

# Welcome to the December 20, 2021, WDM Development and Planning Council Subcommittee

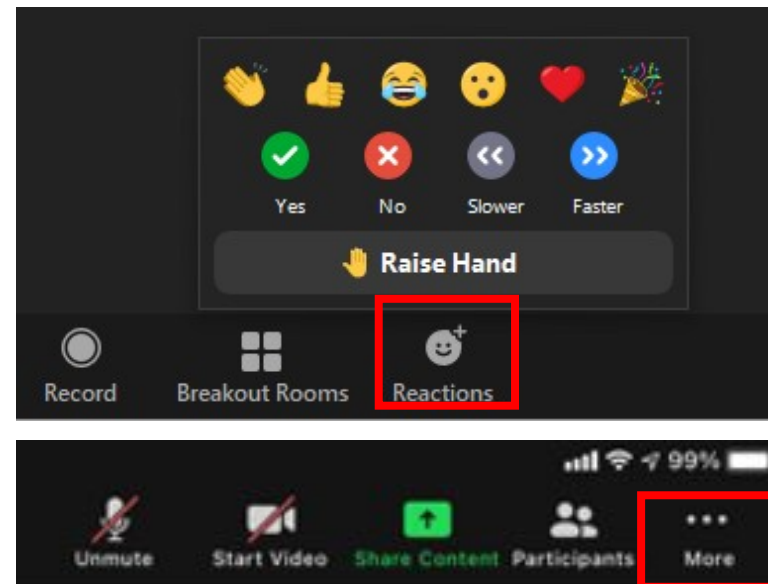
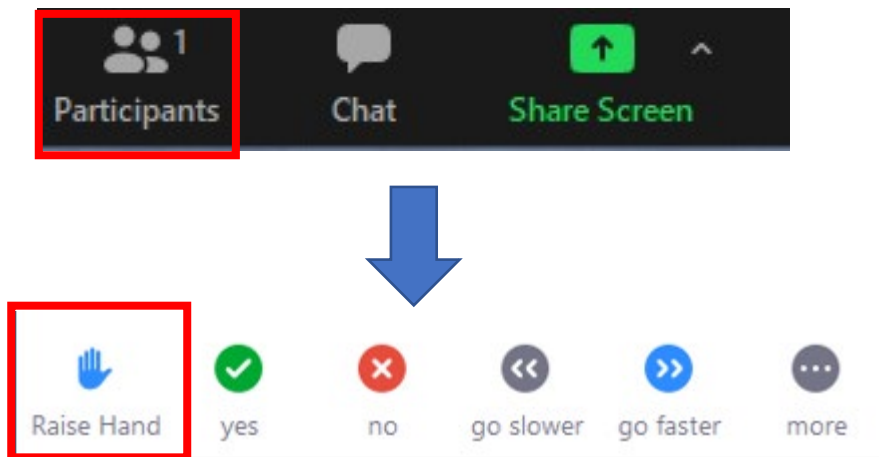
## Here are a few housekeeping items before we get started:

- 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:

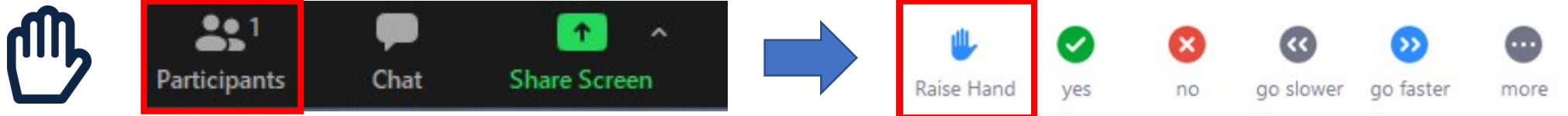


## Upcoming Projects

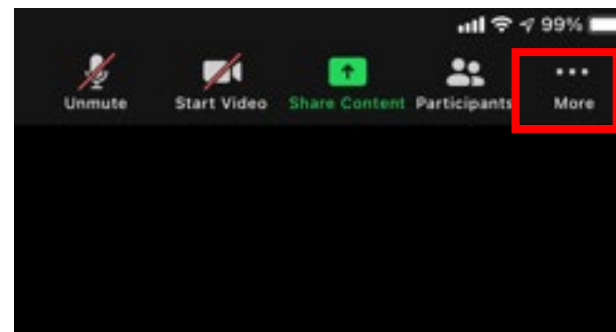
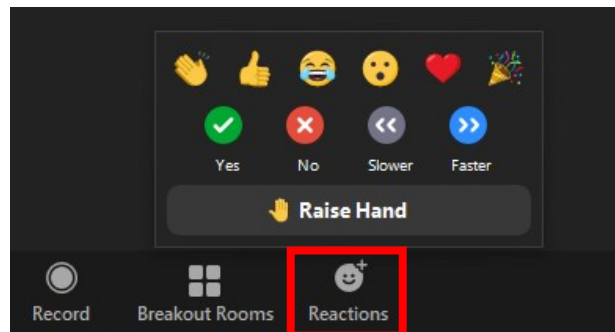
### To participate on this item:

- The Chair will first have staff present explain the project.
- Please "raise your hand" to indicate that you wish to speak.
- The Chair will then call on you and you can unmute.
- **If you are participating by phone, dial \*9 to raise or lower your hand, dial \*6 to mute/unmute**
- 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 you are unmuted – please state your name and address for the record before you make your comments.**



