

# AGENDA

## DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING

Board Room, City Hall, 4200 Mills Civic Parkway  
Monday, February 15, 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 & recommendations. Individuals wishing to participate in-person may do so at the respective time and day of the meeting from within the Board 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. Discussion regarding Communication of Upcoming Projects - Staff
2. Upcoming Projects

- a. South Branch Business Park (SW corner of SE Army Post Road and SE 42<sup>nd</sup> Street): Comprehensive Plan Land Use Amendment to designate General Industrial for portion of property & Rezoning to establish Planned Unit Development (PUD)*
- b. Swaggers Dog Day Care (800 S. 50<sup>th</sup> Unit 102): Permitted Conditional Use Permit to provide overnight boarding*
- c. I2Tech (1800 Industrial Circle): request to vacate a portion of right-of-way of adjoining former cul-de-sac*
- d. Des Moines University (8025 Grand Avenue): Amendment to Planned Unit Development (PUD) to specify regulations, allowances and developer infrastructure responsibilities in respect to development of the property for a college campus*
- e. MidAmerican Companies RecPlex (6500 Grand Avenue): Amendment to Planned Unit Development (PUD) to modify signage regulations to accommodate pedestrian and vehicle wayfinding within the site and provide allowance for curbside patron drop-off/pick-up*
- f. Office at The Galleria (645 S. 60<sup>th</sup> Street): Comprehensive Plan Amendment and Specific Plan Ordinance Amendment to allow Regional Commercial uses in addition to the current Professional Commerce Park uses within the property*

# Welcome to the January 4<sup>th</sup> WDM Development and Planning Council Subcommittee

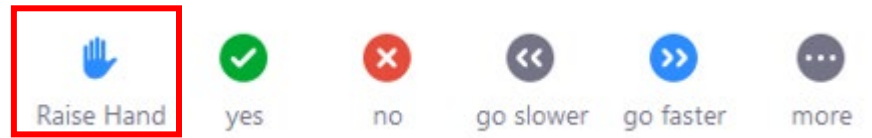
## Here are a few housekeeping items before we get started:

- 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:

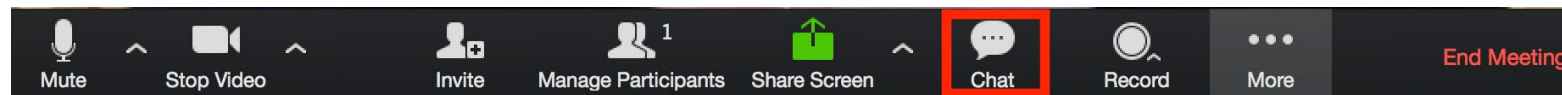


If you are participating by phone, dial \*9 to raise/unraise your hand, dial \*6 to mute/unmute

