

Welcome to the May 9, 2022, WDM Plan and Zoning Commission Meeting

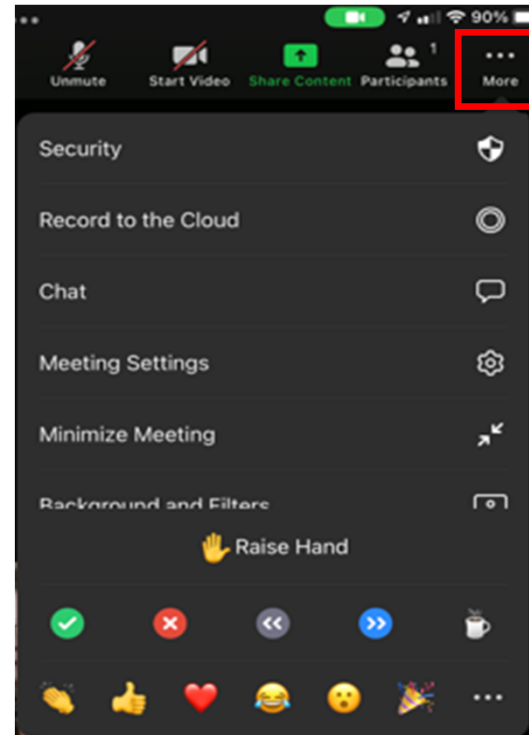
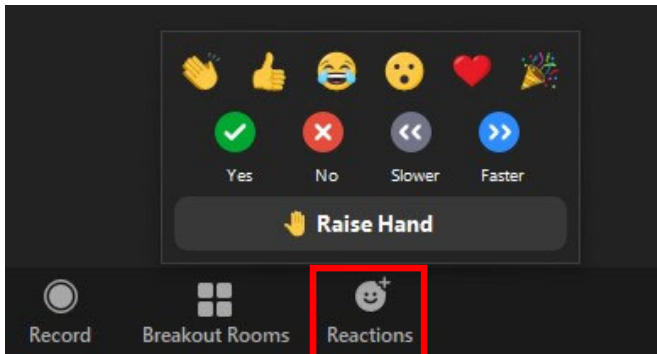
Here are a few housekeeping items before we get started:

- 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 – Glen Oaks PUD - Southwest corner of Mills Civic Pkwy & I-35
Amend Glen Oaks PUD – Motion to Remove from Agenda

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**Item 2b – Amend City Code – Add SIC 5961, Catalog and Mail Order Houses use to
Commercial Zoning Districts
Approval of Ordinance Amendment**

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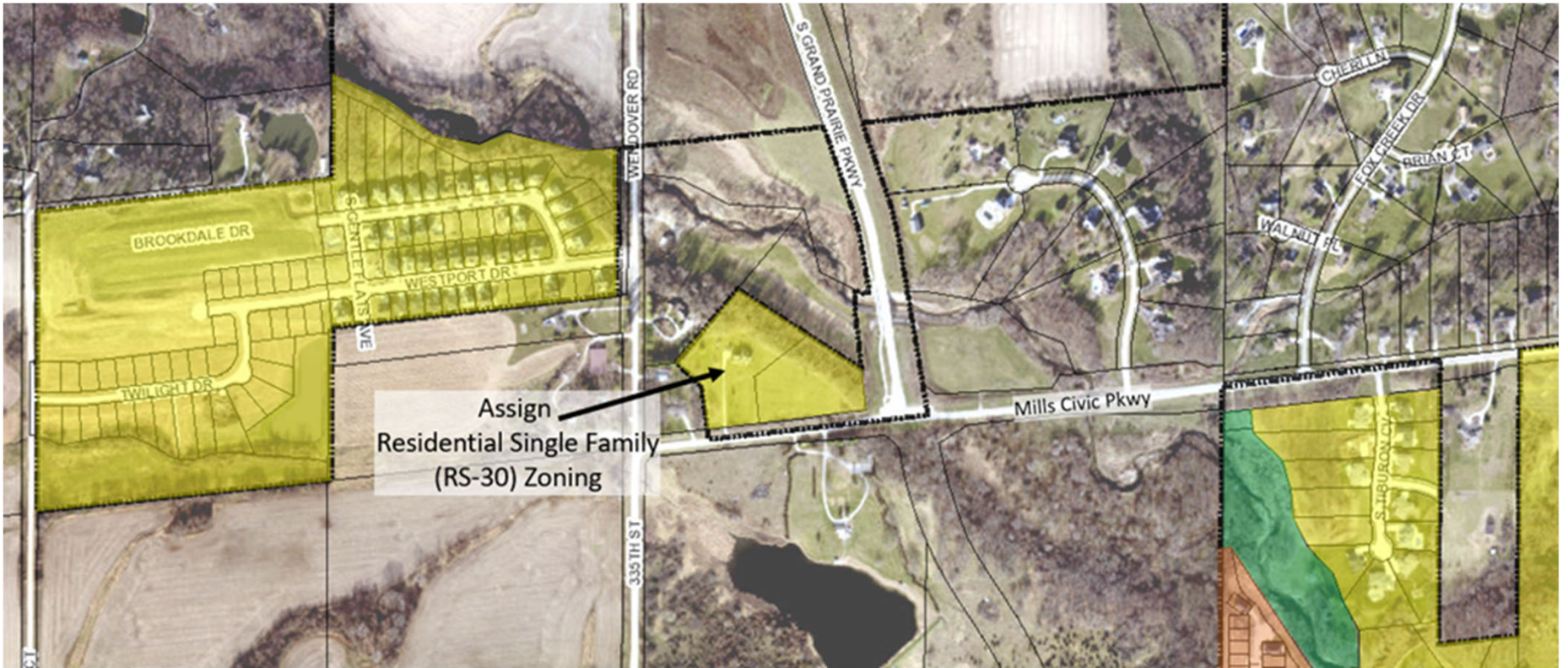
SIC CODES	RC	CMC	NC	CVC	SC	VJC	VJHB	WR	BP	VJLI	LI	GI	OF	PCP	os
5961 Catalog and mail order houses	P	P						P	P	P	P	P			
- 5,000 sq. ft. or less	P	P	Pc		P	Pc		P	P	P	P	P			
- greater than 5,000 sq. ft.	P	Pc	Pc		Pc	Pc		P	P	Pc	Pc	P			

