

Welcome to the May 2, 2022, WDM Development & Planning Council Subcommittee

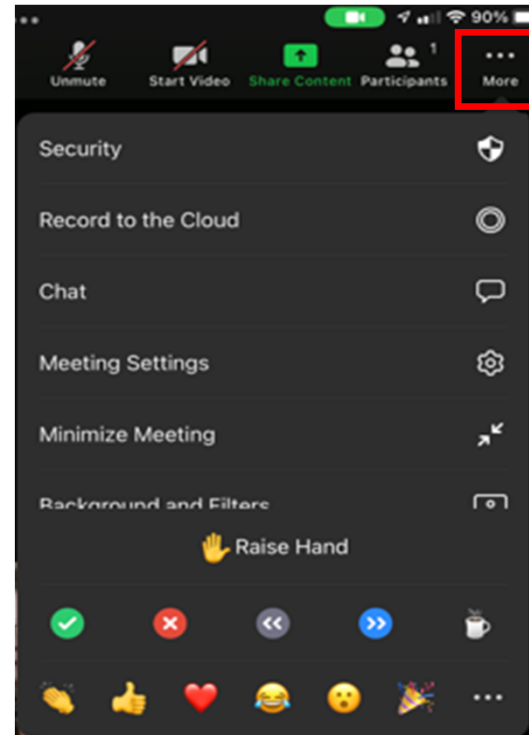
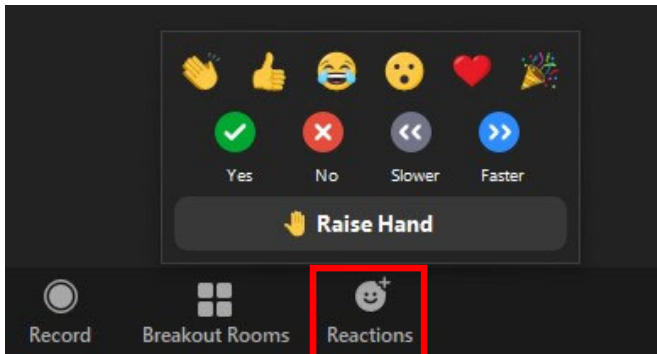
Here are a few housekeeping items before we get started:

- 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 1 – Wittern Property, Industrial Development

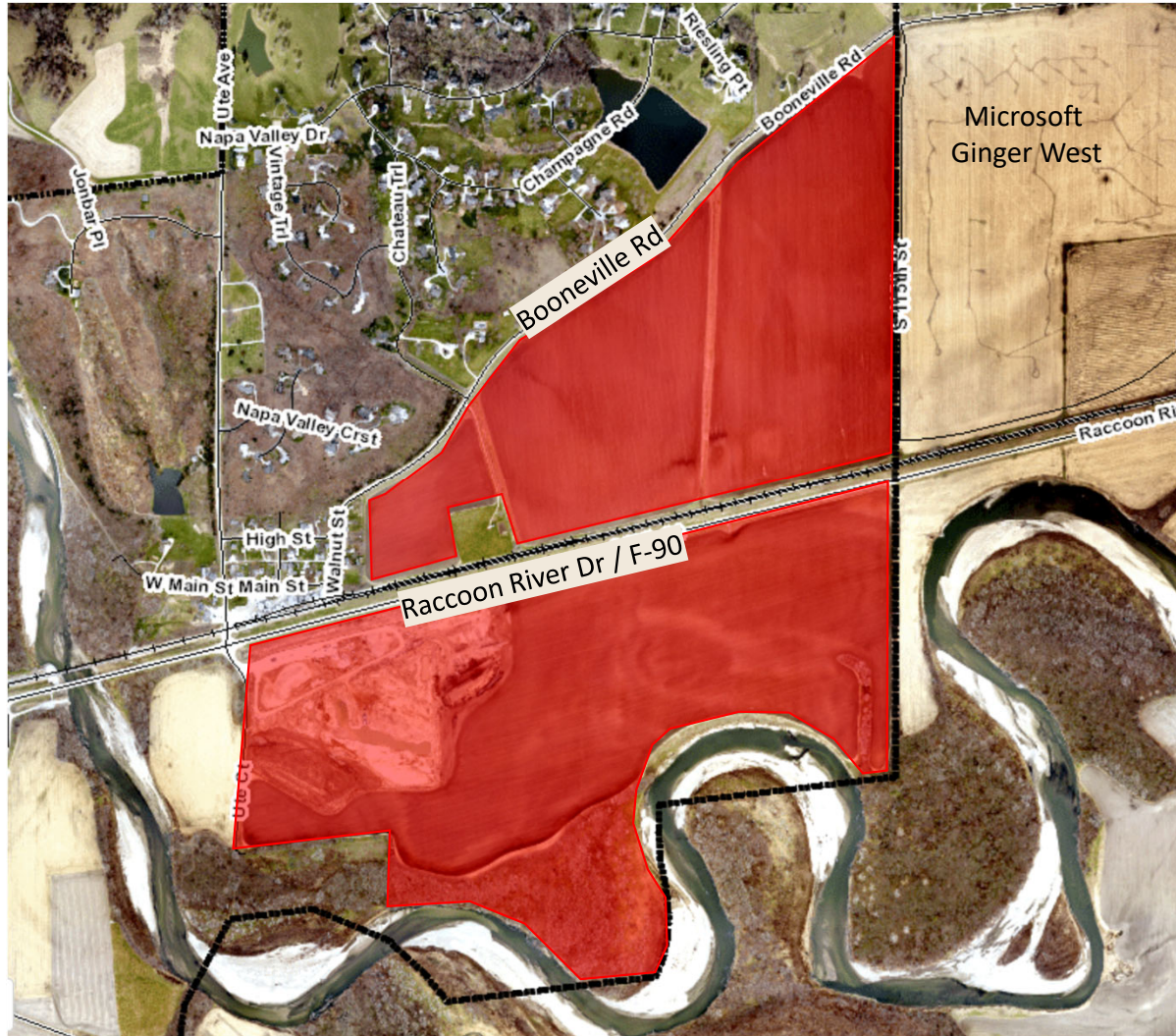
(East of Booneville, south of Booneville Road, and north of Raccoon River Drive/F-90)

