


Welcome to the September 13, 2021, WDM Plan and Zoning Commission Meeting

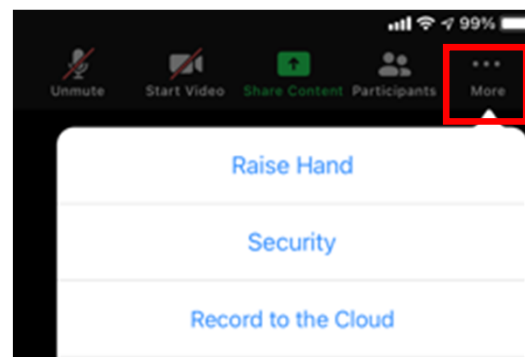
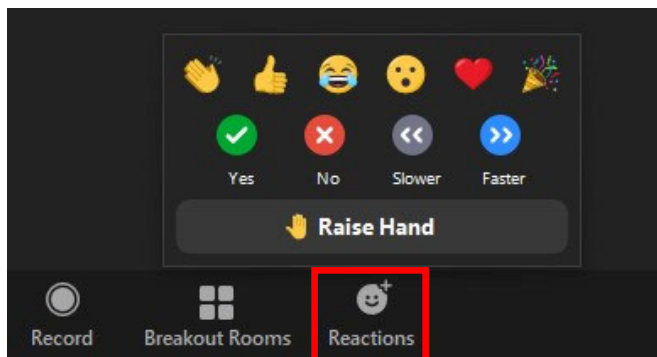
Here are a few housekeeping items before we get started:

- 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:

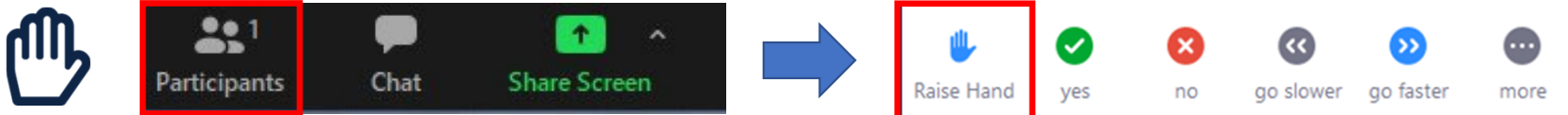


Item 2a – Amendment to City Code for Fees, Fences Heights and Canopy Design – Approval of Ordinance Amendment

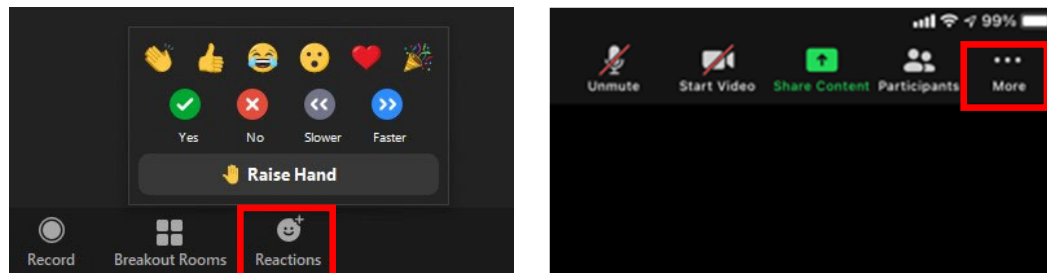
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OR



Summary of Proposed Amendment

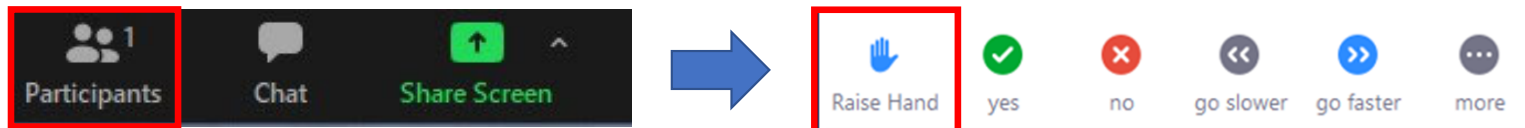
- Chapter 1: *Entitlements, Process and Procedures*, Section 16: *Penalties*, to refer to penalties as provided in Title 1, Administration Section 4-2 Municipal Infractions.
- Chapter 10: *Performance Standards*, Section 4-A: *Specific Use Regulations* to add design standards for canopy structures to this section (remove from Chapter 14).
- Chapter 14: *Accessory Structures*, Section 9: *Fuel Pump Islands and Island Canopies* to relocate design regulations to Chapter 10 *Performance Standards* and expand design regulations to apply to all types of canopies.
- Chapter 14: *Accessory Structures*, Section 11: *Fences* to provide a provision allowing regulation of fence height in accordance with federal, state or local regulations or for reasons of public safety.
- Chapter 14: *Accessory Structures*, Section 12: *Walls* to provide a provision allowing regulation of wall height in accordance with federal, state or local regulations or for reasons of public safety.

