

Welcome to the October 17, 2022, WDM Development & Planning Council Subcommittee

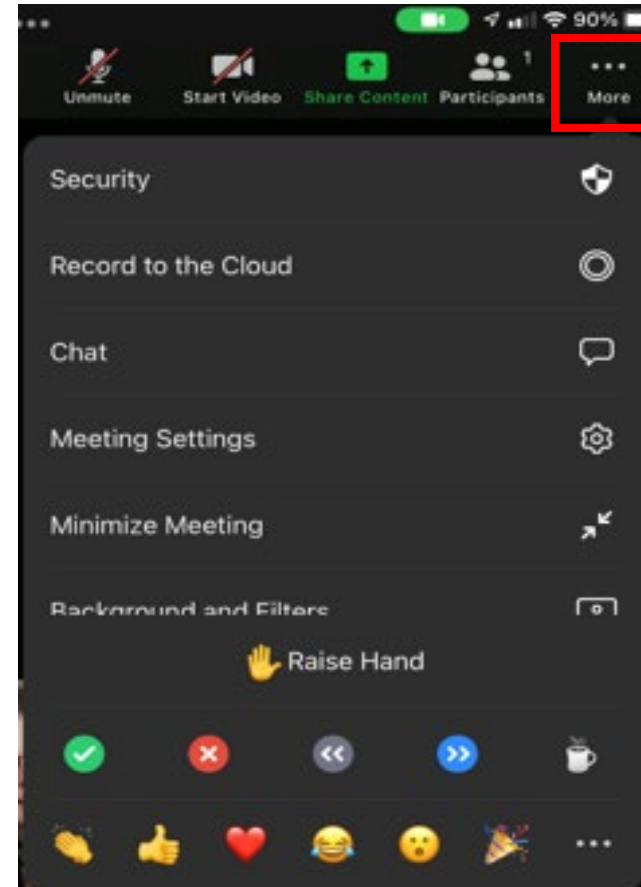
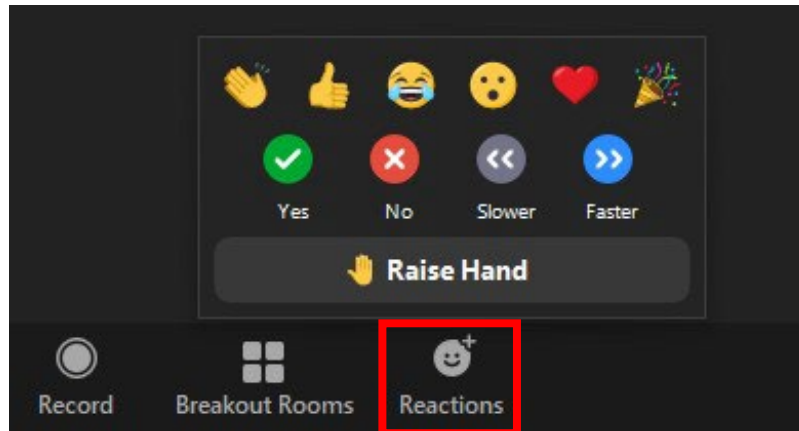
Here are a few housekeeping items before we get started:

- 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:



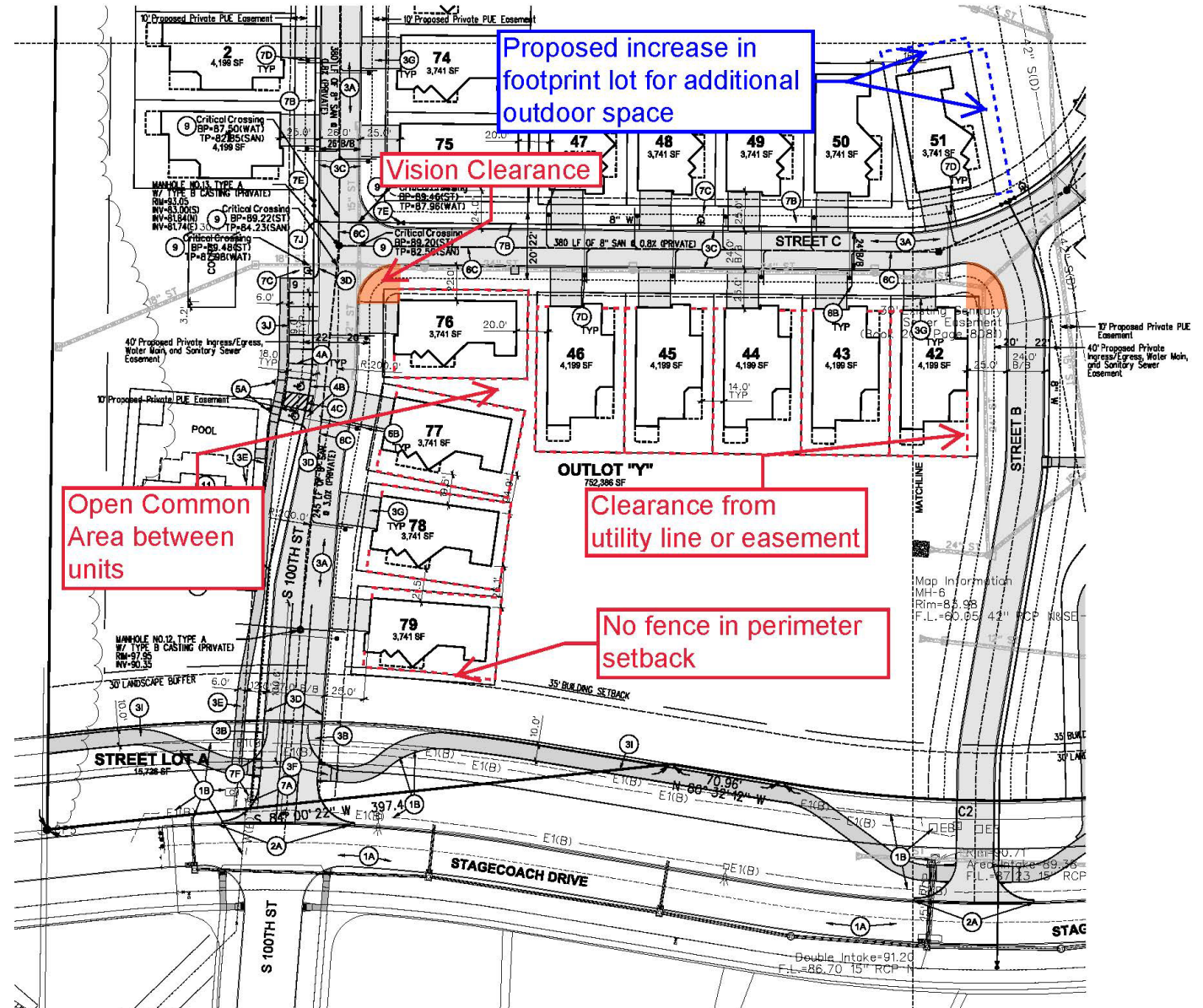
Discussion Item #1: Fences on Footprint Lots – Staff recommendations

Existing Developments

- Allow fences on footprint lots with the following criteria. Fencing cannot be placed in common areas or encroach onto a neighboring footprint lot.
 - Fence design to be consistent throughout the development. Design and placement will be reviewed as part of a Minor Modification Level 1 application – this can be one Minor Modification that documents the design and reflects the improvements to be made to all properties; or individual minor modifications for each dwelling looking to install fencing or other exterior improvements.
 - Fencing shall be of a design that is less than 50% opaque (for example wrought iron fencing).
 - Fences allowed in the side and rear yard up to the footprint property line but shall not be placed forward of the front plane of the dwelling unit. No fences allowed in the front yard.
 - Maximum fence height of 6'
 - Placement of fences will not be allowed in utility easements, areas defined for stormwater management or overland flowage easements that encroach onto the footprint lot.
 - Fenced yards shall include gates to allow for emergency services access and maintenance.

