

Welcome to the June 13, 2022, WDM Plan and Zoning Commission Meeting

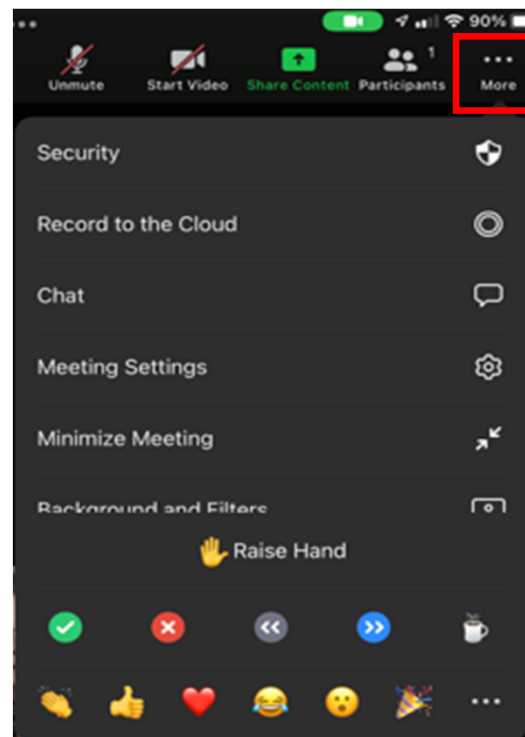
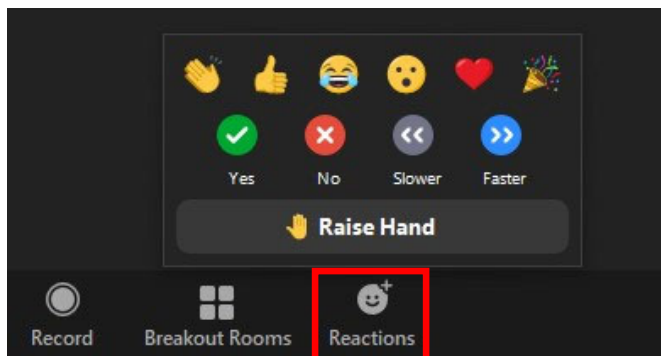
Here are a few housekeeping items before we get started:

- 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 – Shoppes at Valley West –
Southeast corner of Valley West Drive and Westtown Parkway -
Motion to Defer Action on Comprehensive Plan Amendment and Zone Change**

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

**Item 2b – Amend City Code – Recreational Fencing
Motion to Defer Action on Ordinance Amendment**

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

Item 2c – Amend City Code – Fireworks Sales Approval of Ordinance Amendment

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Item 2c – Amend City Code – Fireworks Sales

- Ordinance Amendment Intent: This amendment modifies City Code to expand the allowance of fireworks sales into additional industrial and retail zoning districts to comply with recently adopted State code requirements.
- Until enabled by the State in 2017, the sale and use of consumer grade fireworks was not allowed in Iowa. In response to the 2017 state law change allowing these uses, the City responded by amending several sections of the City code, including allowing the use of SIC 5999, Miscellaneous Retail Stores – Fireworks only in General Industrial Zoning Districts.
- In April of this year, Governor Reynolds signed Senate File 2285, an act relating to zoning by counties and cities that prevents a city from adopting or enforcing any regulation or restriction that prohibits the location of permanent buildings or temporary structures used for the sale of consumer fireworks in any location zoned for commercial or industrial purposes.
- The following zoning districts do meet the commercial or industrial criteria that would support the addition of the use of SIC 5999, Miscellaneous Retail Stores – Fireworks per the act:
 - Regional Commercial
 - Community Commercial
 - Neighborhood Commercial
 - Convenience Commercial
 - Valley Junction Commercial
 - Warehouse Retail
 - Light Industrial
 - Valley Junction Light Industrial
 - Business Park

Item 2d – Amend City Code – Plan and Zoning Commission Authority Approval of Ordinance Amendment

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Item 2d – Amend City Code – Plan and Zoning Commission Authority

Ordinance Amendment Purpose is 3-fold:

1. Clarify the Planning and Zoning Commissions' authority over development plans and land use related matters.

- The Planning and Zoning Commission is a recommending body to the City Council -- the Council makes the final approval decision
 - Believe some of the confusion stems from remnant code language after the Commission's decision-making authority over Grading Permits was changed to the City Engineer in February 2018.
 - Done to expedite grading permit approvals
 - With this change, the Commission became solely a recommending body
- Majority of Title 9 (Zoning) proposed amendments is focused on confirming the Commission role as a recommending body

2. Clarify the Planning and Zoning Commission does not review Final Plats:

- The Commission does review and provides a recommendation on Preliminary Plats
 - Preliminary Plats are the details of subdivision: the Final Plat is a formality to create the lots indicated on the Preliminary Plat
 - Commission does not review Final Plats - this has been the city's practice for at least the last 20 years.
- Title 2 and Title 10 generally are to clarify the Commission's role in reviewing Preliminary Plats, but not Final Plats

3. Redirect all appeals to the Board of Adjustment

- City code Title 2, (Boards and Commissions), Chapter 2, (Board of Adjustment), Section 3, (Appeals), Subsection A states:
Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the City affected by any decision of the Director of Community Development, or designee.
- A couple instances in Title 9 indicate appeals go to the Commission
 - Counter to the Commission serving as a recommending body only – adds to the confusion of the Commission's role
- Dictates appeals of development and land use related matters go to the Board of Adjustment

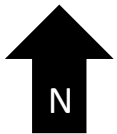
Item 4a – Fountain Terrace Apartments – 655 S 88th St Approval of Site Plan