OR



Item 1: Suite Shots - Zoning



RecPlex

S 60th St

Booneville Rd

Grand Ave

F90 / Raccoon River Dr



## Item 1: Suite Shots - Zoning

- Approx. 10 acres of 25-acre parcel
- 3-story 50,000sf facility on
- Bar/Restaurant
- 60 climate-controlled bays
- 250-yard driving range



# Item 1: Suite Shots - Zoning



## Item 1: Suite Shots - Zoning

Comp Plan = Support Commercial / Zoning = Open Space

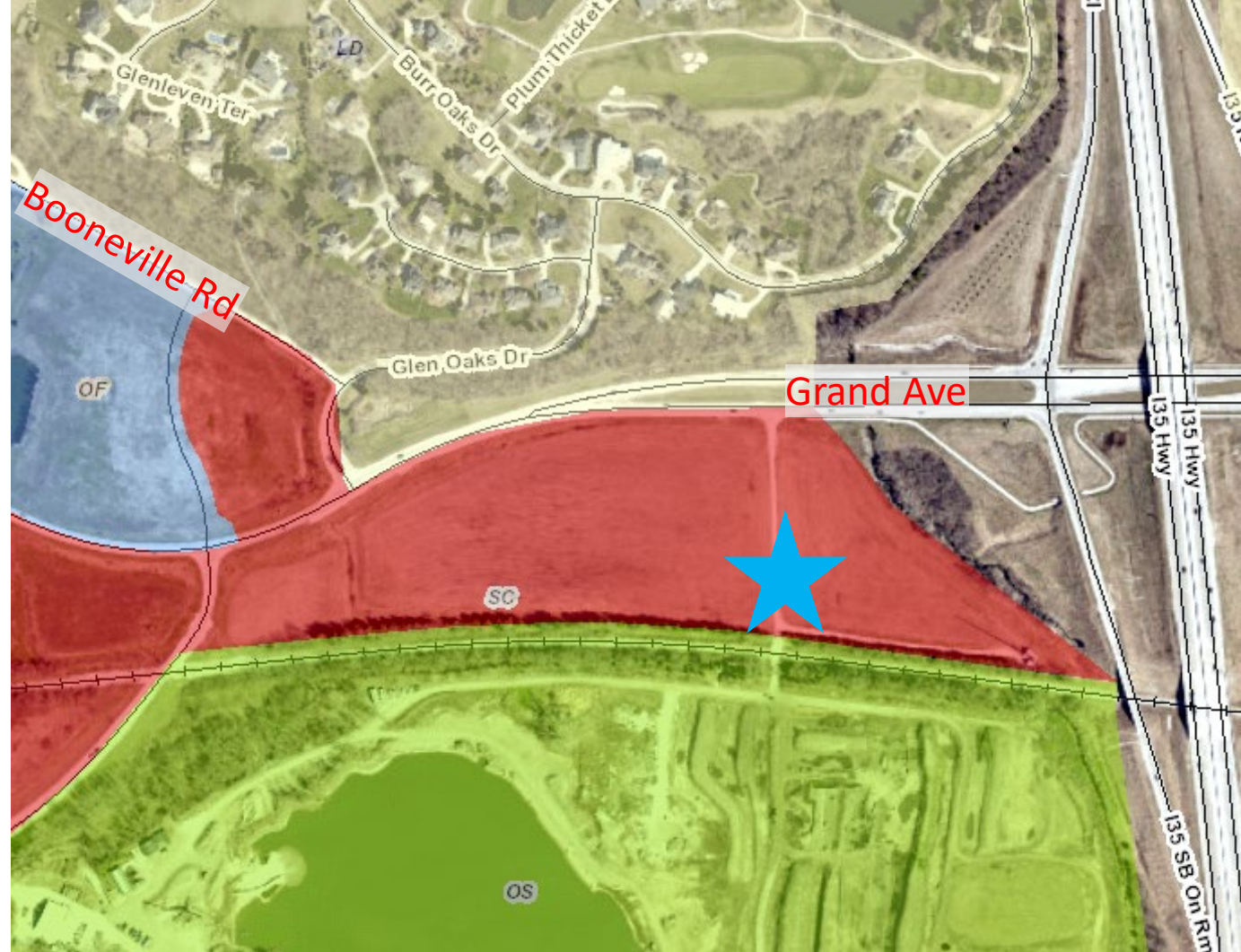
Suite Shots would be classified under SIC 7999:  
*Amusement & Recreation Services, NEC*

