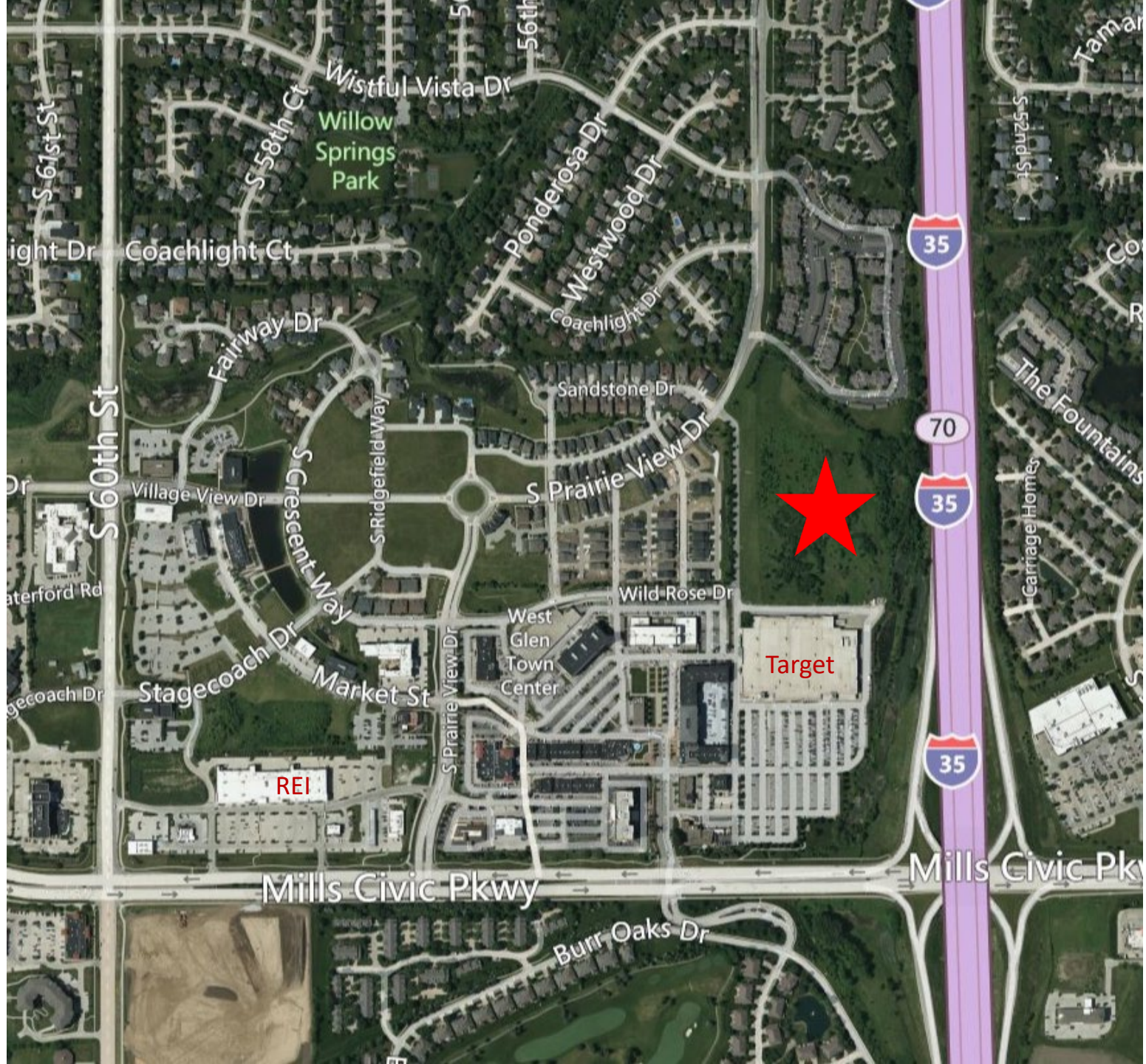
- 18 months, if installing public improvements
- 12 months if posting surety for public improvements

