


Welcome to the May 10, 2021 West Des Moines Plan and Zoning Commission Meeting

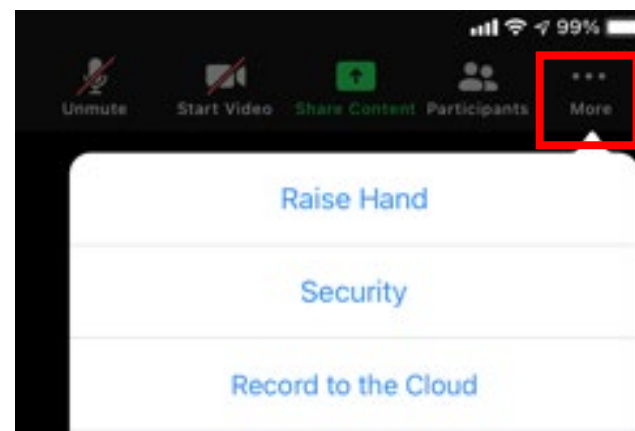
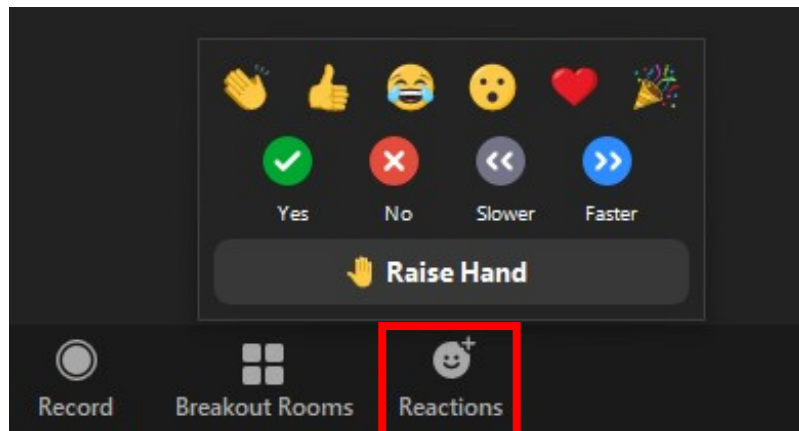
Here are a few housekeeping items before we get started:

- 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:

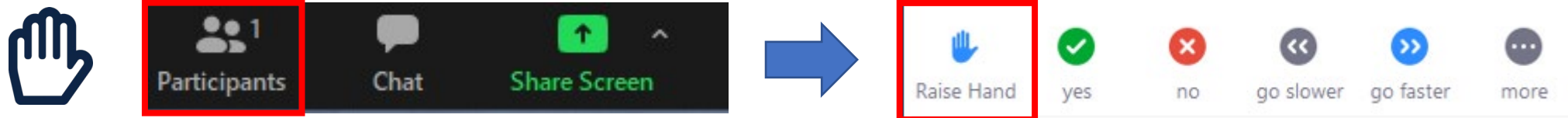


Item 2a – Drive in Theatre – Approval of Amendment to City Code

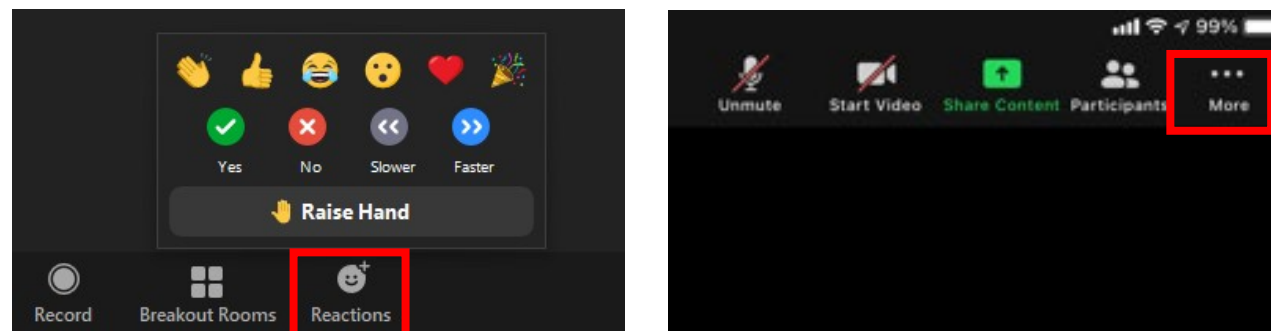
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OR

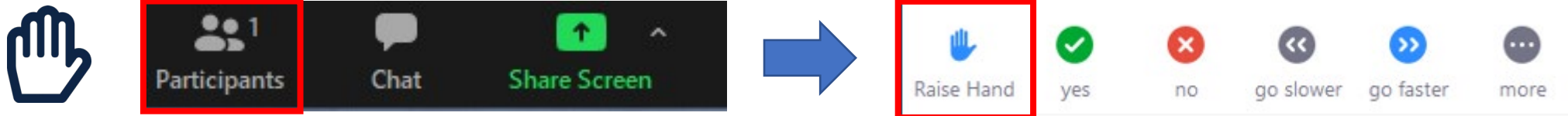


Item 2b – Uses in Non-conforming Buildings – Approval of Amendment to City Code

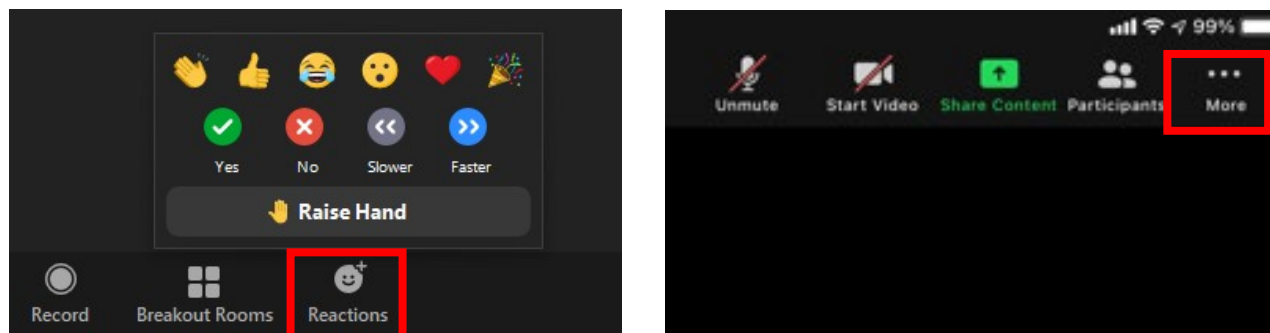
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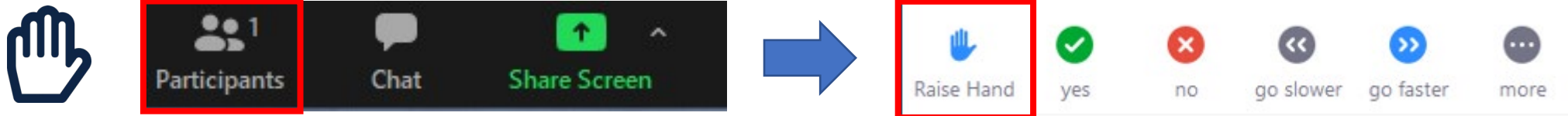


