

# Welcome to the June 6, 2022, WDM Development & Planning Council Subcommittee

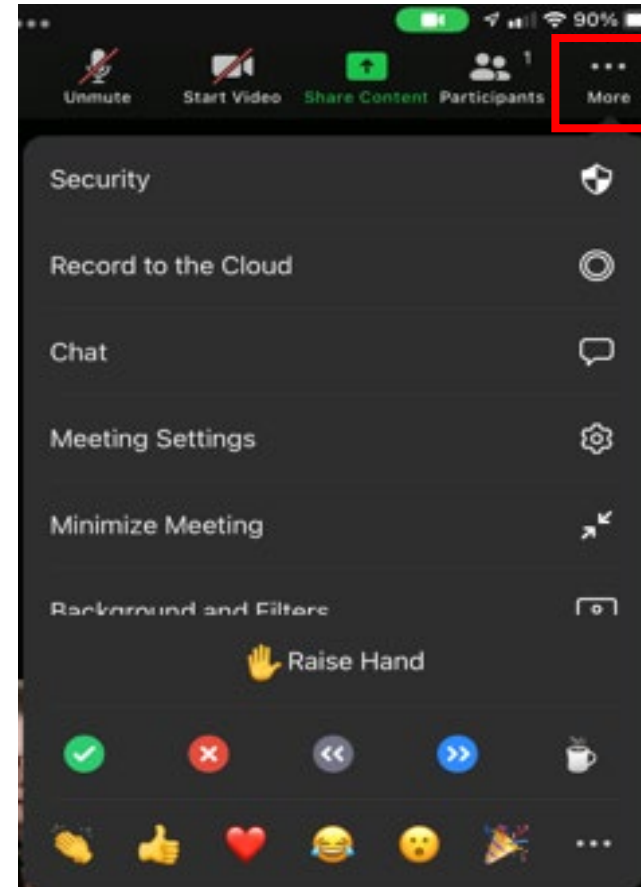
## Here are a few housekeeping items before we get started:

- 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 – Automotive Uses in Parcel C of the Wistful Vista PUD**