Upcoming Item 'a': Building Height Exceptions

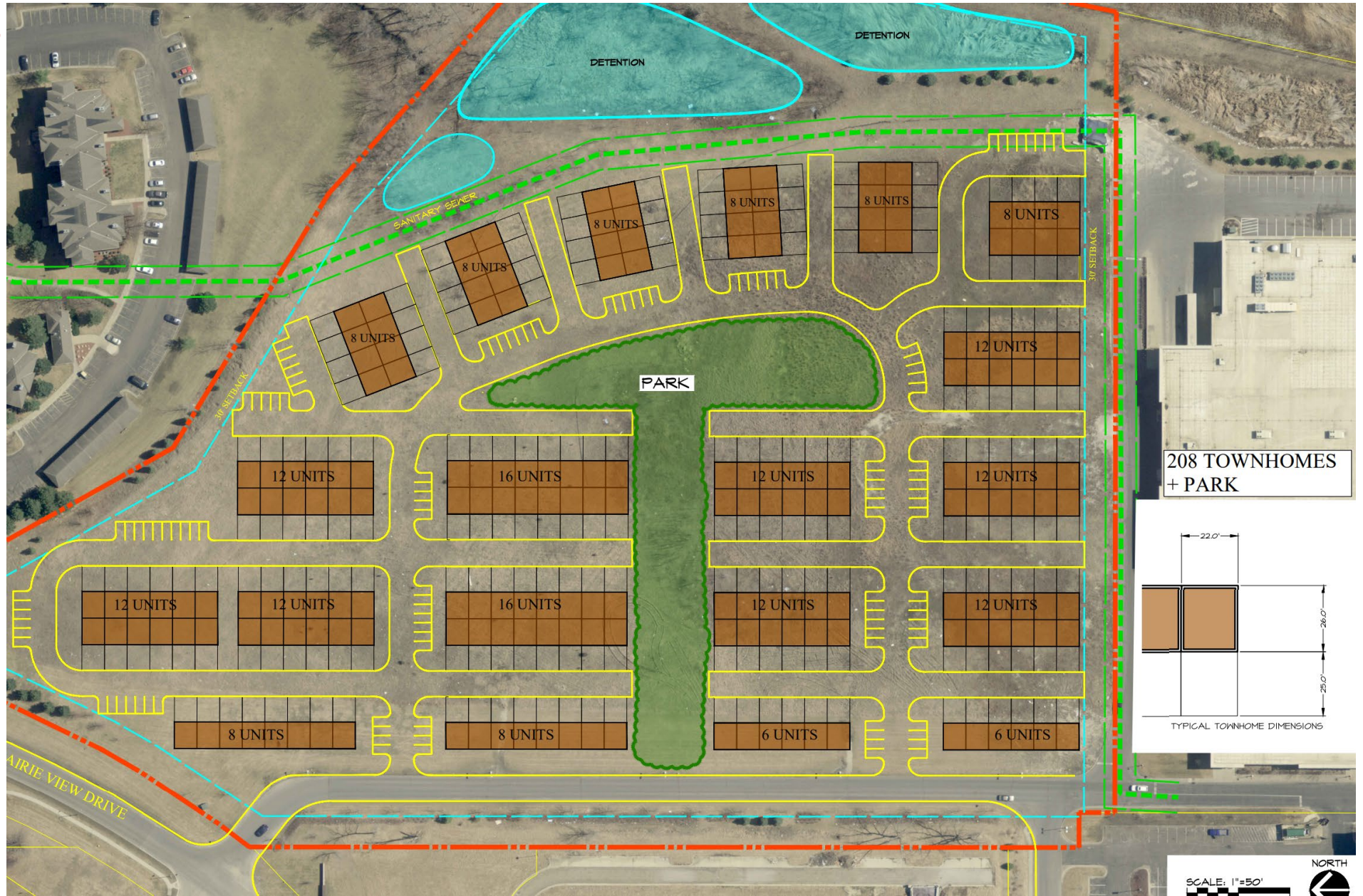
Summary of proposed exceptions:

- Building elements not intended for occupancy such as mechanical penthouses, elevator shafts, stair towers, etc.
 - Elements will need to be setback from the roof edge based on their height as measured from the roof surface.
 - Elements may not exceed 12' above the roof surface.
 - Building mounted renewable energy generation equipment may exceed the building height limitations, but must meet height limit provisions for the equipment as noted in City Code.
- Decorative architectural elements not intended for occupancy
 - Elements within 6' of the roof edge are limited to 5% of the total façade length
 - Elements farther than 6' from the roof edge are limited to 5% of the total roof area
 - Elements may not exceed 12' above the roof surface.
- The exceptions noted above do not apply to building mounted equipment for communication antennas, towers and flag poles. They must follow the height limit provisions for the respective equipment as noted in City Code.
- Any element that does not conform with the exceptions noted may be approved as part of the applicable site plan approval process.