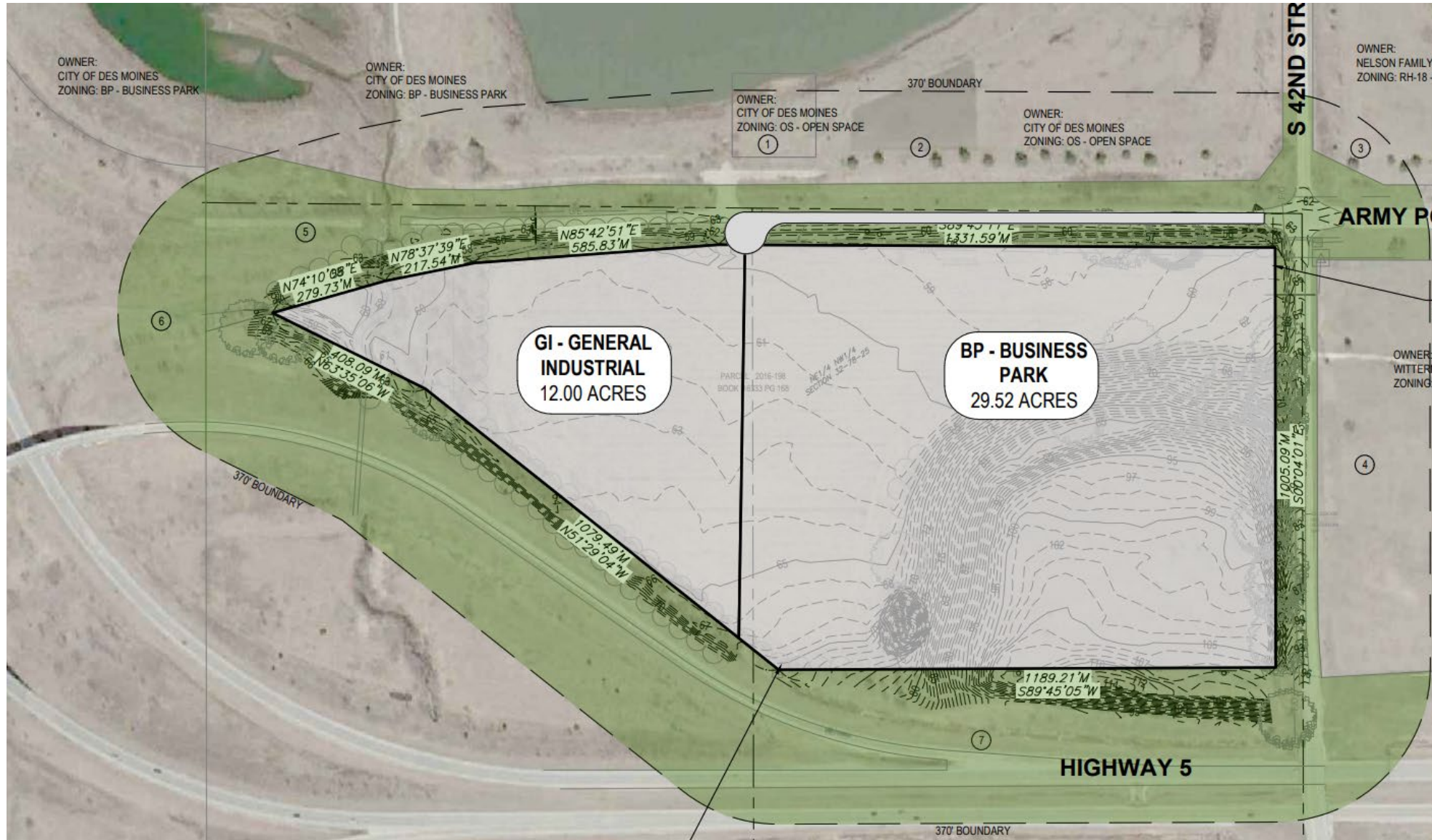


Chat:

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



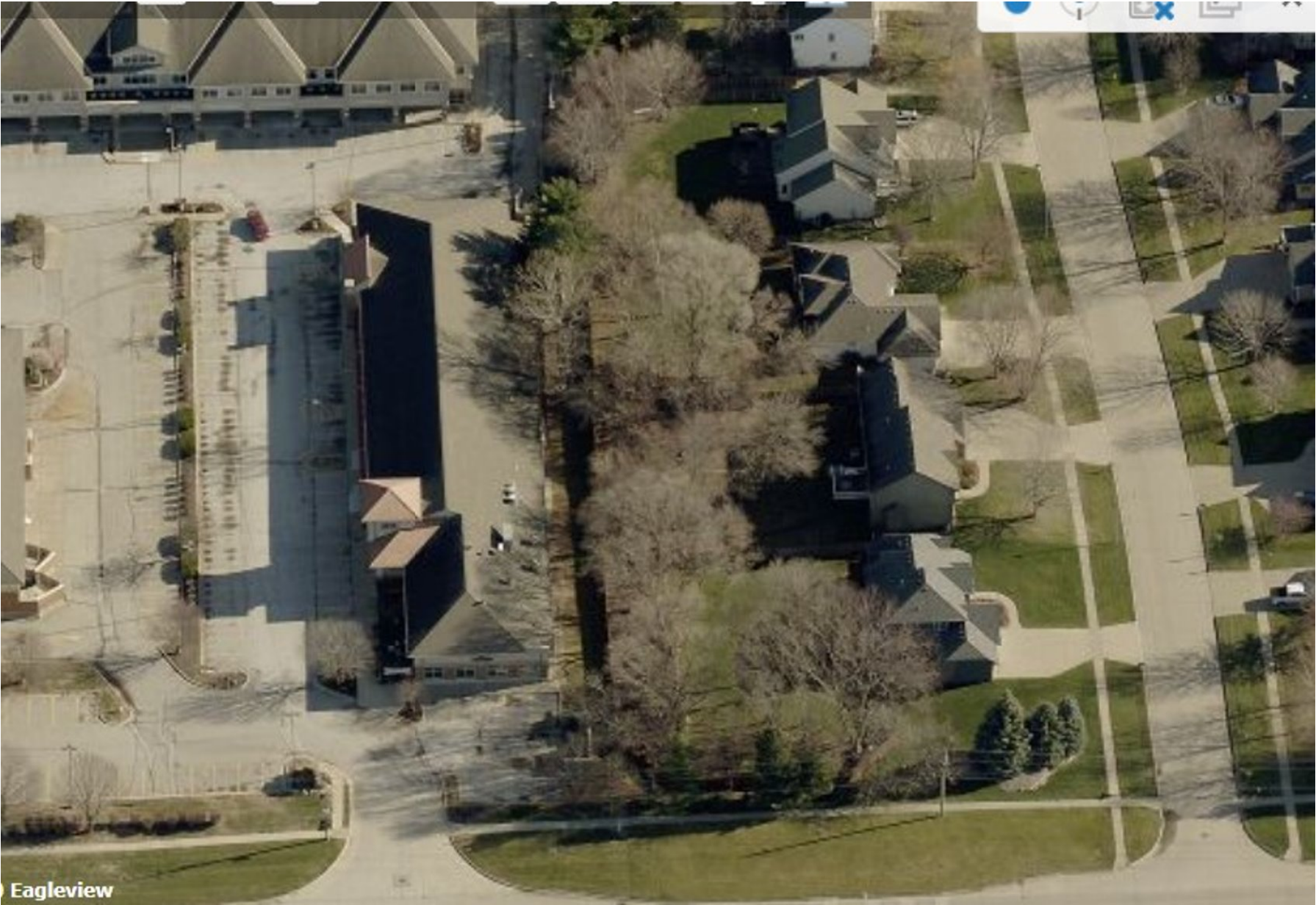
# Upcoming Item 'a': South Branch Business Park



