

Welcome to the October 23, 2023, WDM Planning and Zoning Commission Meeting

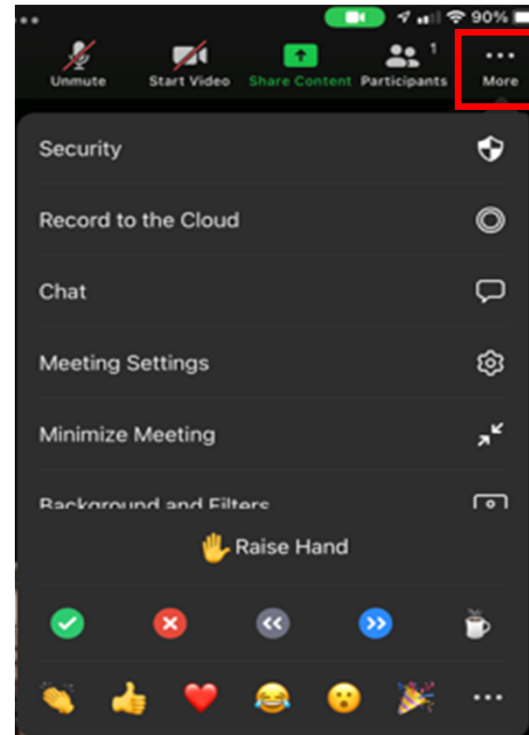
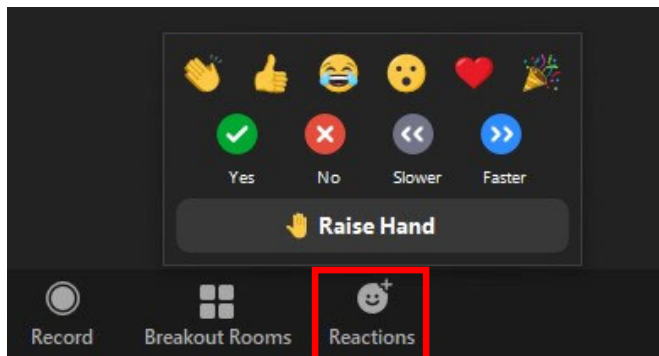
Here are a few housekeeping items before we get started:

- 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 – Code Amendment – Uses in CMC Zoning Approval of a Code Amendment

To participate on this item:

- The Chair will first have the applicant present on the agenda item and will then ask for public comment on the item.
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When you are unmuted – please state your name and address for the record before you make your comments.

Item 2a – Uses in CMC Zoning

Reason for the Amendment:

- The amendment allows for hotels and event venue uses within CMC zoned properties for redevelopment and development purposes, while still respecting and ensuring compatibility with the surrounding uses

Intent of the Amendment:

- Better align the Community Commercial land uses with the newly adopted land use categories within the Comprehensive Plan
- Accommodate additional uses in the CMC district for undeveloped and developed areas within the City

Item 3a – Code Amendment – Sidewalks **Approval of a Code Amendment**

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Item 3a – Sidewalks

Reason for the Amendment:

- Promote walkability
- Compliance with code provisions stating ‘pedestrian pathways *shall be located and designed to provide adequate physical separation from vehicles.*
- Code does not specifically mention sidewalk requirements along private streets – developers often opt to not install – or install on just one side.
- Sidewalks are being located immediately adjacent to rolled curbs or not provided, offering no protection for pedestrians. Rolled curbs as curb cuts are not accessible.

Intent of the Amendment:

- Requirements will apply to along **private** streets and private interior vehicular roadways
- Require sidewalks to be a minimum of 5’ from the back of standard 4” vertical barrier curb on both sides of vehicle pathways
- Any alternate curb design (rolled or sloped: intended for vehicles to easily pass over) are required to have separation from the back of the curb to the start of the sidewalk consistent with public local streets (approx. 9.5’)
- Reduces the perimeter setback from 35’ to 30’ for medium density and smaller scaled buildings in high-density to accommodate the provide some additional developable land
- Buffer will still be the required standard 30’ with vegetation and may overlap the 30’ perimeter setback required.

Item 3a – Sidewalks - Research

City Research		
Community	Private Streets allowed?	Sidewalk Requirements Along Private Streets
Altoona	Only mentions them in Mobile Home Zoning district & Regional Commercial Zoning district	<ul style="list-style-type: none"> • Has setback requirements for residential sidewalks. • Waiver process available
Ankeny	Private streets are allowed.	<ul style="list-style-type: none"> • Require along private streets. • Sidewalks must be constructed in accordance with the City's standards.
Clive	Allow private streets and are regulated the same as public streets.	<ul style="list-style-type: none"> • Required along private streets for public use. • Must be a minimum of four feet (4') in width. • Waiver process available
Des Moines	Private streets are discouraged.	<ul style="list-style-type: none"> • Sidewalks are required • Sidewalks may be waived or alternate locations can be proposed
Indianola	Private streets are discouraged.	<ul style="list-style-type: none"> • Sidewalks are required • Minimum of four-foot wide concrete sidewalk along each lot frontage • Waiver process available
Johnston	Private streets serving five or more dwellings or uses must be constructed to city standards	<ul style="list-style-type: none"> • Sidewalks are required • The sidewalks shall be built according to the most current version of SUDAS as adopted by the City. • Waiver process available

