

# Welcome to the June 20, 2022, WDM Development & Planning Council Subcommittee

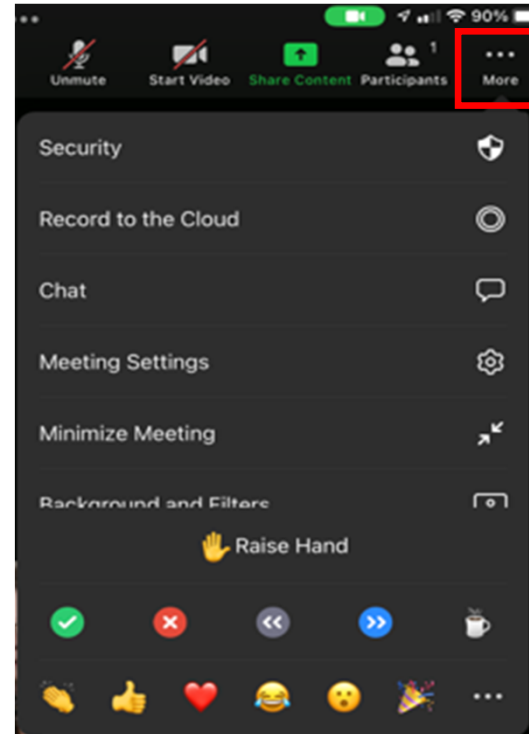
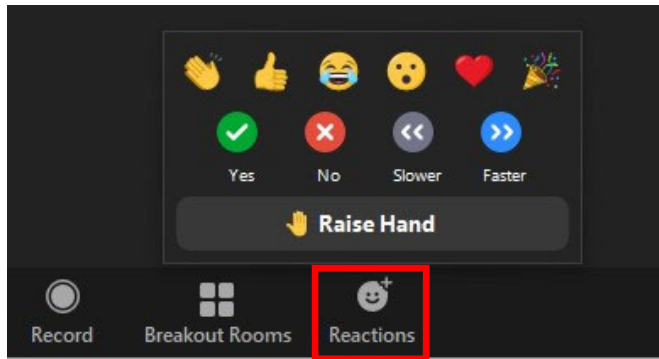
## Here are a few housekeeping items before we get started:

- 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:**

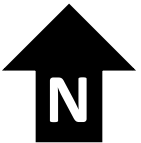


Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:

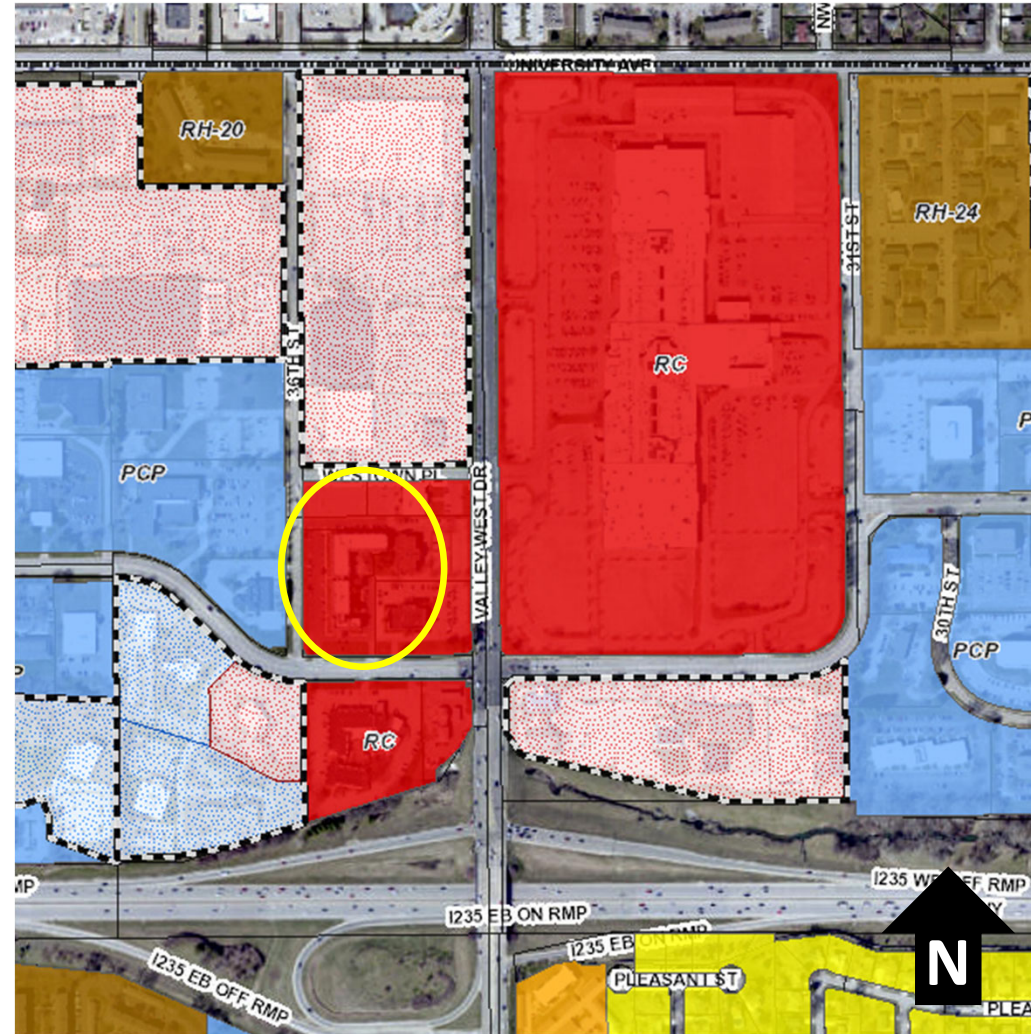


**Discussion Item #1: Greater Des Moines Supportive Housing**



## Discussion Item #1: Greater Des Moines Supportive Housing

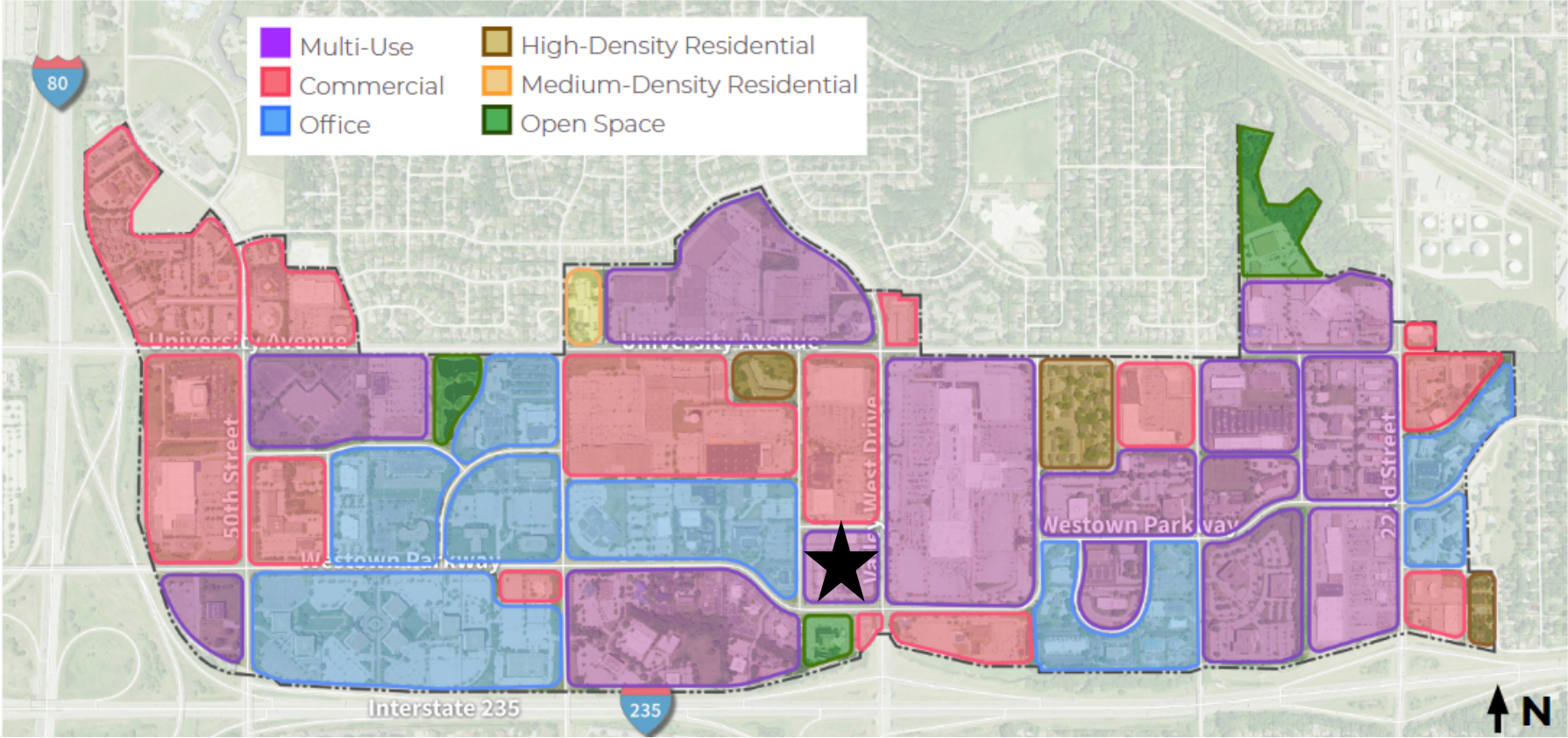
- ❖ The use:
  - classified under SIC 836: Residential Care
  - will have Support Social Services (SIC 839) component for residents – would be ancillary to the primary use of Residential Care
  - no restaurant/bar component
- ❖ Proposed 142 units = density of 53 DU/acre
  - no density cap for non-residential districts
  - Grand Living is 54 DU/acre (SIC 805)
- ❖ Current Zoning is Regional Commercial –
  - neither SIC 836 or SIC 839 are allowed
  - SIC 836 is PC in VJC and Open Space
- ❖ Need to amend city code to allow SIC 836
- ❖ Some aspects of existing site do not comply with current code regulations:
  - Parking: *will need to determine appropriate # req*
  - Setbacks: *renovation vs scrap site*
  - Open Space: *likely deficient*
  - Change of Use: *current Fire & Building Codes*



