

# AGENDA

## DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING

Board Room, City Hall, 4200 Mills Civic Parkway  
Monday, March 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: **839 0420 2098****

### OPEN SESSION

1. Southeast Corner of Railroad Avenue and South 9th Street, land use & zoning change
2. Southwest Corner of EP True Pkwy & 68<sup>th</sup> Street, stand alone multi-family
3. Upcoming Projects
  - a. Microsoft DSM 40 (Southeast corner of V Place and Booneville Road): Preliminary Plat/Site Plan to subdivide property into 1 lot for data center development and 1 lot for a MidAmerican Energy Substation (PP-005066-2021 & SP-005041-2021)
  - b. DMU Preliminary Plat (8025 Grand Avenue): subdivide the property into 3 lots for college campus development (PP-005065-2021)
  - c. McCarty Plat of Survey (5691 Flagstone Way): Plat of Survey to correct an encroachment of landscaping and a patio over a property line (POS-005073-2021)
  - d. Wendy's PUD (225 Grand Avenue): Create Planned Unit Development for redevelopment of the site for a new Wendy's restaurant (ZC-004998-2021)
  - e. Oaks on Grand (Property east of DMACC building on Grand Avenue): Subdivide property into 2 lots for office development and Site Plan review of 2 story, 48,000 square foot office building (PP-005027-2021 & SP-005028-2021)

# Welcome to the March 15, 2021 WDM Development and Planning Council Subcommittee

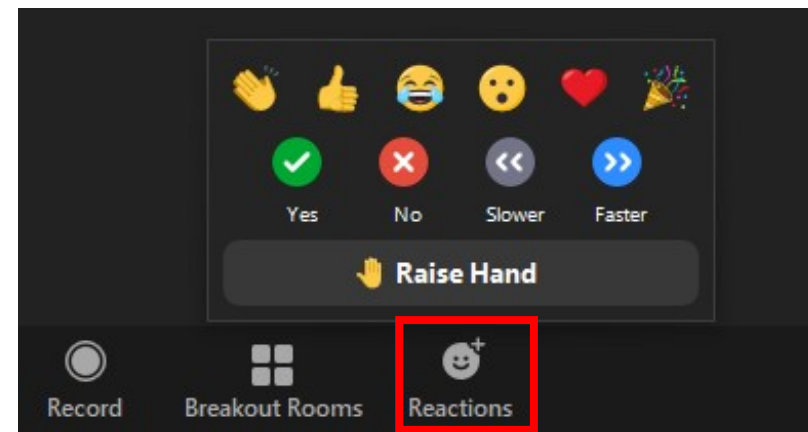
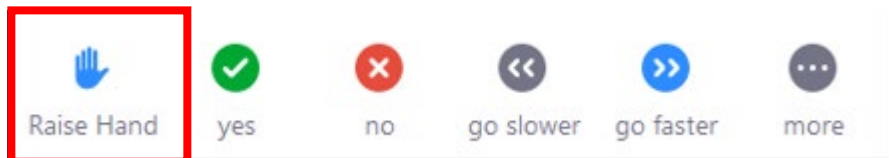
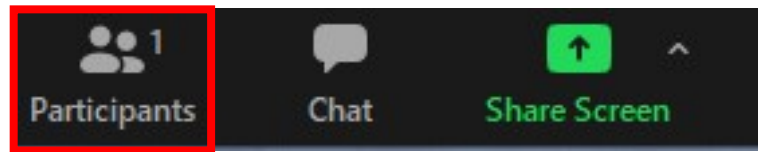
## Here are a few housekeeping items before we get started:

- 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, if you are having a problem, please write in the chat box (which is the speech bubble icon in the bottom bar).
- **If you are participating by phone, dial \*9 to raise or lower your hand, dial \*6 to unmute or mute**