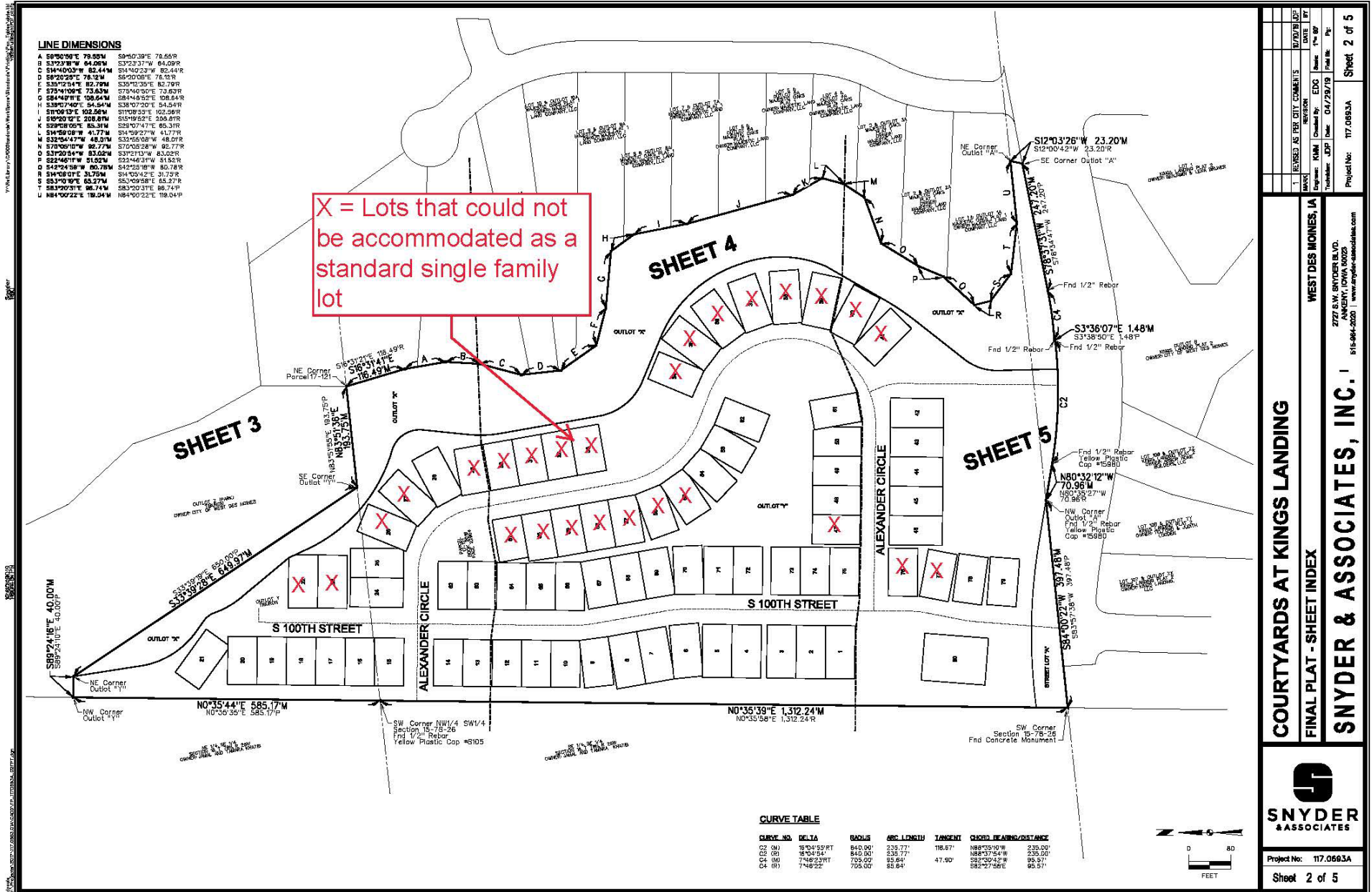
Future Developments

- Setback requirements for footprint lots be modified to allow one side or rear yard of the footprint lot to be a maximum of 15' from the exterior wall of the dwelling unit to accommodate additional yard or outdoor living areas. The setbacks of the other side and/or rear yard shall be a minimum of 7' and no more than 10' from the foundation.
- Setback requirements from property lines for outdoor living areas on footprint lots will remain as is (1' for at grade patios, 5' for attached accessory structures below 30" above grade, 7' for attached accessory structures above 30" above grade).
- Fence design and placement shall follow criteria noted above.



