

Welcome to the April 11, 2022, WDM Plan and Zoning Commission Meeting

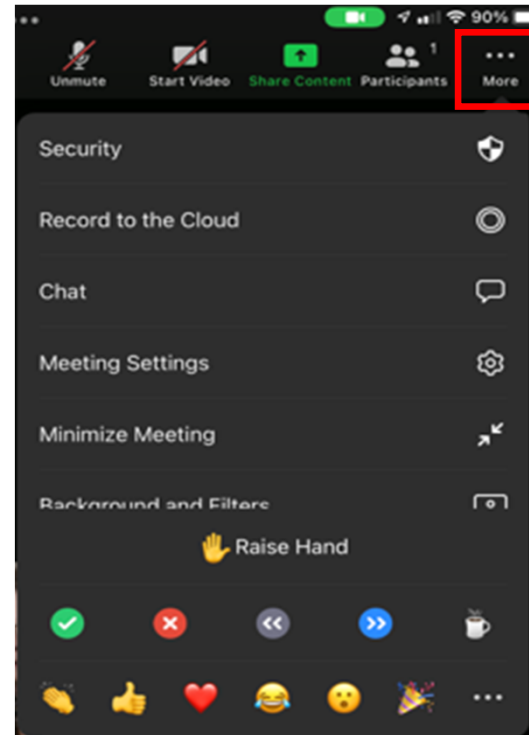
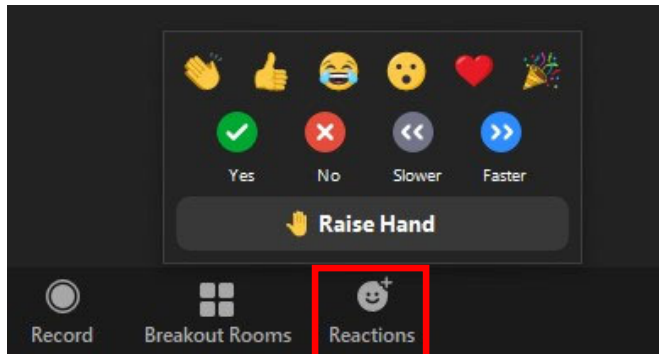
Here are a few housekeeping items before we get started:

- 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 – Silverwood – Northeast corner of Mills Civic Parkway and S. 88th Street –
Motion to Defer the Amendment to Comprehensive Plan Land Use and Silverwood PUD**

To participate on this item:

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- When a motion is made and a vote is called for, ONLY the Commission members vote.

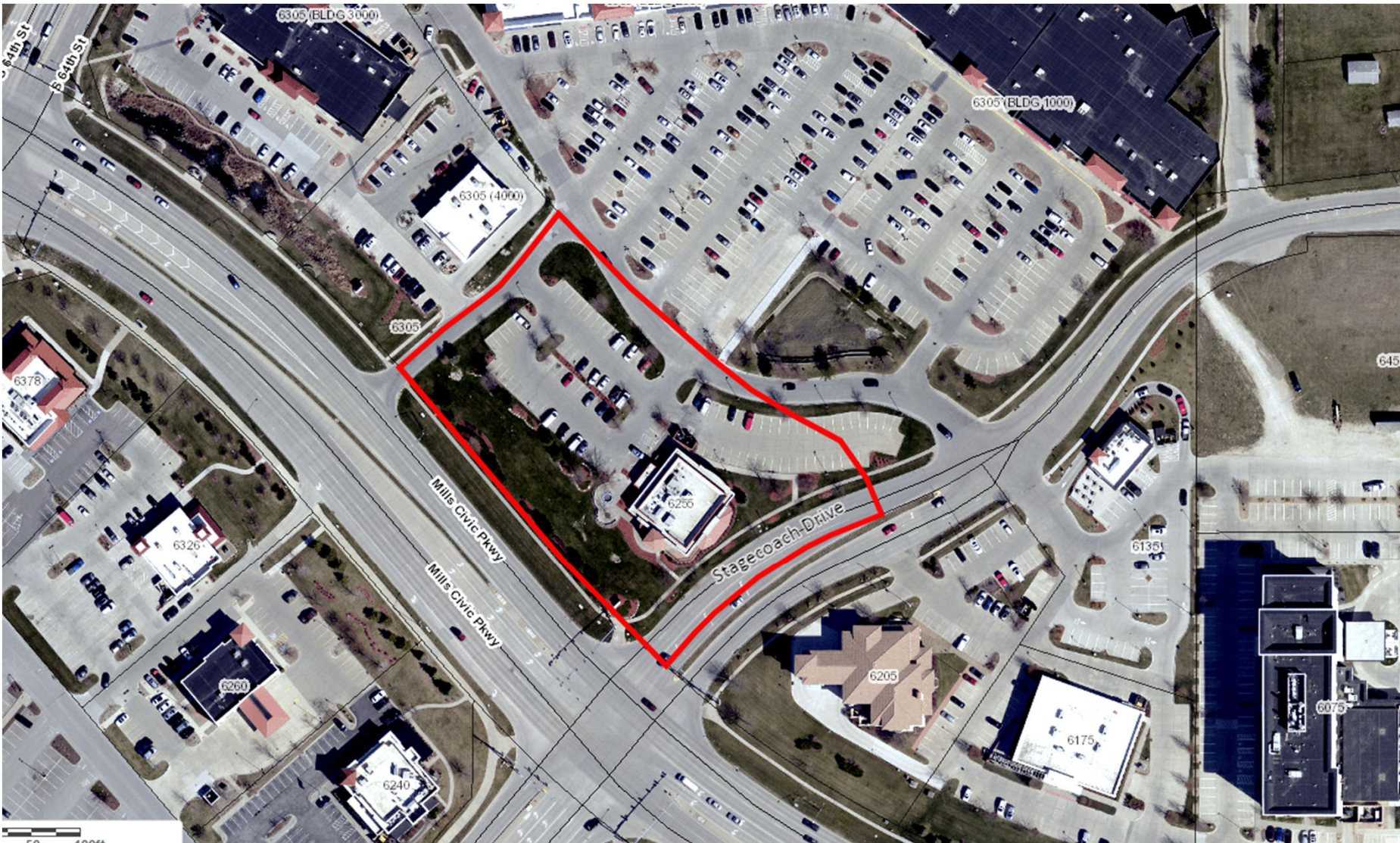
When you are unmuted – please state your name and address for the record before you make your comments.

