
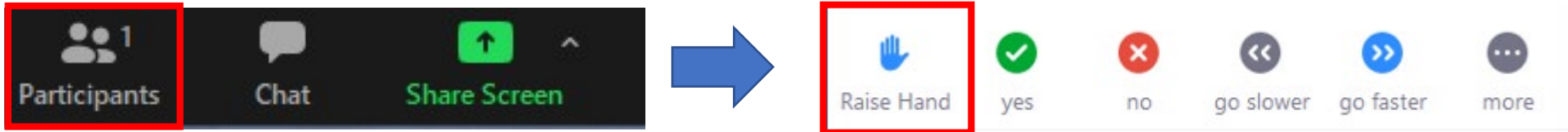


Welcome to the April 12, 2021 West Des Moines Plan and Zoning Commission Meeting

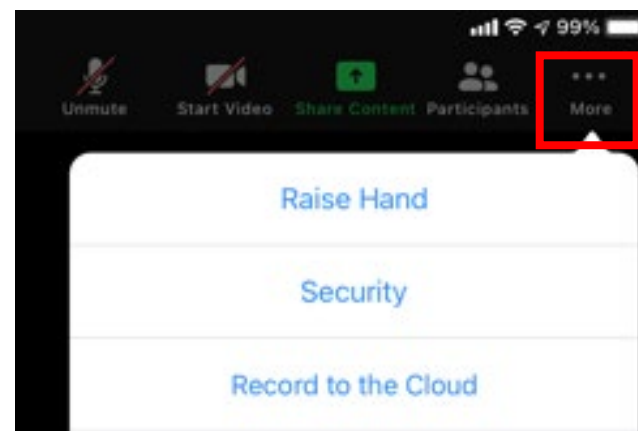
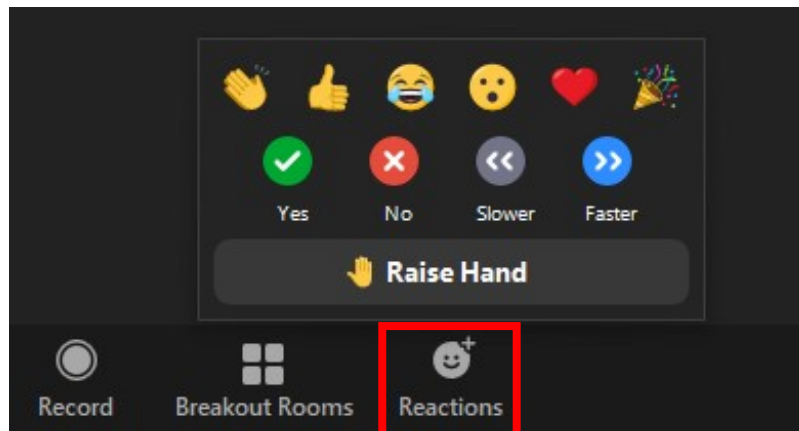
Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.
- **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 box pop up with this at the bottom of the participants' window:



Raise Hand can also be found in the Reactions or the More (...) button on the Zoom toolbar:



Item 2a – South Branch Business Park – SW Corner of the intersection of SE Army Post Road and SE 42nd Street – Comprehensive Plan Amendment and Rezoning (PUD)

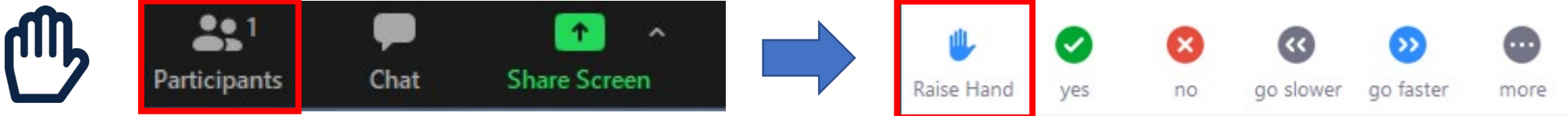
**There is a request to defer this public hearing to the April 26, 2021
Plan and Zoning Commission meeting**

Item 2B – Wendy’s – 301 & 225 Grand Avenue – Rezoning Request (PUD)

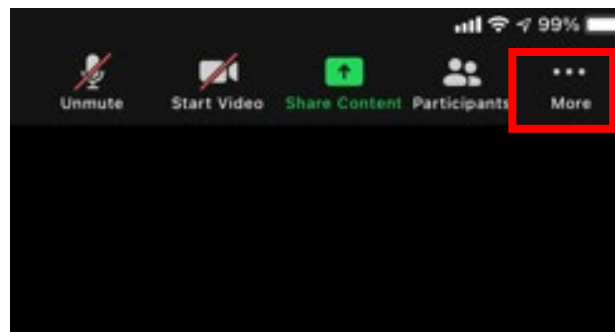
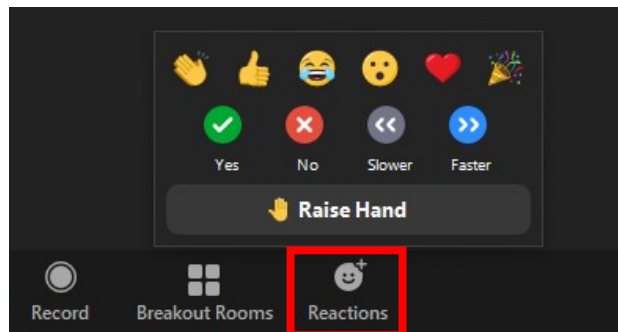
To participate on this item:

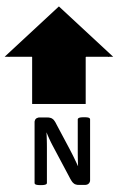
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- When a motion is made and a vote is called for, ONLY the Commission members vote.

When you are unmuted – please state your name and address for the record before you make your comments.