Item 2b – Tallyn’s Reach PUD (Fareway) - SE Corner of Mills Civic Parkway and S 91st Street – Approval of a Comprehensive Plan and PUD Amendment

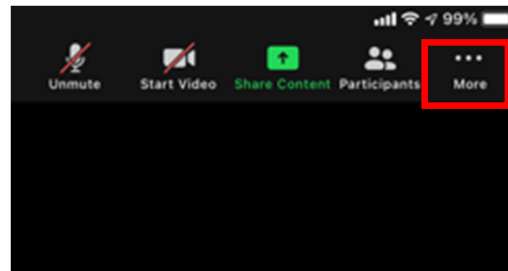
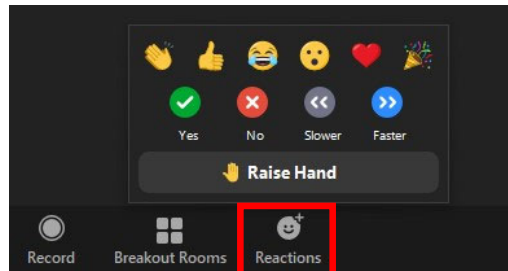
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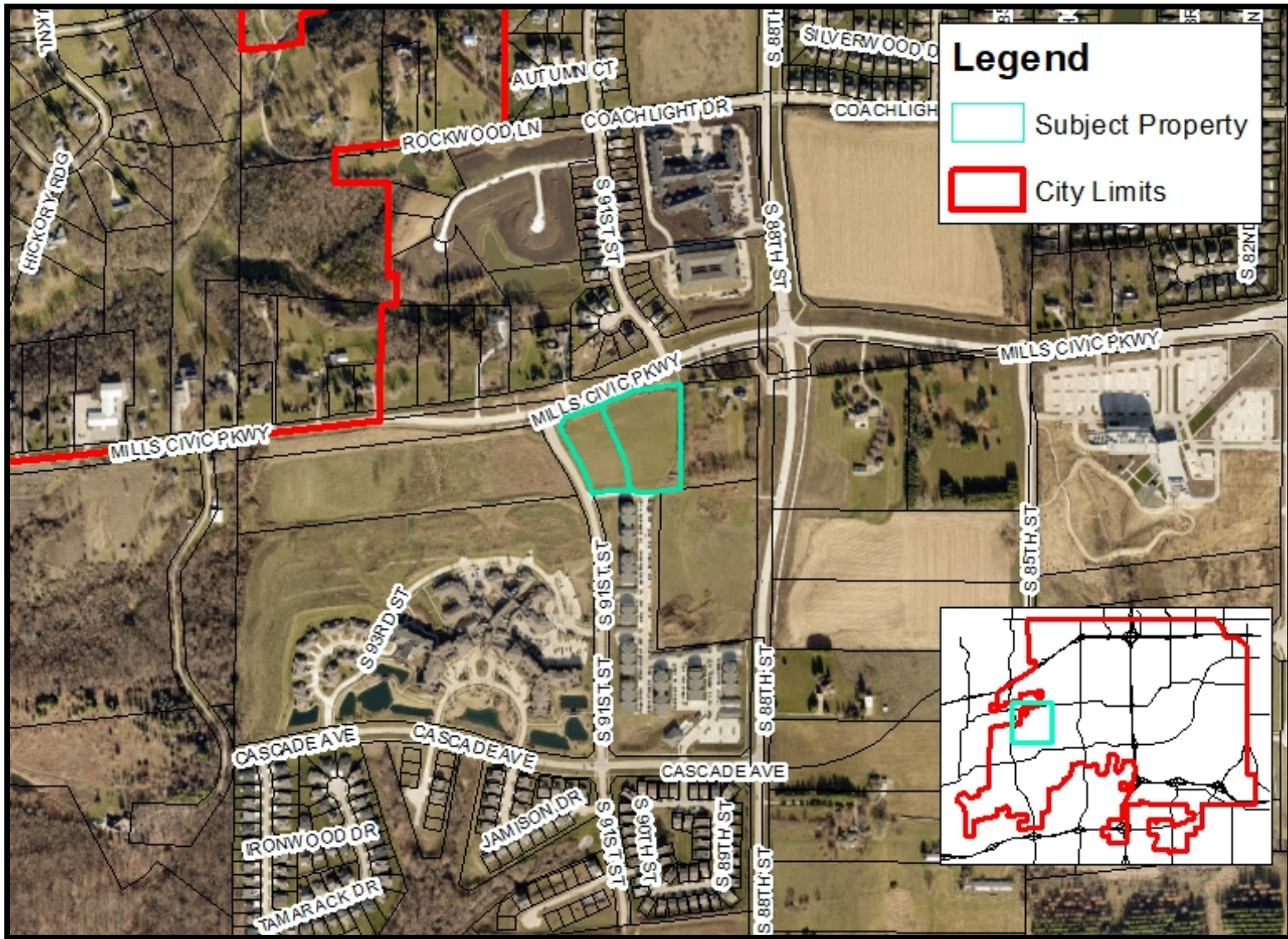
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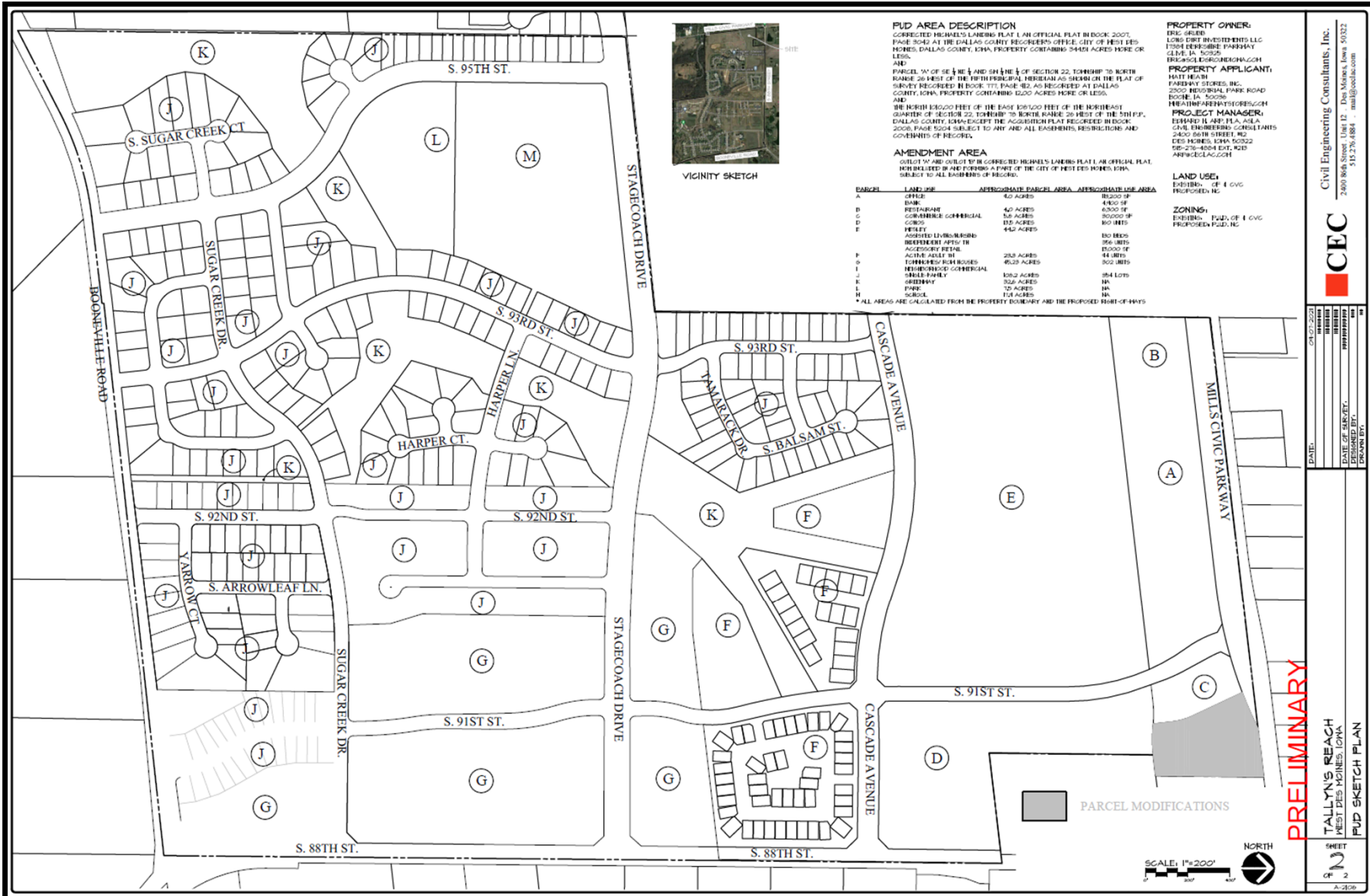
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OR