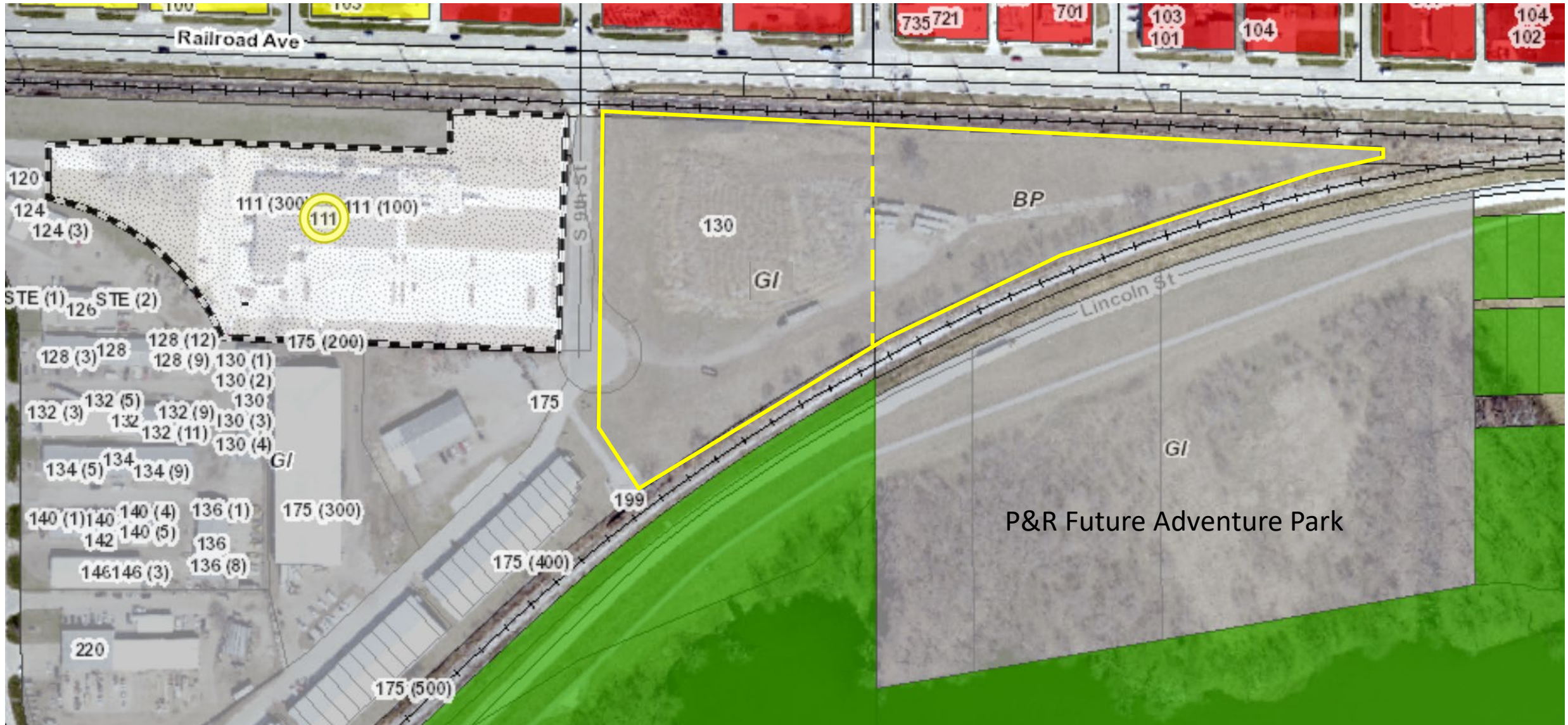


Raise Hand Location:

Click participants in your Zoom toolbar, you will see a window pop up with icons at the bottom of the participants' window. If not found in the participants' window, it can be found in the Reactions icon pop-up on the Zoom toolbar:

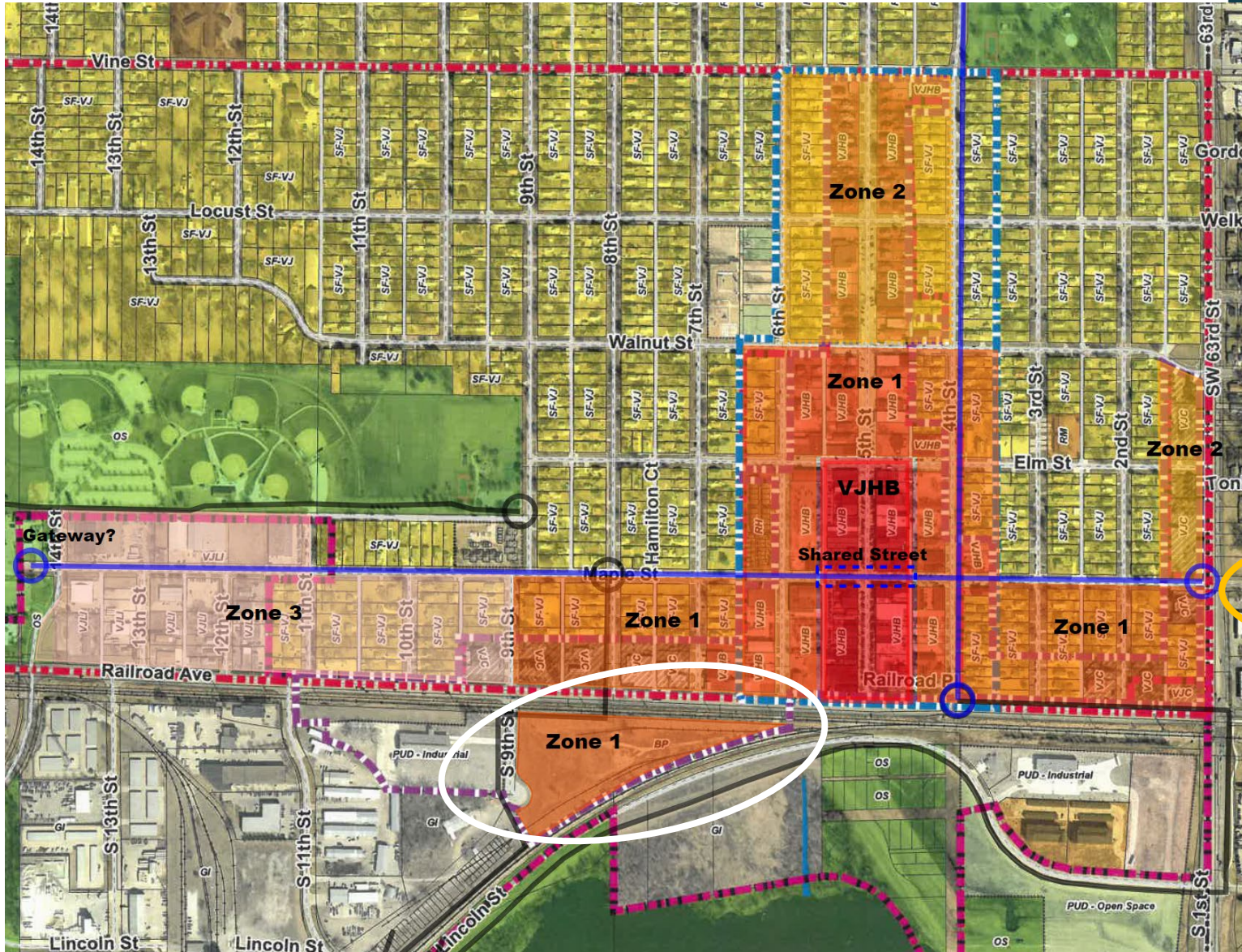


# Southeast Corner of Railroad Avenue and South 9th Street -- Current Zoning





# Southeast Corner of Railroad Avenue and South 9th Street



## Zone 1 District

### Commercial & Office

- ❖ Continue mixed use: Full mixed use and live/work
- ❖ Stand-alone use (and street level office) OK
- ❖ Bars and Restaurants are still appropriate. (With restrictions adjacent to residential)
- ❖ No new drive-through (does not mix well with existing context, any existing drive-through can remain)
- ❖ Parcel south of Railroad could support larger scale retail such as a public market or theater/arts space
- ❖ Thoughts on capturing the public parking areas for development by adding structured parking?



