

Welcome to the September 18, 2023, WDM Development & Planning Council Subcommittee

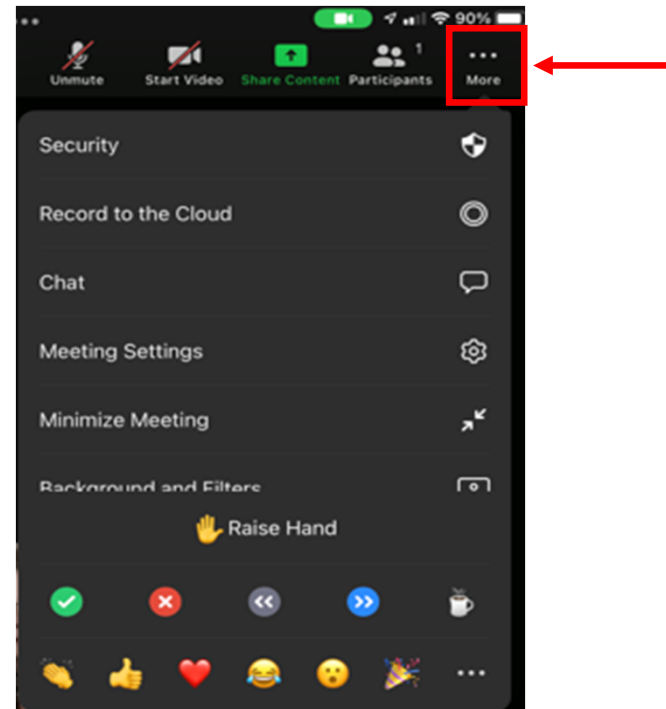
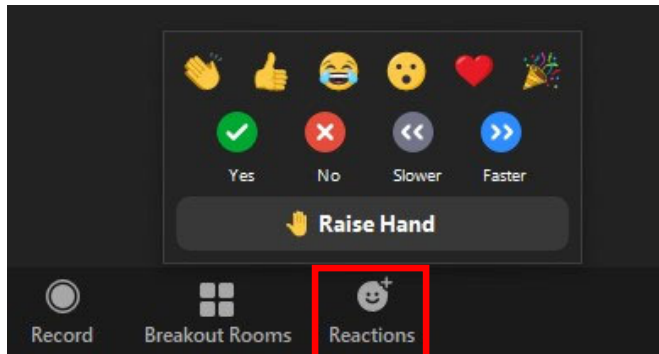
Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting.
- If you would like to comment, please raise your hand to indicate you wish to speak. The Subcommittee 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:**

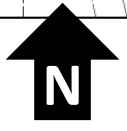
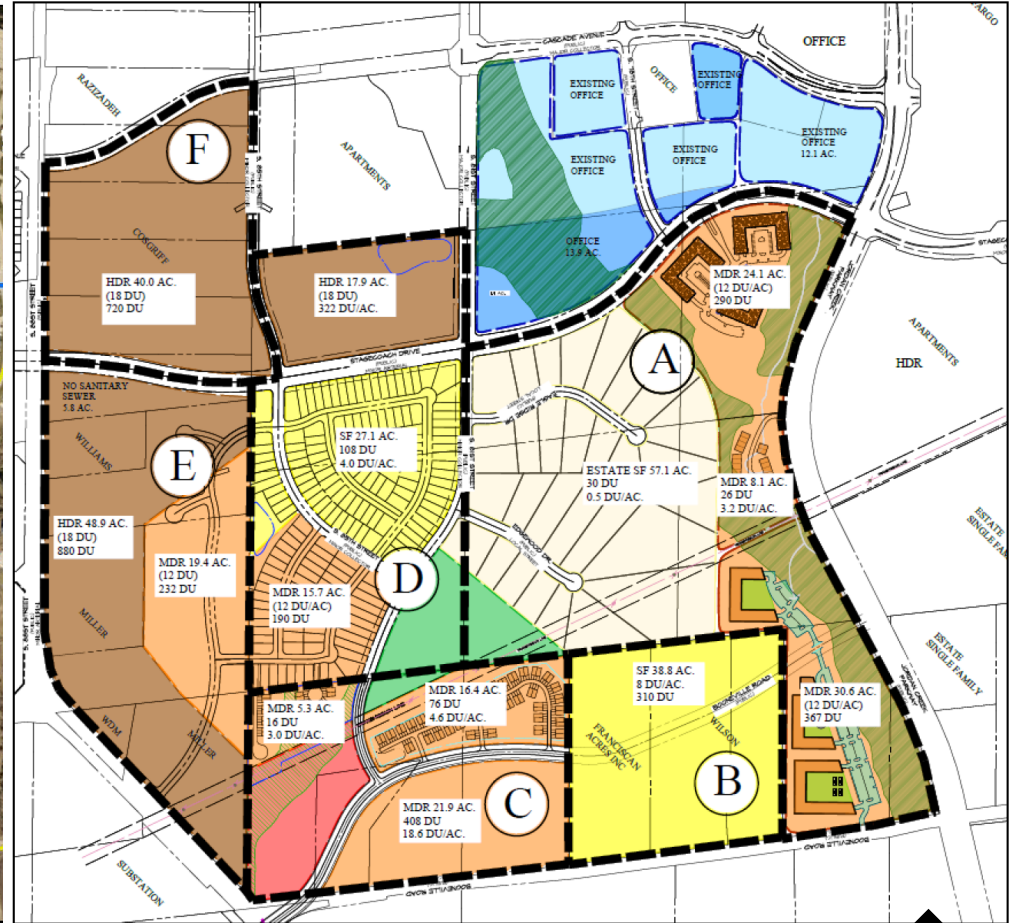
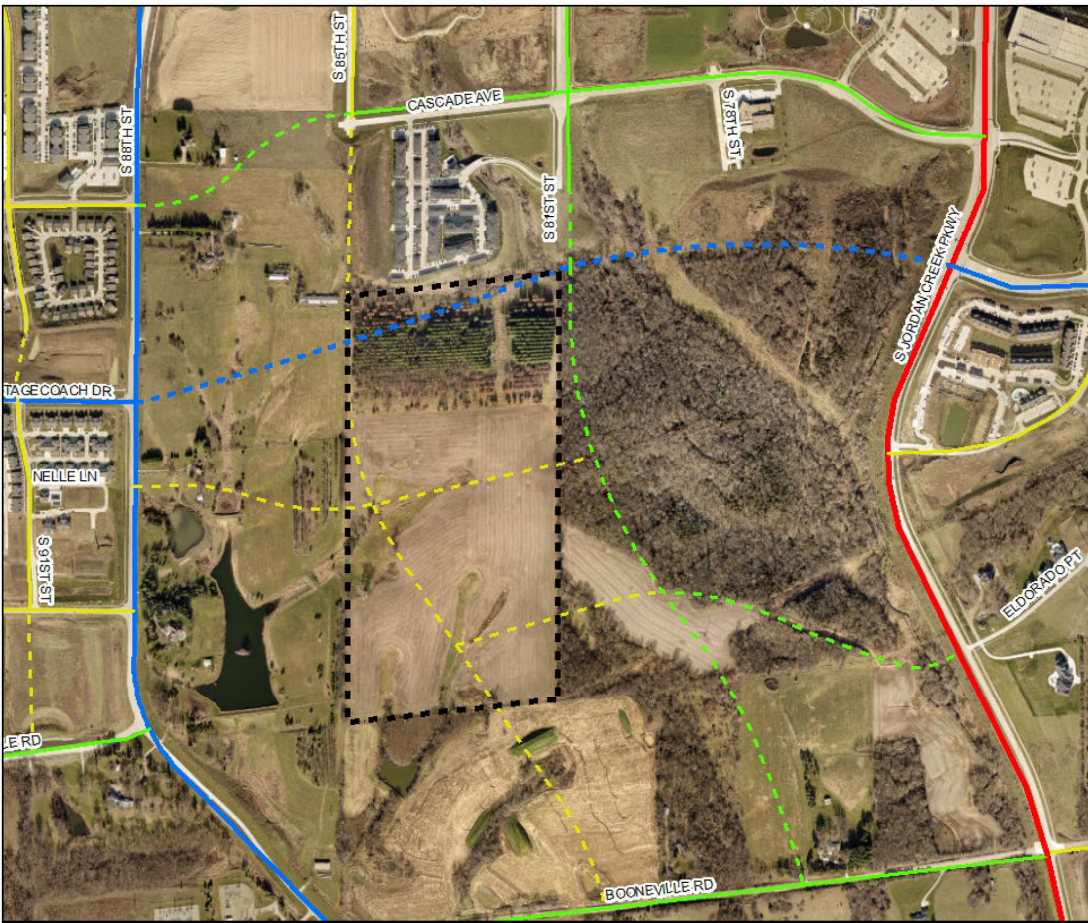


Raise Hand:

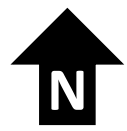
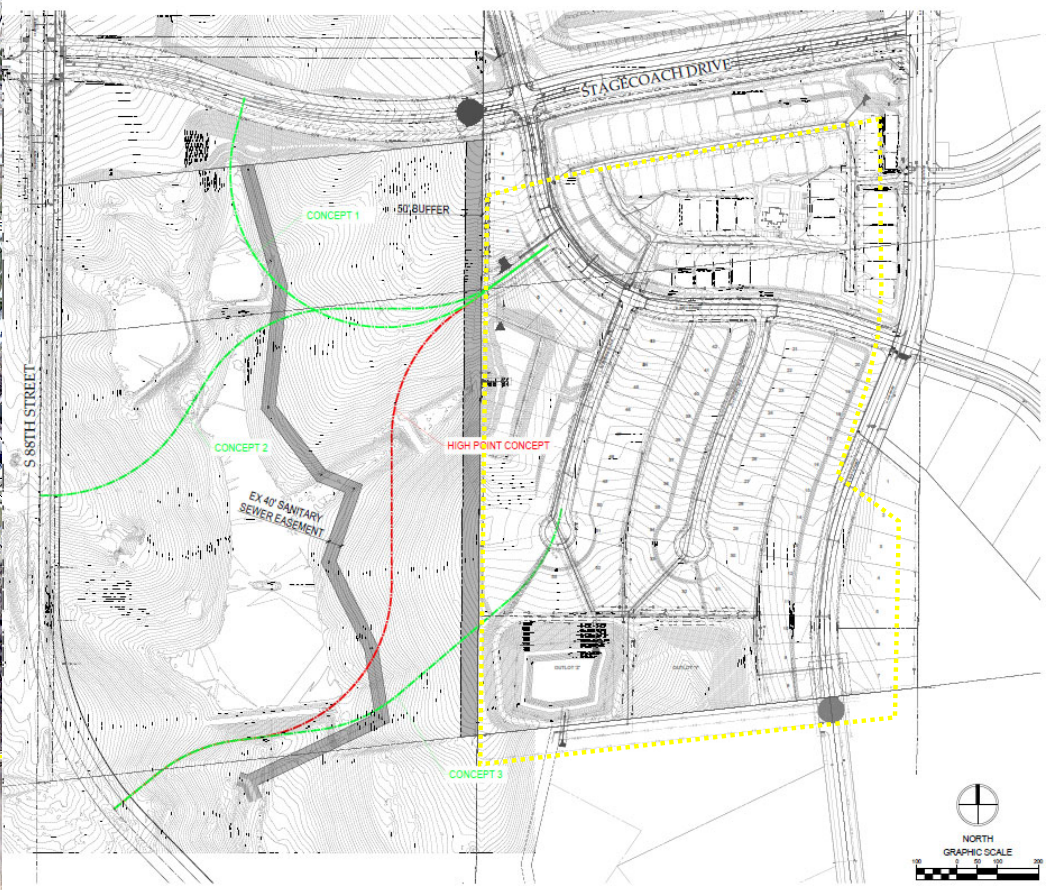
Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:

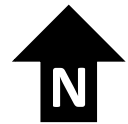
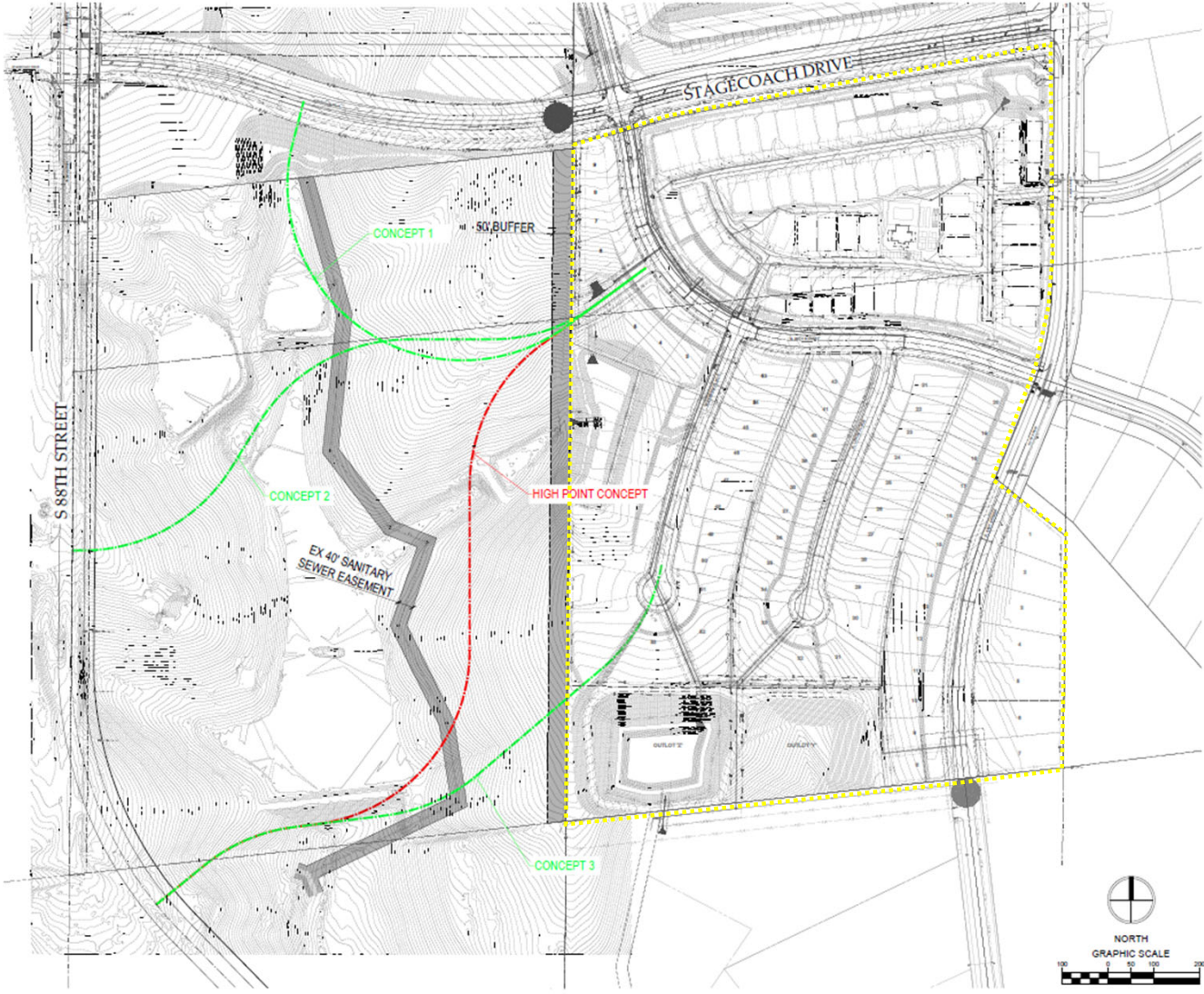


Discussion Item #1: High Point – Miller Ground Road Connectivity Staff Info



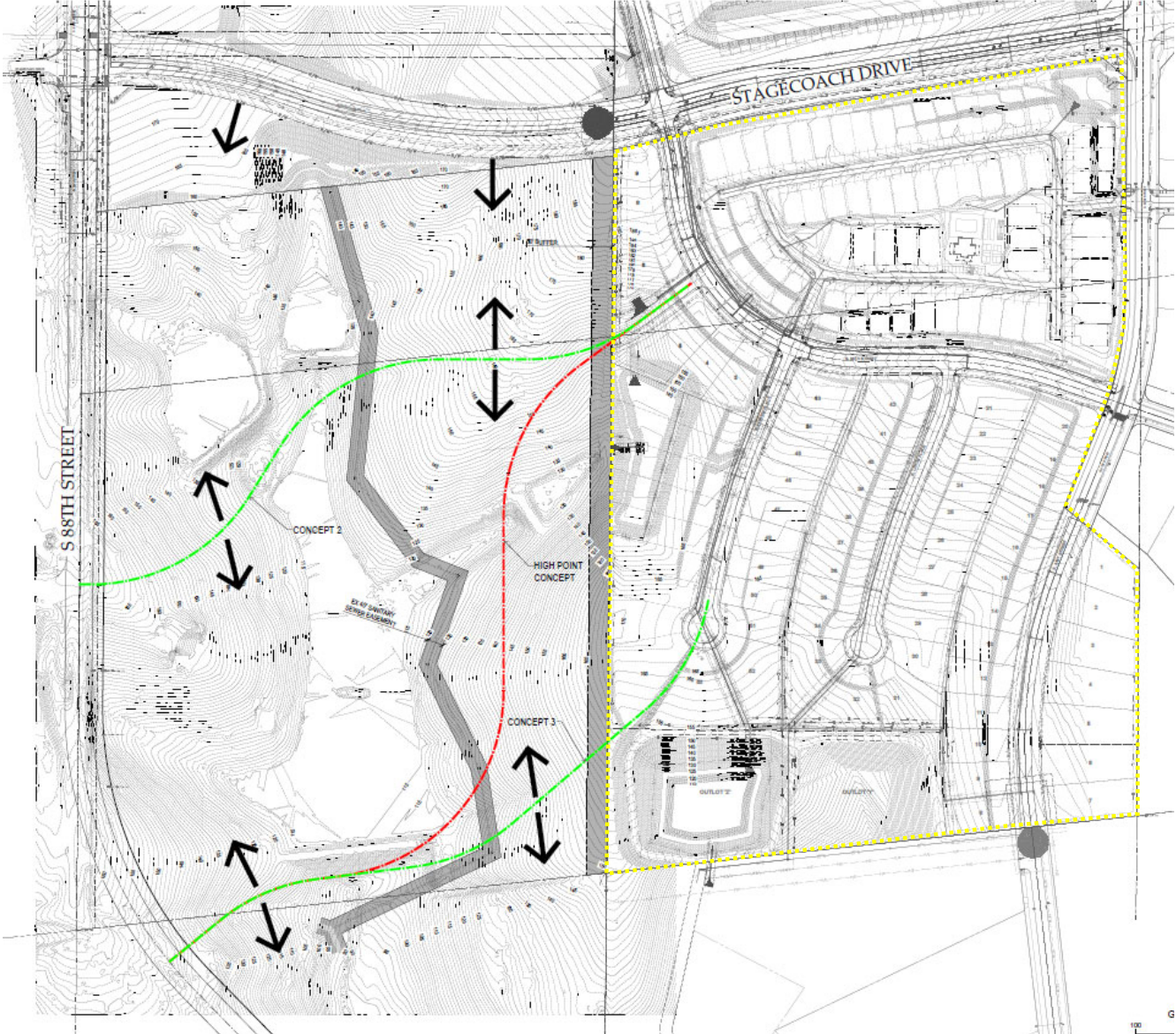
Staff Info

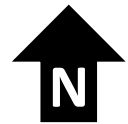
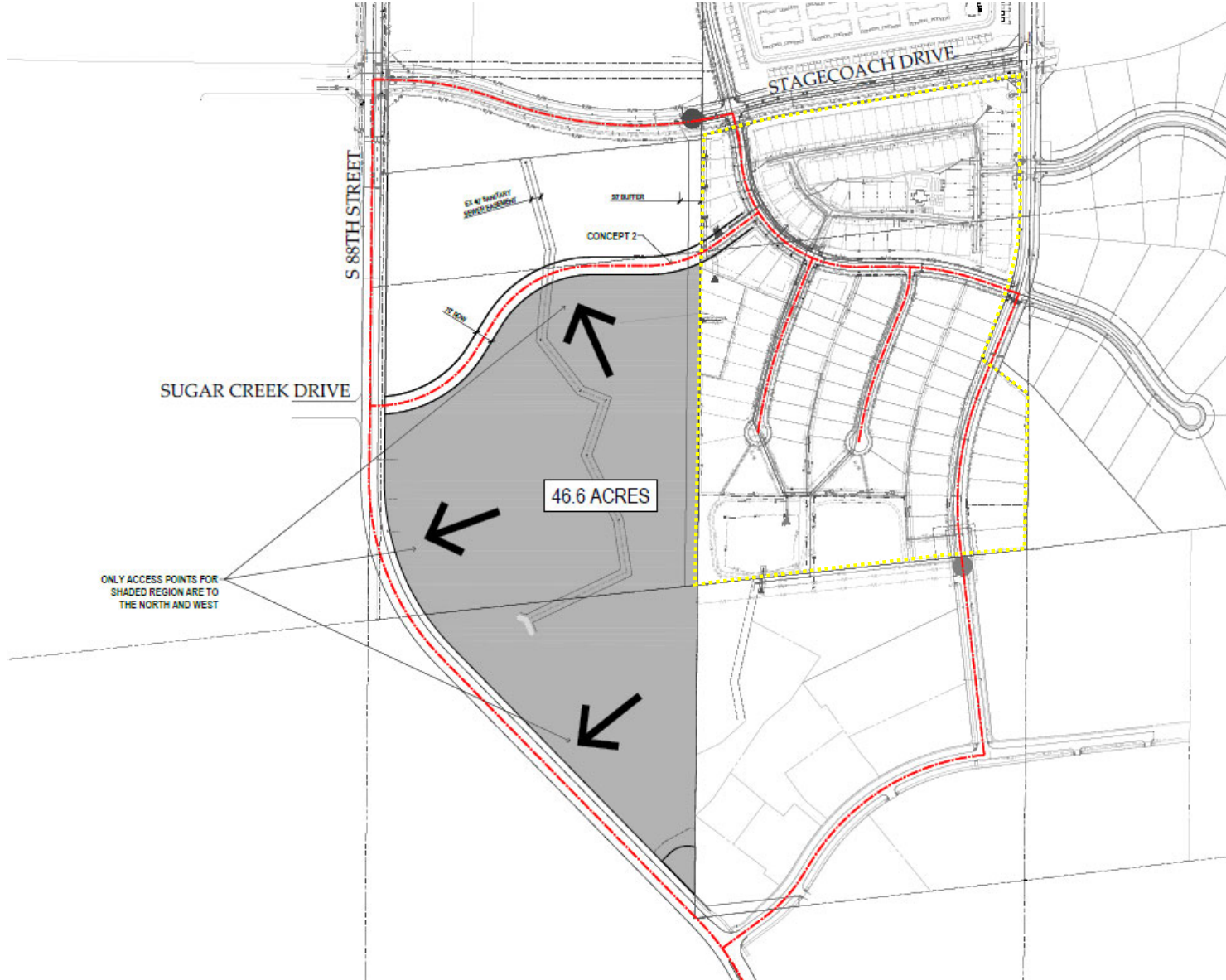