VICINITY SKETCH

PUD AREA DESCRIPTION

CORRECTED MICHAELS LANDING PLAT I AN OFFICIAL PLAT IN BOOK 2007, PAGE 3084, AT THE DALLAS COUNTY RECORDS OFFICE, CITY OF WEST DES MOINES, IOWA, DALLAS COUNTY, IOWA, PROPERTY CONTAINS 3481 ACRES MORE OR LESS, AND PARCEL 50 OF SE 1/4 NE 1/4 AND SW 1/4 NE 1/4 OF SECTION 22, TOWNSHIP 20 NORTH RANGE 26 WEST OF THE 10TH MERIDIAN, RANGES 26 WEST OF THE 10TH MERIDIAN, RECORDS OFFICE, CITY OF WEST DES MOINES, IOWA, PROPERTY CONTAINS 1200 ACRES MORE OR LESS, AND THE NORTH 1800.00 FEET OF THE EAST 1800.00 FEET OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH RANGE 26 WEST OF THE 10TH MERIDIAN, DALLAS COUNTY, IOWA, EXCEPT THE ACQUISITION PLAT RECORDED IN BOOK 2008, PAGE 3084 SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

AMENDMENT AREA

OUTLOT 50 AND OUTLOT 51 OF THE CORRECTED MICHAELS LANDING PLAT I AN OFFICIAL PLAT, NOW BELIEVED TO BE FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA, SUBJECT TO ALL EASEMENTS OF RECORD.

