

AGENDA
DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING

Board Room, City Hall, 4200 Mills Civic Parkway
Monday, January 4, 2021 @ 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: **876 1304 2896****

OPEN SESSION

1. Use of Exposed Fasteners on Exterior Siding Panel Systems - Staff
2. Upcoming Projects
 - a. 88th Street Lofts (520 88th Street): Preliminary and Final Plat for multi-family residential development (PP-004979-2020/FP-004980-2020)
 - b. DMU Full Site Plan (8025 Grand Avenue): Site plan review for site layout, landscaping and building design (SP-004968-2020)
 - c. I2 Technologies (1800 Industrial Circle): Major Modification to allow a 45,000 square foot warehouse addition and parking lot addition to the site (MaM-004970-2020)
 - d. West Glen North Village (450 S. Prairie View Drive): Comprehensive Plan Amendment/Zone Change Specific Plan Change to change the land use designation from Office to Medium Density Residential and amend the West Glen Specific Plan to allow construction of attached townhomes

Welcome to the January 4th WDM Development and Planning Council Subcommittee

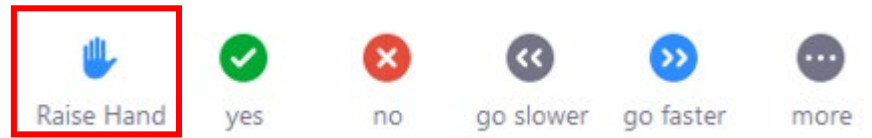
Here are a few housekeeping items before we get started:

- 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:

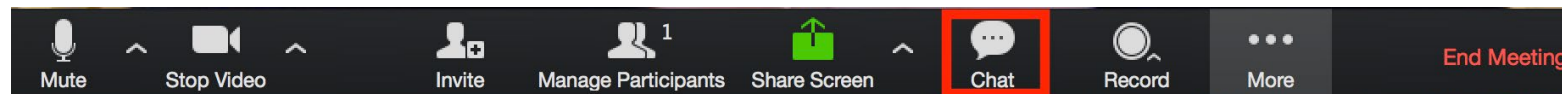


If you are participating by phone, dial *9 to raise/unraise your hand, dial *6 to mute/unmute



Chat:

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



Use of Exposed Fasteners on Exterior Siding Panel Systems

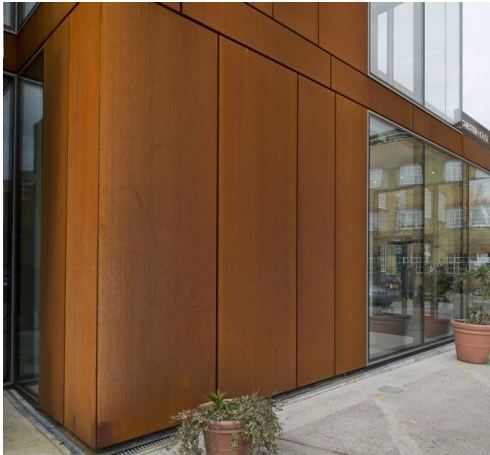
March 6, 2017 Subcommittee discussion on use of metal siding in commercial projects:

- Staff noted that metal materials are the most problematic when determining if the material choice is high quality, professional in appearance and durable in nature. For example, corrugated metal is typically considered agricultural or industrial in appearance and was considered not acceptable for commercial development. However, if detailed and finished properly, the most metal cladding materials can look appropriate in a commercial or office setting.
- As a follow up to the subcommittee discussion, staff started to include language in PUD's with commercial development enabling the use of architectural metal and composite panels with the appropriate detailing (such as finished panel edges and concealed fasteners). Standard code does not include this language.
- Several recent development projects have requested the ability to utilize exposed fasteners for metal and composite panel systems.
- Staff does have concerns with the use of exposed fasteners as they can be industrial in appearance and could be distracting, especially when care is not taken to install the fasteners in a uniform pattern and when they contrast with the appearance with the panel.
- However, when used in moderation and in keeping with the architectural style, they can enhance visual interest by adding pattern and texture to the material.



Use of Exposed Fasteners on Exterior Siding Panel Systems

Concealed Fasteners:



Exposed Fasteners:



Use of Exposed Fasteners on Exterior Siding Panel Systems

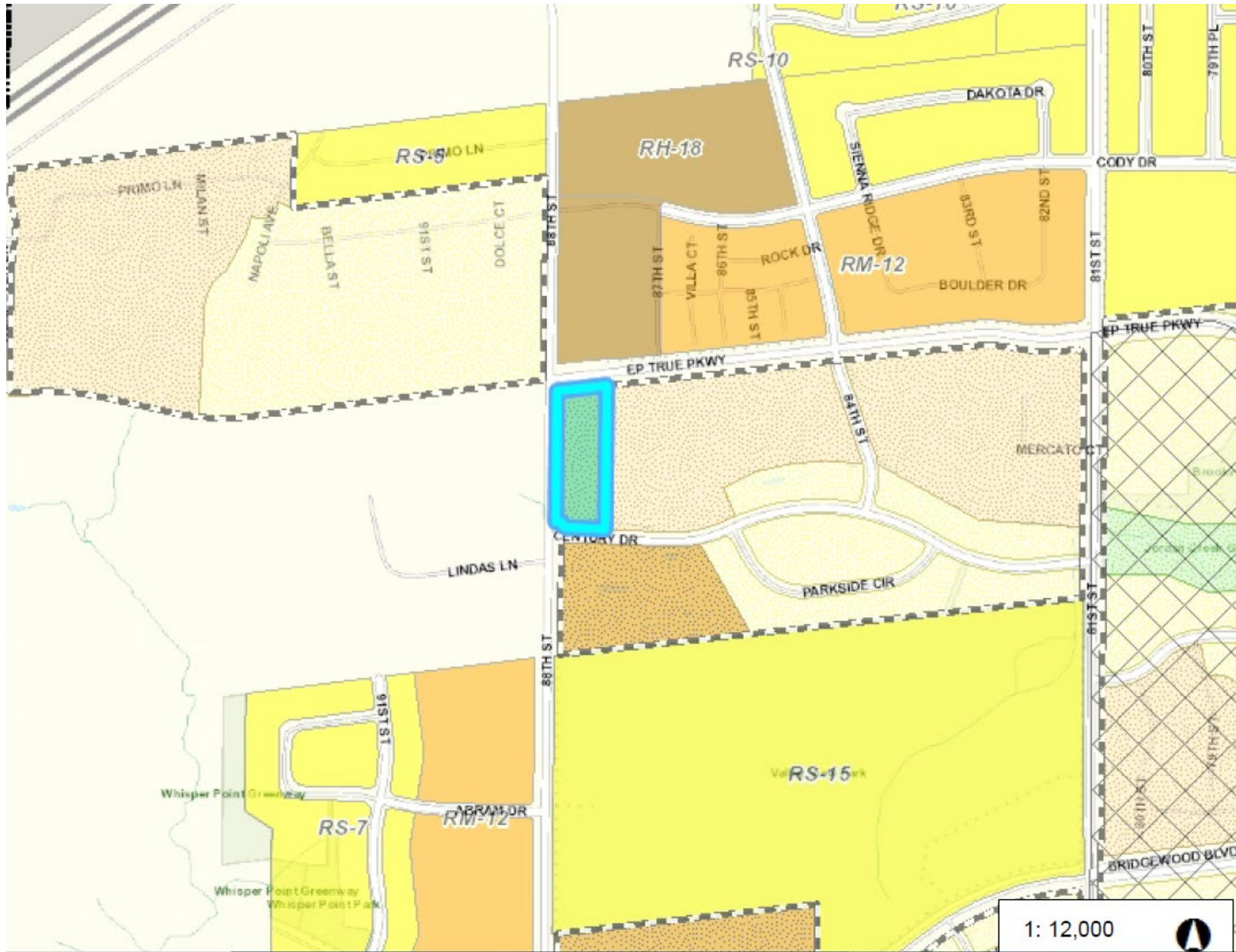
To enable the use of exposed fasteners in moderation to enhance visual interest and to provide developers more options to add pattern and texture to the building exterior, staff is recommending the following policy:

Exposed fasteners on architectural metal or composite cladding systems may be allowed as part of the architectural design to highlight expressed structure or function and to add visual interest.

- Metal panel systems with exposed fasteners can be utilized as an accent material for the building, encompassing no more than 25% of the exterior cladding. Fasteners must be arranged and installed in a uniform pattern. As part of the site plan review process, drawings of the fastener patterns and product information on the fastener size, type and color must be provided.*
- Use of exposed fasteners must be approved by the Director of Development Services as part of the applicable site plan approval process.*

If the Subcommittee is supportive, staff will use the language as guidance when reviewing building design for projects when regular code or PUD requirements apply, even if the PUD specifically restricts the use of exposed fasteners. When appropriate, the language will be included in future PUD's requirements or architectural design guidelines.

Upcoming Item 'a':
88th Street Lofts



Upcoming Item 'a':
88th Street Lofts

88TH STREET LOFTS FINAL PLAT

INDEX LEGEND

LOCATION:
NW1/4 - SW 1/4 SECTION 11-78-26

OWNER:
RJB, LLC
475 SE ALICE'S ROAD, SUITE D
WAUKEE, IA 50263

PREPARED FOR:
TWIG DEVELOPMENT
SAM ROGERS
1301 EAST WASHINGTON STREET, SUITE 100
INDIANAPOLIS, IN 45202
317-963-6997

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3801 104TH ST
URBANDALE, IA 50322

SURVEY NOTES:
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOT "A" IS A STREET LOT AND WILL BE DEEDED TO THE CITY OF WEST DES MOINES.

PROPERTY DESCRIPTION:
(CORRECTED QUIT CLAIM DEED BOOK 2019, PAGE 22041)