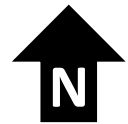
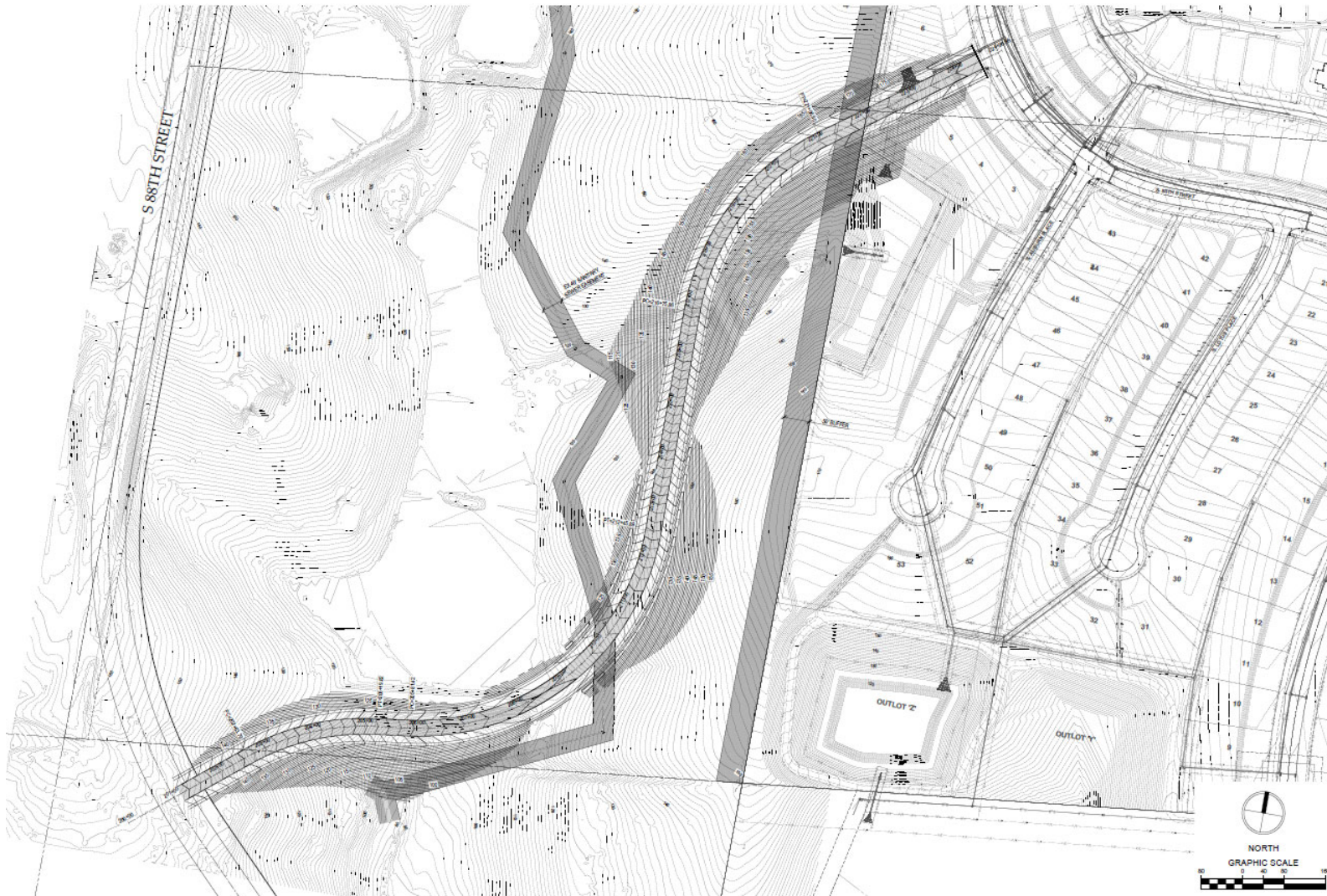


MILLER PROPERTY - ROADWAY CONCEPT REFERENCE

CONCEPT MASTER PLAN
PROJECT # 22618

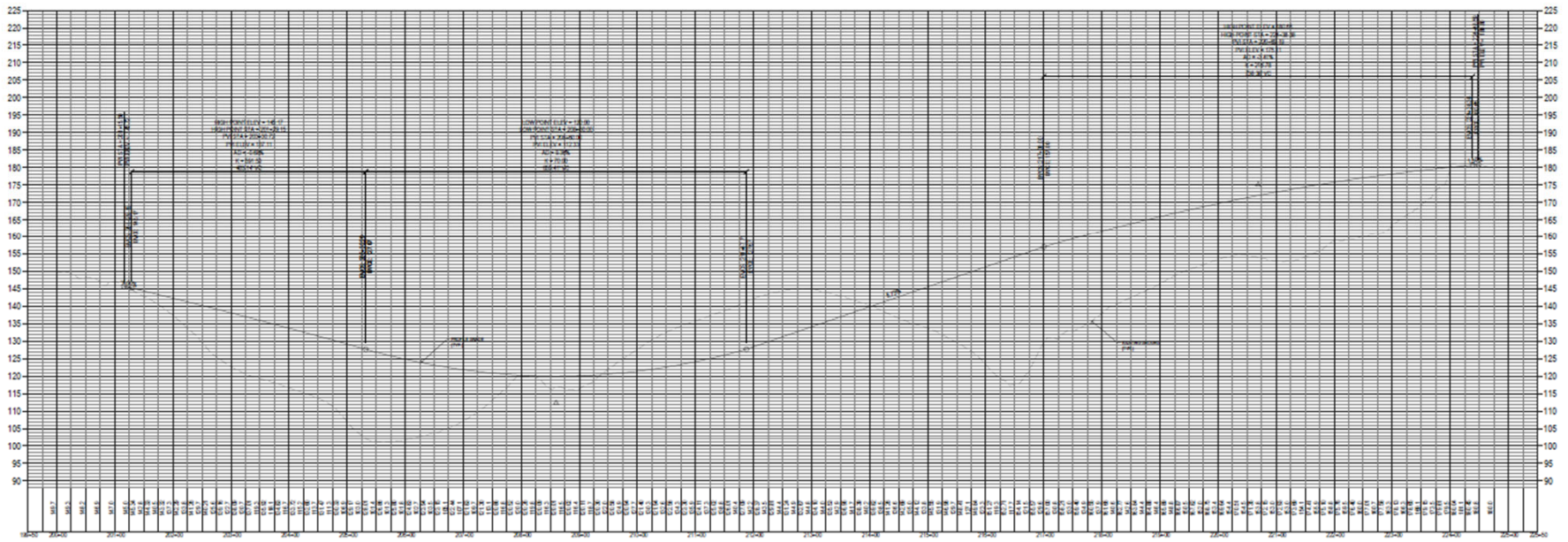
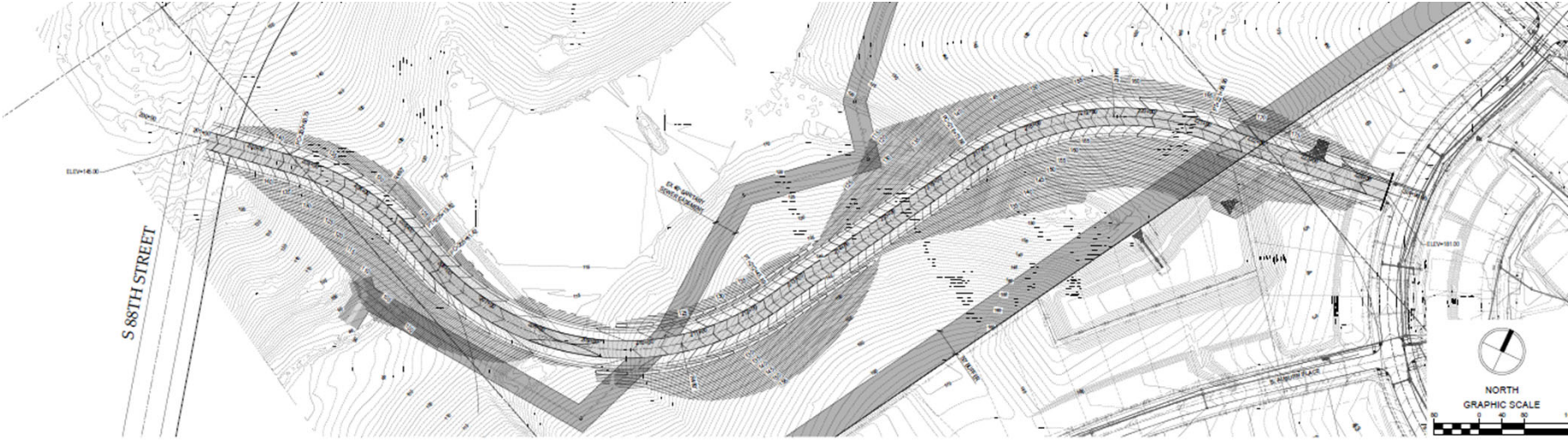


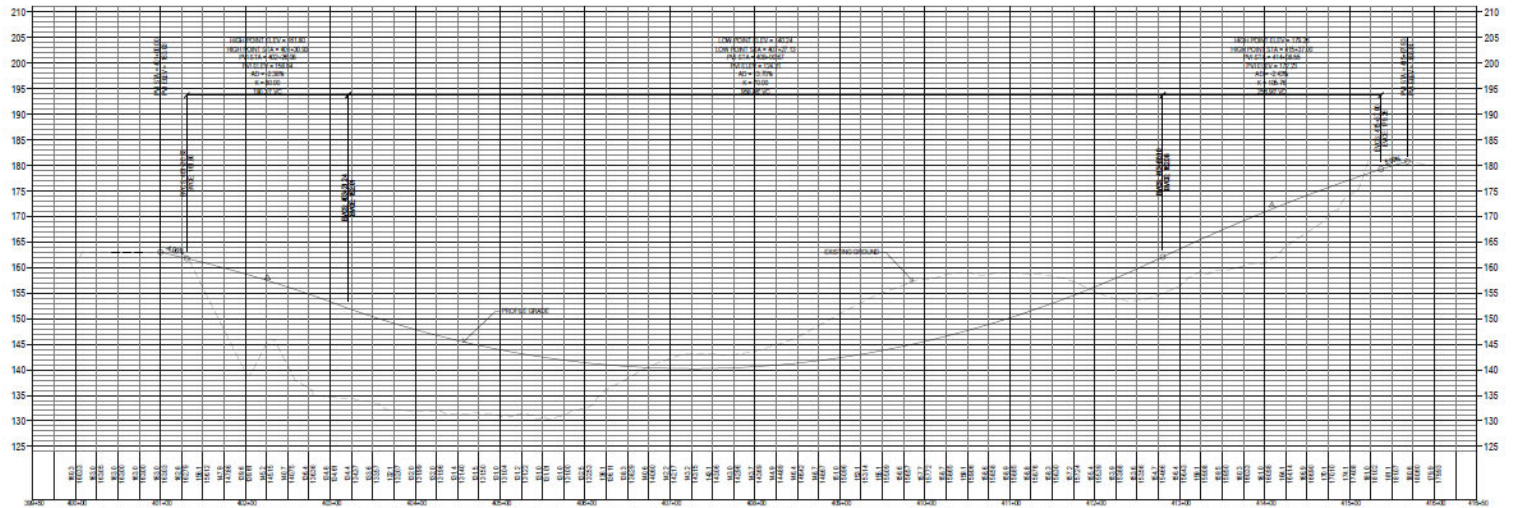
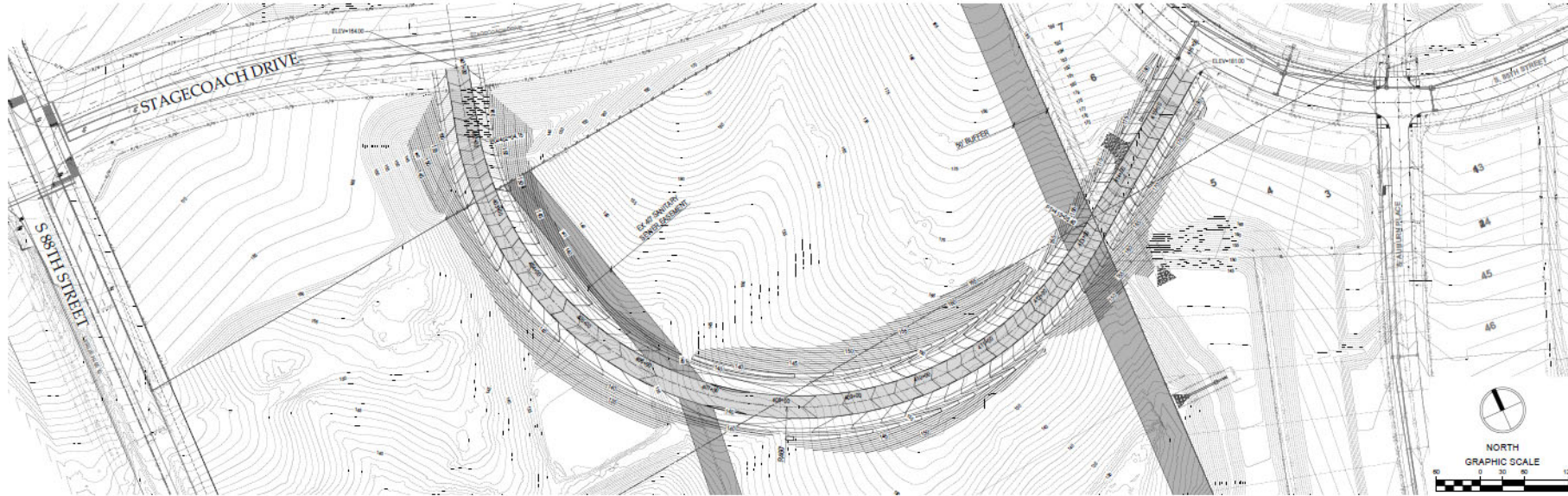