To participate on this item:

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

Item 1 – Wittern Property

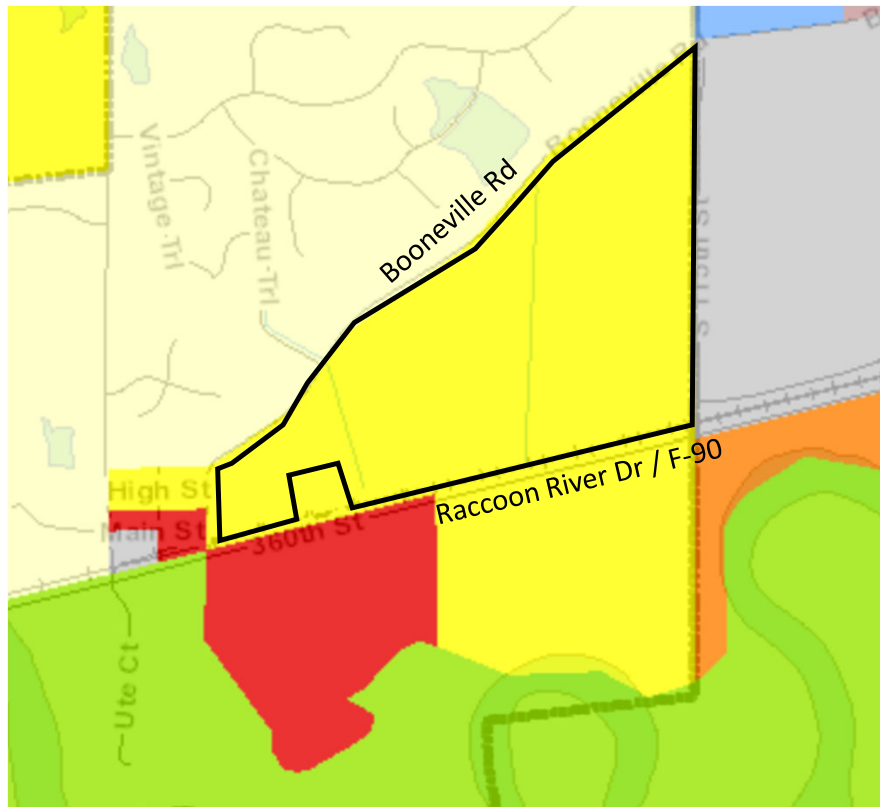


Item 1 – Wittern Property

North of Raccoon River Drive:

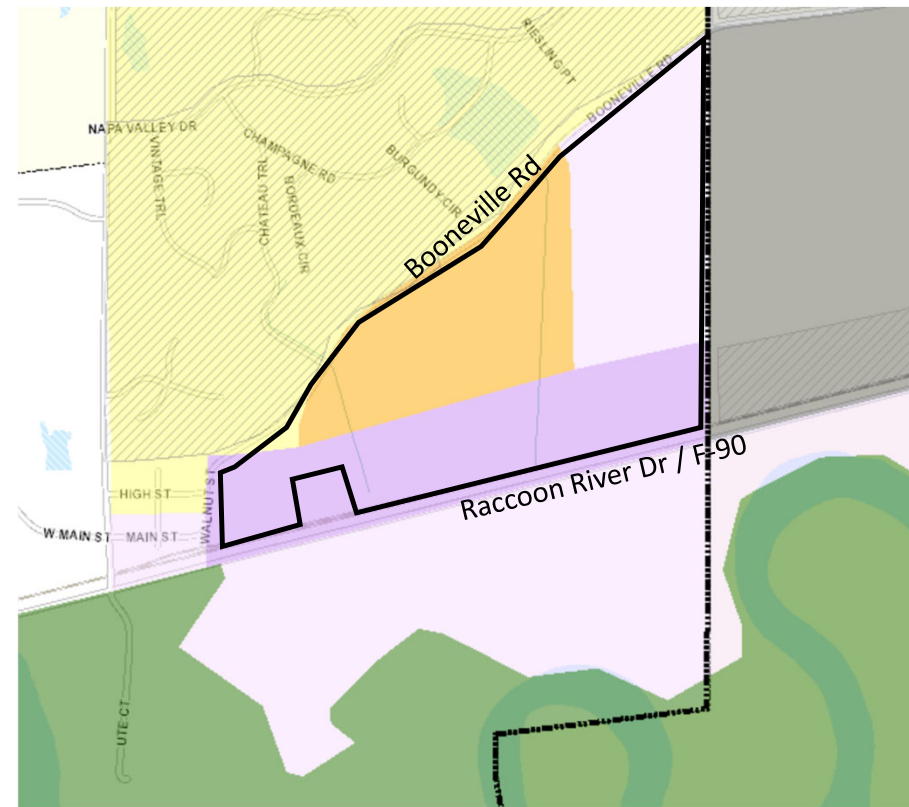
Current Comp Plan:

- Single Family Residential



Draft Comp Plan:

- Multi-Use Low (Light Purple)
- Multi-Use Medium (Medium Purple)
- Mixed Residential (Orange)



