

Welcome to the September 7, 2021, WDM Development and Planning Council Subcommittee

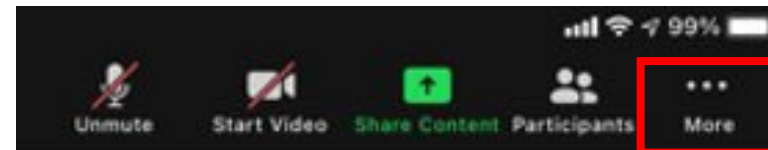
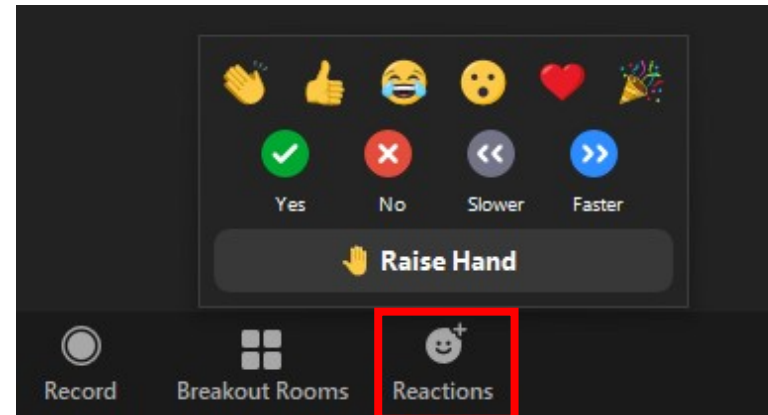
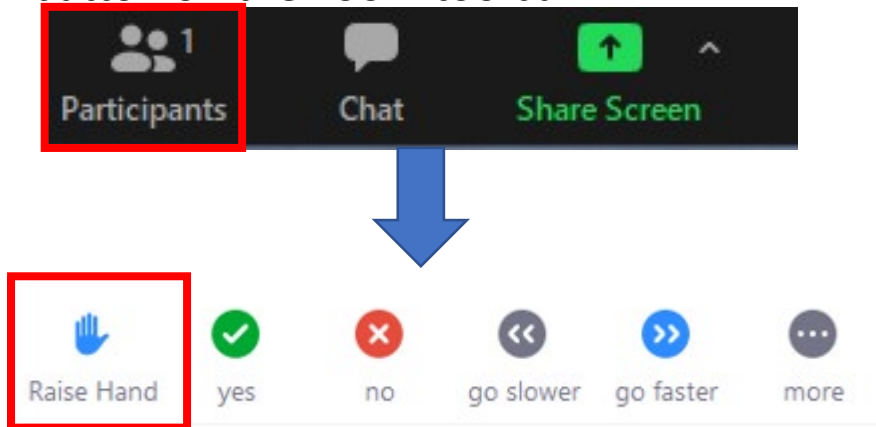
Here are a few housekeeping items before we get started:

- 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:

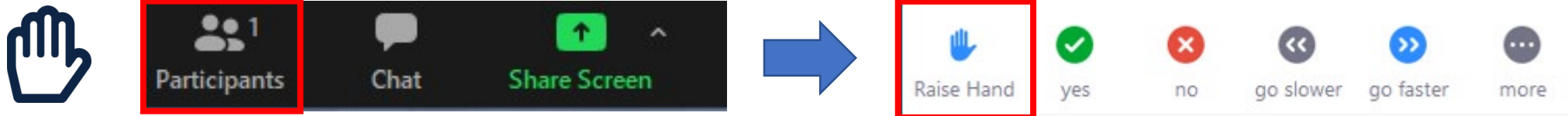


Discussion Item #1 - Village on Jordan Creek Parking Dimension Waiver

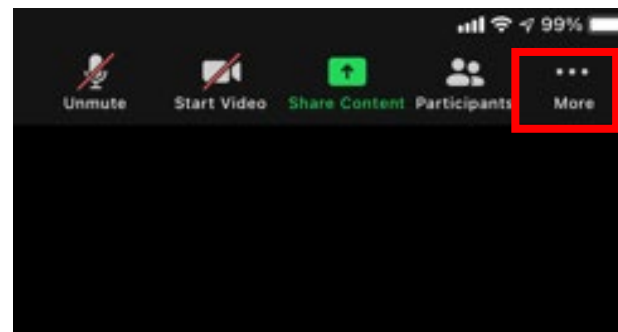
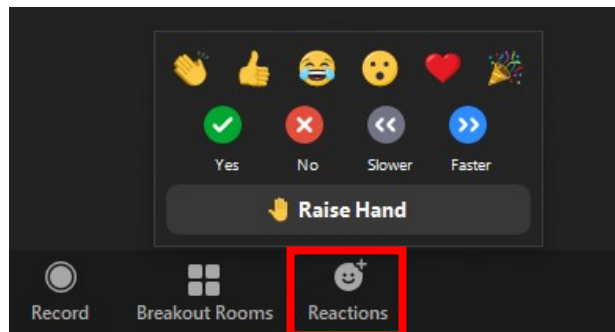
To participate on this item:

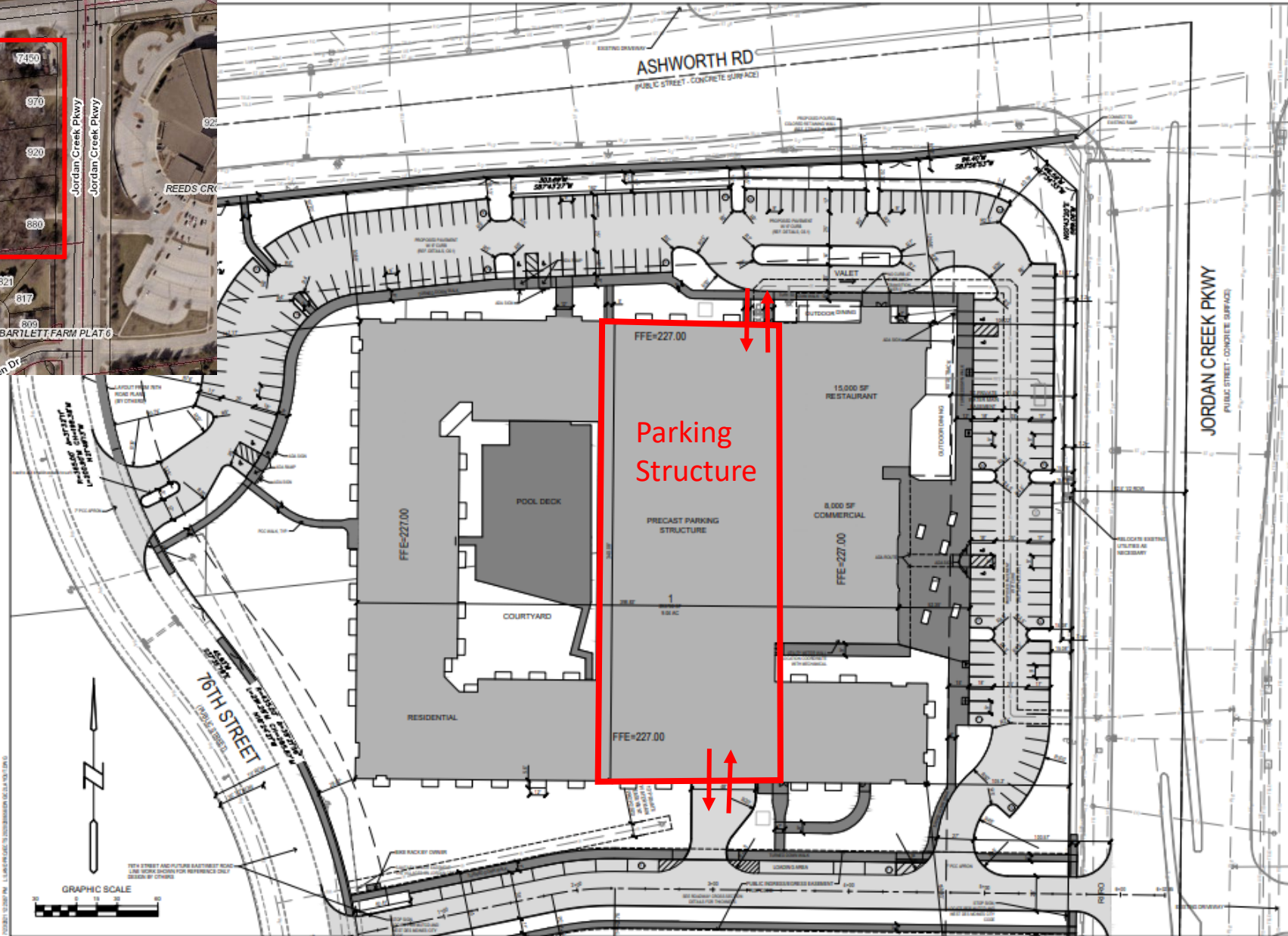
- The Chair will first have the applicant or staff present on the agenda item and will then ask for any comments.
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When you are unmuted – please state your name and address for the record before you make your comments.