Item 2b – Galleria PUD – 6255 Mills Civic Parkway – Approve Amendment to PUD

To participate on this item:

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Item 2c – Suite Shots – SW Corner of the Intersection of Grand Avenue and I-35 – Approve Comprehensive Plan Amendment & Establish PUD

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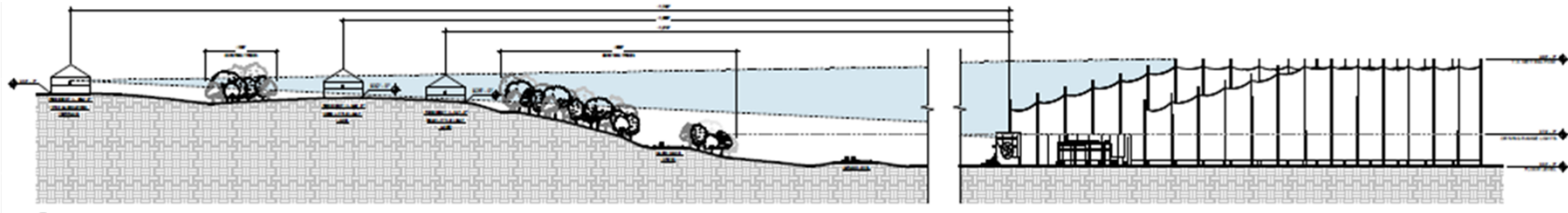
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Item 2c – Suite Shots Comprehensive Plan Amendment & Establish PUD

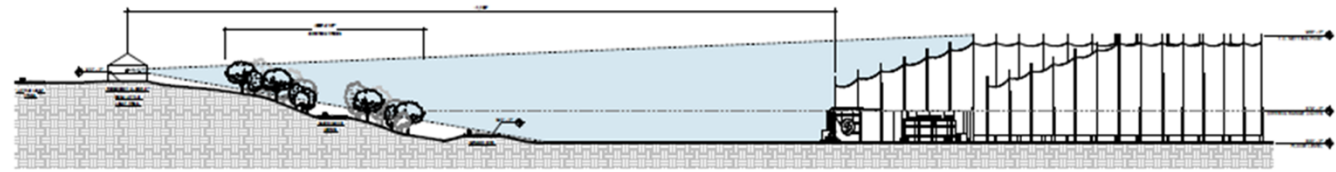




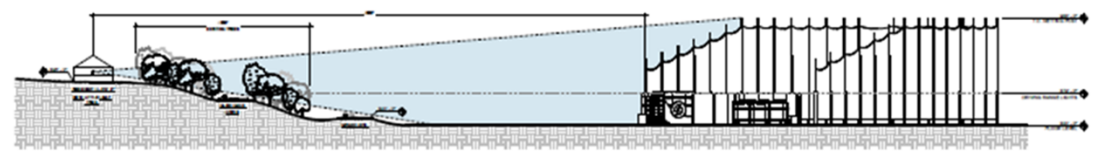




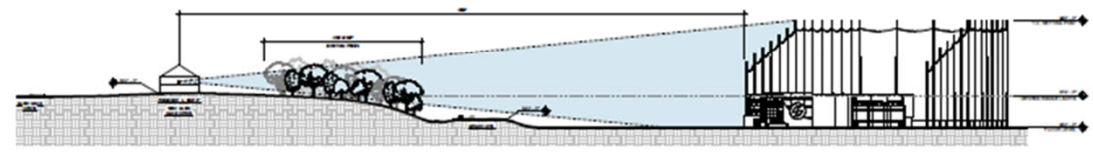
1 SECTION STUDY FROM 1783 GLENLEVEN TERRACE



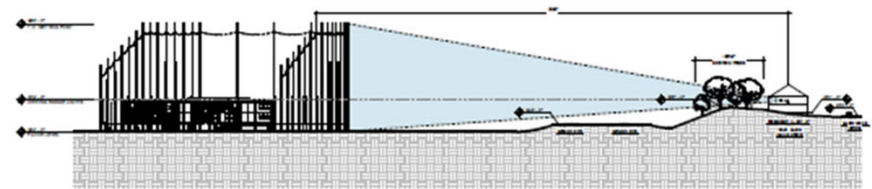
2 SECTION STUDY FROM 5554 LITTLE LEAF TRAIL