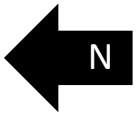
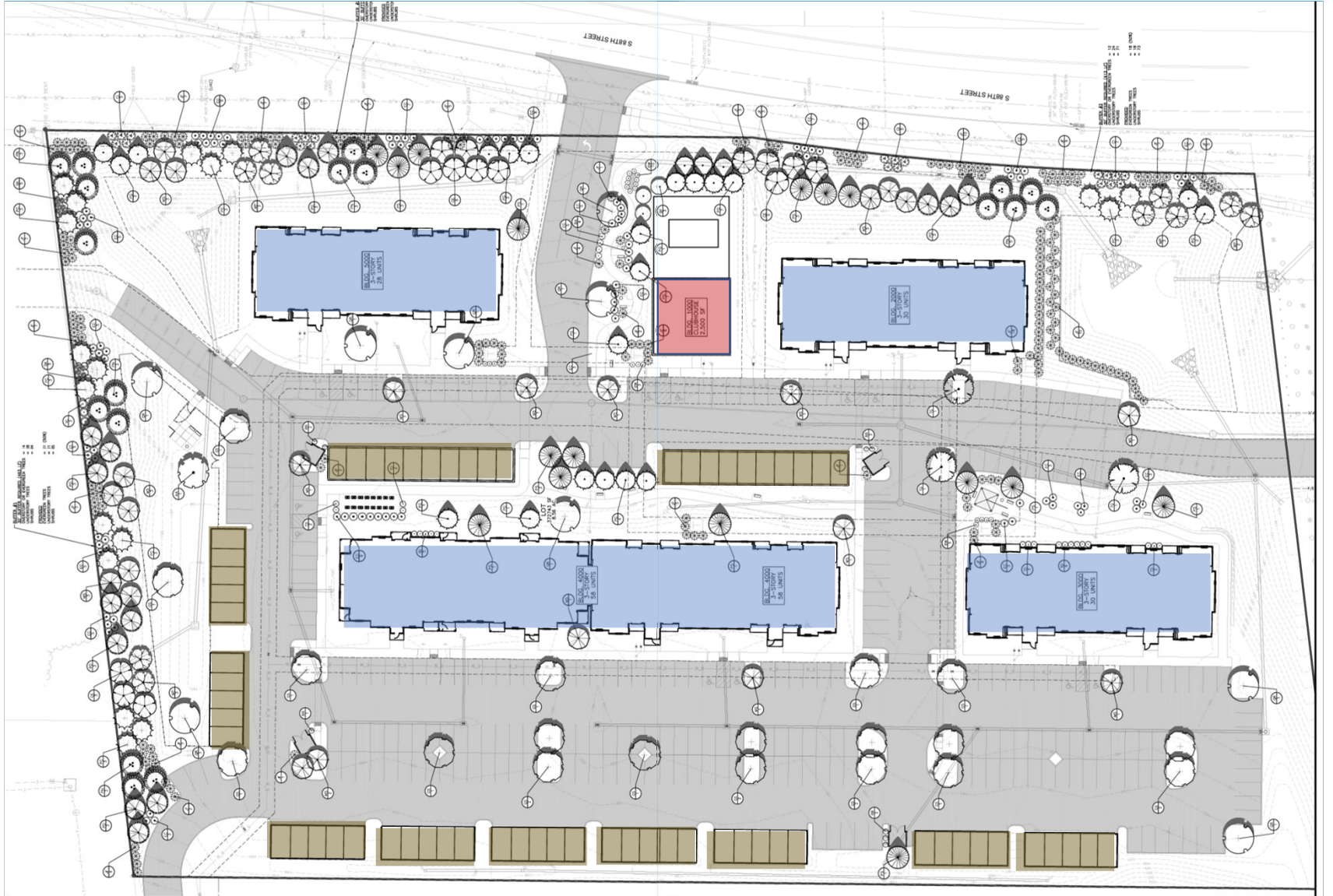
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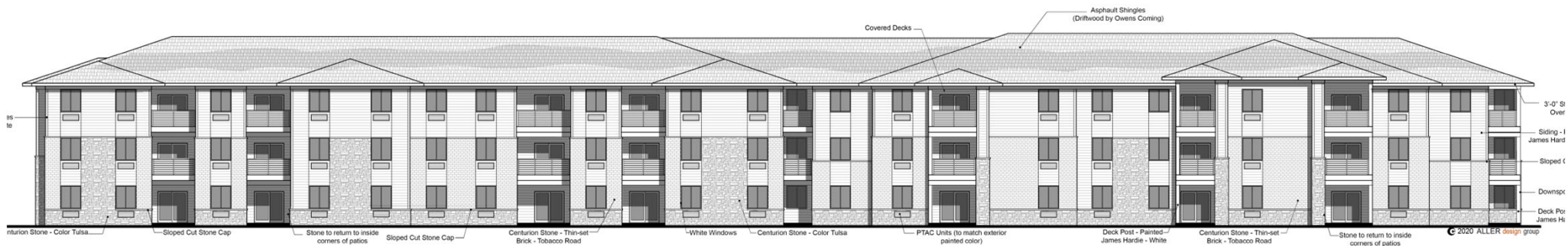
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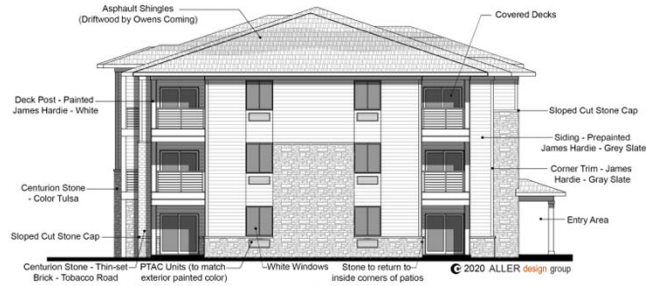
Item 4a – Fountain Terrace Apartments – 655 S 88th St



