

# Welcome to the January 10, 2022, WDM Plan and Zoning Commission Meeting

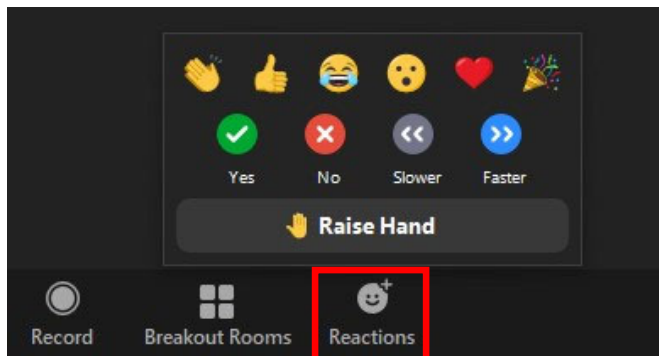
## Here are a few housekeeping items before we get started:

- 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**
- **If you are participating by computer or tablet:**



Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:



## **Item 2a – Jordan Creek Tower - 575 & 595 S. 60th Street – Approve Area Development Plan, Comprehensive Plan Amendment and Specific Plan Ordinance**

### **To participate on this item:**

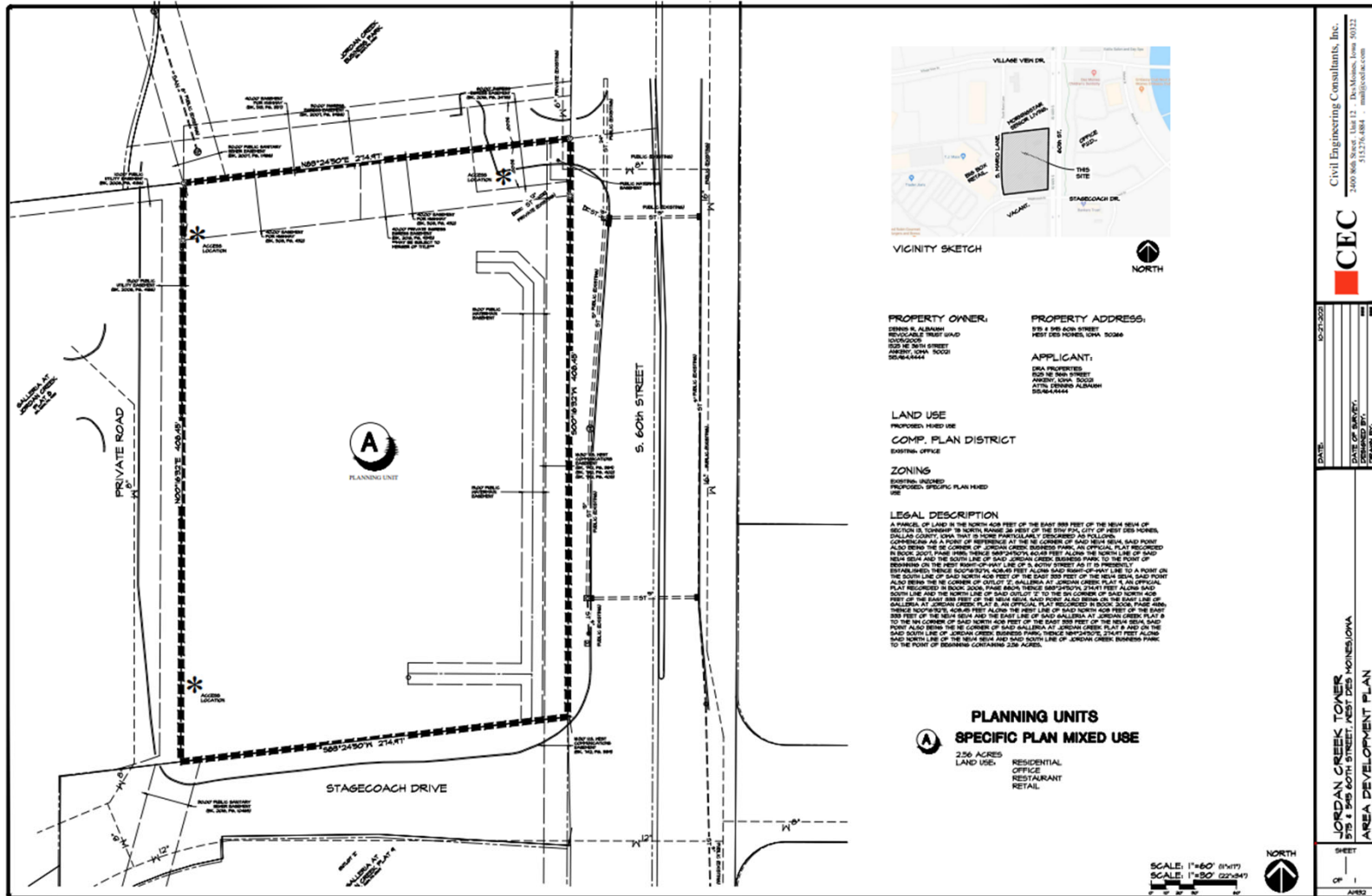
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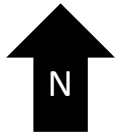
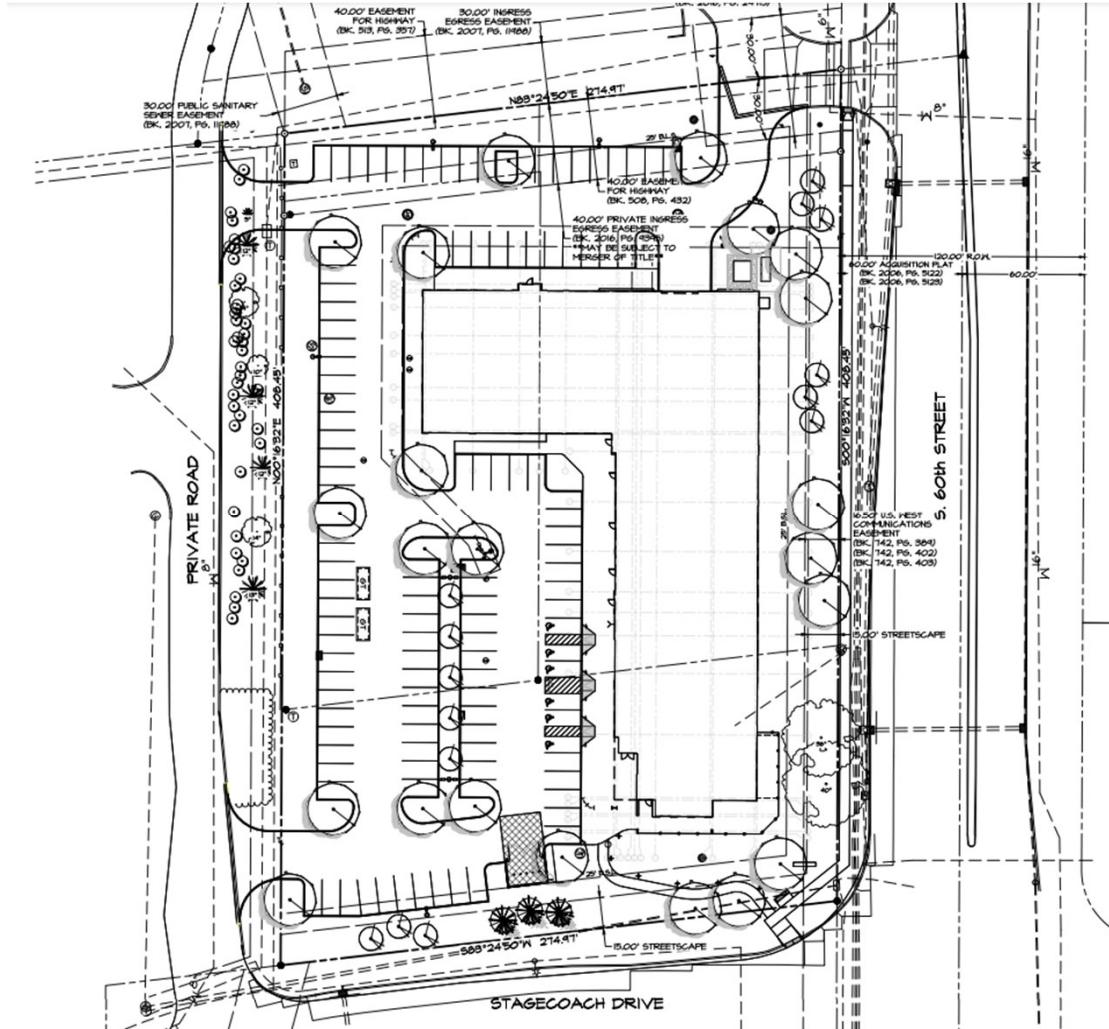
## Item 2a – Jordan Creek Tower