OR





WENDY'S PUD SKETCH

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE TOPOGRAPHIC SURVEY (SURVEY PROJECT #2102615 DATED 02/23/2021) PREPARED BY: KRISHNA MICHAEL, 4930 114TH STREET, URBANDALE, IA 50322, 515-270-0848
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

SITE DATA

LOT INFORMATION
 LOT AREA = 33,073 S.F. (0.76 AC.)
 BUILDING AREA = 2,584 S.F.

EX. COMP. LAND USE DESIGNATION = VAL GATE DISTRICT
 EX. ZONING DESIGNATION = CMC - COMMUNITY COMMERCIAL
 EX. LAND USE = CMC - COMMUNITY COMMERCIAL

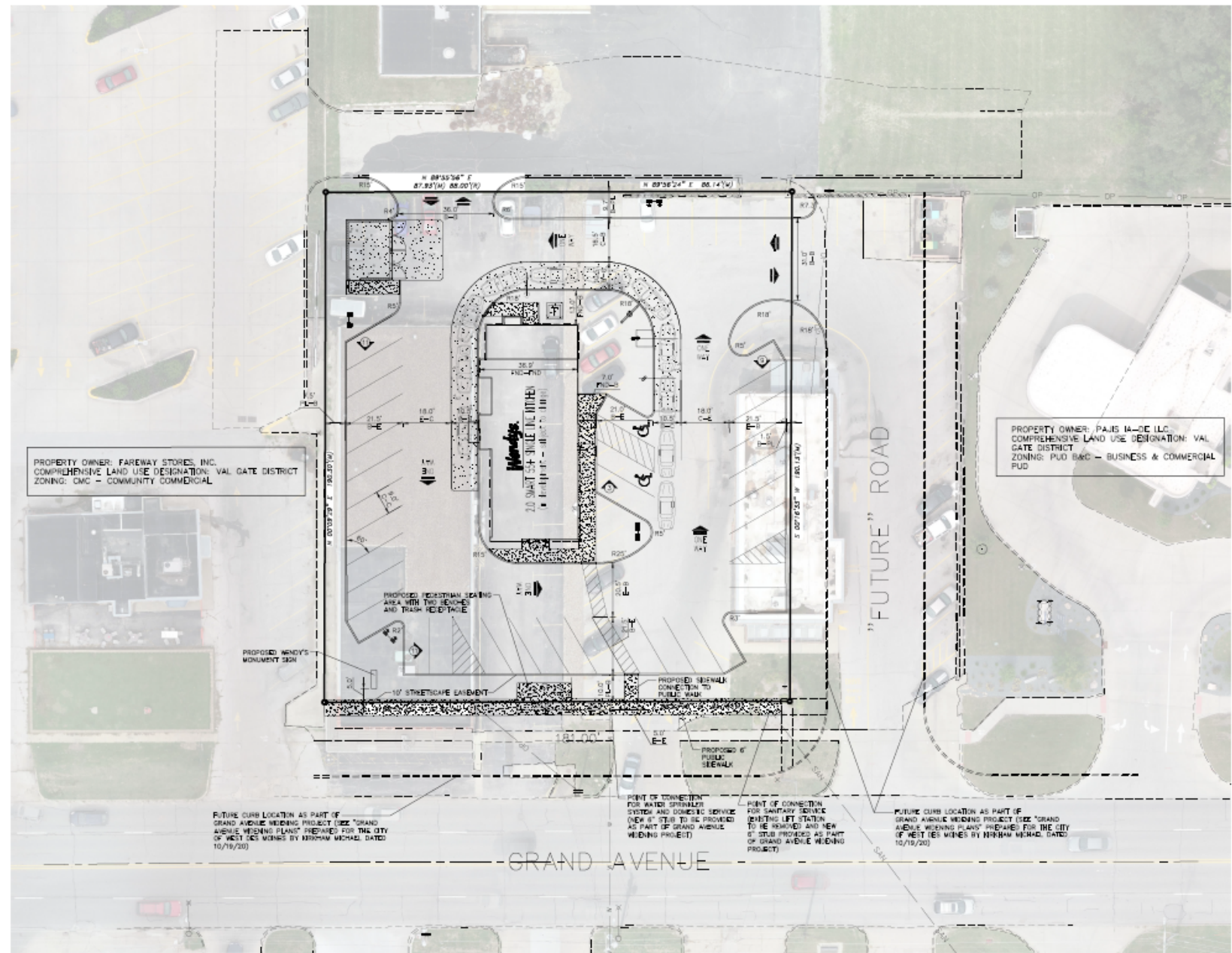
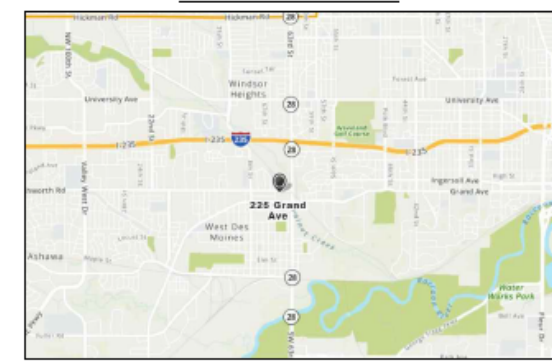
PROP. COMP. LAND USE DESIGNATION = VAL GATE DISTRICT
 PROP. ZONING DESIGNATION = CMC - COMMUNITY COMMERCIAL
 PROP. LAND USE = CMC - COMMUNITY COMMERCIAL

ON SITE PARKING DATA

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, MCCURNIN 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