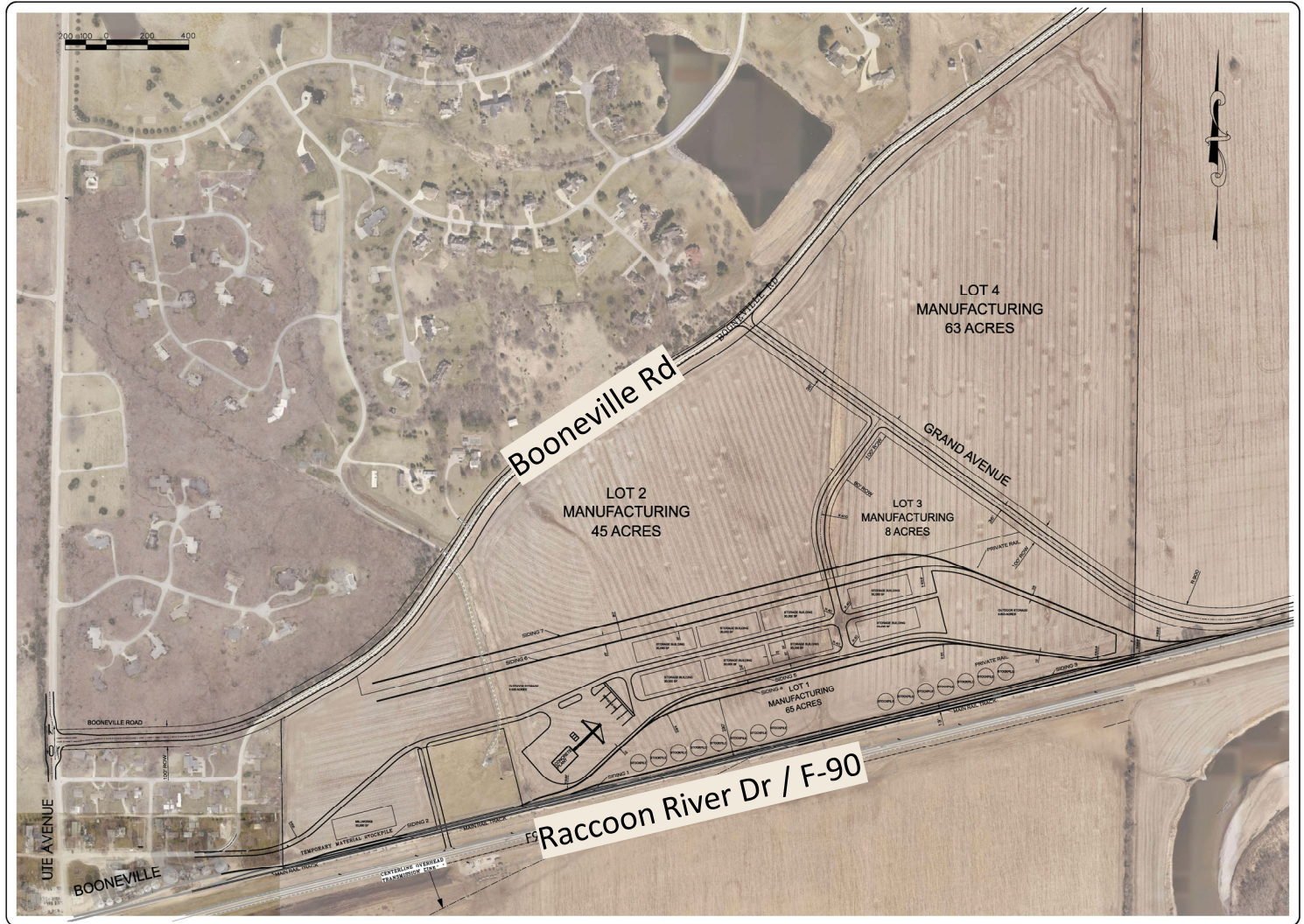
Item 1 – Wittern Prop

North of Raccoon River Drive:

Transload facility along Raccoon River Drive w/ manufacturing uses on remaining property

– would require General Industrial LU and Zoning if annexed into the city

Concerns:
Noise (24/7 operations?)
Visual impacts – outdoor storage components?



DESIGN START DATE	02-01-18
DATE PLOTTED	04-10-18
PRELIMINARY FIELD WORK COMPLETED	04-08-18
FIELD BOOK NO.	1018-01

**BOONEVILLE NORTH
TRANSLOAD FACILITY**
BOONEVILLE, DALLAS COUNTY, IOWA

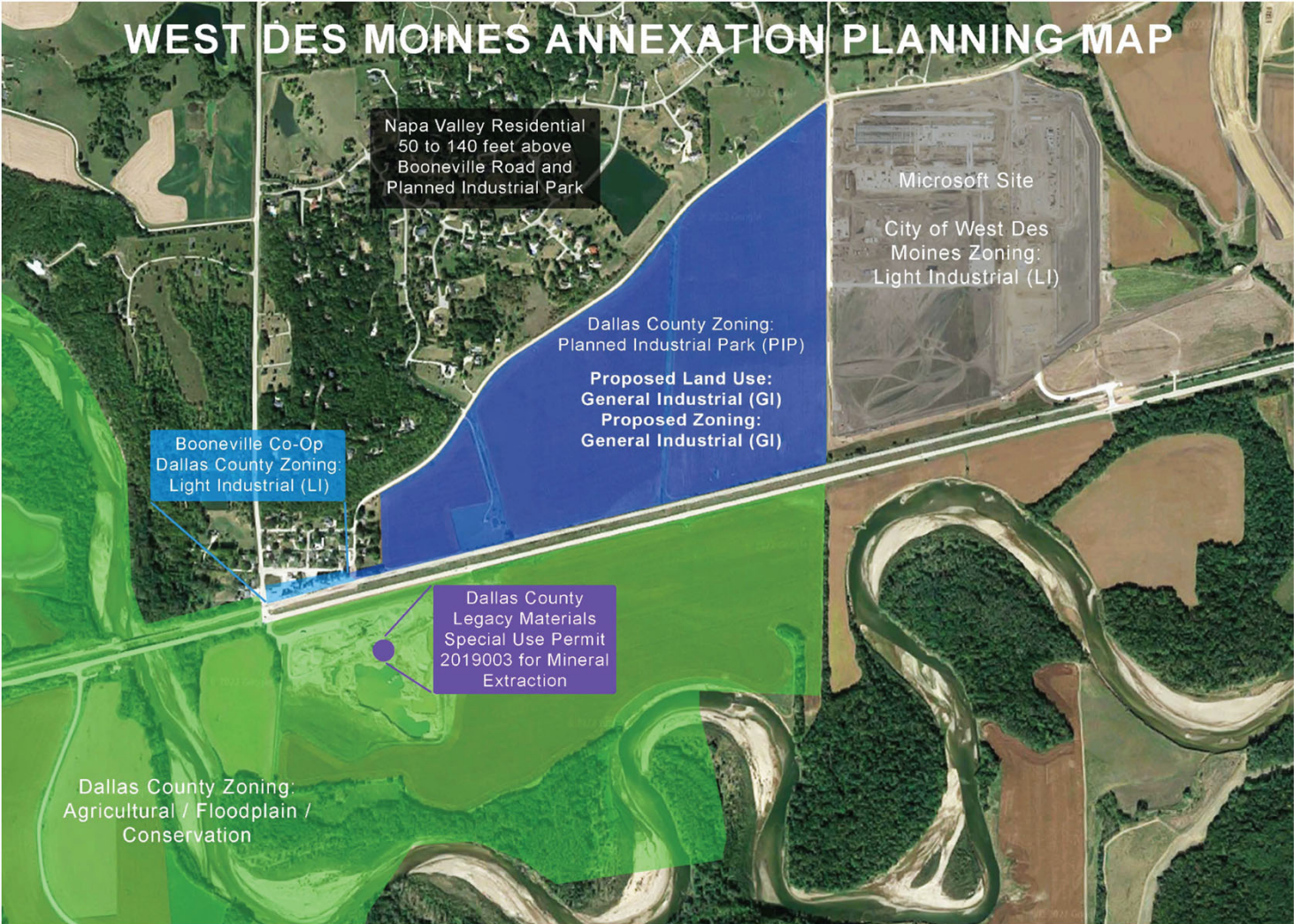
LEGACY
LEGACY MATERIALS L.L.C.