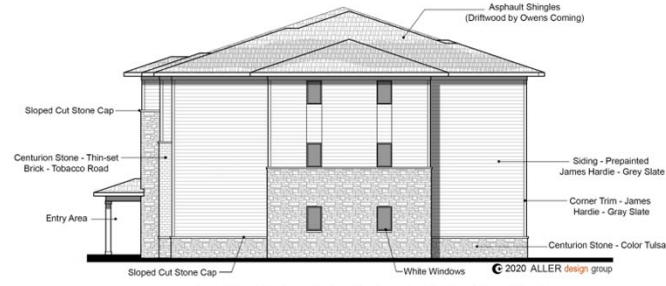




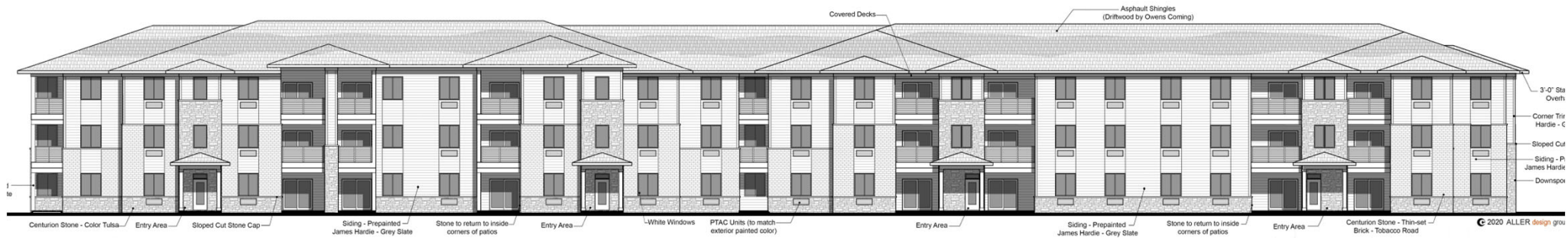
REAR ELEVATION



LEFT ELEVATION

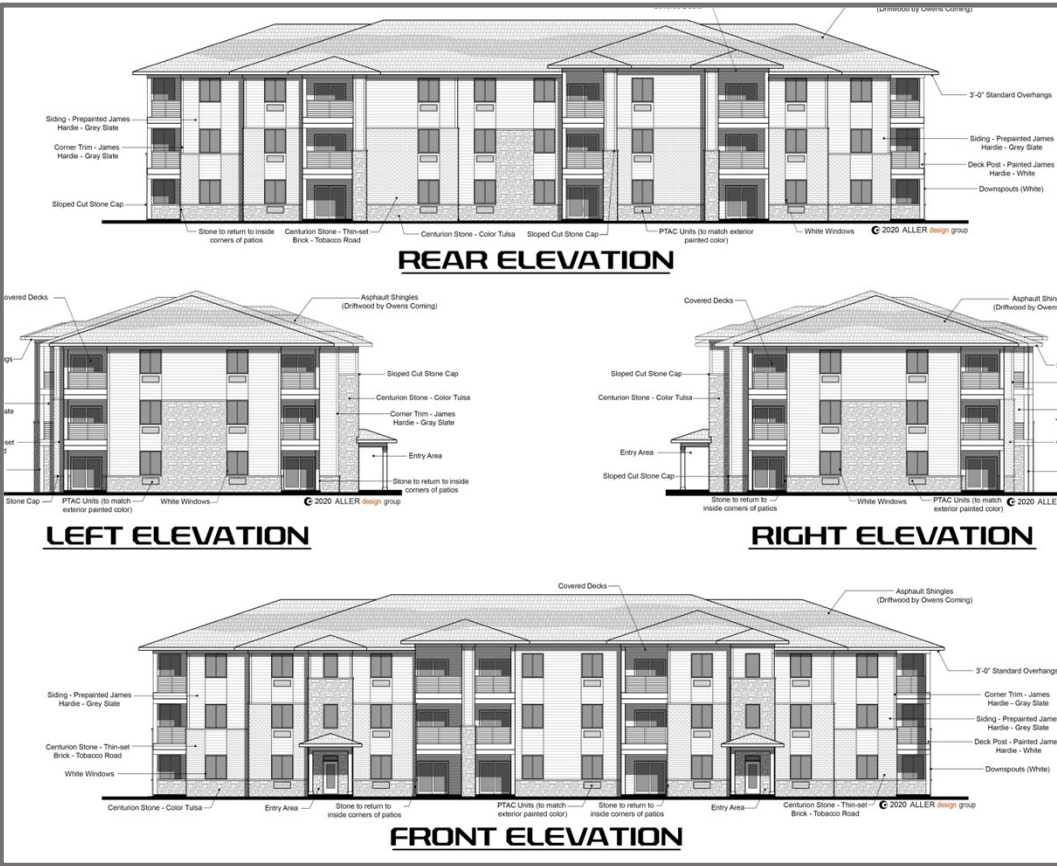
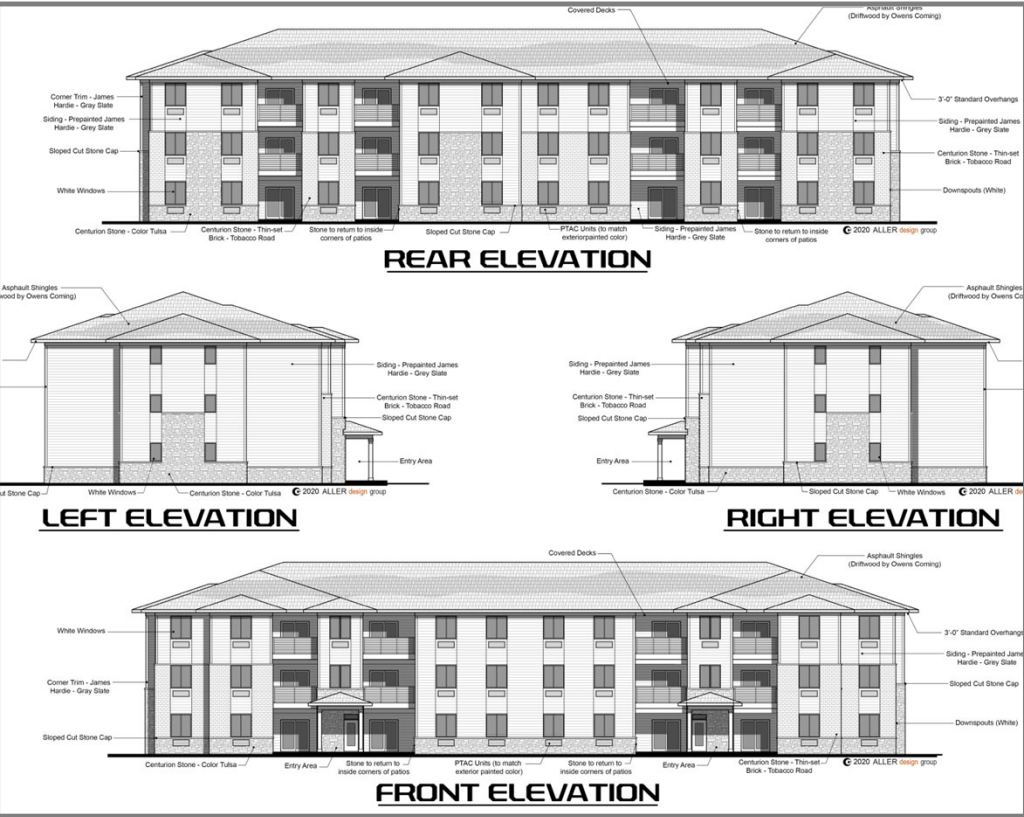