**Item 2c – Lot 10 & 11 Sugar Creek Hills Subdivision – Northwest corner
Mills Civic Pkwy & S Grand Prairie Pkwy
Establish Zoning**

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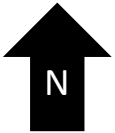


Item 4a – Grand Avenue Redevelopment Plan (Val*Gate District)
Approve Amendment to Plan

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A3 SITE PLAN 4TH AND GRAND



D3 SITE PLAN 1ST AND GRAND



EXHIBIT 15: VAL GATE ENTRANCE SIGN





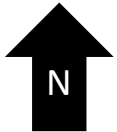
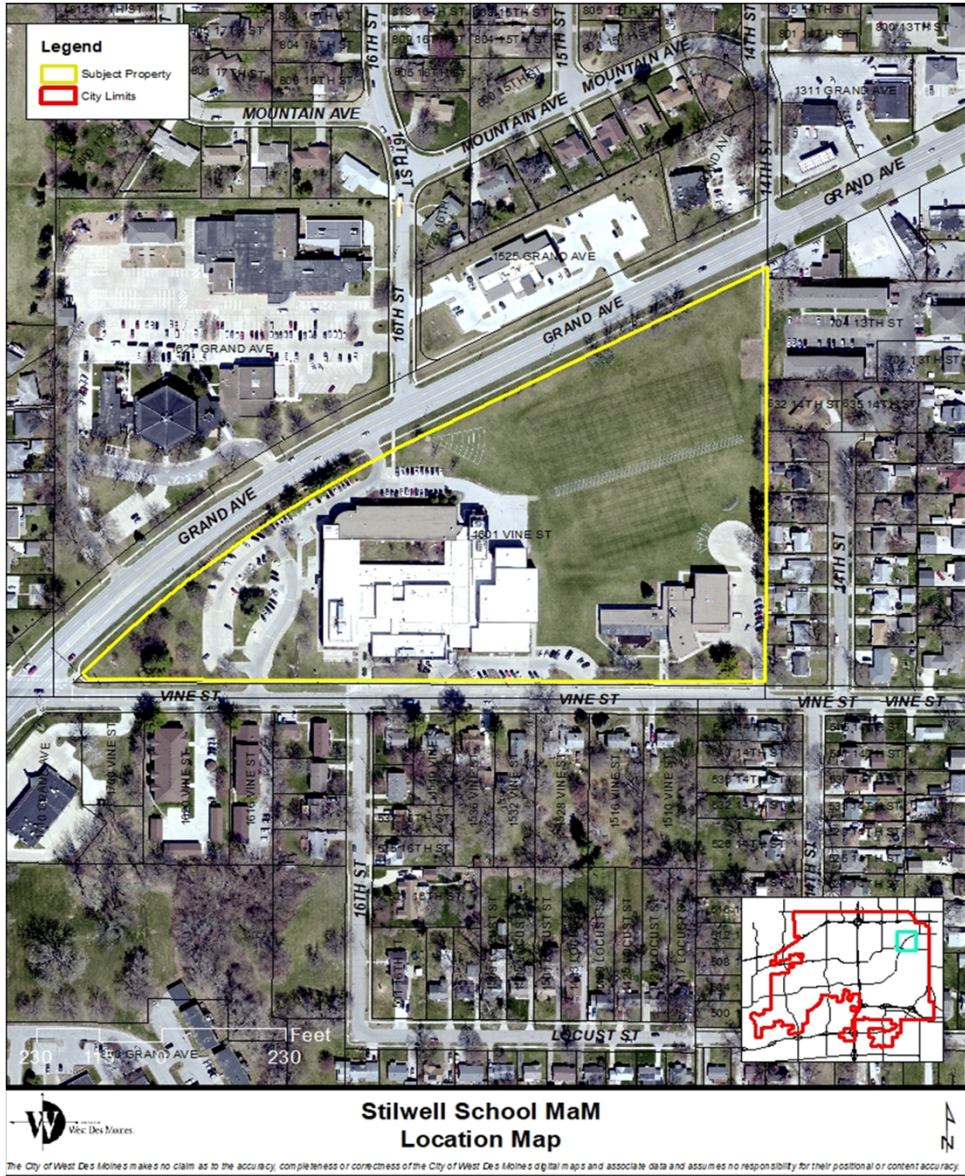
Image of the NW corner of 1st Street and Grand Avenue with proposed sign installed.

Item 4b – Stilwell Junior High - 1601 Vine Street **Approve Major Modification to Site Plan**