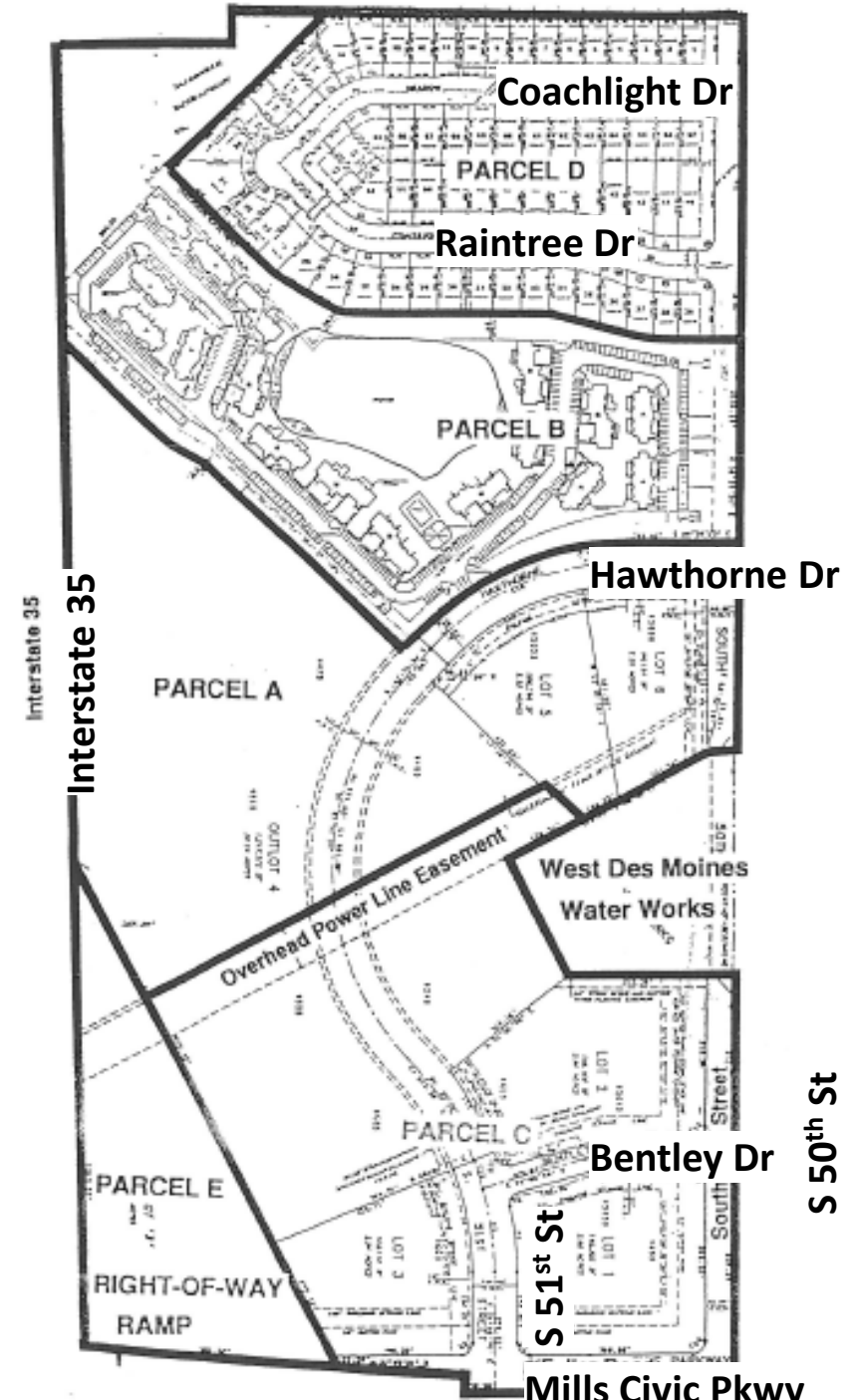
## **610 S. 51<sup>st</sup> Street**

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

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Item 1 – Subject Property within Parcel D Wistful Vista PUD



## Item 1 – *Auto Services in Parcel C of Wistful Vista PUD*

- The Wistful Vista PUD was written with residential uses and commercial uses.
- The allowed commercial uses intended were to support the residential.
  - Based upon the uses that were prohibited, along with specific restriction for one drive-thru, one convenience store w/gas, and one car wash (all of which were conceptually planned for the Hy-Vee site), the emphasis can be interpreted to be non-auto-oriented uses were the focus of the PUD.
- Of the 92.16 acres in the PUD, 26 acres (28%) was dedicated to non-residential uses and the remaining 72% is dedicated to residential uses.
- PUD parcel C was created in 1990:
  - The office building was constructed in 1996
  - The nursing home in 1999
  - The daycare in 2000
  - The bank in 1996
  - And the townhomes in 1996.
- This PUD has been committed to non-auto-oriented uses several years before the area had as much traffic as now.

## Item 1 – Auto Services in Parcel C of Wistful Vista PUD

The attendee today is requesting a recommendation to change the PUD to allow automotive services at 610 S. 51<sup>st</sup> St., indicating that he has a business for the property that is a national automotive related business

Wistful Vista PUD Parcel C regulations:

- This PUD parcel allows for Professional Commerce Park (PCP), Support Commercial (SC) & Community Commercial (CMC) uses
  - Automotive Services (SIC 75) in city code is a Permitted Conditional (Pc) use in Support Commercial and Community Commercial but is not allowed in Professional Commerce Park
- Automobile Services (SIC 75, except car washes) is specifically prohibited in the PUD
  - As are the following auto-oriented uses:
    - Auto & Home Supply stores (SIC 553)
    - Automotive/Boat/Vehicle Dealers (SIC 551, 52, 555-557 & 559)
    - Miscellaneous Auto Repair Services (SIC 7699)
- Staff has received two pre-applications submittals for automotive services uses on the property
- Staff has also received multiple phone calls inquiring about allowance for automotive services for this property
- All were informed that the PUD does not allow automotive service uses and staff recommended other possible locations for which the use is allowed.