RIGHT ELEVATION



FRONT ELEVATION

30-Plex

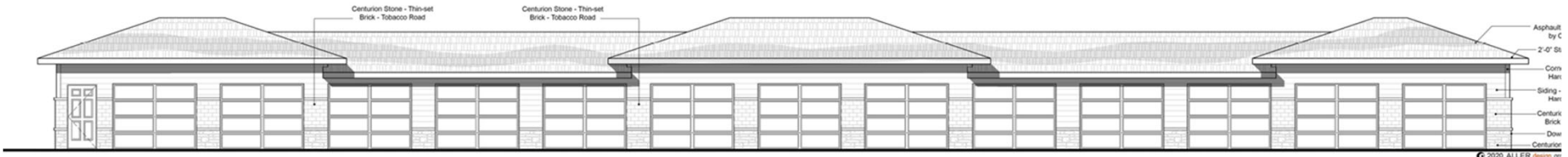


28-Plex

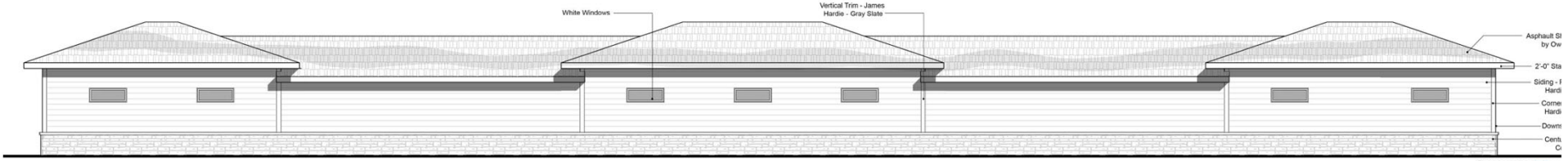
Clubhouse



FRONT ELEVATION



FRONT ELEVATION



REAR ELEVATION

Item 4b – 485 S 19th Street Approval of a Site Plan

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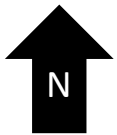
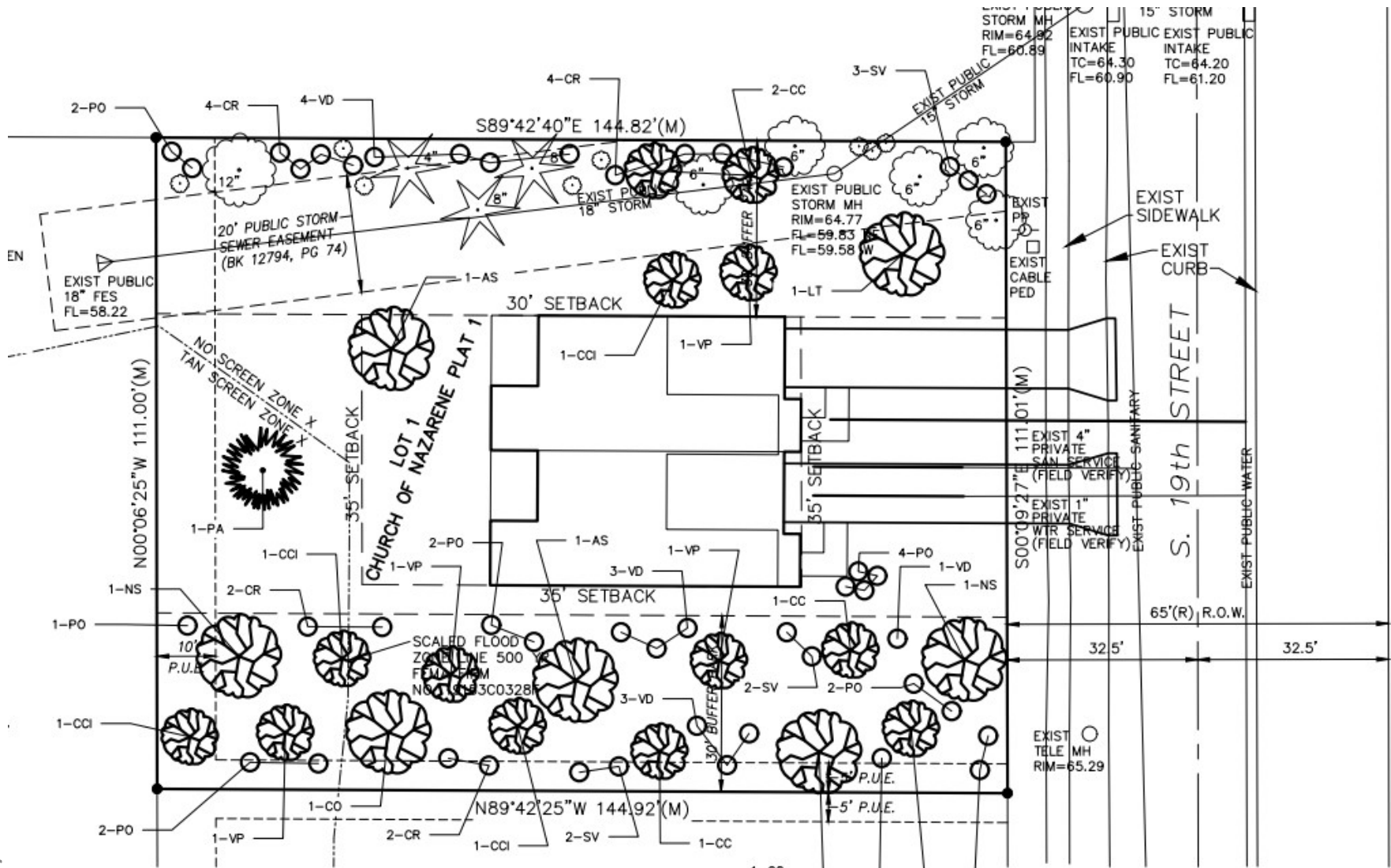
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**485 S. 19th Street
Site Location Map**



** For illustrative purposes only. The City of West Des Moines claims no responsibility for its correctness or content accuracy.*