Item 4a – Des Moines Golf & Country Club – 1600 Jordan Creek Parkway - Approval of Major Modification to a Site Plan

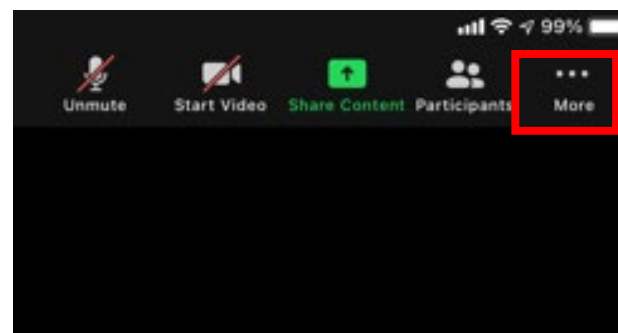
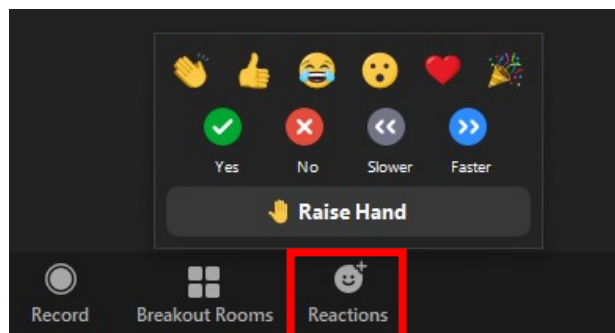
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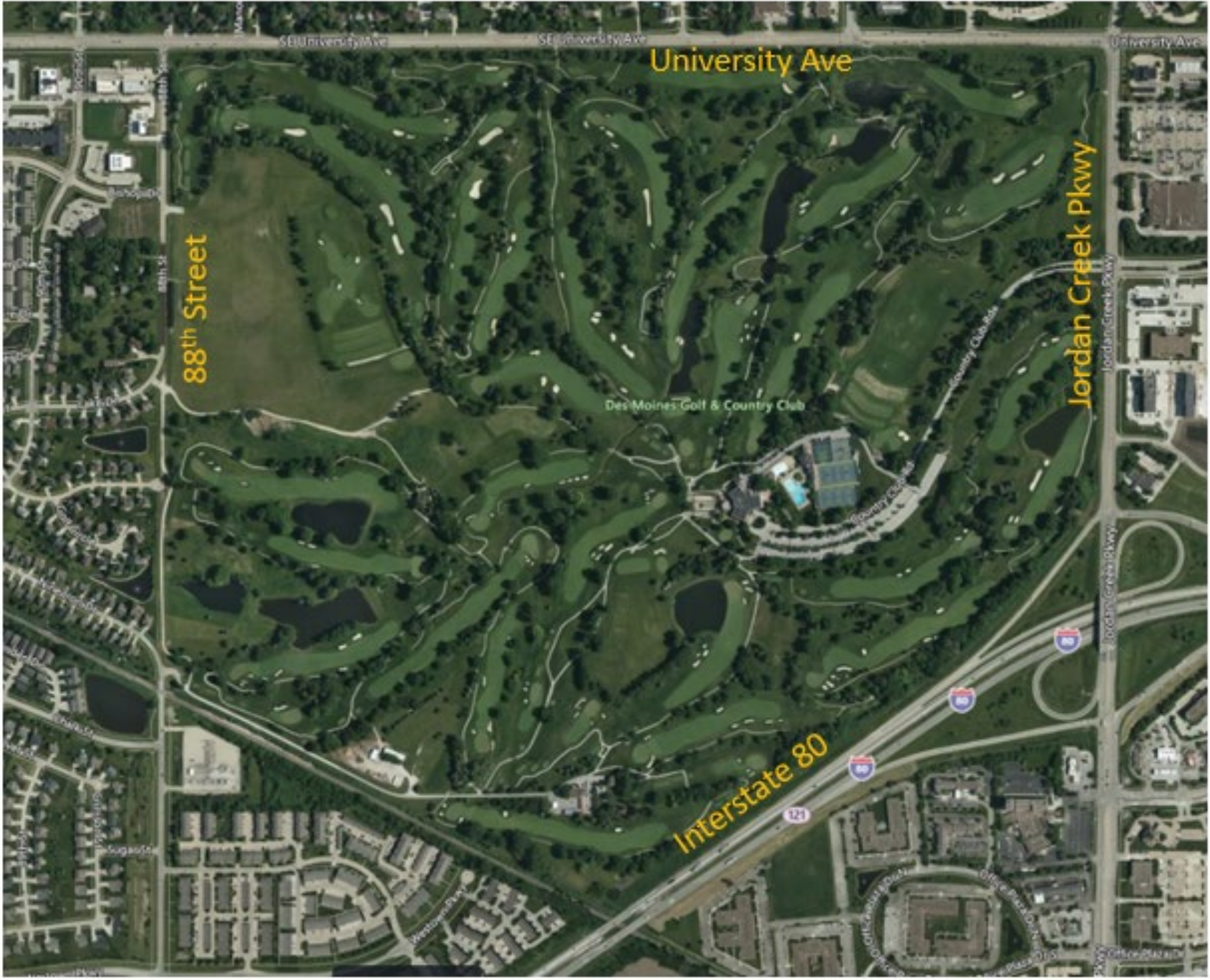
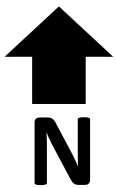
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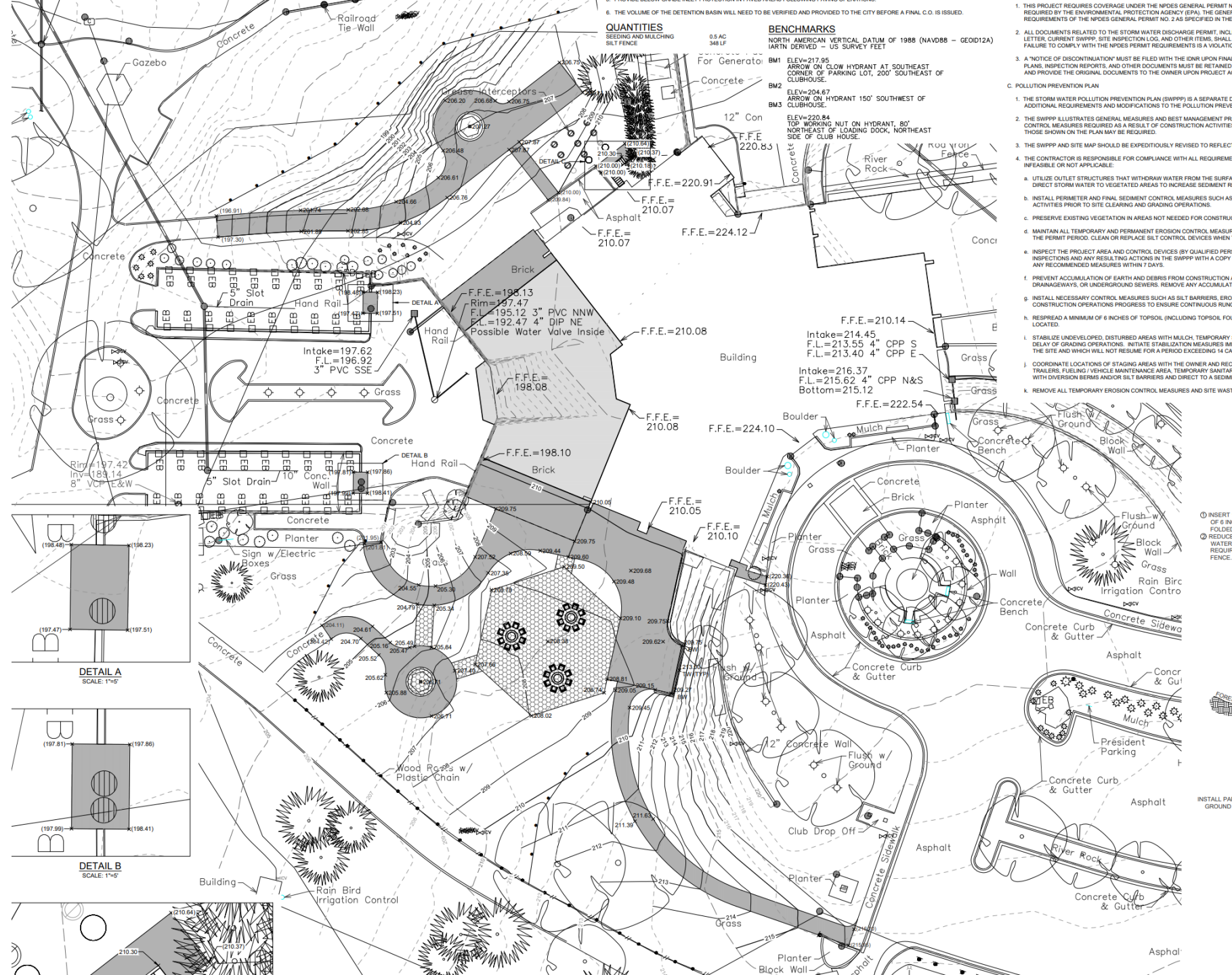
OR