SIC 7999 is NOT allowed in Support Commercial;  
it is allowed with BOA approval in the following districts:

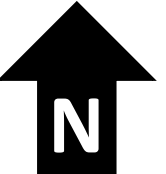
- Regional Commercial (RC)
- Community Commercial (CMC)
- Neighborhood Commercial

Options to allow Suite Shots:

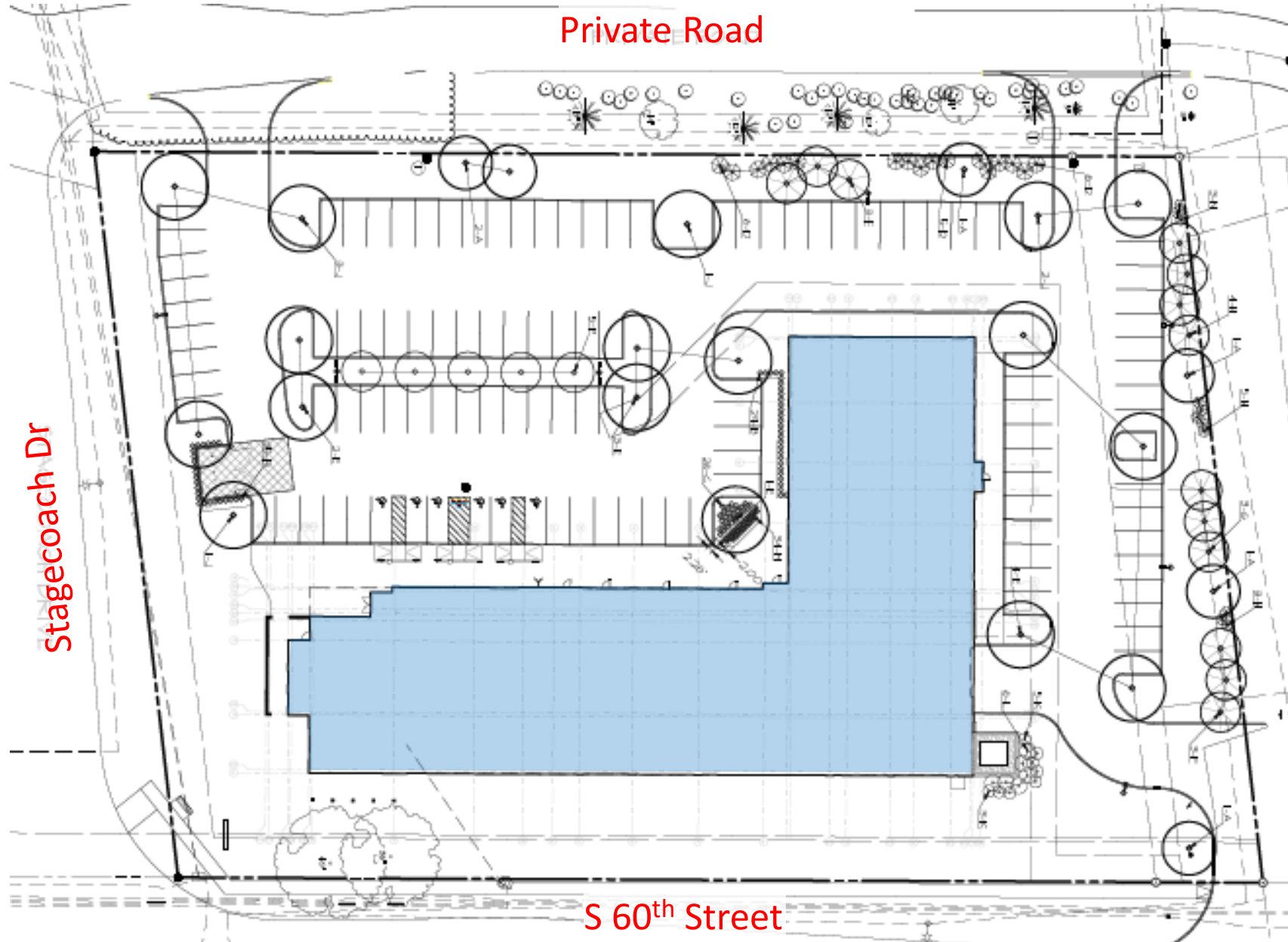
1. Change the comp plan & zoning to RC or CMC
2. Change city code to make select SIC 7999 uses allowed in the Support Commercial district
3. Classify as a Restaurant/Bar which is an allowed use in SC (income from golf would need to be secondary to the income generated in the restaurant/bar portion).
  - ❖ Since more than 300' from residential, it would be permitted by right.



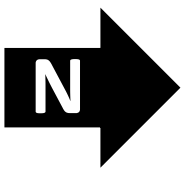
Item 2: The Tower (575 S 60<sup>th</sup> St) - Parking



Item 2: *The Tower (575 S 60<sup>th</sup> St) - Parking*



Morningstar  
Assisted Living





**Item 2: The Tower (575 S 60<sup>th</sup> St) – Parking (Applicant’s information)**

| Project              | Office<br>(27,255sf)                           | Residential<br>(10 DU)                             | Restaurant<br>(7,193sf w/ Patio)             | Retail<br>(5,344sf)                            | TOTAL        |
|----------------------|--|--|--|--|--------------|
| The Tower (by code)  | 3.5 per 1,000sf<br>(1 per 285sf)<br>= 95.4 req | 2 per unit +<br>1 visitor per 10 units<br>= 21 req | 20 per 1,000sf<br>(1 per 50sf)<br>=143.9 req | 3.5 per 1,000sf<br>(1 per 285sf)<br>= 18.7 req | 278 required |