## Southwest Corner of EP True Pkwy & 68<sup>th</sup> Street

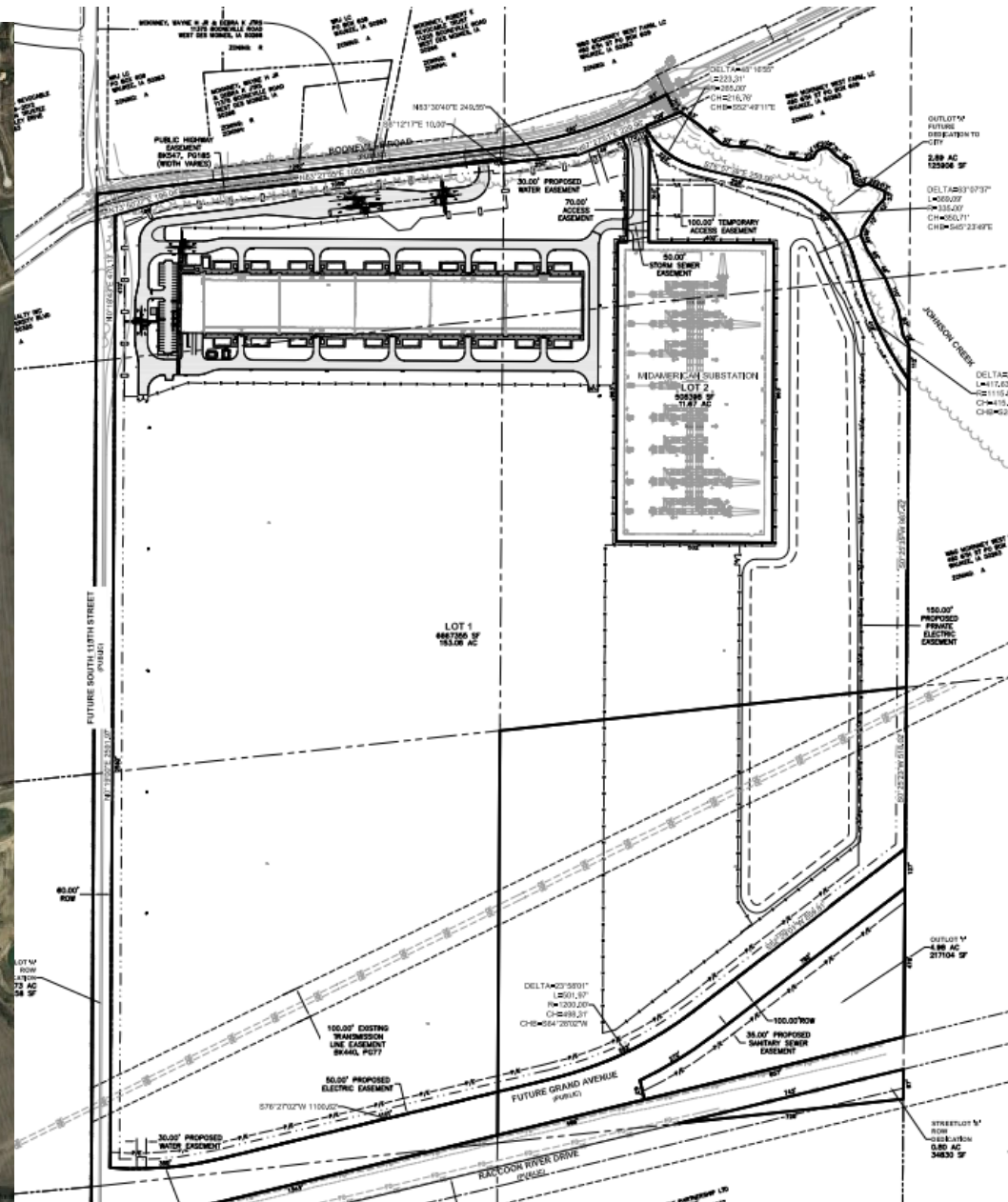


### Reed's Crossing PUD:

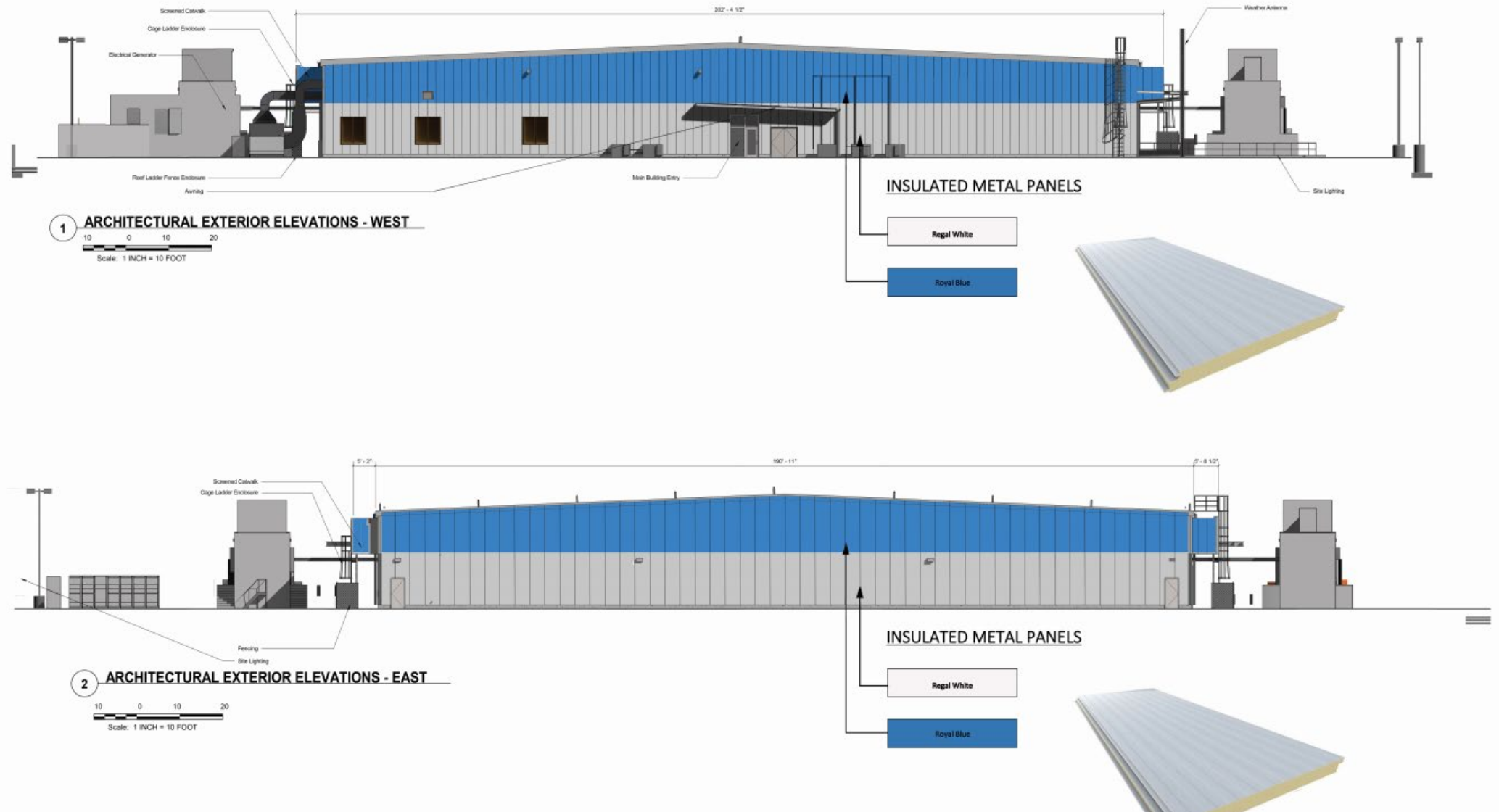
- Parcel G is intended to be a combination of commercial, office, and multi-family residential.
- Multi-family residential uses shall only be permitted above retail or office uses with approval of the city council.
- No freestanding residential use will be allowed in parcel G.