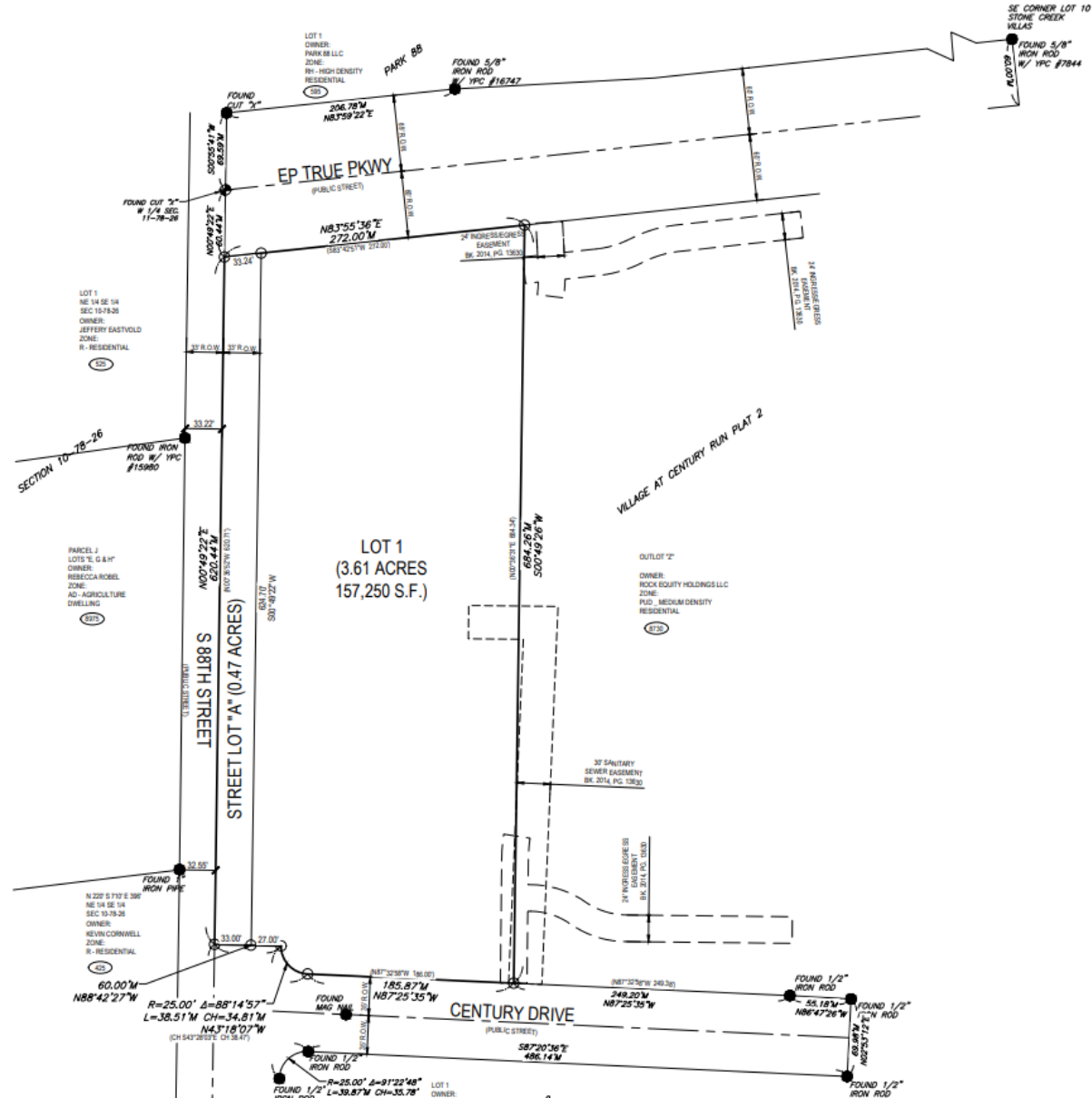
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11; THENCE N83°00'20"E, A DISTANCE OF 523.06 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 TO A POINT; THENCE S00°00'00"W, A DISTANCE OF 123.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTURY DRIVE; THENCE N88°09'29"W, A DISTANCE OF 435.38 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N44°04'34"W, A DELTA ANGLE OF 88°09'50", AND ARC LENGTH OF 38.47 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE N89°59'39"W, A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE N00°00'21"E, A DISTANCE OF 681.15 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT VILLAGE AT CENTURY RUN, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

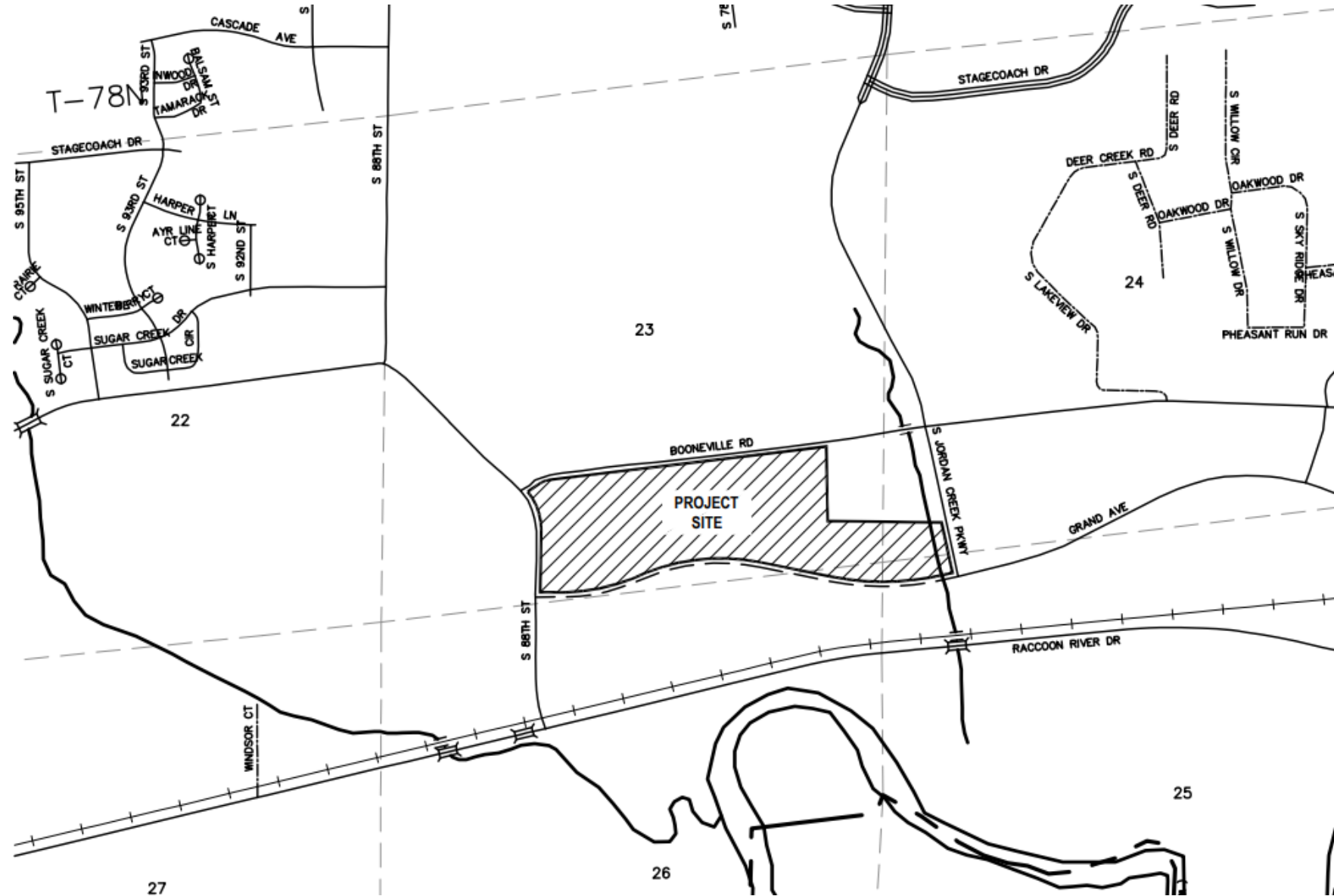
SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 4.08 ACRES (177,704 SQ FEET) MORE OR LESS EXCEPT 0.47 ACRES (20,544 SQ FEET) OF ROAD RIGHT-OF-WAY