PROPERTY OWNER: FAREWAY 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

PROPOSED RESTROOM LEAVING AREA WITH TWO SEWERS AND TRASH RECEPTACLE

PROPOSED WENDY'S MONUMENT SIGN

PROPOSED SEWERAL CONNECTION TO PUBLIC WASH

PROPOSED 6' PUBLIC SEWERAL

FUTURE CURB LOCATION AS PART OF GRAND AVENUE WIDENING PROJECT (SEE "GRAND AVENUE WIDENING PLANS" PREPARED FOR THE CITY OF WEST DES MOINES BY KRISHNA MICHAEL, DATED 10/19/20)

POINT OF CONNECTION FOR WATER SPRAWLER SYSTEM AND DOMESTIC SERVICE (NEW 8" STUB TO BE PROVIDED AS PART OF GRAND AVENUE WIDENING PROJECT)

POINT OF CONNECTION FOR SANITARY SERVICE (EXISTING LEFT STATION TO BE REMOVED AND NEW 6" STUB PROVIDED AS PART OF GRAND AVENUE WIDENING PROJECT)

FUTURE CURB LOCATION AS PART OF GRAND AVENUE WIDENING PROJECT (SEE "GRAND AVENUE WIDENING PLANS" PREPARED FOR THE CITY OF WEST DES MOINES BY KRISHNA MICHAEL, DATED 10/19/20)

GRAND AVENUE

"FUTURE" ROAD



225 Grand Ave
West Des Moines, IA



NORTH ELEVATION ④
1/8" = 1'-0"



SOUTH ELEVATION ③
1/8" = 1'-0"

T.O. BLADE FRAMING
21'-0"







T.O. BLADE FRAMING
21'-0"

T.O. PARAPET FRAMING
18'-3"

T.O. DRIVE PARAPET
14'-10"

T.O. GLAZING
11'-0"

T.O. CONC. SLAB
0'-0"

-  Red
Fiber Cement Cladding
-  Gray
Fiber Cement Cladding
-  Cedar
Fiber Cement Cladding
-  Silver
Metal Trim
-  Dark Bronze
Storefront
-  Limestone
Stone Veneer

T.O. DRIVE PARAPET
14'-10"

T.O. GLAZING
11'-0"

T.O. CONC. SLAB
0'-0"

T.O. PARAPET FRAMING
18'-3"



EAST ELEVATION ②
1/8" = 1'-0"

T.O. PARAPET FRAMING
18'-3"

T.O. BLADE FRAMING
21'-0"

T.O. DRIVE PARAPET
14'-10"

T.O. GLAZING
11'-0"

T.O. CONC. SLAB
0'-0"

T.O. GLAZING
11'-0"



WEST ELEVATION ①
1/8" = 1'-0"

Wallin ■ Gomez
ARCHITECTS LTD

711 S Dearborn Street, Suite 606 | Chicago, Illinois 60605 | 312.427.4702

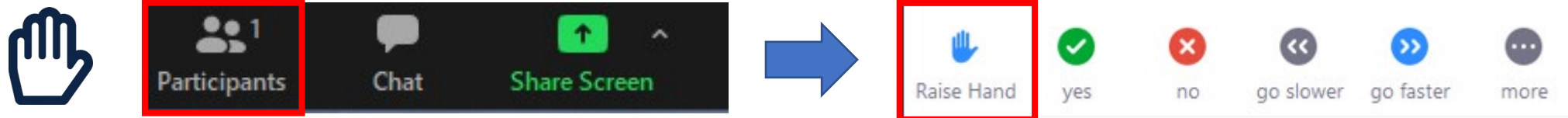
04.09.2021

Item 2c – West Glen North Village – 450 S Prairie View Drive – Zone Change to Amend the Specific Plan

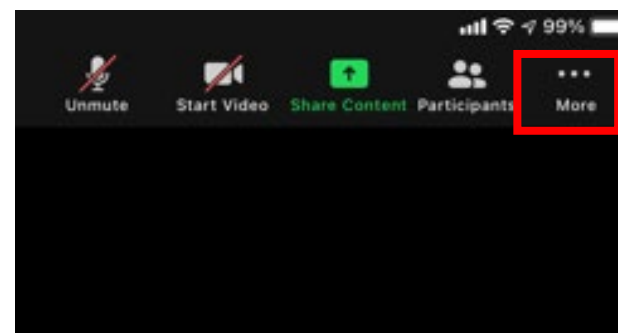
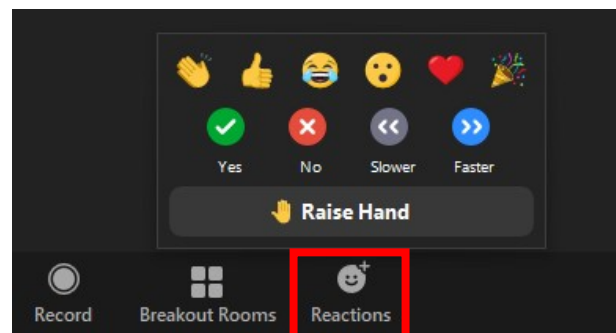
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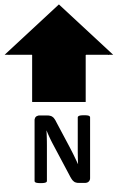
When you are unmuted – please state your name and address for the record before you make your comments.