LEE
CHAMBERLIN
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10430 Hwy 1465 Box 214 C
URBANDALE, IA 50302-3772
TEL: (515) 250-7457
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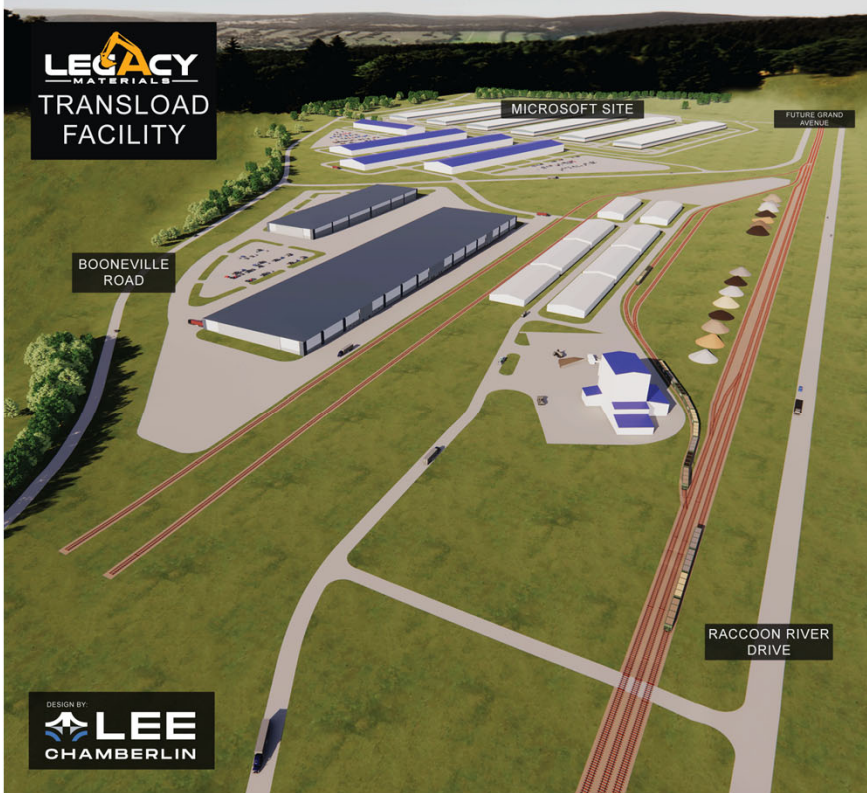
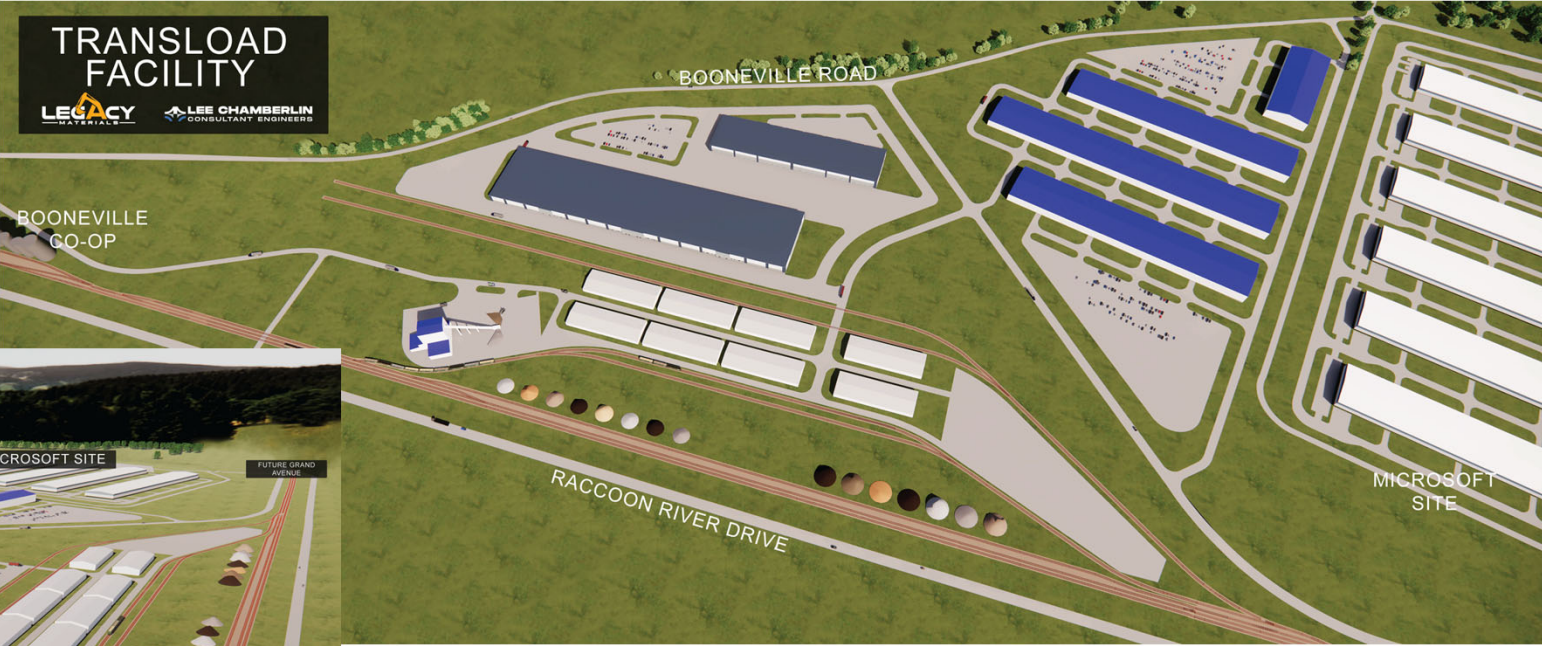
DRAWING TITLE:
**BOONEVILLE
NORTH
OPTION B**