PARCEL	LAND USE	APPROXIMATE PARCEL AREA	APPROXIMATE USE AREA
A	OFFICE	4.0 ACRES	18,200 SF
B	BAR	4.0 ACRES	4,800 SF
C	RESTAURANT	4.0 ACRES	6,000 SF
D	CONSUMER COMMERCIAL	83 ACRES	30,000 SF
E	CONDO	132 ACRES	80 UNITS
F	RESIDENTIAL	442 ACRES	150 UNITS
G	AGRICULTURE	100 ACRES	300 UNITS
H	AGRICULTURE	100 ACRES	15,000 SF
I	AGRICULTURE	250 ACRES	44 UNITS
J	AGRICULTURE	400 ACRES	300 UNITS
K	RESIDENTIAL COMMERCIAL	100 ACRES	100 UNITS
L	SINGLE-FAMILY	75 ACRES	100 UNITS
M	GREENWAY	100 ACRES	100 UNITS
N	PARK	75 ACRES	100 UNITS
O	SCHOOL	100 ACRES	100 UNITS

PROPERTY OWNER:

ERIC BREED
LOUIS INVESTMENTS LLC
1704 DENVERSHIRE PARKWAY
CLINTON, IA 52008

PROPERTY APPLICANT:
MATT HEARN
FARMWAY STORES, INC.
2007 RESURGENT PARK ROAD
BOONE, IA 50036

PROJECT MANAGER:
EDWARD H. REACH, P.E., A.S.C.E.
CIVIL ENGINEERING CONSULTANTS
2400 56TH STREET, NE
DES MOINES, IOWA 50322
562-275-4884 EXT. 302
EHR@CECLACON.COM

LAND USE:
EXISTING: OF 4 CVC
PROPOSED: NC

ZONING:
EXISTING: PUD OF 4 CVC
PROPOSED: PUD, NC

CEC
Civil Engineering Consultants, Inc.
2400 56th Street, Unit 17, Des Moines, Iowa 50322
515.276.4884 | matt@cec.com

PRELIMINARY

TALLYN'S REACH
WEST DES MOINES, IOWA

PUD SKETCH PLAN

SHEET 2 OF 2

DATE: 07/27/2024

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

CITY PROJECT NUMBER
CPA-00544-2021/ZC-00545-2021

PROPERTY OWNERS

- #1 ELEVATE @ JORDAN CREEK
- #2 FOUNTAIN TERRACE APARTMENTS, LLC
- #3 HARRIET HELLER
- #4 CHAYSE HOLDINGS, LLC
- #5 THE LOFTS ON 80TH
- #6 ROBERT & BRENDA BEENSTON
- #7 ISAAC & MELISSA NORHAN
- #8 GRANSTONE HOMES, INC.
- #9 LIKE H & SARA A BARTA
- #10 KIMBERLY J THOMPSON
- #11 ROD & CLENE LINDELL
- #12 DENNIS JAY BIERBAUM
- #13 TODD & GUYA HERRER
- #14 EDGEWATER, A NESLEY ACTIVE LIFE COMMUNITY, LLC

EXISTING COMPREHENSIVE PLAN

OF: OFFICE & CIVIC CONVENIENCE COMMERCIAL

PROPOSED COMPREHENSIVE PLAN

NC: NEIGHBORHOOD COMMERCIAL

EXISTING ZONING

PLD R60, TALLINS REACH PARCEL 'A' AND 'C' WITH UNDERLYING ZONING OF: OFFICE & CIVIC CONVENIENCE COMMERCIAL

PROPOSED ZONING & USE

PLD R60, TALLINS REACH PARCEL 'C' WITH UNDERLYING ZONING OF NC: NEIGHBORHOOD COMMERCIAL FOR A GROCERY STORE.

LEGAL DESCRIPTION

OUTLOT 'A' AND OUTLOT 'B' IN CORRECTED MICHAELS LANDS PLAT 1, AN OFFICIAL PLAT AND NOT RECORDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA, SUBJECT TO ALL EASEMENTS OF RECORD.
5.61 ACRES M/L

PROPERTY OWNER

ERIC GRUBB
LONG DIRT INVESTMENTS, LLC
17001 BERRICHOE PARKWAY
CLIVE, IA 50325
563-781-1441
ERIC@LDSOLIDGROUNDIA.COM

APPLICANT

HATT HEATH
FAREWAY STORES, INC.
2500 INDUSTRIAL PARK ROAD
BOONE, IA 50036
563-432-2623
HEATH@FAREWAYSTORES.COM

GROCERY STORE HEIGHT

PARAMETER: 22'-0"

GROCERY STORE AREA

21,300 G.S.F.