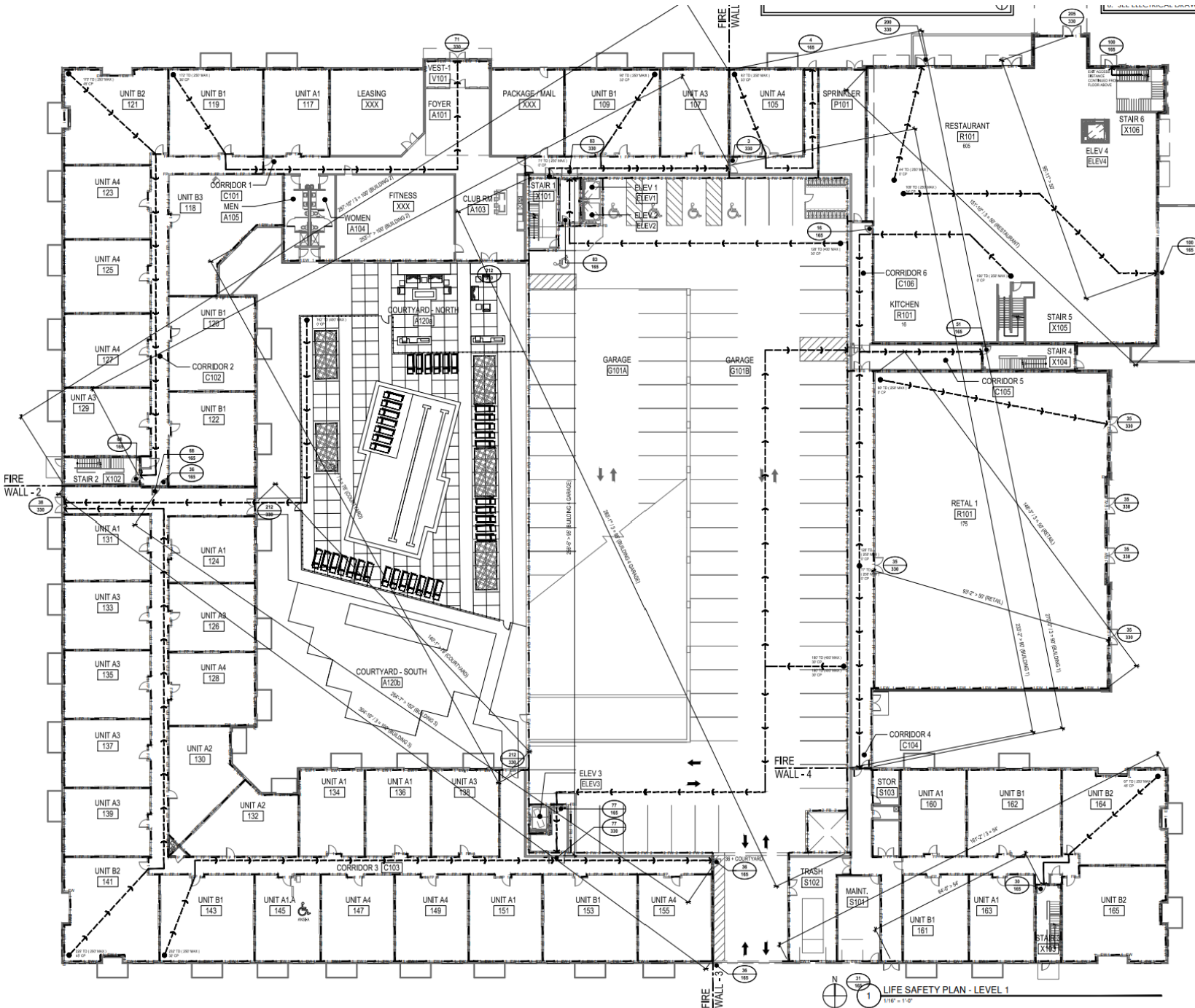


OR





Bishop Engineering <small>Planning Your Successful Development</small> 3011 118th Street Lincoln, NE 68502-2027 Fax: 402.426.1999 Established 1996	
LAYOUT PLAN	
21WDM SITE IMPROVEMENT PLAN/PRELIMINARY PLAT	
PROJECT NUMBER: 200656	SHEET NUMBER: C2.1
DRAWN BY: DM	CHECKED BY: DM
REVISIONS: 2021-04-23 CITY SUBMITAL 2021-08-02 CITY SUBMITAL 2021-07-22 CITY SUBMITAL	



LIFE SAFETY PLAN - LEVEL 1
1/8" = 1'-0"

Zoning Code:

- 90° Parking stalls shall be a minimum 9' wide by 19' in length.

Applicant Request:

- Reduce the Parking Structure stalls to a 9' by 18' stall dimension.

Metro Community Comparison:

- Waukee - 9' by 19'
- Des Moines - 9 by 17'
- Johnston - 9' by 18'
- Grimes - 9' by 18'
- Clive - 10' by 19'
- Urbandale - 9' by 18'

Process Options:

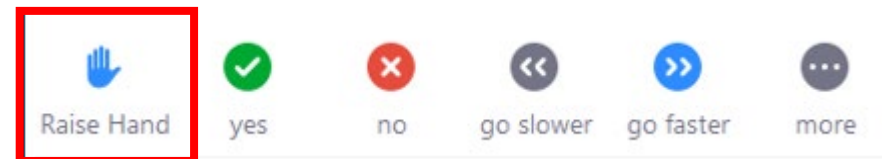
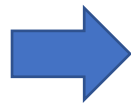
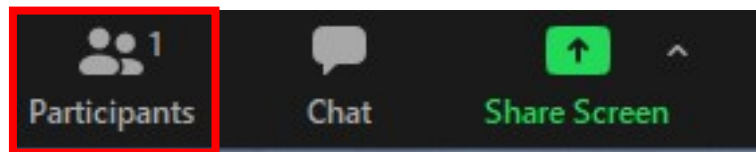
1. Applicant redesign the building to accommodate code as adopted.
 - believe they can capture enough room from adjacent areas to not change the overall footprint
2. Waiver of the Parking Stall requirement as allowed by Code by City Council with the Site Plan:
 - With respect to a waiver of requirements, all of the following shall apply:
 - A. The City Council reserves the right to waive or modify to a lesser restriction any provision or requirement of off-street parking and loading areas contained in this chapter, provided said waiver or modification does not adversely affect the intent of these regulations to adequately safeguard the general public and surrounding property.
 - B. Exceptions may be considered for those uses where special circumstances warrant a change and whereby the modification or waiver is determined to be in the best interest of the general public. (Ord. 1213, 11-4-1996)
3. Amendment to the Village on Jordan Creek PUD: An amendment to revise the PUD could be submitted to request a reduction in the parking design standards specific to the Parking Structure for this development.
4. Amendment to City Code: An amendment could be submitted requesting an amendment to the parking design standards to reduce the parking stall length requirement across the city for all parking lots.

