


Welcome to the October 11, 2021, WDM Plan and Zoning Commission Meeting

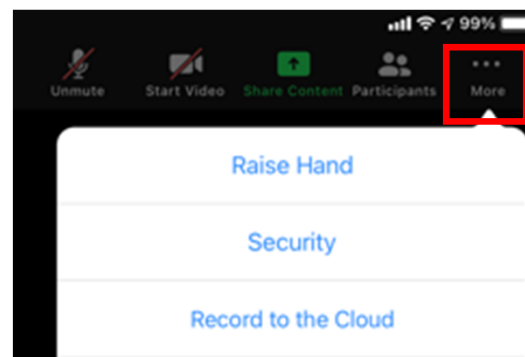
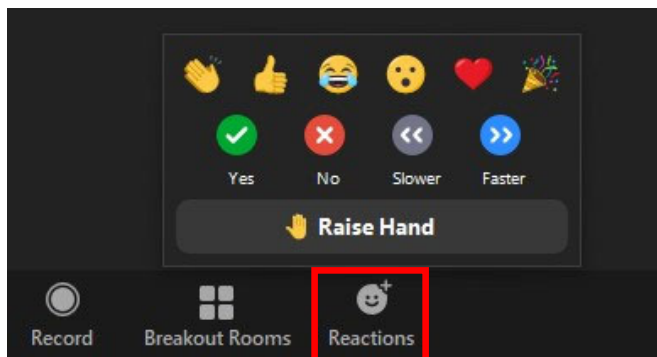
Here are a few housekeeping items before we get started:

- 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:



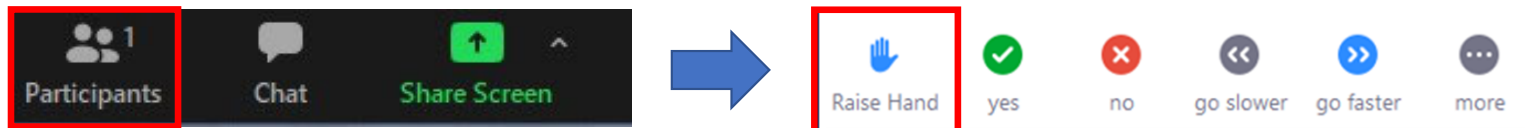
**Item 2a – High Point – Along Stagecoach Drive between S. 81st and S. 85th Streets –
Approval of Comprehensive Plan Amendment and Zone Change
Motion to withdraw the Public Hearing**

Item 2b – Village at Sugar Creek – NW Corner of Booneville Road and South 88th Street – Approval of Comprehensive Plan Amendment and Zone Change

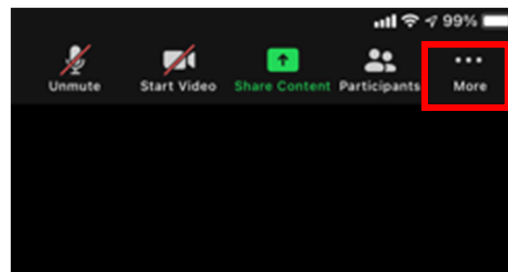
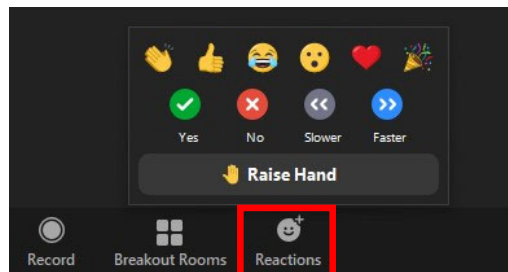
To participate on this item:

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- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- 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.