EASEMENTS

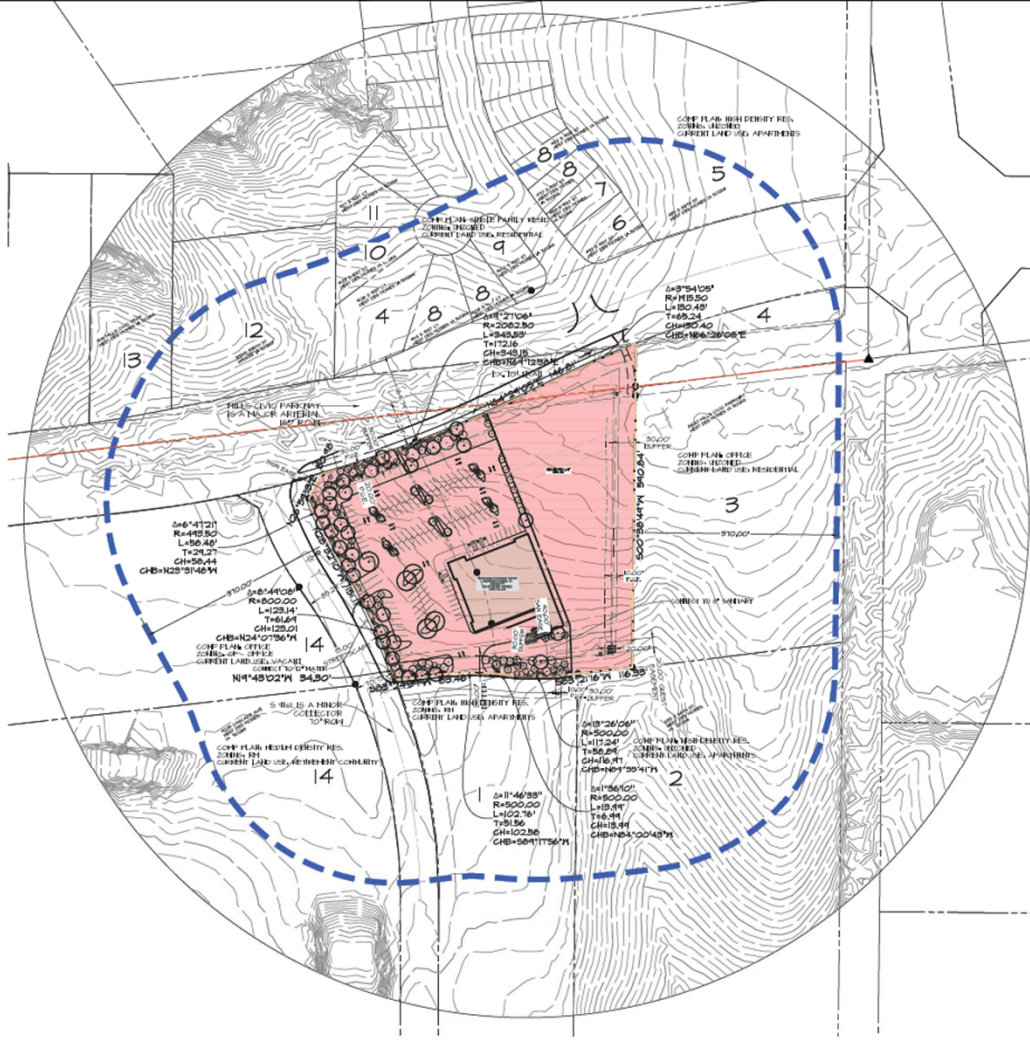
- 40.00' SANITARY EASEMENT, PUBLIC, BK2007, PG16/23
- 20.50' GUEST EASEMENT, PRIVATE, BK2007, PG30/42
- 10.00' PUBLIC, PUBLIC, BK2007, PG30/42
- SIGN EASEMENT, PRIVATE, BK2007, PG30/42
- 30.00' EASEL, PUBLIC, BK2008, PG10/14
- 30.00' NORTH BUFFER-SOUTH SIDE OF MILLS CIVIC
- 30.00' SOUTH BUFFER TO RESIDENTIAL
- 30.00' EAST BUFFER TO RESIDENTIAL
- 15.00' STREETSCAPE ALONG S 16th STREET

BUFFERING MEANS

- BUFFERING ALONG MILLS CIVIC: BERMING AND LANDSCAPING.
- BUFFERING ON EAST: TO BE DETERMINED, LIKELY TO BE LANDSCAPING.
- BUFFERING ALONG SOUTH: LANDSCAPING ONLY DUE TO SANITARY EASEMENT.

ADJACENT LAND USES

- NORTH: SINGLE FAMILY RESIDENTIAL.
- EAST: SINGLE FAMILY RESIDENTIAL.
- SOUTH: MULTI-FAMILY RESIDENTIAL.
- WEST: VACANT.