DRAWN BY:	SLP
CHECKED BY:	SLP
DATE:	07-20-2021
JOB NO.	18100
SHEET	B

Item 1 – Wittern Property



Item 1 – Wittern Property



Item 1 – Wittern Property

South of Raccoon River Drive:

Current Use:

- Mining

Proposed Uses:

- Conservation Lake w/recreational beach
- Single Family Residential
- Multi-Family Residential
- Commercial: Retail/Restaurant

Current Comp Plan: Community Commercial and Single Family Residential

Draft Comp Plan: Proposed uses generally align with the Draft Comprehensive Plan which shows **Multi-Use Low** for the entire area.

- Specific uses, building scale, site layout and bulk requirements will need to be reviewed in more detail at the time of development.



Item 2 – Motion Picture Theaters in Industrial Districts

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Item 2 – Motion Picture Theaters in Industrial Districts

- 2019 Grand Avenue:
Multi Tenant Building
- Tenant 1 Warehouse
 - Tenant 2 Tallgrass Theatre



Item 2 – Motion Picture Theaters in Industrial Districts

Tallgrass Theatre requesting a change to the zoning code to allow a motion picture use in the Light & General Industrial Districts
Tallgrass proposes to offer film viewing in their rented space at 2019 Grand Avenue (former Skate West Building)

City code changed in 2020 to allow SIC 7922 Theatric Production use (Tallgrass) as a Permitted Conditional Use in the Light Industrial (LI) Districts across the city

- PC due to need to evaluate parking within specific sites
 - parking required at 1 space per 2 seats plus one for employees & actors
- SIC 7922 geared to live productions and excludes Motion Pictures
- Motion Picture (Movie Theatres) are classified under SIC 7832

The Board of Adjustment approved a Permitted Conditional Use permit for Tallgrass Theatre in October 2020

- expressly prohibited the use of the space for movie theatres or event center space as not included in SIC 7922
- site has 63 defined parking spaces available and complies with required parking (82 fixed seats)

If supportive of the movie theatre use (SIC 7832) in the Light & General Industrial areas of the City, staff would note the following related code changes:

- Parking for Theatric Productions and one-screen Motion Picture Theatres (Tallgrass) @ 1 space per 2 seats plus 1 pe employee
- Parking for multi-screen Motion Picture Theatres (JCTC) would remain at current code requirement of 1 space per 4 seats
- Use is designated as Permitted Conditional to allow for confirmation of adequate parking & infrastructure