Discussion Item #1: Fences on Footprint Lots

Footprint Lots vs. Single Family Lots



REVISION	DATE	BY
1. REVISION AS PER CITY COMMENTS	04/23/19	MM

Project No: 117.0693A
Sheet 2 of 5

COURTYARDS AT KINGS LANDINGS
FINAL PLAT - SHEET INDEX
SNYDER & ASSOCIATES, INC.
WEST DES MOINES, IA
277 S.W. SNYDER BLVD.
ANNETT, IOWA 50023
515-984-2622 | www.snnyder-associates.com

SNYDER & ASSOCIATES
Project No: 117.0693A
Sheet 2 of 5

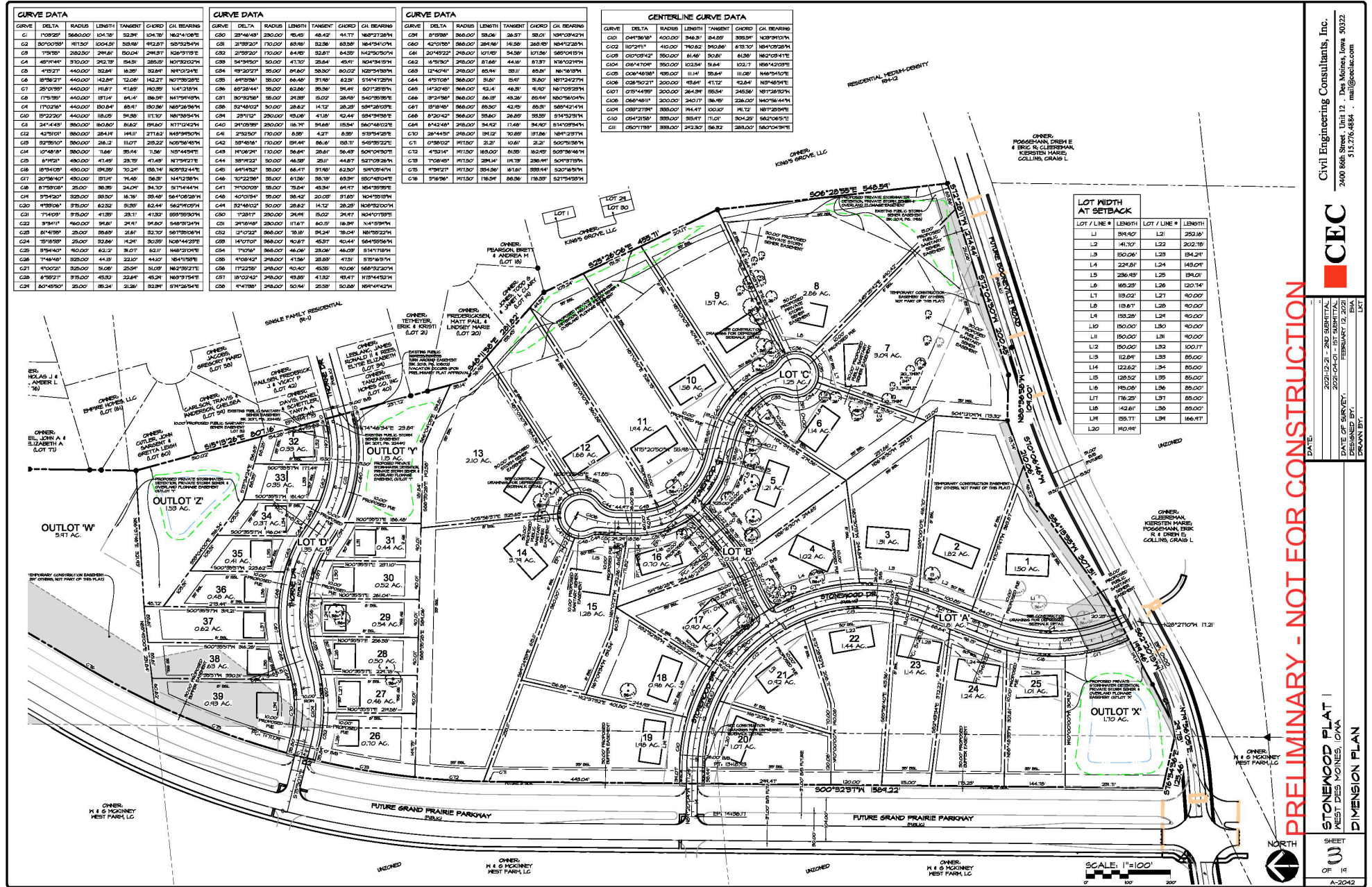
Upcoming Projects

To participate on this item:

- The Chair will first have staff present explain the project.
- Please "raise your hand" to indicate that you wish to speak.
- The Chair will then call on you and you can unmute.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to mute/unmute**
- **If you are participating by computer or tablet, the raise your hand and mute/unmute functions can be found on the Zoom toolbars**
- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.