OR



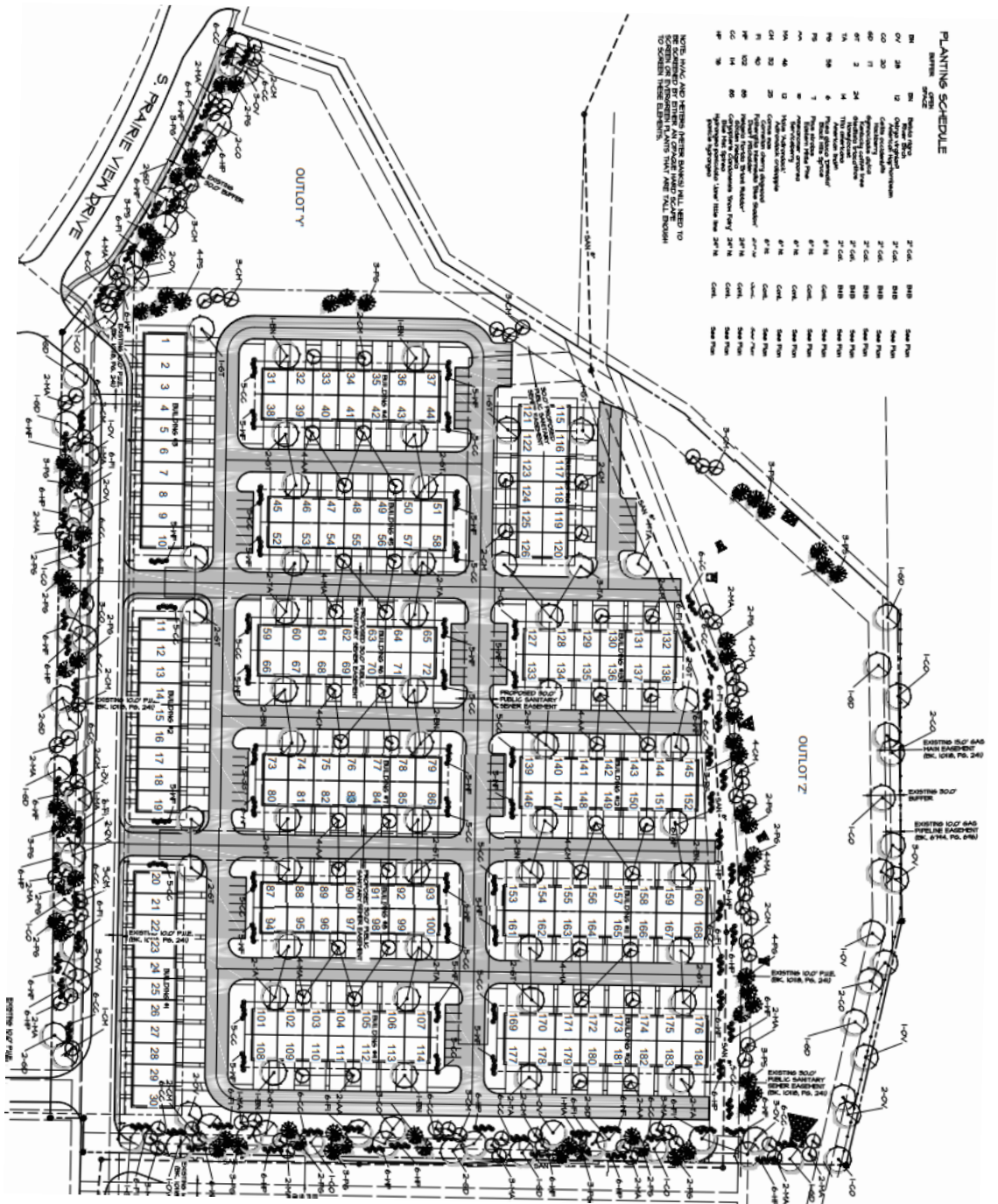
450 S. Prairie View Drive



PLANTING SCHEDULE

NO.	SYMBOL	PLANT SPEC.	27 CAL.	30B	30A	30C
01	1	Small Tree	27 Cal.	30B	30A	30C
02	2	Medium Tree	27 Cal.	30B	30A	30C
03	3	Large Tree	27 Cal.	30B	30A	30C
04	4	Shrub	27 Cal.	30B	30A	30C
05	5	Flowering Shrub	27 Cal.	30B	30A	30C
06	6	Small Tree	27 Cal.	30B	30A	30C
07	7	Medium Tree	27 Cal.	30B	30A	30C
08	8	Large Tree	27 Cal.	30B	30A	30C
09	9	Shrub	27 Cal.	30B	30A	30C
10	10	Flowering Shrub	27 Cal.	30B	30A	30C
11	11	Small Tree	27 Cal.	30B	30A	30C
12	12	Medium Tree	27 Cal.	30B	30A	30C
13	13	Large Tree	27 Cal.	30B	30A	30C
14	14	Shrub	27 Cal.	30B	30A	30C
15	15	Flowering Shrub	27 Cal.	30B	30A	30C
16	16	Small Tree	27 Cal.	30B	30A	30C
17	17	Medium Tree	27 Cal.	30B	30A	30C
18	18	Large Tree	27 Cal.	30B	30A	30C
19	19	Shrub	27 Cal.	30B	30A	30C
20	20	Flowering Shrub	27 Cal.	30B	30A	30C
21	21	Small Tree	27 Cal.	30B	30A	30C
22	22	Medium Tree	27 Cal.	30B	30A	30C
23	23	Large Tree	27 Cal.	30B	30A	30C
24	24	Shrub	27 Cal.	30B	30A	30C
25	25	Flowering Shrub	27 Cal.	30B	30A	30C
26	26	Small Tree	27 Cal.	30B	30A	30C
27	27	Medium Tree	27 Cal.	30B	30A	30C
28	28	Large Tree	27 Cal.	30B	30A	30C
29	29	Shrub	27 Cal.	30B	30A	30C
30	30	Flowering Shrub	27 Cal.	30B	30A	30C

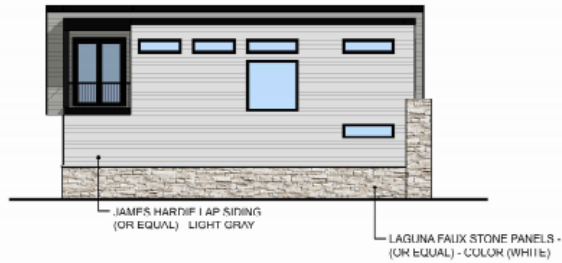
NOTE: PLANTING AND WATERING AREAS SHOWN SHALL BE USED TO BE DETERMINED BY EITHER AN ON-SCENE LAND SURVEYOR OR A LAND SURVEYOR'S FIELD NOTES AND SHALL BE SHOWN IN THE FIELD NOTES.