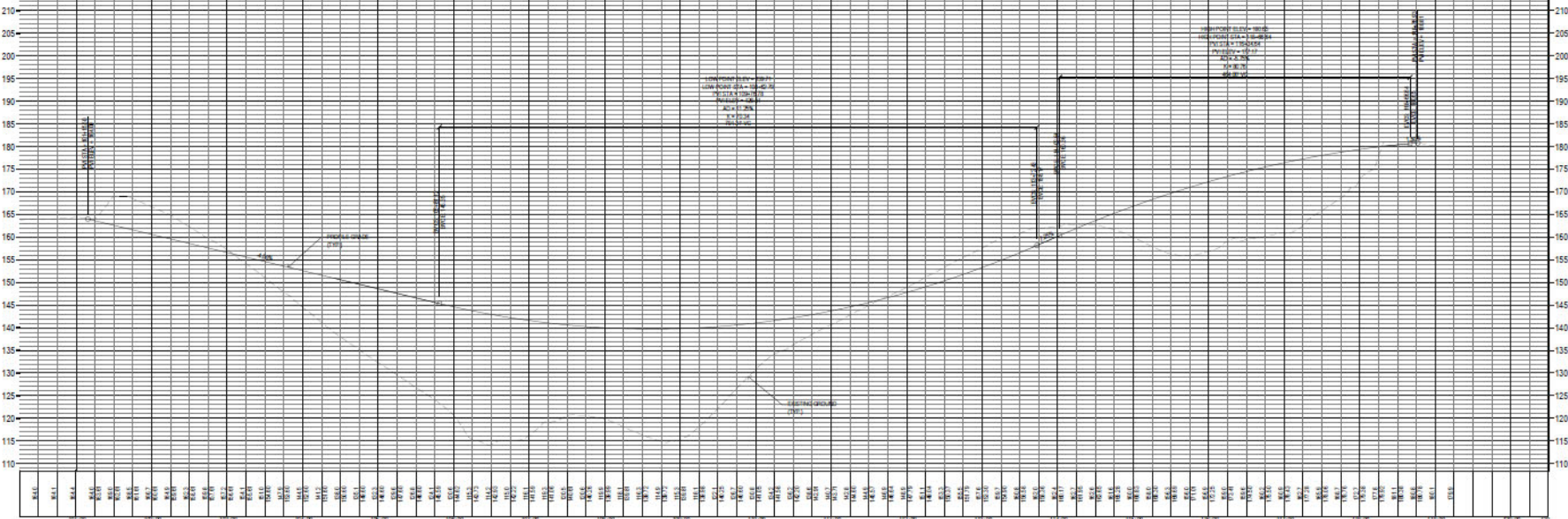
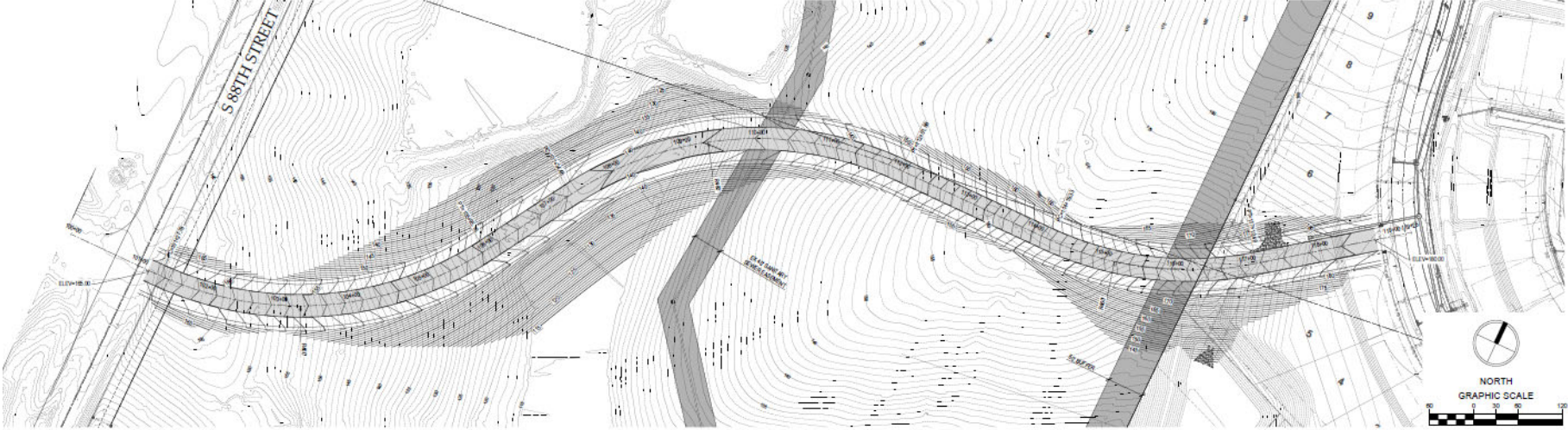


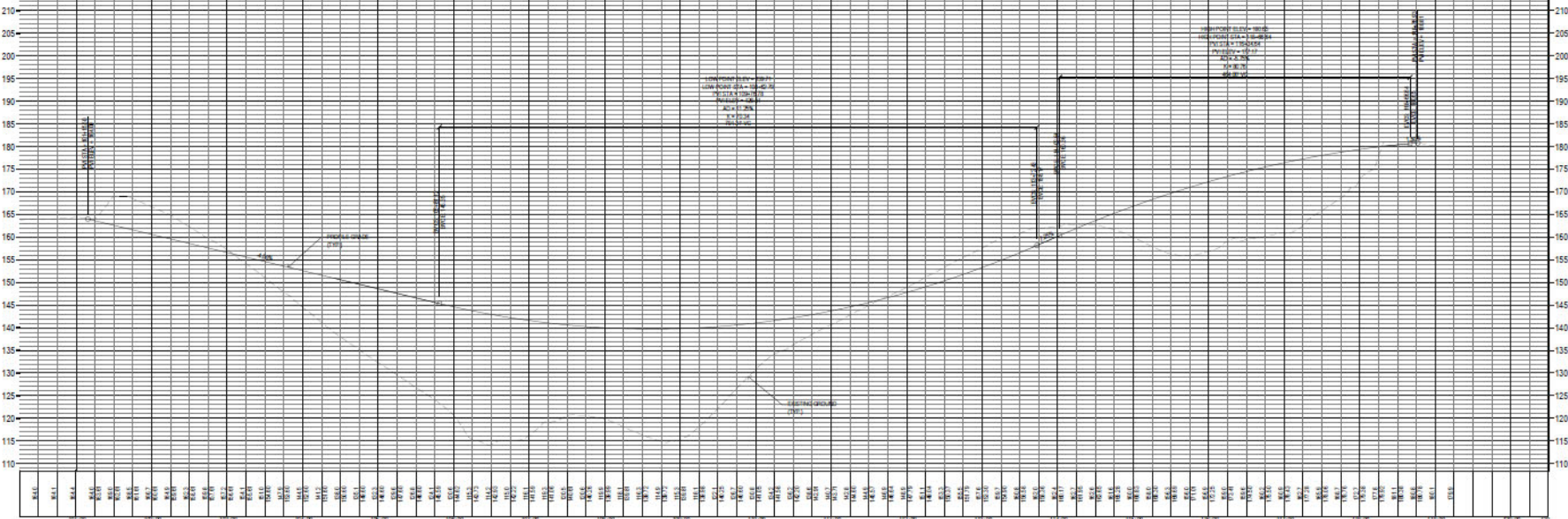
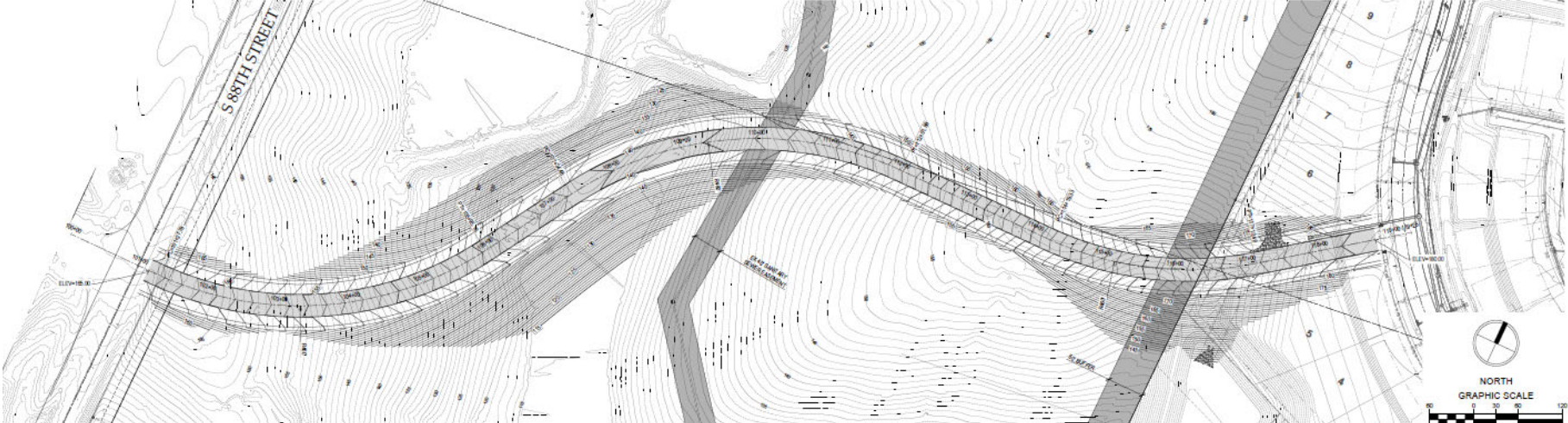
MILLER PROPERTY - HIGH POINT ROADWAY CONCEPT OVERALL