Clubhouse



6. THE VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL C.O. IS ISSUED.

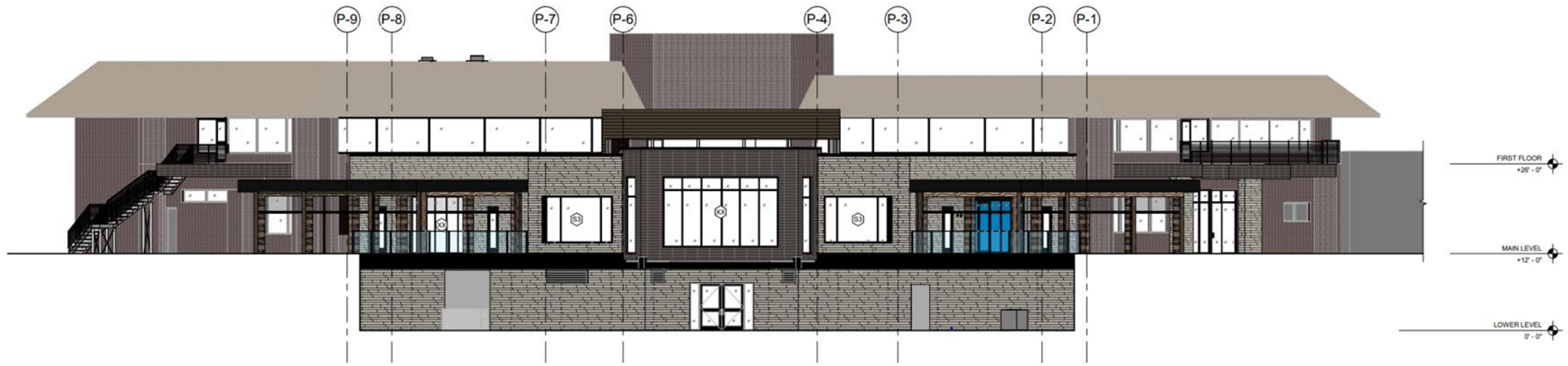
1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 8-2017 BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 8-2017 SPECIFIED IN THE C.O. SHALL BE FOLLOWED.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE DNR UPON FINAL S PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FC AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACC.

- C. POLLUTION PREVENTION PLAN**
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT AND ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN.
 2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICE CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES & THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
 3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT C.
 4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS INFEASIBLE OR NOT APPLICABLE.
 - a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REM.
 - b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SI ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION.
 - d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THRU.
 - e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSON INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SL. ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION AC DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION.
 - g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF.
 - h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND LOCATED).
 - i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH. TEMPORARY DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES NAME THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALE.
 - j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND REOF TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY WITH DIVERSION BARRIERS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT.
 - k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE.

○ INSERT 12 OF 8 INCH FOLDED E
○ REDUCE P WATER C REQUIRE FENCE.

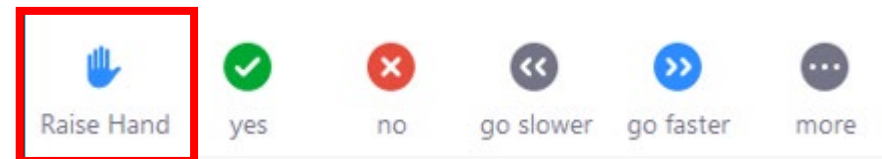
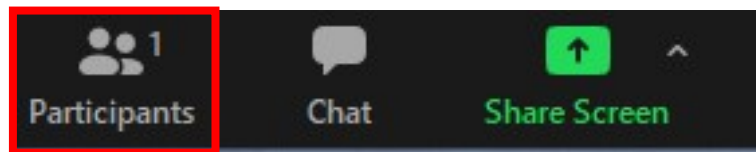


Item 4b – Lots 3 & 4 All State Industrial –1690 and 1730 All State Court – Approval of Site Plan