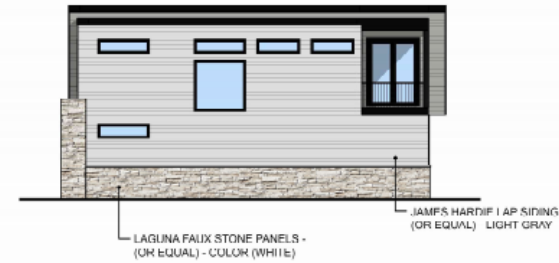
West Glen Townhomes (Rear-Load)



Front Elevation



Right Elevation



Left Elevation

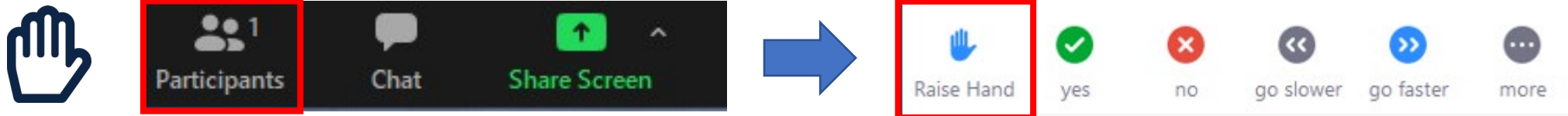


Item 4a – Westridge Elementary Building Addition – 5500 EP True Parkway – Major Modification to a Site Plan

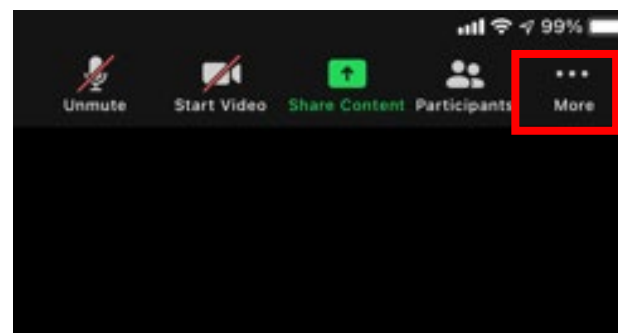
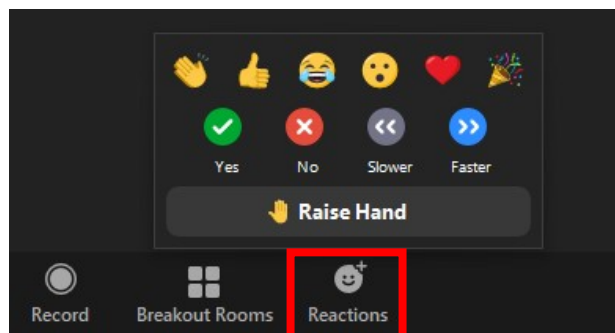
To participate on this item:

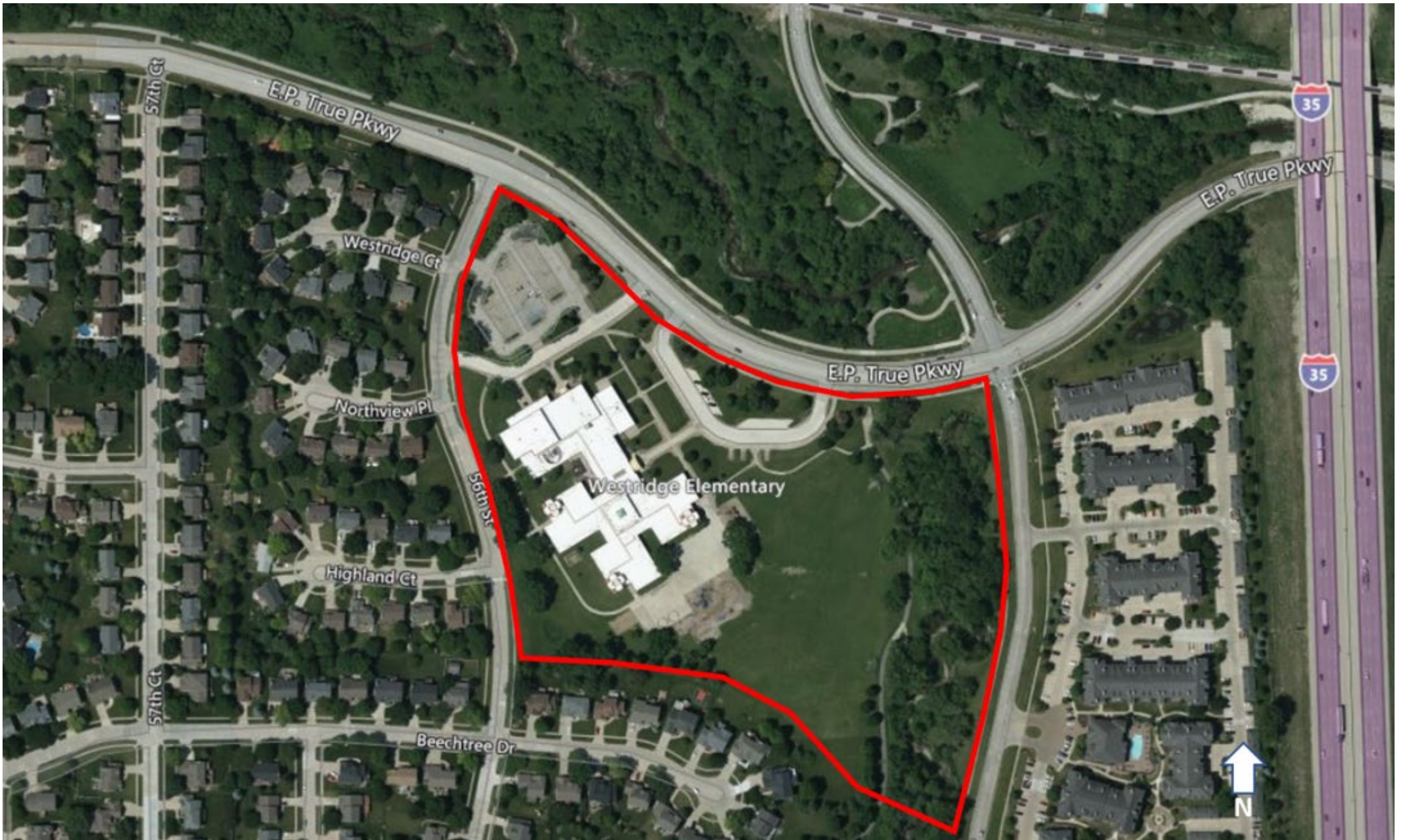
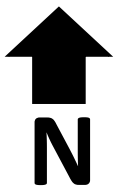
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