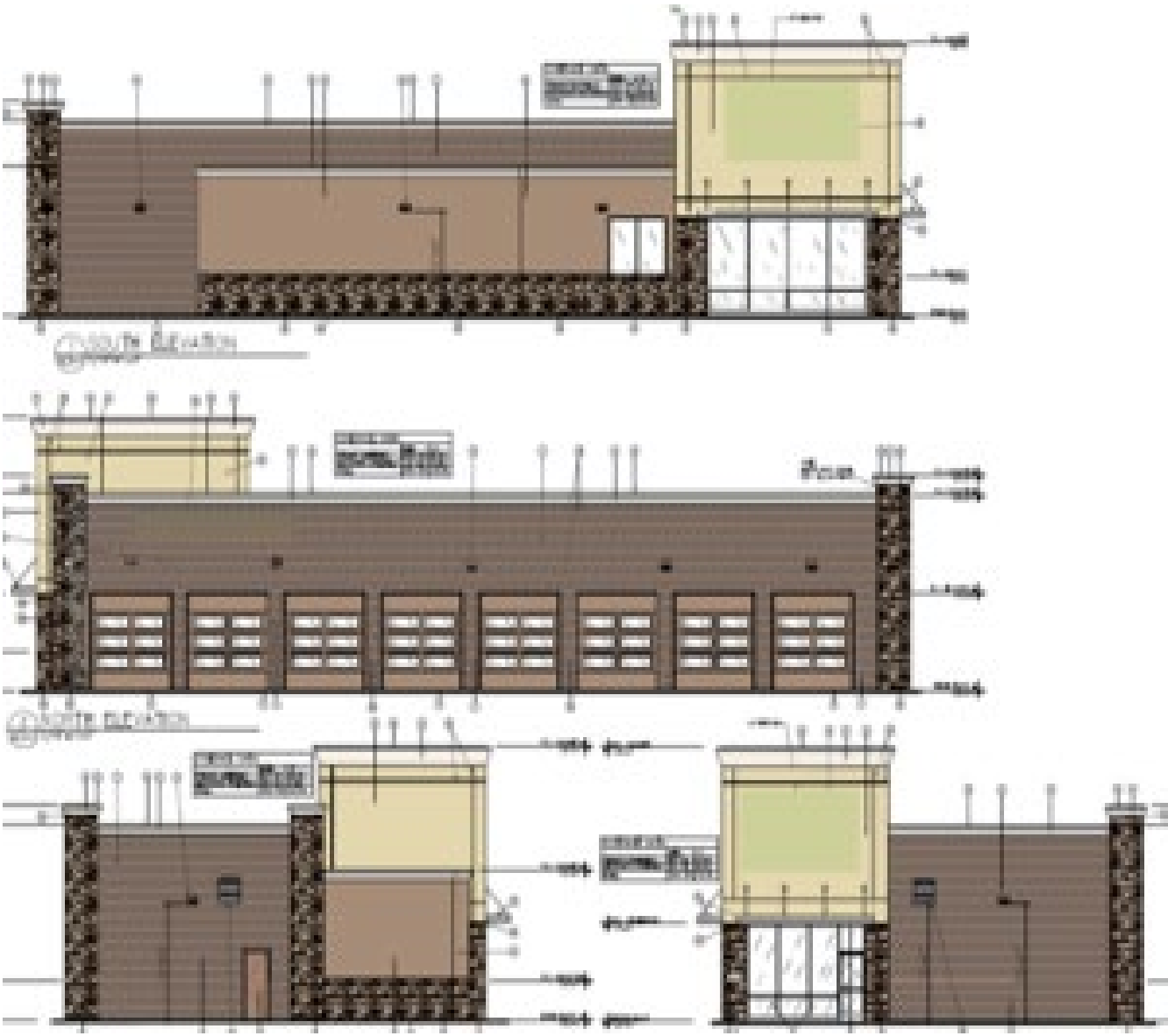
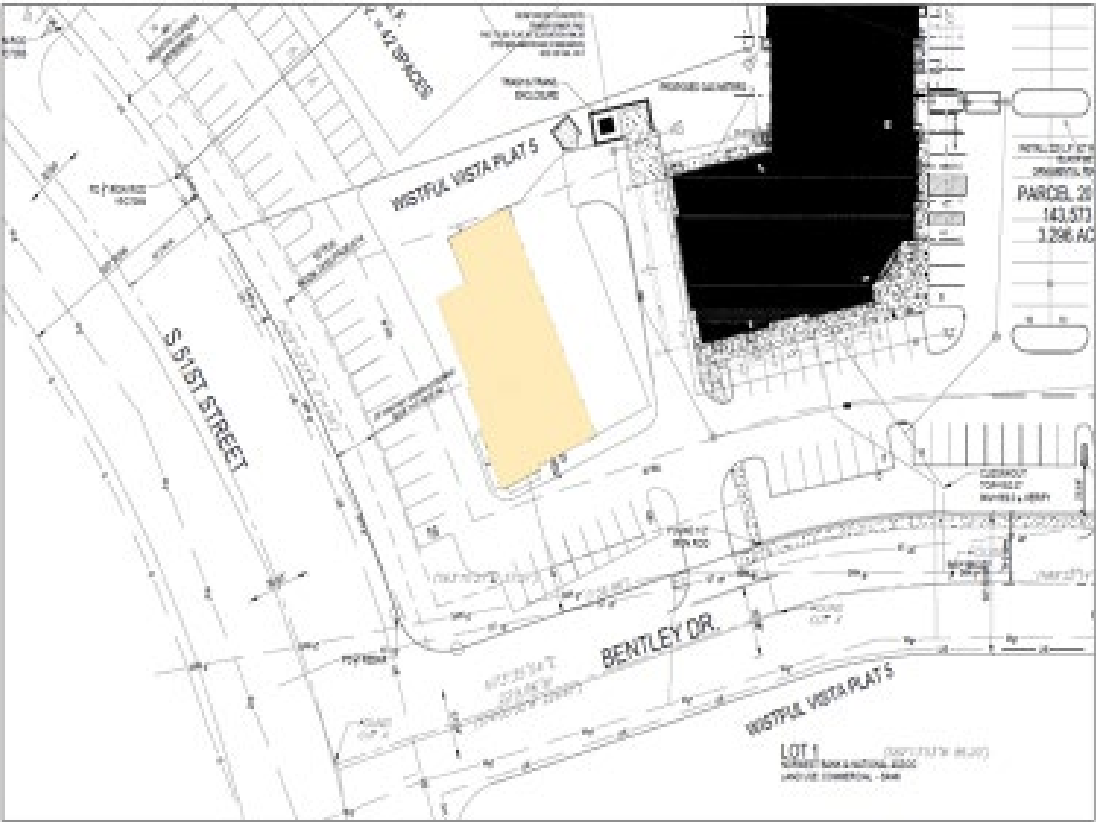
## *Item 1 – Auto Services in Parcel C of Wistful Vista PUD – Requestor provided information*