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**Item 4a – South Branch Business Park – 4202 SE Army Post Road –  
Approve Preliminary Plat**

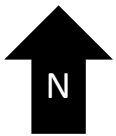
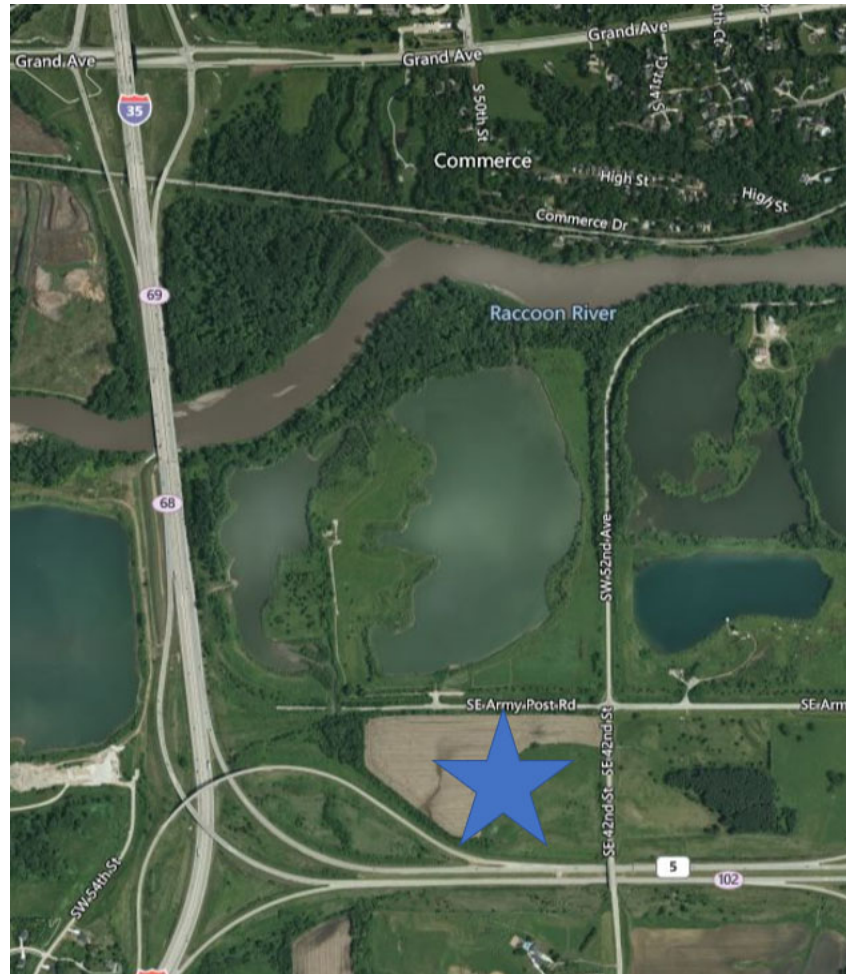
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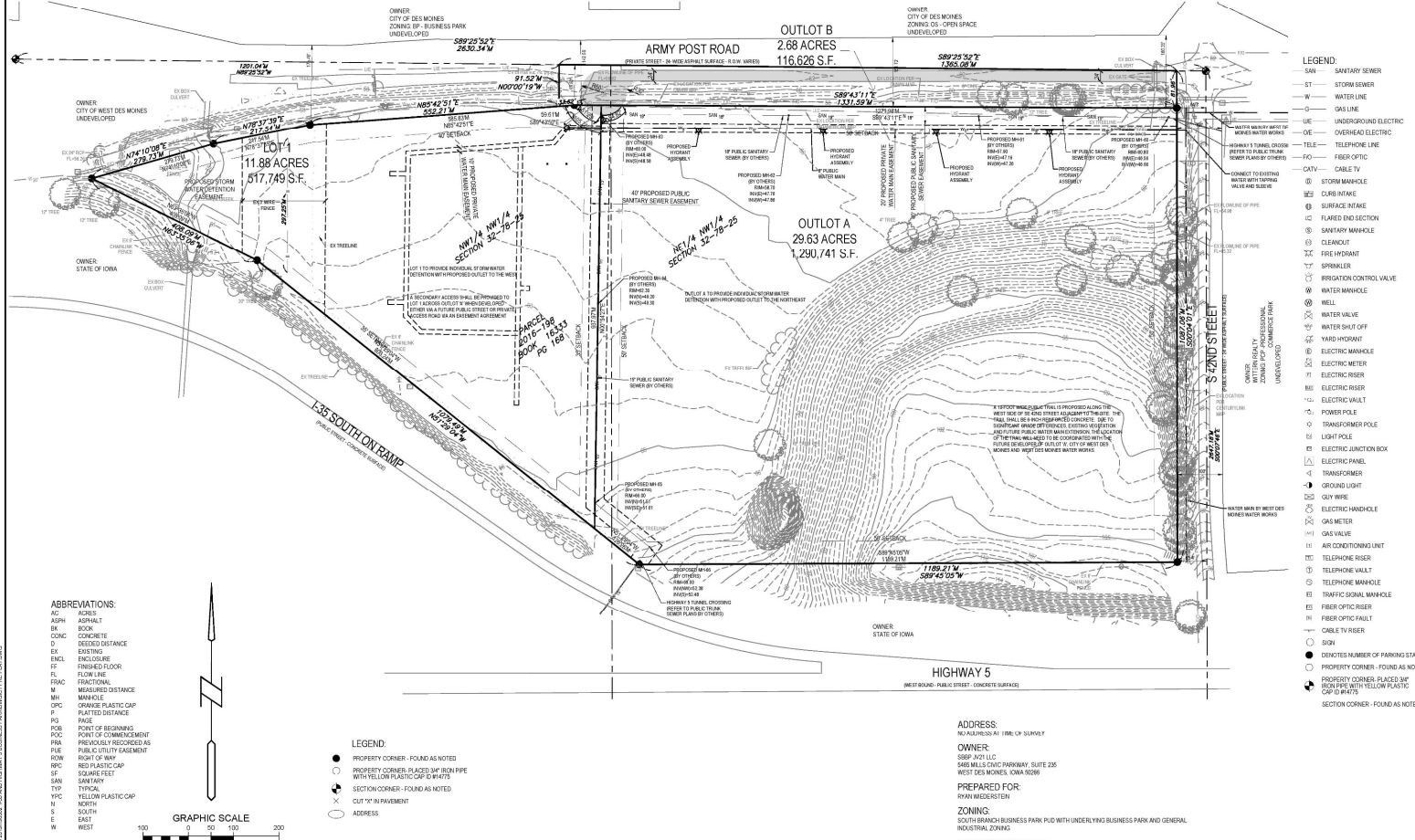