3 SECTION STUDY FROM 5510 LITTLE LEAF TRAIL



4 SECTION STUDY FROM 1962 GLEN OAKS DRIVE



5 SECTION STUDY FROM 1542 GLEN OAKS DRIVE

NO.	DATE	DESCRIPTION

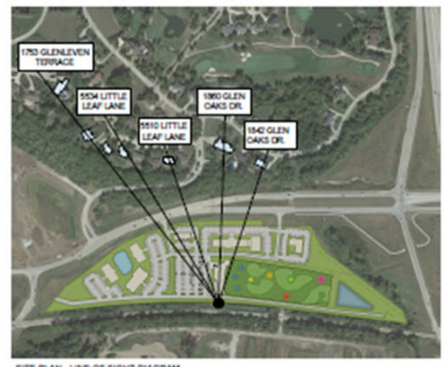
SUITE SHOTS
WEST DES MOINES

NOT FOR
CONSTRUCTION

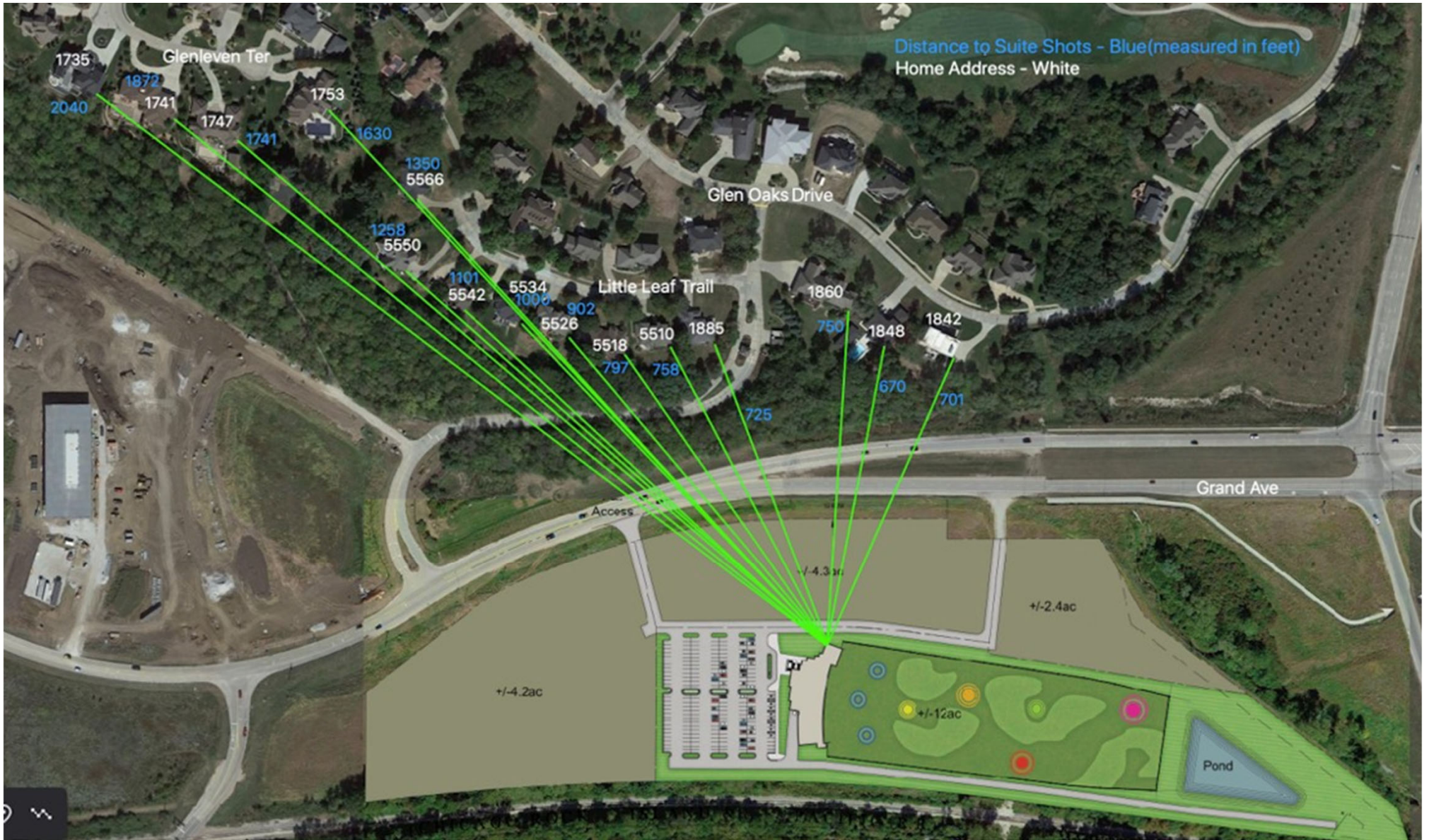
CHRISTIANSON
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Sheet
ASI 4