Upcoming Item 'b': Swaggers Dog Day Care – Overnight Boarding



Upcoming Item 'b': Swaggers Dog Day Care – Overnight Boarding



Upcoming Item 'c': I2Tech Vacation of Right-of-Way

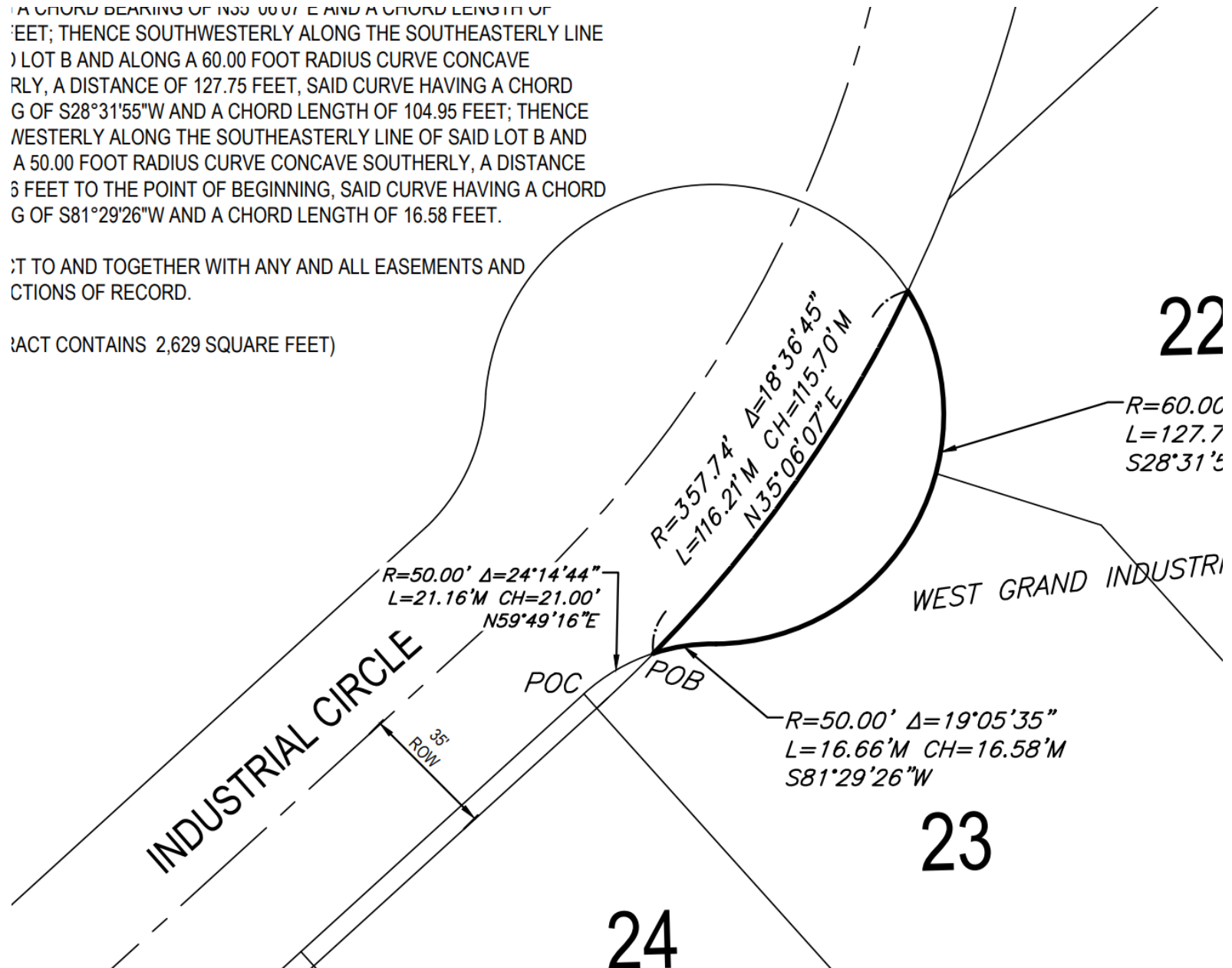


## Upcoming Item 'c': I2Tech Vacation of Right-of-Way

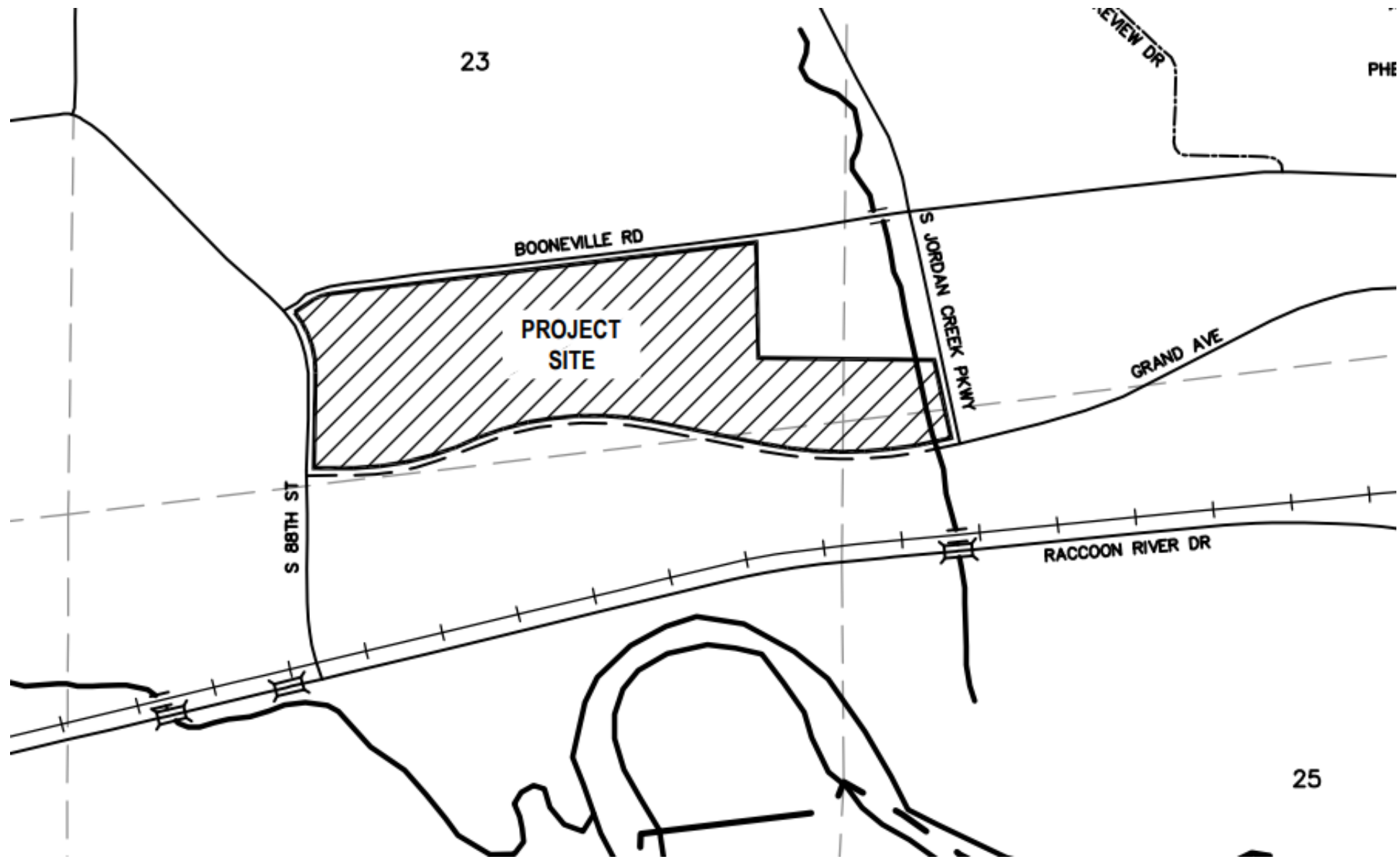
...A CHORD BEARING OF N35°06'07"E AND A CHORD LENGTH OF ... FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE ... ) LOT B AND ALONG A 60.00 FOOT RADIUS CURVE CONCAVE ... RLY, A DISTANCE OF 127.75 FEET, SAID CURVE HAVING A CHORD ... G OF S28°31'55"W AND A CHORD LENGTH OF 104.95 FEET; THENCE ... WESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT B AND ... A 50.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE ... 3 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD ... G OF S81°29'26"W AND A CHORD LENGTH OF 16.58 FEET.

