

AGENDA
DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING

Board Room, City Hall, 4200 Mills Civic Parkway

Monday, May 17, 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.

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: 892 0468 2347

OPEN SESSION

1. Westowne Shopping Center PUD – Scott Lipovac, Aaron Mesmer & Josh Trygstad (Staff – Twedt)
2. Upcoming Projects
 - a. Jordan West Lot 4 Retail
 - b. The Reserve
 - c. Microsoft DSM 14
 - d. Microsoft DSM 40
 - e. Oaks on Grand
 - f. Woodland Estates
 - g. Valley Junction Art Exhibit
 - h. Mill Ridge Plat 5
 - i. Village on Jordan Creek

Welcome to the May 17, 2021 WDM Development and Planning Council Subcommittee

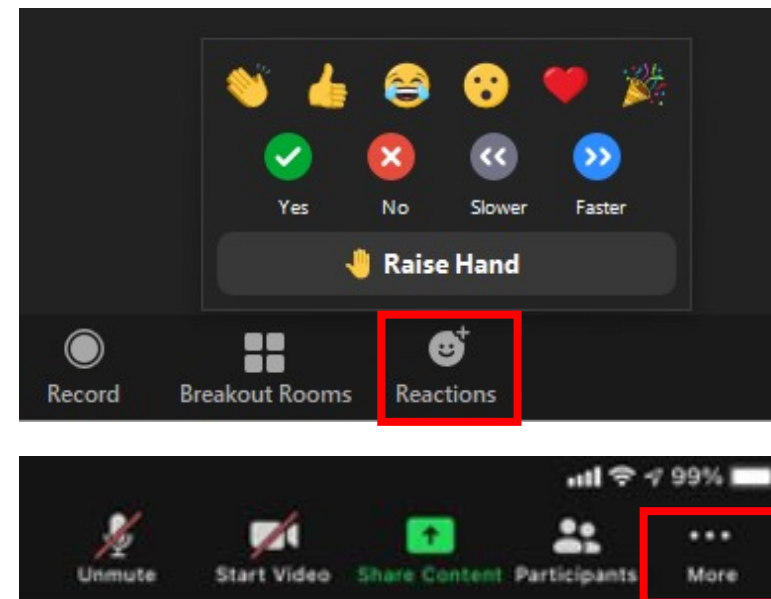
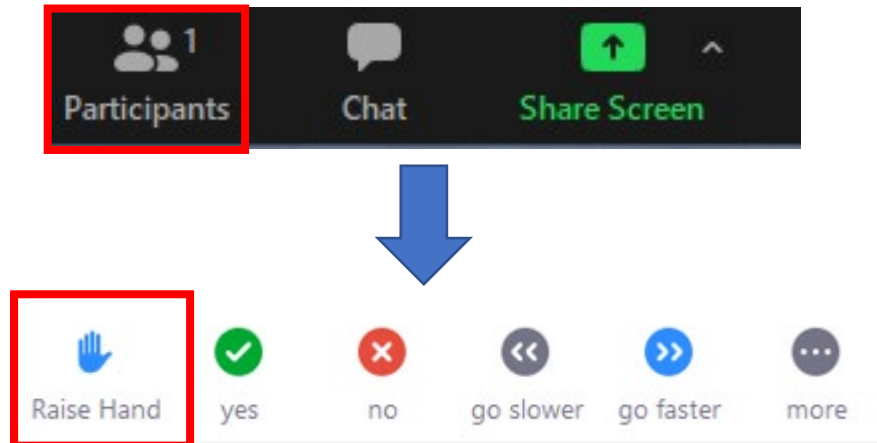
Here are a few housekeeping items before we get started:

- 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:



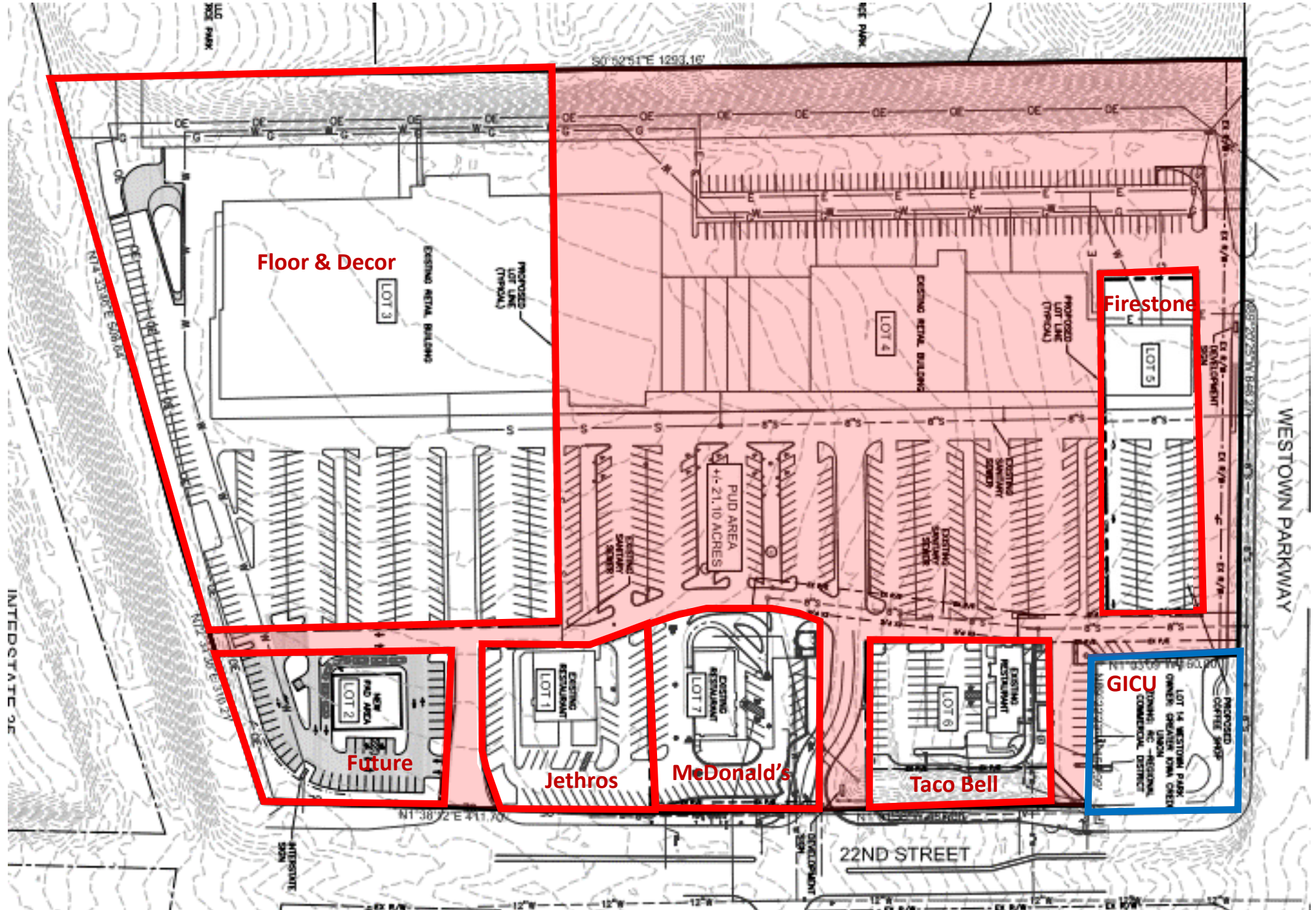
Click participants in your Zoom toolbar, you will see a window pop up with icons at the bottom of the participants' window. If not found in the participants' window, it can be found in the Reactions or More (...) button on the Zoom toolbar:



Discussion Item #1
Westowne Center



Discussion Item #1
Westowne Center



Discussion Item #1: Westowne Center PUD

Minimum Lot Size

Allow lots less than code as long as executed Ingress/Egress Easements and Cross Parking: minimum lot size as necessary to accommodate code for open space, drive aisle widths, parking stall dimension, and landscaping for visual mitigation

Open Space

<i>Current Site Condition</i>	20% (187,268sf)
<i>City Code Requirement</i>	25% (229,829sf) Deficient: 42,561 sf
<i>Previous P&Z/CC action (if any)</i>	1991 Revised Site Plan: COA to install 2.5' berm along 22nd St & replace rock in islands with sod to increase 'green' 1993 Site Plan for Hooter's: COA to landscape along 22nd St to increase 'green' & repair west side drives
<i>Applicant's Request</i>	existing lease agreements prevent changing new lot will be developed compliant to 25% OS
<i>Staff's Recommendation</i>	Addition of landscape islands and pods per code will increase OS - provide plan illustrating locations consistent with code No immediate action - implementation upon/aligned with expiration of lease agreements New lot provide per code at time of development

Building Setback

<i>Current Site Condition</i>	approx 45' (Westtown); 80' (22nd Street); approx 90' (west); & 60' (south)
<i>City Code Requirement</i>	100' front (Westtown & 22nd St); 50' (west & south) Deficient Westtown setback
<i>Previous P&Z/CC action (if any)</i>	Variance granted allowing 80' setback for Taco Bell
<i>Applicant's Request</i>	25' along Westtown; 80' along 22nd St - new building will be no closer than others; 10' along side (south?); and 25' along rear (west?)
<i>Staff's Recommendation</i>	agree with 80' along 22nd St; okay with reduced on Westtown - confirm setback available from existing buildings upon dedication of additional ROW and set setback distance accordingly; maintain 50' code side and rear (south & west) - site complies today: nothing proposed to suggest need less 0' internal lot lines unless Bldg or Fire requires different