- Our locations are always designed to compliment a neighborhood's appearance.
- Our designs are larger, brighter, and more attractive than most automotive service shops.
- Brick-and-mortar construction is used with high-quality building materials.
- Multiple prototypes to conform with local standards and aesthetics.
- Each location's professional landscaping is continually groomed, replanted, and maintained for each season.
- Inside, waiting rooms are clean, comfortable and spacious.
- Curb appeal isn't the only community-friendly aspect – we structure hours and operations to ensure our locations have a low impact on the community.
- On average, 21 vehicles per day visit our stores.
- Studies have shown our business doesn't increase or negatively impact traffic.
- No vehicles are kept on the lot for extended periods of time and overnight vehicles are kept out of sight, inside the bays.
- All work is conducted in service bays, not outdoors.
- Hours of Operation
  - 8:00 am – 6:00 pm
  - Closed on Sundays

## *Item 1 – Auto Services in Parcel C of Wistful Vista PUD – Requestor provided information*

- Our brand offers services absolutely necessary in today's world. We eliminate the need for our neighbors to travel out of their way for automotive maintenance, and customers can always expect top-of-the-line service during their visits.
- Aside from brake services, we offer...
  - Air Conditioning
  - Alignment
  - Oil Changes
  - Other standard auto services
- No hazardous waste is stocked or produced.
- All fresh/used oil are contained in tested and certified tanks.
- Used oil is recycled for other uses by a licensed and insured oil surplus company.
- No underground storage tanks.
- Meet all local, state, and federal environmental guidelines and OSHA standards.