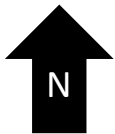
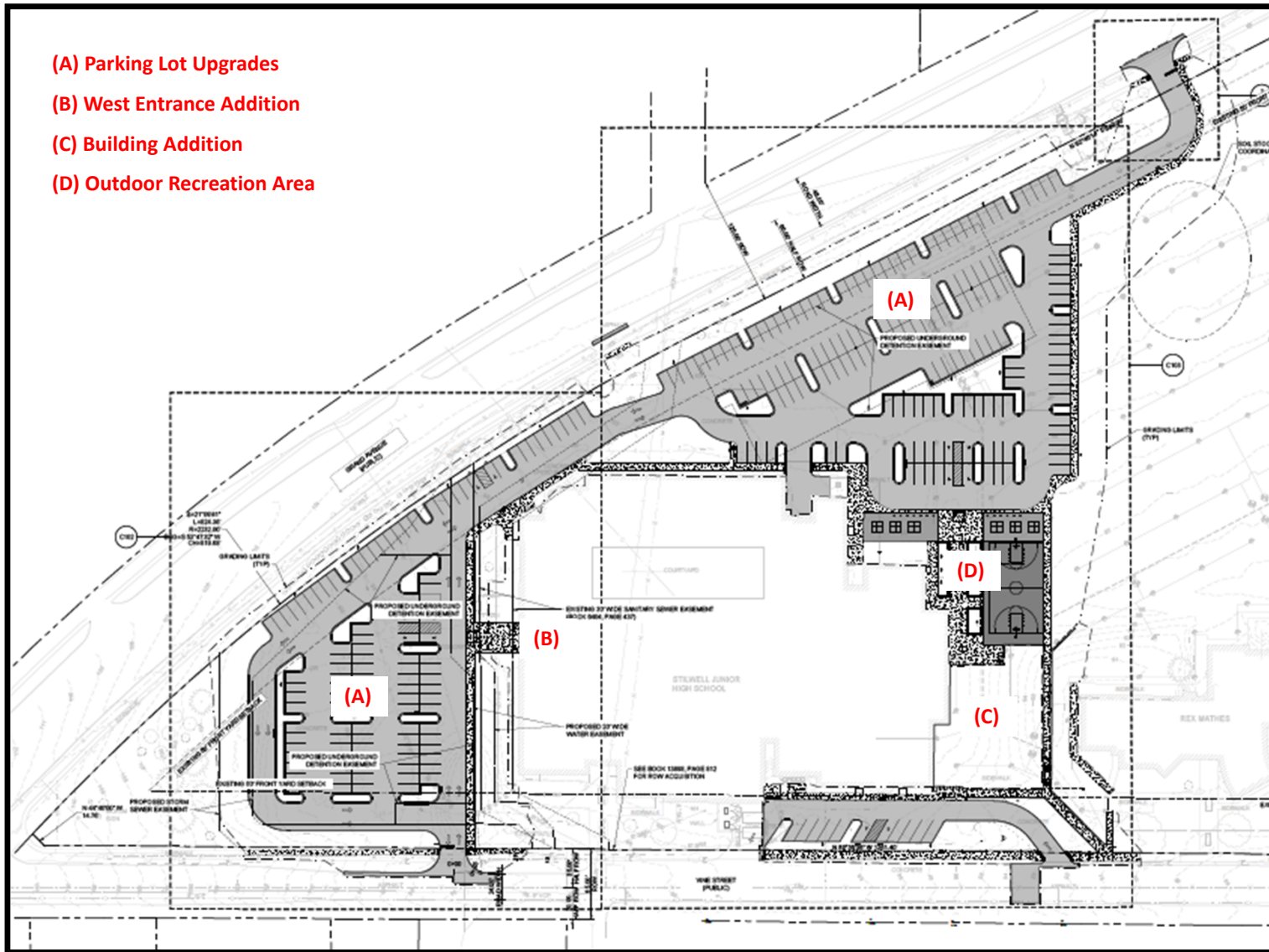
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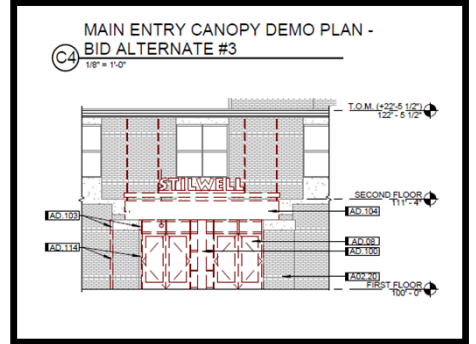
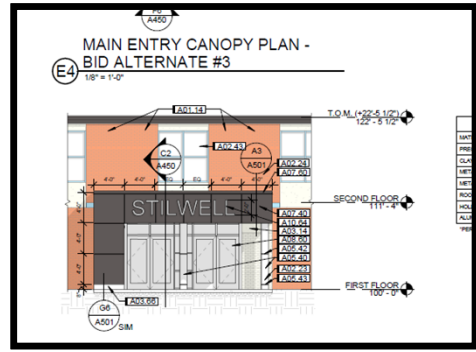
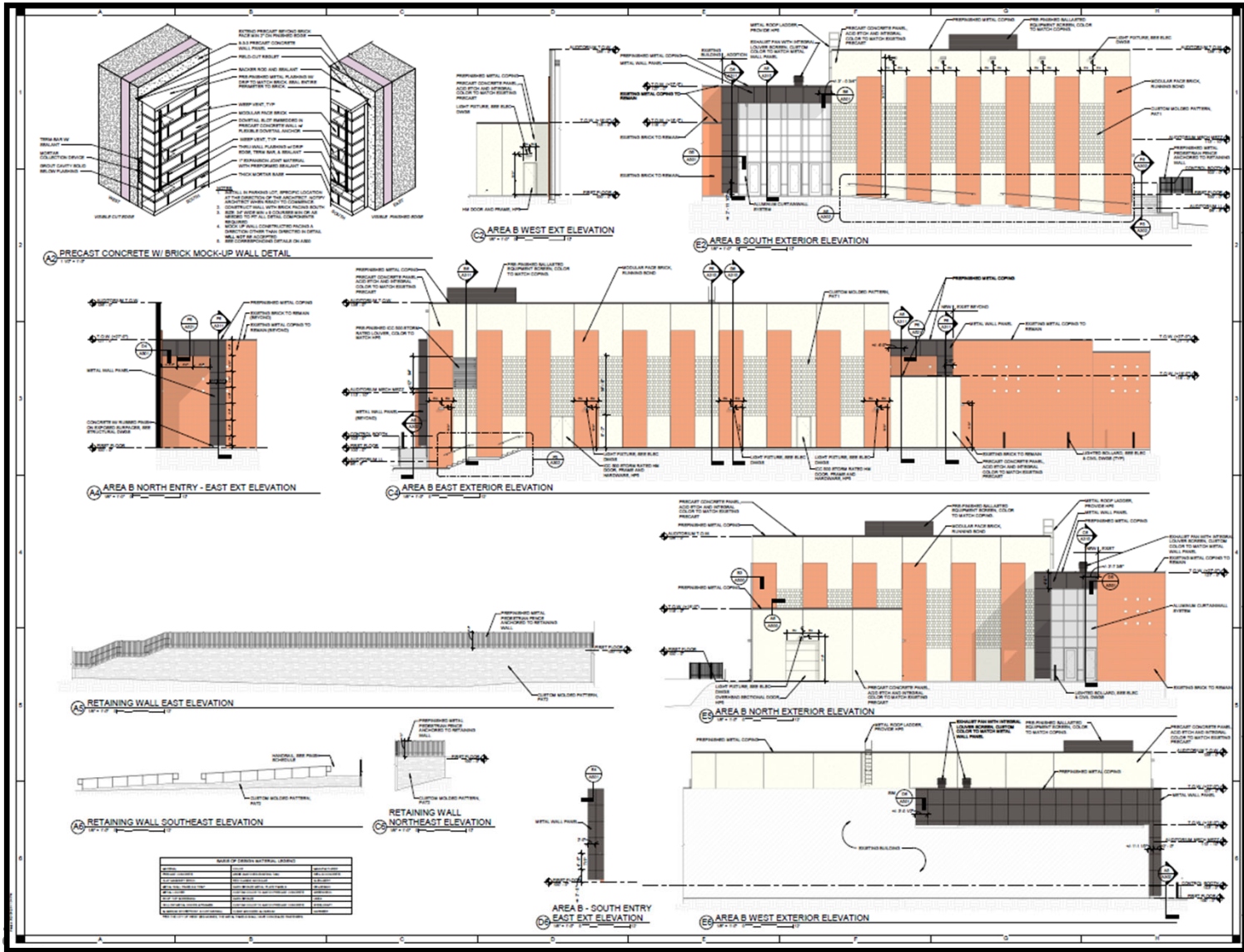
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- (A) Parking Lot Upgrades
- (B) West Entrance Addition
- (C) Building Addition
- (D) Outdoor Recreation Area