...T TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND ... CTIONS OF RECORD.

...ACT CONTAINS 2,629 SQUARE FEET)



Upcoming Item 'd': Des Moines University





## Upcoming Item 'd': Des Moines University

- (A) EDGE OF ADVANCEMENT BUILDING
- (B) INNOVATION BUILDING
- (C) HEALTH AND WELLBEING BUILDING
- (D) CAMPUS SUPPORT BUILDING
- (1) CAMPUS GATEWAY SIGN
- (2) STORMWATER POND (WET DETENTION)
- (3) BIORETENTION
- (4) NATURALIZED SHORTGRASS PRAIRIE LANDSCAPE

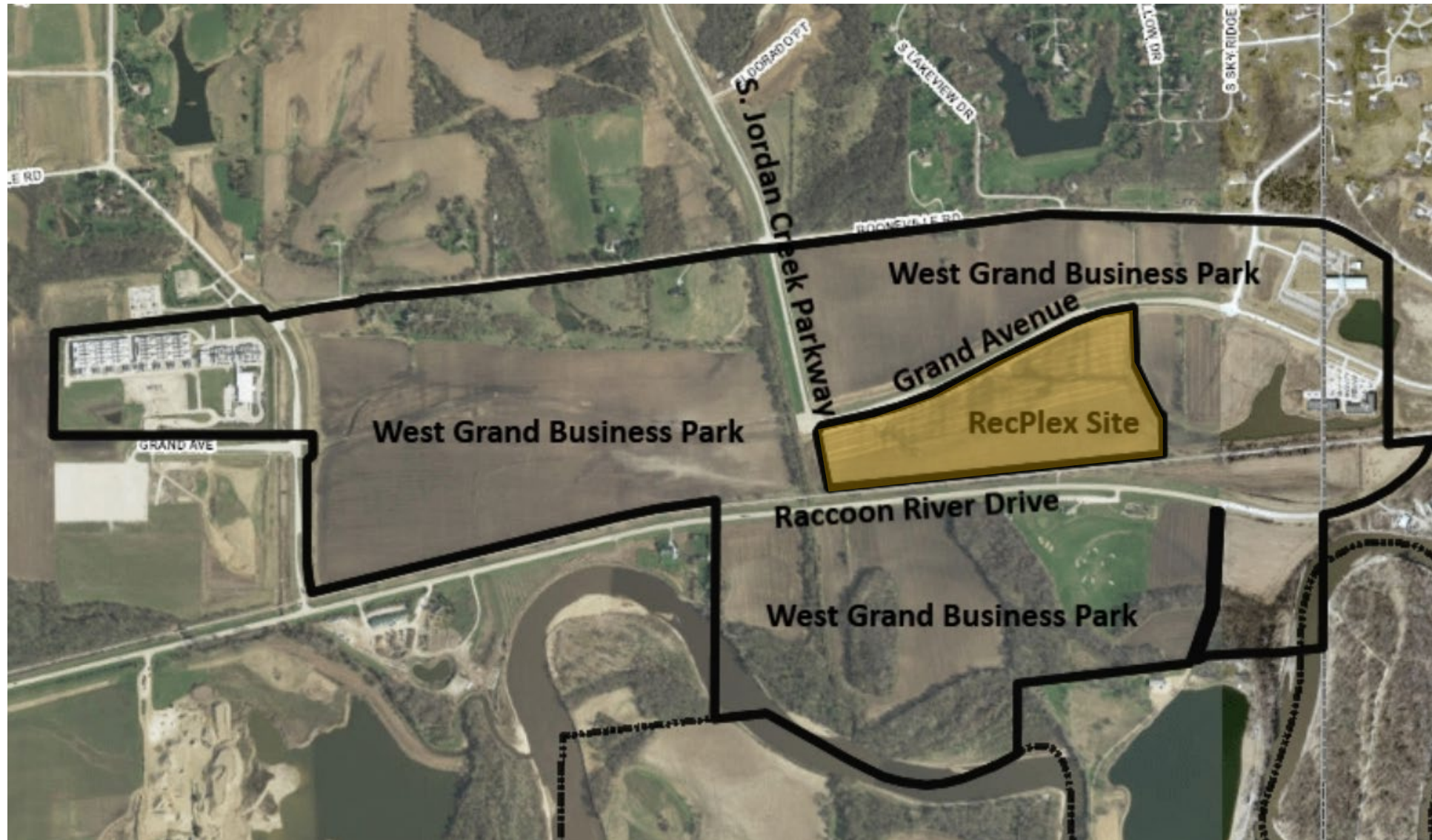
- (5) RECREATION FIELD
- (6) GRAND AVE VISITOR ENTRY w/ MONUMENT SIGN
- (7) PRIMARY PARKING LOT (570+ SPACES)
- (8) UPLAND OAK/SAVANNA RESTORED LANDSCAPE
- (9) PARKING STRUCTURE (500+ SPACES)
- (10) CORE CAMPUS GREENSPACE
- (11) PATIO/TERRACE
- (12) SIDEWALK & TRAILS