Upcoming Item 'a': Microsoft DSM40

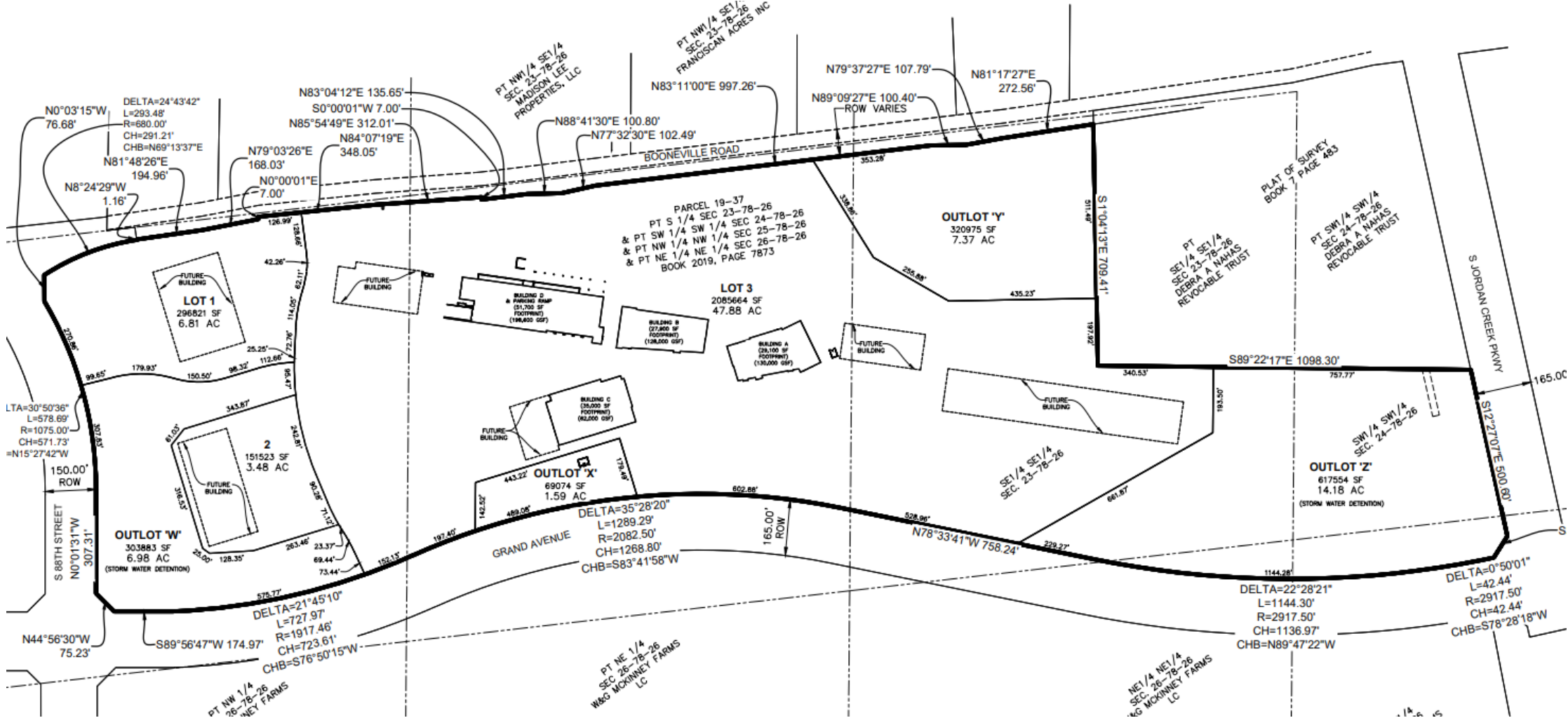


# Upcoming Item 'a': Microsoft *DSM40*



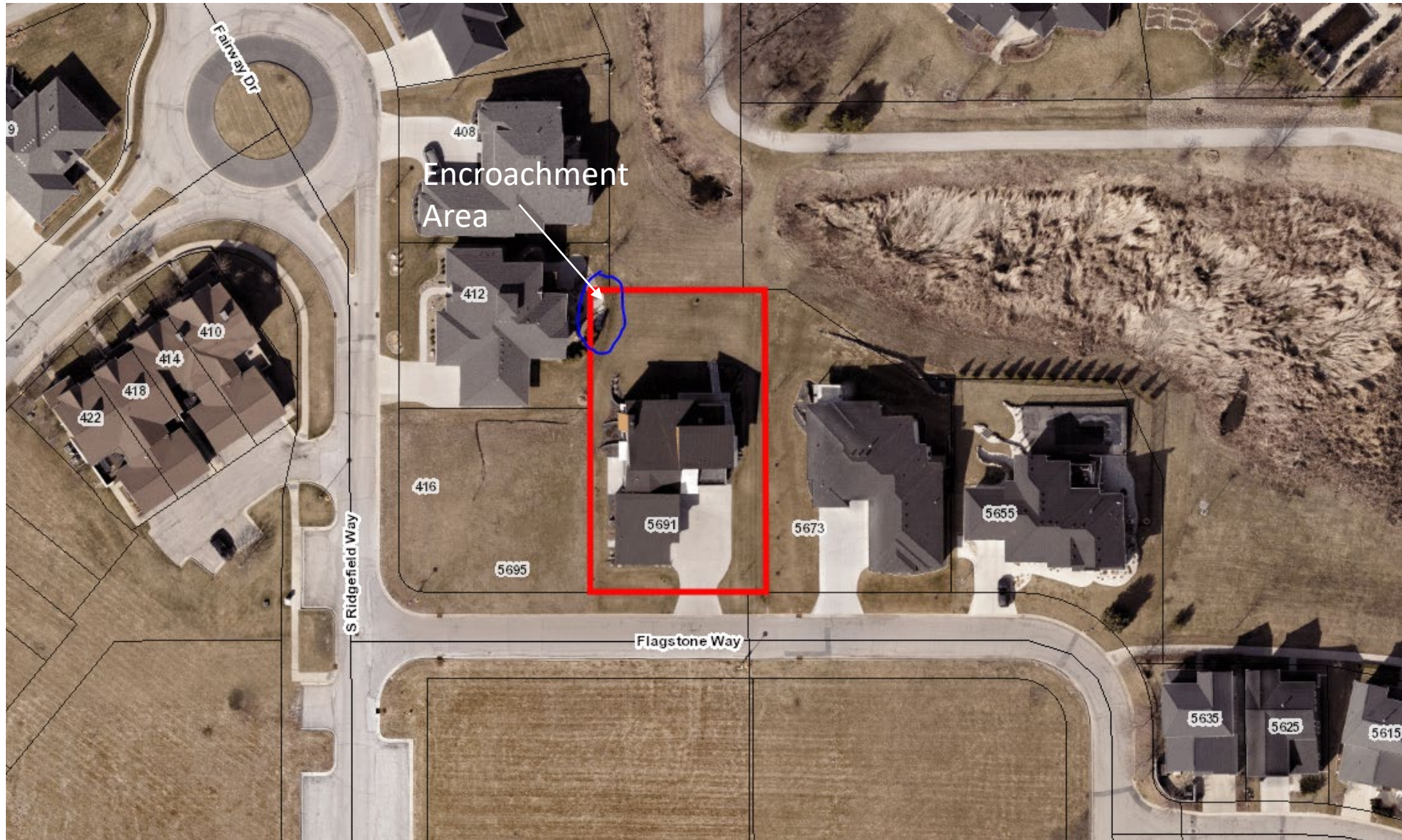


Upcoming Item 'b': DMU Preliminary Plat

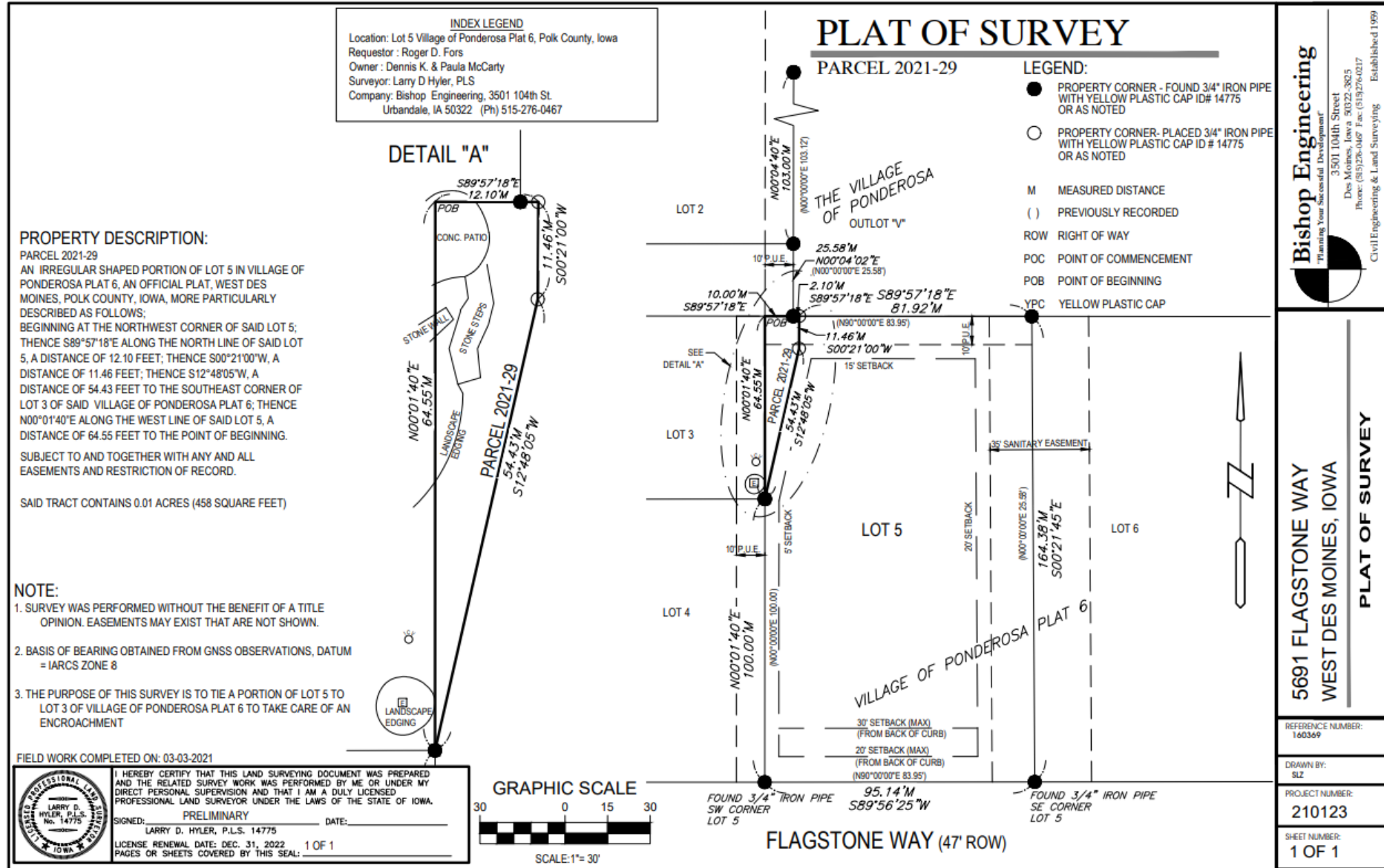




Upcoming Item 'c': *McCarty Plat of Survey*



# Upcoming Item 'c': Project



**Bishop Engineering**  
 "Planning Your Successful Development"

3501 104th Street  
 Des Moines, Iowa 50325-3825  
 Phone: (515)276-0467 Fax: (515)276-0017  
 Civil Engineering & Land Surveying Established 1999