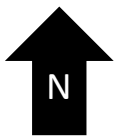
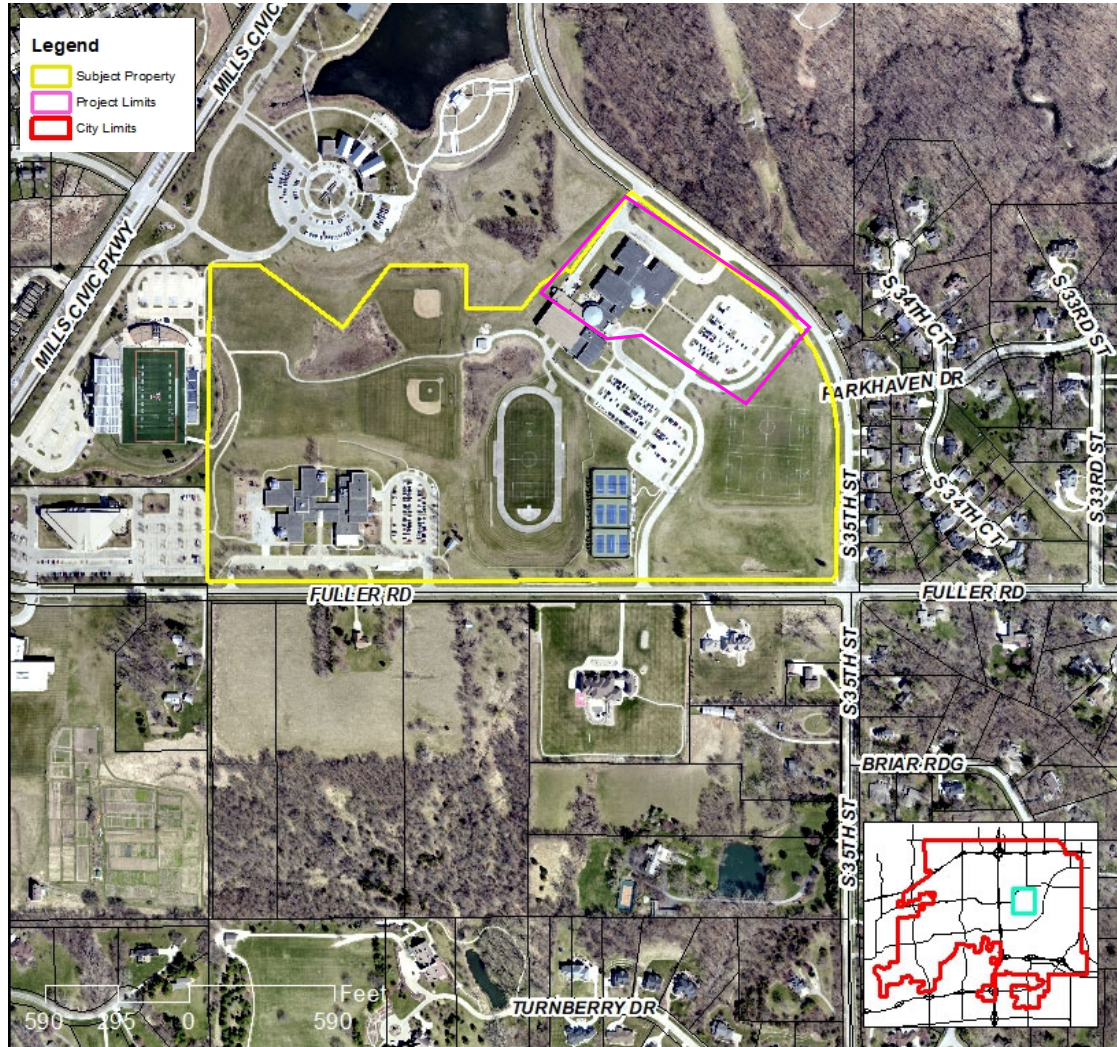