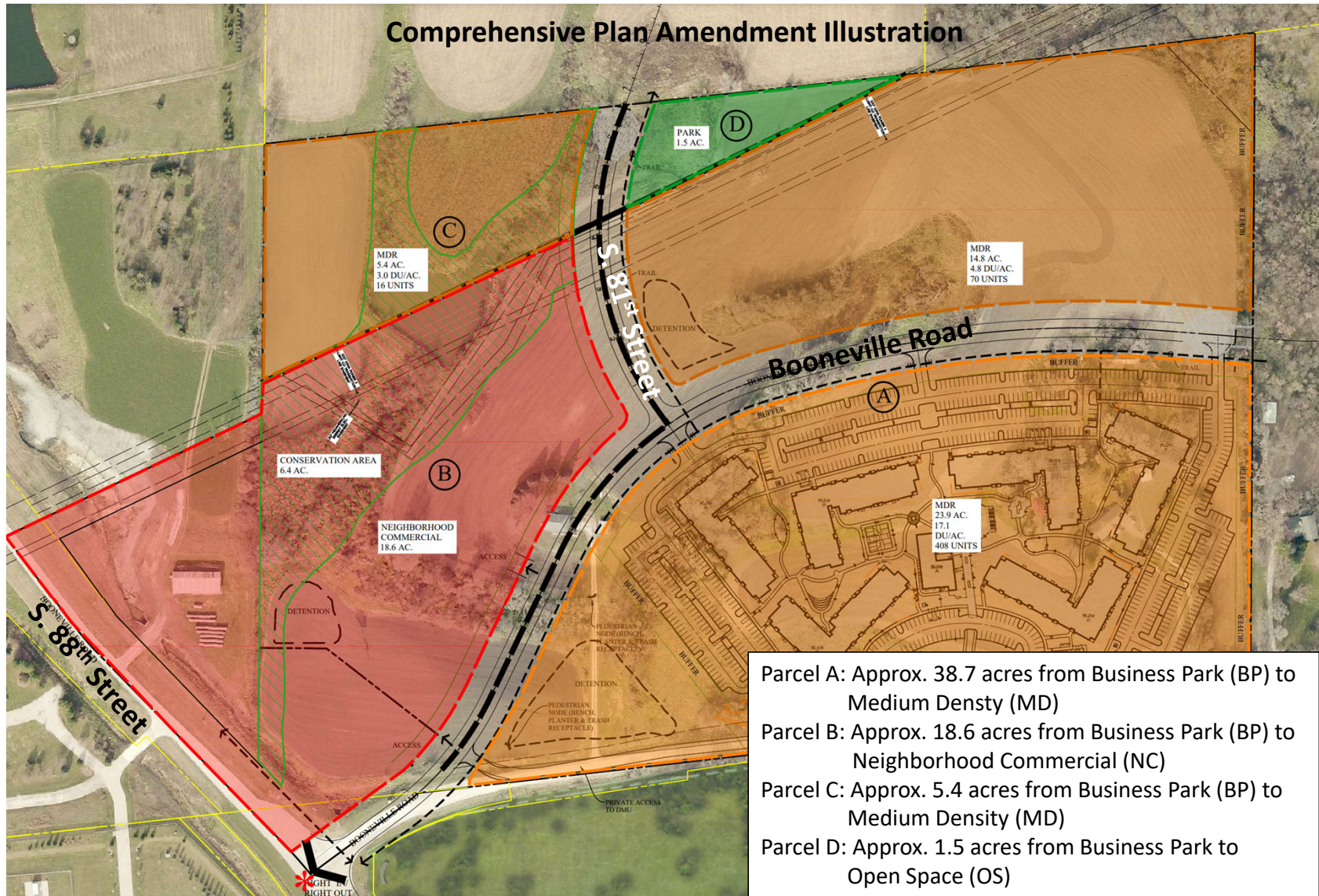


OR





Comprehensive Plan Amendment Illustration



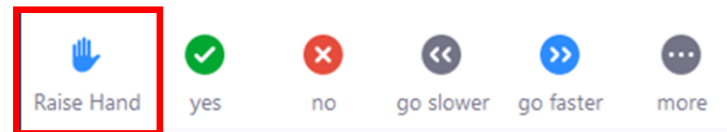
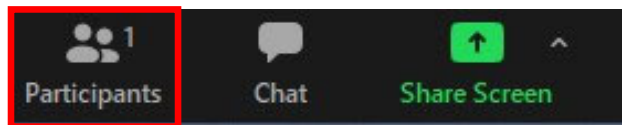
Parcel A: Approx. 38.7 acres from Business Park (BP) to Medium Density (MD)
Parcel B: Approx. 18.6 acres from Business Park (BP) to Neighborhood Commercial (NC)
Parcel C: Approx. 5.4 acres from Business Park (BP) to Medium Density (MD)