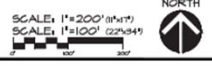
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50323
515.276.4884 - mail@cec.com



DATE:	AUG 13, 2021
DESIGNED BY:	MM
DRAWN BY:	MM
CHECKED BY:	MM
DATE OF SURVEY:	
PROJECT NO.:	21-006

FAREWAY STORES, INC.
11th & MILLS CIVIC PARKWAY
REZONING SKETCH

SHEET	1
OF	1
A-206	

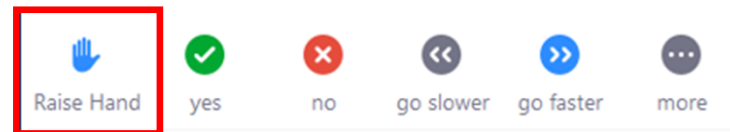
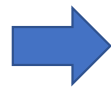
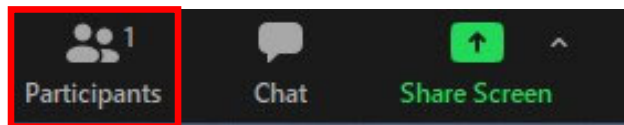


Item 2c – Three Fountains Commercial PUD (Scooters Coffee Kiosk) – 4900 University Avenue – Approval of a PUD Amendment

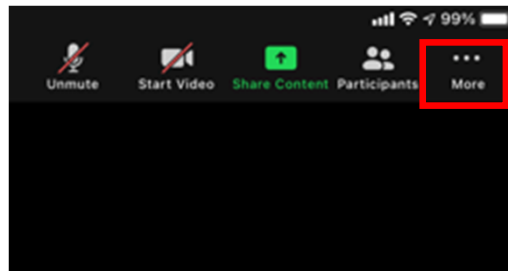
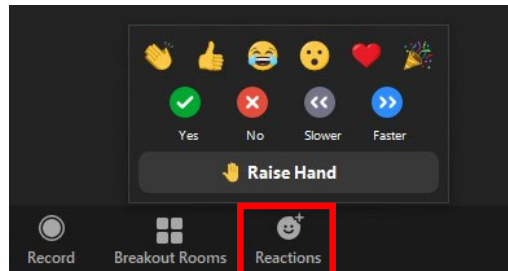
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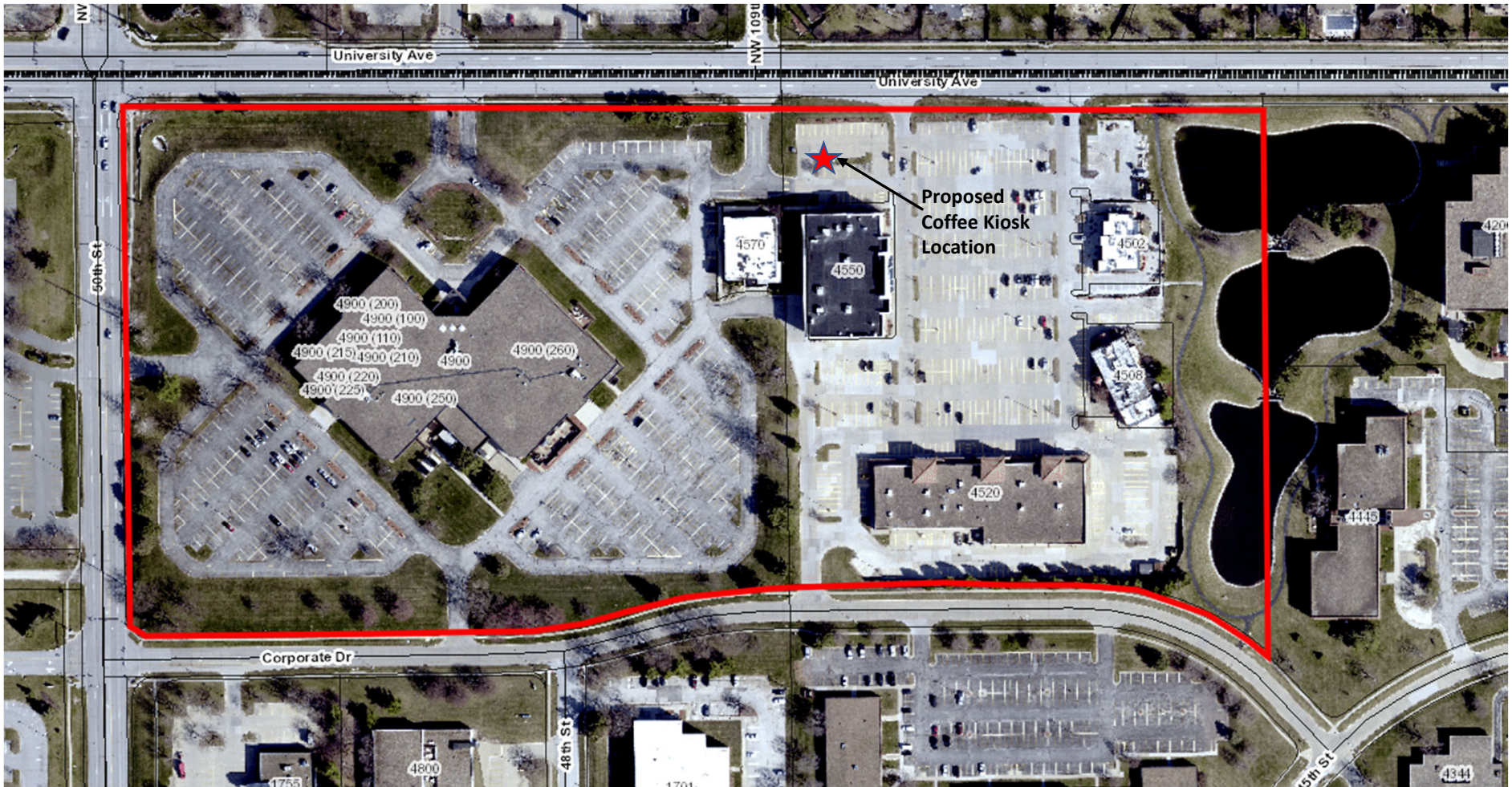
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Three Fountains Commercial PUD