Discussion Item #2 - Valley Southwoods Outdoor Shop Area

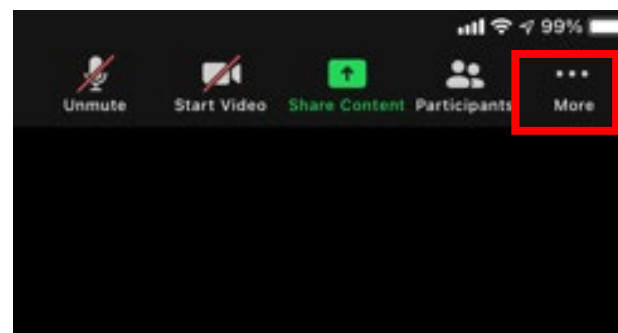
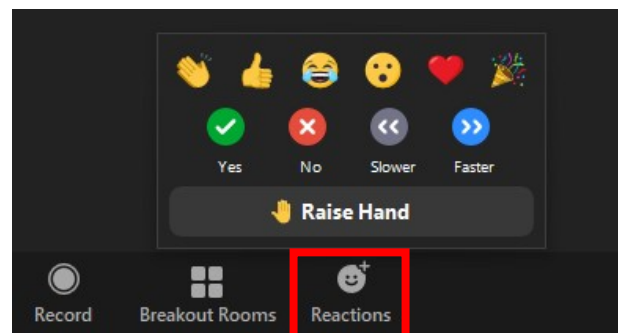
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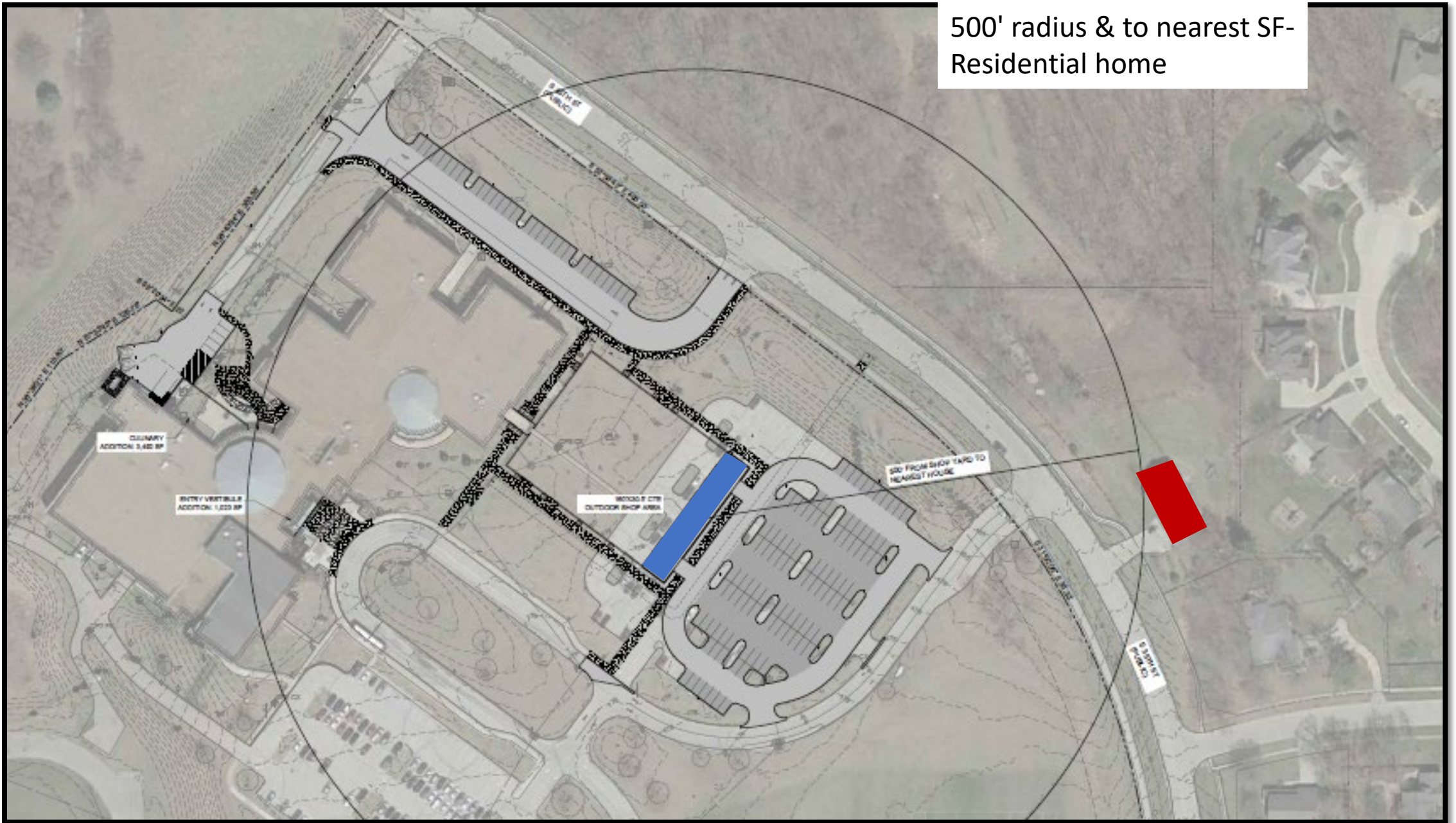
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OR