- (13) SPACE BETWEEN FEATURE
- (14) VISITOR PARKING LOT (25 SPACES)
- (15) RIPARIAN RESTORATION ZONE
- (16) GRAND AVE PRIMARY ENTRY w/ MONUMENT SIGN
- (17) EXISTING BLACK LOCUST GROVE
- (18) FUTURE CAMPUS ENTRY
- (19) FUTURE PARKING STRUCTURE
- (20) 88TH ST CAMPUS ENTRY w/ MONUMENT SIGN

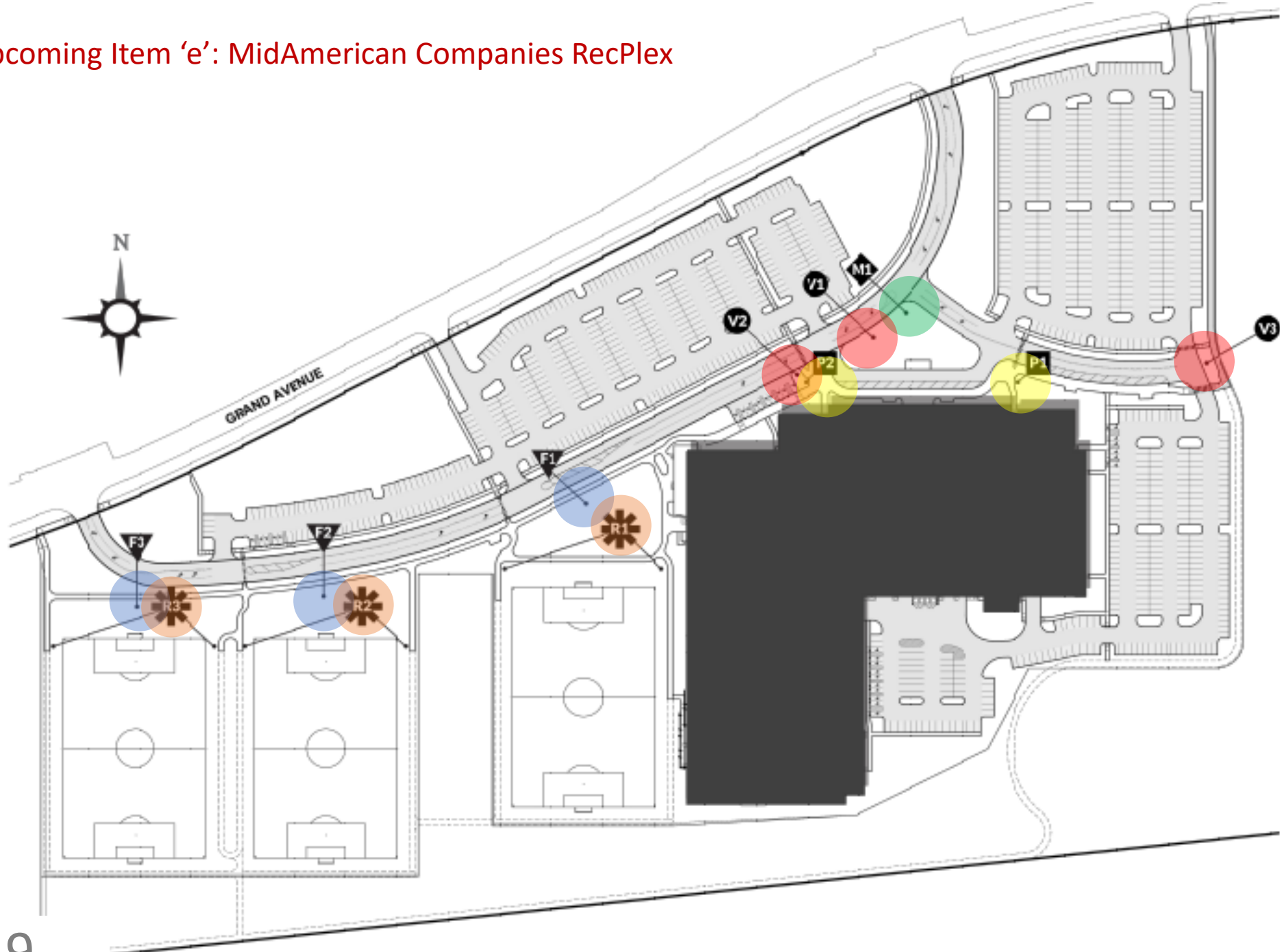
- (21) PEDESTRIAN BRIDGE
- (22) MELTWATER PLAZA
- (23) SERVICE YARD/LOADING DOCK
- (24) CAMPS GREENSSPACE
- (25) STORMWATER WETLAND
- (26) GATHERING PLACE