Private Improvements in ROW

<i>Current Site Condition</i>	20' ROW dedication along Westtown will result in private improvements on City property (drive aisle and proposed development sign)
<i>Applicant's Request</i>	Okay with dedicating but request allowance of private improvements (existing & proposed) be allowed
<i>Staff's Recommendation</i>	Allow with execution of hold harmless and removal/repair agreement

Parking Lot Setback & Visual Screening

<i>Current Site Condition</i>	<p>approx 10' from 22nd Street & Westown (ROW dedication along Westown will result in zero setback)</p> <p>no effective landscaping or berming along 22nds St or Westown</p>
<i>City Code Requirement</i>	<p>15' from boundaries; 5' internal unless part of a shared parking concept screened to minimum height of 3' (vegetation + berming)</p> <p>Deficient setback along Westown (will get worse) & no screening of parking</p>
<i>Previous P&Z/CC action (if any)</i>	<p>1993 Revised site plan - variance granted allowing 10' setback along 22nd Street with installation of buffer & 2.5' berm</p>
<i>Applicant's Request</i>	<p>accept current setback - new lot will not be any closer</p>
<i>Staff's Recommendation</i>	<p>agree with 10' along 22nd St -- new building no closer; -- require installation of landscape vegetation (berming if possible) -- timing??</p> <p>0' setback along Westown due to dedication of additional ROW -- allow plantings in ROW at edge of current drive aisle</p> <p>maintain 15' code side and rear (south & west) - site complies today: nothing proposed to suggest need less</p> <p>0' internal between lots</p>

Minimum Parking Required

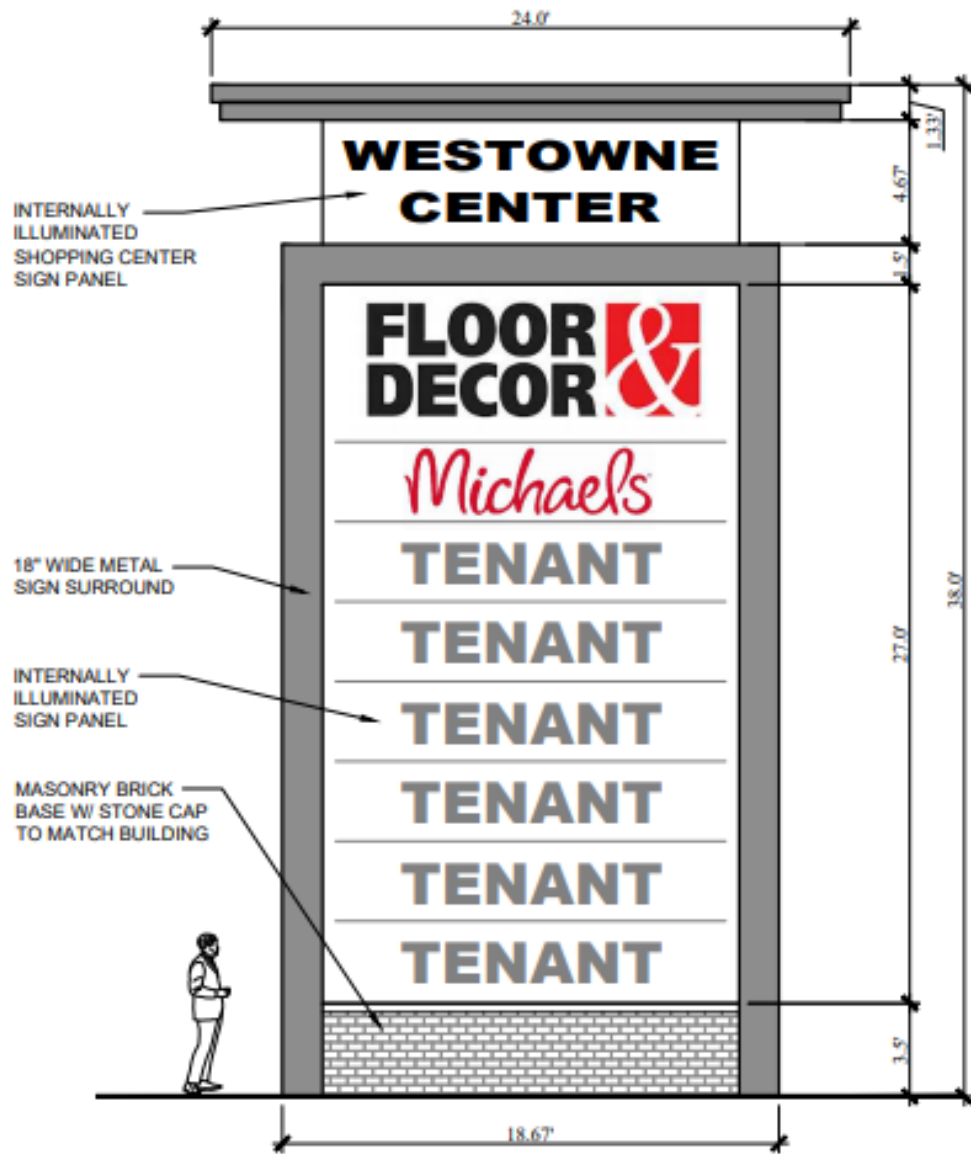
<i>Current Site Condition</i>	950 stalls ** indicated some may not meet code minimum for length dimensions -- 118 stalls are behind the building (NW corner) Original site plan required 894 and provided 1051 in 1991 -- Shared Parking Agreement executed
<i>City Code Requirement</i>	For a Planned Commercial Center = 881 On a per use basis w/ existing tenants + future lot = 830
<i>Previous P&Z/CC action (if any)</i>	none known
<i>Applicant's Request</i>	existing lease agreements prevent changing
<i>Staff's Recommendation</i>	require lesser of two as long as valid shared parking agreement across the center exist // new drive-thru businesses require queuing per code

Parking Stall & Drive Aisle Dimensions & Surfacing

<i>Current Site Condition</i>	Stall width generally is compliant; stall depths less than code in areas -- mainly angled parking drive aisle widths are generally compliant -- one known issue with bi-directional angled parking on less than 24' aisle
<i>City Code Requirement</i>	9' stall width: 17' or 19' length and 24' drive aisle for 90° parking; 24' length for 60° and 18' one-way drive aisle or 24' if two-way drive aisle Deficient stall length and some drive aisle widths
<i>Previous P&Z/CC action (if any)</i>	none known
<i>Applicant's Request</i>	existing lease agreements prevent changing
<i>Staff's Recommendation</i>	Work with Emergency Response agencies to identify areas in which surface repairs are urgent No immediate action -- however, ** Restrip areas as possible compliant with code at such time that parking lot maintenance (overlays) is done, including fix striping of known bi-directional lane when first overlay and striping of another area is done ** Reconstruct areas compliant when full tear out to sub-base is done

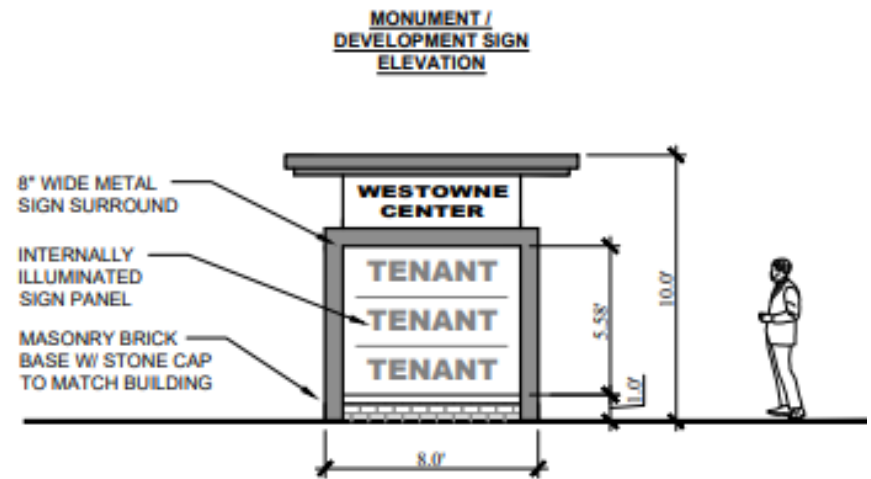
Parking Lot Landscaping

<i>Current Site Condition</i>	some linear islands; very few terminal islands; no tree pods
<i>City Code Requirement</i>	terminal islands at end of each parking row and every 18 stalls (min 9' width x length of stall) tree pods between and at least every 9 stalls (min 6') linear islands every 6 rows of parking (min 10' width) 1 tree per pod and for each 9' x 17' island Site generally deficient
<i>Previous P&Z/CC action (if any)</i>	none known
<i>Applicant's Request</i>	existing lease agreements prevent changing
<i>Staff's Recommendation</i>	Provide planting plan for current linear islands and existing pods - install number of trees consistent with code requirements Other areas no immediate action -- however, ** When full tear out to sub-base is done for maintenance - change striped islands to raised islands and install required trees ** Upon expiration of current lease agreements and when full tear out to sub-base is done - implement required terminal islands (no islands within a row or pods requirement) and install required trees



