

Welcome to the October 16, 2023, WDM Development & Planning Council Subcommittee

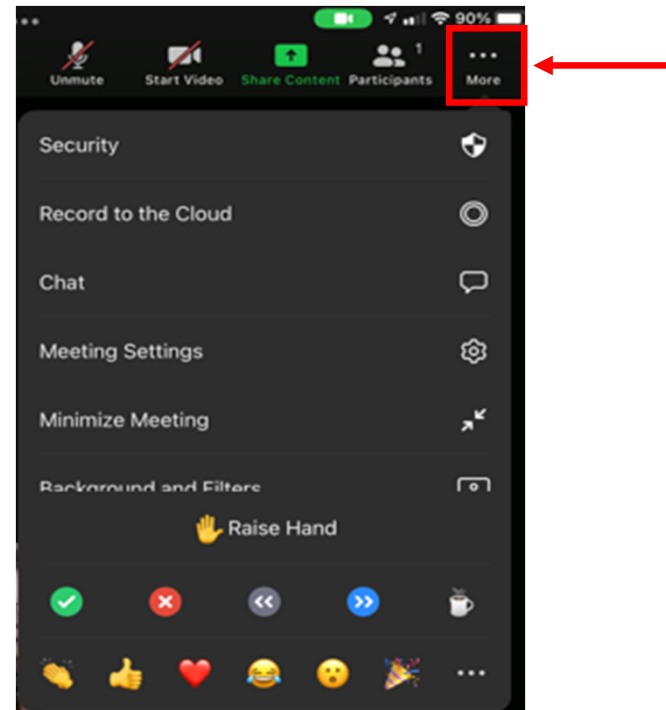
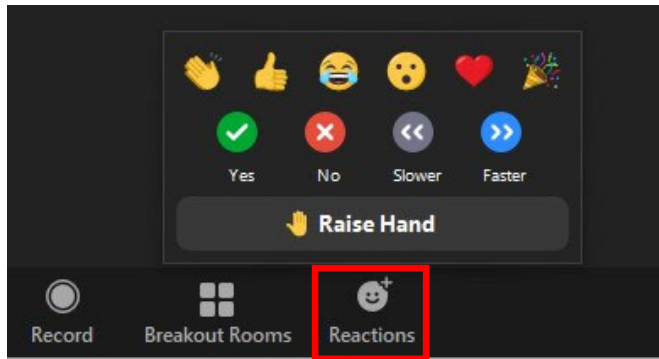
Here are a few housekeeping items before we get started:

- 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:**

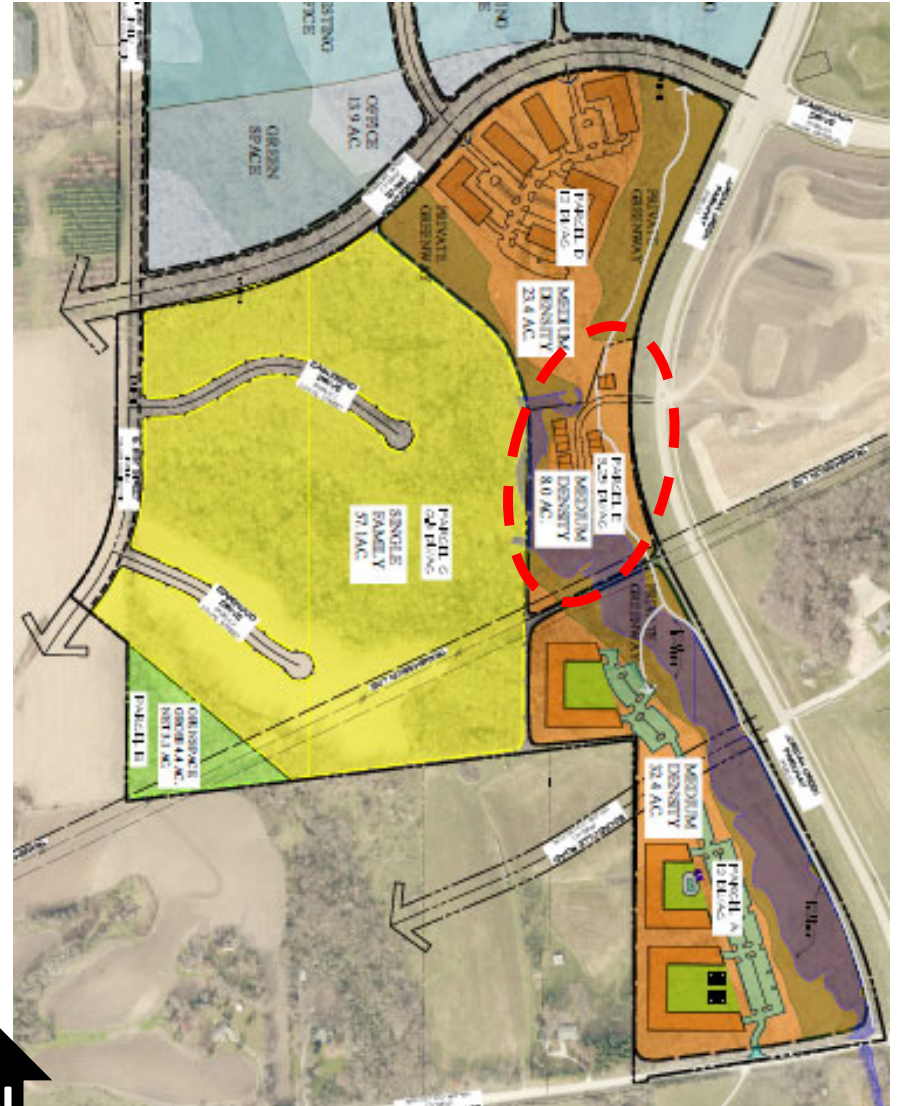


Raise Hand:

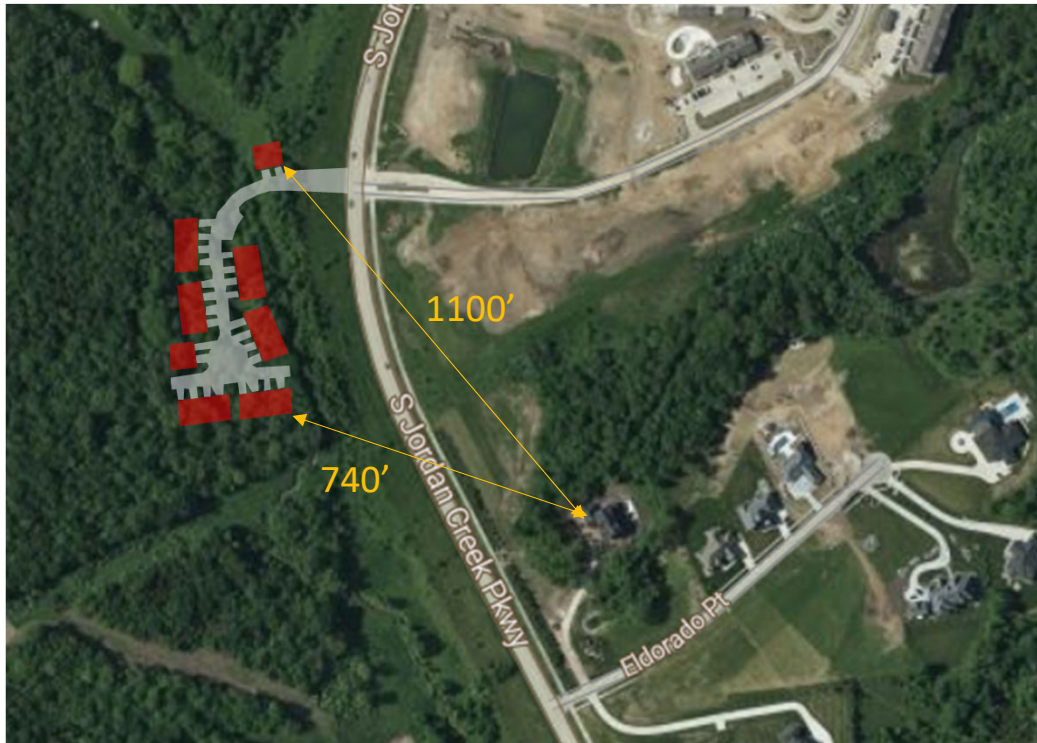
Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:



Discussion Item #1: *Jordan Ridge Medium Density*



PUD restricts to townhomes: no stacked living

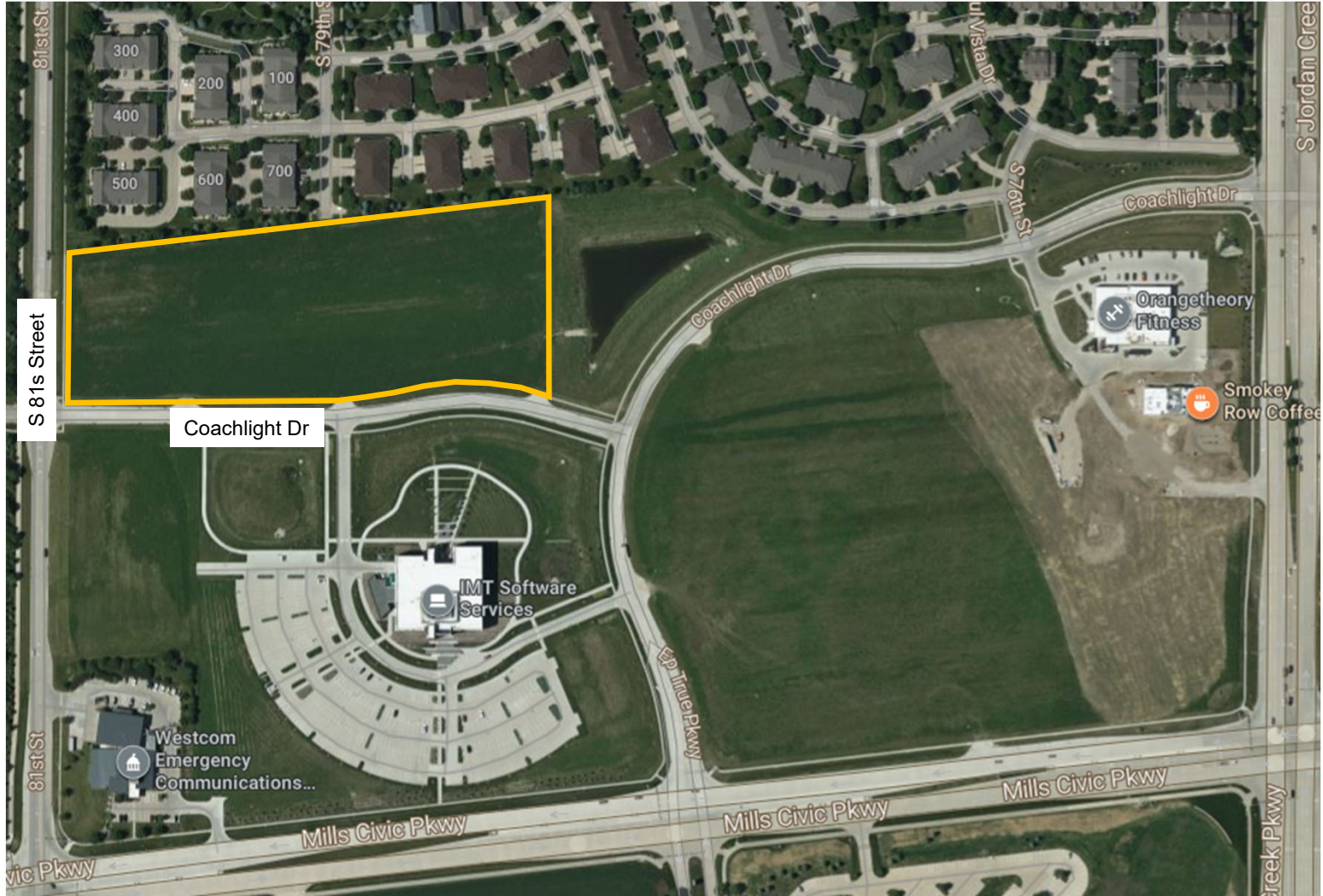


Proposed 3-story 28-unit condo building



- Market demand for single level living
- Market performance of building both TH and Condo for sale in Ankeny, many buyers prefer condo
- Condo for sale vs TH allows for community experience and common amenity
- Site is ideal from a topography and existing surrounding treescape
- From a height perspective,
 - Condo would be 3 story wood frame over 1 story parking structure, flat roof.
 - TH concept would be 2 story with pitch roof and walkout basement. Not as significant height difference with the roof style.

Discussion Item #2: *Parkways Medium Density*



6-plex:
along
north
boundary



16-plex:
middle of
site



FRONT ELEVATION



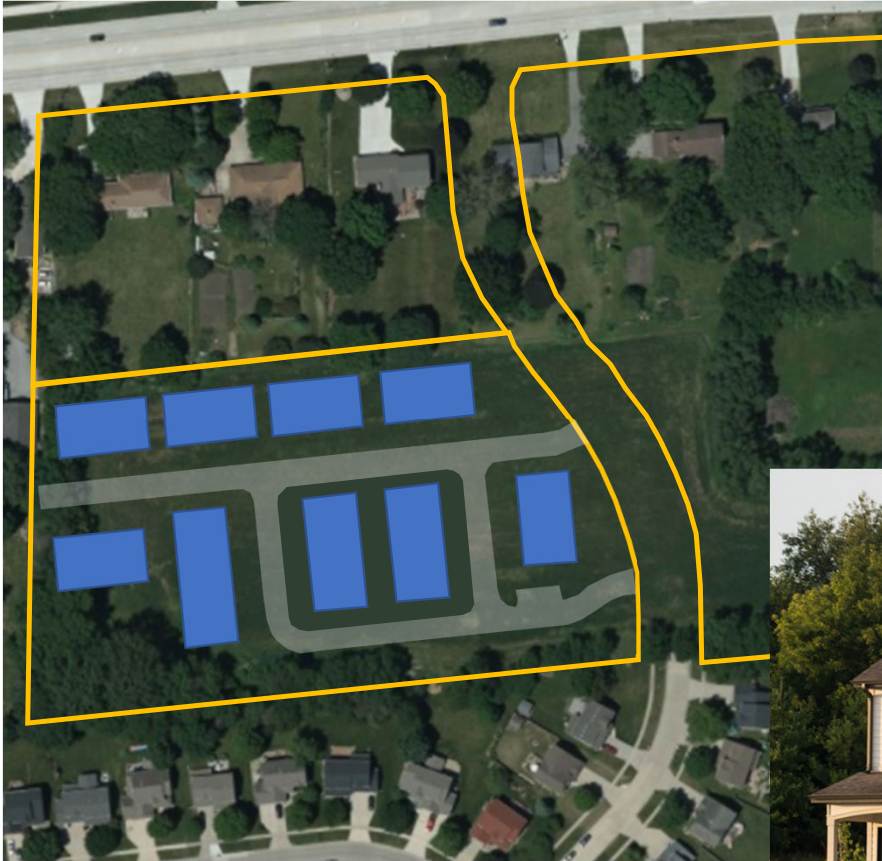
4-plex:
south &
along
west



Discussion Item #3: Village on Jordan Creek Medium Density



Discussion Item #3: *Village on Jordan Creek Medium Density*



PUD designates Medium Density Residential (RM-8)

- Parcel = 4.85 acres
- Max density = 39 DU
- Proposed use aligns with PUD



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: Ordinance Amendment – Community Commercial Land Uses

9-6-6: Commercial, Office and Industrial Use Regulations:

C. Table 6.1 – Use Matrix:

DIVISION I - SERVICES

SIC Codes	RC	CMC
701 Hotels and motels (without an event venue)	P	Pc²
- Hotels and motels (with an event venue)	P	Pc²
79 Amusement and recreational services		
- Event venue greater than 5,000 sq. ft.	Pc	Pc