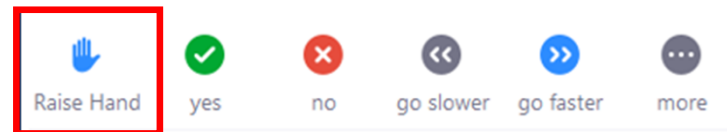
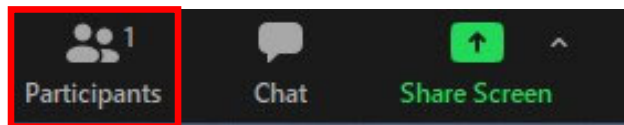


Item 4a – Microsoft DSM 14 – 3455 SE Soteria Avenue – Approval of Site Plan

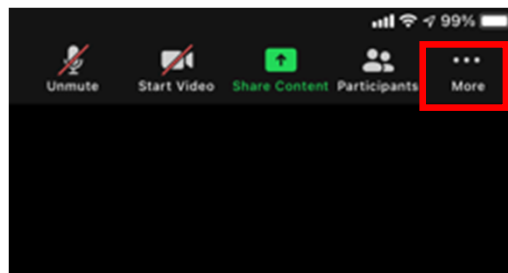
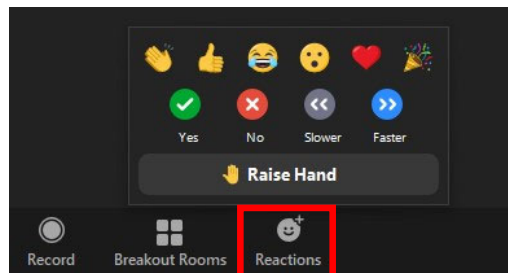
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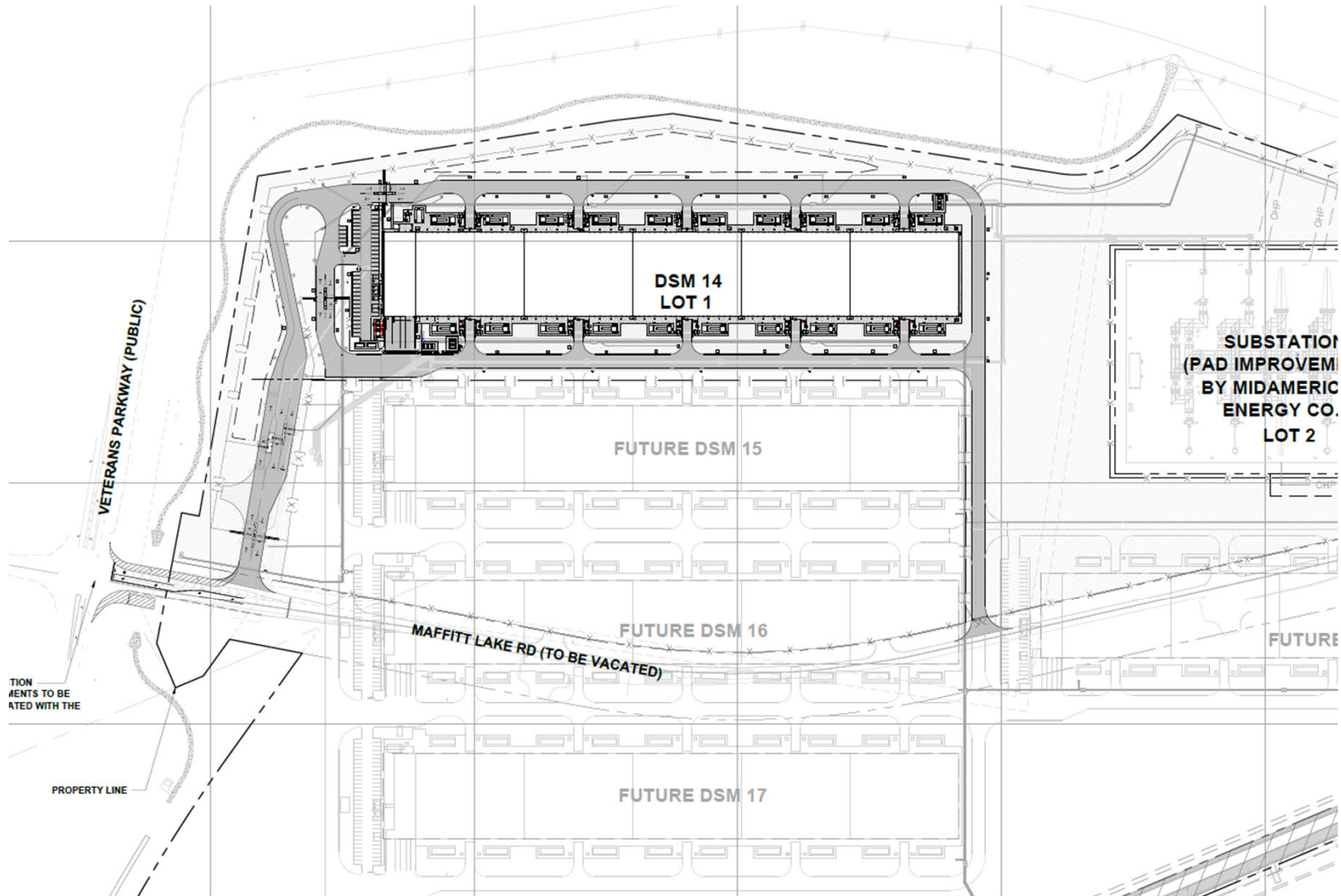