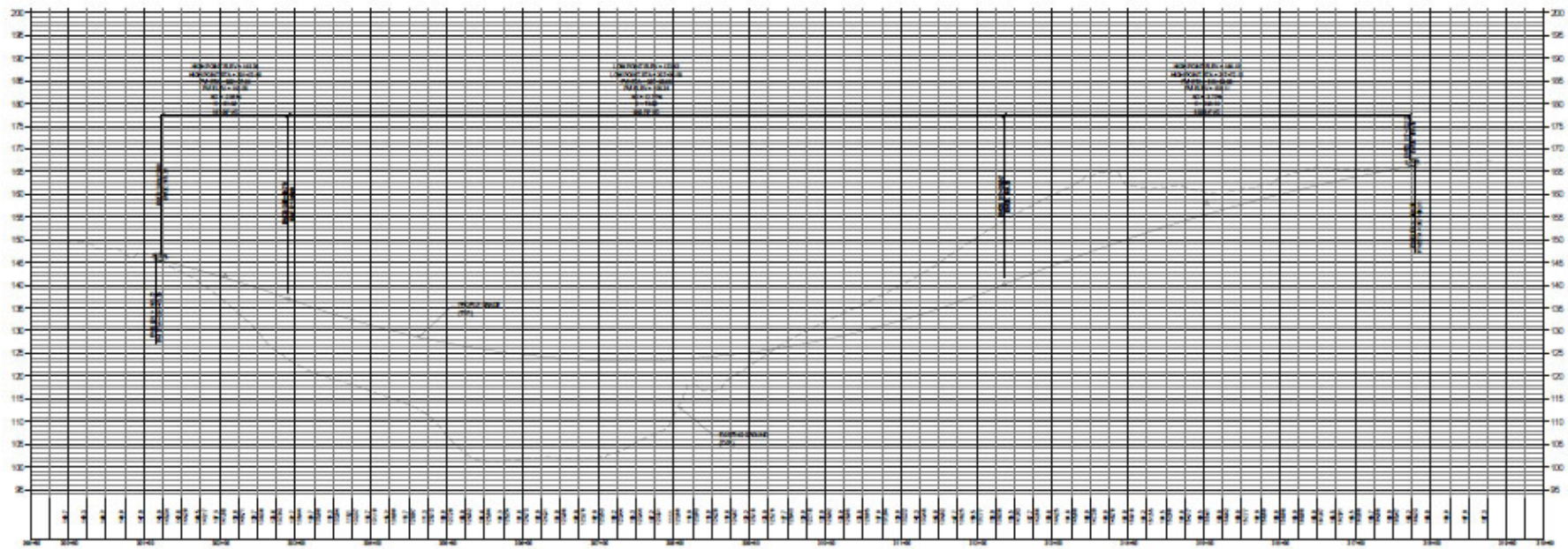
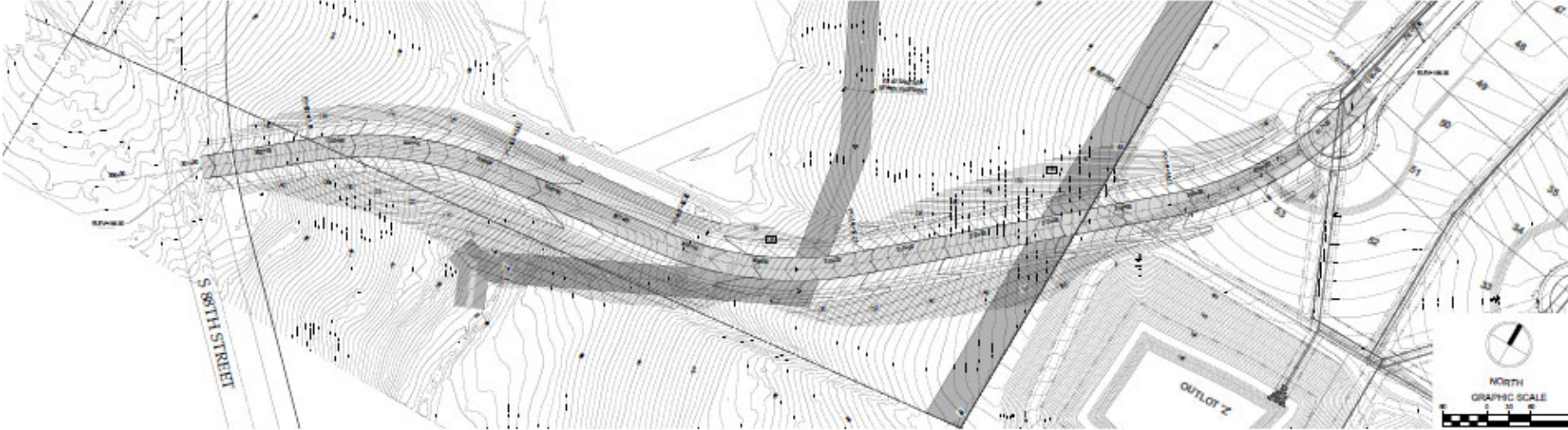
CONCEPT MASTER PLAN
PROJECT # 22615
DATE 06/2022



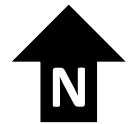


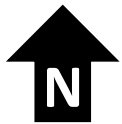
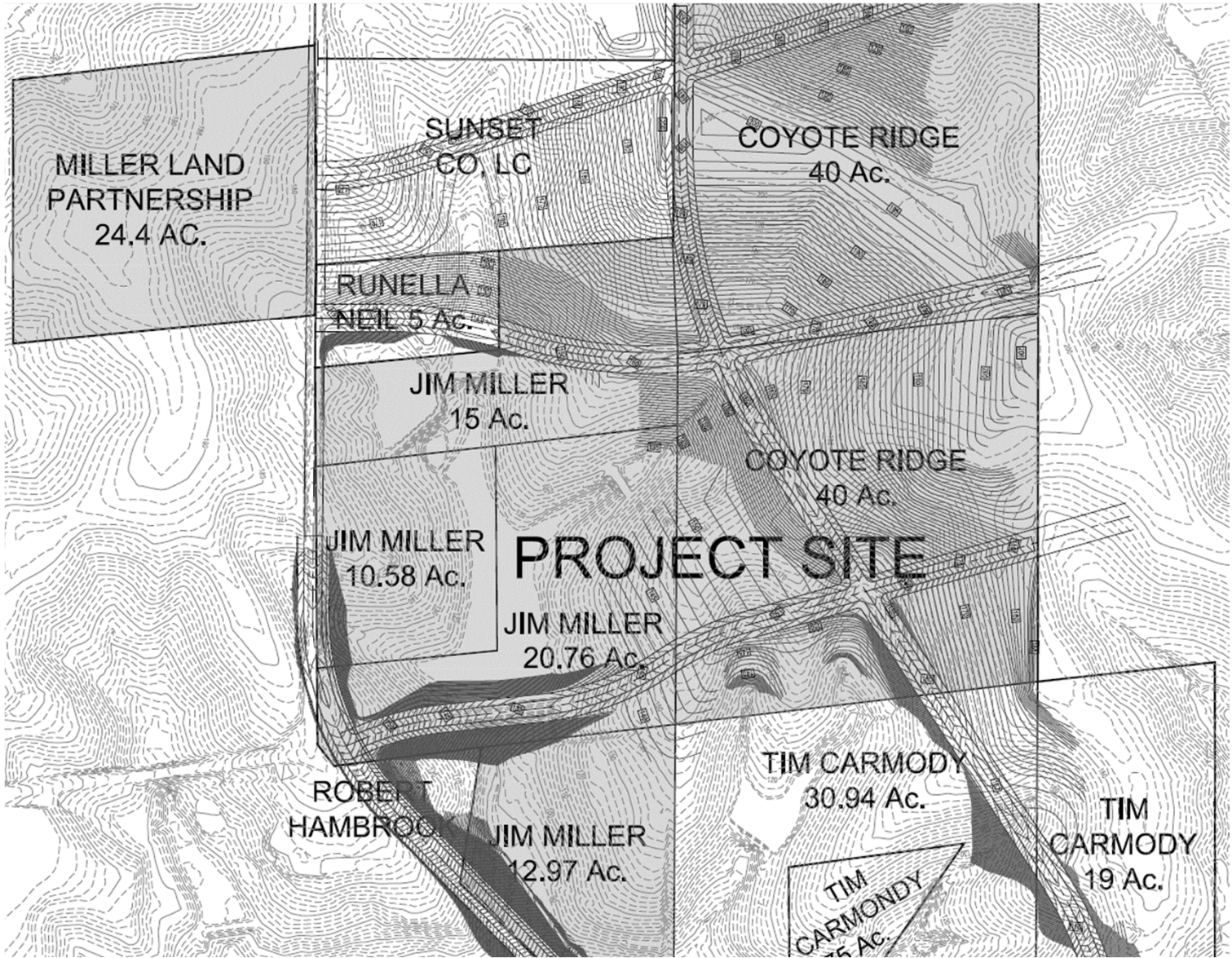