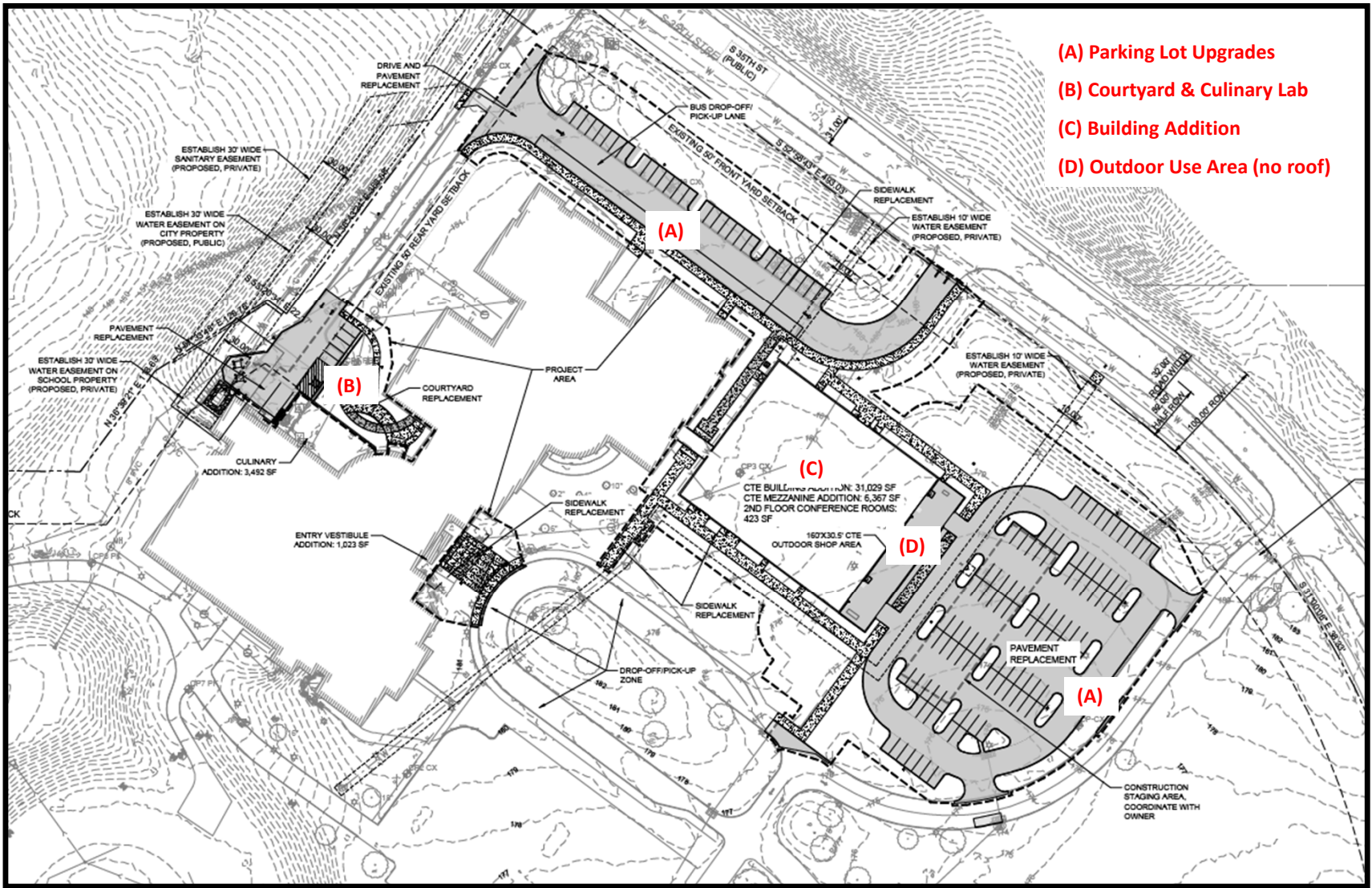
Item 4c – Valley Southwoods – 625 S. 35th Street
Approve Major Modification to Site Plan