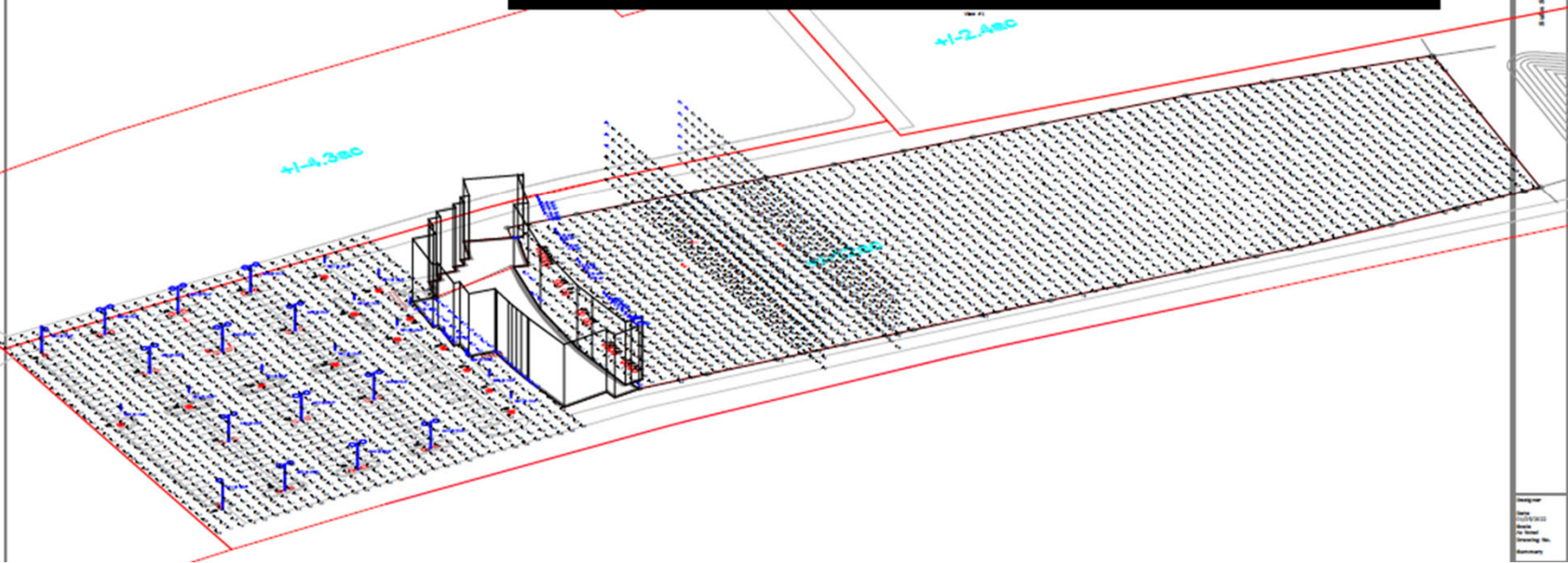
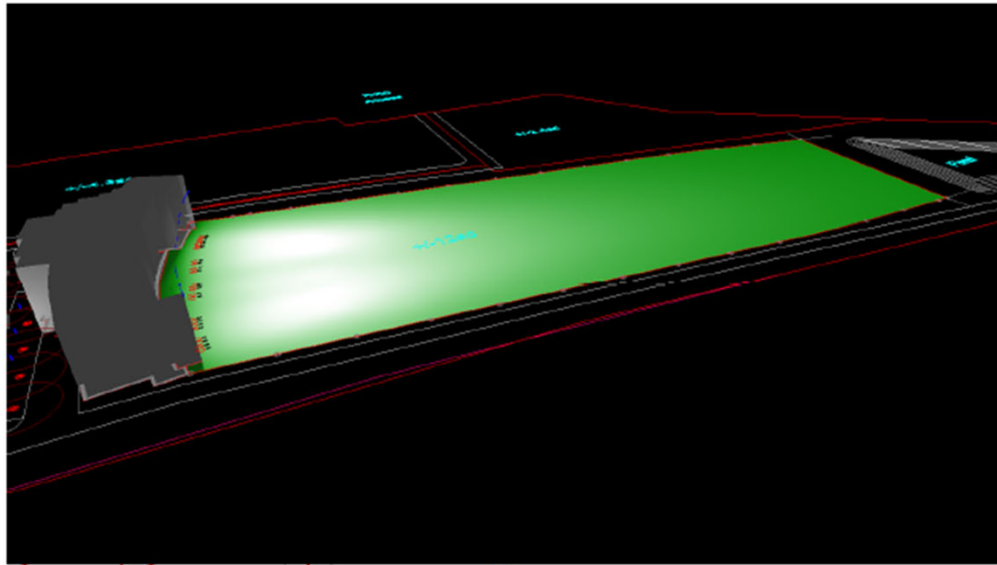


SITE PLAN - LINE OF SIGHT DIAGRAM



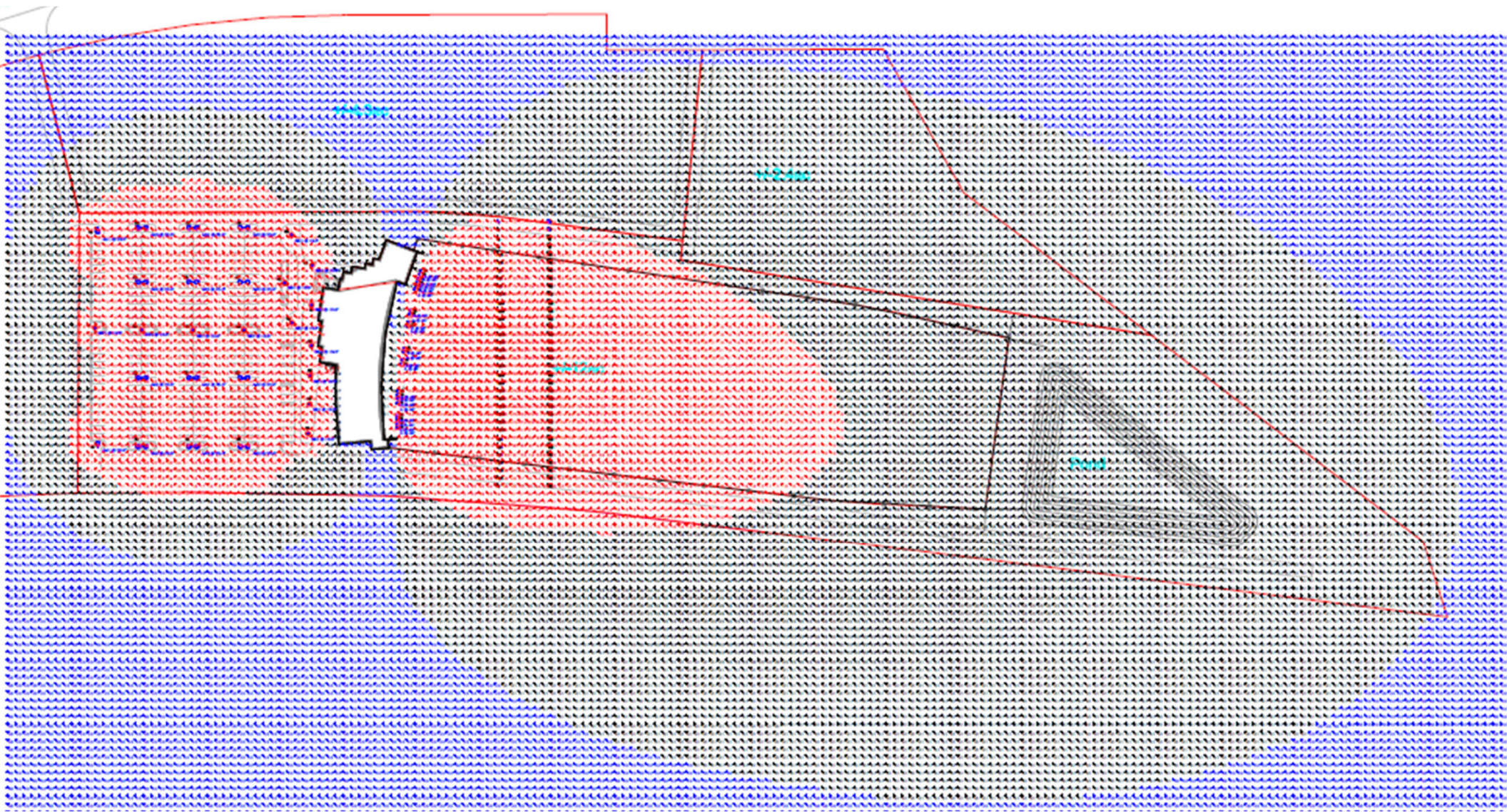
Section	Symbol	Room	Room Name	Room No.	Room Area	Room Volume	Room Height	Room Shape
A	○	01	RECEPTION	01	12.00	2.40	2.40	Rectangular
AA1	⊥	02	OFFICE	02	12.00	2.40	2.40	Rectangular
B	○	03	CONFERENCE	03	12.00	2.40	2.40	Rectangular
C	○	04	MEETING	04	12.00	2.40	2.40	Rectangular
BB1	○	05	STAIRS	05	12.00	2.40	2.40	Rectangular
AA1	○	06	STAIRS	06	12.00	2.40	2.40	Rectangular