**Discussion Item #1: Greater Des Moines Supportive Housing**

**Figure X.X - Proposed Future Land Uses**

University Park and Westridge Shopping Centers



**Draft Land Use for University Ave Corridor Study**

Discussion Item #2: Valley Junction Demolition Moratorium



Valley Junction Historic Business District

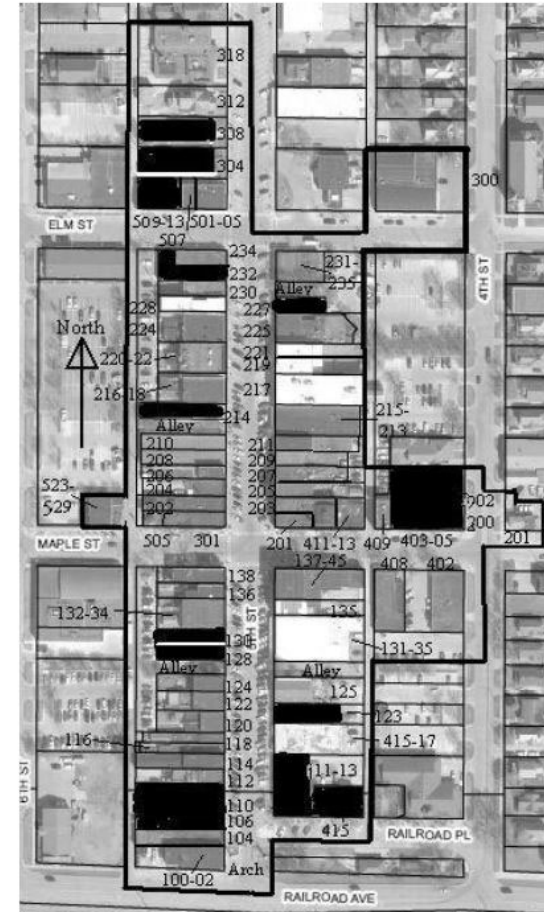
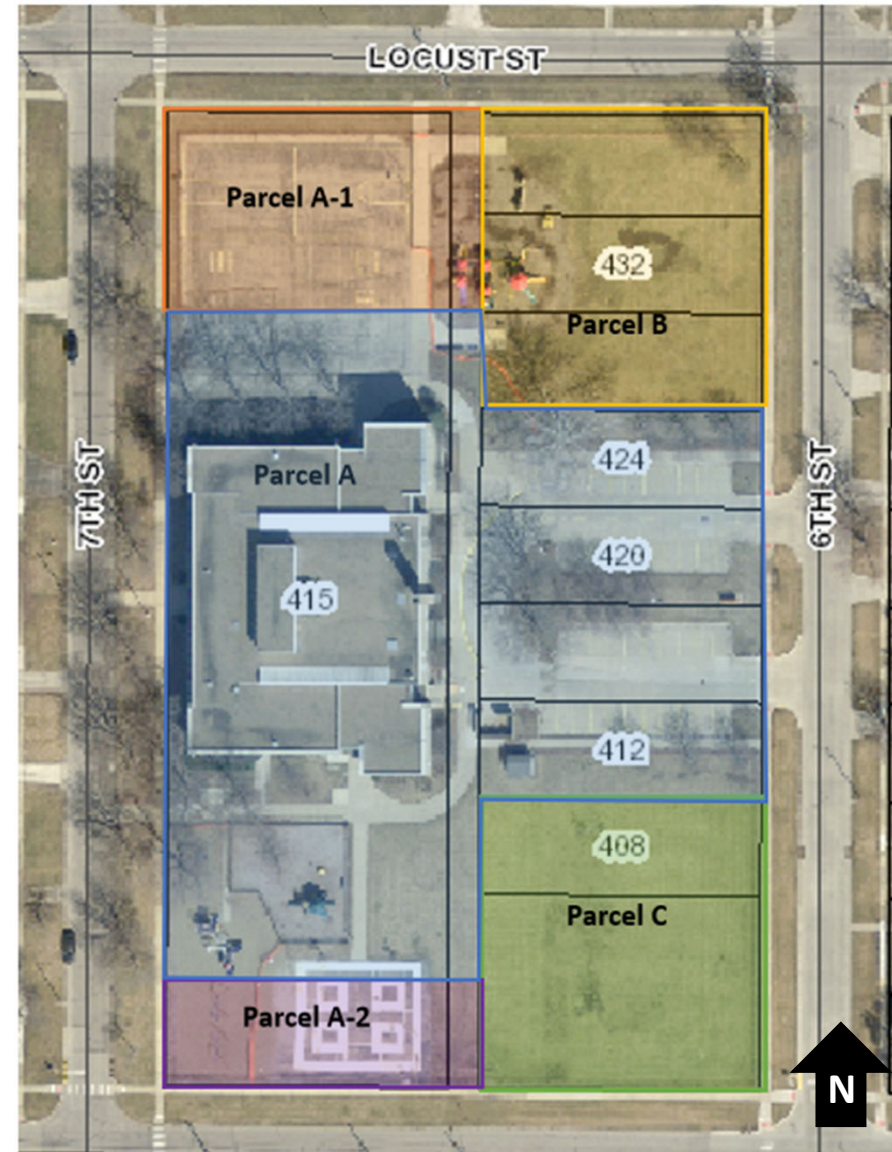
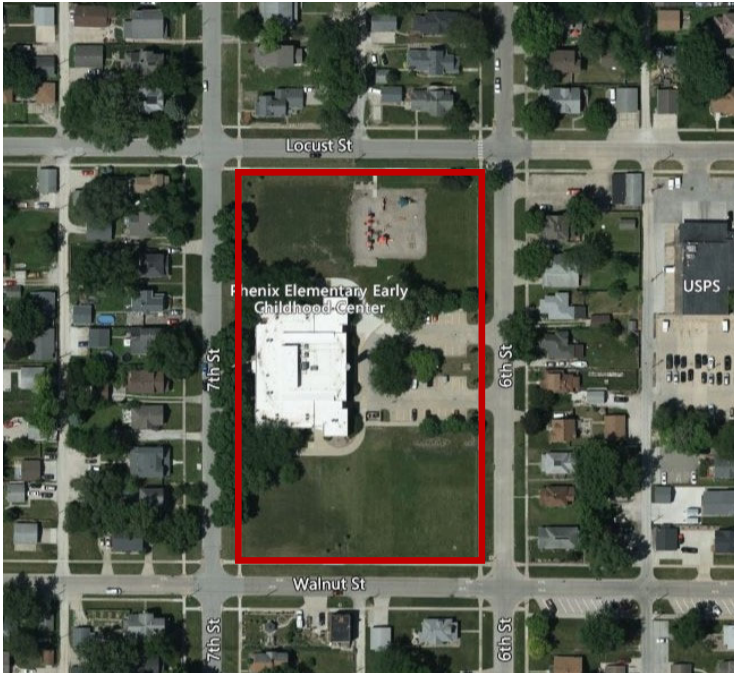