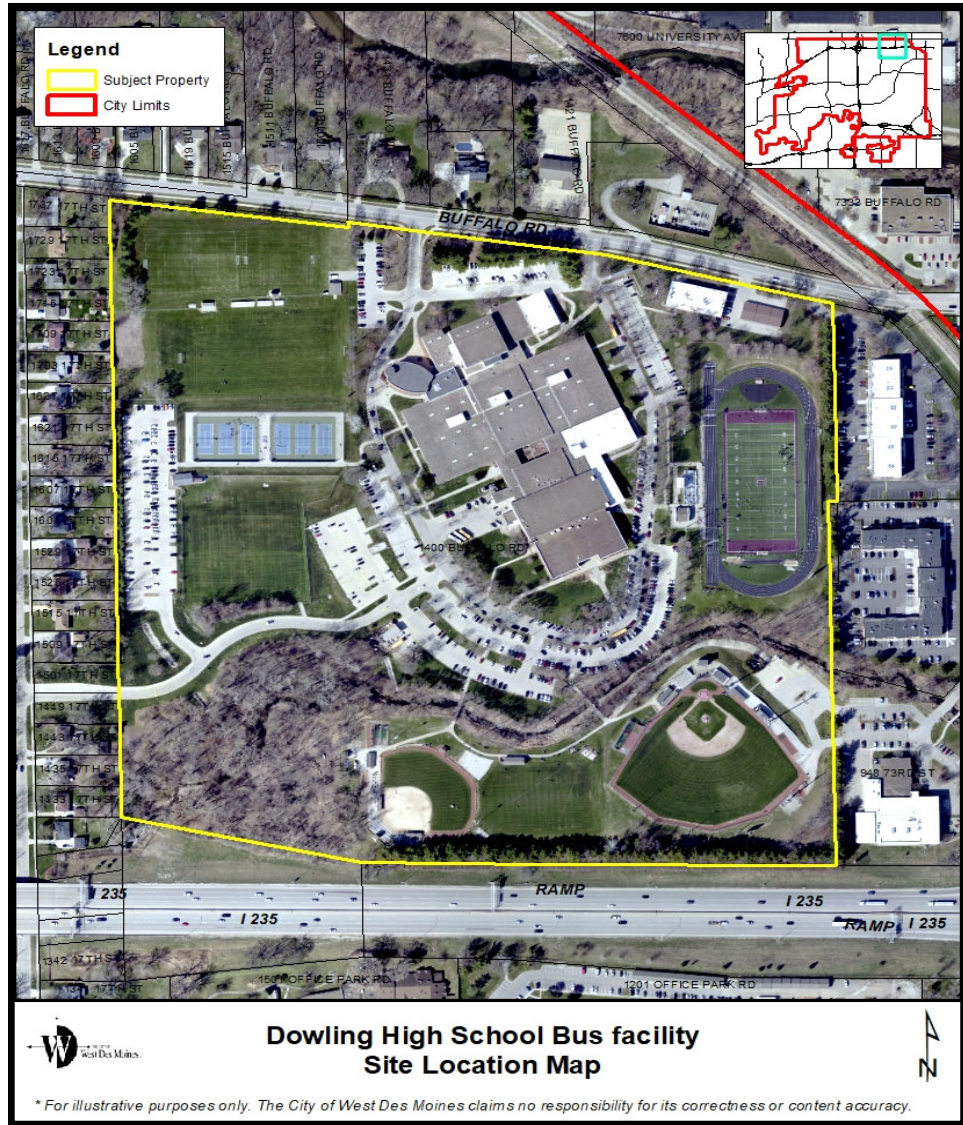


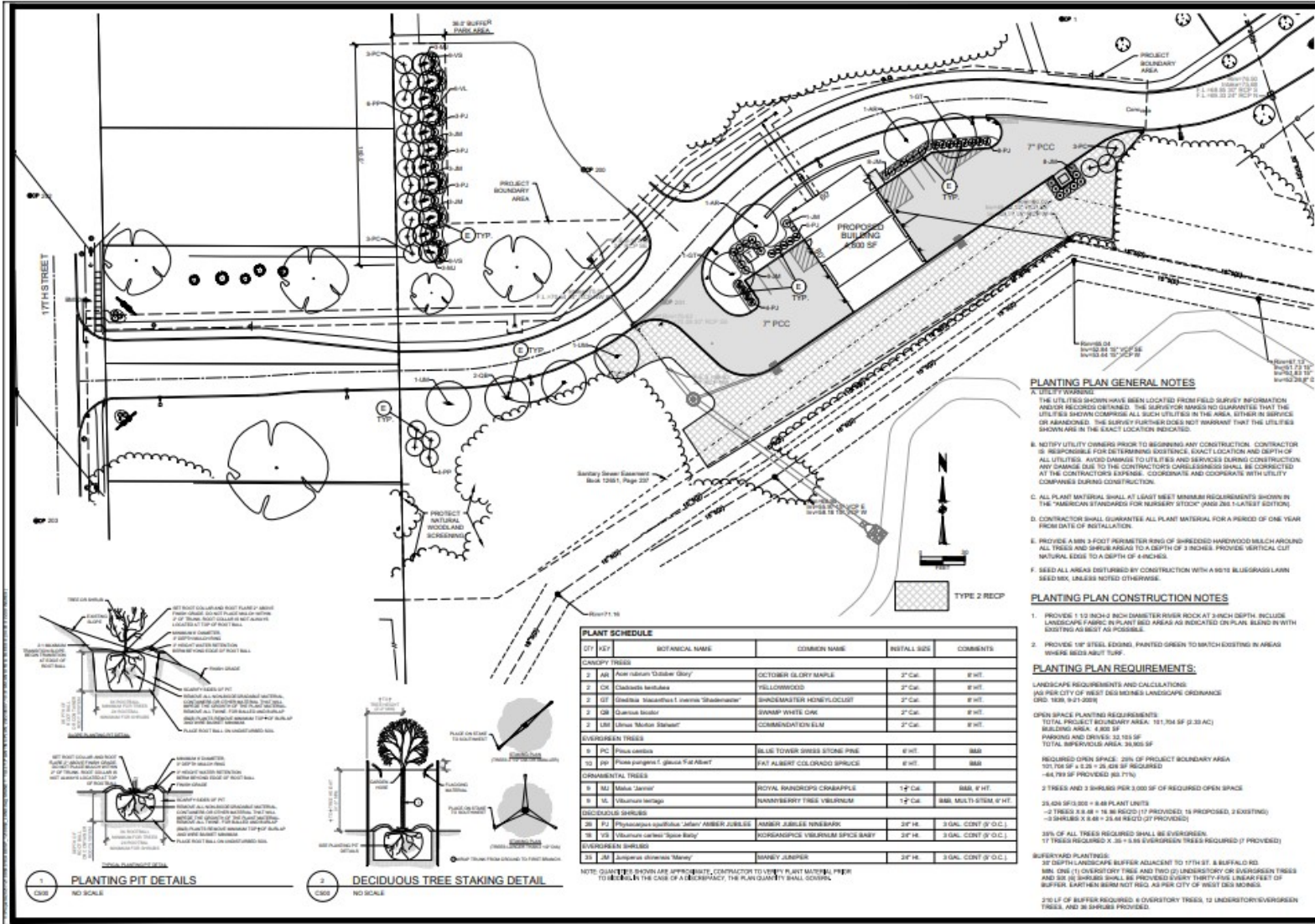
Item 4c – Dowling Bus Barn – 1400 Buffalo Road **Approval of a Major Modification to a Site Plan**

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DATE	BY	REVISION	BY	REVISION	BY	REVISION	BY	REVISION

Project No: 121.0550
Sheet C500

DOWLING CATHOLIC HIGH SCHOOL - BUS FACILITY
WEST DES MOINES, IOWA

PLANTING PLAN

SNYDER & ASSOCIATES, INC.

333 US HWY 160
ANN ARBOR, MI 48106
PH: 734.769.1100 | WWW.SNYDER-ASSOCIATES.COM

Project No: 121.0550
Sheet C500

PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEY FIRM DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGES TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

E. PROVIDE A MIN 3-FOOT PERIMETER RING OF 3/4-INCH DIAMETER MULCH AROUND ALL TREES AND SHRUB AREAS TO A DEPTH OF 3 INCHES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4 INCHES.

F. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH A SEED BLEND GRASS LAWN SEED MIX, UNLESS NOTED OTHERWISE.

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 1" X 12" RICH 2 BUSH DIAMETER RIVER ROCK AT 3" RICH DEPTH. INCLUDE LANDSCAPE FABRIC IN PLANT BED AREAS AS INDICATED ON PLAN. BLEND IN WITH EXISTING AS BEST AS POSSIBLE.