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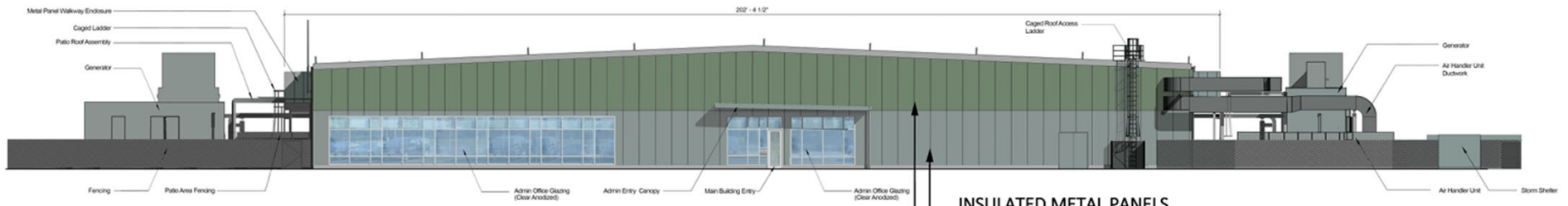




Slide #11



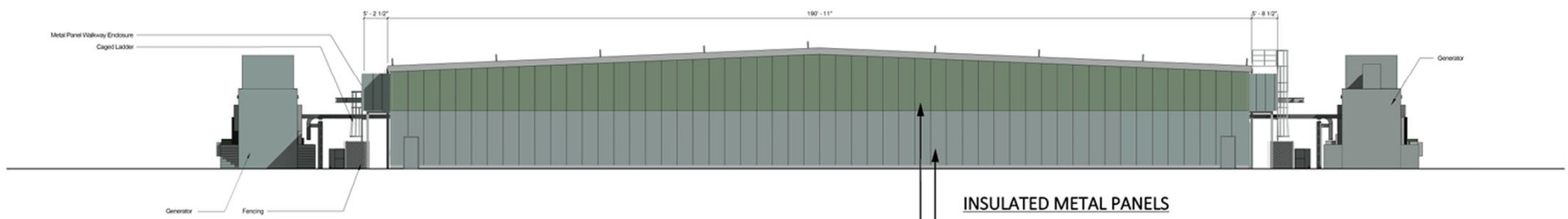
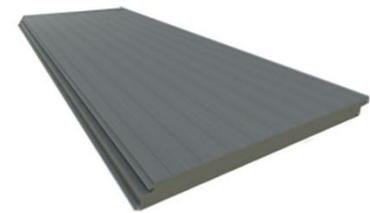
Slide
#12



1 ARCHITECTURAL EXTERIOR ELEVATIONS - WEST
 10 0 10 20
 Scale: 1 INCH = 10 FOOT

INSULATED METAL PANELS

- ANSI 61 Grey
- Natural Green



2 ARCHITECTURAL EXTERIOR ELEVATIONS - EAST
 10 0 10 20
 Scale: 1 INCH = 10 FOOT

INSULATED METAL PANELS

- ANSI 61 Grey
- Natural Green