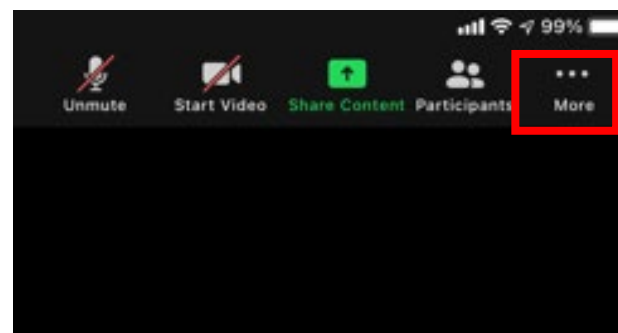
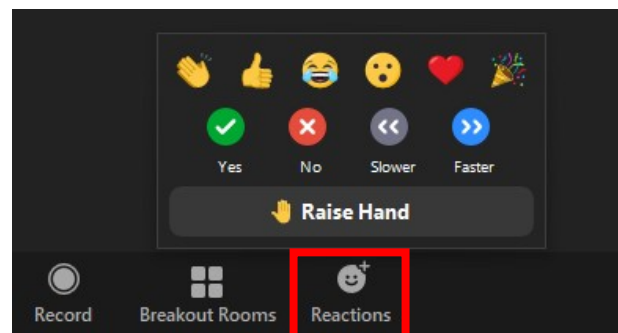
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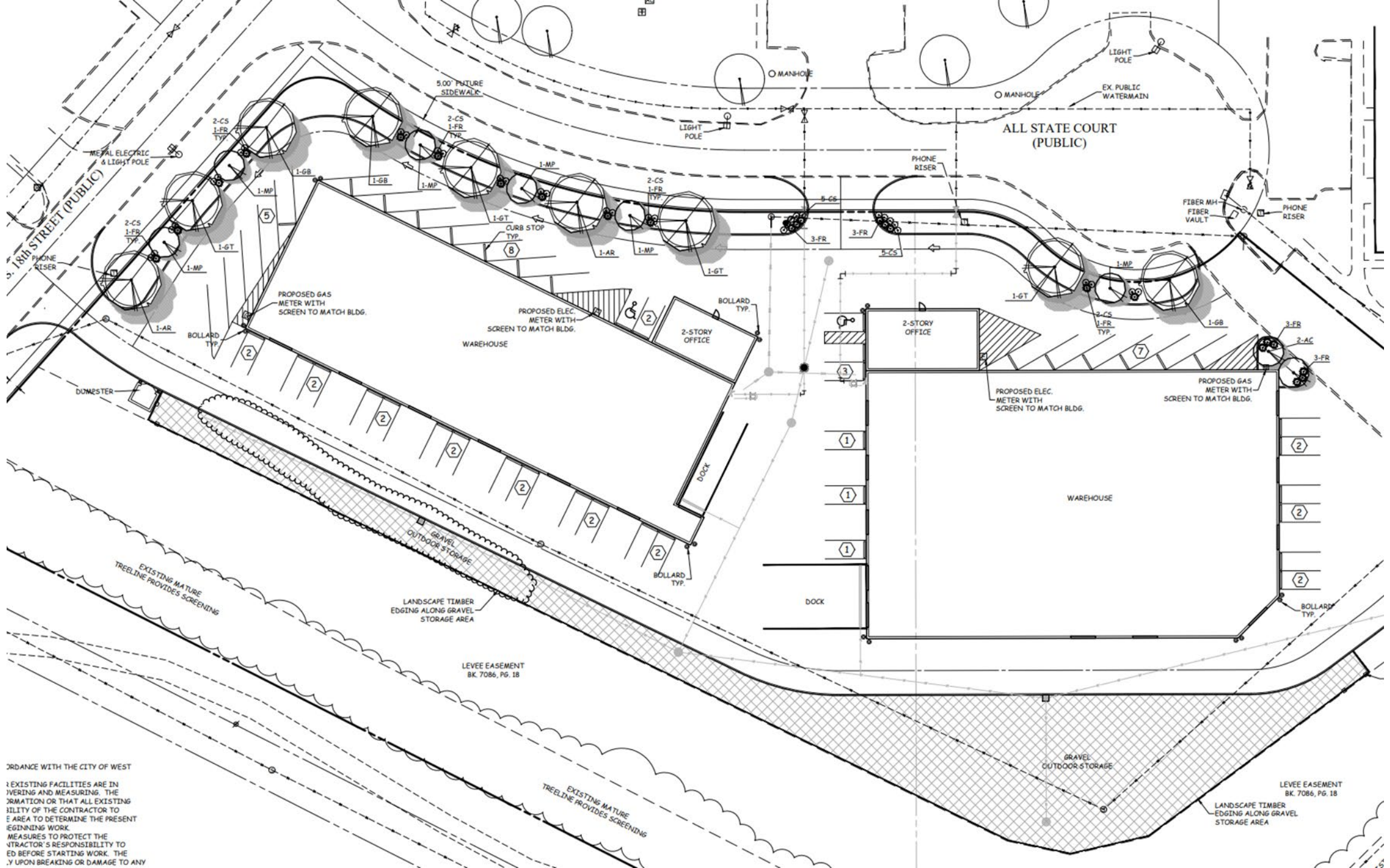
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OR







ORDINANCE WITH THE CITY OF WEST
 1. EXISTING FACILITIES ARE IN
 2. VERIFYING AND MEASURING THE
 3. DIMENSIONS OR THAT ALL EXISTING
 4. UTILITY OF THE CONTRACTOR TO
 5. THE AREA TO DETERMINE THE PRESENT
 6. BEGINNING WORK
 7. MEASURES TO PROTECT THE
 8. CONTRACTOR'S RESPONSIBILITY TO
 9. BE ADVISED BEFORE STARTING WORK. THE
 10. LIABILITY UPON BREAKING OR DAMAGE TO ANY

Slide
 #11

LEVEE EASEMENT
 BK. 7086, PG. 18

LANDSCAPE TIMBER
 EDGING ALONG GRAVEL
 STORAGE AREA

GRAVEL
 OUTDOOR STORAGE

EXISTING MATURE
 TREELINE PROVIDES SCREENING

LEVEE EASEMENT
 BK. 7086, PG. 18

LANDSCAPE TIMBER
 EDGING ALONG GRAVEL
 STORAGE AREA

EXISTING MATURE
 TREELINE PROVIDES SCREENING

ALL STATE COURT
 (PUBLIC)

18th STREET (PUBLIC)



NO

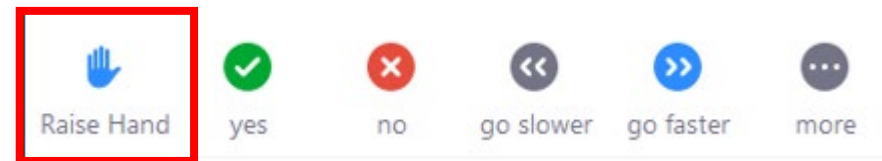
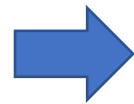
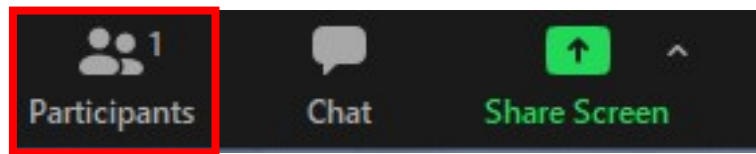


Item 4c – Triple J Logistics LLC (FNA I2 Technologies) – 1800 Industrial Circle – Approval of Phased Major Modification to a Site Plan