2. PROVIDE 18" STEEL EDGING, PAINTED GREEN TO MATCH EXISTING IN AREAS WHERE BEDS ABUT TURF.

PLANTING PLAN REQUIREMENTS:

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
SAG PER CITY OF WEST DES MOINES LANDSCAPE ORDINANCE ORD. 1008, 9-1-09/10

OPEN SPACE PLANTING REQUIREMENTS:
TOTAL PROJECT BOUNDARY AREA: 101,704 SF (2.30 AC)
BUILDING AREA: 4,800 SF
PARKING AND DRIVE: 22,163 SF
TOTAL IMPERVIOUS AREA: 30,963 SF
REQUIRED OPEN SPACE: 20% OF PROJECT BOUNDARY AREA
101,704 SF x 0.20 = 20,341 SF OF REQUIRED OPEN SPACE
-48,794 SF PROVIDED (30.71%)

3 TREES AND 3 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE
25,426 SF / 3,000 = 8.48 PLANT UNITS
-10 SHRUBS X 8.48 = 84.8 (ROUNDED UP) PROVIDED; 14 PROPOSED; 2 EXISTING
-10 SHRUBS X 8.48 = 84.8 (ROUNDED UP) PROVIDED

30% OF ALL TREES REQUIRED SHALL BE EVERGREEN:
17 TREES REQUIRED X .30 = 5.10 EVERGREEN TREES REQUIRED (7 PROVIDED)

SOVEREIGN PLANTING:
30' DEPTH LANDSCAPE BUFFER ADJACENT TO 17TH ST. & BUFFALO RD.
88% ONE (1) OVERSTORY TREE AND TWO (2) UNDERSTORY OR EVERGREEN TREES AND 30% 2" DBH SHRUBS SHALL BE PROVIDED EVERY TWENTY-FIVE LINEAR FEET OF BUFFER. EARTHEN BARRIERS NOT REQ. AS PER CITY OF WEST DES MOINES.

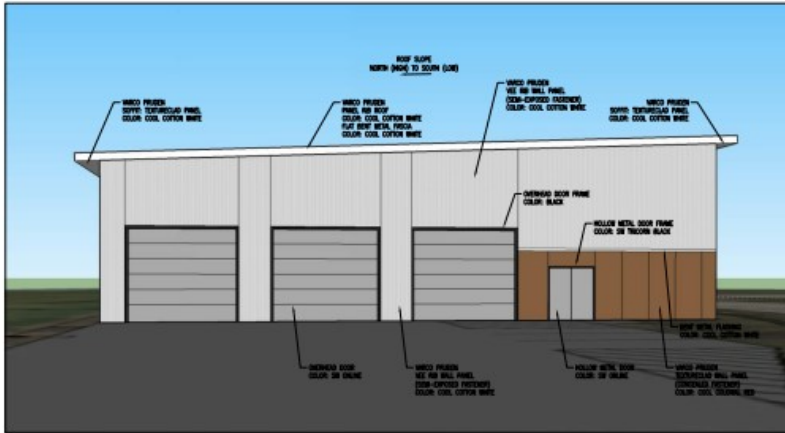
270' LF OF BUFFER REQUIRED: 6 OVERSTORY TREES, 12 UNDERSTORY/EVERGREEN TREES, AND 36 SHRUBS PROVIDED.

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
CANDY TREES					
2	AN	Acer rubrum 'October Glory'	OCTOBER GLORY MAPLE	2" Ca.	8 HT.
2	CR	Chastanula floridana	YELLOWWOOD	2" Ca.	8 HT.
2	ST	Stemodia maculata f. variegata 'Shades of Green'	SHADEMASTER HONEYLOCUST	2" Ca.	8 HT.
2	OS	Quercus bicolor	SWAMP WHITE OAK	2" Ca.	8 HT.
2	LI	Linnaea 'Muhlenbergii'	COMMUNICATIVE ELM	2" Ca.	8 HT.
EVERGREEN TREES					
8	PC	Pinus strobus	BLUE TOWER SWISS STONE PINE	6 HT.	88%
10	PP	Pinus pungens f. glauca 'Fat Albert'	FAT ALBERT COLORADO SPRUCE	6 HT.	88%
ORNAMENTAL TREES					
8	BT	Malus 'Jazzini'	ROYAL RANDRIPS CRABAPPLE	1 1/2" Ca.	88%, 8 HT.
8	ML	Viburnum lentago	NANAMERRY TREE VIBURNUM	1 1/2" Ca.	88%, MULTI STEM, 8 HT.
DECIDUOUS SHRUBS					
20	FR	Fraxinus pennsylvanica 'Jefferson'	AMBER JUBILEE	3/4" H.	3 GAL. CONT. (2" O.C.)
18	YS	Viburnum cerasifolium 'Spice Baby'	ROSESPICE VIBURNUM SPICE BABY	3/4" H.	3 GAL. CONT. (2" O.C.)
EVERGREEN SHRUBS					
30	JR	Juniperus horizontalis 'Munro'	MUNRO JUNIPER	3/4" H.	3 GAL. CONT. (2" O.C.)

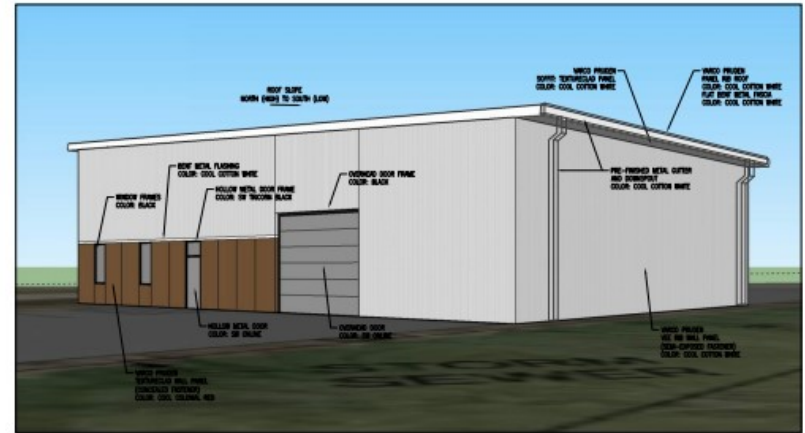
NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO INSTALLATION. IN THE CASE OF A DISCREPANCY, THE PLANT QUANTITY SHALL GOVERN.

1 PLANTING PIT DETAILS
NO SCALE

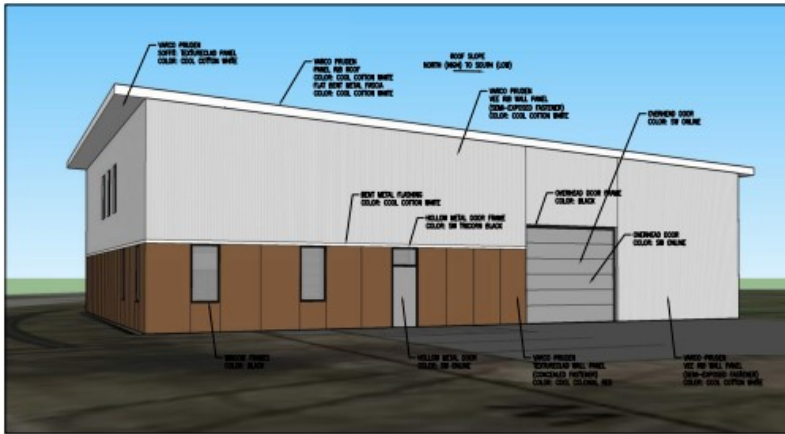
2 DECIDUOUS TREE STAKING DETAIL
NO SCALE