Item 1 – Auto Services in Parcel C of Wistful Vista PUD – Requestor provided information





## Item 1 – Auto Services in Parcel C of Wistful Vista PUD

Staff concerns include:

- Visual and/or operational impacts given the proximity to the Grand Living residents & possibly Fox Prairie
- Noise that is typical of auto service-related businesses (running of engines, air wrenches & other power tools, chimes or other navigational guides, loudspeakers, etc.)
- Potential fumes from running of vehicles during servicing/testing
- Location of and the ability to effectively screen operational aspects, including overhead doors, especially if overhead doors are on both sides of the building
- Access through the Grand Living site (shared driveway) – *may be a problem for any use*
- If the use is allowed, the city will have no control over a change in business to a less desirable automotive use (operation or tenant)
- The building and accessory uses will likely not meet bulk regulations requiring additional deviations from codes
  - Lot has two front yards with 50' setback
  - Desire to divide property into two lots which don't meet PUD required minimum lot sizes
- Consistency with what others have been told that have inquired regarding implementation of the use on the property

## Item 2 – Allow Beauty and Barber Shops in PCP Zoning

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## Item 2 – Beauty & Barber Shops in PCP Zoning

7300 Westown Parkway -- Business Breakout of approx. 4,400sq ft tenant space:

- **Chair Rental:** Six (6) chairs in the open area for the practice of Cosmetology; hairstyling specifically (no retail sales area)
- Up to 14 suites for combination of:
  - **Esthetician Suite(s):** Private suite(s) for skin care therapists and facial specialists who help in cleaning, beautifying and maintaining the skin and face.
  - **Massage Suite(s):** Private Massage Suite(s) for massage therapy.
  - **MedSpa Suite(s):** Private suites for nonsurgical aesthetic medical services under the supervision of a licensed physician.
  - **Salon Suite(s):** Private suites for the practice of Cosmetology; hairstyling specifically

*“Currently the code allows for services such as massage therapy, physical fitness or aestheticians which are complementary uses to hair salons. For example, there may be an upscale personal care business that provides massage, medical spa treatments and hair salon services as an all-encompassing personal wellness experience.”*

SIC Codes		RC	CMC	NC	CVC	SC	VJC	VJHB	WR	BP	VJLI	LI	GI	OF	PCP	OS
72: Personal Services																
723	Beauty Salon	P	P	P	P	P	P	P	P							
7231	Esthetician (skin care)	P	P	P	P	P	P	P	P							
724	Barber Shop	P	P	P	P	P	P	P	P							
7299-02	Massage therapy	P	P	P	Pc	Pc	Pc	P	Pc					P	P	
8011	MedSpa	P	P	P	P	P	P	P	P					P	P	
7991 Physical Fitness Facilities																
	5,000 sq ft or less	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	greater than 5,000 sq ft	P	P	Pc	Pc	Pc	Pc	Pc	Pc	Pc	P	P	P	P	P	

## Upcoming Projects

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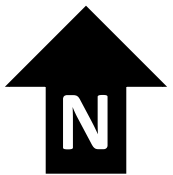
Item a: *The Shoppes at Valley West PUD*



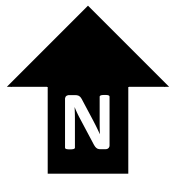
Amend the PUD to change the zoning of the western portion of the site from Regional Commercial (RC) to Professional Commerce Park (PCP) (West Bank and other bank sites only)