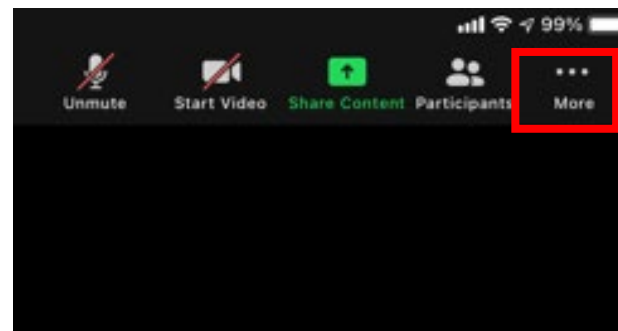
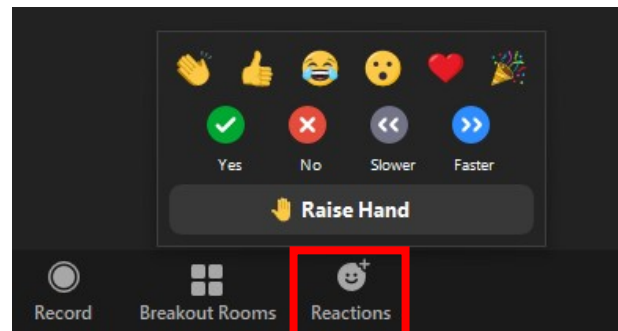
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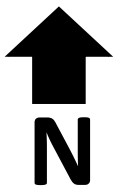
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OR





NOTE:
ALL LIMITS MAY CHANGE BASED ON CONSTRUCTION

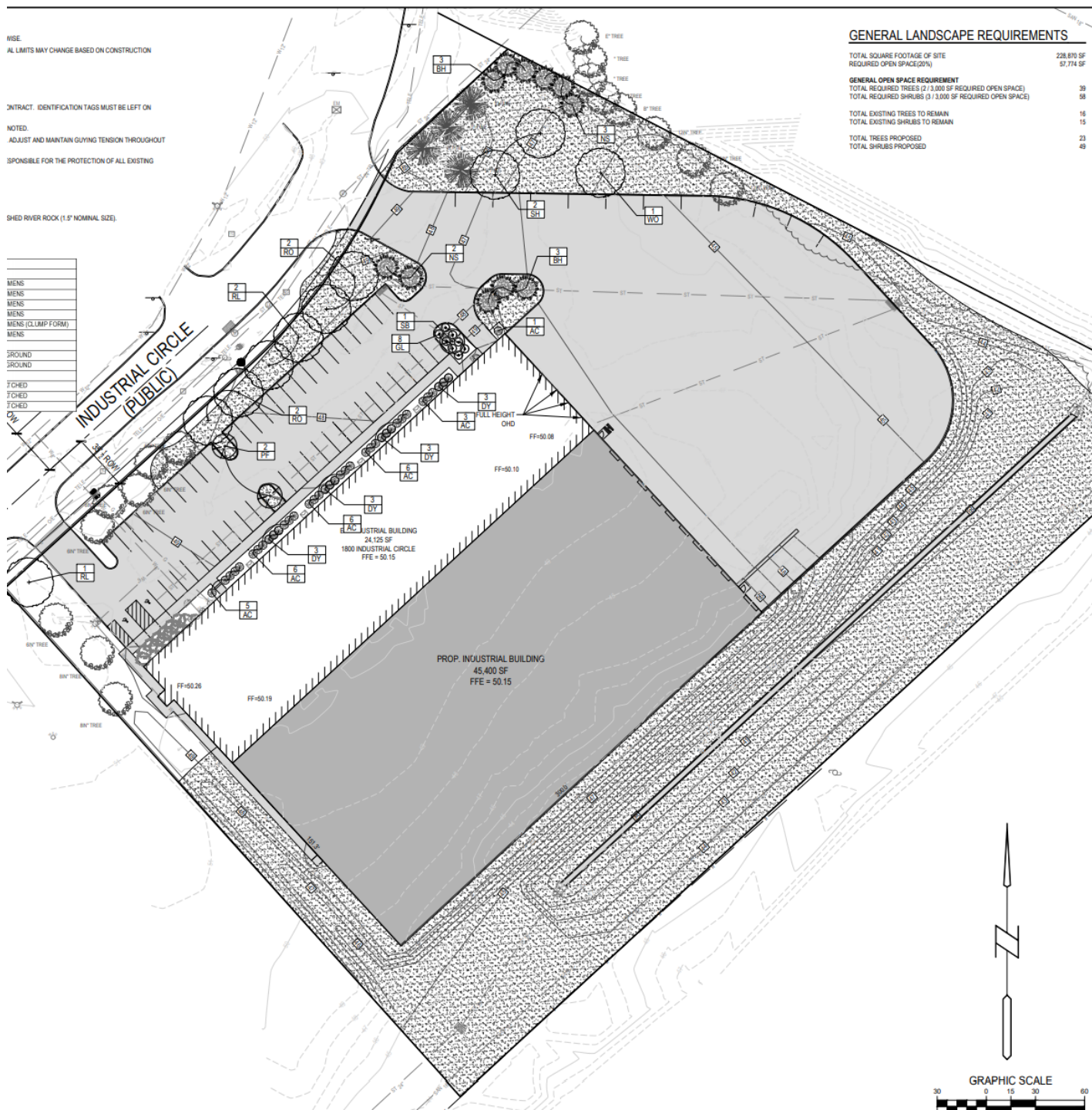
CONTRACTOR IDENTIFICATION TAGS MUST BE LEFT ON

NOTED:
ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT

RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING

SHED RIVER ROCK (1.5' NOMINAL SIZE)

- _____ MENS
- _____ MENS
- _____ MENS
- _____ MENS (CLUMP FORM)
- _____ MENS
- _____ GROUND
- _____ GROUND
- _____ FCHED
- _____ FCHED
- _____ FCHED
- _____ C



GENERAL LANDSCAPE REQUIREMENTS

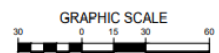
TOTAL SQUARE FOOTAGE OF SITE	228,870 SF
REQUIRED OPEN SPACE(20%)	57,774 SF
GENERAL OPEN SPACE REQUIREMENT	
TOTAL REQUIRED TREES (2 / 3,000 SF REQUIRED OPEN SPACE)	38
TOTAL REQUIRED SHRUBS (1 / 3,000 SF REQUIRED OPEN SPACE)	58
TOTAL EXISTING TREES TO REMAIN	16
TOTAL EXISTING SHRUBS TO REMAIN	15
TOTAL TREES PROPOSED	23
TOTAL SHRUBS PROPOSED	43