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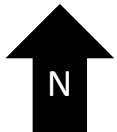
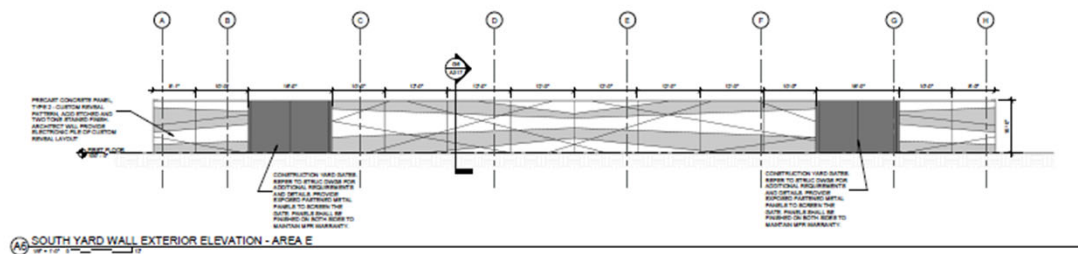
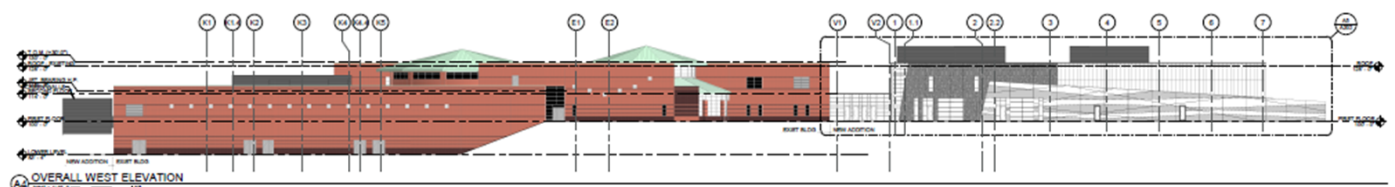
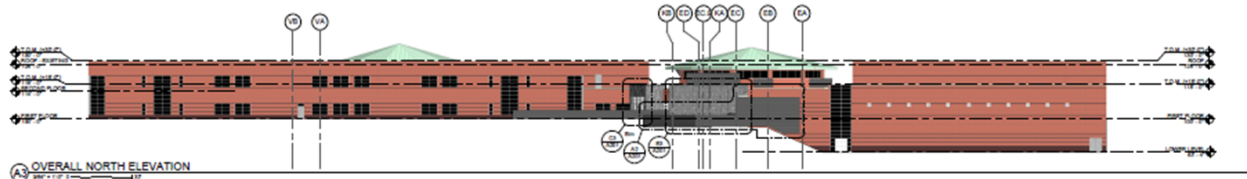
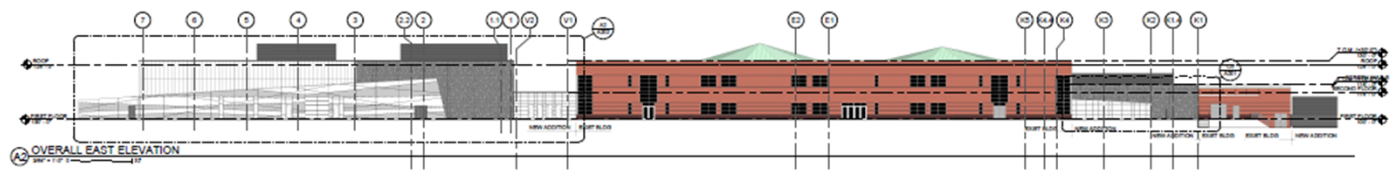
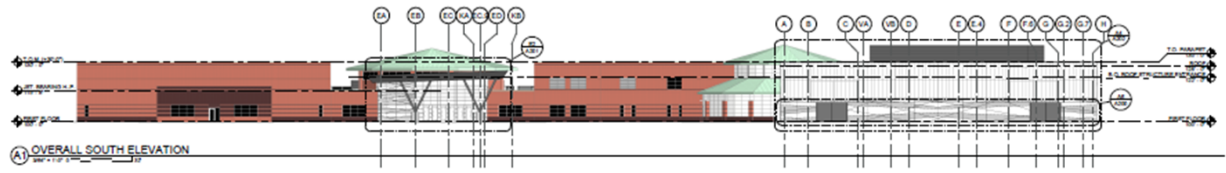
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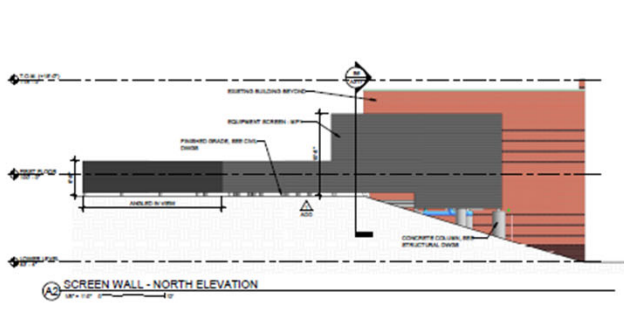




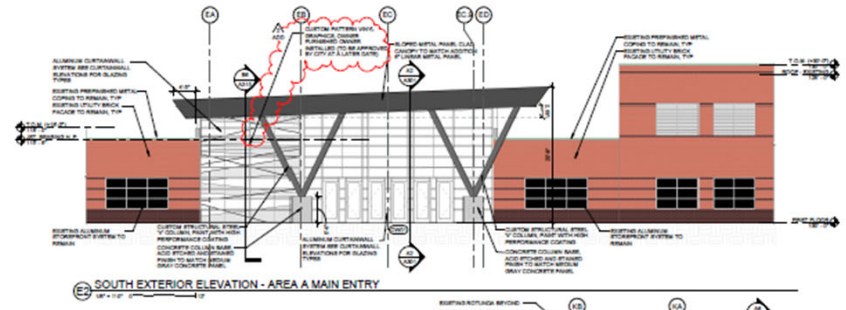
- (A) Parking Lot Upgrades
- (B) Courtyard & Culinary Lab
- (C) Building Addition
- (D) Outdoor Use Area (no roof)



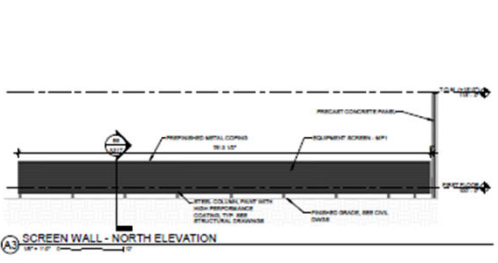




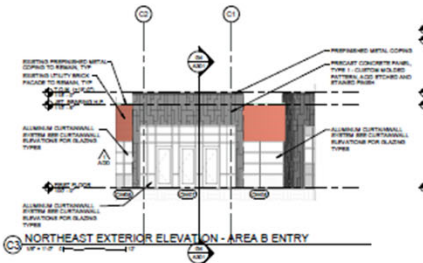
SCREEN WALL - NORTH ELEVATION



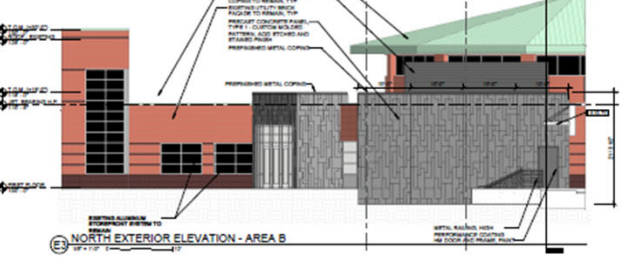
SOUTH EXTERIOR ELEVATION - AREA A MAIN ENTRY



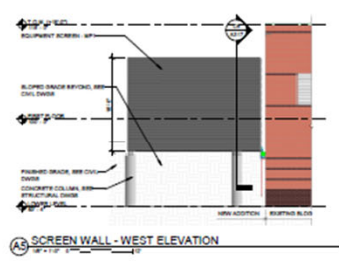
SCREEN WALL - NORTH ELEVATION



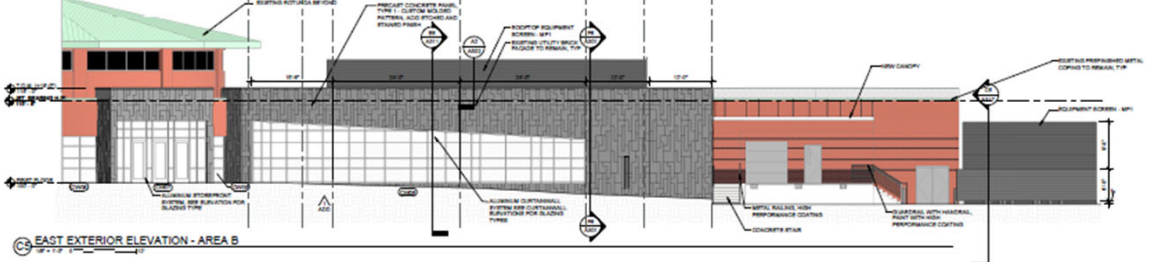
NORTHEAST EXTERIOR ELEVATION - AREA B ENTRY