INTERSTATE SIGN
(PER ZONING CODE)
200 S.F. PER FACE
30'-0" MAX. HEIGHT
10'-0" MIN. SETBACK
100'-0" MAX. SETBACK

SIGN PROPOSED (PUD)
496 S.F. PER FACE
38'-0" HEIGHT



MONUMENT SIGN
(PER ZONING CODE)
64 S.F. PER FACE
7'-0" MAX. HEIGHT
10'-0" MIN. SETBACK

SIGN PROPOSED (PUD)
50.5 S.F. PER FACE
10'-0" HEIGHT

Signage

<p><i>Current Site Condition</i></p>	<p>Each free-standing building along 22nd Street have ground monument signs; tenants in the main building utilize wall signage @ 1.5sf/lineal foot of tenant space</p>
<p><i>City Code Requirement</i></p>	<p>1sf wall signage per lineal foot due to front parcels Interstate sign requires 300' of frontage & limited to tenants on same parcel as sign // max 30' in height x 12' width // 200sf of copy area (multi-tenant) // 3-dimensional and opaque background // 10' setback from interstate ROW and 100' from adjoining lot line Ground Monument Signs: 150' lot frontage & limited to tenants on same parcel as sign // 150' separation from another sign // max 5' height x 7' width w/ 35sf copy area @ 10' setback OR max 7' height x 9' width w/ 64sf copy area @ 20' setback // 3-dimensional lettering & opaque background</p>
<p><i>Applicant's Request</i></p>	<p>Interstate: 27' tall x <18' wide = approx 502sf for tenant identification area + 5' x 15' = 75sf for center identification - overall 38' tall x 24' at widest ('cap') tenant identifcaiton full height of sign Two Development Signs: 6' tall x 8' wide = 48sf tenant identification area + 4' x 6' =24sf for center indentification - overall 10' tall by 10' internally illuminated panels</p>
<p><i>Non-compliant aspects to code of Applicant's Request:</i></p>	<p>Interstate sign exceeds allowed for height, width & copy area // with proposed subdividing into lots - doesn't meet minimum frontage for proposed location & proposes off-premise tenant identification Development signs: has been allowed in developments in lieu of individual ground monument signs - as proposed would place 6 signs along 22nd Street: proposed 22nd Street sign doesn't meet minimum lot frontage or minimum separation requirements (from Taco Bell) // Sign proposed for Westown potentially within city ROW</p>
<p><i>Staff's Recommendation</i></p>	<p>Allow one interstate sign to be located off of proposed lot 2; allow tenant identification of any business in main center building (not tenants on outparcels along 22nd St) under same ownership entity (CCOP provisions) // require size consistent with code Westown Pkwy: Allow ground monument sign in city ROW with hold harmless & removal/repair agreement // allow identification of tenants within the center that don't otherwise have own ground monument sign 22nd St: No additional ground sign except if proposed lot 2 meets minimum frontage requirements & separation requirements from sign on Jethro's lot // size per code based on setback provided;</p>

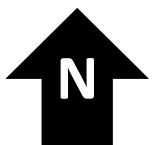
Storm Water Management

<i>Current Site Condition</i>	2011 Development Agreement established four phase approach to storm water to bring center into compliance
<i>Applicant's Request</i>	<p>Full Compliance of the existing development agreement is not feasible. Willing to work with the City to accommodate the regional storm water management facility.</p> <p>At this time we request a pause in the requirements of the development agreement as it pertains to implementing the storm water management facilities that would discharge to Westown Parkway. Once the design of the City's regional storm water management facility can be completed, we are willing work with the city by providing space to accommodate facility as long as costs of construction are on the City, and the applicant is not penalized on site impacts such as parking. The provided space would act as complying with City's storm water requirements.</p> <p>Please note, a tenant protected drive extends through the general area of the regional detention location and special accommodations may be needed with those tenants.</p>
<i>Staff's Recommendation</i>	Need to know of any impacts to parking in order to make accommodations in requirements stated in PUD ordinance

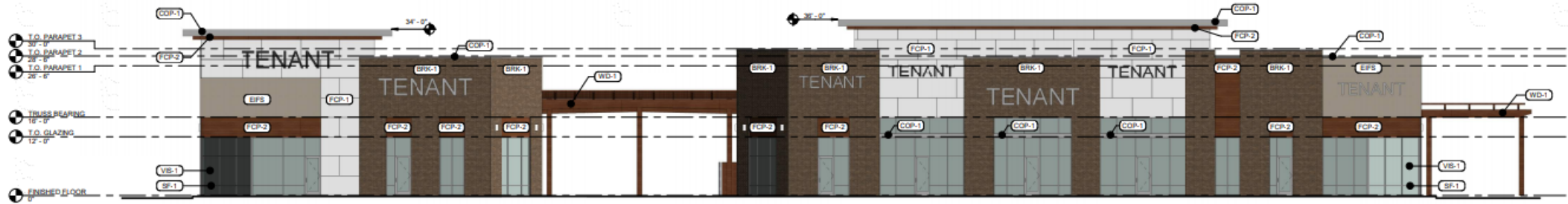
Sanitary Sewer

<i>Current Site Condition</i>	Private sanitary sewer
<i>City Code Requirement</i>	Public sewer to all lots
<i>Applicant's Request</i>	Allow sewer to remain private until such time that repairs are needed
<i>Staff's Recommendation</i>	

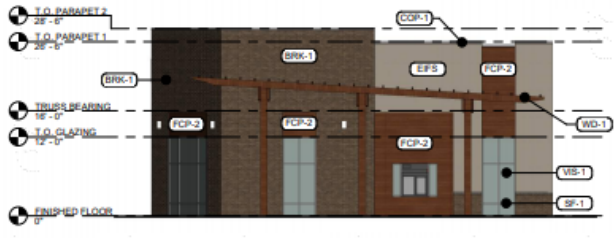
Upcoming Item 'a':
Project: Jordan West Lot 4 Retail



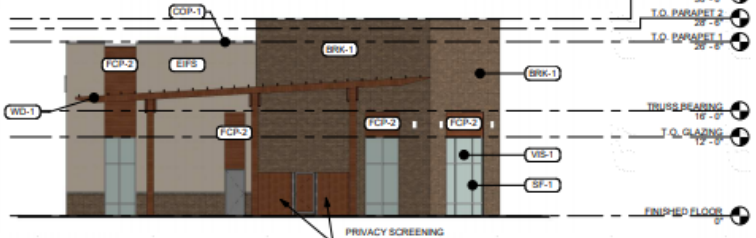
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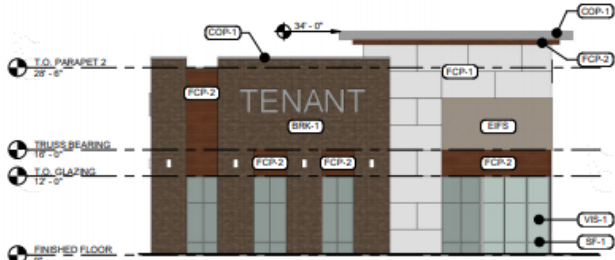
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



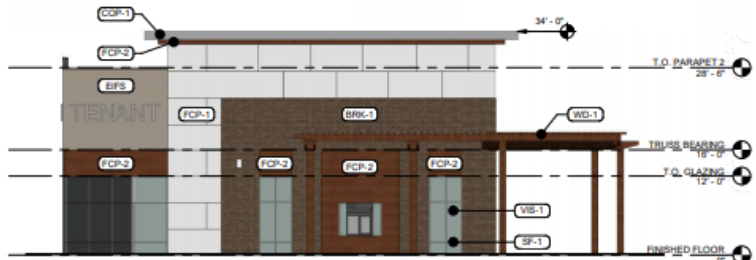
2 BUILDING 2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING 1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 BUILDING 2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



5 BUILDING 1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

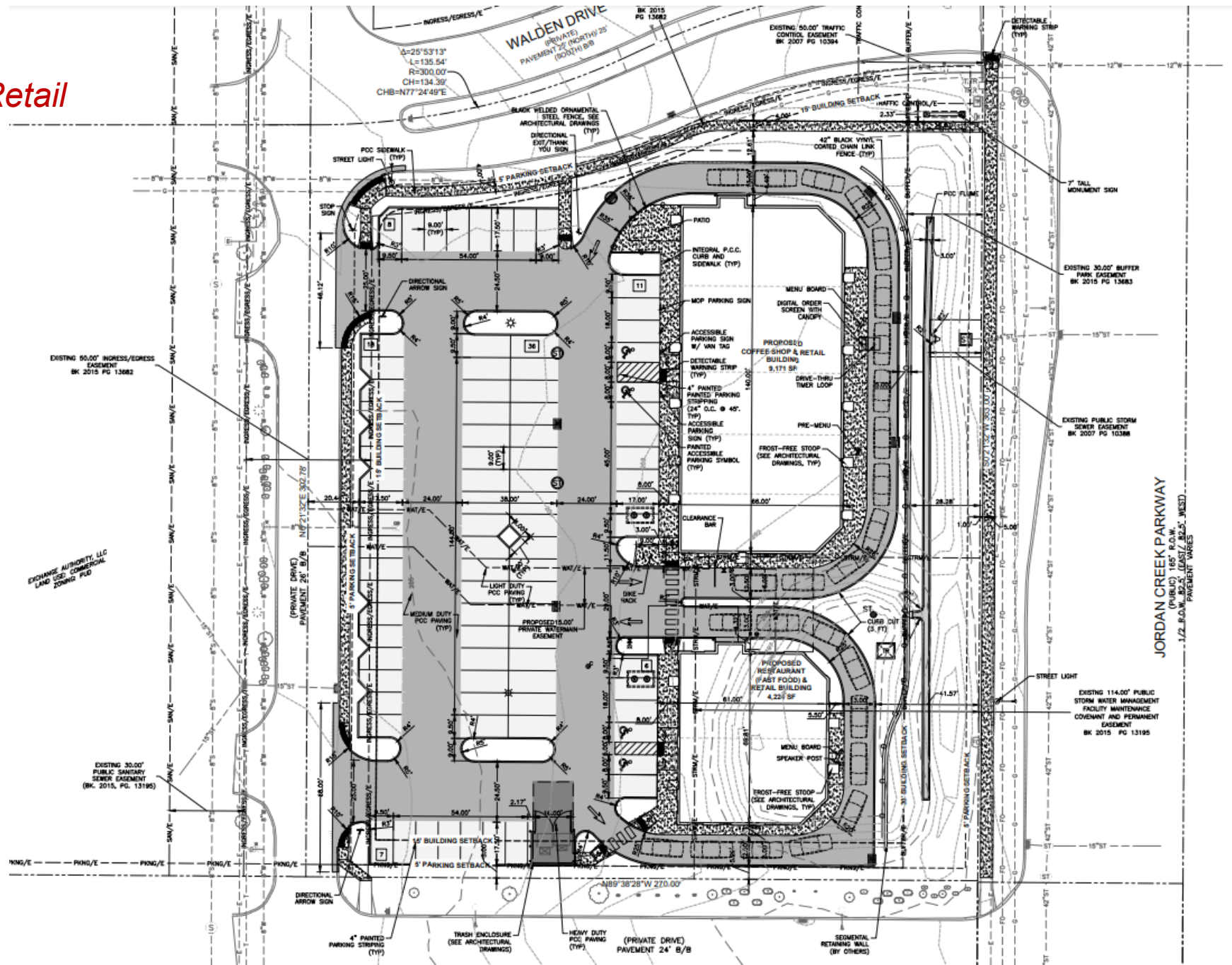
MATERIAL CALCULATIONS:

BRICK OVERALL % (EXCLUDING GLAZING)	BRICK + GLAZING OVERALL %
EAST FACADE: TOTAL (EXCLUDING GLAZING) = 4817 SF BRICK = 2859 BRICK = 59%	EAST FACADE: TOTAL = 6519 SF GLAZING = 1660 SF BRICK = 2659 SF BRICK + GLAZING = 67%
NORTH ELEVATION BUILDING 2: TOTAL (EXCLUDING GLAZING) = 1498 SF BRICK = 825 SF BRICK = 55%	NORTH ELEVATION BUILDING 2: TOTAL = 1982 SF GLAZING = 224 SF BRICK = 825 SF BRICK + GLAZING = 61%
SOUTH FACADE BUILDING 1: TOTAL (EXCLUDING GLAZING) = 1059 SF BRICK = 1014 SF BRICK = 96%	SOUTH FACADE BUILDING 1: TOTAL = 1872 SF GLAZING = 213 SF BRICK = 1014 SF BRICK + GLAZING = 65%
SOUTH ELEVATION BUILDING 2: TOTAL (EXCLUDING GLAZING) = 1511 SF BRICK = 794 SF BRICK = 53%	SOUTH ELEVATION BUILDING 2: TOTAL = 1859 SF GLAZING = 378 SF BRICK = 794 SF BRICK + GLAZING = 61%
NORTH ELEVATION BUILDING 1: TOTAL (EXCLUDING GLAZING) = 1711 SF BRICK = 653 SF BRICK = 38%	NORTH ELEVATION BUILDING 1: TOTAL = 2056 SF GLAZING = 345 SF BRICK = 653 SF BRICK + GLAZING = 49%
WEST FACADE: TOTAL (EXCLUDING GLAZING) = 4576 SF BRICK = 2280 SF BRICK = 50%	WEST FACADE: TOTAL = 6190 SF GLAZING = 1618 SF BRICK = 2280 SF BRICK + GLAZING = 63%
TOTALS: ELEVATIONS: 15,732 SF BRICK + GLAZING: 12,793 SF TOTAL BRICK = 52%	TOTALS: ELEVATIONS: 20,310 SF BRICK + GLAZING: 12,793 SF TOTAL BRICK + GLAZING = 63%



6 WEST ELEVATION
SCALE: 3/32" = 1'-0"

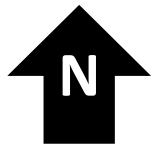
Upcoming Item 'a':
Project: Jordan West Lot 4 Retail