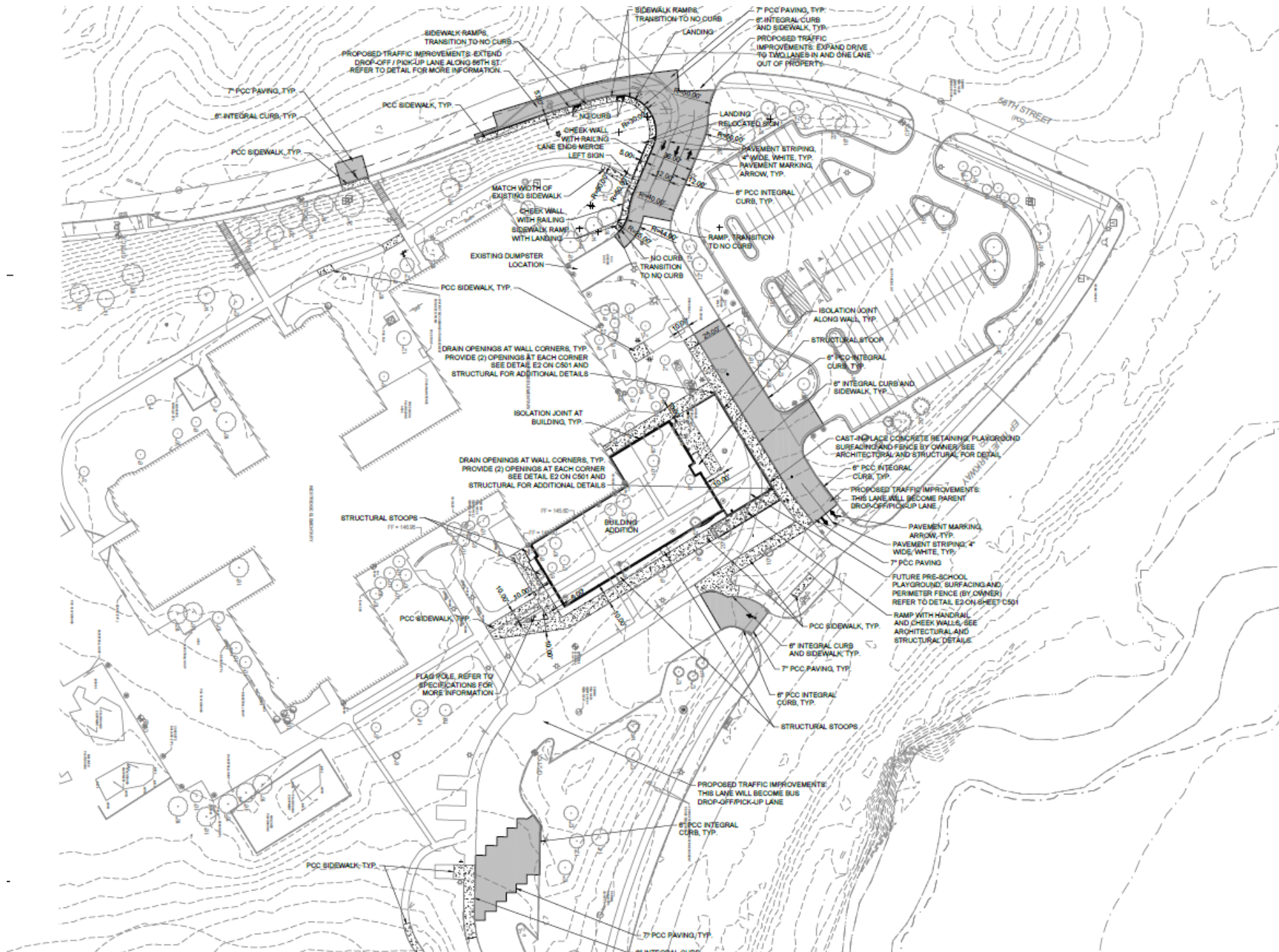
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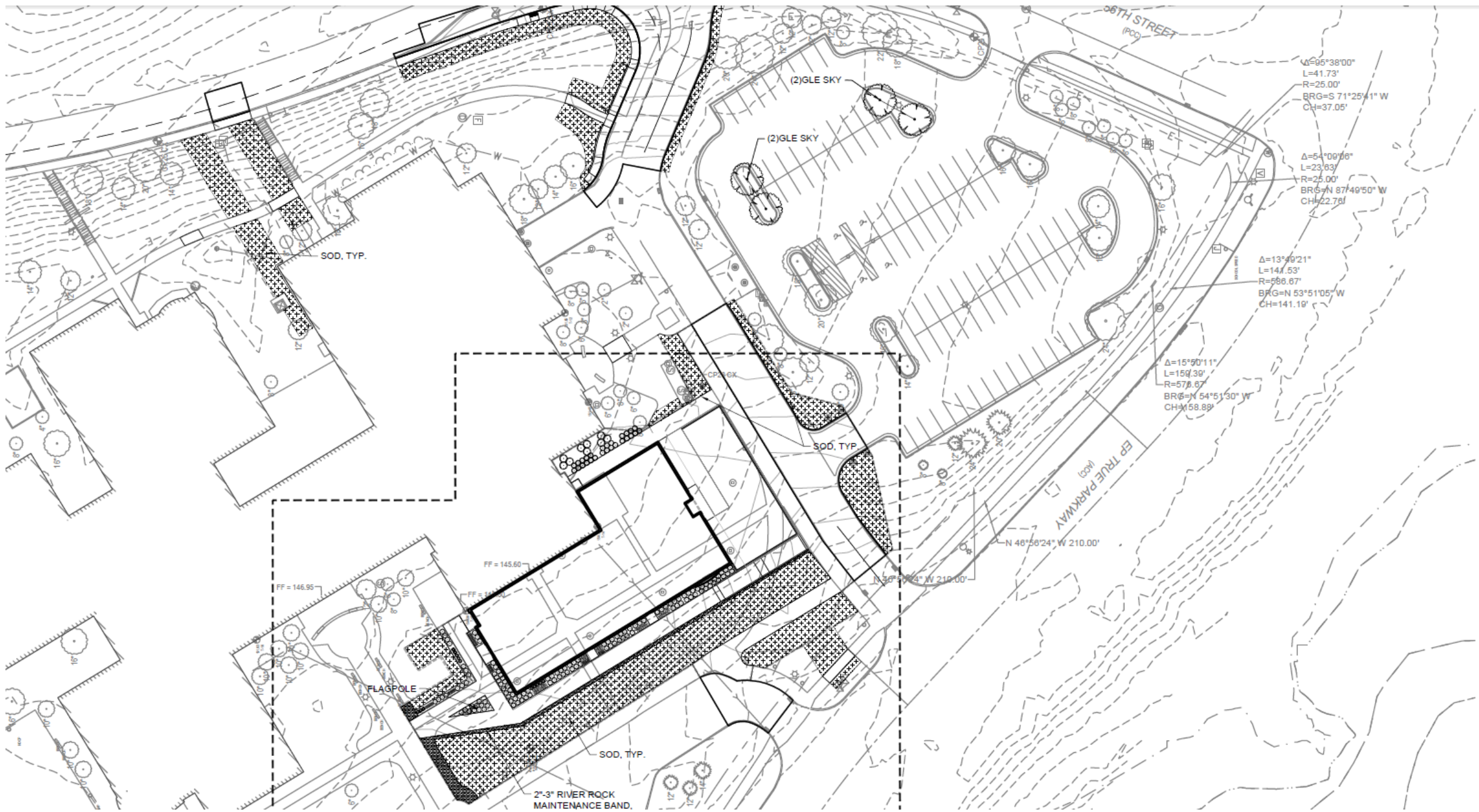