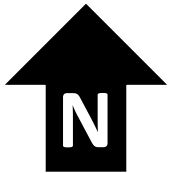
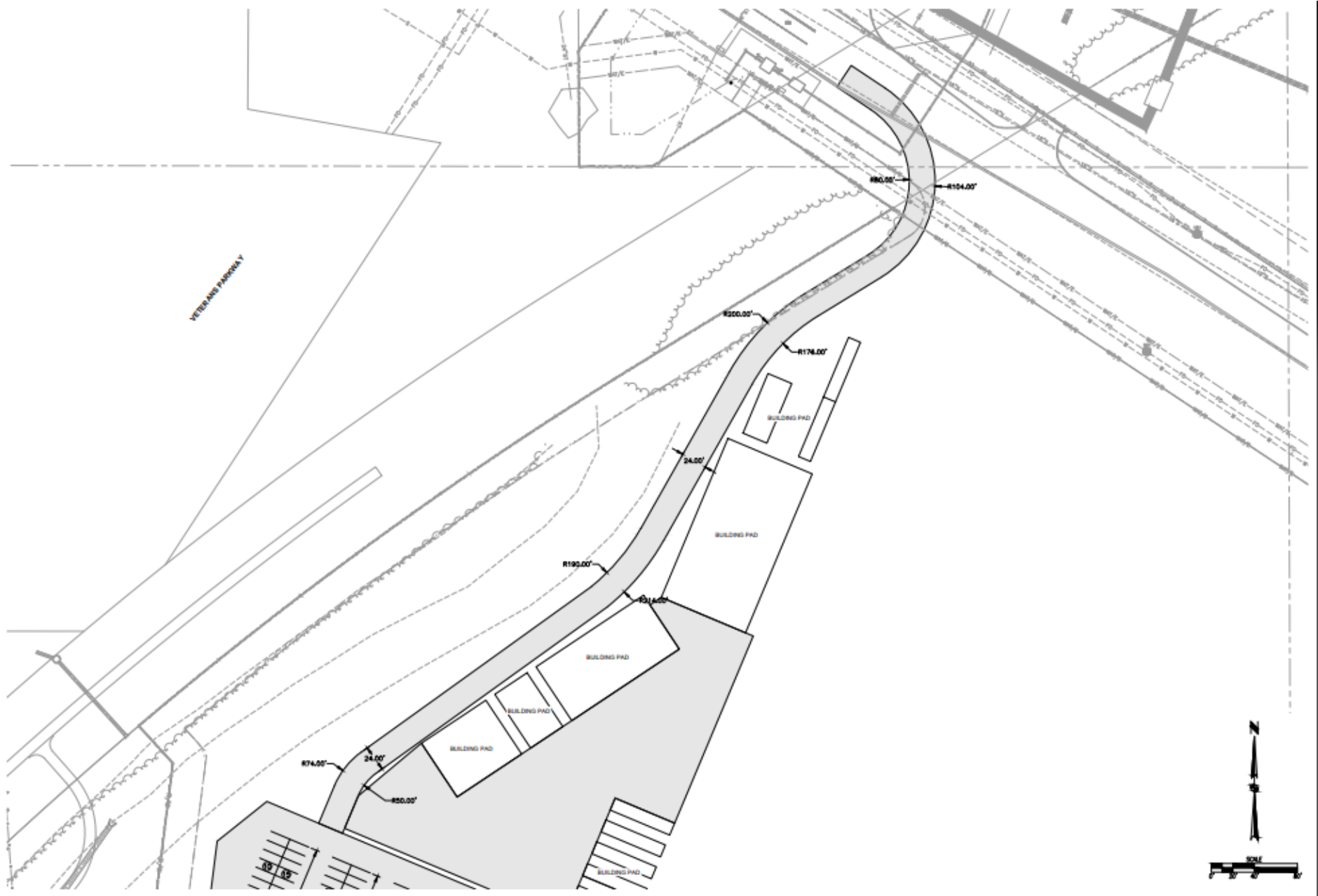
Other regulations of this part of the PUD will be amended as needed

Comprehensive Plan will also be changed to Office to align with PCP zoning

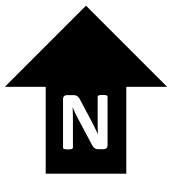


Item b: Microsoft DSM 14 (SE corner of IA-5 & Veterans Pkwy)





Item b: Microsoft DSM 14





Item c: *Grace Creek Senior Apartments (SE corner of 88<sup>th</sup> Street & Ashworth Rd)*