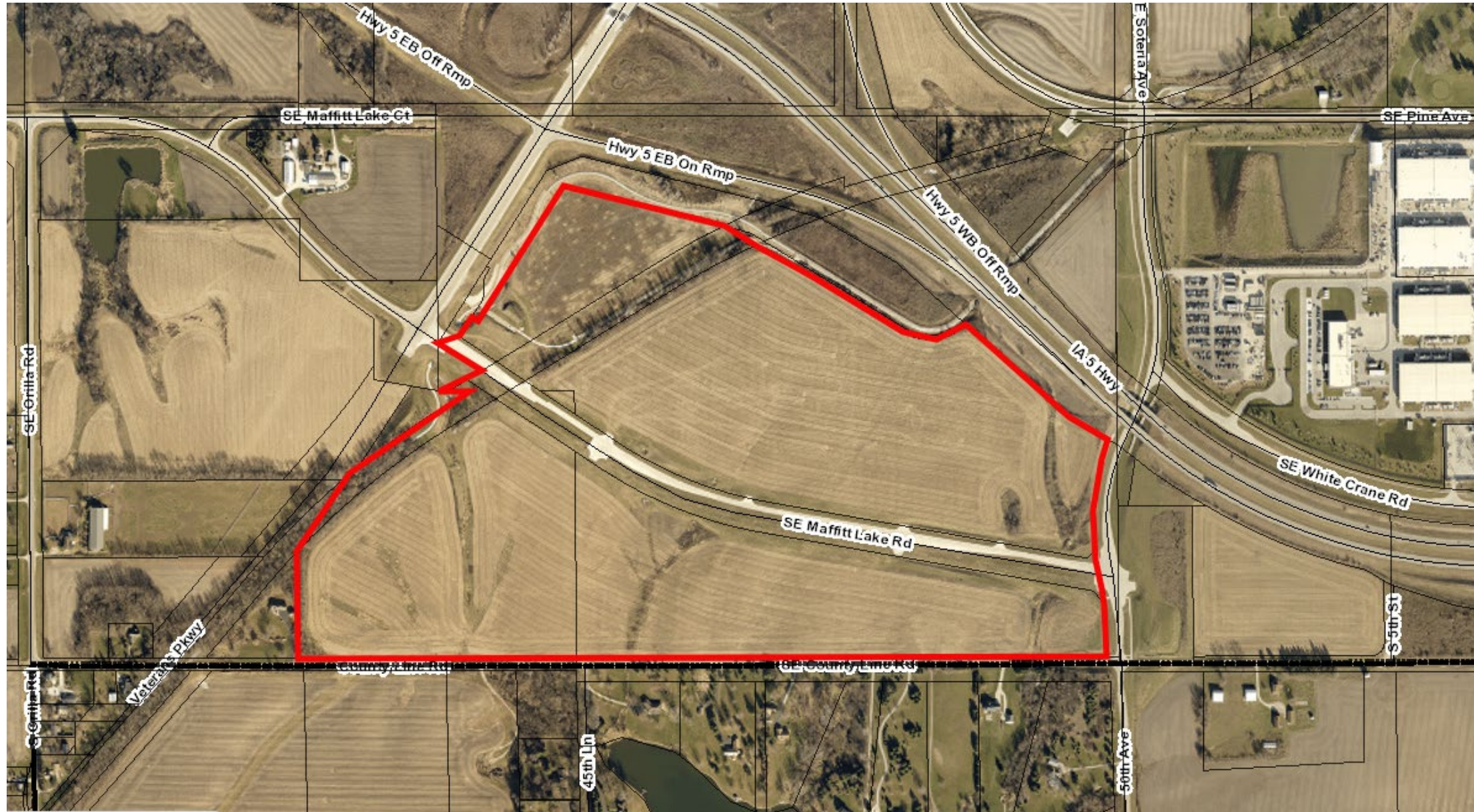
Upcoming Item 'b':
Project: The Reserve



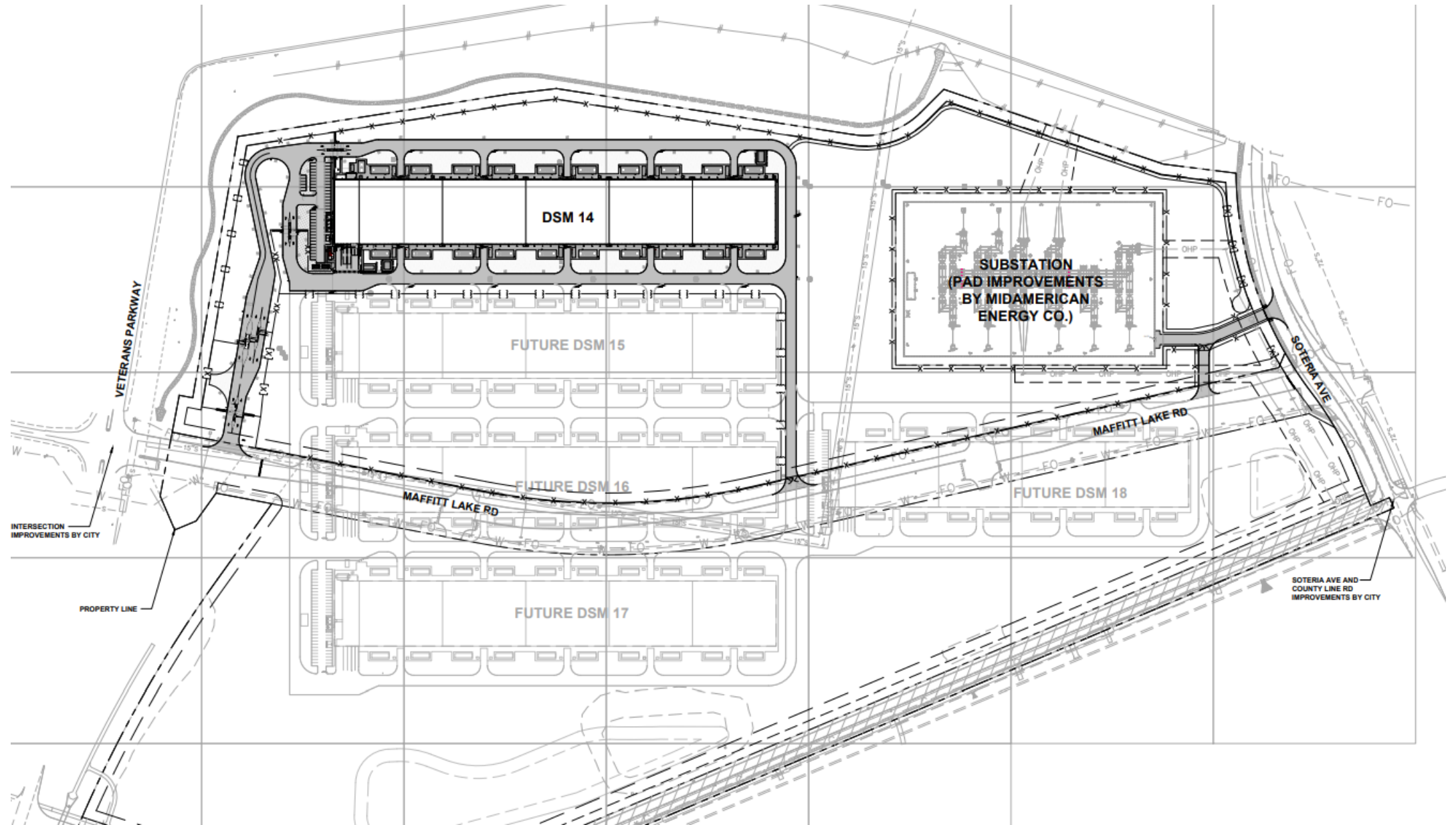
Upcoming Item 'b':
Project: The Reserve



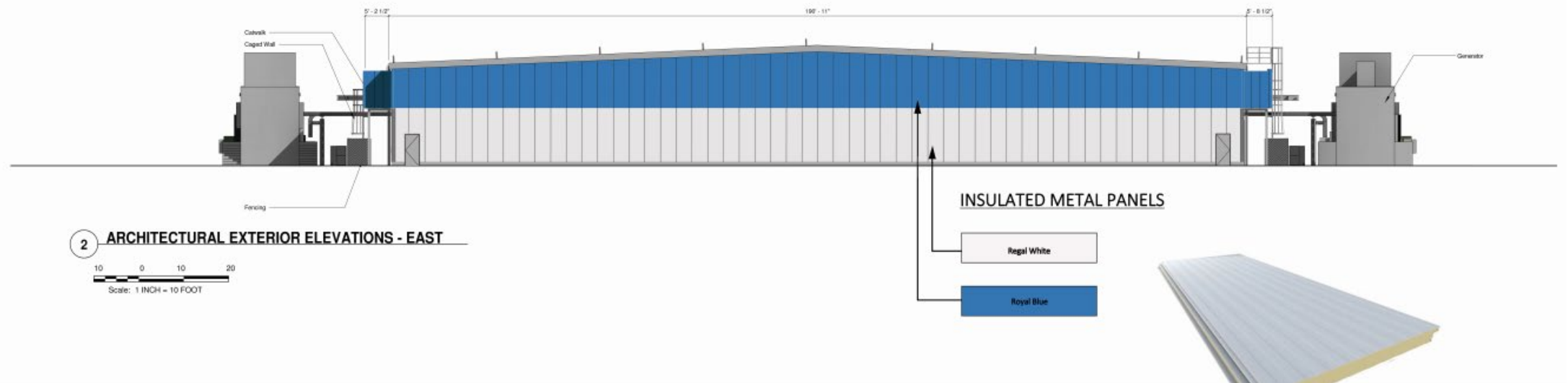
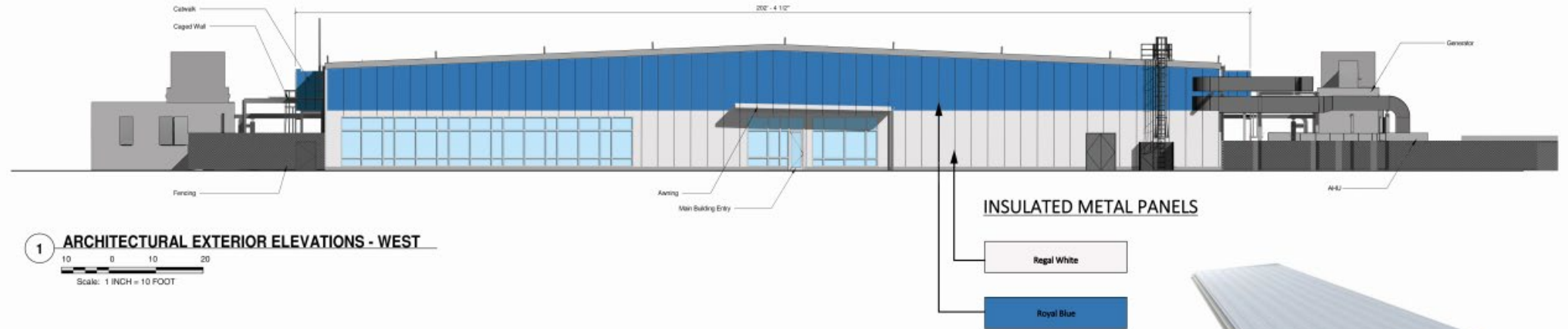
Upcoming Item 'c':
Project: Microsoft DSM 14



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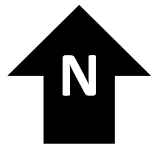
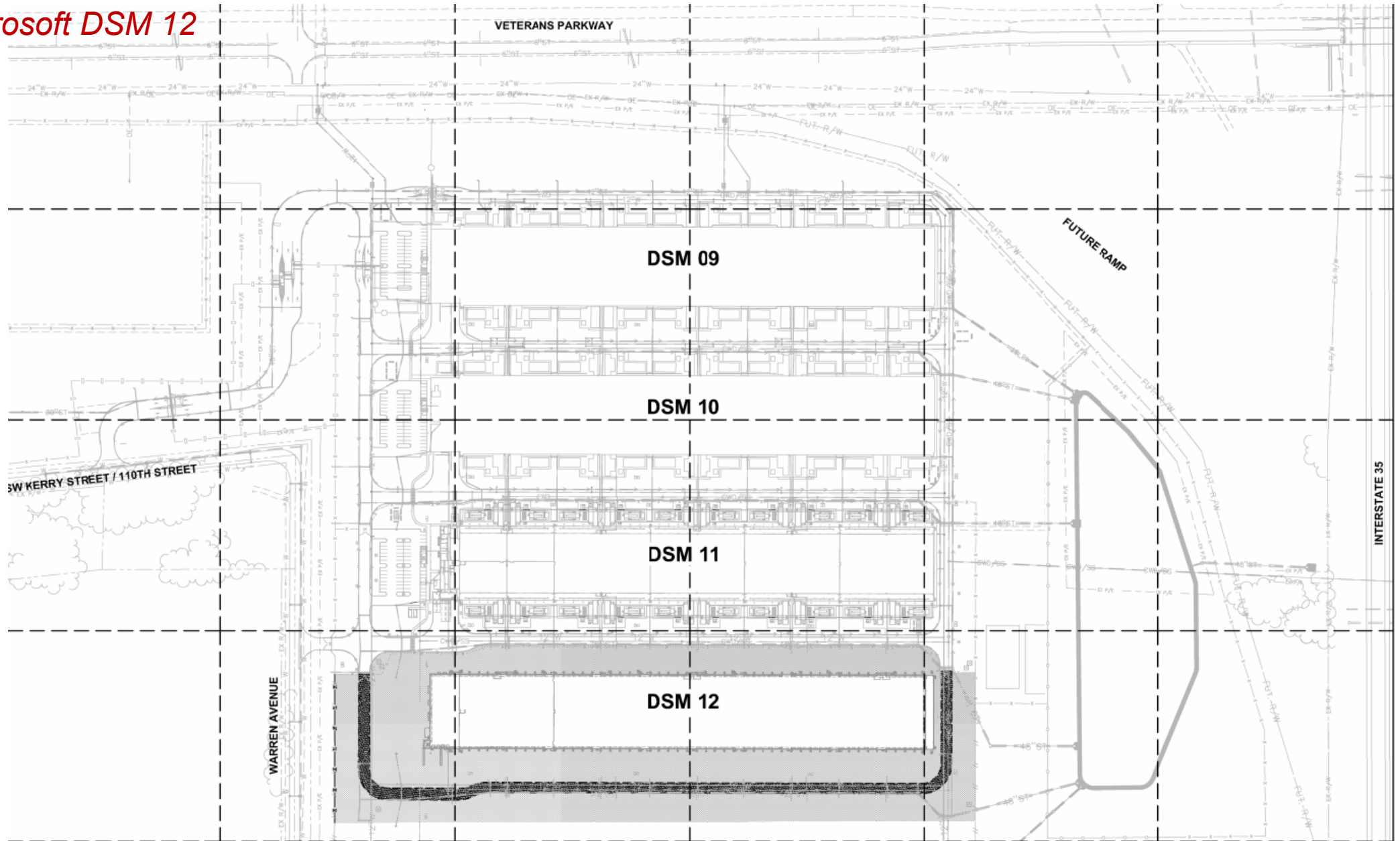
Upcoming Item 'c':
Project: Microsoft DSM 14