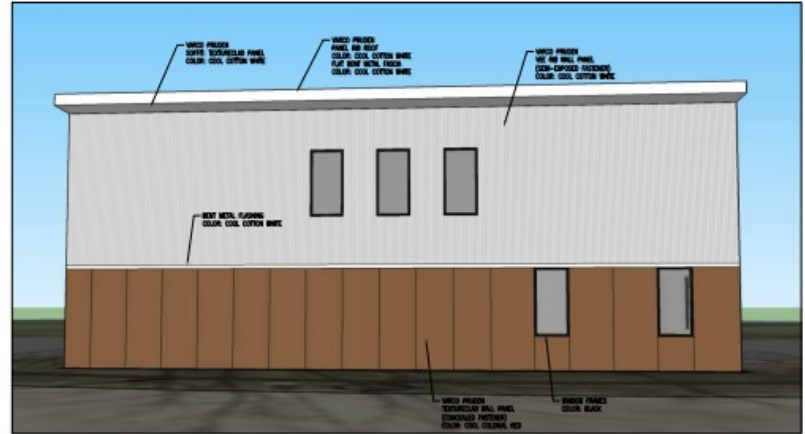
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

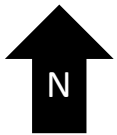
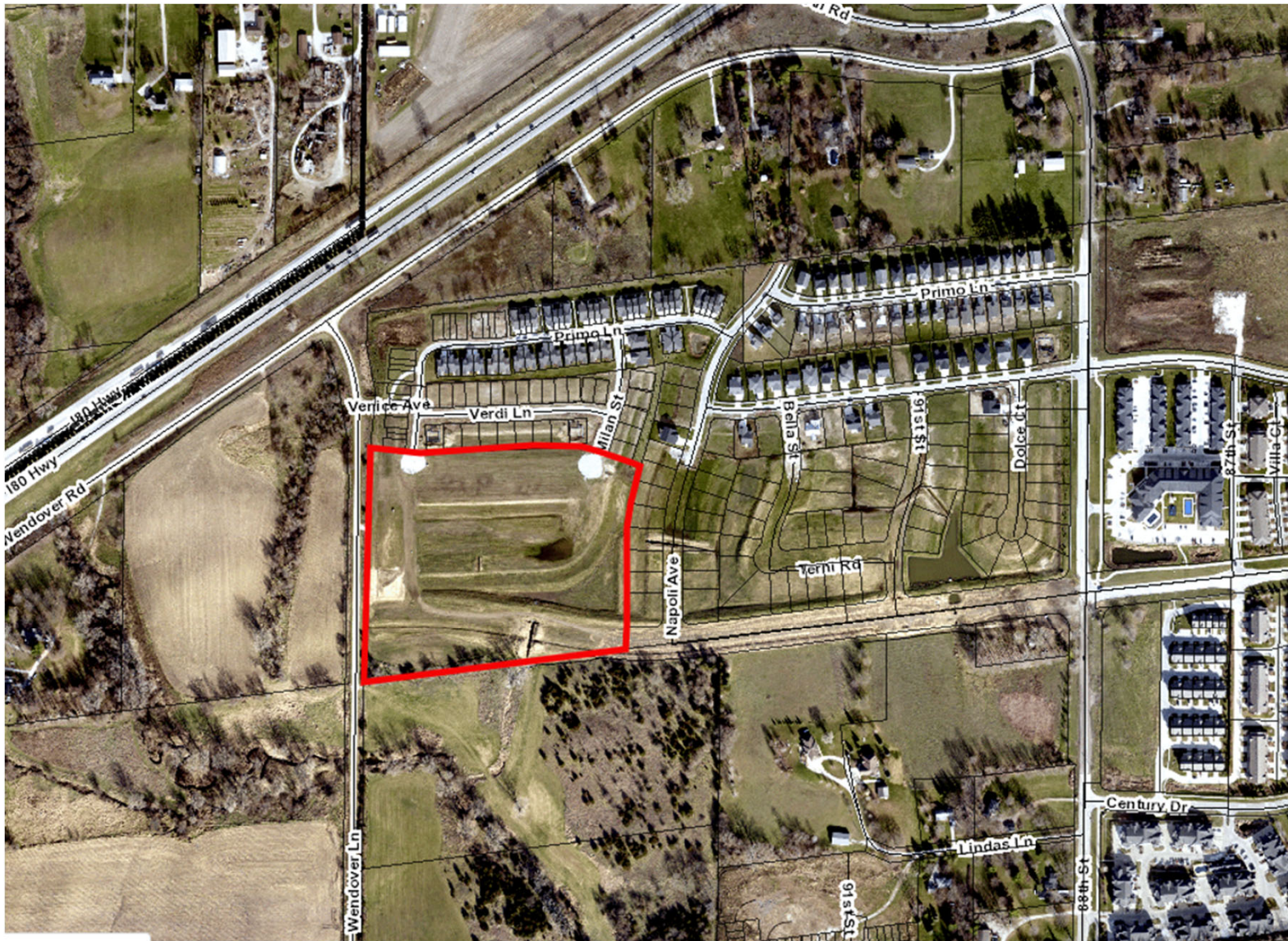
PRELIMINARY NOT FOR CONSTRUCTION