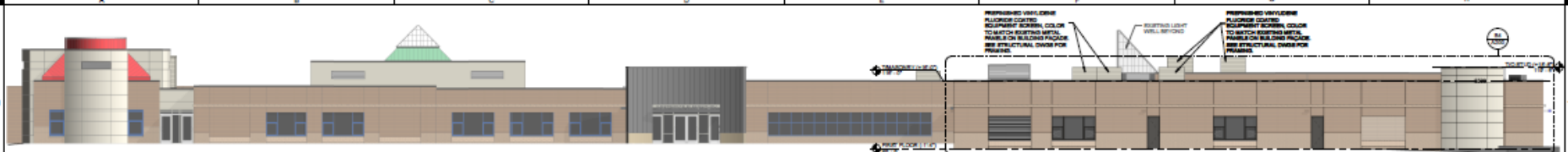
OR



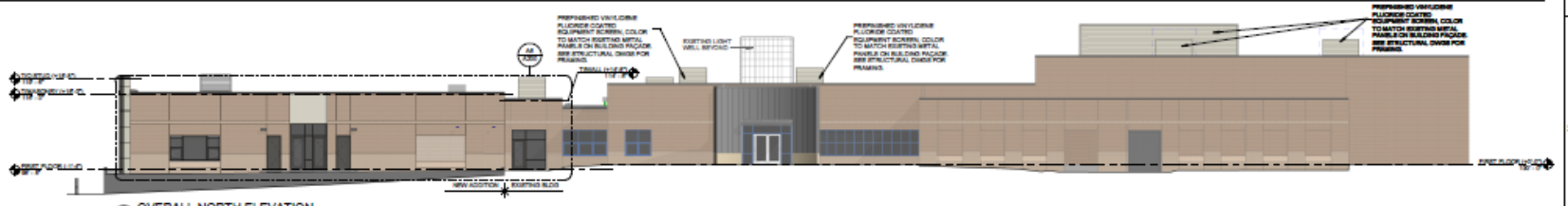




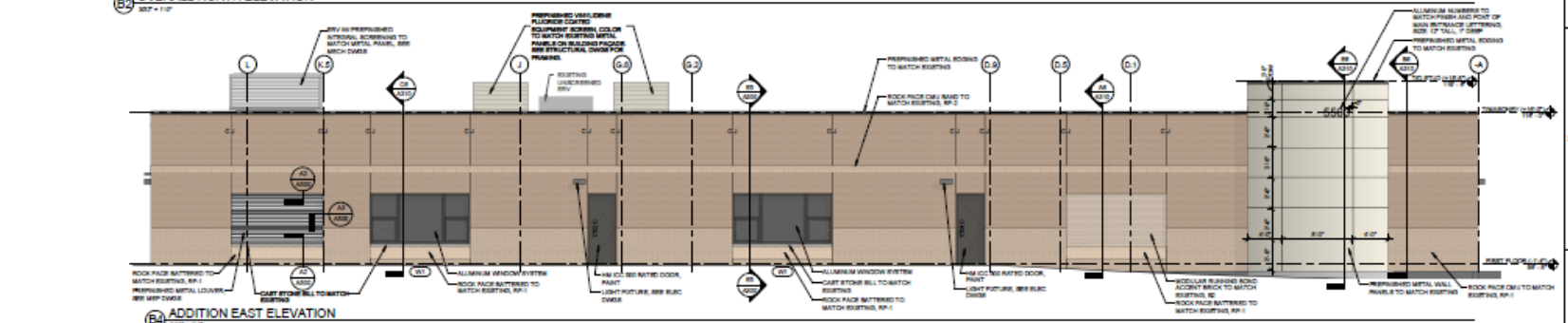




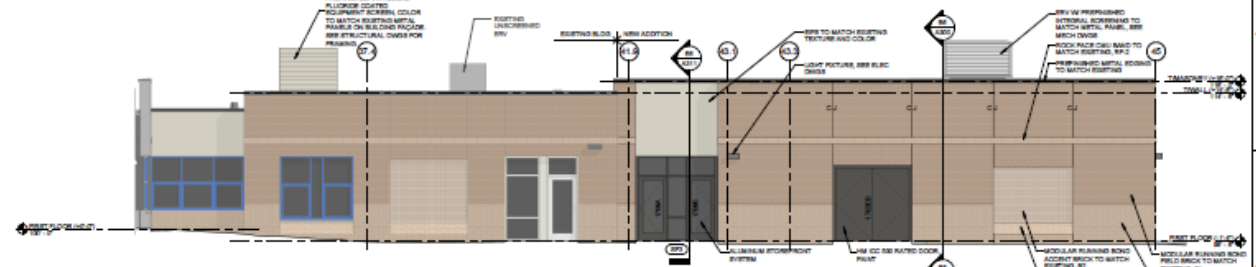
A1 ADDITION EAST ELEVATION
SHP + 11'0"



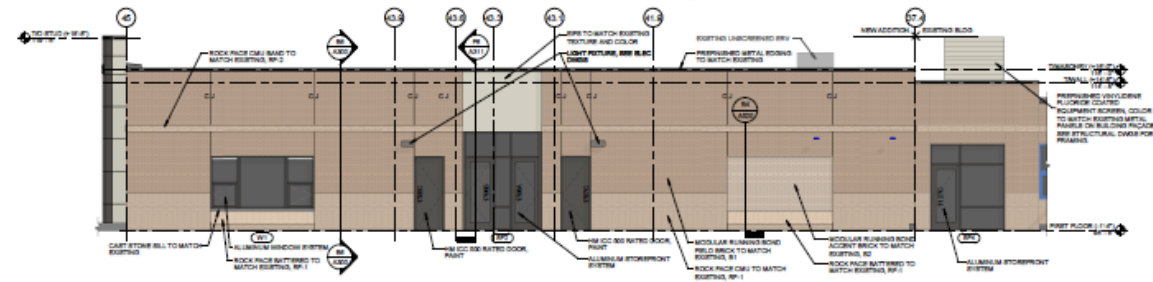
B3 OVERALL NORTH ELEVATION
SHP + 11'0"



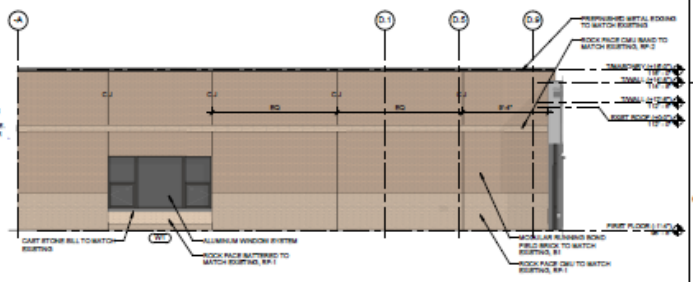
B4 ADDITION EAST ELEVATION
SHP + 11'0"



C3 ADDITION SOUTH ELEVATION
SHP + 11'0"



A5 ADDITION NORTH ELEVATION
SHP + 11'0"



F6 ADDITION WEST ELEVATION
SHP + 11'0"

SHIVEHATTERY
ARCHITECTURE & INTERIOR DESIGN
405 S. GARDEN ST. SUITE 100
DALLAS, TEXAS 75201
PH: 214.742.1111 FAX: 214.742.1112
www.shivehattery.com

WESTRIDGE 2021 CLASSROOM ADDITION
WEST DECAWANE COMMUNITY SCHOOLS
WESTRIDGE ELEMENTARY, 1000 E. Y TUVE INDIANWAY, WEST DES MOINES, IA 50319

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

DATE:	08/11/2021
BY:	ARCHITECT
APP.:	ARCHITECT
SCALE:	AS SHOWN
PROJECT:	WESTRIDGE 2021 CLASSROOM ADDITION

**EXTERIOR
ELEVATIONS**