| Galleria **          | 1 per 300sf<br>= 90.9 req                      | 1.5 per unit<br>= 15 req                           | 1 per 300sf<br>= 24 req                      | 1 per 300sf<br>= 17.8 req                      | 148 required |
| Mills Crossing **    | 1 per 300sf<br>= 90.9 req                      | 2.0 per unit<br>= 20 req                           | 1 per 200sf<br>=36 req                       | 1 per 300sf<br>= 17.8 req                      | 165 required |
| Mills Landing **     | 1 per 300sf<br>= 90.9 req                      | 2.0 per unit<br>= 20 req                           | 1 per 200sf<br>=36 req                       | 1 per 300sf<br>= 17.8 req                      | 165 required |
| Plaza @ JC **        | 1 per 300sf<br>= 90.9 req                      | Not applicable<br>2.0 per unit = 20 req            | 1 per 200sf<br>=36 req                       | 1 per 300sf<br>= 17.8 req                      | 165 required |
| City of DM Project   | 1 per 600sf<br>=45.4 req                       | 1 per unit<br>= 10.0 req                           | 1 per 150sf<br>= 48 req                      | 1 per 400sf<br>=13.4 req                       | 117 required |
|                      |  |  |  |  |              |
| The Tower (Proposed) | 1 per 300sf                                    | 2.0 per unit<br>= 20 req                           | 1 per 200sf<br>= 36 req                      | 1 per 300sf<br>=17.8 req                       | 165 required |