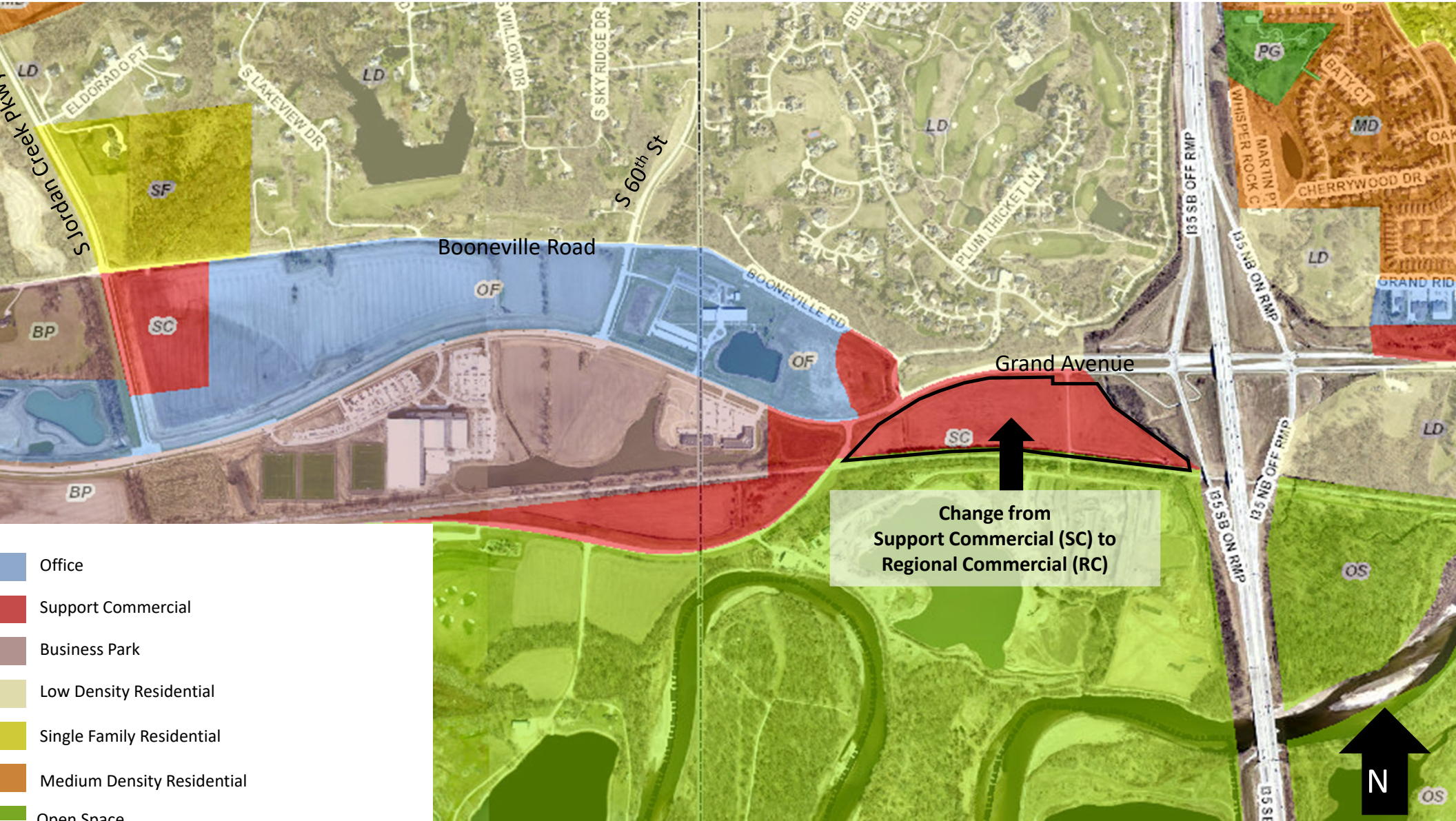
Section	Room	Room No.	Room Area	Room Volume	Room Height	Room Shape
A	01	RECEPTION	12.00	28.80	2.40	Rectangular
AA1	02	OFFICE	12.00	28.80	2.40	Rectangular
B	03	CONFERENCE	12.00	28.80	2.40	Rectangular
C	04	MEETING	12.00	28.80	2.40	Rectangular
BB1	05	STAIRS	12.00	28.80	2.40	Rectangular
AA1	06	STAIRS	12.00	28.80	2.40	Rectangular



Logo of the National Institute of Standards and Technology (NIST) and the National Institute of Building Sciences (NIBS).

Scale: 1:100
 Date: 10/10/2010
 Project: ...
 Drawing No.: ...
 Revision: ...