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





PRELIMINARY - NOT FOR CONSTRUCTION

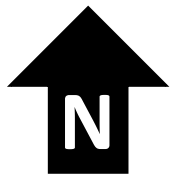
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
mail@cec.com



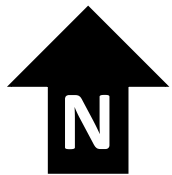
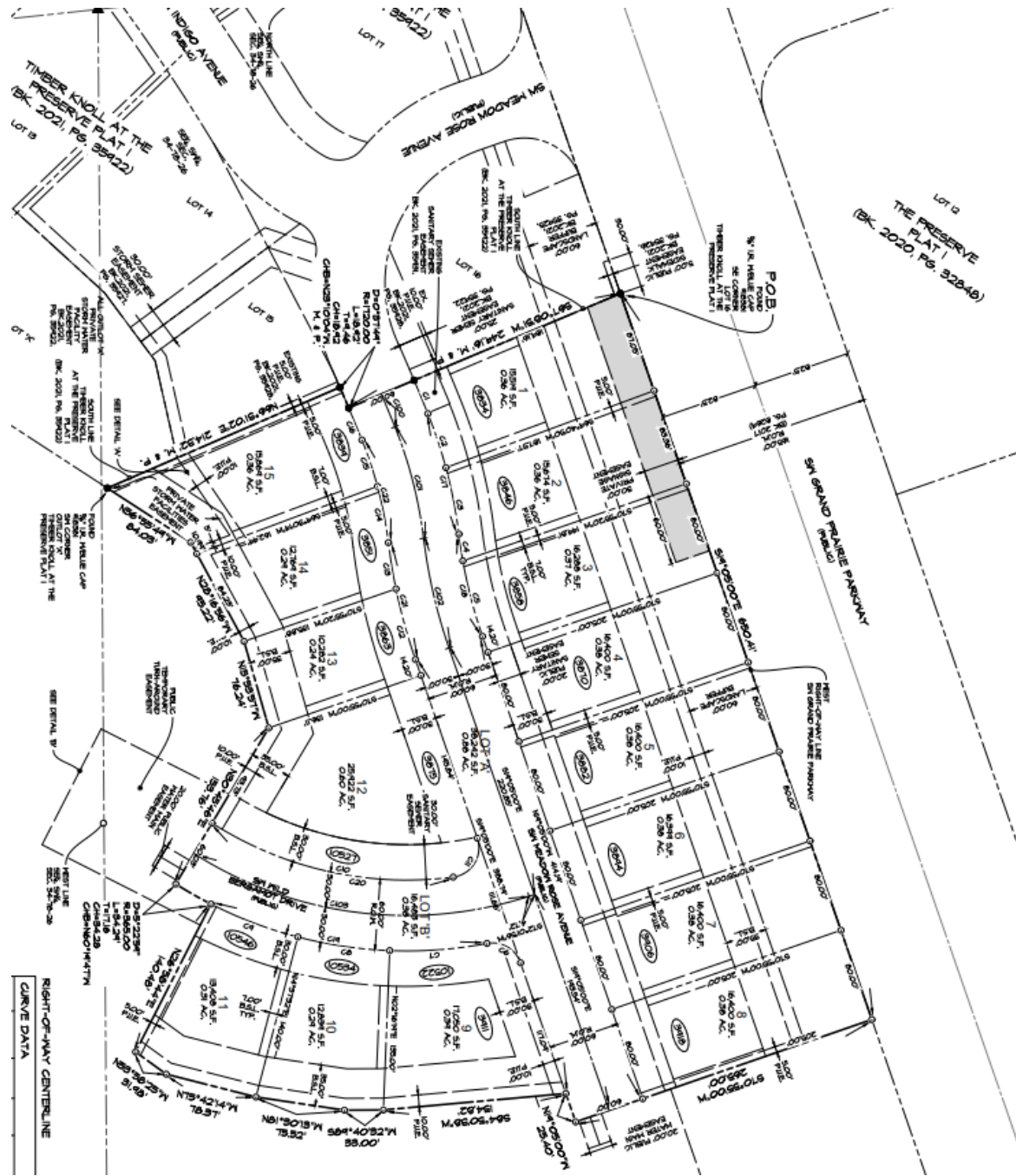
DATE: 2021-12-21 - 2ND SUBMITTAL
DATE OF SURVEY: 2021-04-01 - 1ST SUBMITTAL
DRAWN BY: MARIANNE LIZ BAUER
CHECKED BY: LCT