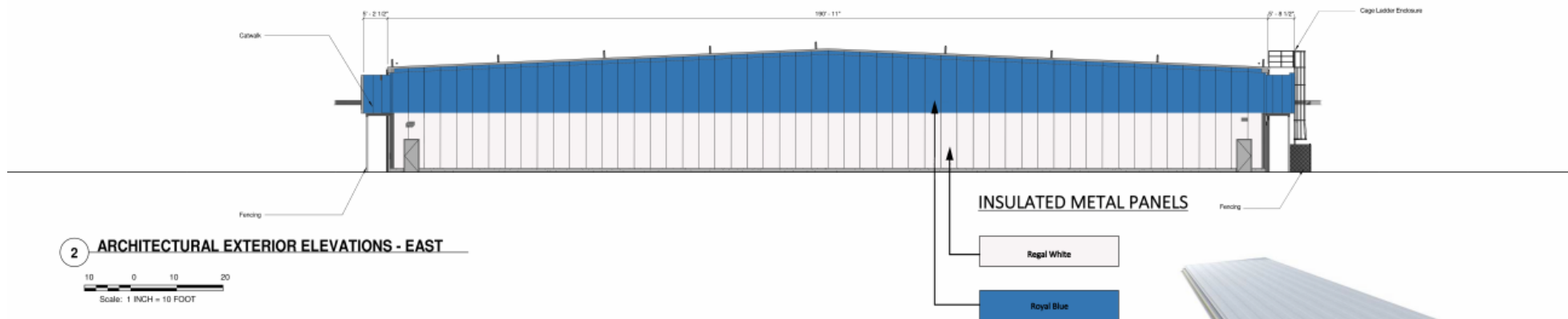
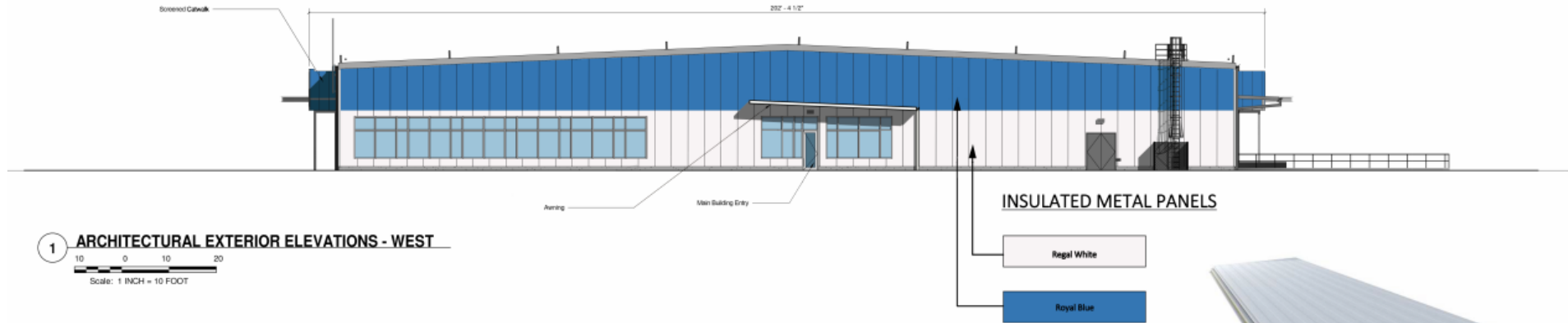
Upcoming Item 'd':
Project: Microsoft DSM 12



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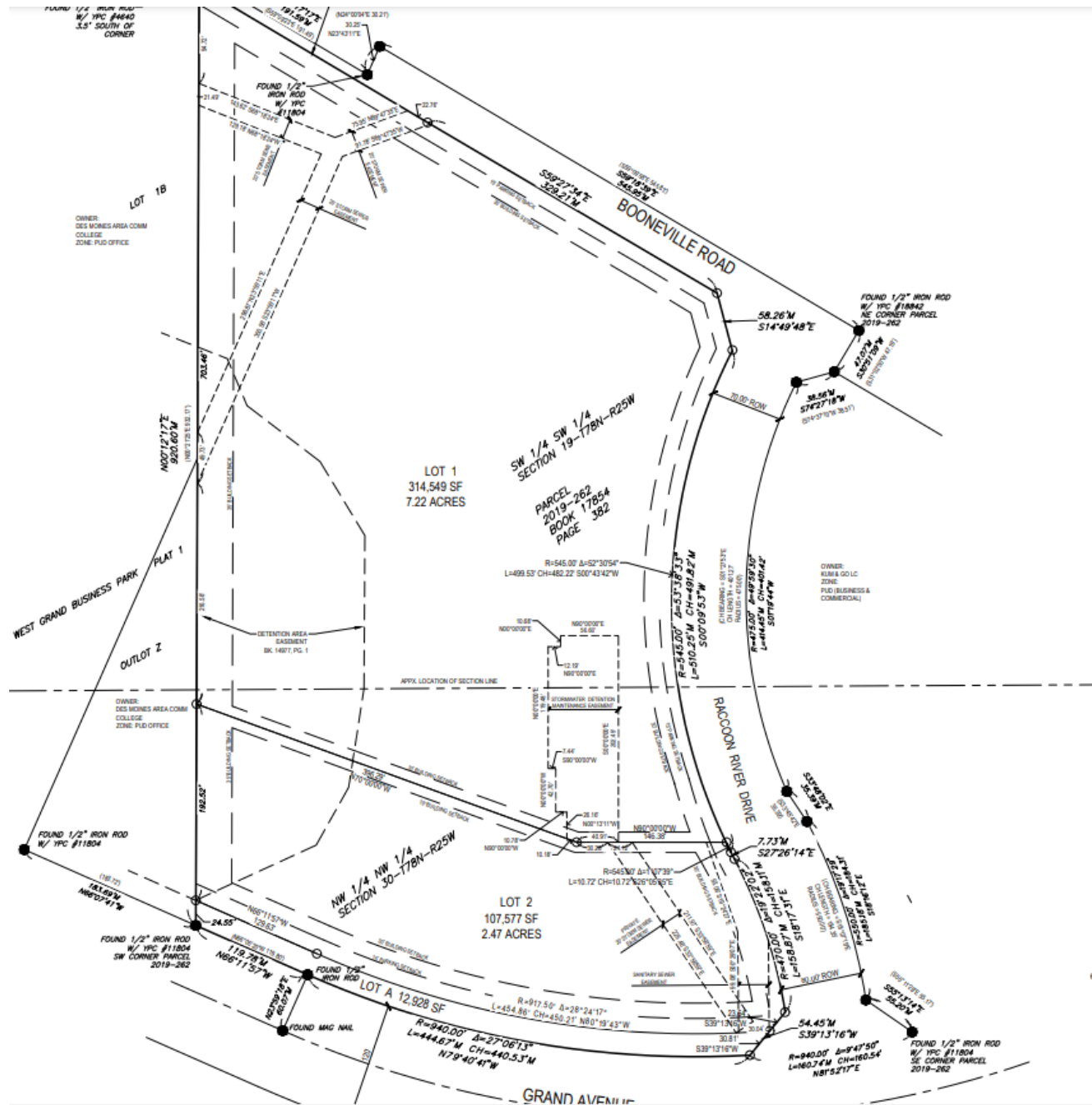
Upcoming Item 'd':
Project: Microsoft DSM 12



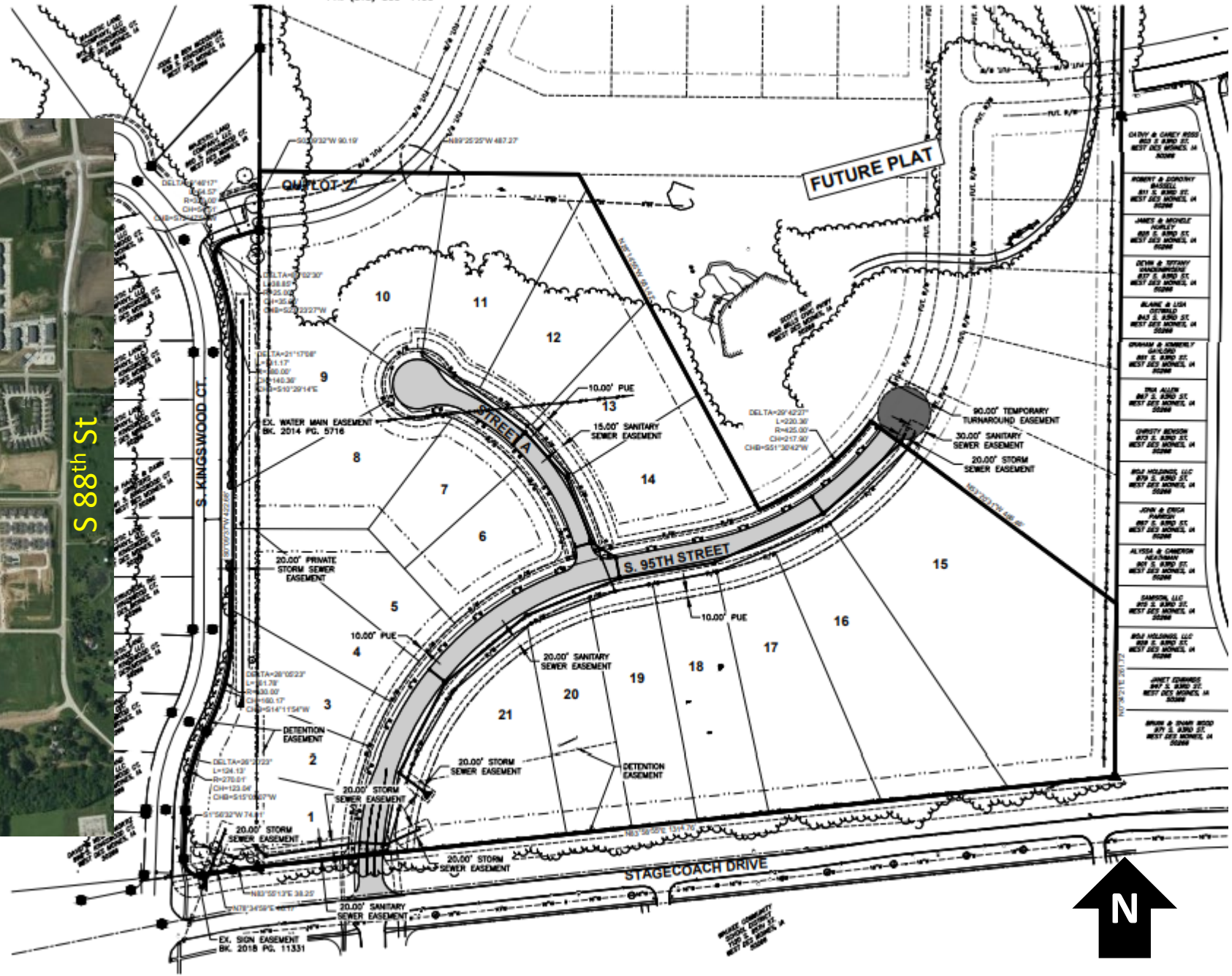
Upcoming Item 'e':
Project: Oaks on Grand