- Office
- Support Commercial
- Business Park
- Low Density Residential
- Single Family Residential
- Medium Density Residential
- Open Space

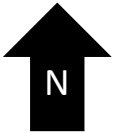
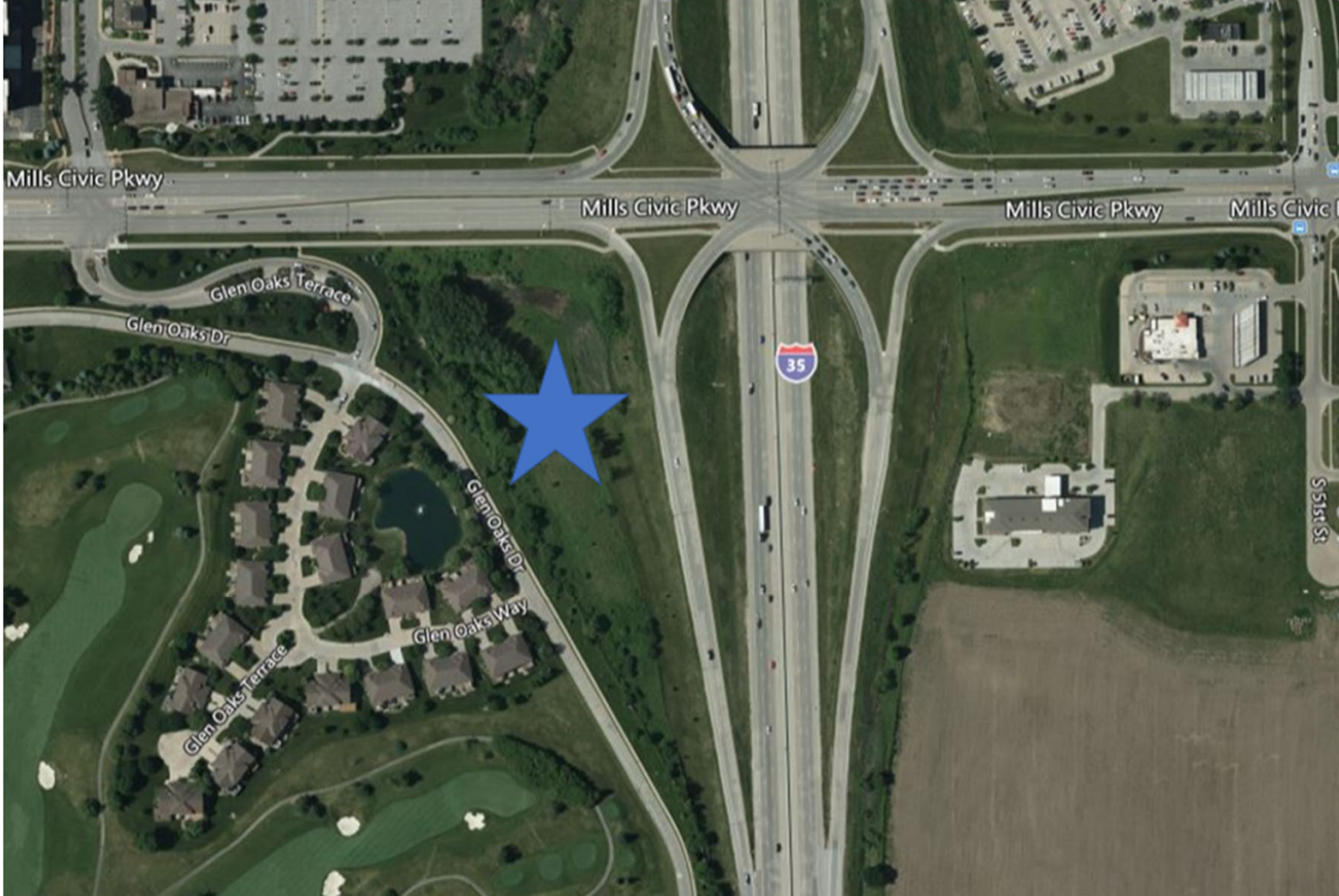
Change from
Support Commercial (SC) to
Regional Commercial (RC)

Item 2d – Glen Oaks Row Homes – Southwest Corner of I-35 and Mills Civic Parkway – Approve Amendment to PUD