STONEMOOD FLAT 1
WEST DES MOINES, IOWA
DIMENSION PLAN
SHEET 3 OF 18
A-2042

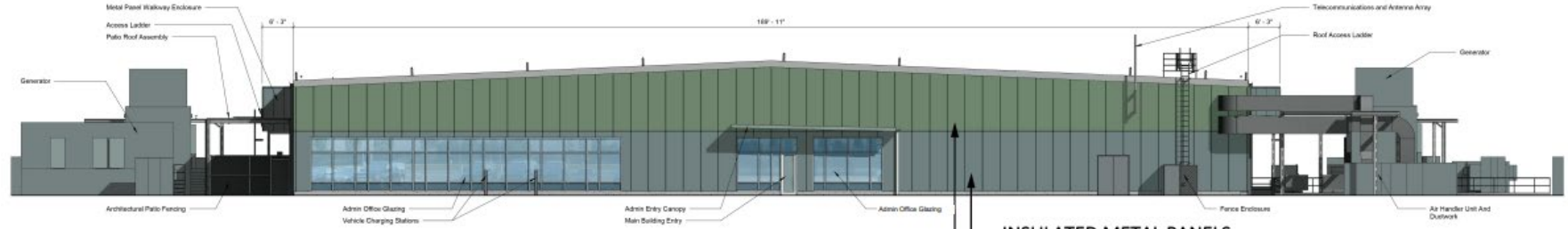
Item b: *Timber Knoll Plat 2*



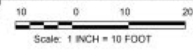
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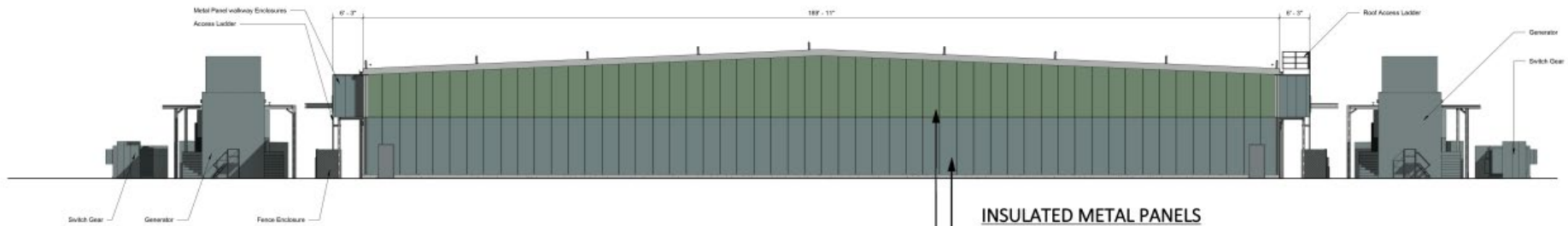
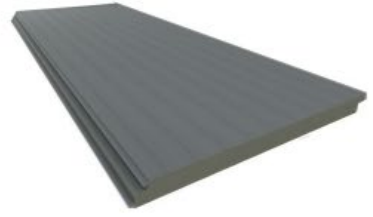




1 ARCHITECTURAL EXTERIOR ELEVATIONS - WEST



INSULATED METAL PANELS



2 ARCHITECTURAL EXTERIOR ELEVATIONS - EAST



INSULATED METAL PANELS