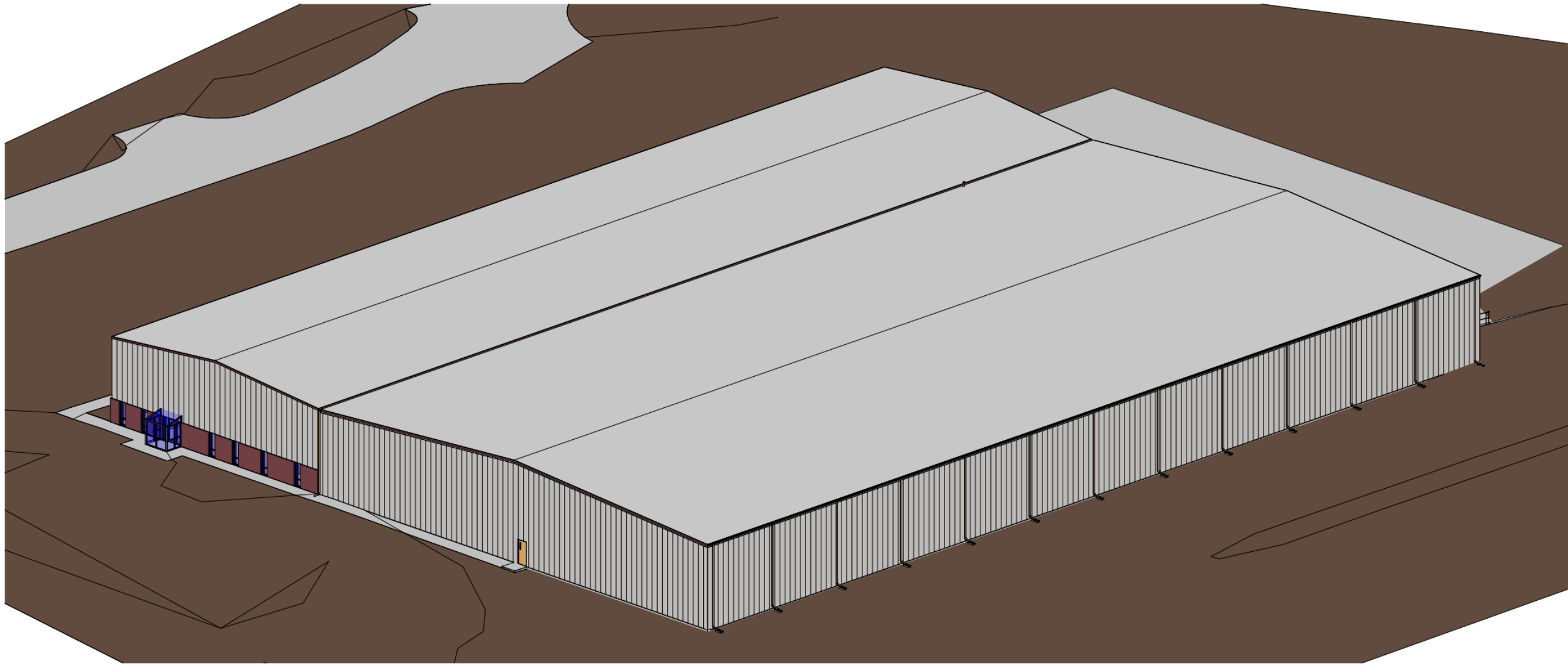
Bishop Engineering

1800 INDUSTRIAL CIRCLE

REFNO	1603
REFNO	1703
DRWN	MJE
CHKD	M/JW
REVISO	12-1
REVISO	12-1
REVISO	1-19
REVISO	3-14
REVISO	4-21

PROJECT: 2C
SHEET 3



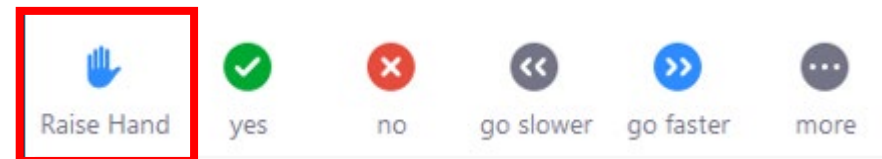
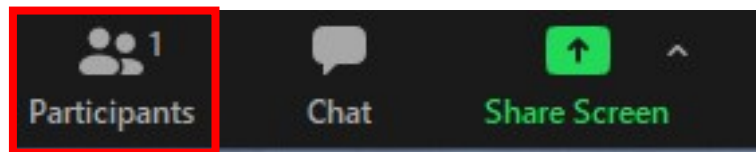


Item 4d – Cardinal Lofts Garages – 435 S 88th Street – Approval of Major Modification to a Site Plan

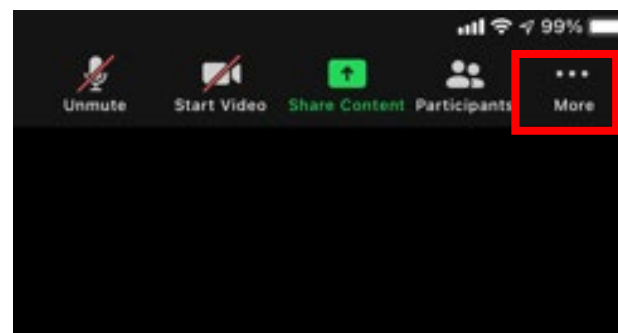
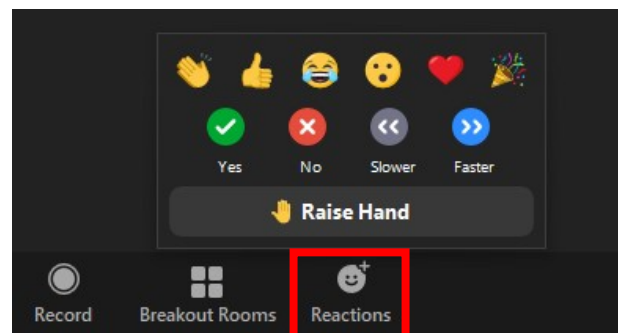
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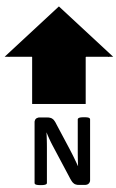
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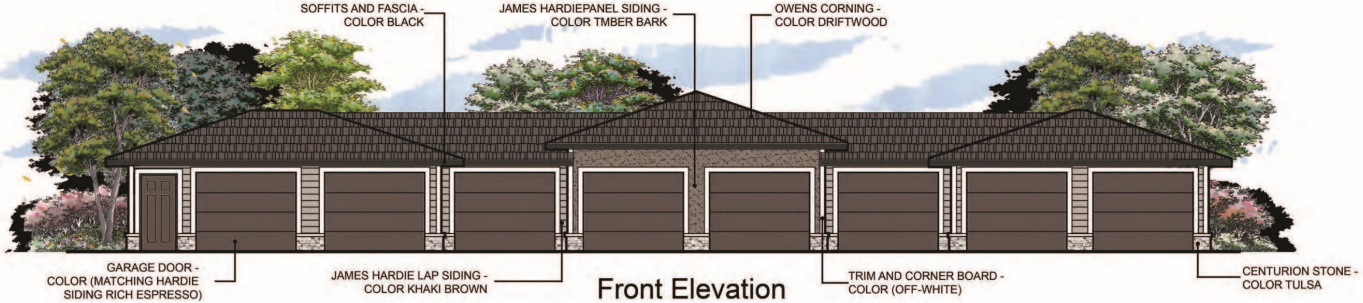