## Item 4a – South Branch Business Park

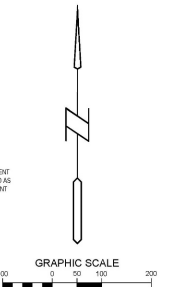


PRELIMINARY- NOT FOR CONSTRUCTION

# SOUTH BRANCH BUSINESS PARK PRELIMINARY PLAT - PROPOSED



- ABBREVIATIONS:**
- AC ACRES
  - ASPH ASPHALT
  - BK BOOK
  - CONC CONCRETE
  - D DISTANCE
  - EX EXISTING
  - ENCL ENCLOSURE
  - FL FINISHED FLOOR
  - FL FLOW LINE
  - FRAC FRACTIONAL
  - M MEASURED DISTANCE
  - MH MANHOLE
  - OPC ORANGE PLASTIC CAP
  - P PLATTED DISTANCE
  - RAI RAISE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PRA PREVIOUSLY RECORDED AS
  - PUE PUBLIC UTILITY EASEMENT
  - R/W RIGHT OF WAY
  - R/C RIGHT OF WAY
  - SF SQUARE FEET
  - SN SANITARY
  - TYP TYPICAL
  - YPC YELLOW PLASTIC CAP
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST



- LEGEND:**
- PROPERTY CORNER - FOUND AS NOTED
  - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP OR MARKS
  - SECTION CORNER - FOUND AS NOTED
  - ✕ CUT 1/4" IN PAVEMENT
  - ADDRESS

- LEGEND:**
- SAN SANITARY SEWER
  - ST STORM SEWER
  - W WATER LINE
  - G GAS LINE
  - UE UNDERGROUND ELECTRIC
  - OE OVERHEAD ELECTRIC
  - TEL TELEPHONE LINE
  - FO FIBER OPTIC
  - CTV CABLE TV
  - CM CURB MANHOLE
  - SI SURFACE INTAKE
  - FI FLARED END SECTION
  - SM SANITARY MANHOLE
  - CE CLEANOUT
  - YI YARD WYHOAST
  - YS SPRINKLER
  - PI IRRIGATION CONTROL VALVE
  - W WATER MANHOLE
  - W WELL
  - W WATER VALVE
  - W WATER SHUT OFF
  - YI YARD WYHOAST
  - EM ELECTRIC MANHOLE
  - EM ELECTRIC METER
  - ER ELECTRIC RISER
  - EW ELECTRIC WALL
  - P POWER POLE
  - TP TRANSFORMER POLE
  - L LIGHT POLE
  - EJ ELECTRIC JUNCTION BOX
  - EP ELECTRIC PANEL
  - TR TRANSFORMER
  - G GROUND LIGHT
  - QW QUY WIRE
  - EH ELECTRIC HANDHOLE
  - G GAS METER
  - G GAS VALVE
  - A AIR CONDITIONING UNIT
  - T TELEPHONE RISER
  - TV TELEPHONE VALLT
  - TM TELEPHONE MANHOLE
  - TRF TRAFFIC SIGNAL MANHOLE
  - FO FIBER OPTIC RISER
  - FO FIBER OPTIC FAULT
  - CTV CABLE TV RISER
  - S SIGN
  - DENOTES NUMBER OF PARKING STALLS
  - PROPERTY CORNER - FOUND AS NOTED
  - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP OR MARKS
  - SECTION CORNER - FOUND AS NOTED

**UTILITY NOTE:**  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, WILL BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL TO NOTIFY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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**ADDRESS:**  
SOUTH BRANCH BUSINESS PARK, SUITE 230  
WEST DES MOINES, IOWA 50328

**OWNER:**  
SBBP-APT1 LLC  
SMB BUSINESS PARKWAY, SUITE 230  
WEST DES MOINES, IOWA 50328

**PREPARED FOR:**  
FRANZBERGER

**ZONING:**  
SOUTH BRANCH BUSINESS PARK PLD WITH UNDERLYING BUSINESS PARK AND GENERAL INDUSTRIAL ZONING

**COMPREHENSIVE PLAN:**  
SMB BUSINESS PARK

**BULK REGULATIONS:**  
SETBACKS - LOT 1 (GENERAL INDUSTRIAL)  
- WEST, INTERSTATE 35 + 35 FEET  
- NORTH, ARMY POST ROAD + 40 FEET  
- EAST AND INTERIOR + 35 FEET  
- SOUTH, HIGHWAY 5 + 35 FEET

SETBACKS - OUTLOT OF A BUSINESS PARK  
- WEST AND INTERIOR + 40 FEET  
- NORTH, ARMY POST ROAD + 40 FEET  
- EAST, SE AND STREET + 30 FEET  
- SOUTH, HIGHWAY 5 + 30 FEET



## SOUTH BRANCH BUSINESS PARK SE 42ND STREET PRELIMINARY PLAT - PROPOSED

REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
DATE:	09-15-2021
CITY:	CITY OF DES MOINES
PROJECT NUMBER:	190562
SHEET NUMBER:	2 OF 2