Figure 3: District boundary with contributing and non-contributing buildings (black infill, the arch is a non-contributing structure) (City of West Des Moines, 1916, annotated)

Valley Junction Commercial Historic District

**Discussion Item #3: Affordable Housing at Phenix**



PUD Parcels A, A-1 & A-2: Medium Density Land Use

❖ Gymnasium –

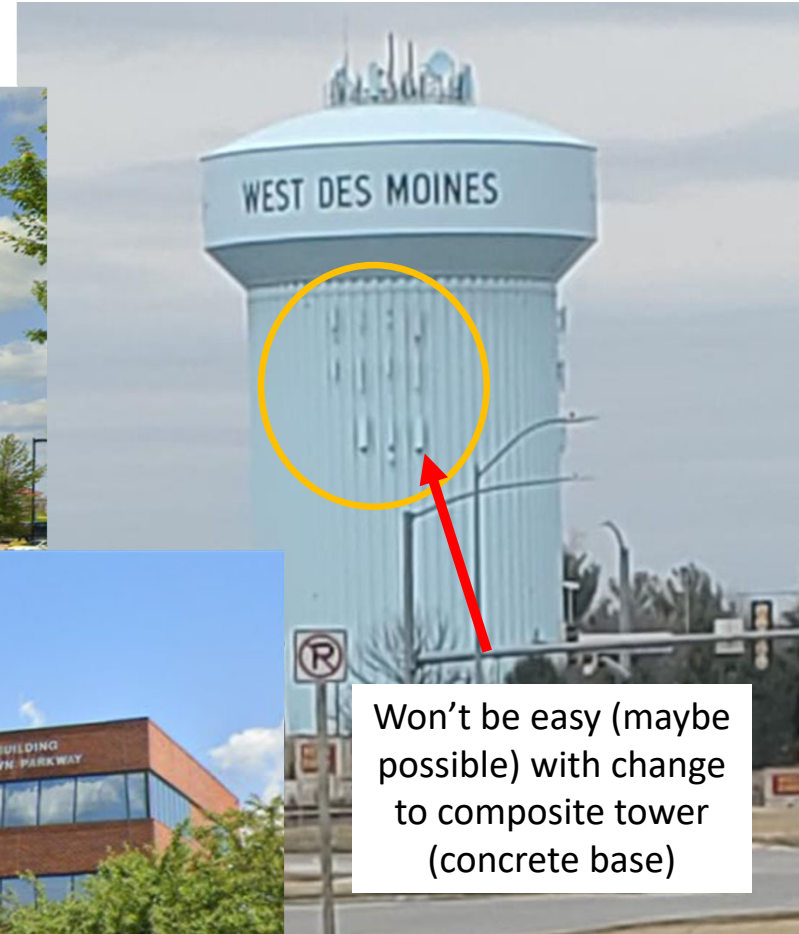
- any allowed use in RM, including any city department IF no impact to surrounding single-family (parking, noise, late night/early morning activities)
- No dwelling or social services / job training

PUD Parcels B & C: No under-lying zoning designated – intended as open space or recreation

**Discussion Item #4: Antenna Screening on Water Towers**



Discussion Item #4: **Antenna Screening on Water Towers**



Won't be easy (maybe possible) with change to composite tower (concrete base)





## Discussion Item #4: Antenna Screening on Water Towers

### Summary of Elevated Water Storage Tanks

Name	Location	Antenna Screen
17 <sup>th</sup> Street	840 17 <sup>th</sup> Street	No
50 <sup>th</sup> Street	505 50 <sup>th</sup> Street	Yes / Removed (1)
88 <sup>th</sup> Street	301 88 <sup>th</sup> Street	Yes
98 <sup>th</sup> Street	1675 98 <sup>th</sup> Street	Yes (2)
Stilwell	3900 University Avenue	Yes / Removed (1)
Adams Street	2184 SE Adams Street	Under Construction

Notes:

(1) Panel lost during storm. Remaining screening has been removed.

(2) Door lost during high winds.