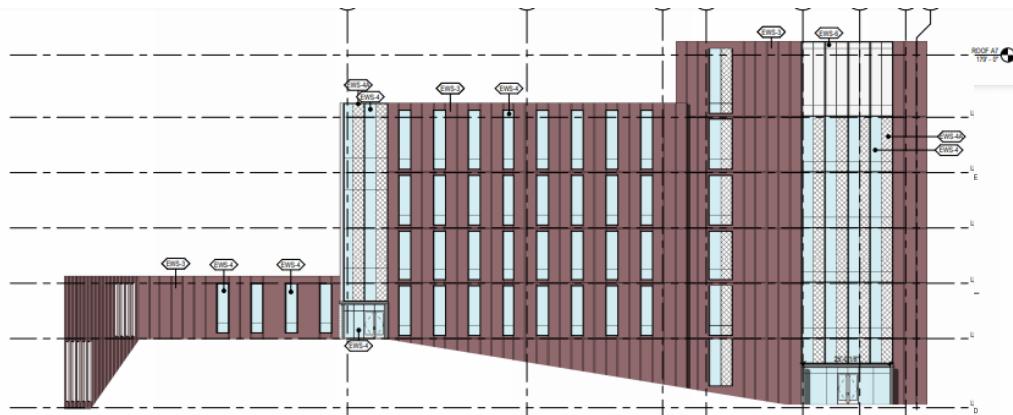
ZONING:
PUD - BUSINESS AND COMMERCIAL



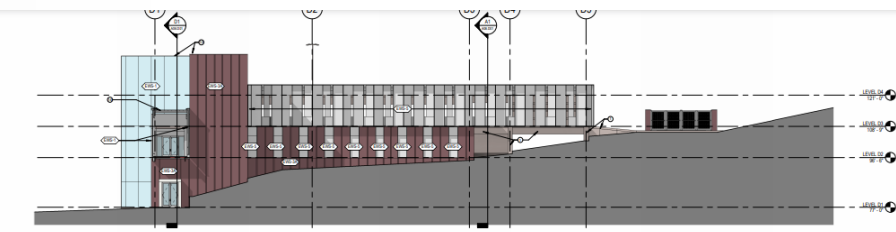
Upcoming Item 'b': DMU Site Plan



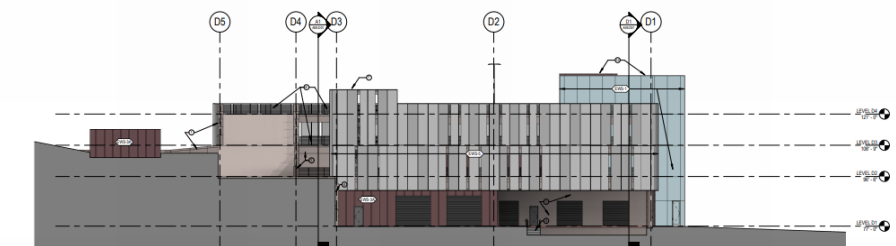
Upcoming Item 'b': DMU Site Plan



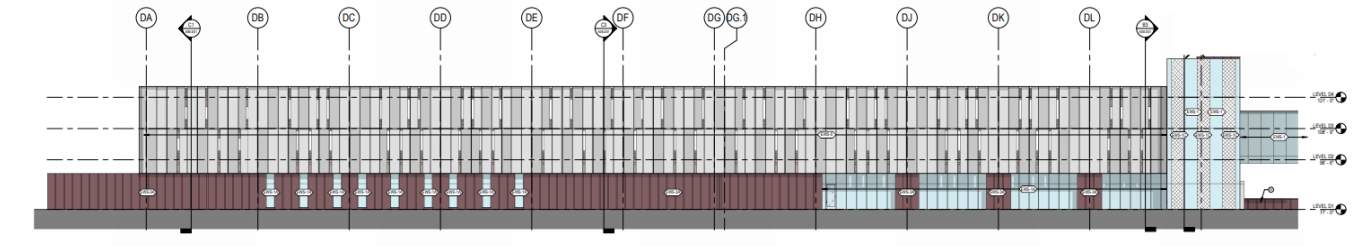
1 ELEVATION - NORTH
1/8" = 1'-0"



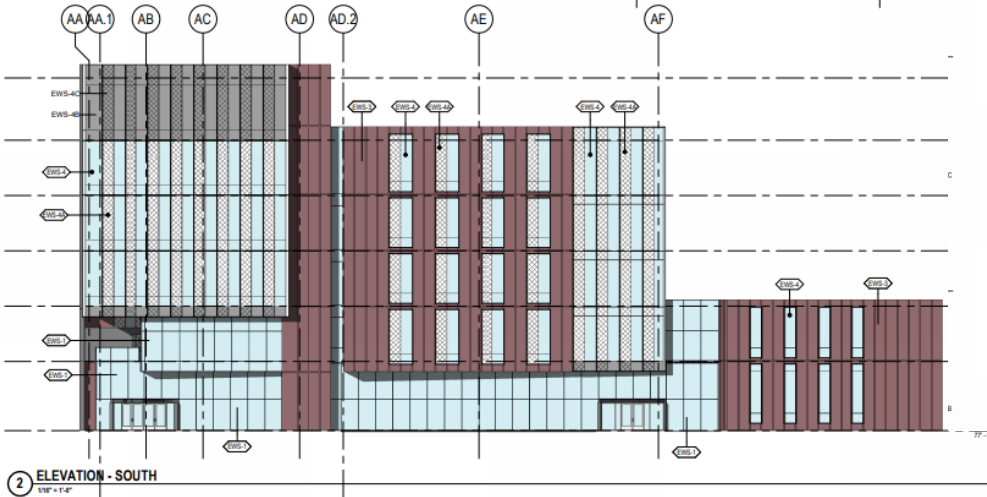
D1) EXTERIOR ELEVATION BLDG D EAST
1/8" = 1'-0" 201.04.01.01