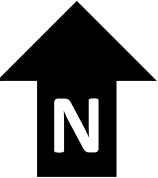
**\*\* multiple-parcel developments intended for shared parking – one parcel may overflow onto another**

**Item 2: The Tower (575 S 60<sup>th</sup> St) - Parking**

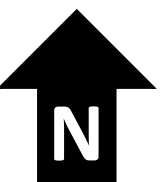
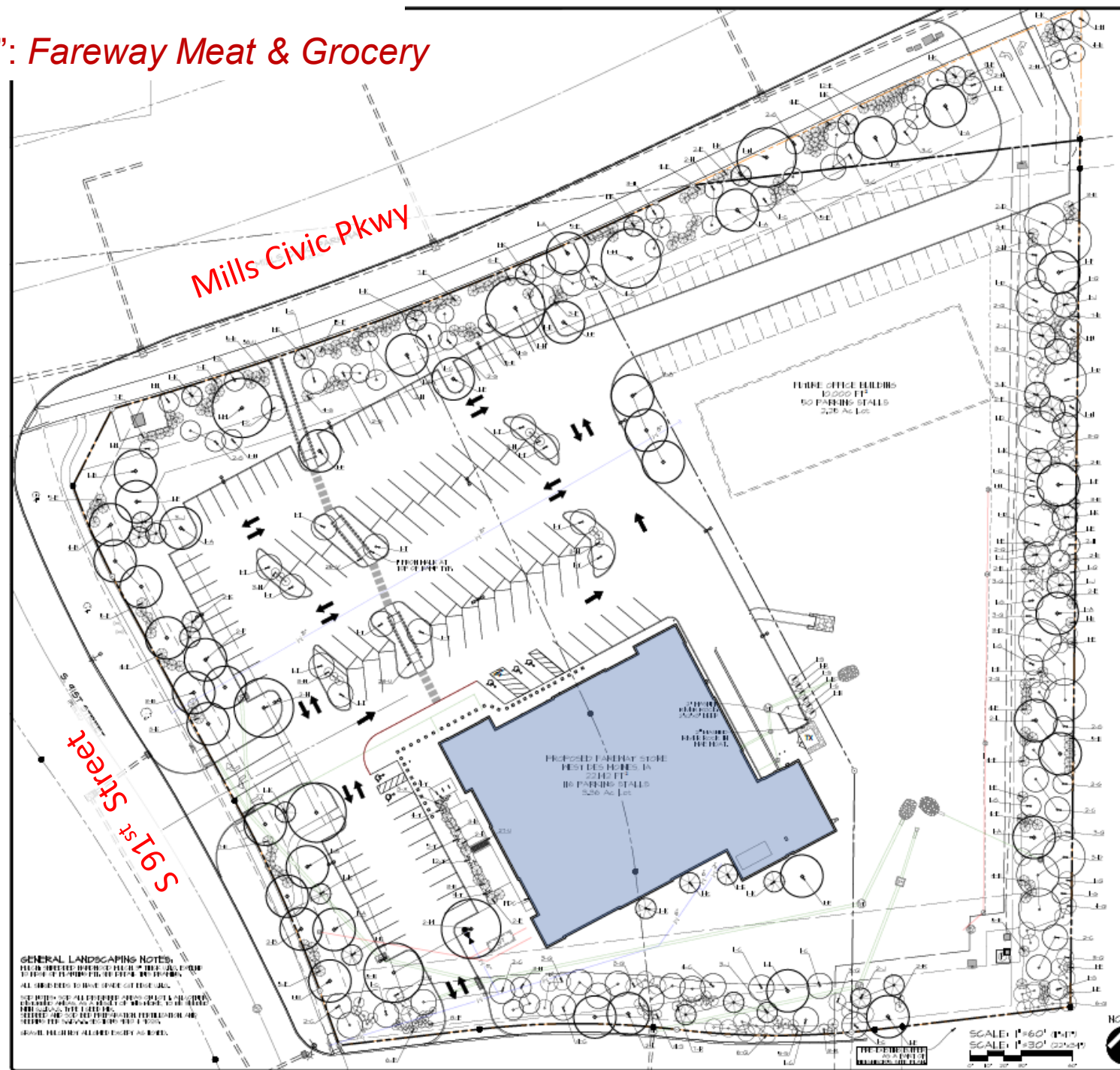
| Land Use     | Size of Use                            | City Code Requirement                                      | # of spaces req per code              | Applicant's Request                                    | Proposed PUD   |
|--------------|--|--|---------------------------------------|--|--|
| Residential  | 10 DU                                  | 2 per unit +<br>1 visitor per 10 units                     | <b>21 spaces</b>                      | 2 per unit<br>= <b>20 spaces</b>                       | 2 per unit<br>+ 1 visitor per 10 units<br>= <b>21 spaces</b> |
| Restaurant   | 6,378sf +<br>807 sf patio<br>(7,193sf) | 20 per 1,000sf GFA<br>** includes patio sf<br>(1 per 50sf) | <b>144 spaces</b><br>(includes patio) | 1 per 200sf<br>= <b>36 spaces</b><br>(including patio) | 8 per 1,000sf<br>= <b>58 spaces</b><br>(including patio)     |
| Retail       | 5,344 sf                               | 3.5 per 1,000sf<br>(1 per 285sf)                           | <b>19 spaces</b>                      | 1 per 300sf<br>= <b>18 spaces</b>                      | 3 per 1,000sf<br>= <b>16 spaces</b>                          |
| Office       | 27,255 sf                              | 3.5 per 1,000sf<br>(1 per 285sf)                           | <b>96 spaces</b>                      | 1 per 300sf<br>= <b>91 spaces</b>                      | 3.5 per 1,000sf<br>= <b>96 spaces</b>                        |
|              |  |  |                                       |  |  |
| <b>TOTAL</b> |  |  | <b>280 spaces</b>                     | <b>165 spaces</b>                                      | <b>191 spaces</b>  |