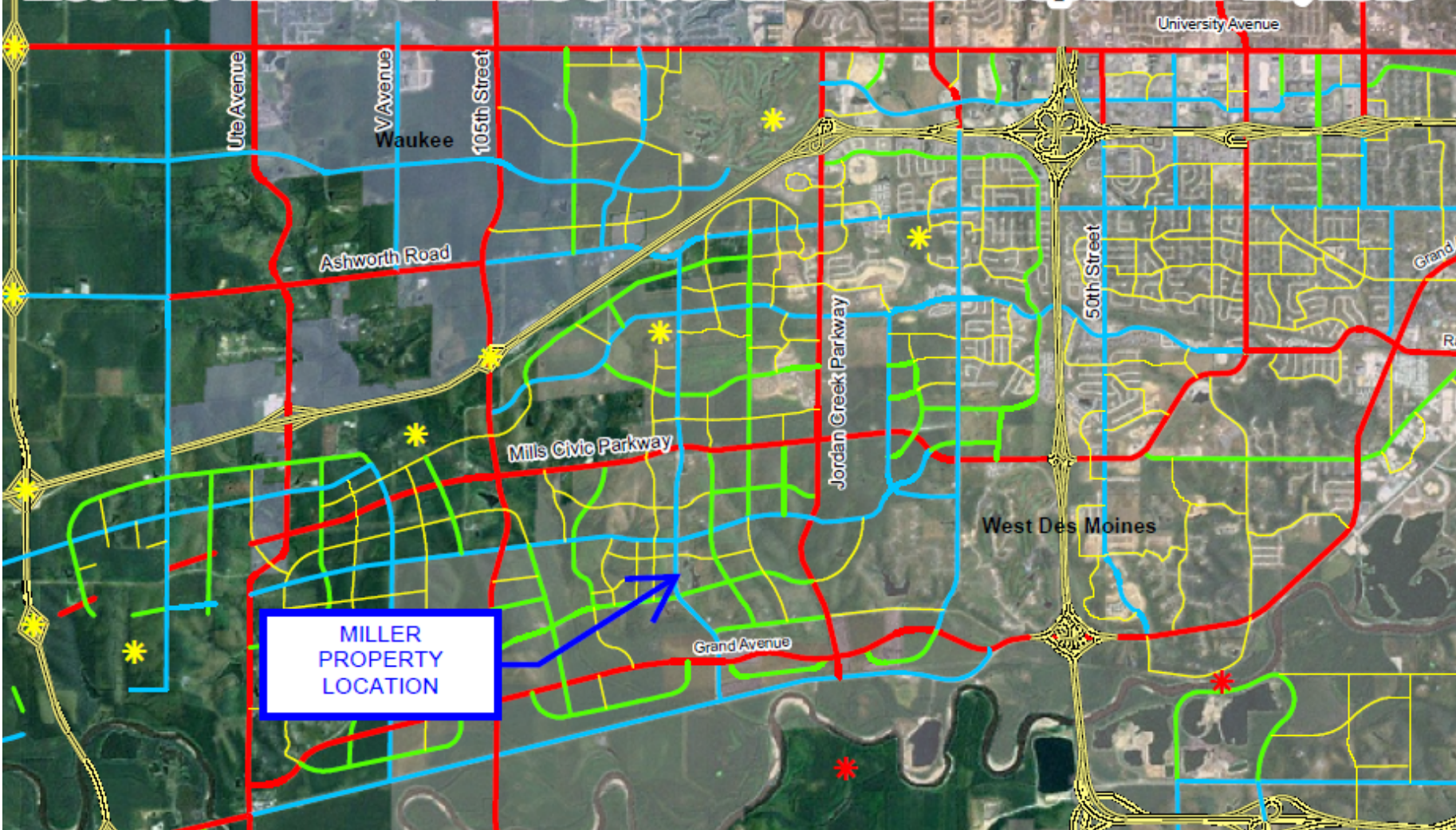


MILLER PROPERTY - ROADWAY CONCEPT #3

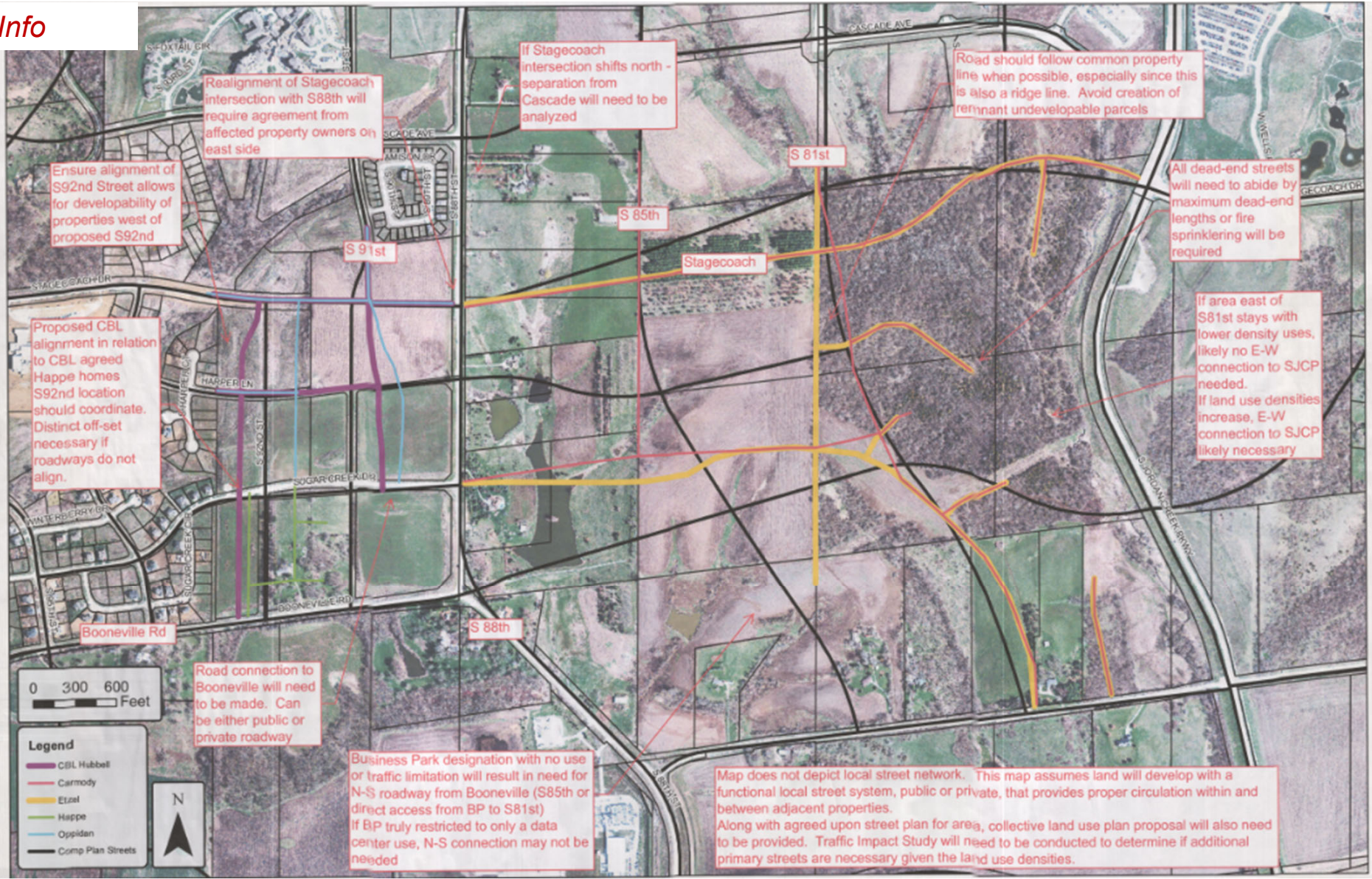




West Des Moines Ultimate Street Circulation - September 20, 2010



Miller Info



Realignment of Stagecoach intersection with S88th will require agreement from affected property owners on east side

If Stagecoach intersection shifts north - separation from Cascade will need to be analyzed

Road should follow common property line when possible, especially since this is also a ridge line. Avoid creation of remnant undevelopable parcels

All dead-end streets will need to abide by maximum dead-end lengths or fire sprinkling will be required

If area east of S81st stays with lower density uses, likely no E-W connection to SJCP needed. If land use densities increase, E-W connection to SJCP likely necessary

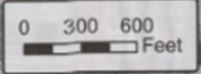
Ensure alignment of S92nd Street allows for developability of properties west of proposed S92nd

Proposed CBL alignment in relation to CBL agreed Happe homes S92nd location should coordinate. Distinct off-set necessary if roadways do not align.

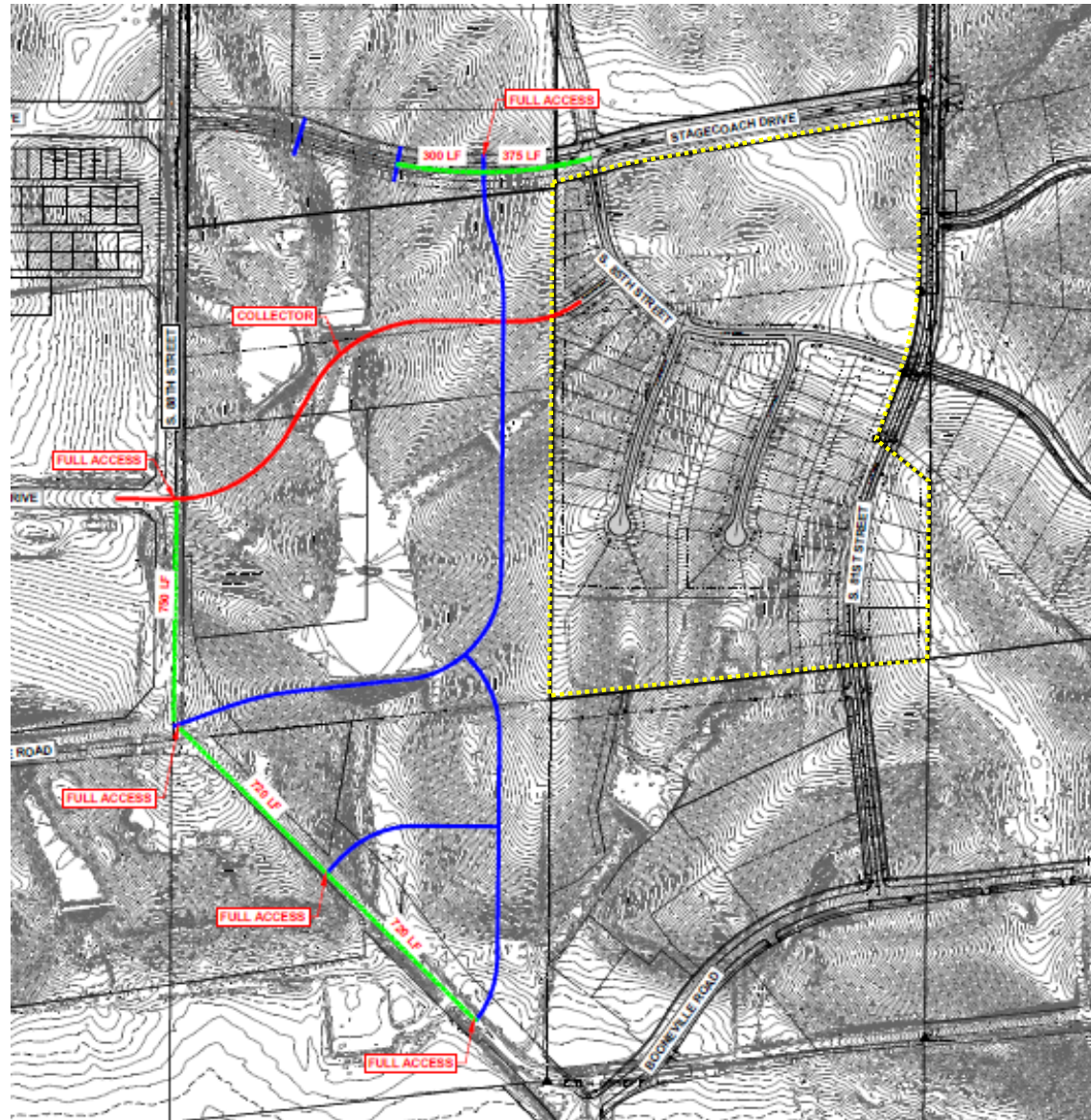
Road connection to Booneville will need to be made. Can be either public or private roadway

Business Park designation with no use or traffic limitation will result in need for N-S roadway from Booneville (S85th or direct access from BP to S81st) If BP truly restricted to only a data center use, N-S connection may not be needed

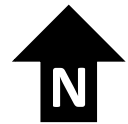
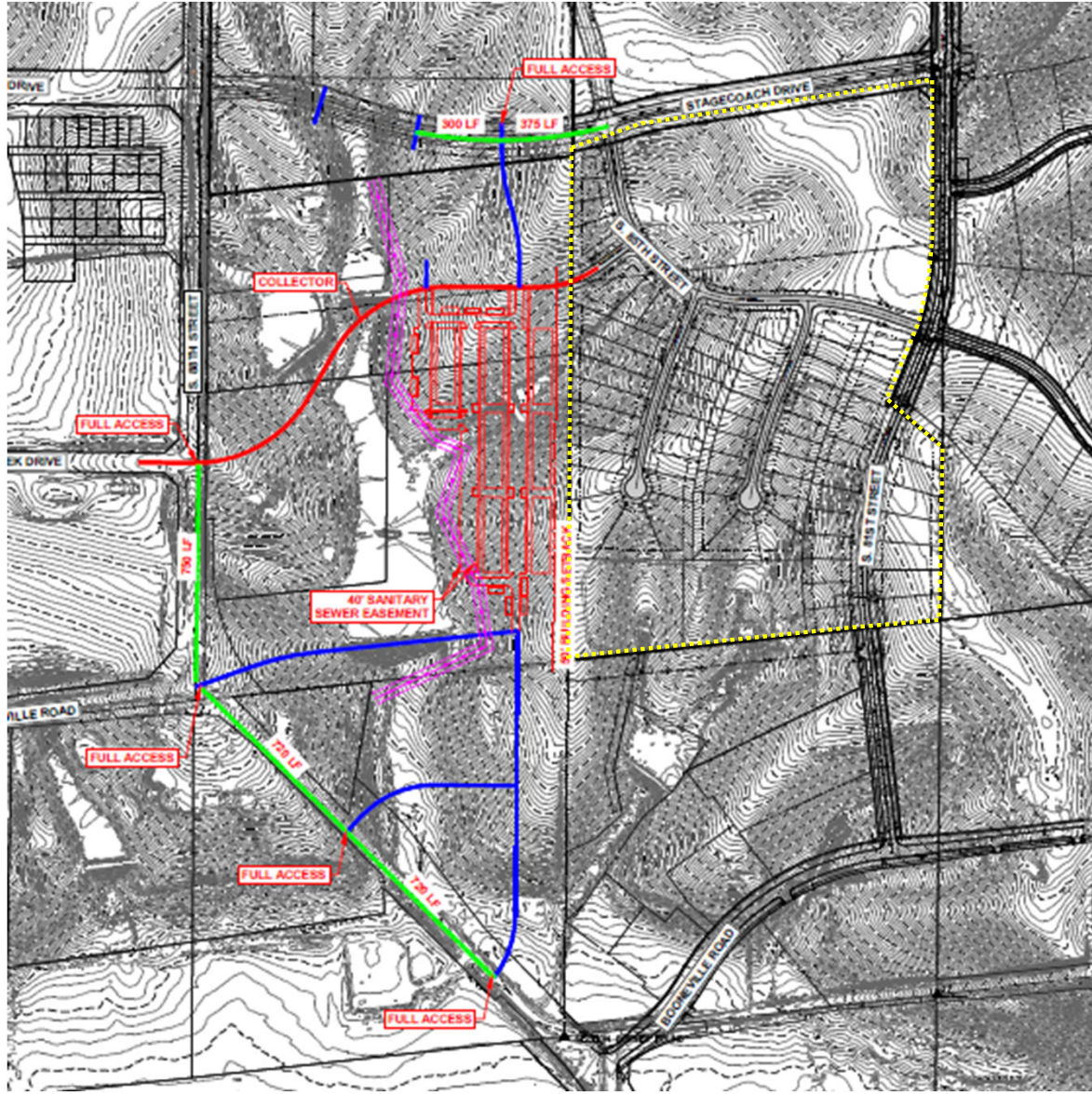
Map does not depict local street network. This map assumes land will develop with a functional local street system, public or private, that provides proper circulation within and between adjacent properties. Along with agreed upon street plan for area, collective land use plan proposal will also need to be provided. Traffic Impact Study will need to be conducted to determine if additional primary streets are necessary given the land use densities.