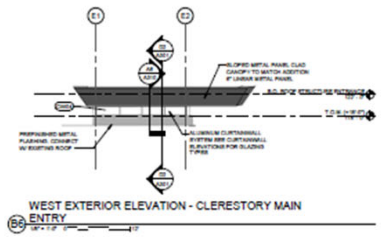
NORTH EXTERIOR ELEVATION - AREA B



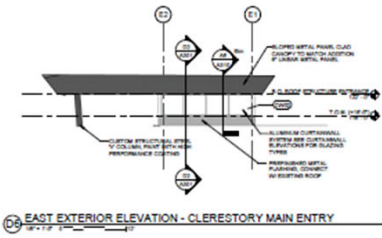
SCREEN WALL - WEST ELEVATION



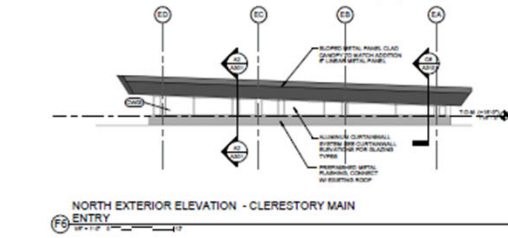
EAST EXTERIOR ELEVATION - AREA B



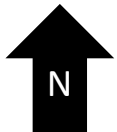
WEST EXTERIOR ELEVATION - CLERESTORY MAIN ENTRY