- Combined Uses: When two (2) or more tenants which are not part of a planned commercial center are located in the same building or structure or are common developments, the parking requirements shall be the sum of the separate requirements for each use.
- Outdoor Areas: Outdoor patron use areas or areas used for assembly shall be included in the gross floor area (gfa) for calculating parking requirements. Outdoor dining areas shall be included in the gfa for restaurants when calculating parking requirements.

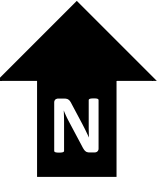
Upcoming Project "a": *Fareway Meat & Grocery*



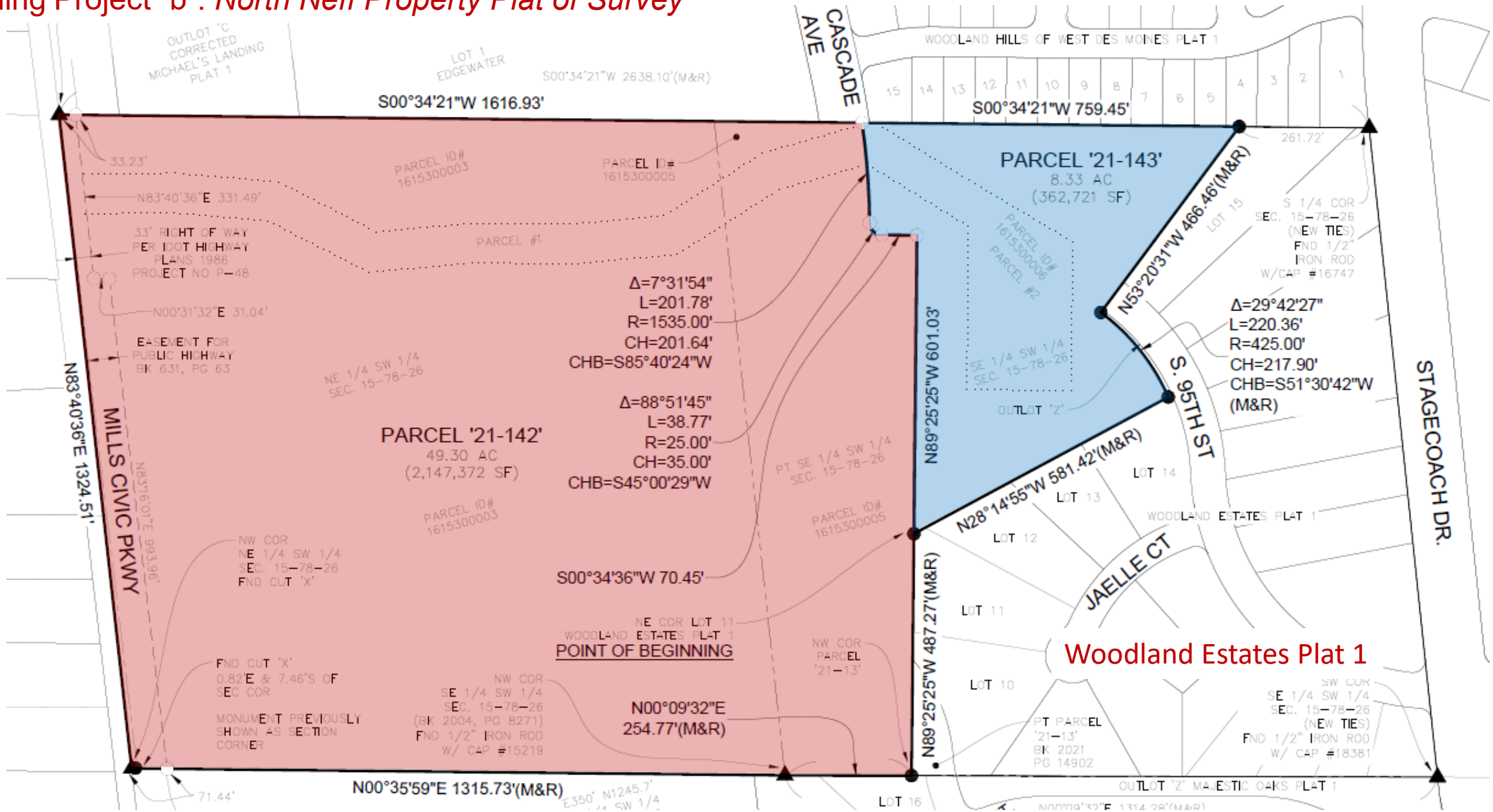
# Upcoming Project "a": Fareway Meat & Grocery



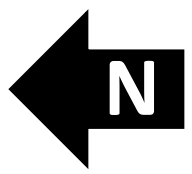
Upcoming Project "b": North Neff Property Plat of Survey



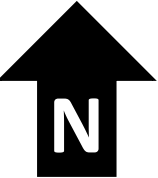
# Upcoming Project "b": North Neff Property Plat of Survey