Upcoming Item 'b':
West Glen Parcels A & B



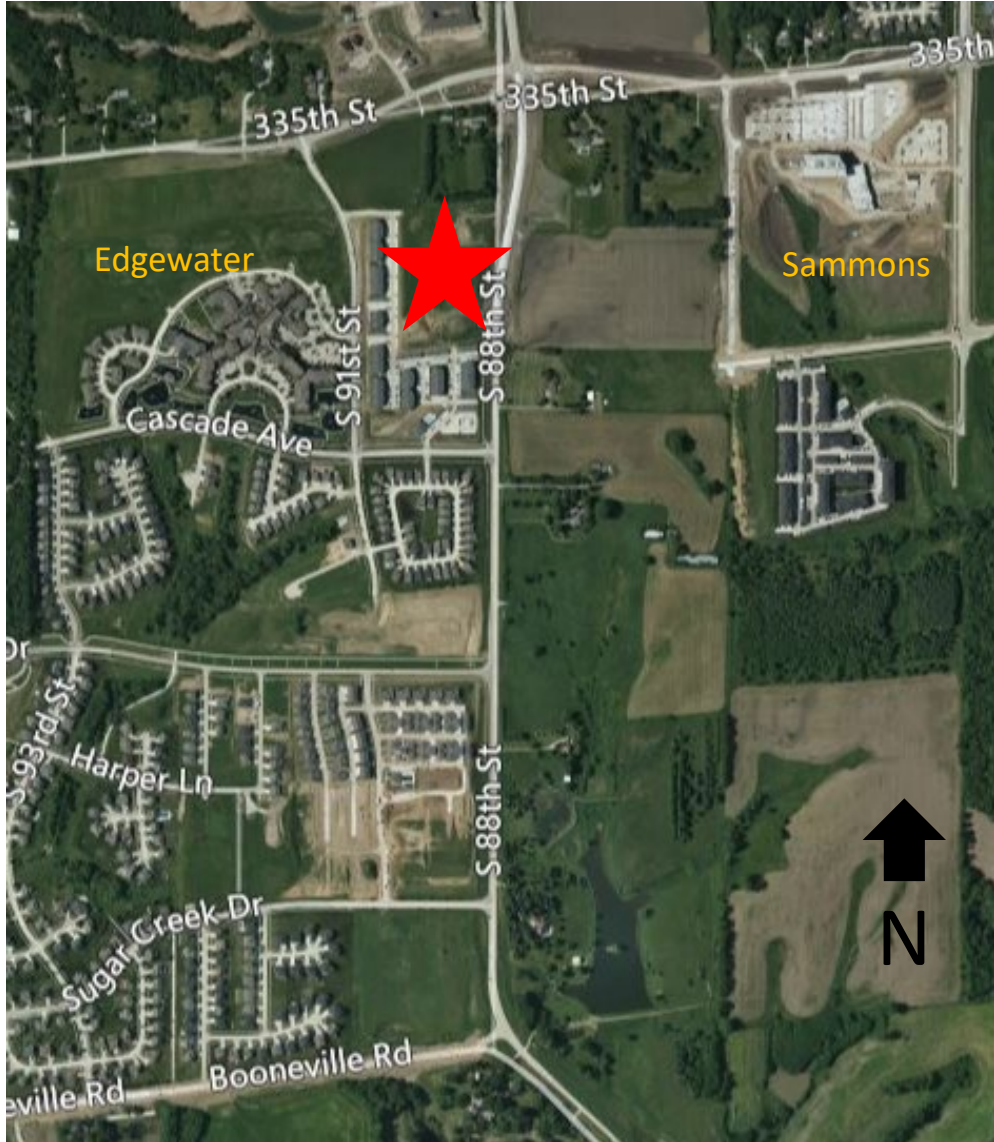
Upcoming Item 'b':
West Glen Parcels A & B



Upcoming Item 'c':
1490 S Deer Road



Upcoming Item 'd':
Fountain Terrace Apts.