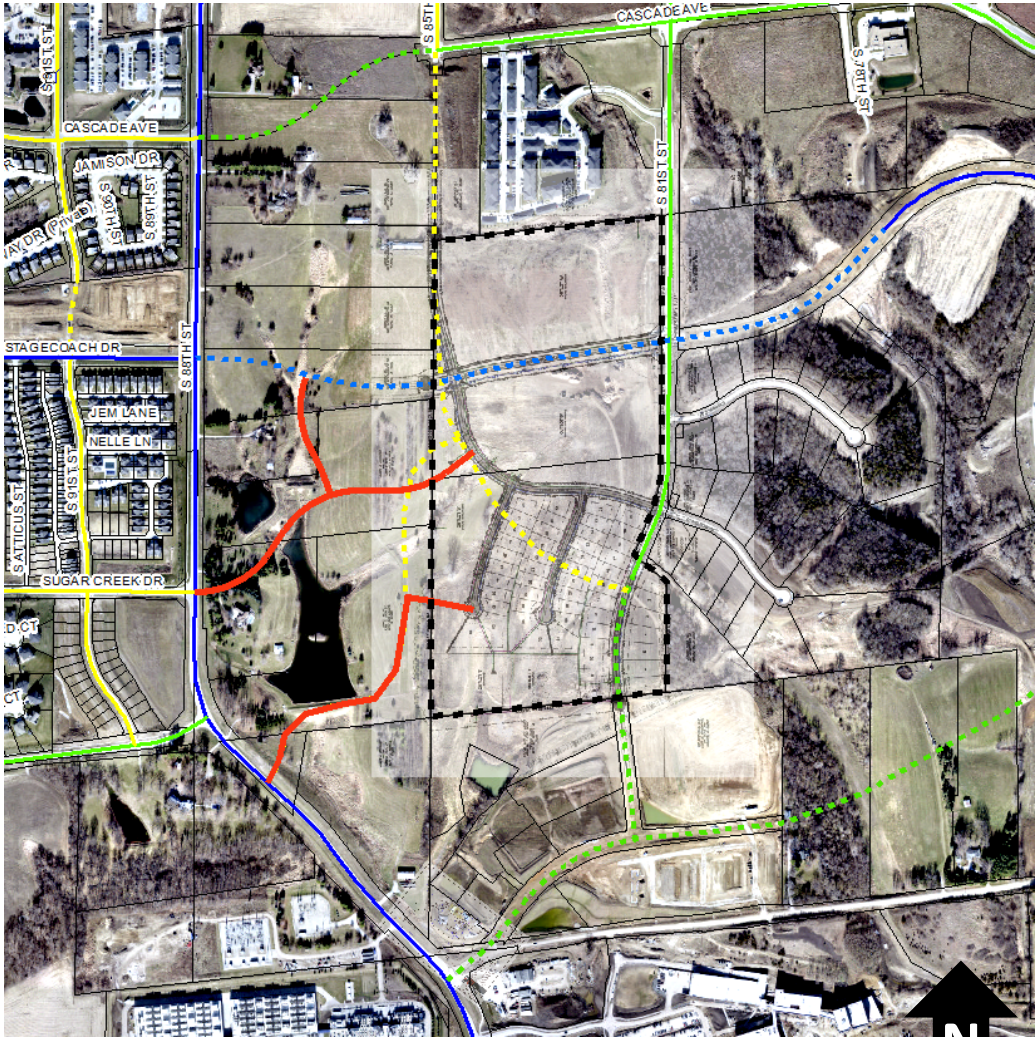
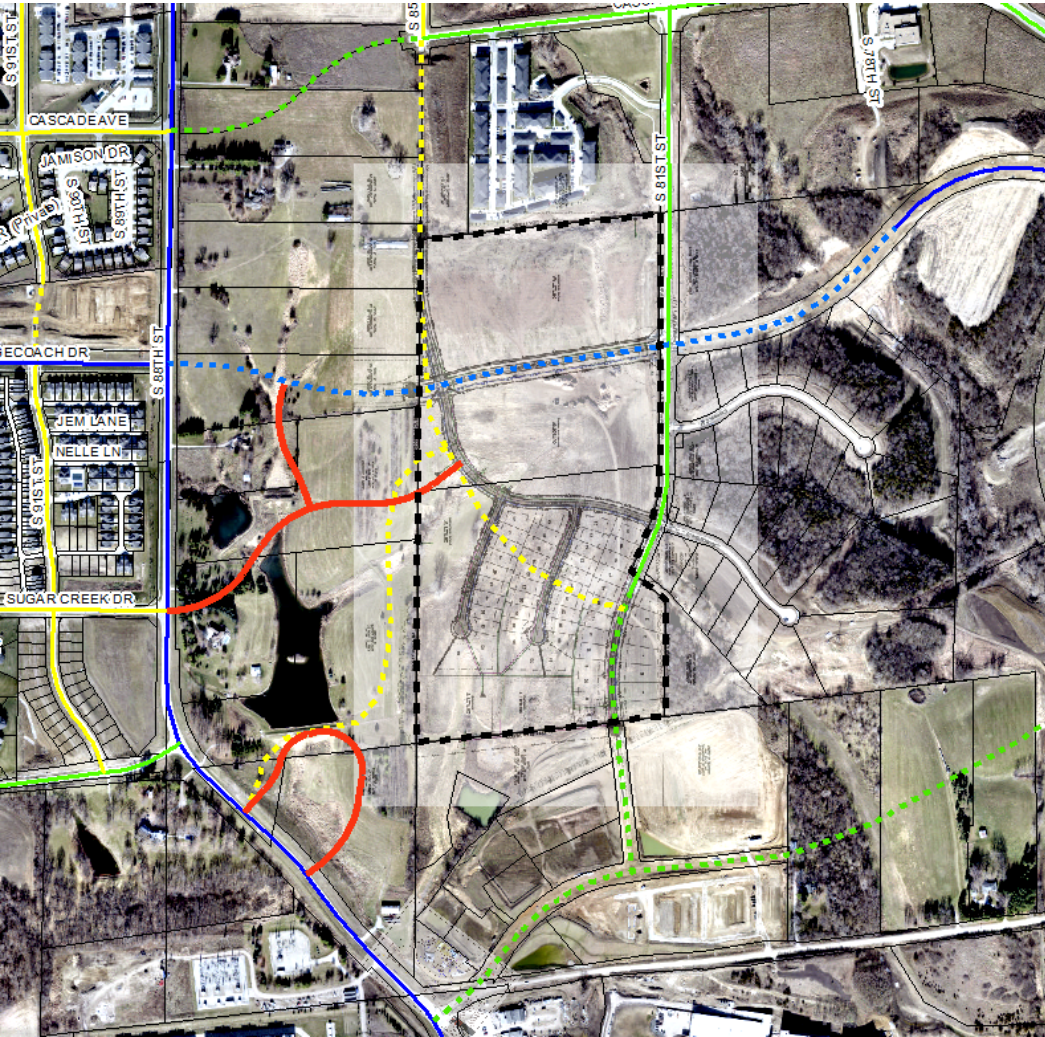
High Point Info



High Point Info



Staff Info



Upcoming Projects

To participate on this item:

- The Subcommittee 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.

Item a: *Code Amendment – Open Space*

Reason for the Amendment:

- The open space district originally took over what was designated as agricultural ground, so uses were focused on agriculture and support uses for agricultural functions.
- With the city now using the Open Space district to identify natural areas (river/stream corridors and greenways), and park like areas of the city, staff feels the uses associated with the Open Space District should be modified to address the desire to maintain these areas as natural or park like in the uses that are permitted in the district.

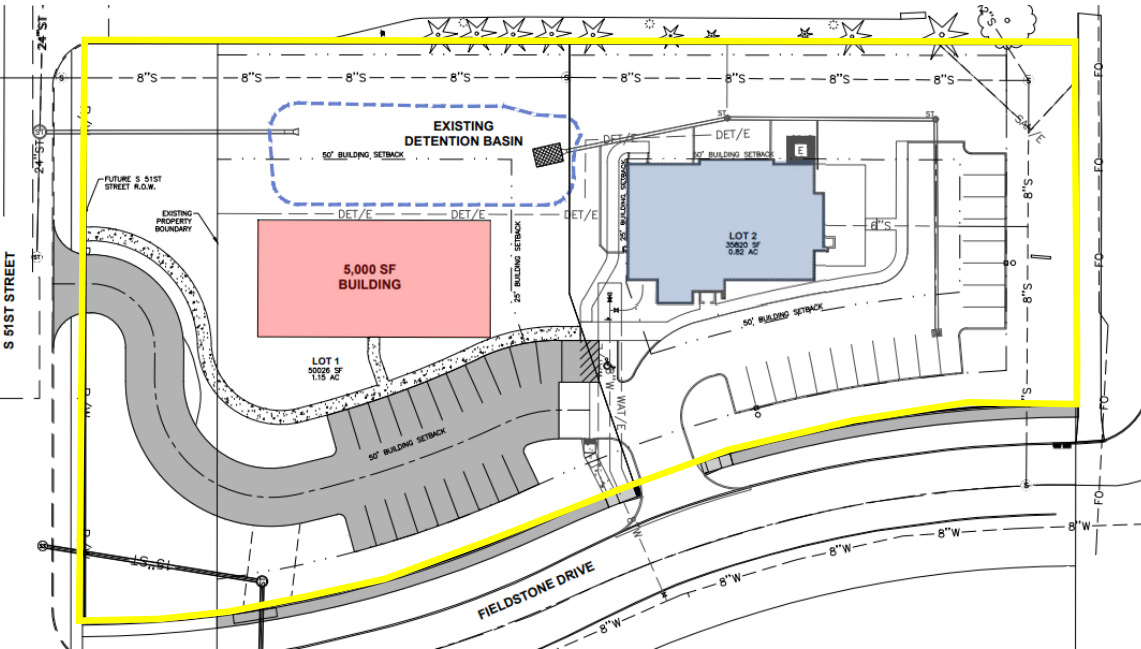
Intent of the Amendment:

- Remove uses within the Open Space district that are:
 - industrial or agricultural uses,
 - uses that are commercial/retail/service use,
 - uses that have external impacts that would affect the natural environment
- All uses remaining as Permitted (P) or Permitted Conditionally (Pc) will generally be uses that can enhance the public enjoyment of the natural outdoors area or uses that are typically associated with city, state, or national park areas.
- Also as a clean up item, the amendment will add Amusement and Recreation Service uses (SIC 7999) as a Permitted Conditional Use (Pc) within all commercial, office, and industrial districts as these uses can be reviewed individually for impacts to surrounding properties through the Pc review process. These were previously only allowed in some commercial districts (RC, CMC, and NC) and industrial districts.

Item b: Wirtz PUD Amendment

Amendment Request:

- To allow lots smaller than the minimum 60,000 square foot required per city code to accommodate development of two commercial buildings within the property.