Note:

1. Except when the property shares a property line with a single family or medium density zoned or utilized property, then the use is not permitted.
2. **Only permitted if the average height is thirty-six feet (36') or less; the overall size of the building is one hundred thousand (100,000) square feet or less; and the individual rooms are served by an interior hallway versus opening to the exterior of the building.**

CMC is generally the Multi-Use Medium land use areas (medium purple)

Adding as Pc to allow BOA to determine if appropriate for CMC zoned parcels in developed areas based on adjacent uses

Item b: *The Parkways Private Storm Water Detention*



Item b: *The Parkways*

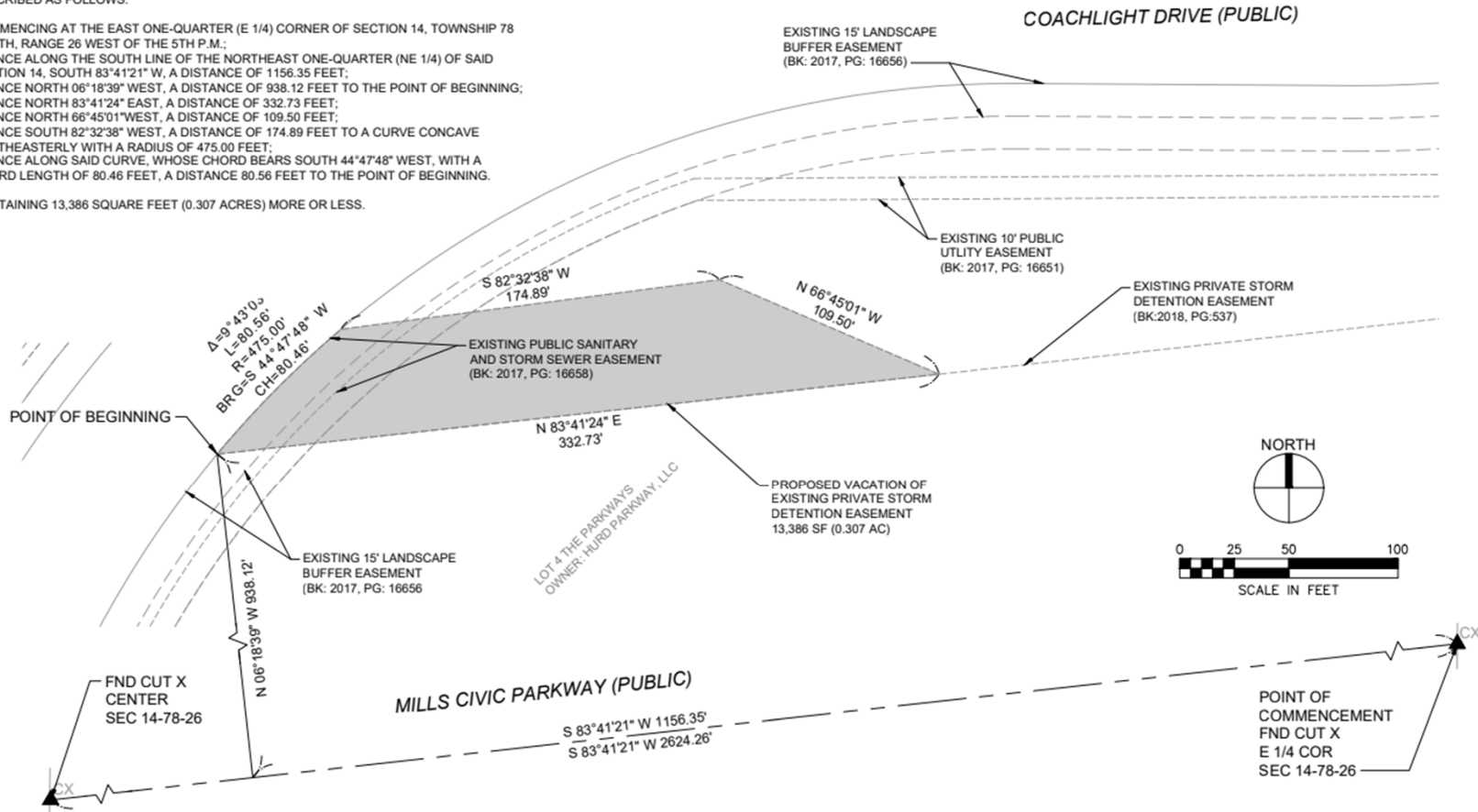
EASEMENT VACATION EXHIBIT

LEGAL DESCRIPTION

A VACATION OF A PORTION OF AN EXISTING PRIVATE STORM DETENTION EASEMENT (BK:2018, PG:537) LOCATED IN LOT 4 THE PARKWAYS, AN OFFICIAL PLAT, NOW IN AND FORMING A PART OF WEST DES MOINES, DALLAS COUNTY, IOWA MORE PARTICULAR DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST ONE-QUARTER (E 1/4) CORNER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M.;
 THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 14, SOUTH 83°41'21" W, A DISTANCE OF 1156.35 FEET;
 THENCE NORTH 06°18'39" WEST, A DISTANCE OF 938.12 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 83°41'24" EAST, A DISTANCE OF 332.73 FEET;
 THENCE NORTH 66°45'01" WEST, A DISTANCE OF 109.50 FEET;
 THENCE SOUTH 82°32'38" WEST, A DISTANCE OF 174.89 FEET TO A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 475.00 FEET;
 THENCE ALONG SAID CURVE, WHOSE CHORD BEARS SOUTH 44°47'48" WEST, WITH A CHORD LENGTH OF 80.46 FEET, A DISTANCE 80.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,386 SQUARE FEET (0.307 ACRES) MORE OR LESS.