Parcel D: Approx. 1.5 acres from Business Park to Open Space (OS)

Item 4a – Hy-Vee Fast & Fresh – 300 Grand Avenue – Approval of Phased Site Plan

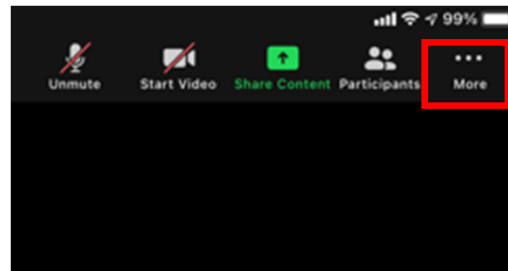
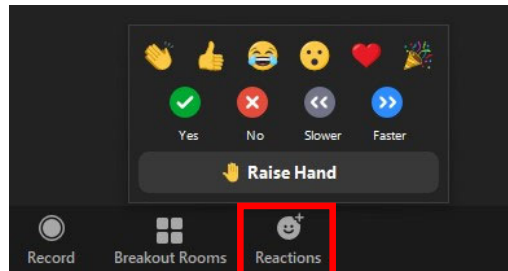
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OR





Grand Avenue

Subject Property



GRAND AVE / #301, WDM

GRAND AVE / #220, WDM

GRAND AVE / 1ST ST (FAR-SIDE),...