Upcoming Item 'e': MidAmerican Companies RecPlex

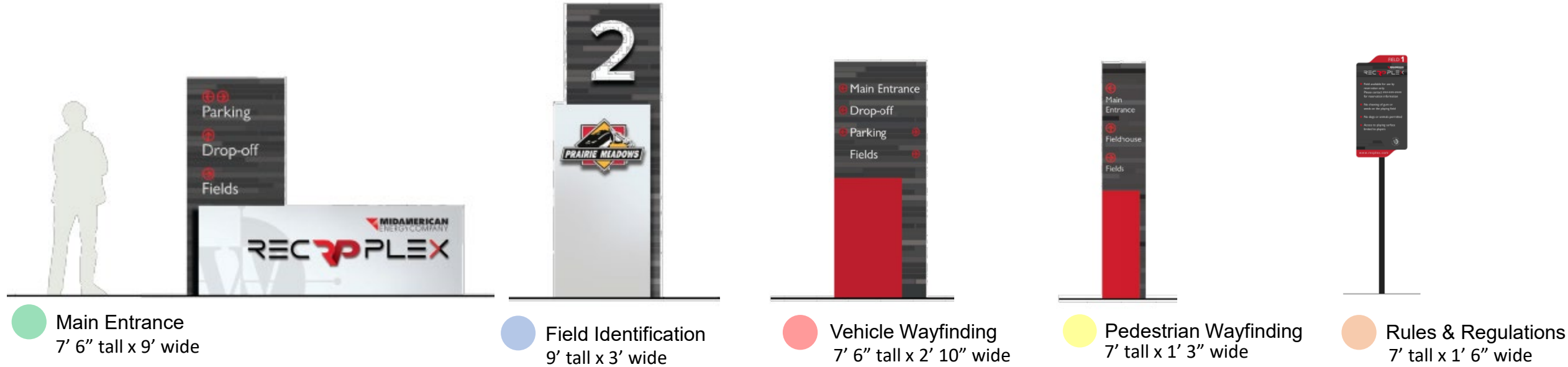


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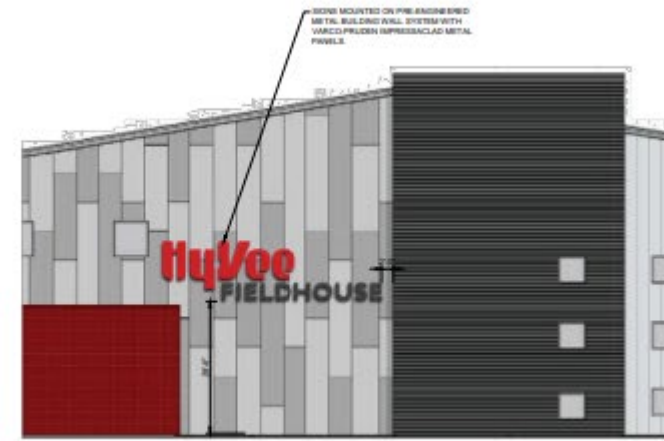