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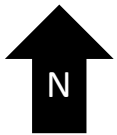
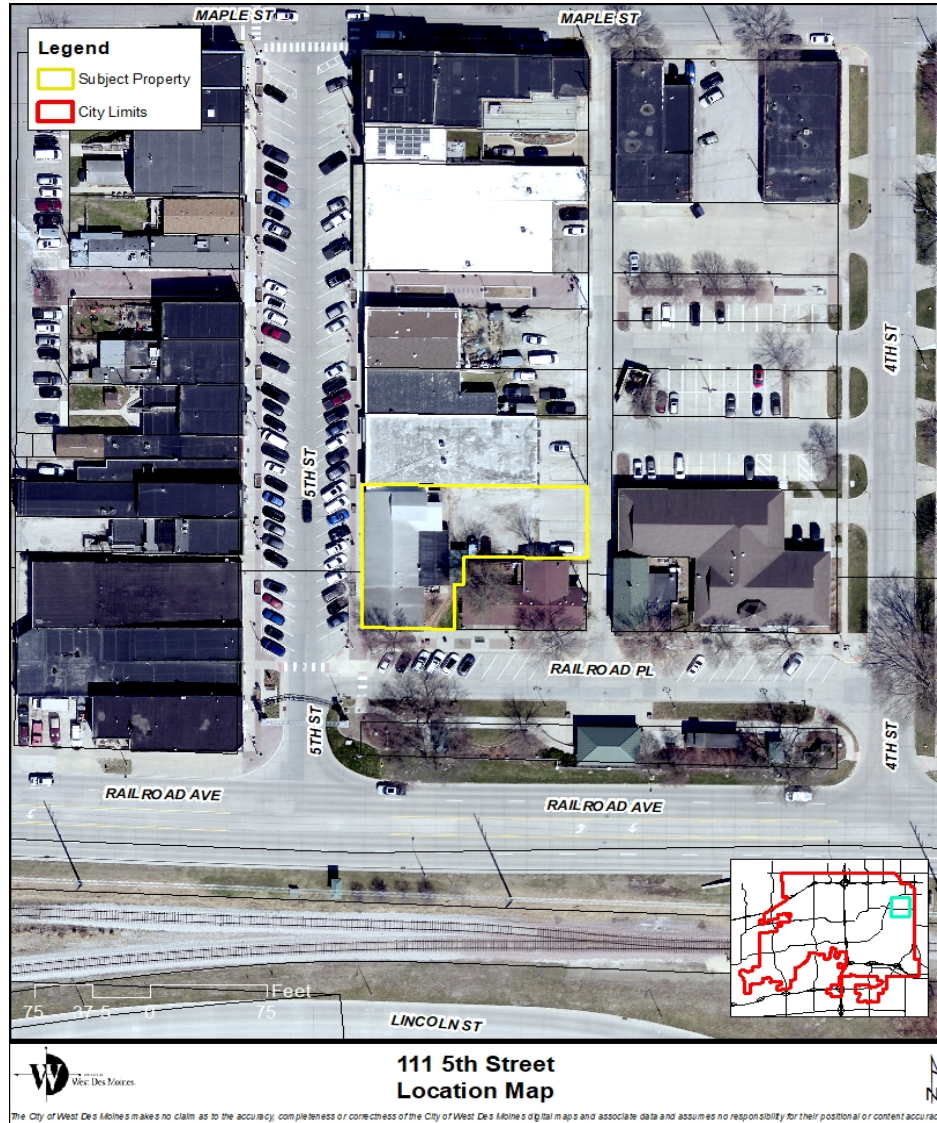


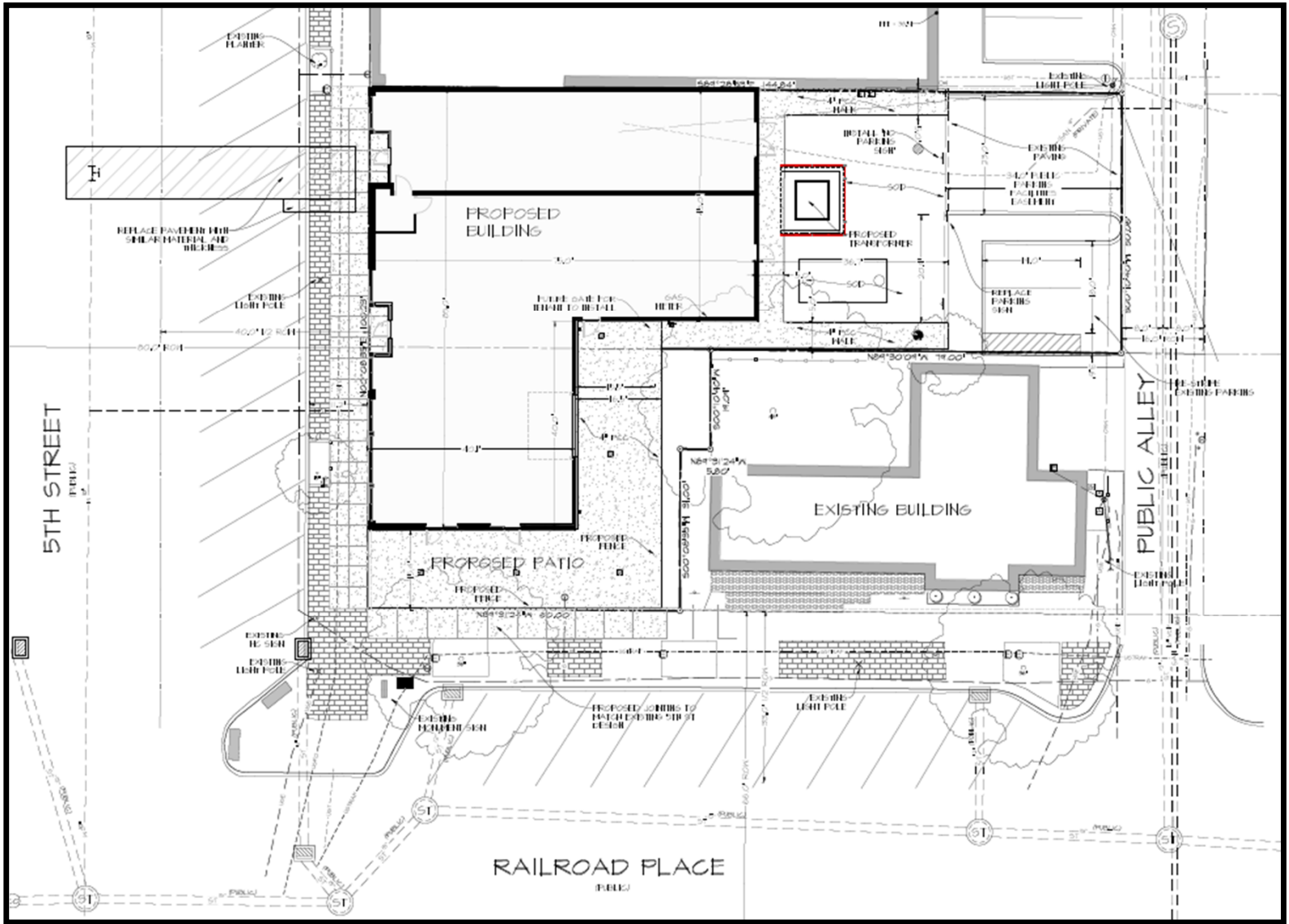
Item 4a – 111 5th Street – Approve Site Plan