GRAND AVE / 1ST ST, DSM

1st Street

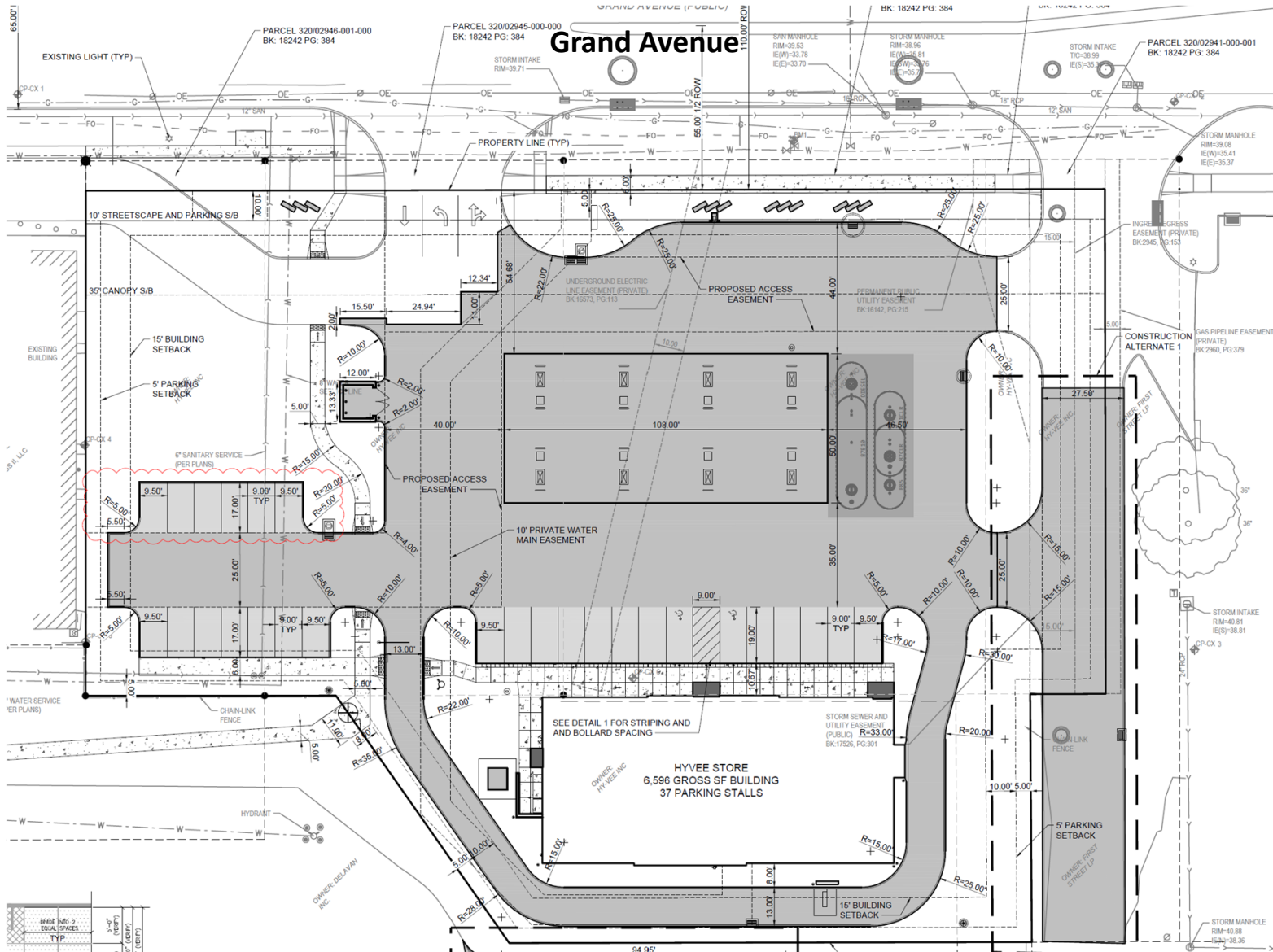
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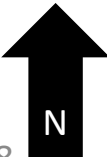
SW 63rd St