EAST EXTERIOR ELEVATION - CLERESTORY MAIN ENTRY



NORTH EXTERIOR ELEVATION - CLERESTORY MAIN ENTRY

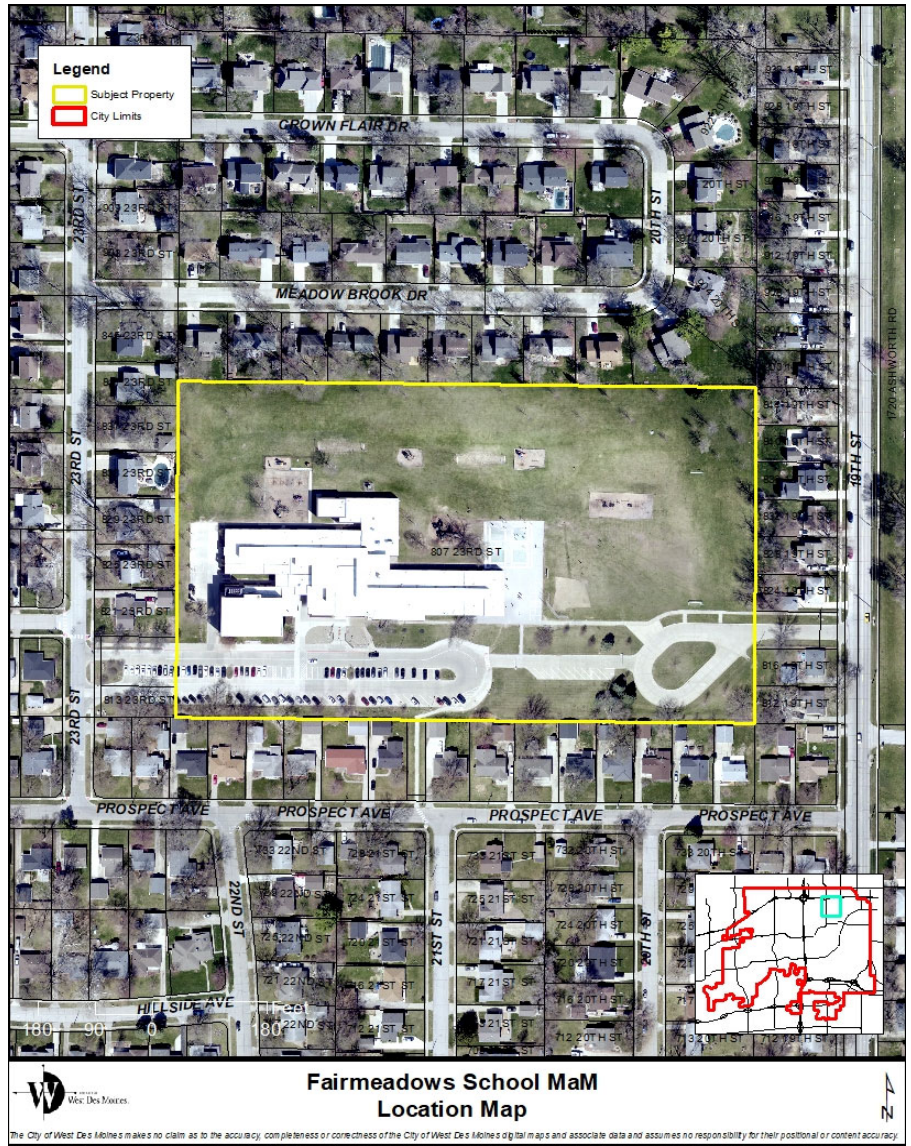


Item 4d – Fairmeadows – 807 23rd Street Approve Major Modification to Site Plan

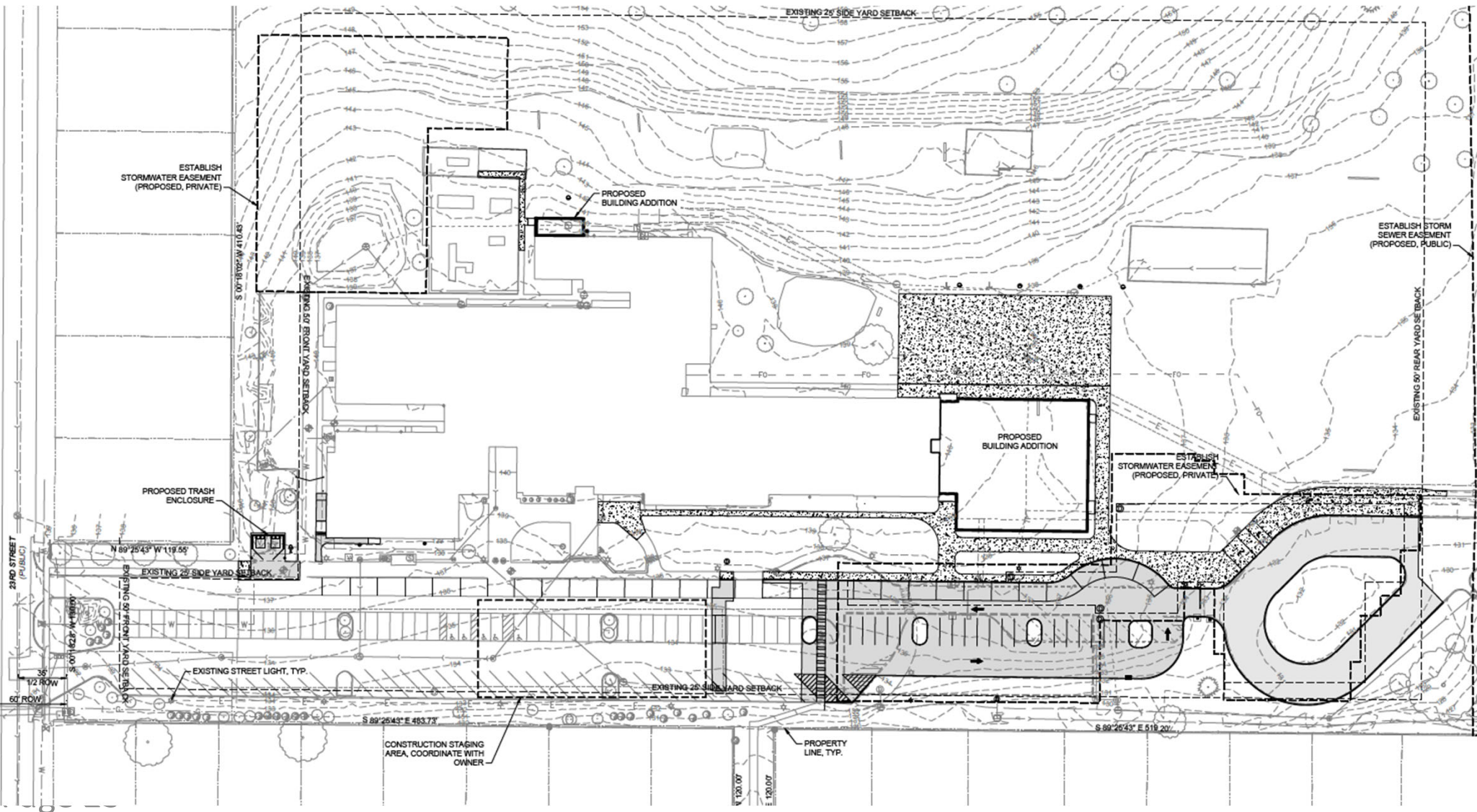
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The City of West Des Moines makes no claim as to the accuracy, completeness or correctness of the City of West Des Moines digital maps and associated data and assumes no responsibility for their positional or content accuracy.



ESTABLISH STORMWATER EASEMENT (PROPOSED, PRIVATE)

PROPOSED BUILDING ADDITION

ESTABLISH STORM SEWER EASEMENT (PROPOSED, PUBLIC)

PROPOSED TRASH ENCLOSURE

PROPOSED BUILDING ADDITION

ESTABLISH STORMWATER EASEMENT (PROPOSED, PRIVATE)

EXISTING STREET LIGHT, TYP.

EXISTING 25' SIDE YARD SETBACK

CONSTRUCTION STAGING AREA, COORDINATE WITH OWNER

PROPERTY LINE, TYP.

23RD STREET (PUBLIC)

EXISTING 50' REAR YARD SETBACK

N 001°26'28" E 309.24'

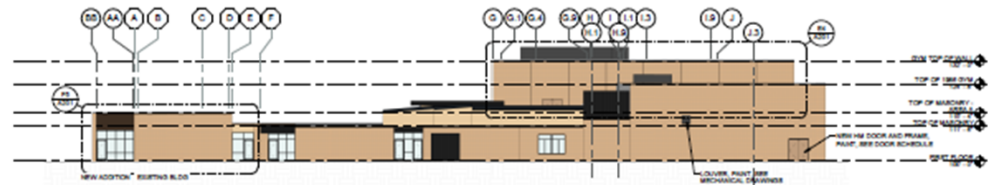
N 00°10'02" E 121.60'

S 89°25'43" E 519.20'

N 120.00'
E 120.00'



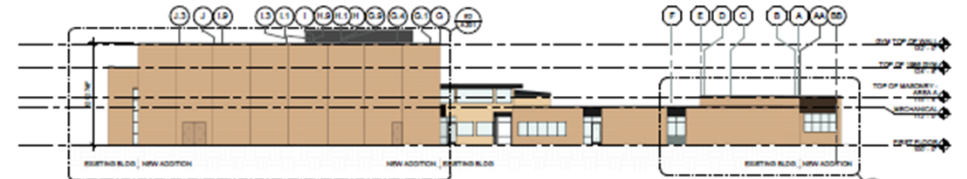
A2 OVERALL SOUTH ELEVATION



B3 OVERALL WEST ELEVATION



A3 OVERALL NORTH ELEVATION



B2 OVERALL EAST ELEVATION