- Field Identification
- Vehicle Wayfinding
- Main Entrance
- Pedestrian Wayfinding
- Rules & Regulations

# Upcoming Item 'e': MidAmerican Companies RecPlex



MidAmerican  
13' total height



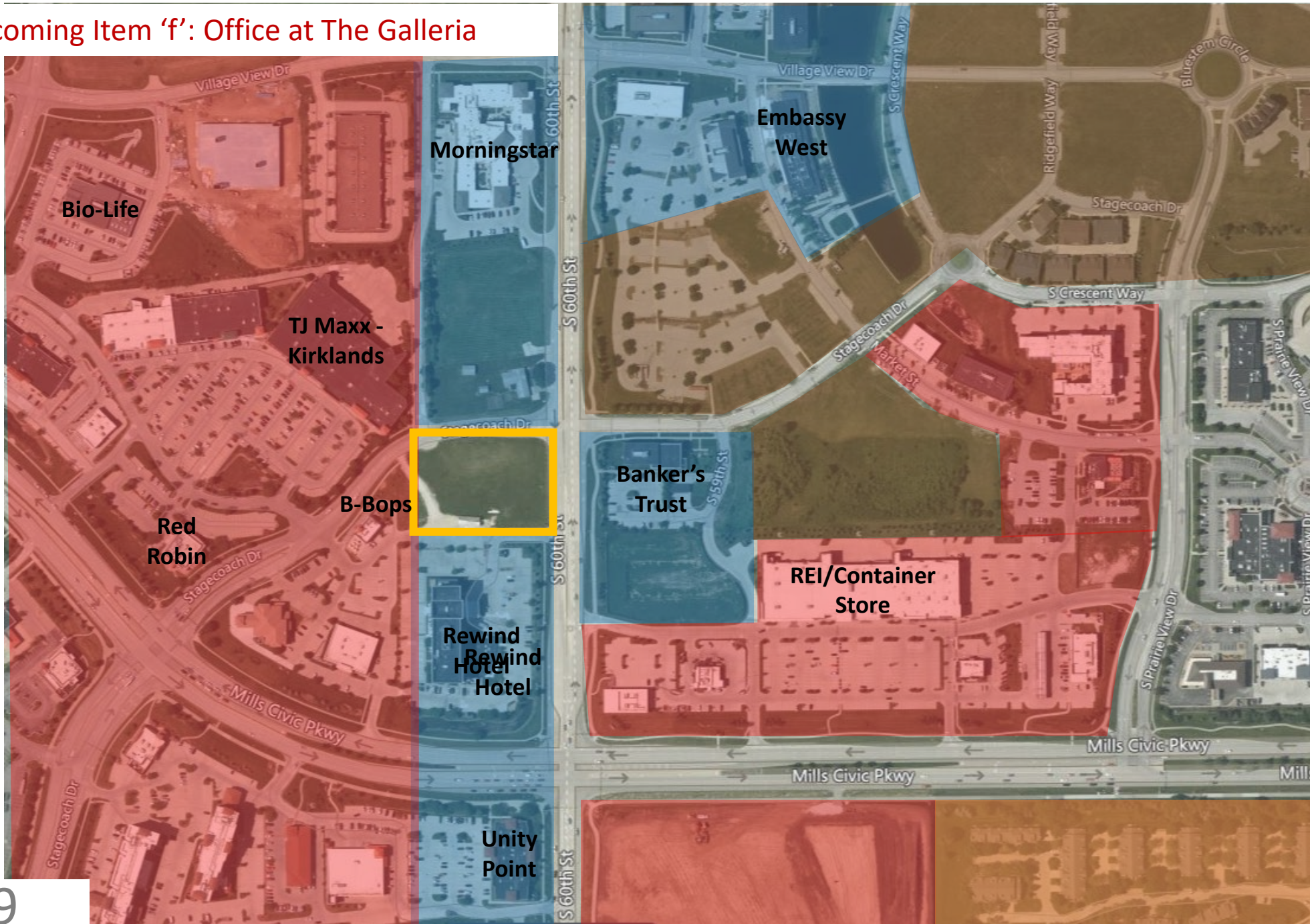
HyVee  
10' total height

WDM  
14' 6" total height

Upcoming Item 'f': Office at The Galleria



# Upcoming Item 'f': Office at The Galleria



- Regional Commercial (RC)
- Professional Commerce Park (PCP)
- High Density (HD)
- Med Density (MD)