Upcoming Projects

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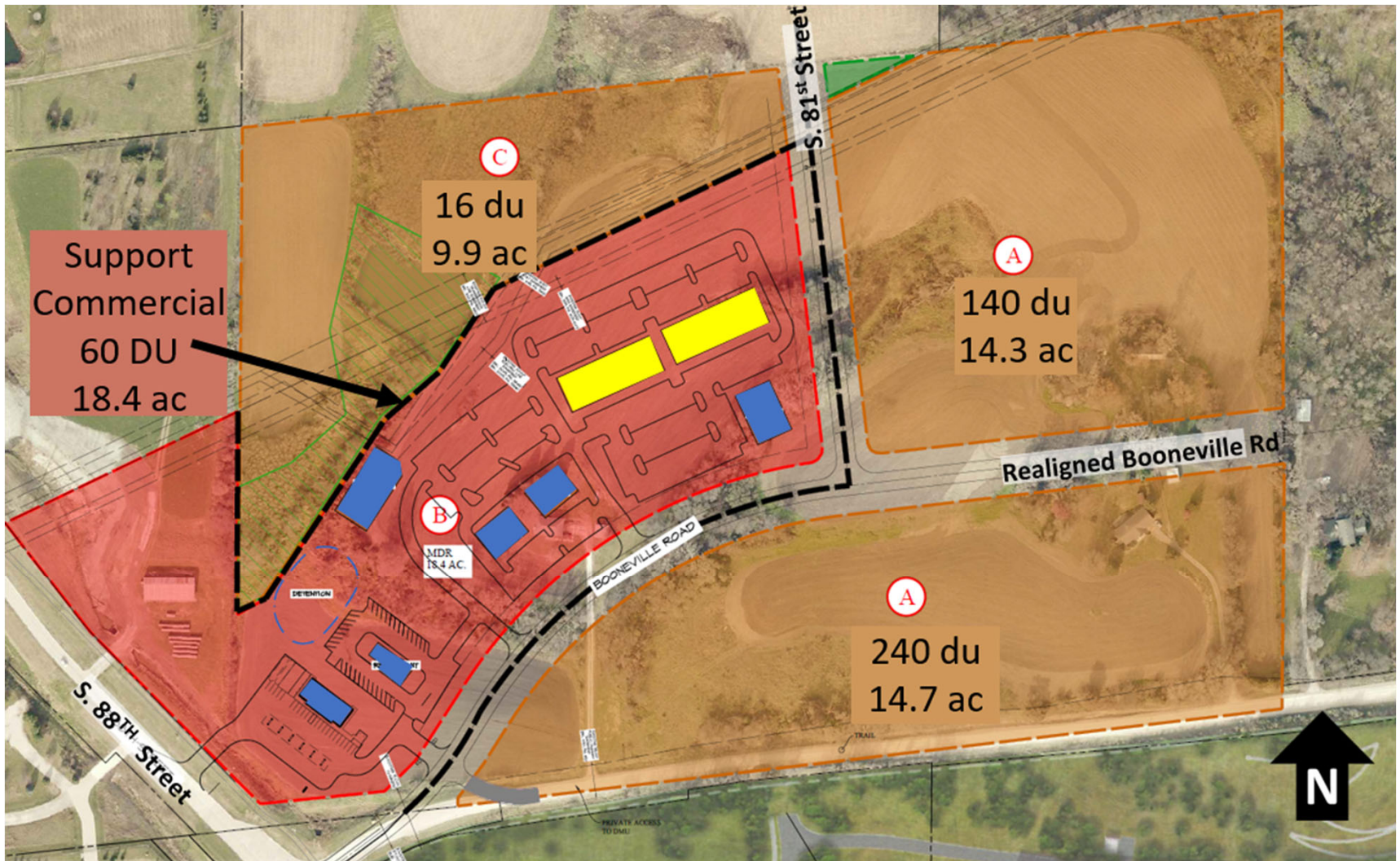
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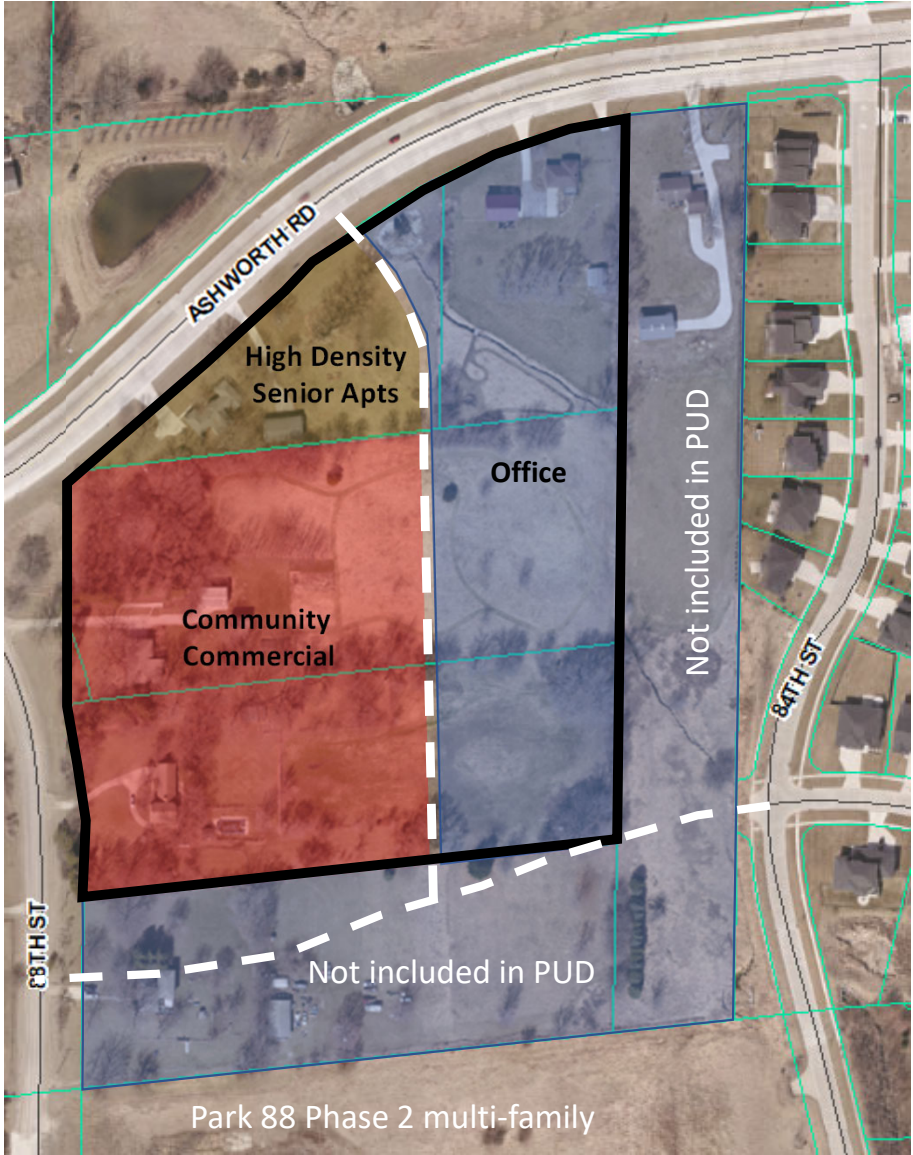
Item a: *Village at Sugar Creek*