Slide #10

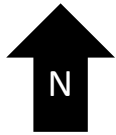
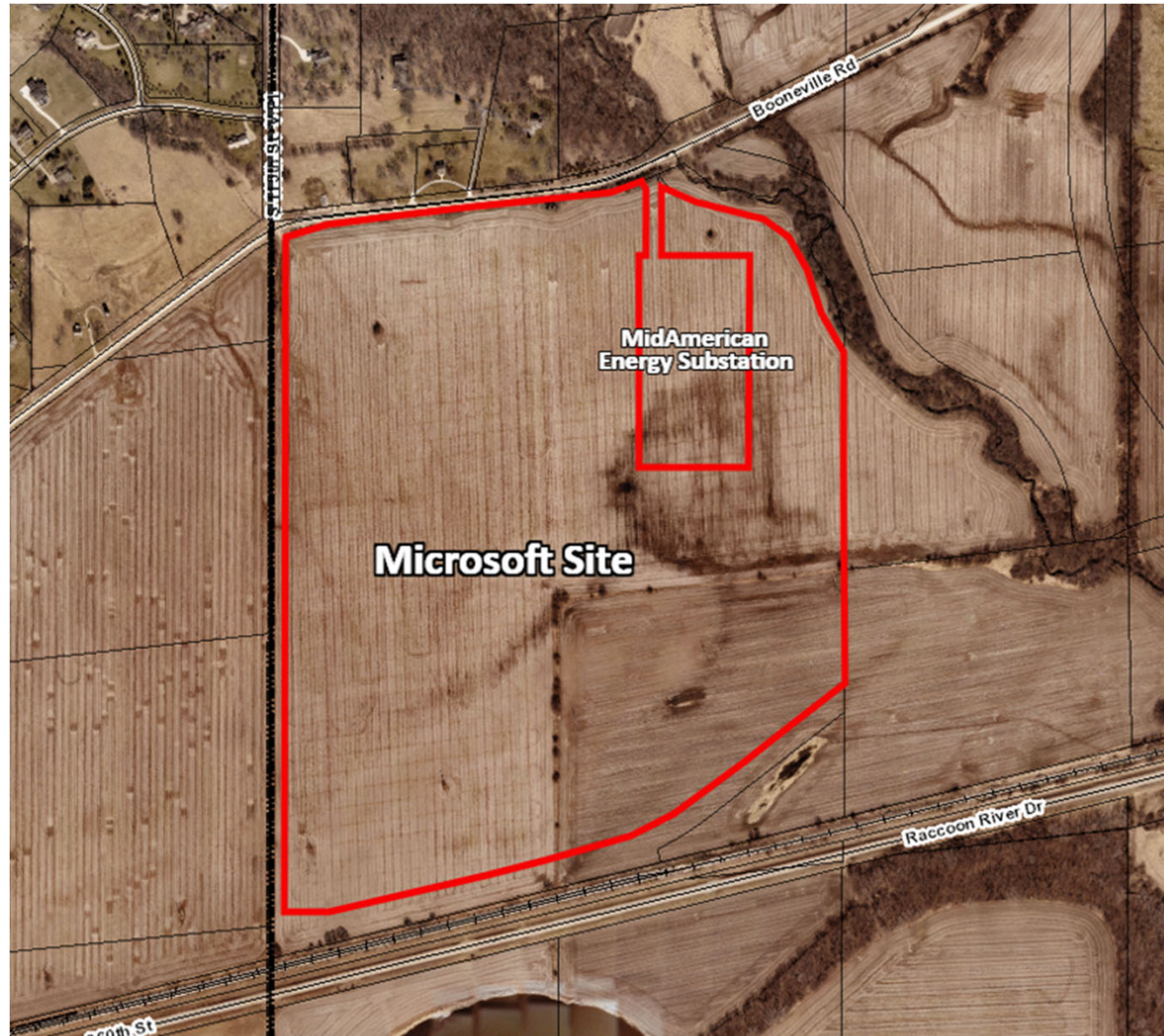
**Item 4b – Microsoft DSM 40 – 11100 Booneville Road –  
Approve Major Modification to a Site Plan**

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## Item 4c – Microsoft DSM 40



# Item 4c – Microsoft DSM 40

## TURNER DSM40 PHASE 1&2 LOGISTICS PLAN

08.20.2021