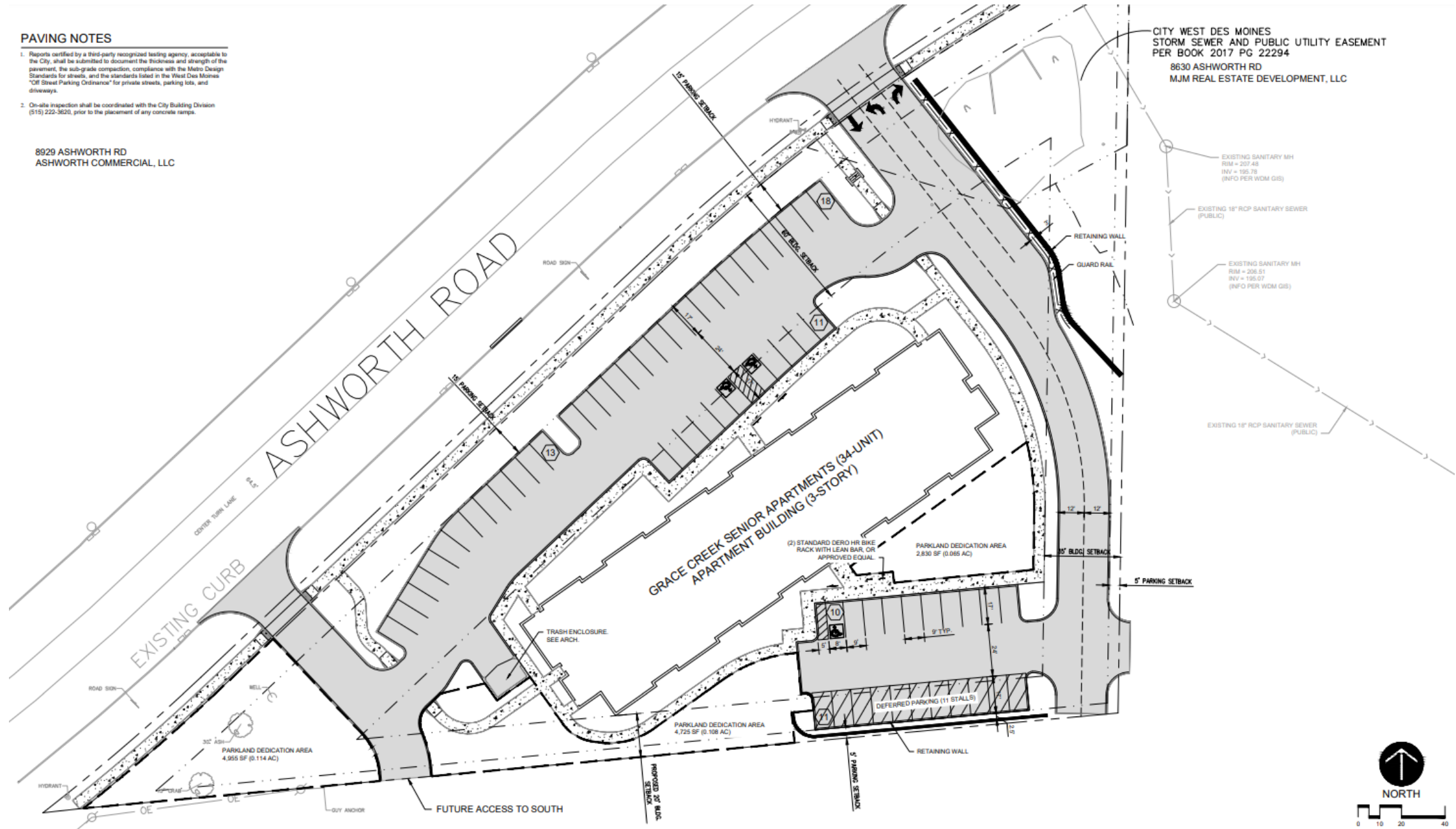


# Item c: Grace Creek Senior Apartments

## PAVING NOTES

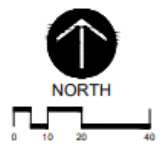
1. Reports certified by a third-party recognized testing agency, acceptable to the City, shall be submitted to document the thickness and strength of the pavement, the sub-grade compaction, compliance with the Metro Design Standards for streets, and the standards listed in the West Des Moines "Off Street Parking Ordinance" for private streets, parking lots, and driveways.
2. On-site inspection shall be coordinated with the City Building Division (515) 222-3620, prior to the placement of any concrete ramps.