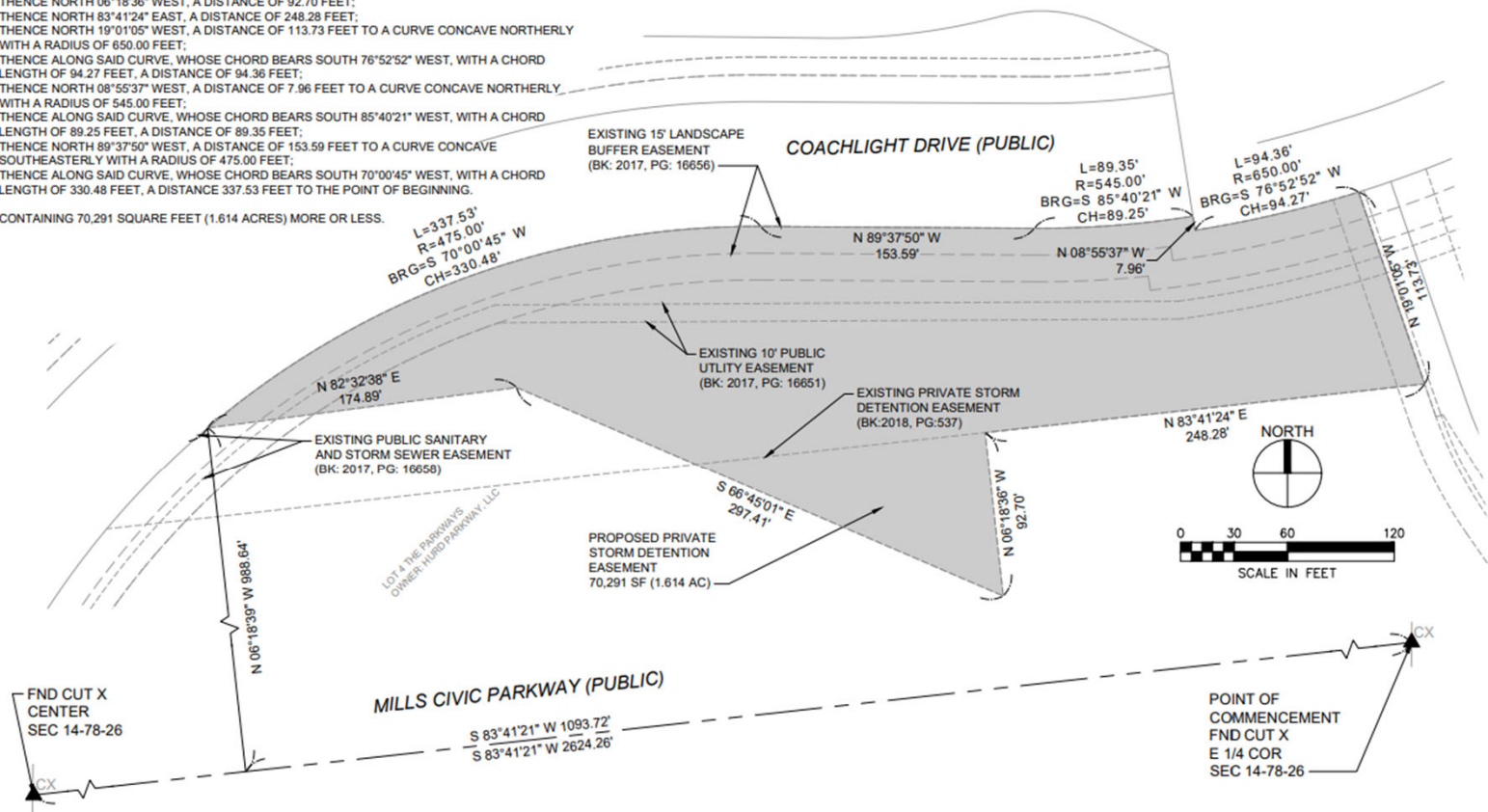
Item b: *The Parkways*

PRIVATE DETENTION EASEMENT EXHIBIT

LEGAL DESCRIPTION

A PRIVATE STORM DETENTION EASEMENT LOCATED IN LOT 4 THE PARKWAYS, AN OFFICIAL PLAT, NOW IN AND FORMING A PART OF WEST DES MOINES, DALLAS COUNTY, IOWA MORE PARTICULAR DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST ONE-QUARTER (E 1/4) CORNER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M.;
 THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 14, SOUTH 83°41'21" W, A DISTANCE OF 1093.72 FEET;
 THENCE NORTH 06°18'39" WEST, A DISTANCE OF 988.64 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 82°32'38" EAST, A DISTANCE OF 174.89 FEET;
 THENCE SOUTH 66°45'01" EAST, A DISTANCE OF 297.41 FEET;
 THENCE NORTH 06°18'36" WEST, A DISTANCE OF 92.70 FEET;
 THENCE NORTH 83°41'24" EAST, A DISTANCE OF 248.28 FEET;
 THENCE NORTH 19°01'05" WEST, A DISTANCE OF 113.73 FEET TO A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 650.00 FEET;
 THENCE ALONG SAID CURVE, WHOSE CHORD BEARS SOUTH 76°52'52" WEST, WITH A CHORD LENGTH OF 94.27 FEET, A DISTANCE OF 94.36 FEET;
 THENCE NORTH 08°55'37" WEST, A DISTANCE OF 7.96 FEET TO A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 545.00 FEET;
 THENCE ALONG SAID CURVE, WHOSE CHORD BEARS SOUTH 85°40'21" WEST, WITH A CHORD LENGTH OF 89.25 FEET, A DISTANCE OF 89.35 FEET;
 THENCE NORTH 89°37'50" WEST, A DISTANCE OF 153.59 FEET TO A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 475.00 FEET;
 THENCE ALONG SAID CURVE, WHOSE CHORD BEARS SOUTH 70°00'45" WEST, WITH A CHORD LENGTH OF 330.48 FEET, A DISTANCE 337.53 FEET TO THE POINT OF BEGINNING.
 CONTAINING 70,291 SQUARE FEET (1.614 ACRES) MORE OR LESS.



Item c: 417 Maple Street Hold Harmless