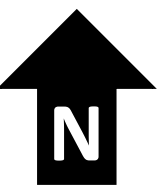
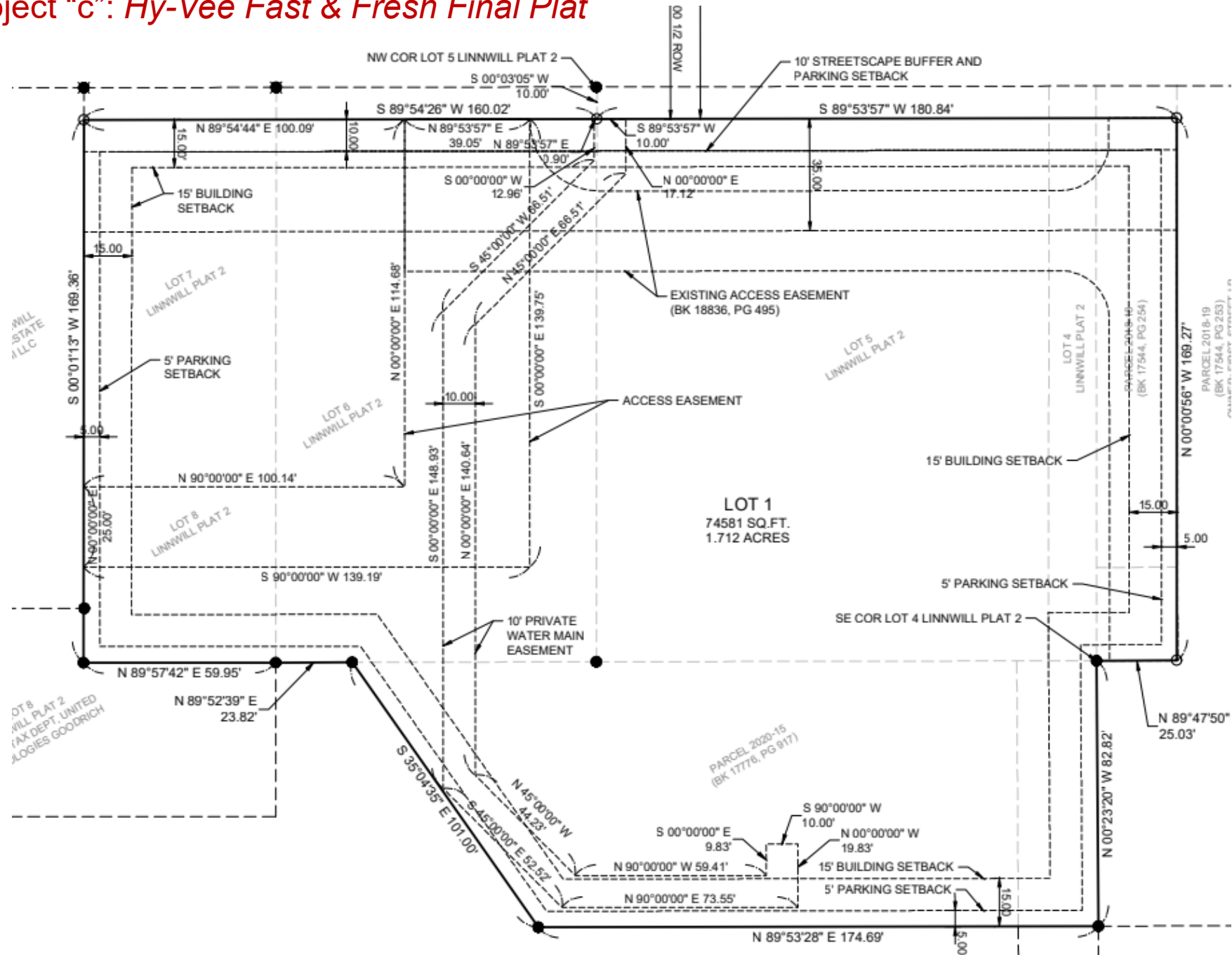
## Woodland Estates Plat 1



Upcoming Project "c": Hy-vee Fast & Fresh Final Plat

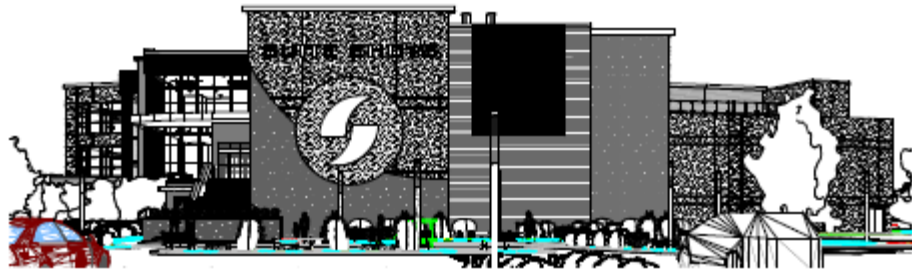


# Upcoming Project "c": Hy-Vee Fast & Fresh Final Plat









2 150 VIEW - FRONT