500' radius & to nearest SF-Residential home



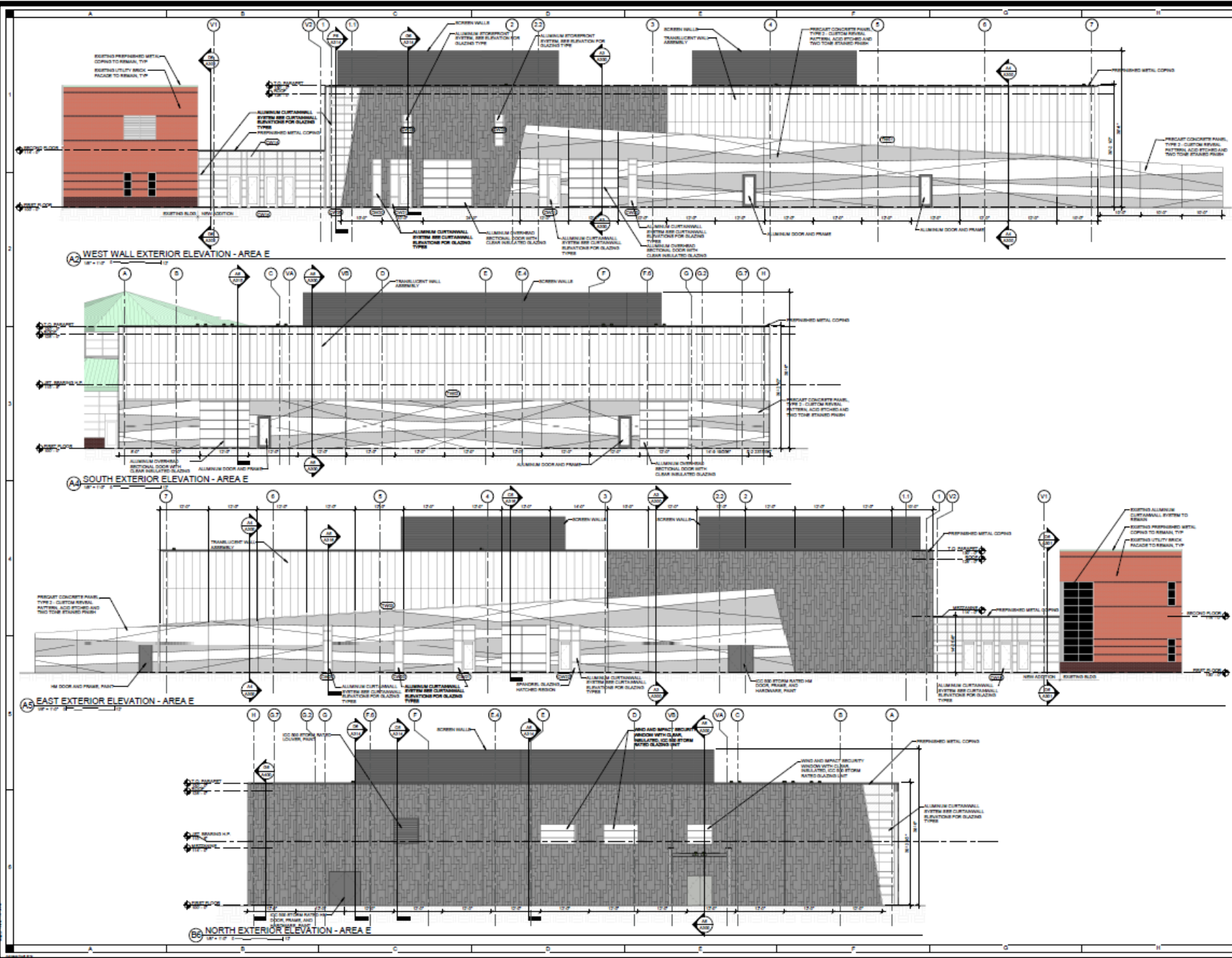
CULINARY
ADDITION 3,482 SF

ENTRY VESTIBULE
ADDITION 1,223 SF

WOODS 8' CTR
OUTDOOR SHOP AREA

500' FROM SHOP YARD TO
NEAREST HOUSE

511022 1.1 E



SHIVE-HATTERY
 ARCHITECTURAL ENGINEERING
 1000 WEST 10TH STREET SUITE 1000
 WEST OAKLAND, CA 94612
 TEL: 415.778.1000 FAX: 415.778.1001

RIPPE ASSOCIATES
 DOCUMENTATION ENGINEER - ARCHITECTURE
 1000 WEST 10TH STREET SUITE 1000
 WEST OAKLAND, CA 94612
 TEL: 415.778.1000 FAX: 415.778.1001

VALLEY SOUTHWOODS CTE ADDITION
 WEST OAKLAND COMMUNITY SCHOOLS
 1000 WEST 10TH STREET
 WEST OAKLAND, CA 94612

**PRELIMINARY
 - NOT FOR
 CONSTRUCTION**

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NUMBER	
REVISION	

**EXTERIOR
 ELEVATIONS**

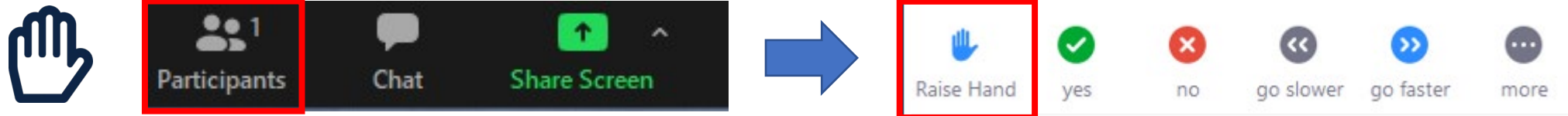
A202

Discussion Item #3 – Railroad Park Restrooms/Valley Junction Moratorium

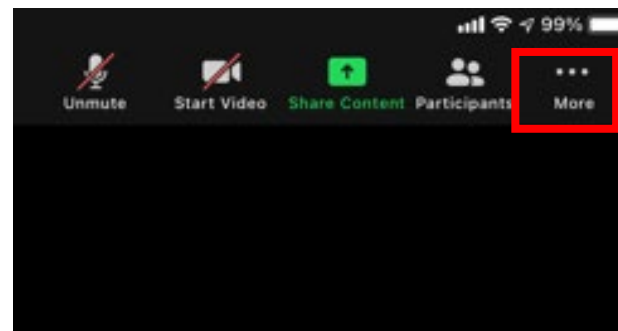
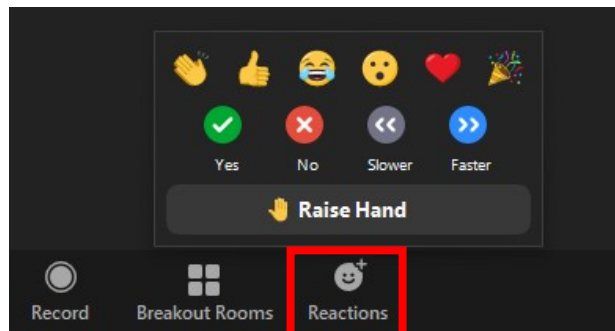
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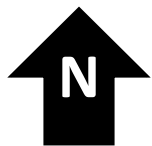
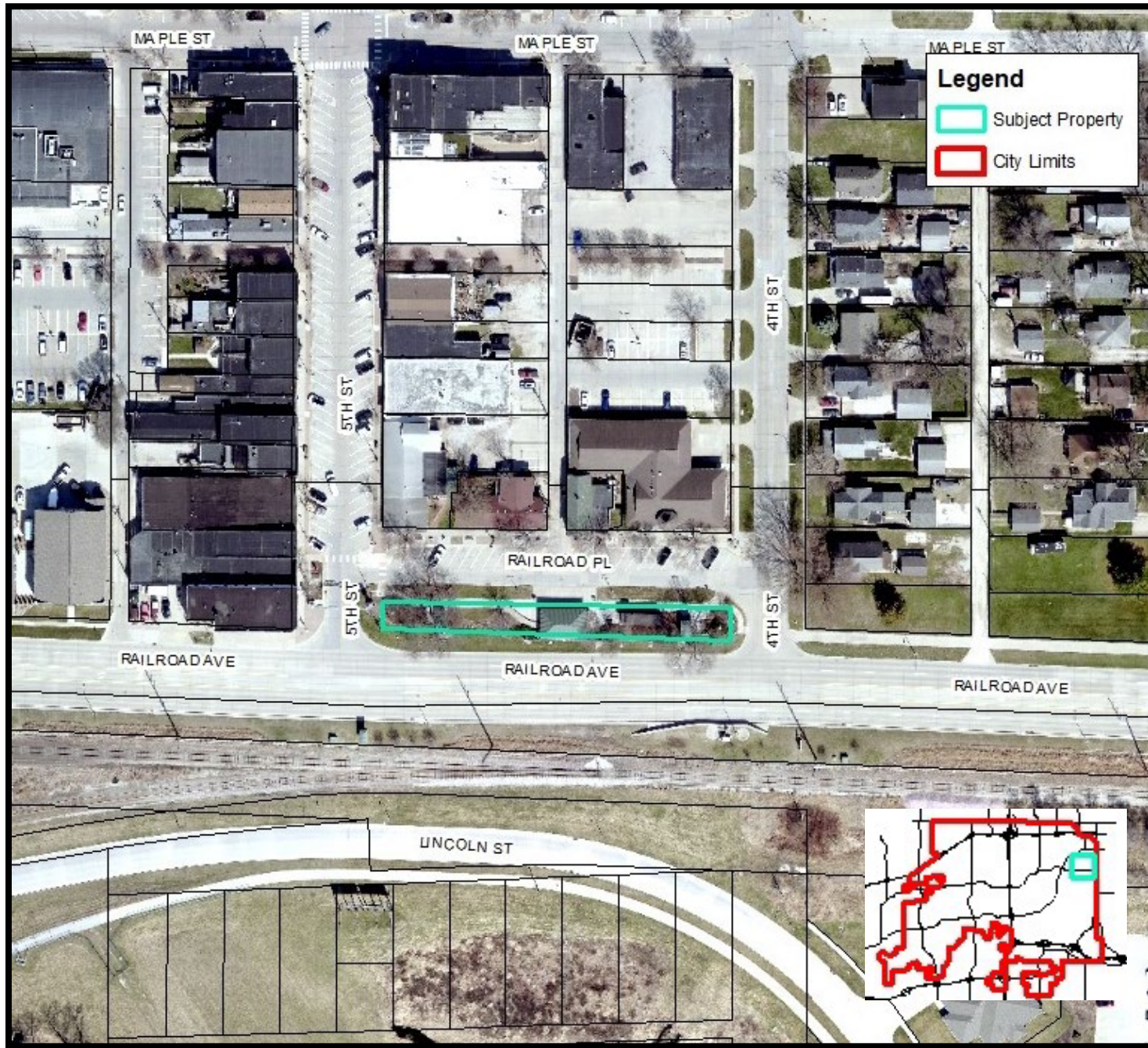
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OR