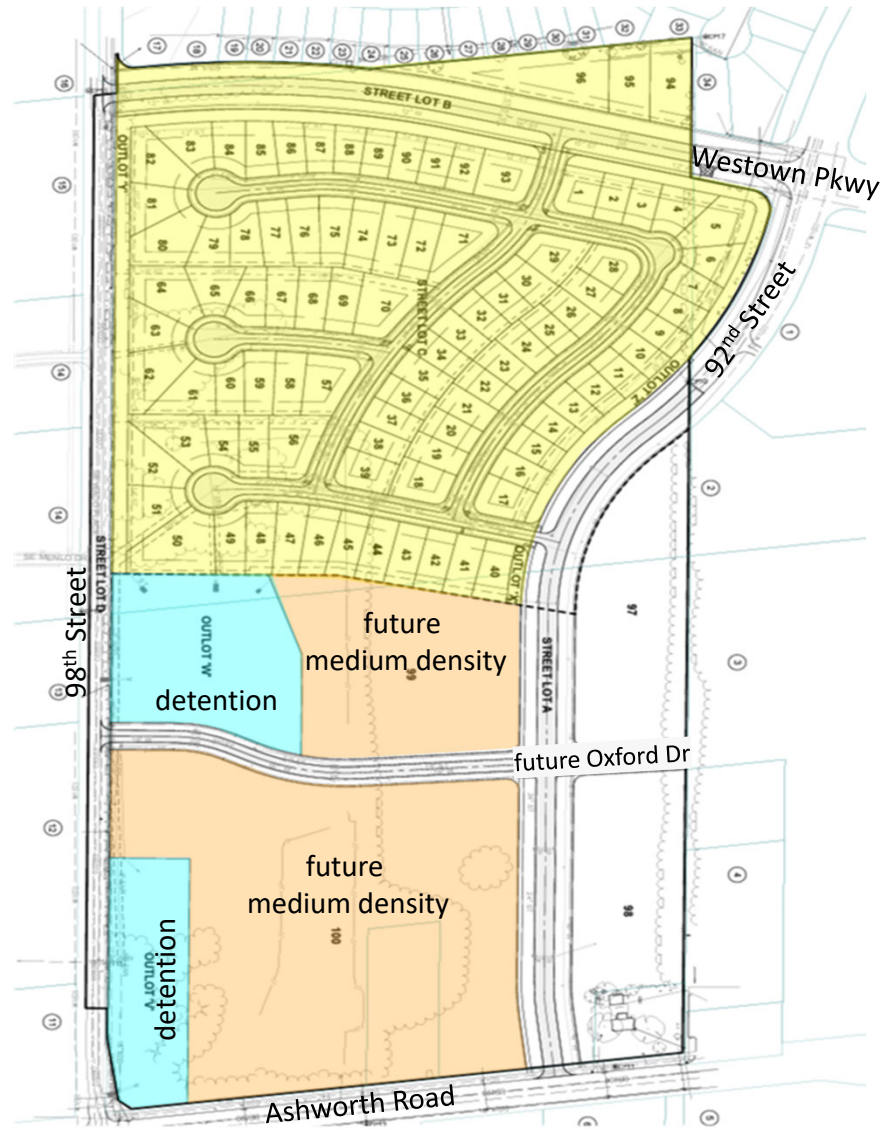
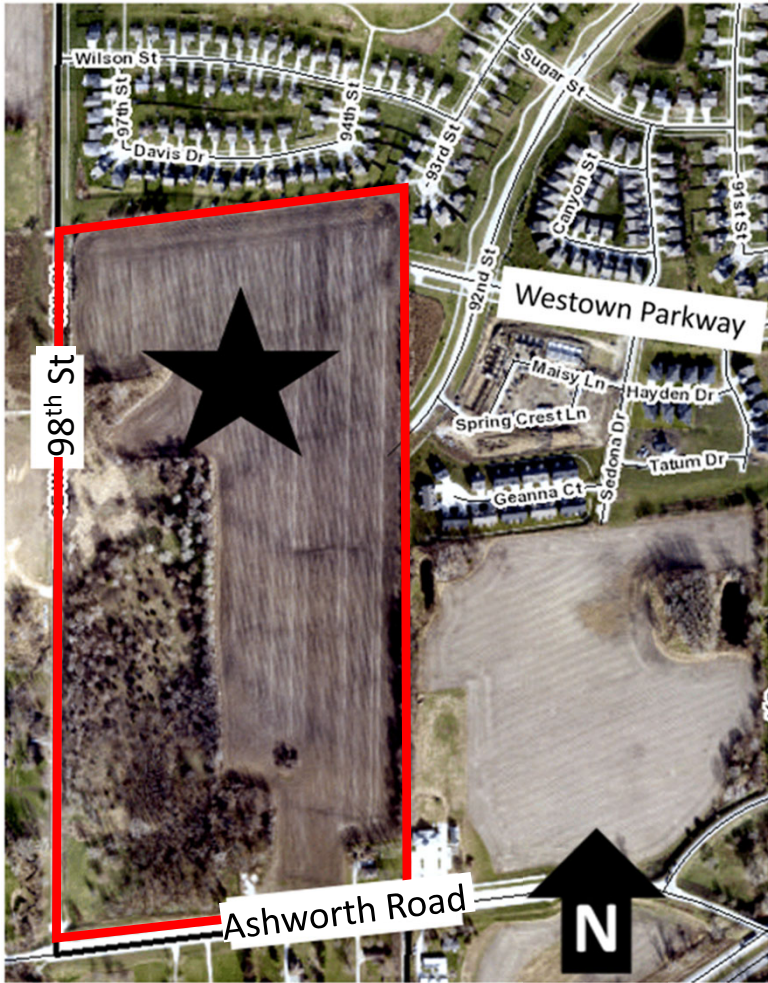
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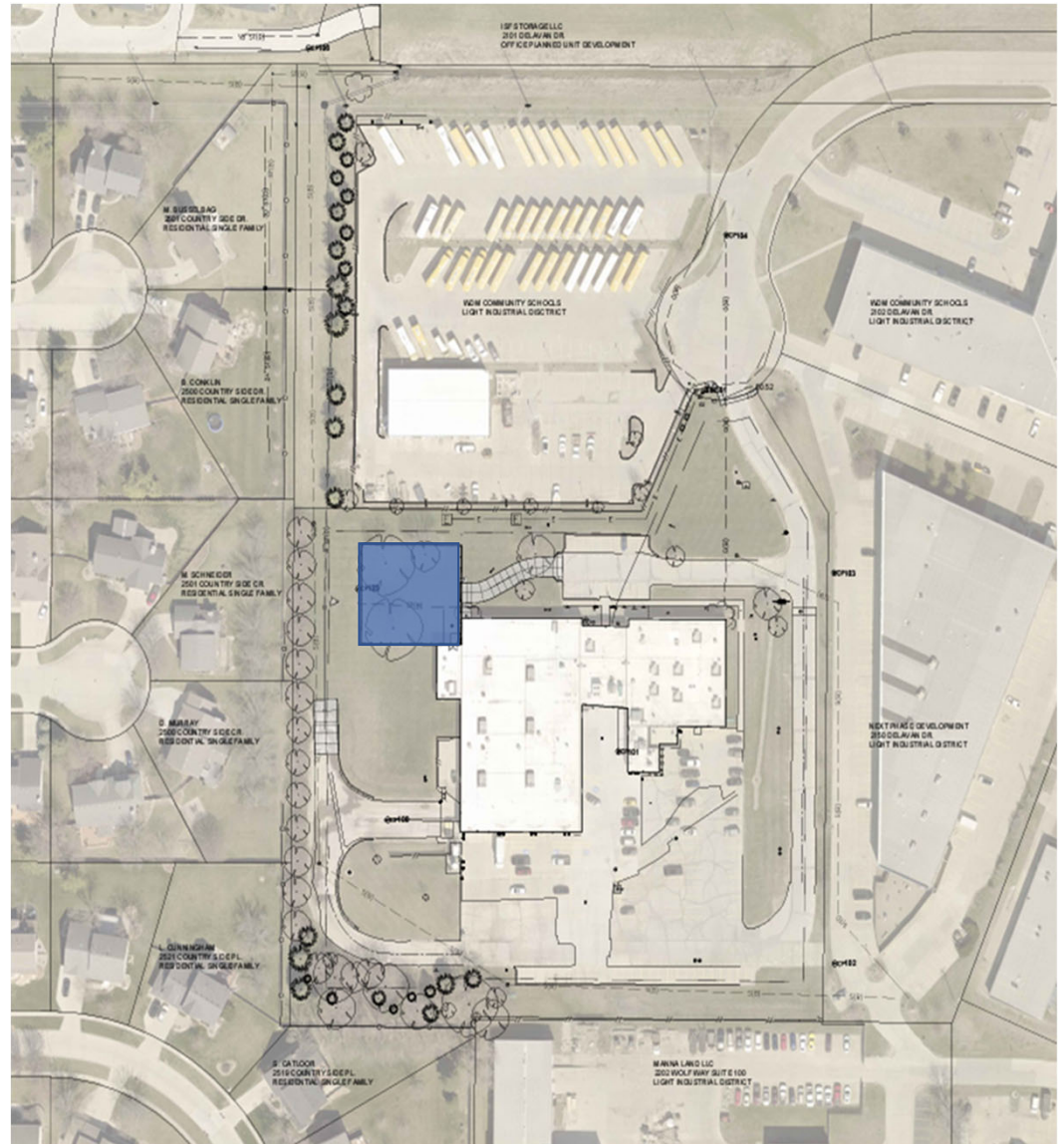
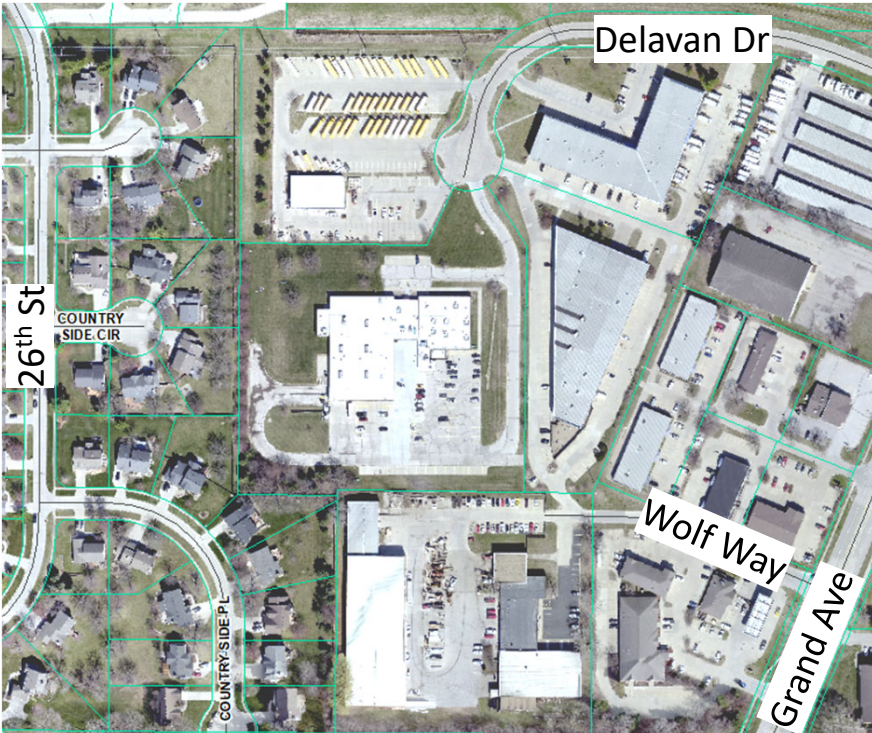
Item b: Ashworth 88



Item c: Oxford Crossing



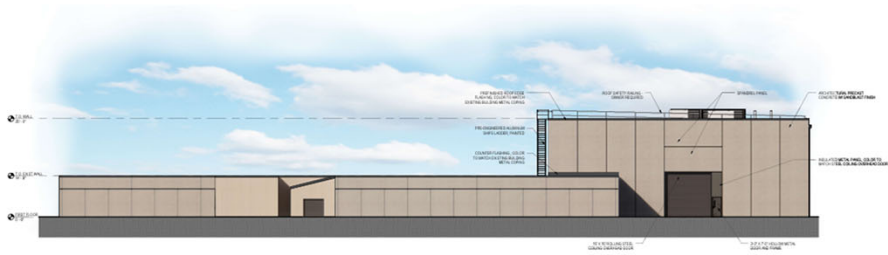
Item d: Collins Building Addition



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North



East



South



West