OR





Cardinal Lofts - Garage Addition



Left Elevation



Right Elevation



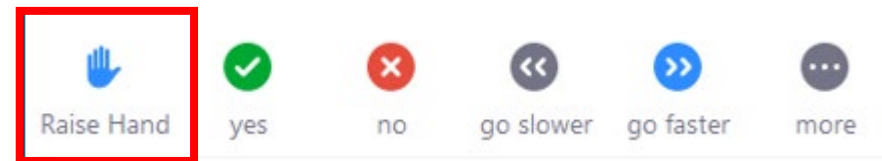
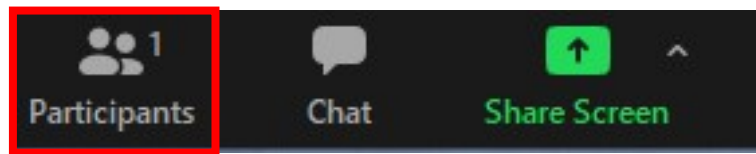
ALLER
DESIGN
GROUP

Item 4e – First National Bank– 301 5th Street – Approval of a Site Plan

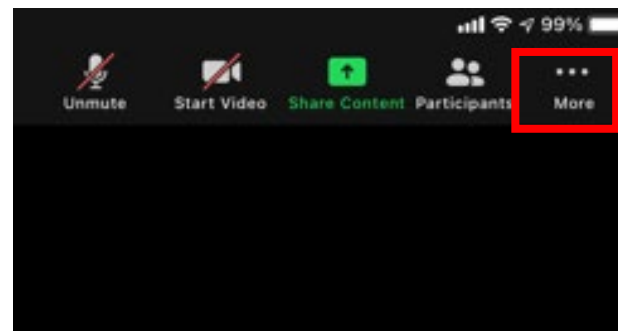
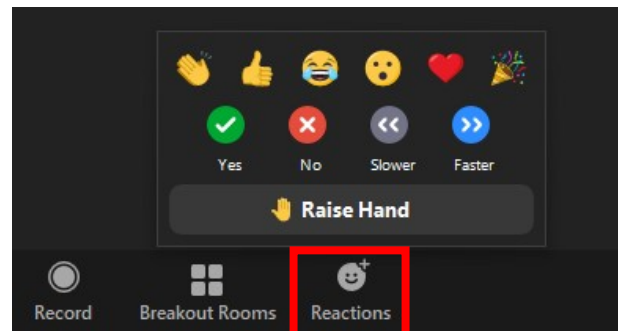
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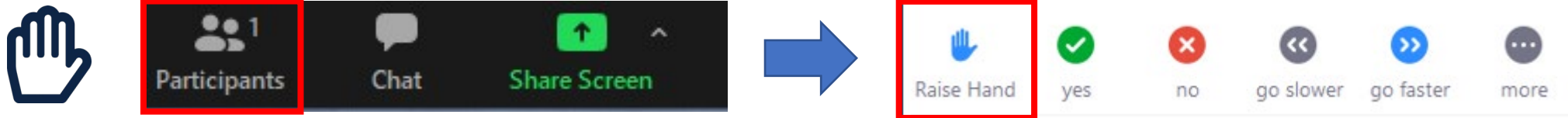


Item 4f – Valley Junction Mixed Use – 304 5th Street – Approval of a Site Plan

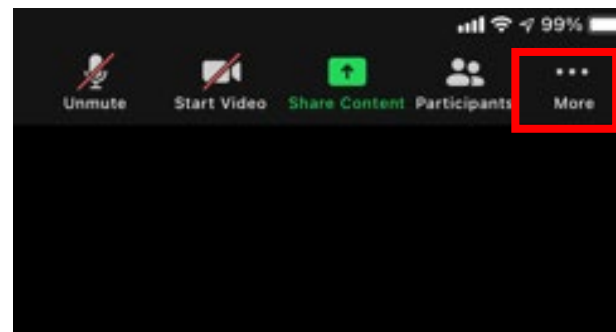
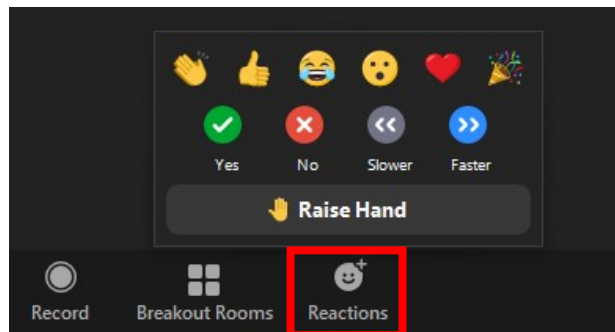
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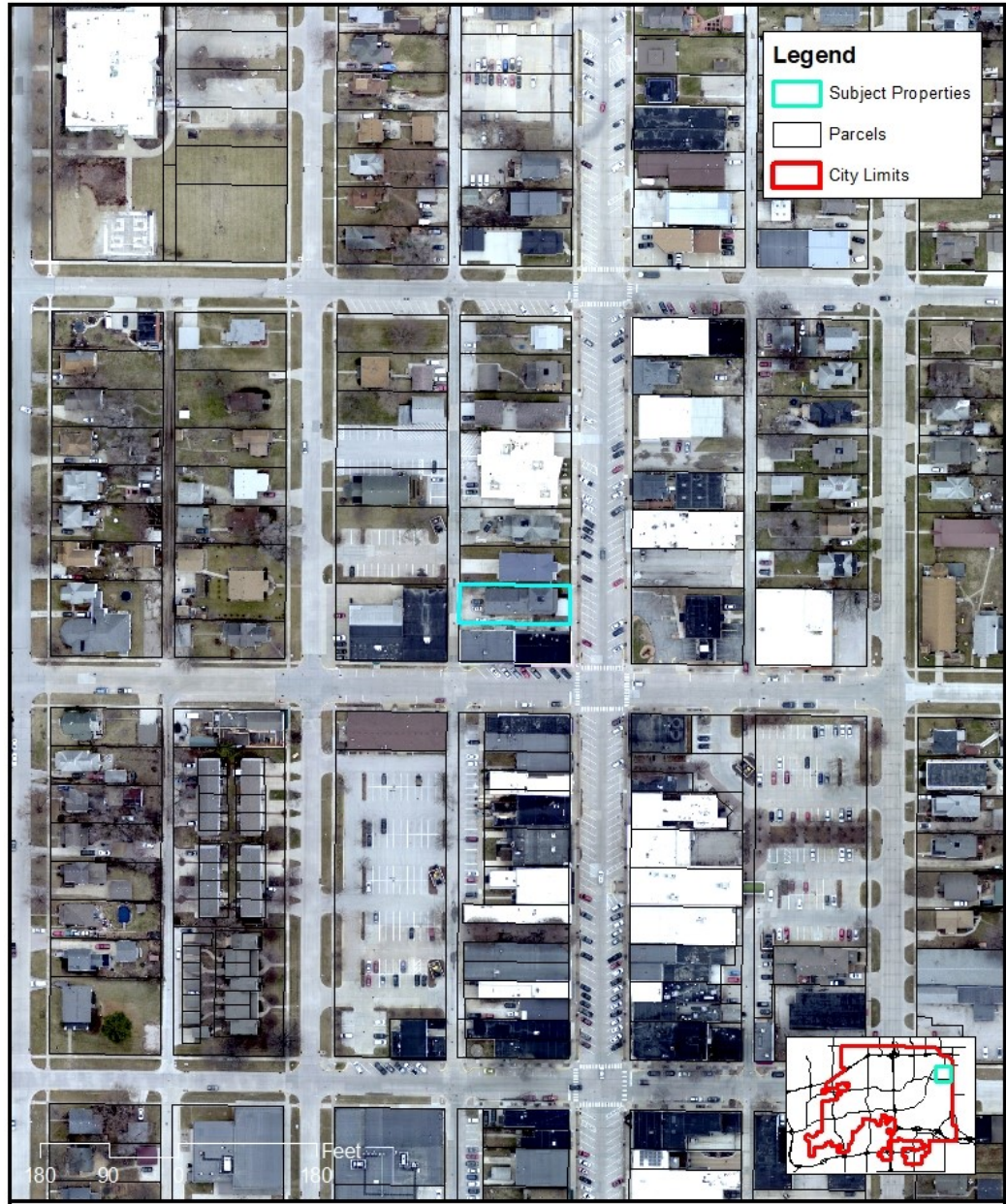
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OR