St

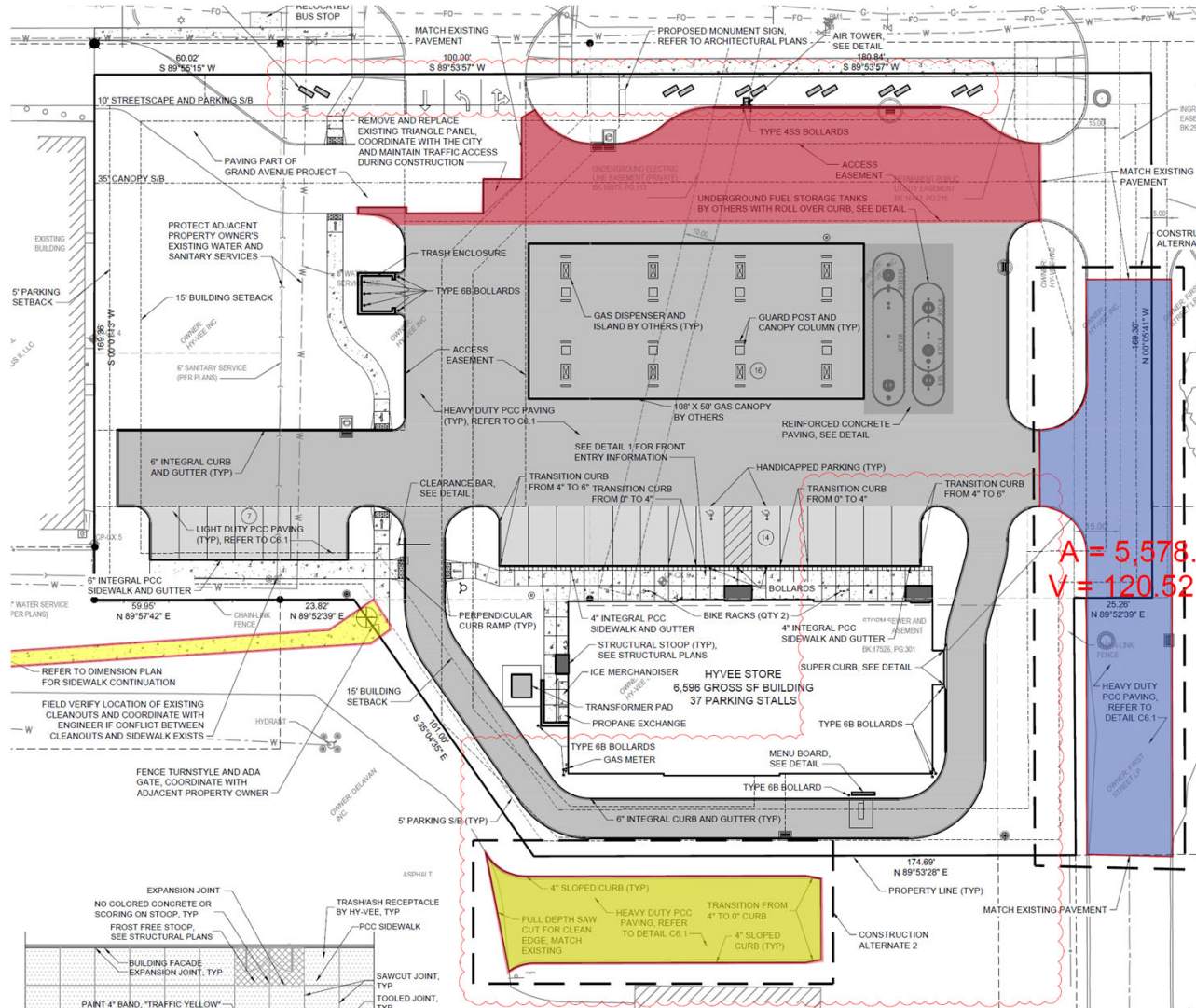


Grand Avenue

Slide #8



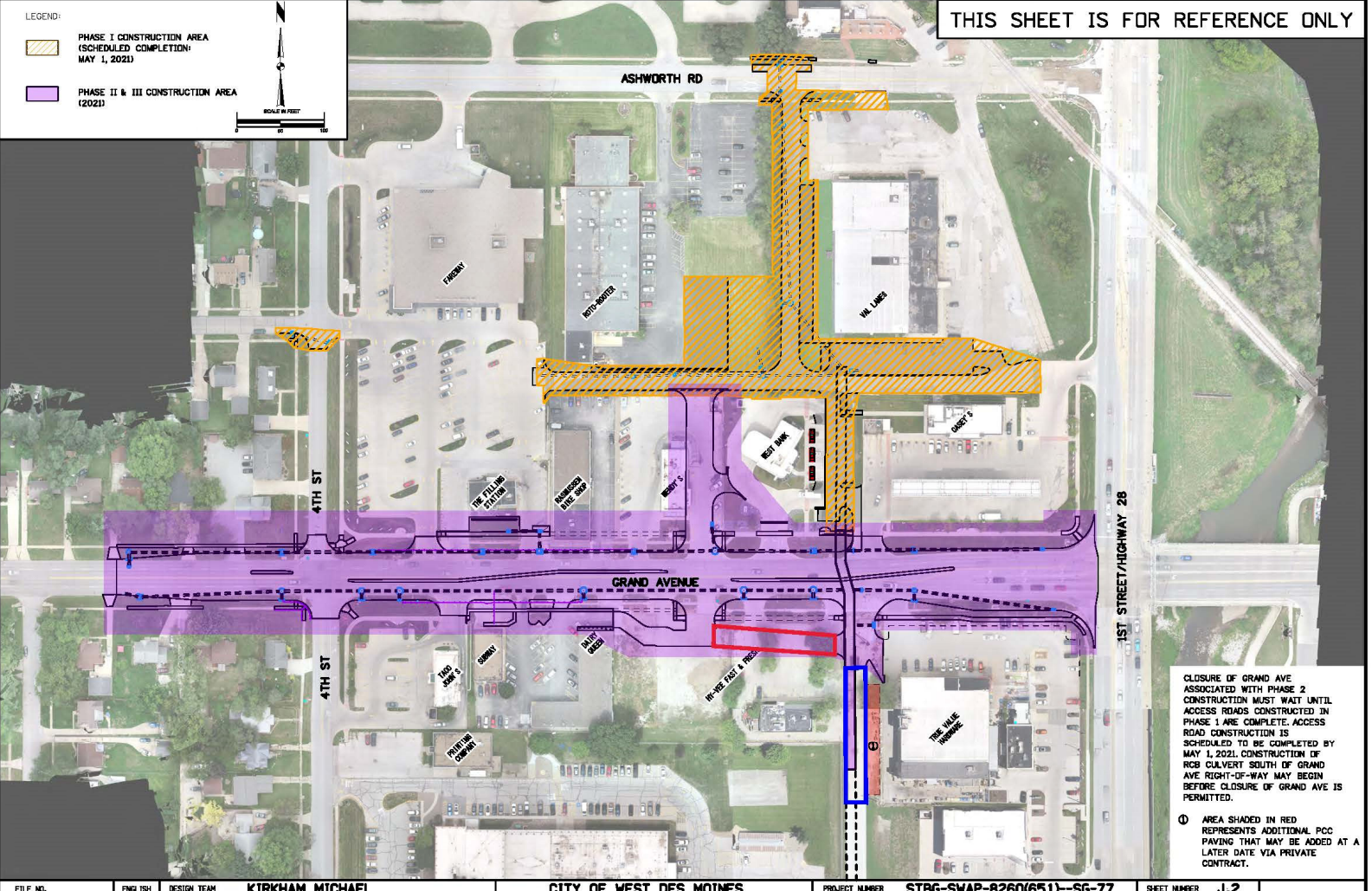
Grand Avenue



THIS SHEET IS FOR REFERENCE ONLY

LEGEND:

- PHASE I CONSTRUCTION AREA (SCHEDULED COMPLETION: MAY 1, 2021)
- PHASE II & III CONSTRUCTION AREA (2021)

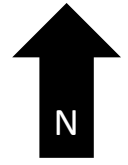


CLOSURE OF GRAND AVE ASSOCIATED WITH PHASE 2 CONSTRUCTION MUST WAIT UNTIL ACCESS ROADS CONSTRUCTED IN PHASE 1 ARE COMPLETE. ACCESS ROAD CONSTRUCTION IS SCHEDULED TO BE COMPLETED BY MAY 1, 2021. CONSTRUCTION OF RGS CULVERT SOUTH OF GRAND AVE RIGHT-OF-WAY MAY BEGIN BEFORE CLOSURE OF GRAND AVE IS PERMITTED.

① AREA SHADED IN RED REPRESENTS ADDITIONAL PCC PAVING THAT MAY BE ADDED AT A LATER DATE VIA PRIVATE CONTRACT.

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|----------|---------|-------------|-----------------|-------------------------|----------------|---------------------------|--------------|-----|
| FILE NO. | ENGLISH | DESIGN TEAM | KIRKHAM MICHAEL | CITY OF WEST DES MOINES | PROJECT NUMBER | STBG-SWAP-8260(651)-SG-77 | SHEET NUMBER | J.2 |
|----------|---------|-------------|-----------------|-------------------------|----------------|---------------------------|--------------|-----|

10/27/2020 rjferndg P:\16076019\cadd\plans\J-9\KETS.dwg



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