5 PERSPECTIVE VIEW - FROM NORTHEAST
1/4" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

HOLLOW METAL DOORS & FRAMES, PAINTED TO MATCH EXISTING METAL PAINT FINISH



Process conveyed to others wishing to undertake projects within moratorium boundaries:

1. Present to Historic WDM Master Plan Steering Committee
-- *if they okay with ...*
2. Present to Development & Planning Subcommittee
-- *they will make recommendation to full City Council*
3. Full Council will decide if can proceed during the moratorium
-- *if Council decides okay to proceed with project*
4. Proceed with Plan & Zoning and City Council consideration of application

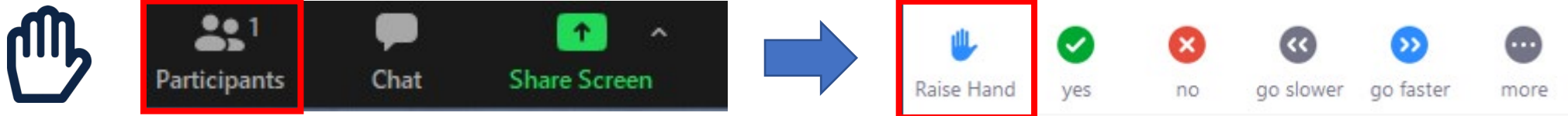
** This is on Council agenda tonight with COA prohibiting issuance of building permit until Council modifies or removes the moratorium or otherwise grants special permission to allow for construction during moratorium.

Upcoming Projects

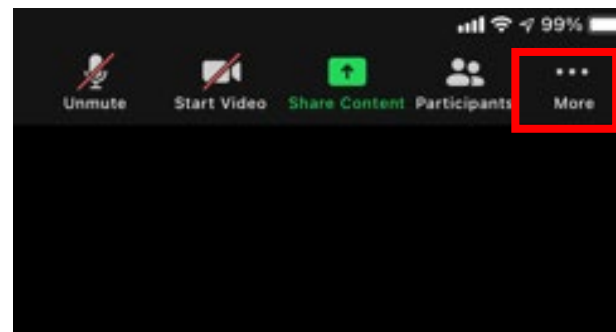
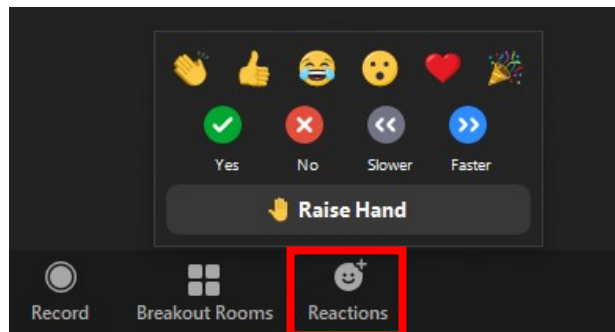
To participate on these items:

- The Chair will first have the staff provide a summary of each item for the subcommittee.
- Please "raise your hand" to indicate that you wish to speak on a particular item.
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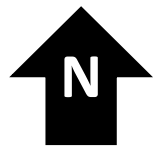
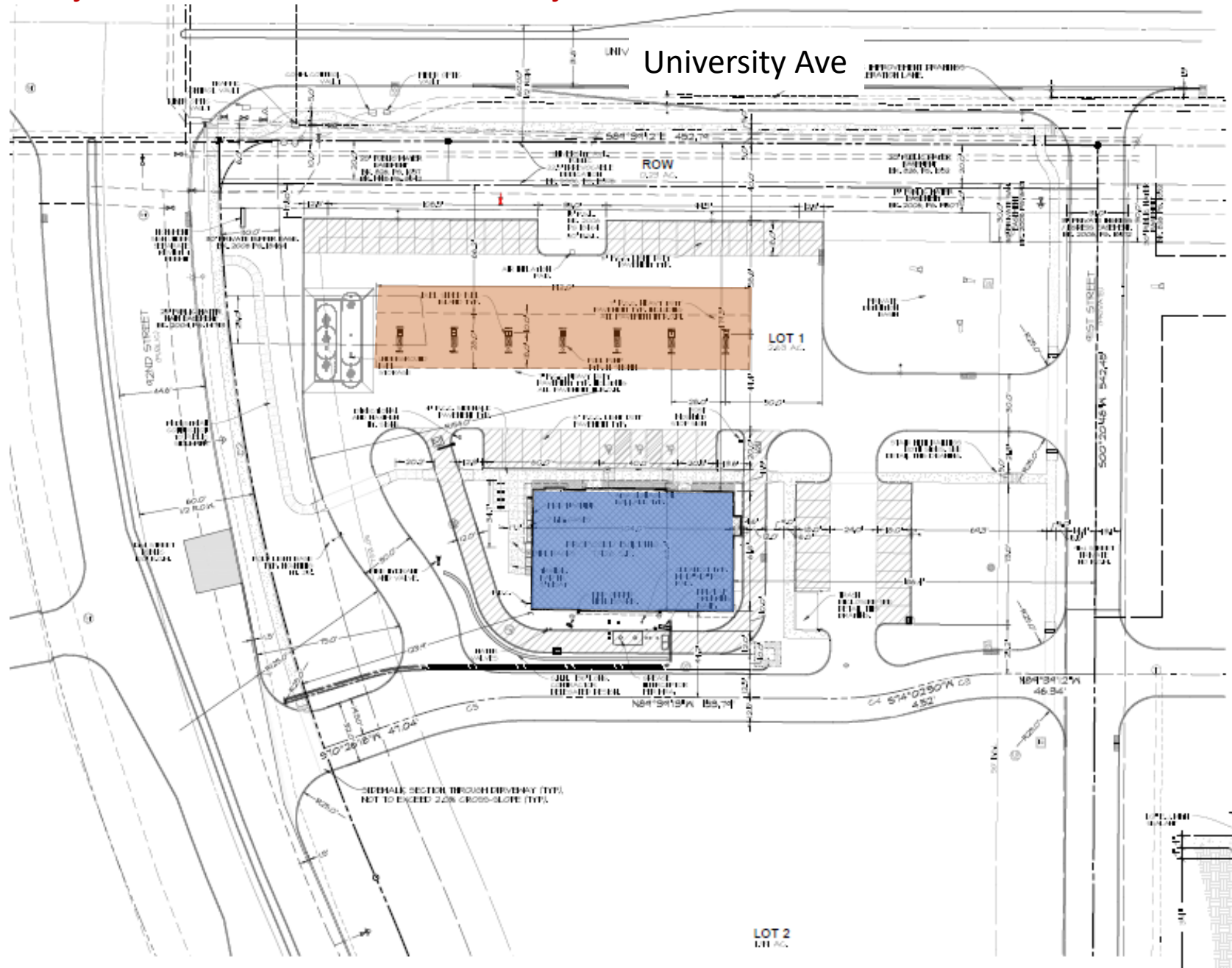
OR



Upcoming Item 'a': Hy-Vee Fast & Fresh – University Avenue



Upcoming Item 'a': Hy-Vee Fast & Fresh – University Avenue



LOT 2
1.11 AC.