Legend

- Subject Properties
- Parcels
- City Limits

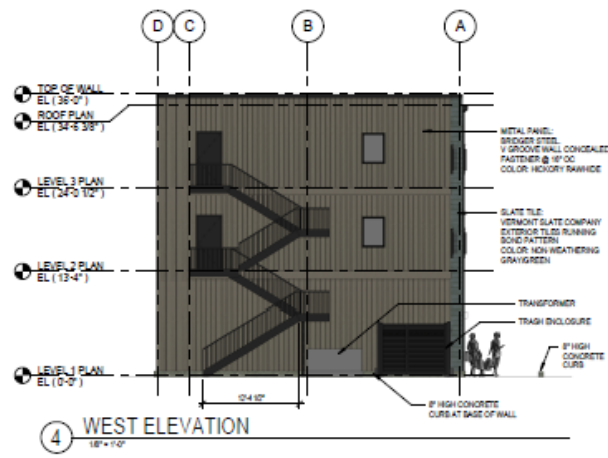
180 90 100 Feet



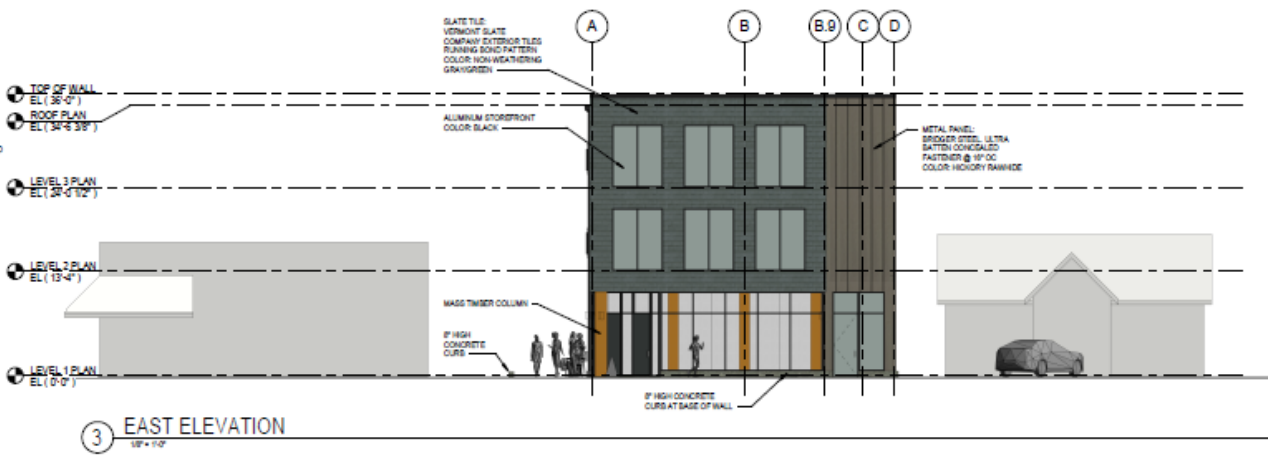
304 5th Street - Location Map



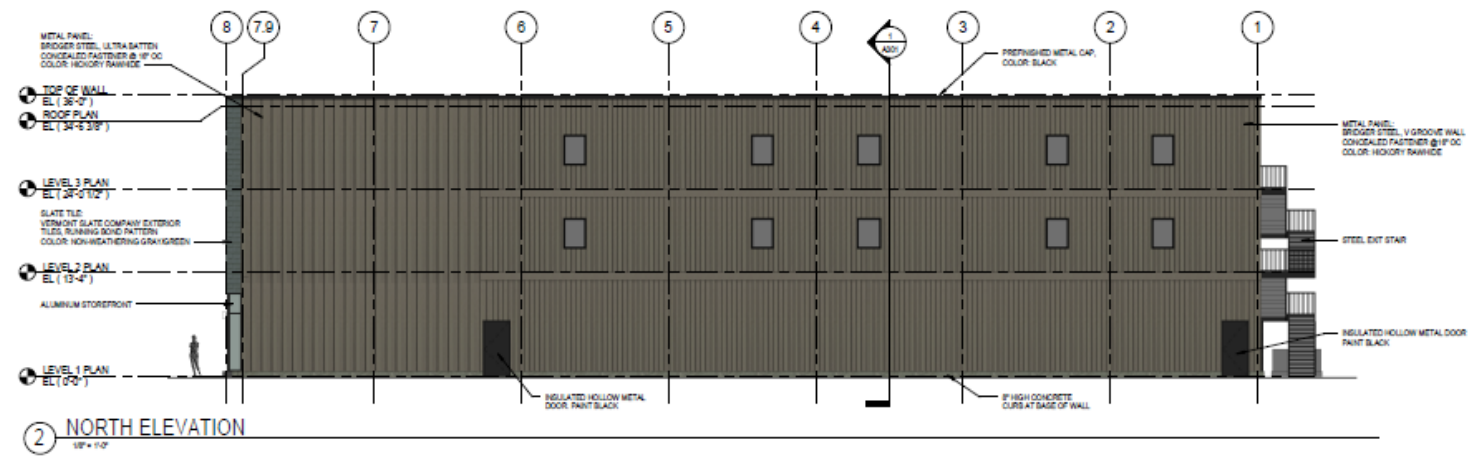
The City of West Des Moines makes no claim as to the accuracy, completeness or correctness of the City of West Des Moines digital maps and associated data and assumes no responsibility for their positional or content accuracy.



4 WEST ELEVATION
18' x 11'



3 EAST ELEVATION
18' x 11'



2 NORTH ELEVATION
18' x 11'



1 SOUTH ELEVATION
18' x 11'