8929 ASHWORTH RD  
ASHWORTH COMMERCIAL, LLC

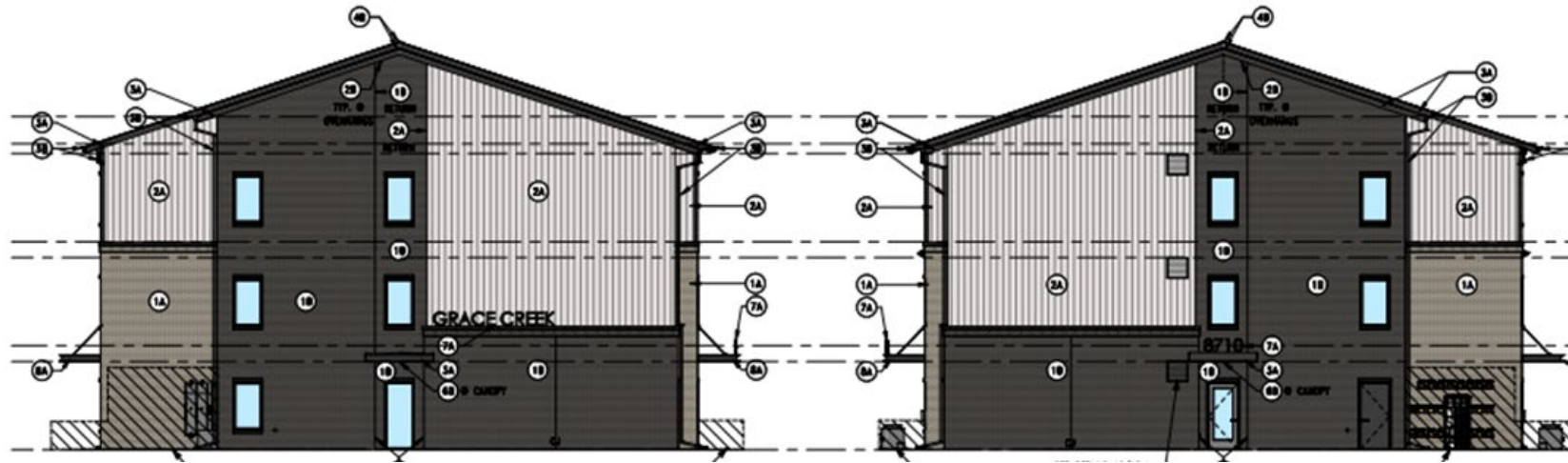


CITY WEST DES MOINES  
STORM SEWER AND PUBLIC UTILITY EASEMENT  
PER BOOK 2017 PG 22294  
8630 ASHWORTH RD  
MJM REAL ESTATE DEVELOPMENT, LLC

- EXISTING SANITARY MH  
RM = 207.48  
INV = 195.78  
(INFO PER WDM GIS)
- EXISTING 18" RCP SANITARY SEWER  
(PUBLIC)
- EXISTING SANITARY MH  
RM = 206.51  
INV = 195.07  
(INFO PER WDM GIS)
- EXISTING 18" RCP SANITARY SEWER  
(PUBLIC)



Item c: Grace Creek Senior Apartments



Item e: Soccer House: 3410 SE 22<sup>nd</sup> Street



Comprehensive Plan Amendment from Office (OF) to Light Industrial (LI)

Rezoning from Professional Commerce Park (PCP) to Light Industrial (LI).

Use Proposed: Landscape Contractor with outdoor material and equipment storage.

The Draft Comprehensive Plan shows the area proposed to be Multi-Use Medium which could allow the proposed use with additional buffering and screening of the outdoor material and equipment storage.

If acceptable, staff would have the applicant apply for the comp plan and zoning amendments prior to the Draft Comp Plan approval process due to the amount of time until the comp plan will be ready for adoption.

Item e: Soccer House: 3410 SE 22<sup>nd</sup> Street



## Item d: *City Code Amendments*

- *Fireworks Retail Sales*: amend land use matrix to align with recent State legislation allowing sales in commercial and industrial zoned areas (AO-005600-2022)
- *P&Z Decisions*: remove remnant language from when the Planning Commission made approval decisions on grading plans (AO-005646-2022)
- *Recreational Provisions*: relocate language from Fences to Performance Standards section and expand to include all accessory structure/use aspects of recreation and sports related facilities (AO-005647-2022)