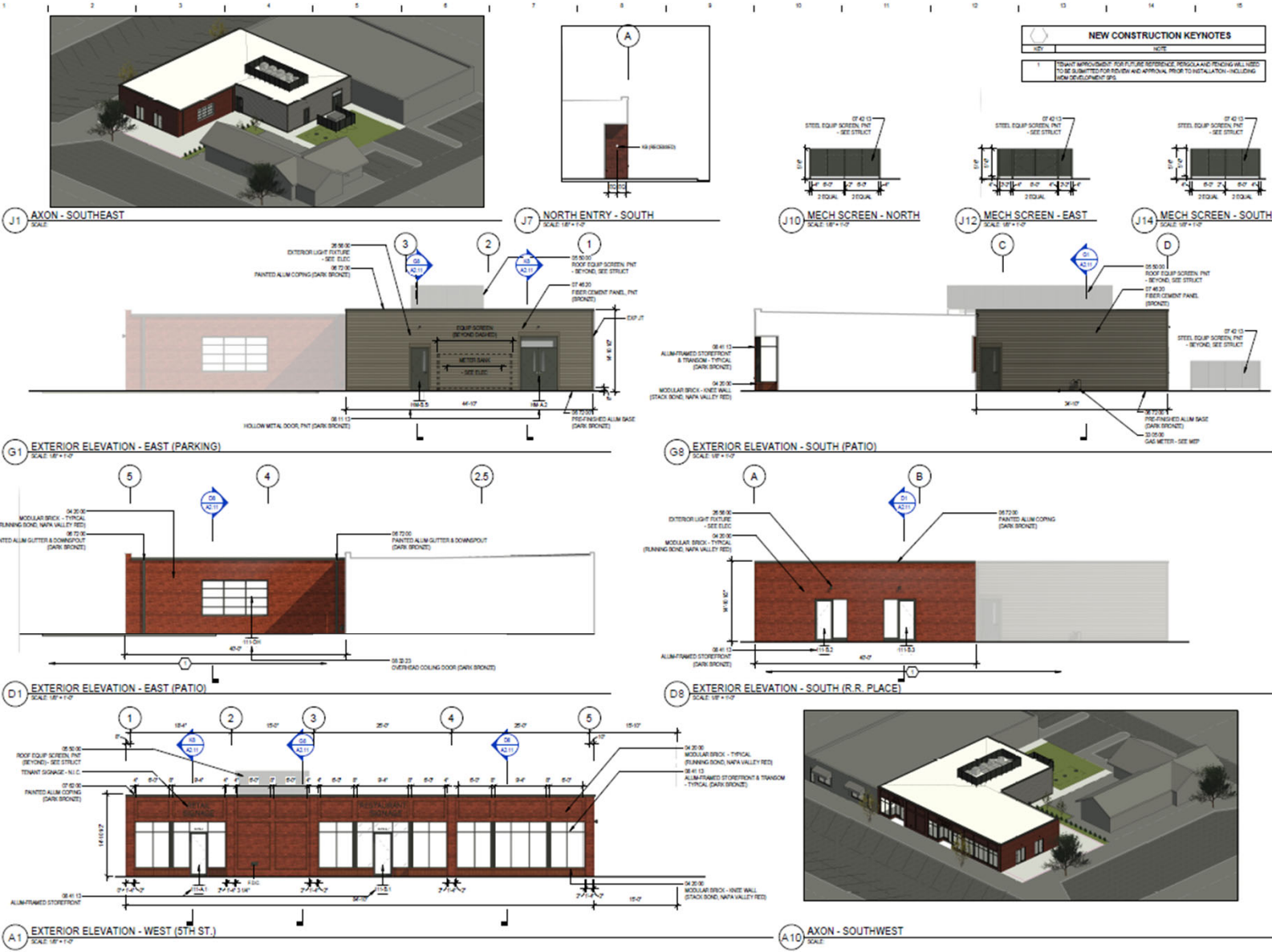
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Suite Shots Supplemental Information

Concerned Citizens for Grand Ave. Development

CCforGrandAve@gmail.com

Who is CCGAD?

- We are an Unincorporated Non-Profit Association representing property owners impacted by the development of Grand Ave.
- We have organized to make sure our views are considered by the City Council on this important issue affecting our community.
- We are represented by Dickey, Campbell, & Sahag Law Firm who have a proven track record of defending the rights of property owners in the Des Moines Metro
- Our concerns with the Suite Shots development are twofold:
 1. The nature and character of the Suite Shots proposal.
 2. The process that the proposal has followed to this point.

Nature and Character of Proposal

- The proposal simply does not fit with the nature and character of the surrounding neighborhood.
- The proposal is inconsistent with West Des Moines' comprehensive plan, which CCGAD residents relied upon when making their decisions to locate along the West Grand Avenue corridor.



Grand Ave Headed West



60th Street

Grand Ave Headed East



The Process

- SIC 7999 - Amusement and Recreation is not a permitted use in the comprehensive plan for this development.
- We ask the Council to engage the entire community by amending the Comprehensive Plan and revisit the conversation about what the residents want for development of West Grand Avenue.

SIC	Use	Support Comm SC	Regional Comm RC	Community Comm CMC
58	Restaurant Class 1 and Class 2 with drive through	P	P	P
58	Restaurant Class 1	P	P	P
58	Restaurant Class 2	P	P	P
58	Bar/Restaurant less than 300 feet from residential	Pc	Pc	Pc
58	Bar/Restaurant 300 feet or more from residential	P	P	P
	Professional and Semiprofessional Office Uses, Not Elsewhere Classified, without attendant retail, manufacturing, assembly or warehousing	P	P	P
701	Hotels and Motels (without an event venue)	P	P	n/a
701	Hotels and motels (with an event venue)	P	P	n/a
7999	Amusement and Recreations Services, NEC (e.g. golf courses - miniature, driving ranges, circus companies and fairs)	n/a	Pc	Pc

- Adopted Comp Plan designation of Support Commercial
- Zoning designation of Open Space *** A zone change is necessary to allow any commercial development within the property*