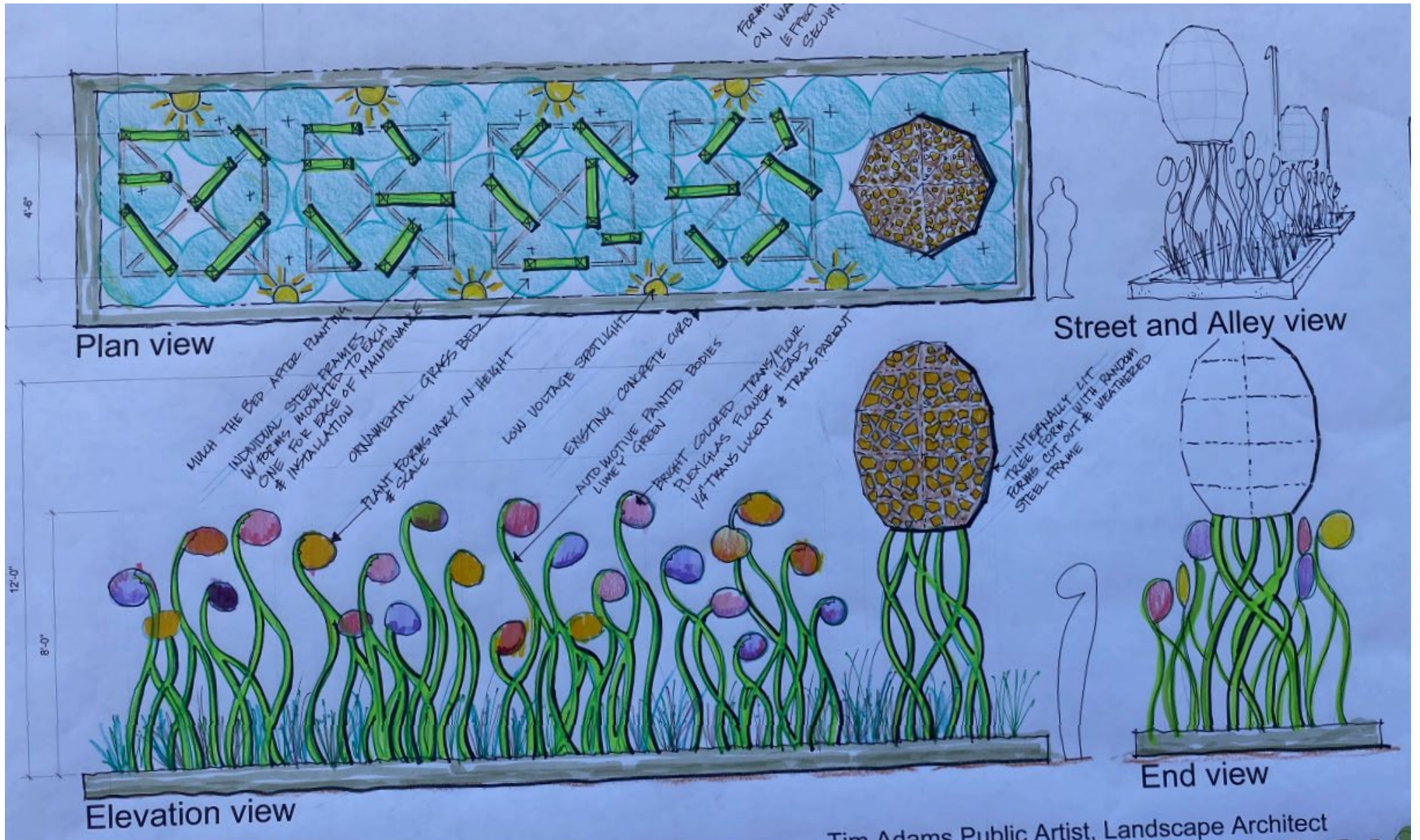
Upcoming Item 'e':
Project: Oaks on Grand



Upcoming Item 'f':
Project: Woodland Estates



Upcoming Item 'g':
Project: Valley Junction Art Exhibit
212 5th Street



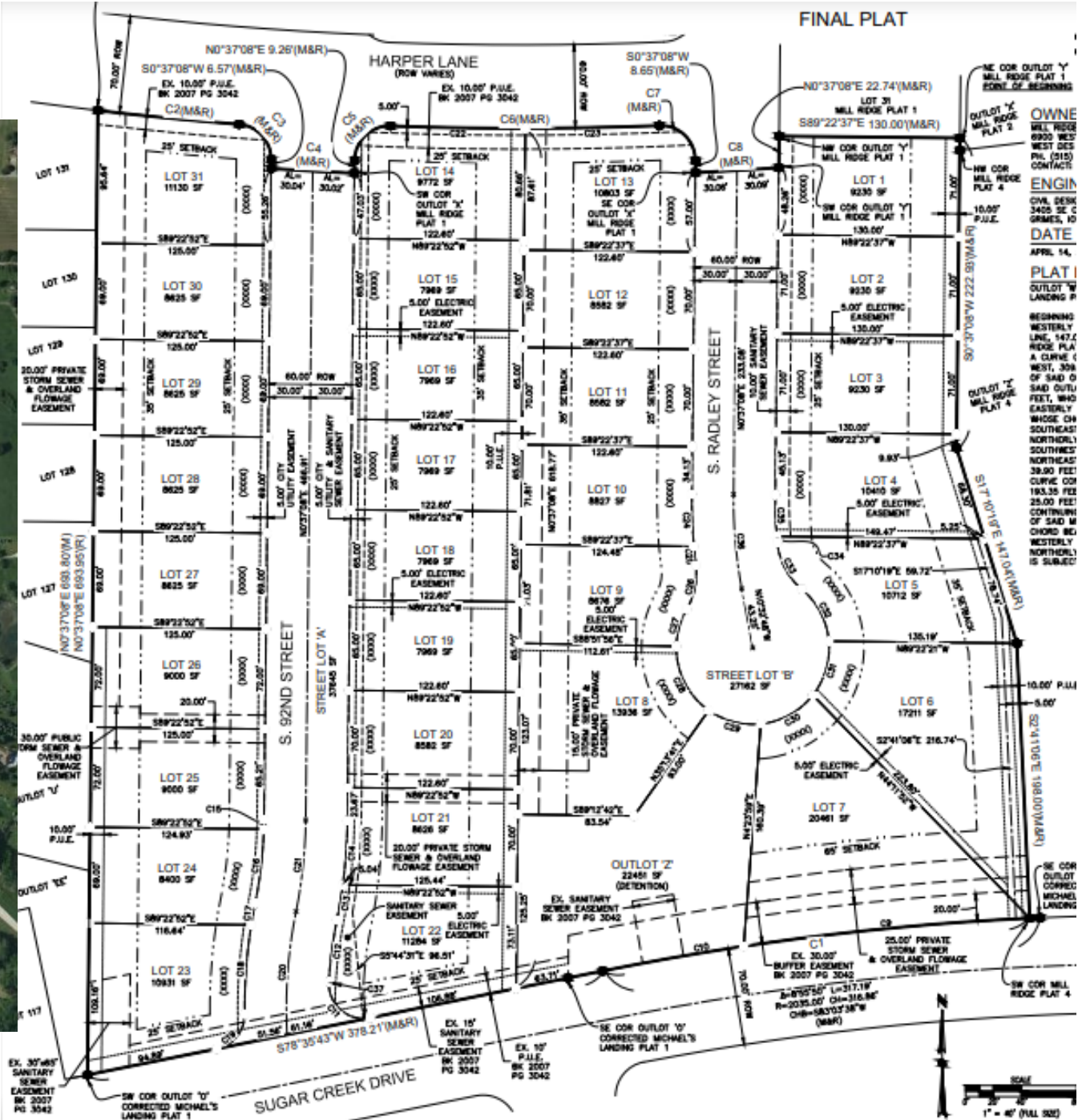
Upcoming Item 'g':
Project: Valley Junction Art Exhibit
212 5th Street