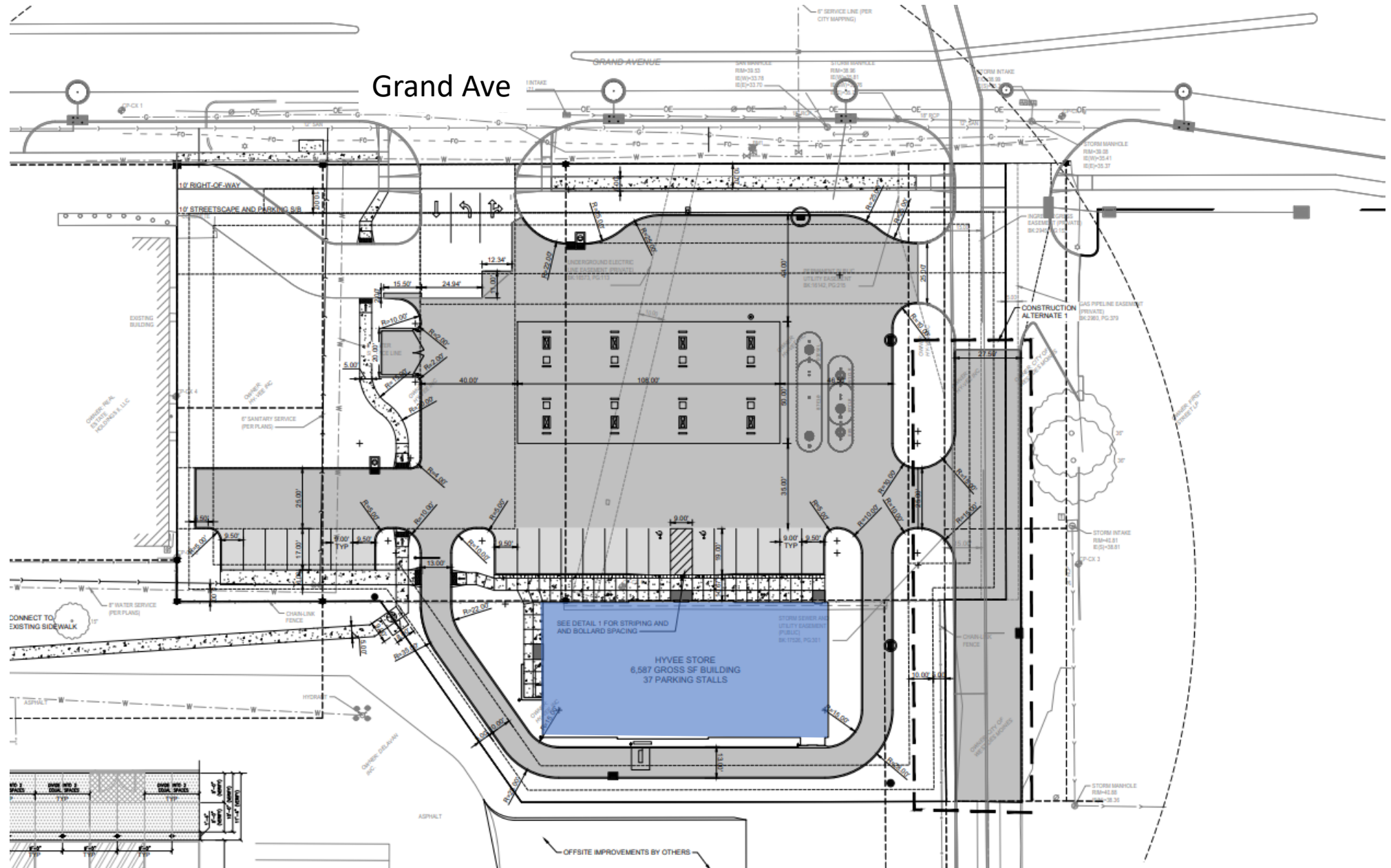
Upcoming Item 'a': Hy-Vee Fast & Fresh – University Avenue



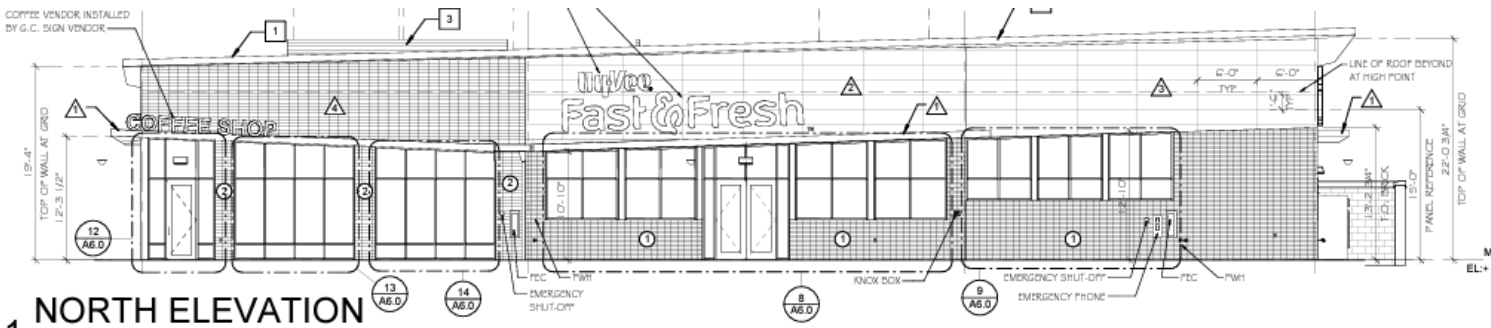
Upcoming Item 'b': Hy-Vee Fast & Fresh – Val-Gate



Upcoming Item 'b': Val-Gate Hy-Vee Fast & Fresh – Val-Gate

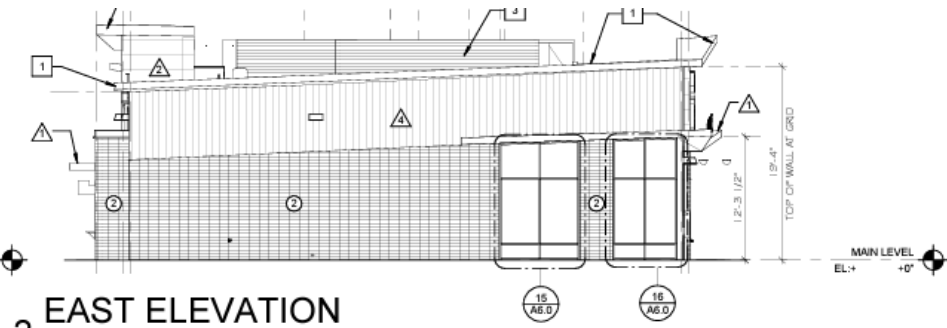


Upcoming Item 'b': Hy-Vee Fast & Fresh – Val-Gate



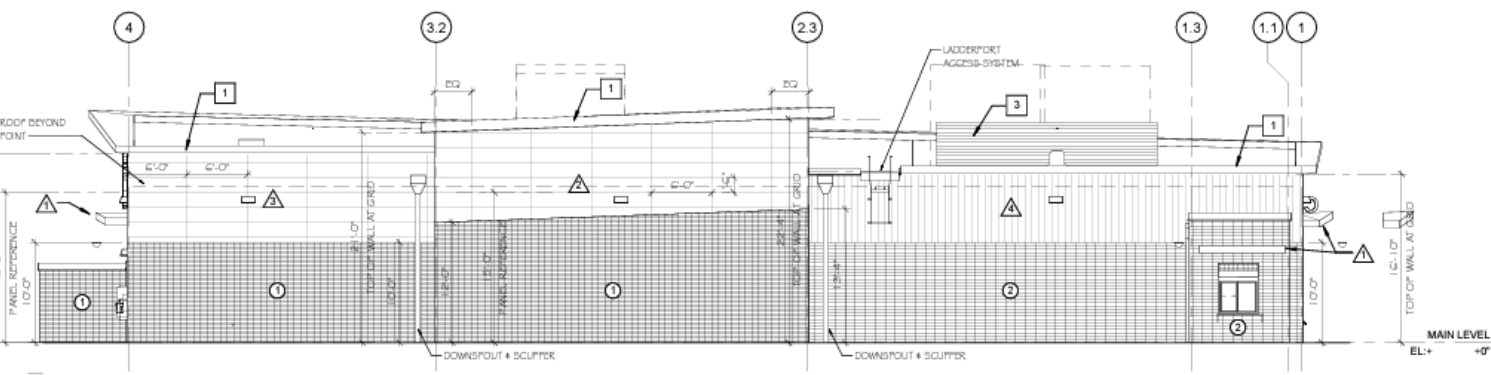
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