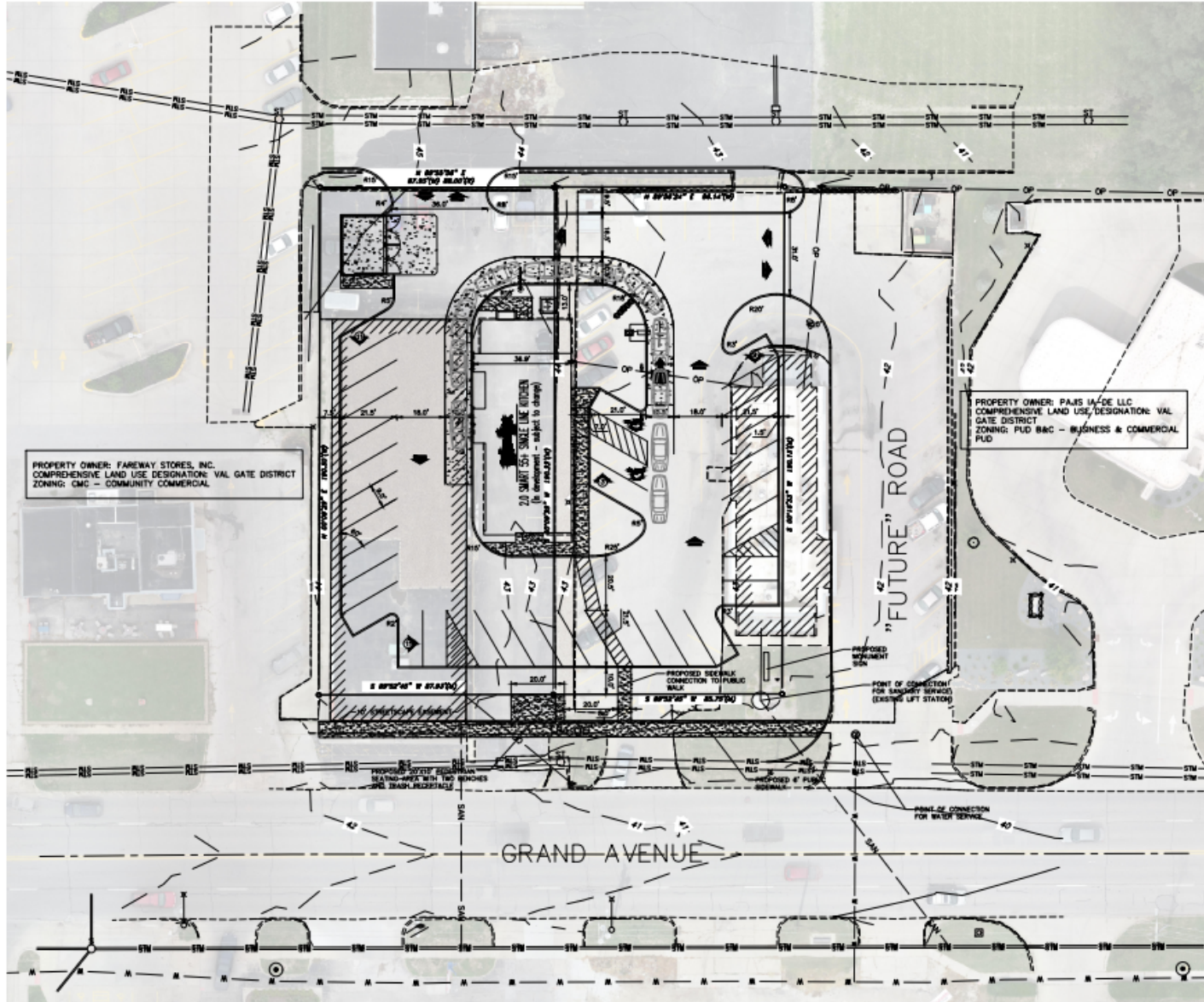
Upcoming Item 'd': Wendy's PUD





# WENDY'S PUD SKETCH

NOTE: THIS PLAN IS FOR SITE PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION. ALL DIMENSIONS AND AREA CALCULATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED. AERIAL PHOTOGRAPH TAKEN FROM WEST DES MOINES GIS VIEWER.  
 FOR AN ACCURATE REPRESENTATION OF ACTUAL SITE CONDITIONS, AN ALTA/ACSM LAND TITLE SURVEY WITH TOPOGRAPHY SHOULD BE ORDERED.



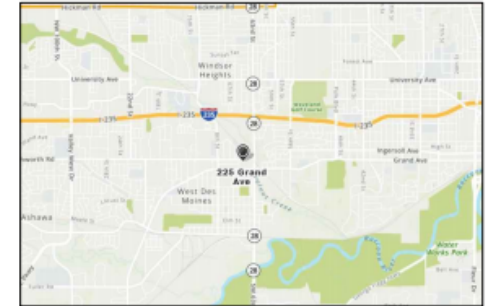
PROPERTY OWNER: FAIRWAY STORES, INC.  
 COMPREHENSIVE LAND USE DESIGNATION: VAL GATE DISTRICT  
 ZONING: CMC - COMMUNITY COMMERCIAL

PROPERTY OWNER: PAJIS IA, DE LLC  
 COMPREHENSIVE LAND USE DESIGNATION: VAL GATE DISTRICT  
 ZONING: PUD B&C - BUSINESS & COMMERCIAL PUD

| SITE DATA   |                          |
|---|--------------------------|
| <b>LOT INFORMATION</b>  |                          |
| LOT AREA  | = 33,073 S.F. (0.76 AC.) |
| BUILDING AREA   | = 2,584 S.F.             |
| EXISTING COMPREHENSIVE LAND USE DESIGNATION = VAL GATE DISTRICT |                          |
| EXISTING ZONING DESIGNATION = CMC-COMMUNITY COMMERCIAL          |                          |
| EXISTING LAND USE = CMC - COMMUNITY COMMERCIAL                  |                          |
| PROPOSED COMPREHENSIVE LAND USE DESIGNATION = VAL GATE DISTRICT |                          |
| PROPOSED ZONING DESIGNATION = CMC-COMMUNITY COMMERCIAL          |                          |
| PROPOSED LAND USE = CMC - COMMUNITY COMMERCIAL                  |                          |
| <b>ON SITE PARKING DATA</b>                                     |                          |
| REGULAR SPACES  | 32                       |
| ADA ACCESSIBLE SPACES   | 2                        |
| TOTAL SPACES  | 34                       |