Upcoming Item 'h':
Project: Mill Ridge Plat 5



S 88th St



Upcoming Item 'i': Project: Village on Jordan Creek Final Plat



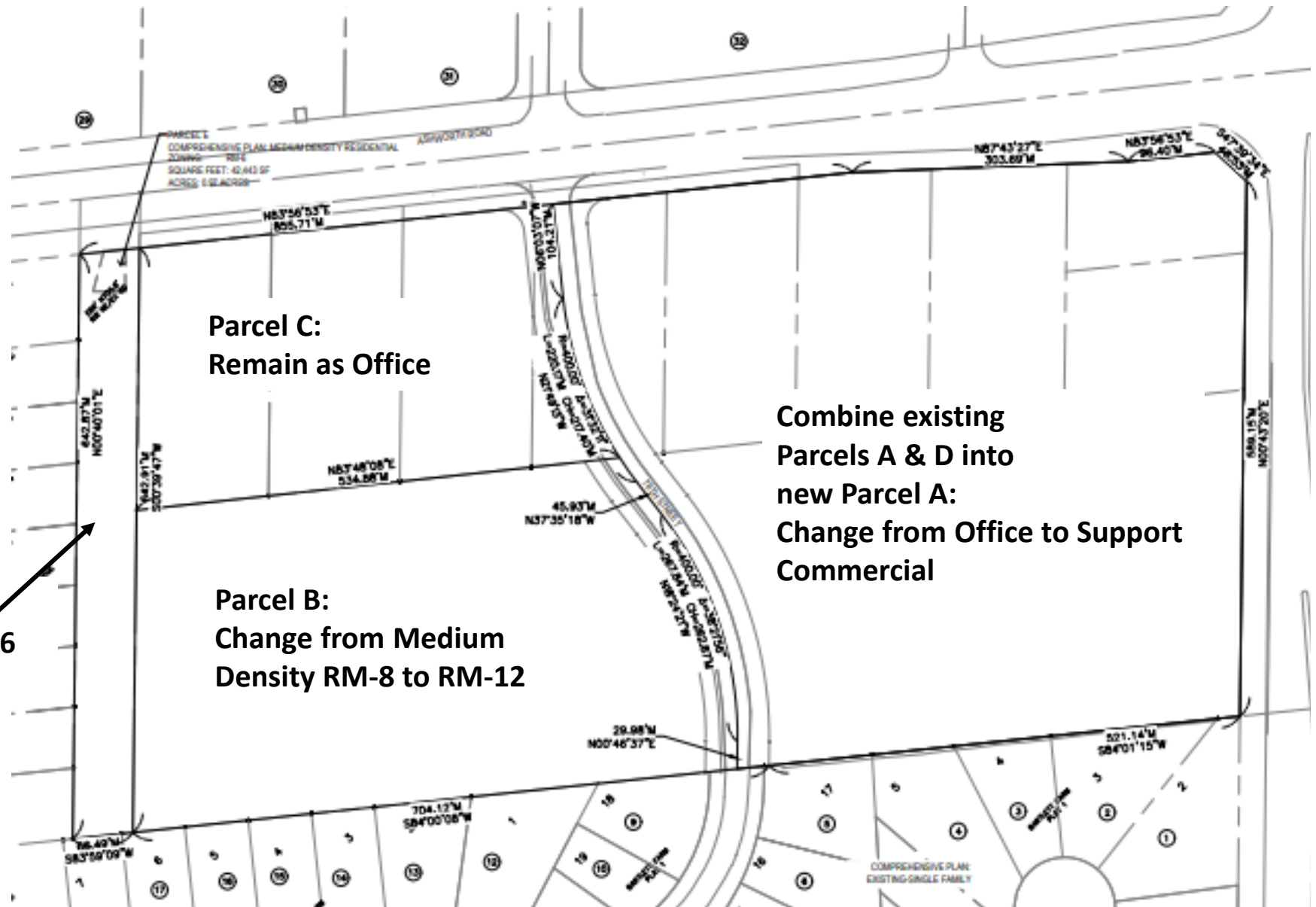
CURVE DATA										CENTRALLINE CURVE DATA																	
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C1	219°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C1	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C2	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"							
C2	229°20'	180.00'	349.22'	140.88'	288.98'	S89°29'27"	C2	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C3	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C3	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"
C3	191°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C3	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C4	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C4	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"
C4	191°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C4	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C5	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C5	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"
C5	191°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C5	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C6	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C6	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"
C6	191°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C6	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C7	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C7	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"
C7	191°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C7	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C8	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C8	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"
C8	191°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C8	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C9	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"	C9	107°10'	180.00'	322.81'	128.41'	262.07'	S89°29'27"



PRELIMINARY
 THE VILLAGE ON JORDAN CREEK PARKWAY PLAT 1
 NEW I.A. 11-19-26
 7650 ASHWORTH ROAD WEST DES MOINES, IA 50326
 DIMENSION PLAN
 SHEET

DATE: PRINTED ON: 11-19-26
 CIVIL ENGINEERING CONSULTANTS, INC.
 2401 WEST HAWK LANE, SUITE 111 DES MOINES, IOWA 50312
 515.276.8111 WWW.CIVILCON.COM
CEC

Upcoming Item 'i':
Project: Village on Jordan Creek
CPA and ZC



Parcel E:
Remain as RM-6

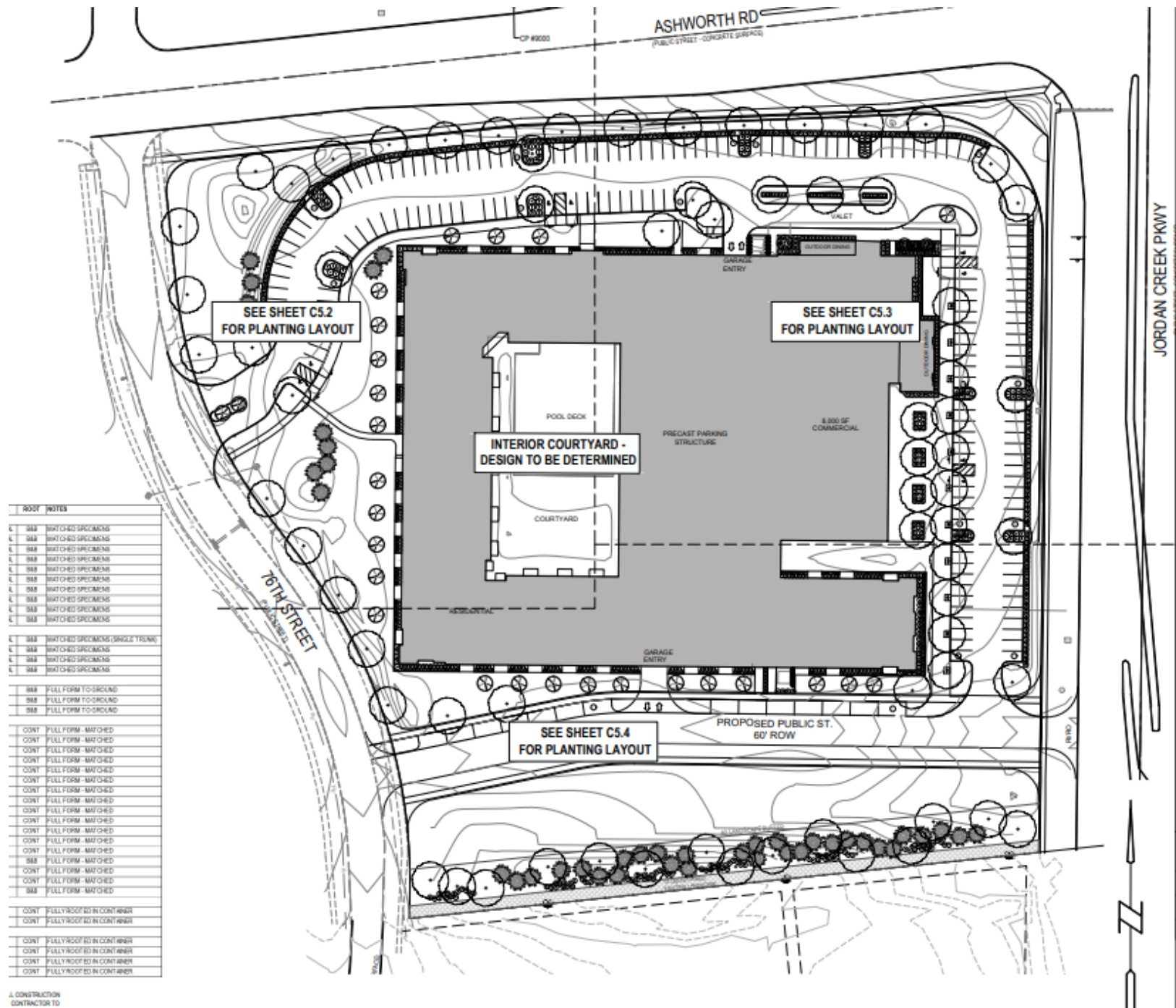
Parcel C:
Remain as Office

Parcel B:
Change from Medium
Density RM-8 to RM-12

Combine existing
Parcels A & D into
new Parcel A:
Change from Office to Support
Commercial



Upcoming Item 'i':
 Project: Village on Jordan Creek
 Preliminary Plat and Site Plan



ROOF NOTES	
C	388 MATCHED SPECIMENS
L	388 MATCHED SPECIMENS
L	388 MATCHED SPECIMENS
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L	388 MATCHED SPECIMENS
L	388 MATCHED SPECIMENS
C	388 MATCHED SPECIMENS(SINGLE TRUNK)
C	388 MATCHED SPECIMENS
E	388 MATCHED SPECIMENS
C	388 MATCHED SPECIMENS
388	FULL FORM TO-GROUND
388	FULL FORM TO-GROUND
388	FULL FORM TO-GROUND
CONT	FULL FORM - MATCHED
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Upcoming Item 'i':
Project: Village on Jordan Creek