C) EXTERIOR ELEVATION BLDG D WEST
1/8" = 1'-0" 201.04.01.01



B) EXTERIOR ELEVATION BLDG D SOUTH OVERALL
1/8" = 1'-0" 201.04.01.01



2 ELEVATION - SOUTH
1/8" = 1'-0"

ELEVATION PANEL TYPE LEGEND
1/8" = 1'-0"

- CAST-IN-PLACE CONCRETE
- CAST-IN-PLACE CONCRETE - RUBBER FLOOR
- CONCRETE STAIR
- CONCRETE RETAINING WALL
- CONCRETE RETAINING WALL WITH BRICK MASONRY FINISH
- SHIMMER LABEL WALL SYSTEM
- METAL DECK ON STRUCTURAL STEEL FRAMING w/ PVC
- ARCHITECTURAL EXPOSED STRUCTURAL STEEL FRAMING w/ PVC
- METAL PAN STAIRS w/ CONCRETE FILL PROTRUSION ON METAL
- STANDING SEAM METAL ROOFING SYSTEM
- INTEGRATED HORIZONTAL LOUVER
- PREFAB METAL COPING
- METAL SCOFF PANEL SYSTEM
- SPANDREL ROOFING SYSTEM
- INTEGRATING GREEN ROOFING SYSTEM
- PERFORATED METAL PANEL GLAZIAL WALL SYSTEM
- REFER TO DWG SHEETS FOR EXTERIOR WALL SYSTEMS

PERFORATED METAL PANEL

- PERFORATED METAL PANEL
- BRICK
- GLAZING - VISION
- GLAZING - VISION WITH FIBER
- GLAZING - VISION SHADOW BOX
- GLAZING - VISION SHADOW BOX 4 FEET

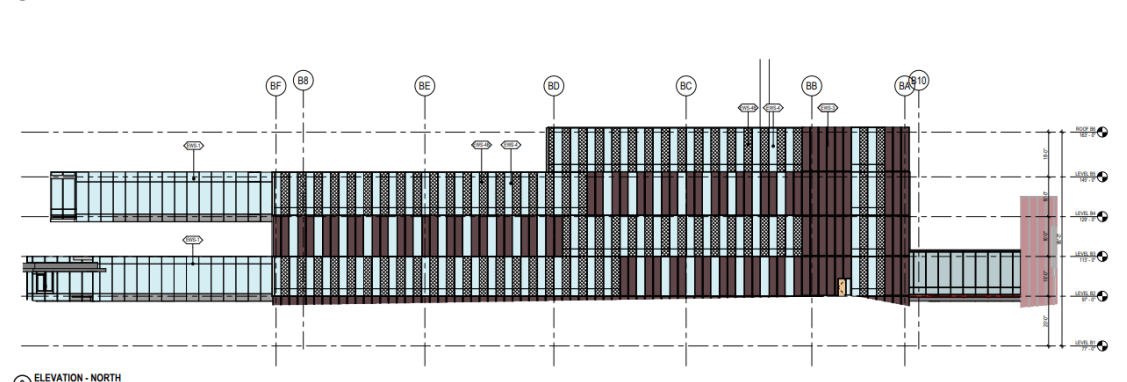
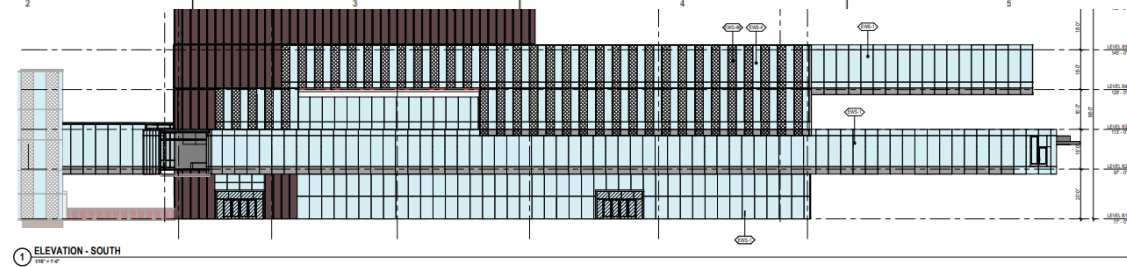
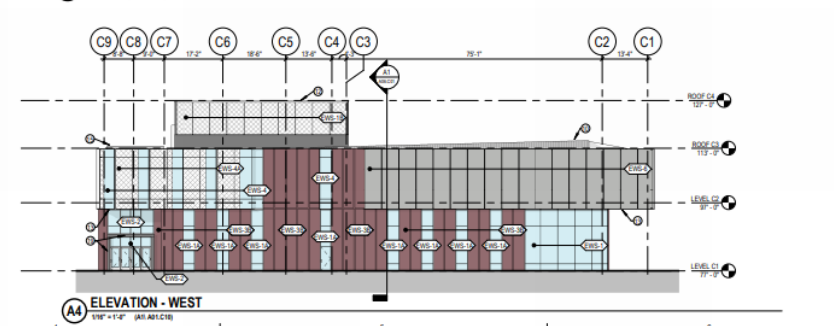
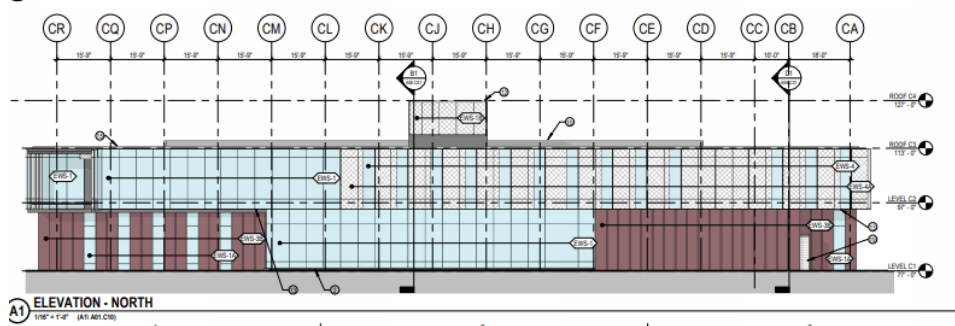
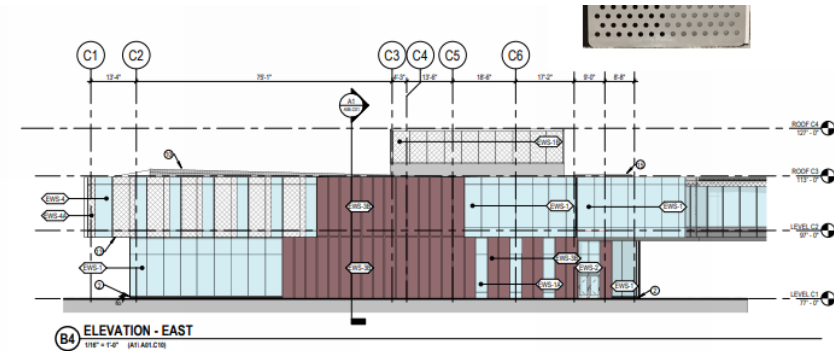
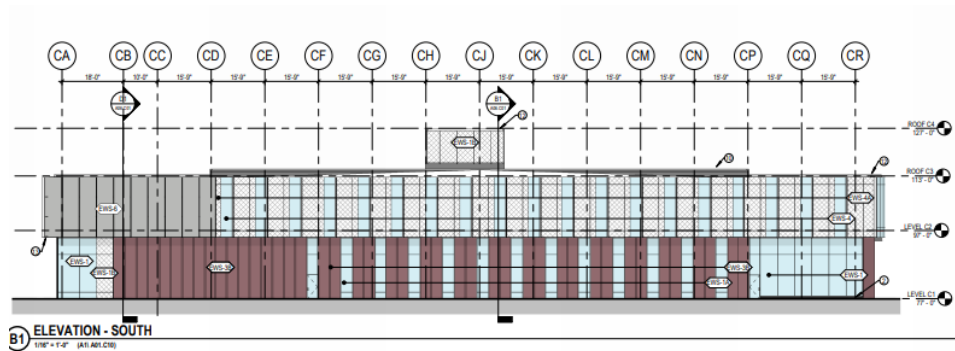
BRICK