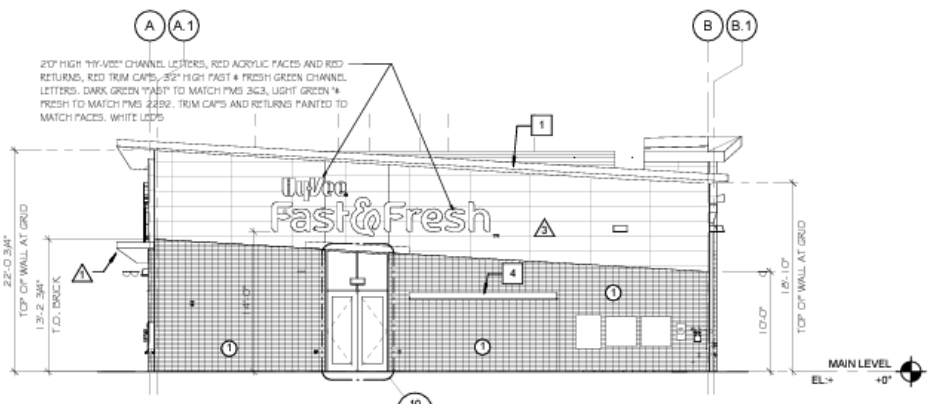
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



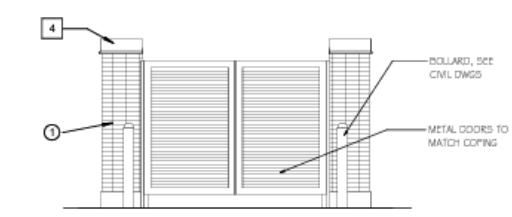
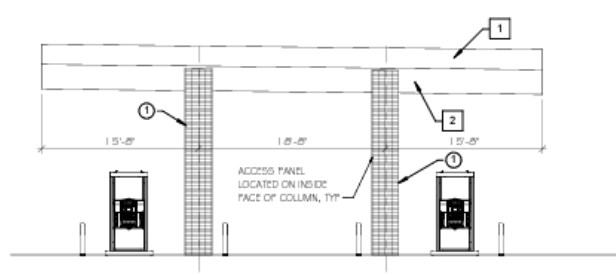
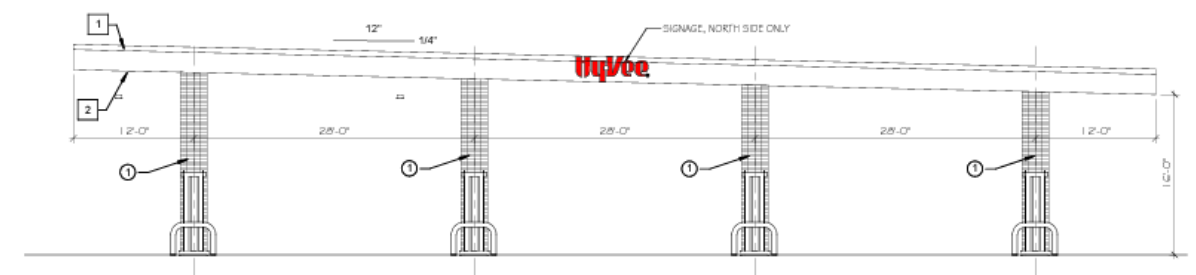
3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 WEST ELEVATION

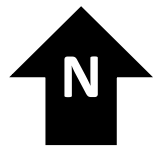
SCALE: 1/8" = 1'-0"



7 TRASH ENCLOSURE FRONT

SCALE: 1/4" = 1'-0"