rear elevation



left elevation

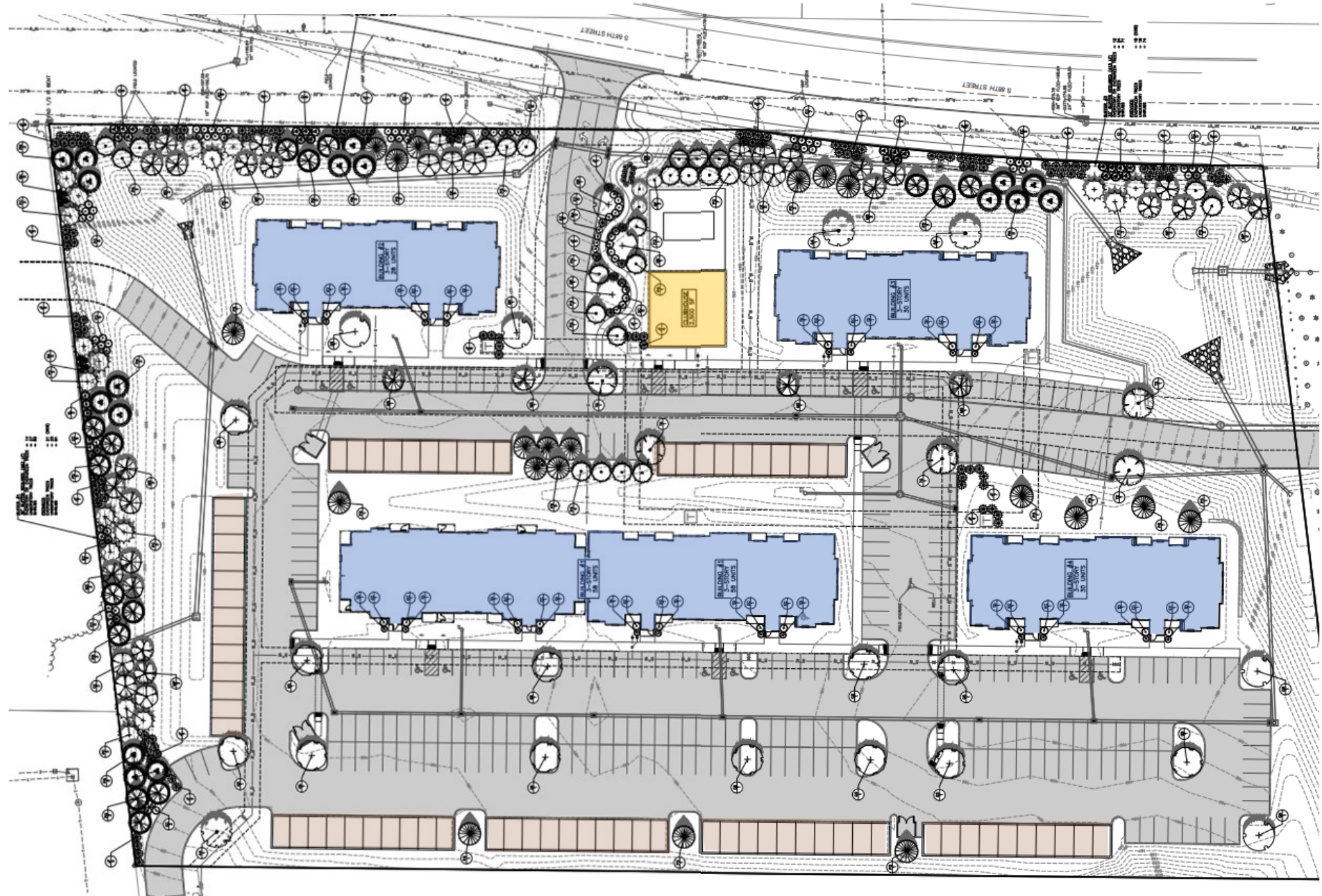


right elevation



front elevation

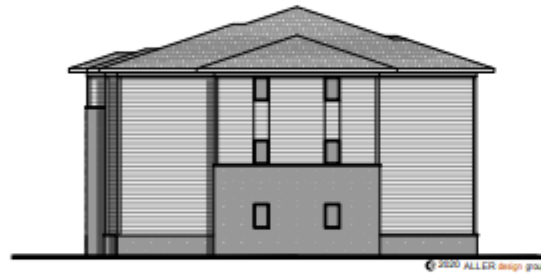
Upcoming Item 'd':
Fountain Terrace Apts.



Upcoming Item 'd':
Fountain Terrace Apts.



rear elevation



left elevation



right elevation



front elevation