GLAZING VISION

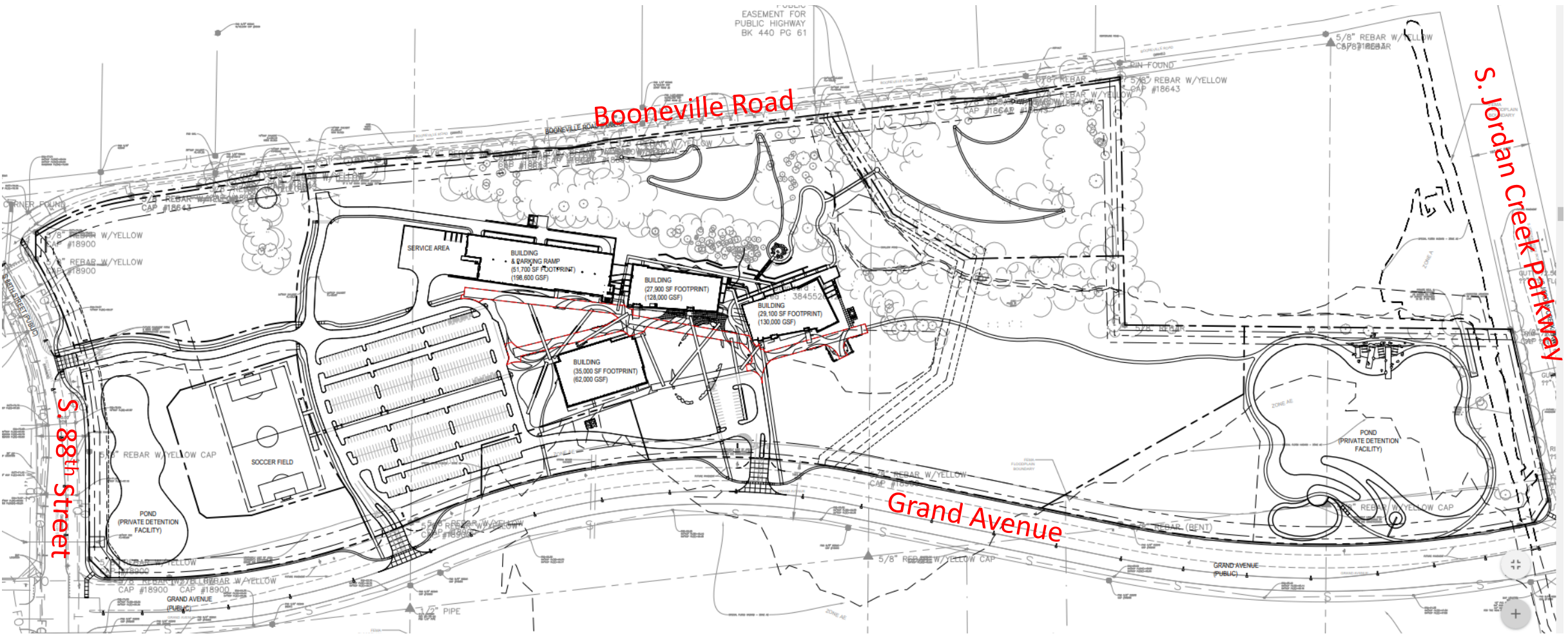
GLAZING VISION W/ FF

ALUMINUM FINISH

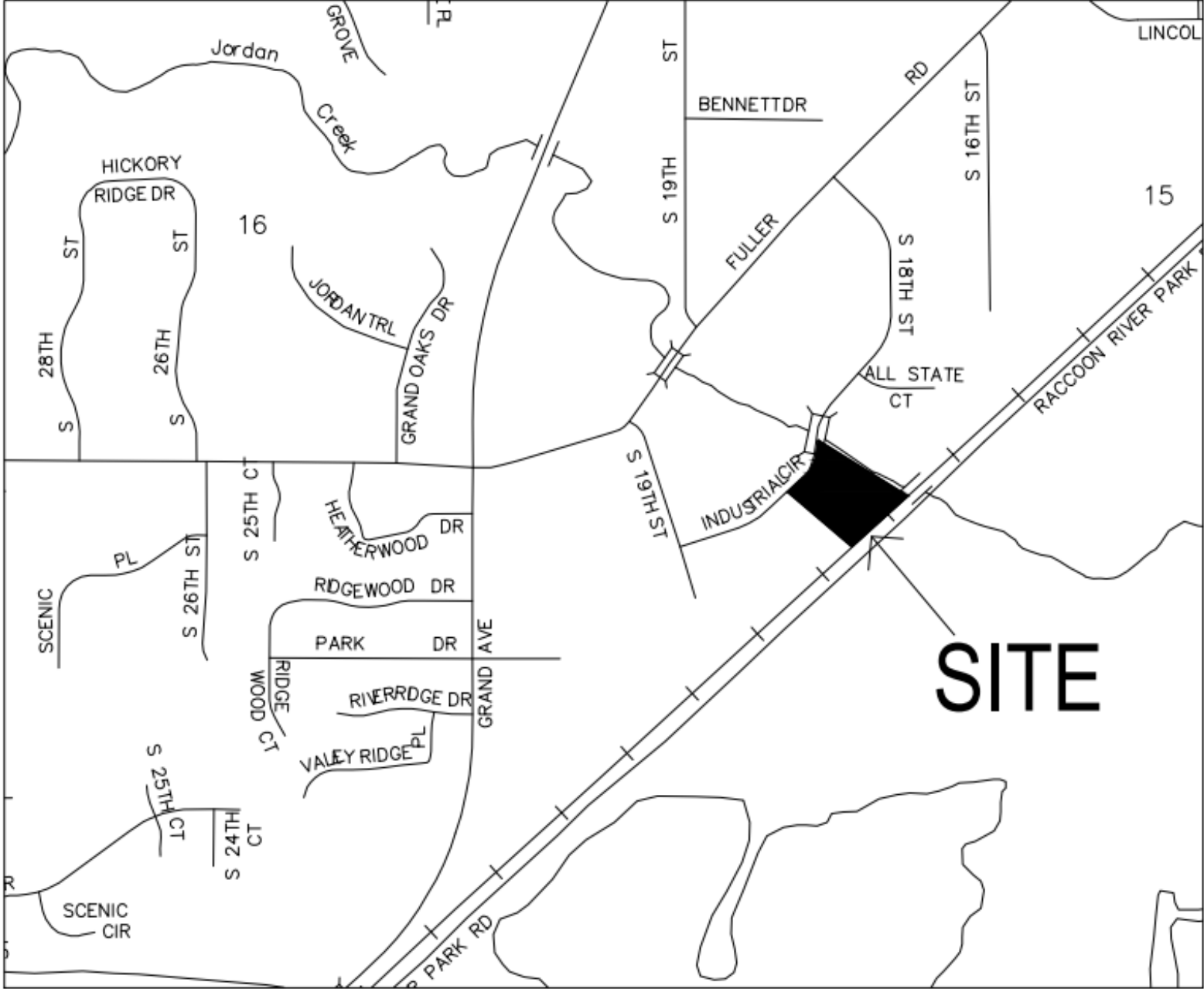
Upcoming Item 'b': DMU Site Plan



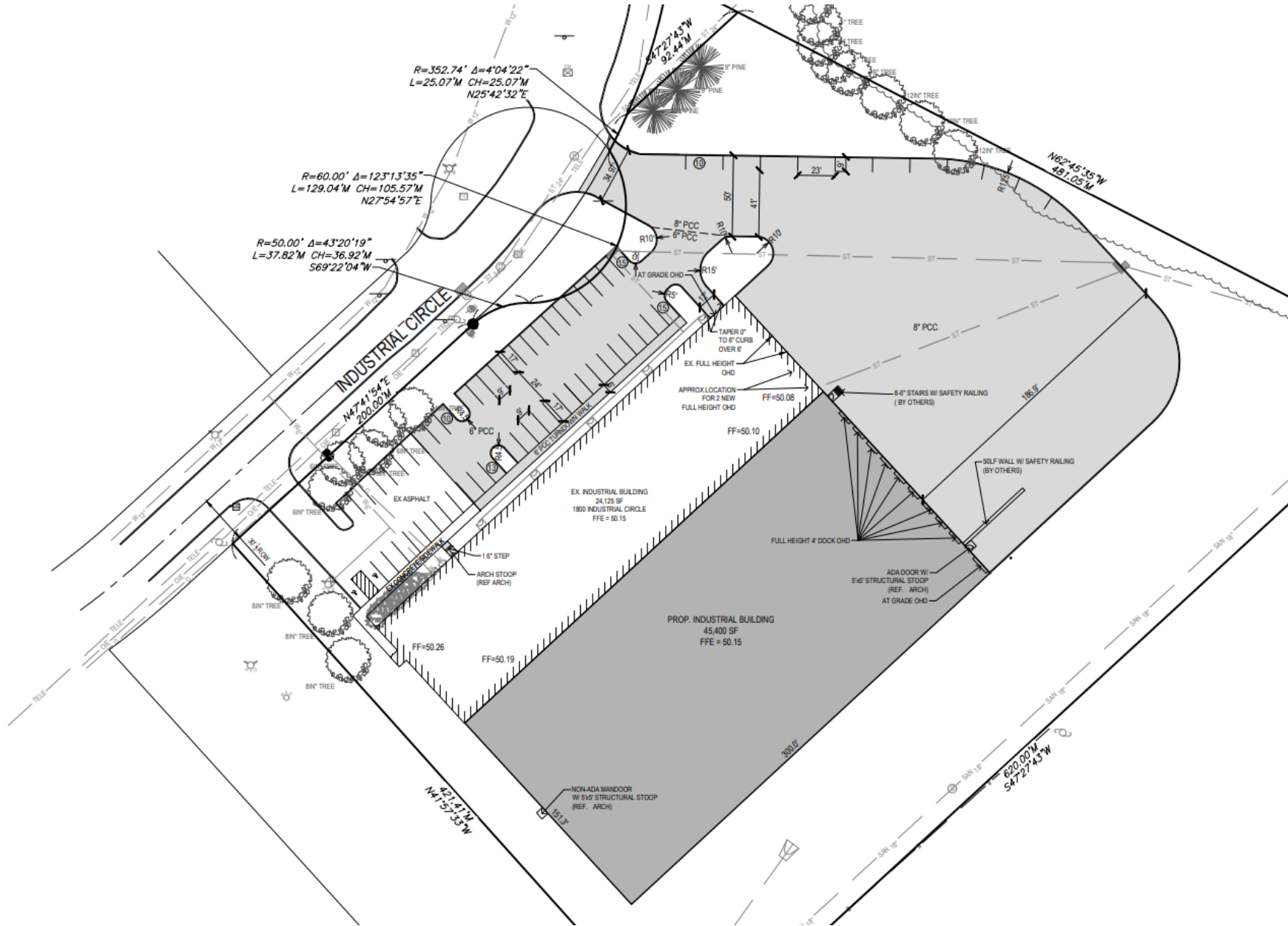
Upcoming Item 'b': DMU Site Plan



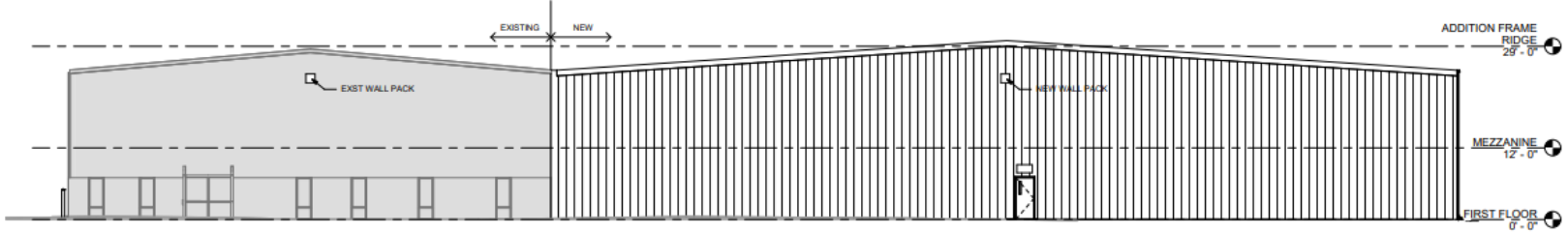
Upcoming Item 'c':