**LEGAL DESCRIPTION:**  
 THE WEST 150.00 FEET OF LOT 6, EXCEPT THE EAST 64.00 FEET AND THE SOUTH 10.00 FEET THEREOF AND LOT 7, EXCEPT THE SOUTH 10.00 FEET THEREOF, ACCURMIN PLACE, AN OFFICIAL PLAT, NOW IN AND FORMING PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, CONTAINING: (33,073 SQUARE FEET) 0.76 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND AGREEMENTS OF RECORD.

## VICINITY MAP



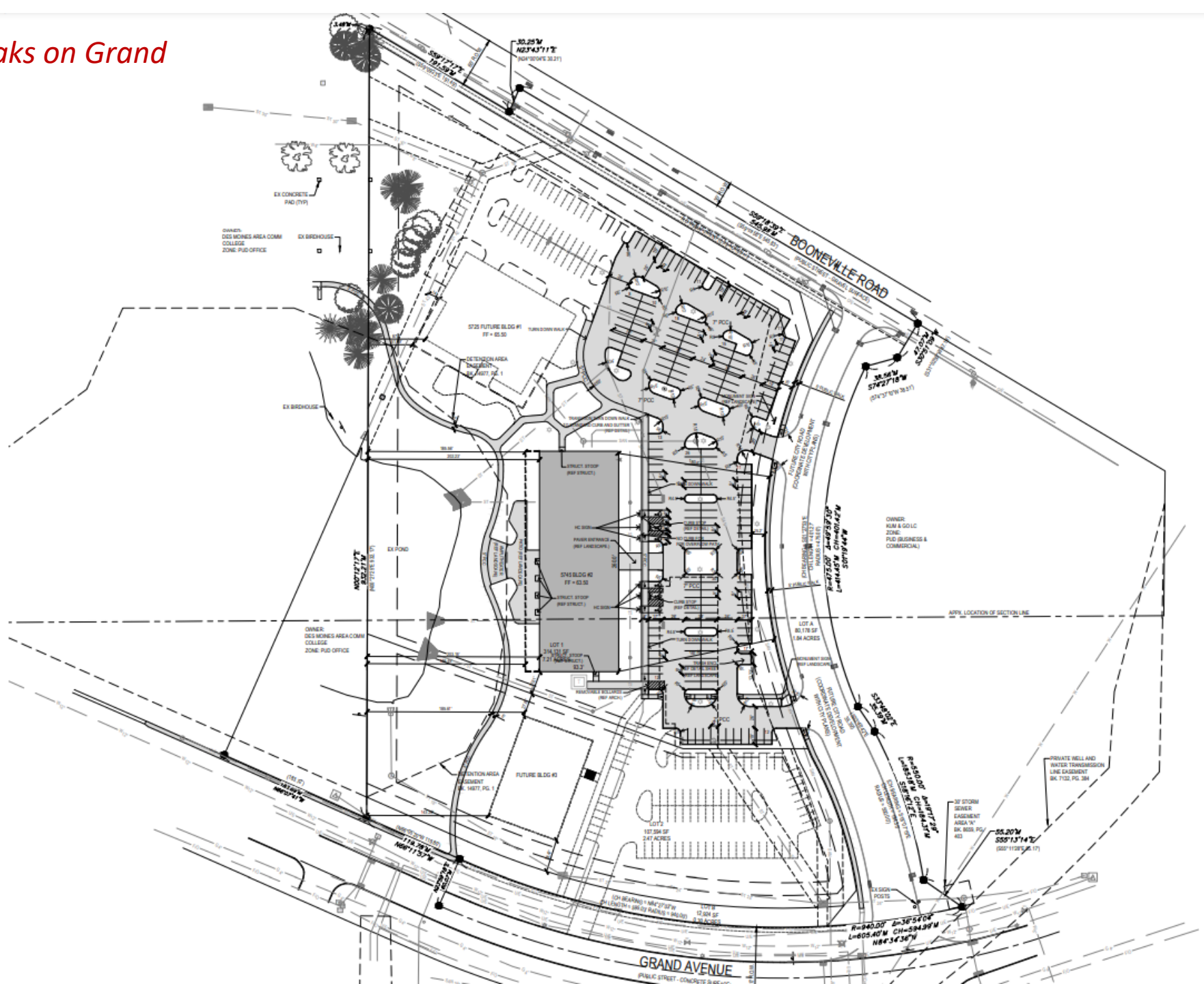


Upcoming Item 'e': Oaks on Grand





Upcoming Item 'e': Oaks on Grand





# Upcoming Item 'e': Oaks on Grand









Upcoming Item 'g': Project

Village on Jordan Creek CPA  
and ZC/PUD Amendment





## Upcoming Item 'g': Project

### Village on Jordan Creek CPA and ZC/PUD Amendment