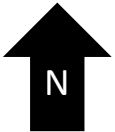
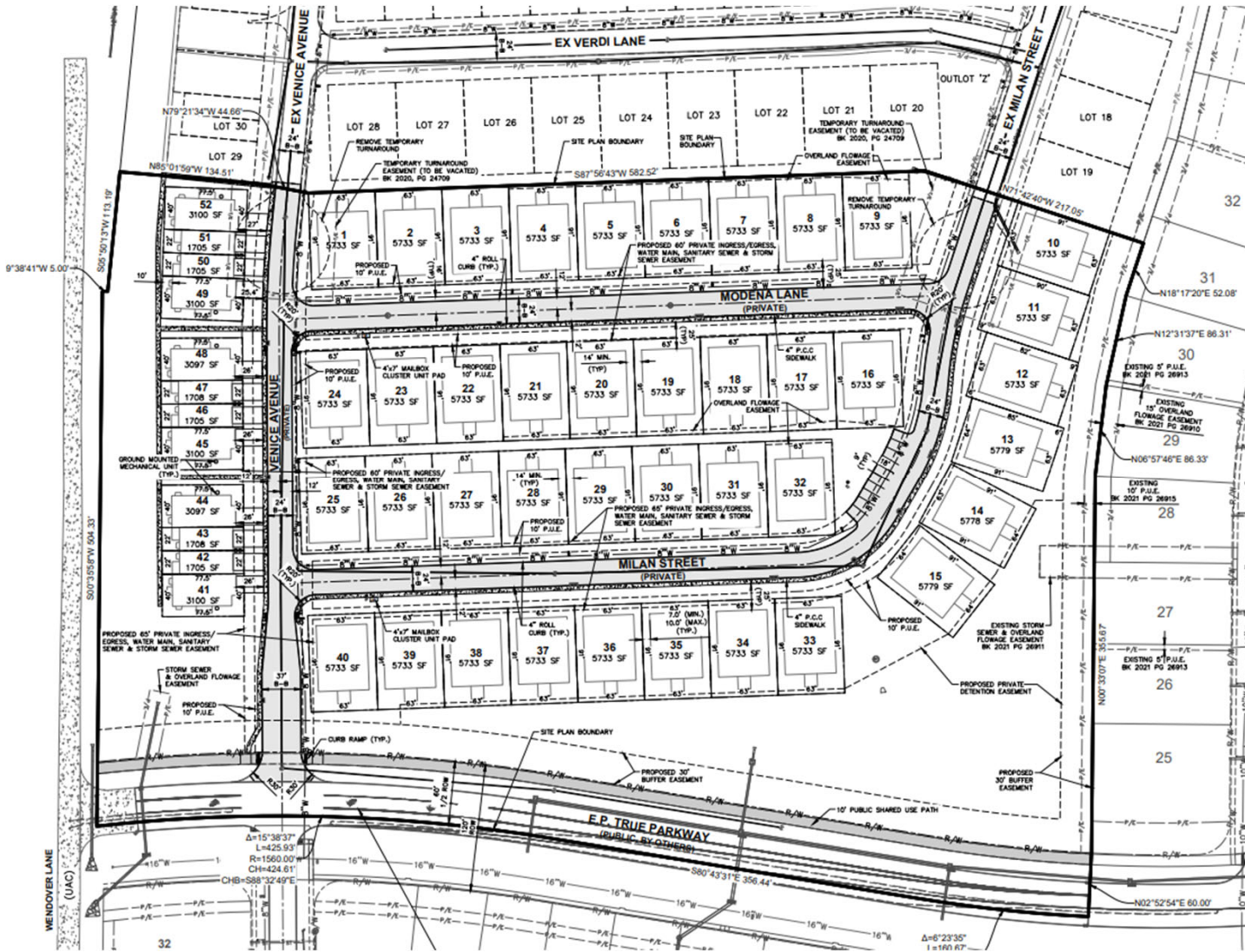
Item 4d – Della Vita Plat 5 – Northeast corner of EP True Parkway and Wendover Lane **Approval of a Site Plan**

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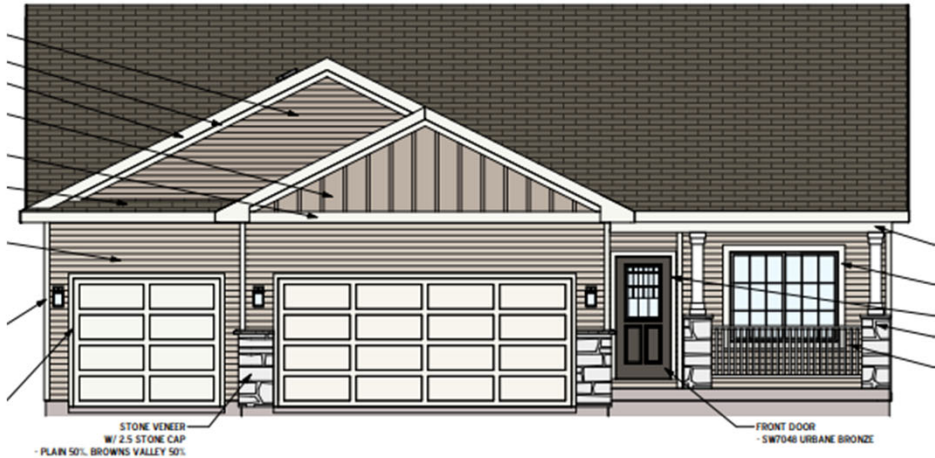




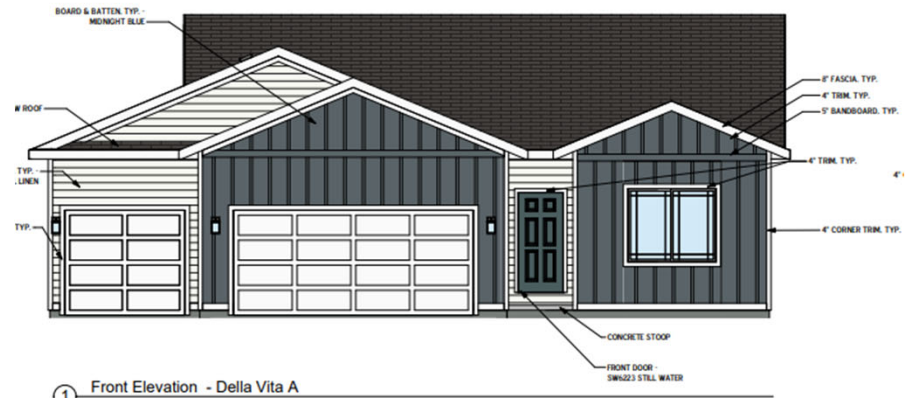
4- Plex Buildings



Detached Townhomes



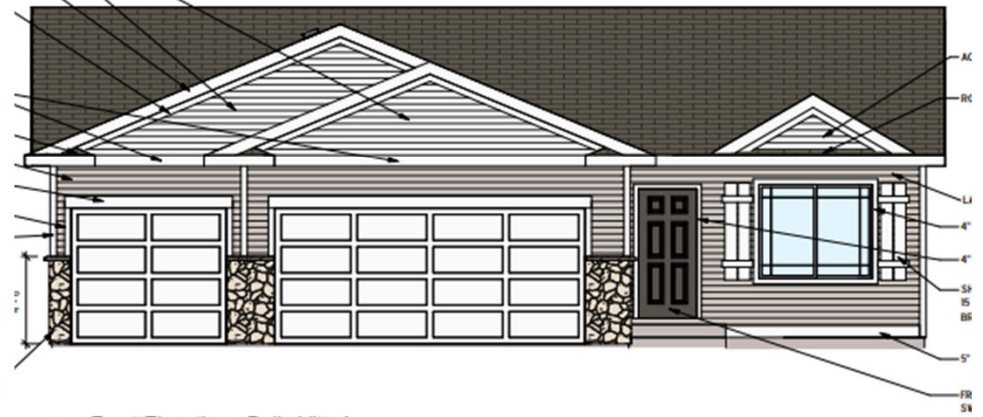
① Front Elevation - Della Vita A
1/8" = 1'-0"



① Front Elevation - Della Vita A
1/8" = 1'-0"



① Front Elevation - Della Vita A
1/8" = 1'-0"



① Front Elevation - Della Vita A
1/8" = 1'-0"

Item 4e – Jordan Ridge – Northwest corner of S. Jordan Creek Parkway and Booneville Road

Approval of a Preliminary Plat

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