12 Technologies



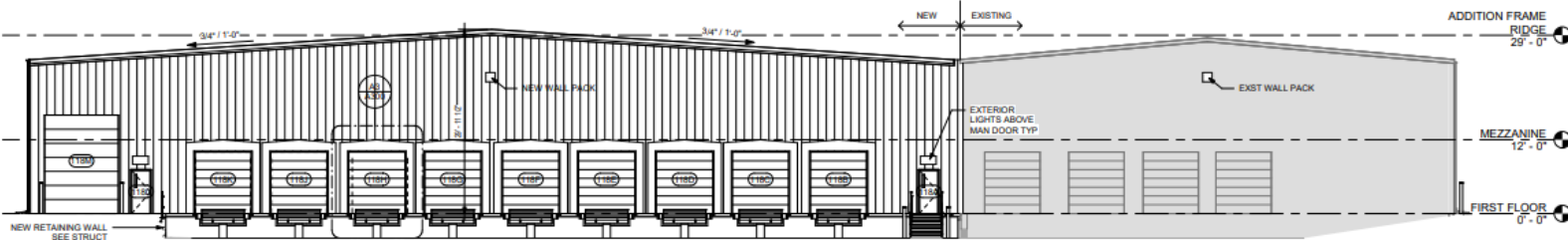
Upcoming Item 'c':
12 Technologies



Upcoming Item 'c': I2 Technologies

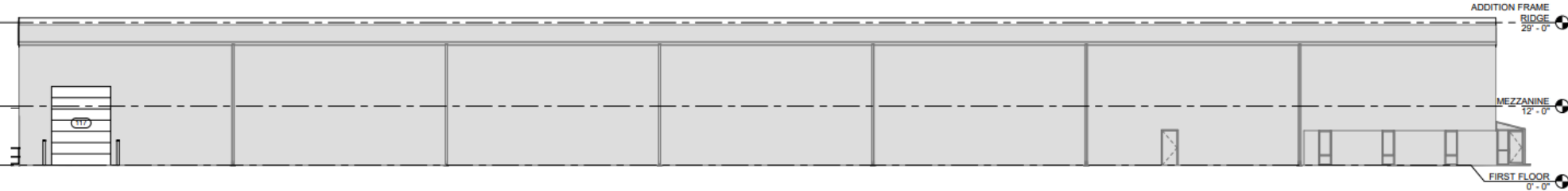


A1 WEST ELEVATION
A300 3/32" = 1'-0"



A2 EAST ELEVATION
A300 3/32" = 1'-0"

- GENERAL NOTES:**
1. WALL PANELS: LONG SPAN III BY AMERICAN BUILDING COMPANY OR EQUAL. 30 GA, 12" CENTERS & 1-1/4" RIBS. COLOR: MATCH EXISTING
 2. WALL INSULATION: R-25 FULL CAVITY VINYL FACED FIBERGLASS



A3 NORTH ELEVATION
A300 3/32" = 1'-0"

Upcoming Item 'd':
West Glen North Village



450 S. Prairie View Drive



Upcoming Item 'd': West Glen North Village