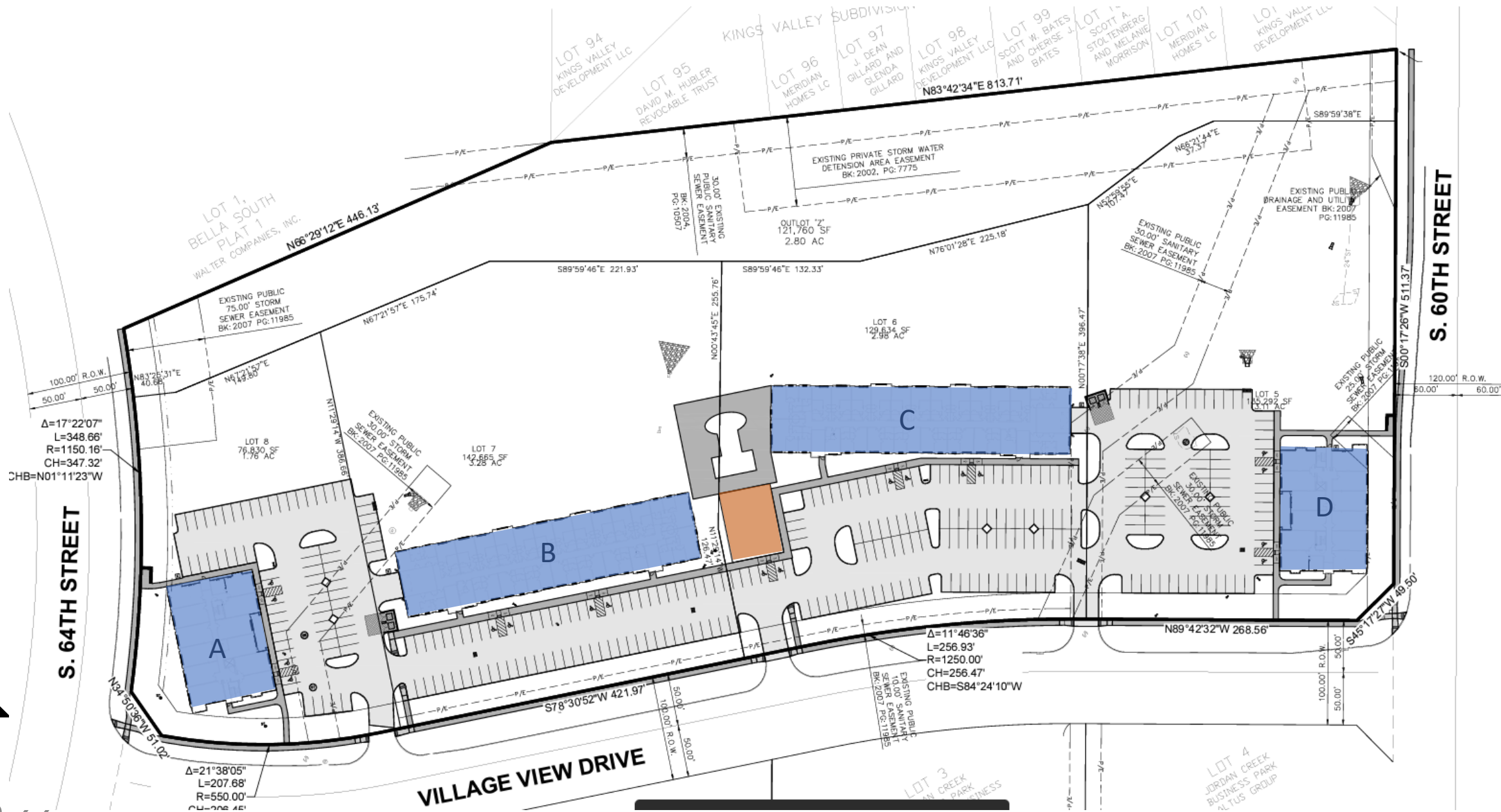
Upcoming Item 'c': The Reserve



Upcoming Item 'c': The Reserve



Upcoming Item 'c': The Reserve



Upcoming Item 'c': The Reserve

East & West Buildings



East elevation



NW perspective



North elevation



SE perspective

Upcoming Item 'c': The Reserve

Middle Apartment Buildings



South elevation



North elevation

Upcoming Item 'c': The Reserve

Middle Apartment Buildings



East elevation

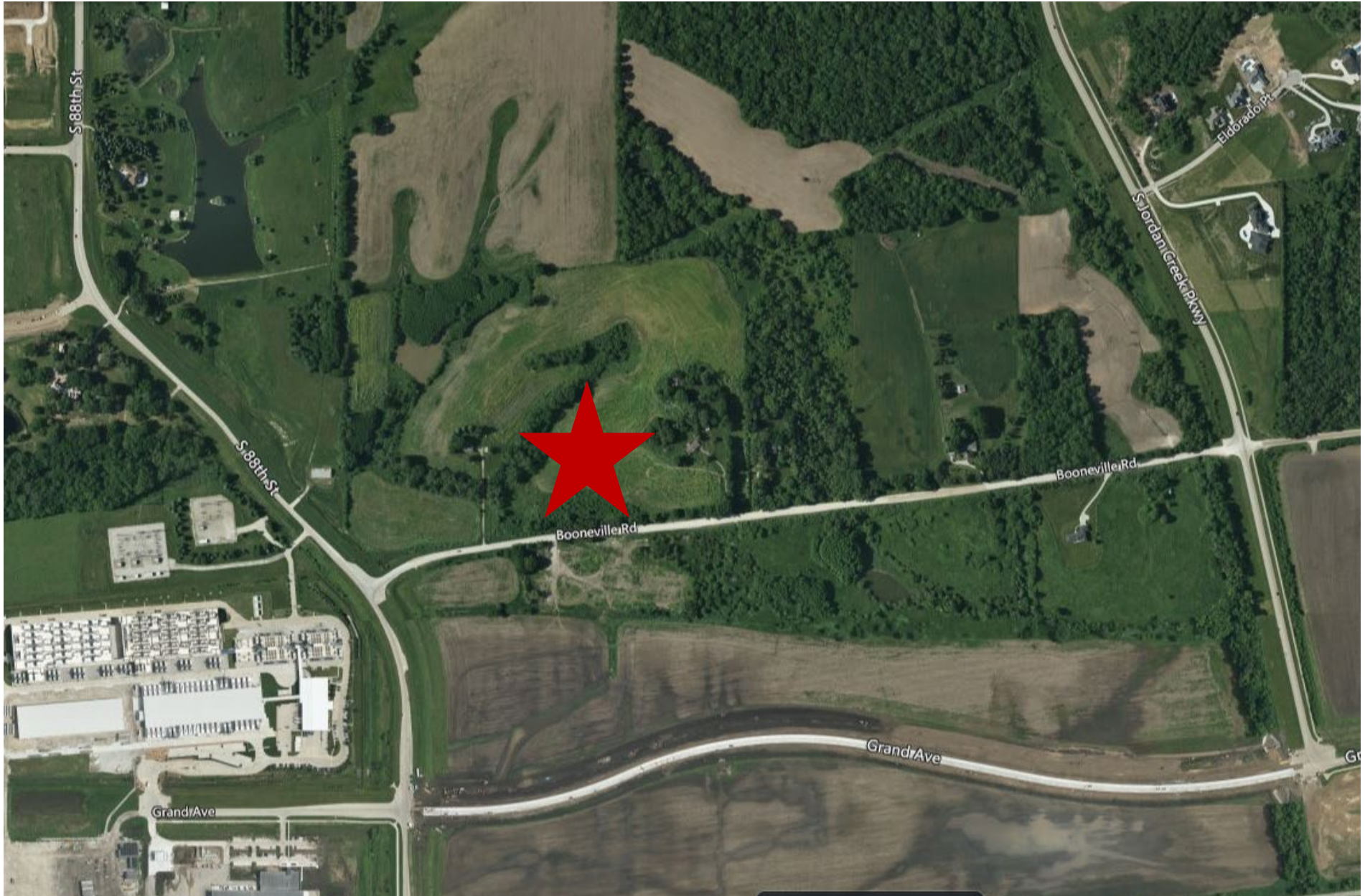


SW perspective

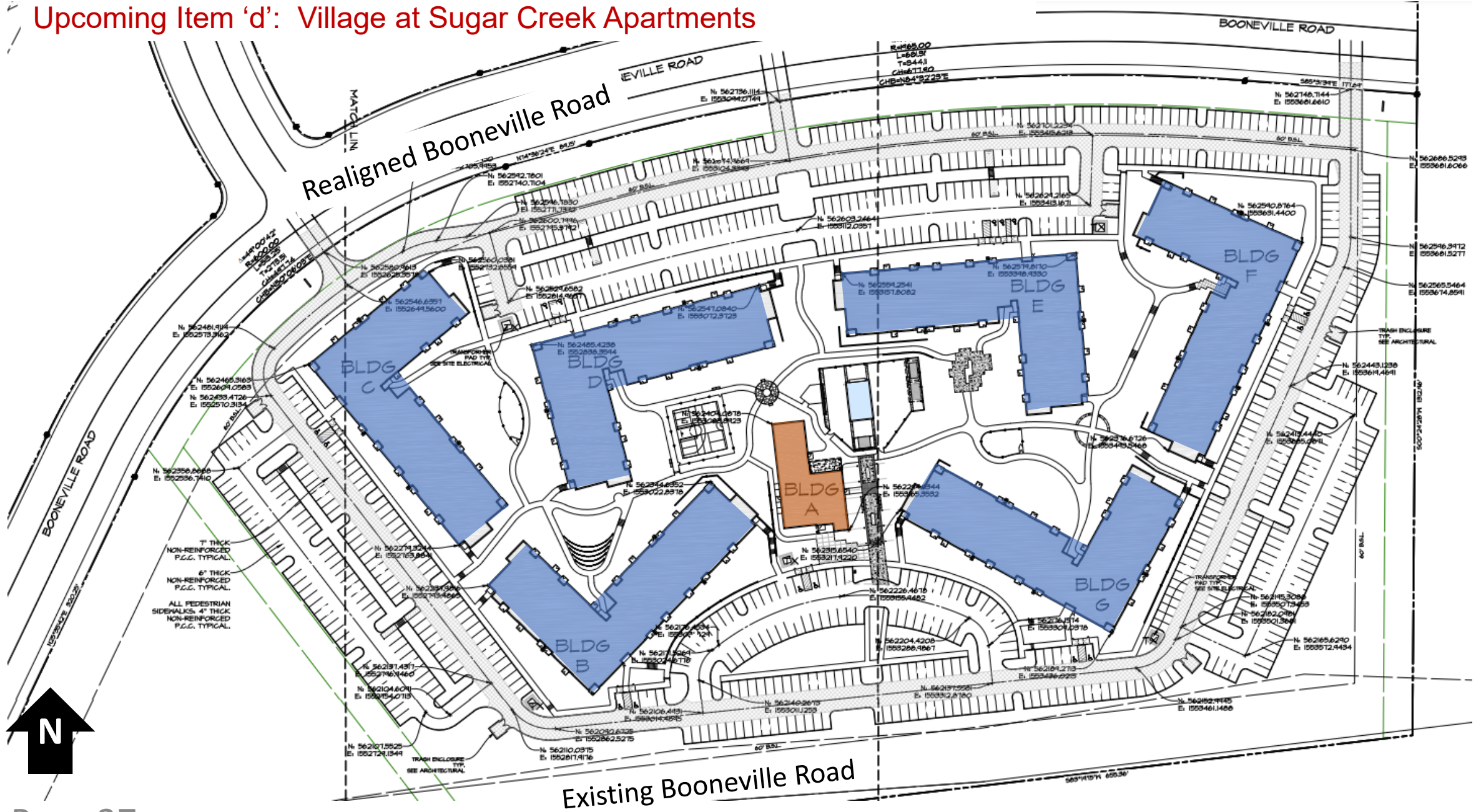


NE perspective

Upcoming Item 'd': Village at Sugar Creek Apartments



Upcoming Item 'd': Village at Sugar Creek Apartments



Upcoming Item 'd': Village at Sugar Creek Apartments (precedent images)



Upcoming Item 'd': Village at Sugar Creek Apartments (precedent images)



Upcoming Item 'e': Valley Southwoods