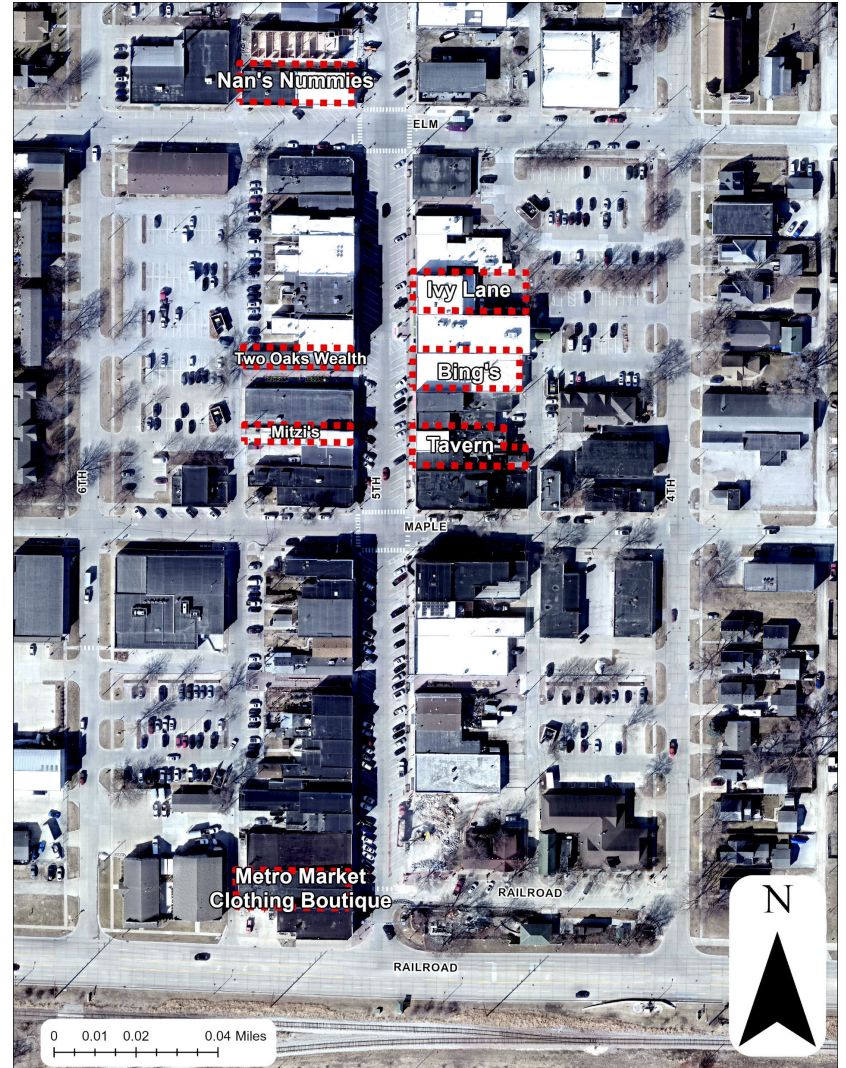
- Will apply lot size allowance to whole PUD



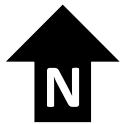
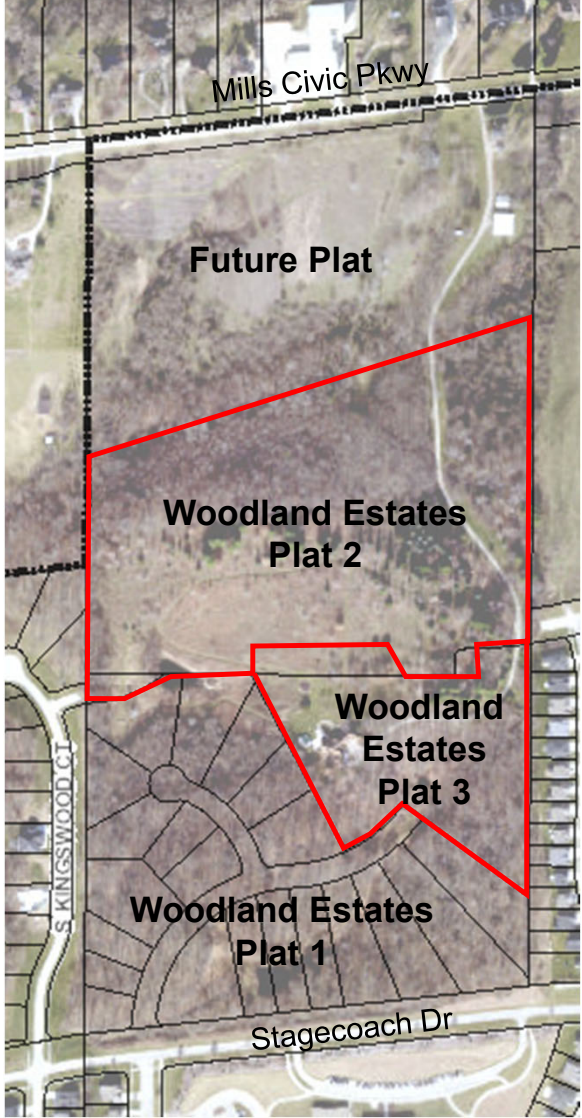
Item d: *XCaret Club & Lounge – Club Ambia*



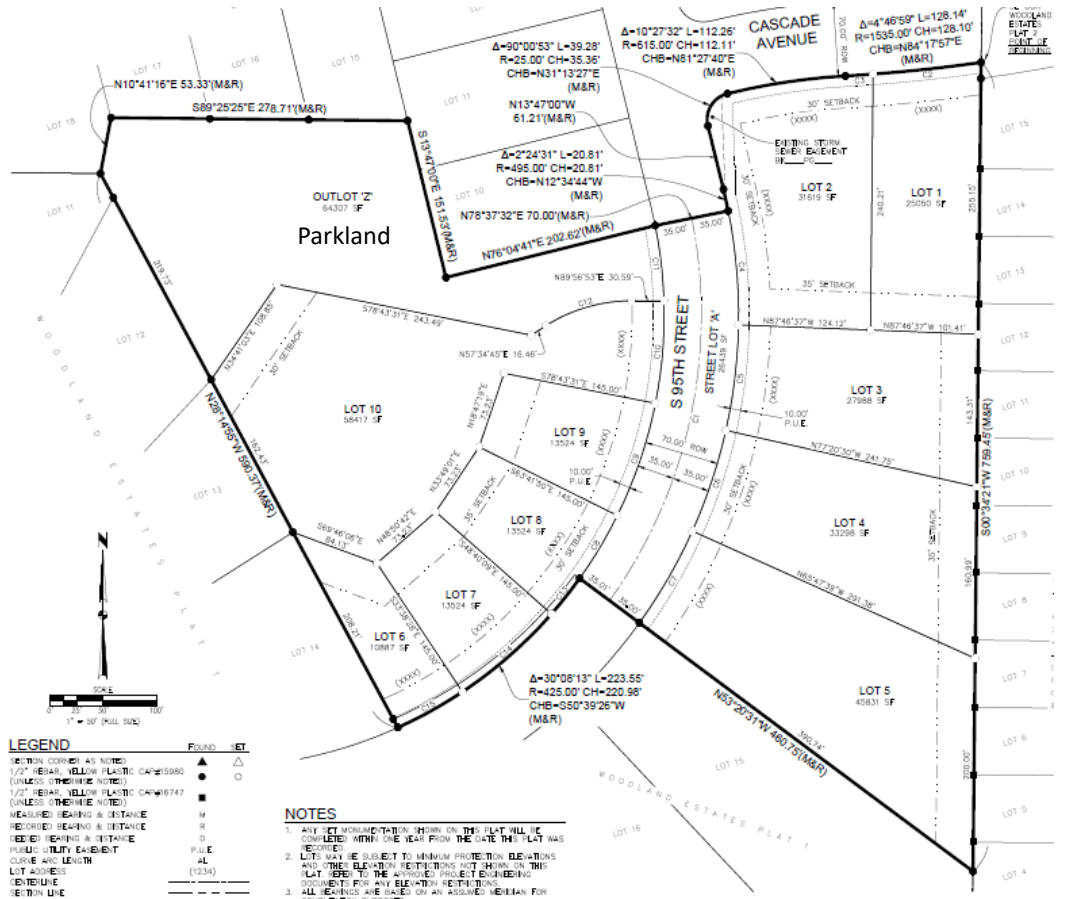
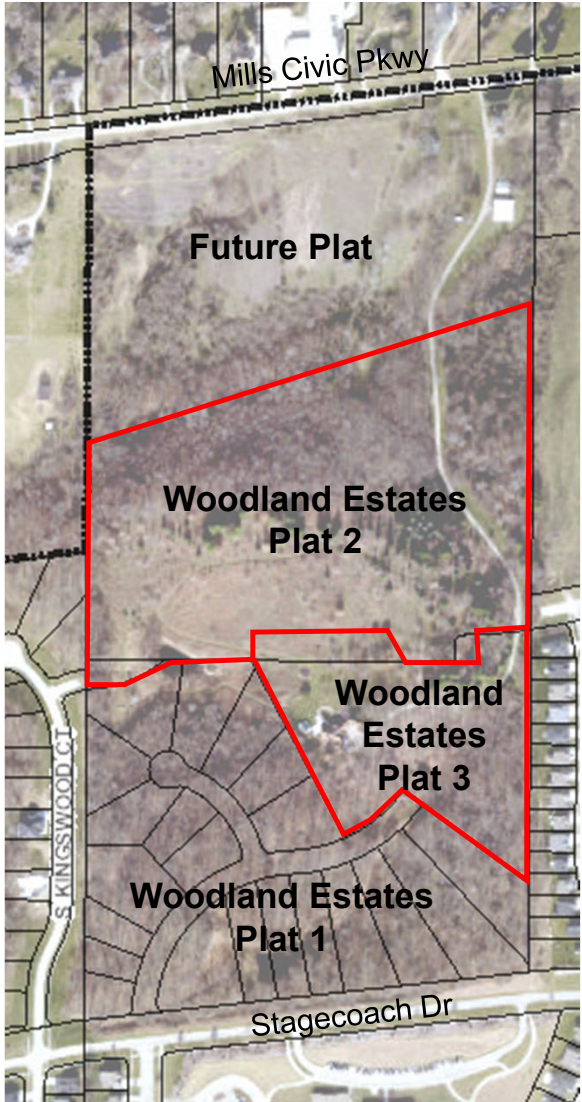
Item e: Valley Junction Sign-Up Program Sing Encroachment Hold Harmless Agreements



Item f: Woodland Estates Plat 2



Item g: Woodland Estates Plat 3



LEGEND

FOUND	SET
SECTION CORNER AS NOTED	▲
1/2" BEAR. YELLOW PLASTIC CAP#5980	●
(UNLESS OTHERWISE NOTED)	○
1/2" BEAR. YELLOW PLASTIC CAP#6747	●
(UNLESS OTHERWISE NOTED)	○
MEASURED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	R
RECORDED BEARING & DISTANCE	D
POULD UTILITY EMBLEM/T	PUE
CURVE AND LENGTH	AL
LOT ADDRESS	(1234)
SECTION LINE	---

NOTES

1. ANY LOT MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PRELIMINARY ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR

Item i: Code Amendment – Size of Letter, Graphic or Logo

9-18-16.C.4 Maximum Size Of Letters, Graphics, And Logos: No letter, graphic or logo dimension greater than six feet (6') shall be allowed, except in those situations in which **a use occupies** in excess of one hundred thousand (100,000) square feet of building area. ~~In these instances, individual letters, graphics or logos may be up to, but shall not exceed eight feet (8') in height.~~ ***In these instances, a use occupying one hundred thousand (100,000 square foot) of building area shall be allowed individual letters, graphics or logos up to eight feet (8') in height and/or width. For every additional fifteen thousand (15,000) square feet of building area that a use occupies, an additional one foot (1') of height and/or width shall be allowed up to a maximum letter, graphic or logo size of twenty feet (20') in height or width. A maximum of one (1) letter, graphic or logo larger than six feet (6') shall be allowed per individual use within a building.***

Minimum Total Use Square Footage within a Building	Maximum Height or Width Dimension (in feet)
100,000	8
115,000	9
130,000	10
145,000	11
160,000	12
175,000	13
190,000	14
205,000	15
220,000	16
235,000	17
250,000	18
265,000	19
280,000	20