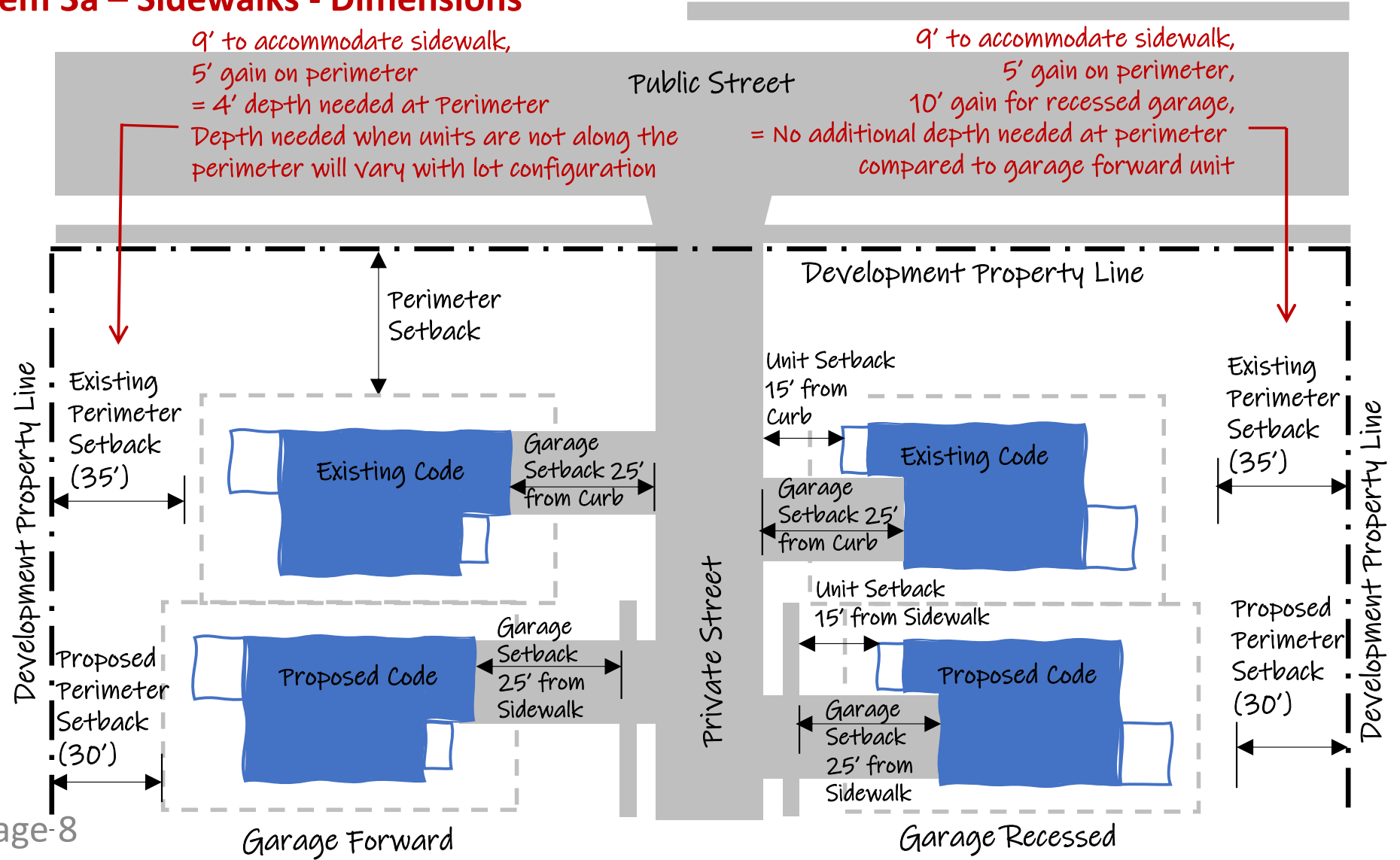
Item 3a – Sidewalks - Research

City Research		
Community	Private Streets allowed?	Sidewalk Requirements Along Private Streets
Urbandale	Mostly only allowed in PUDs	Must follow all requirements for a public street except does not need to have a setback from the street curb
Waukee	<p>The use of private streets shall be allowed if:</p> <ul style="list-style-type: none"> • Built to Waukee Standard Specifications for public streets. • They are maintained by the property owners. • Design standards are determined by the City Engineer • A public ingress/egress easement is required 	<ul style="list-style-type: none"> • Sidewalks should be installed on both sides of the private streets unless additional landscaping or open space is incorporated into the site in an amount approved by the City Council in relief of one sidewalk per street.
Windsor Heights	<p>The use of private streets shall be allowed if:</p> <ul style="list-style-type: none"> • Built to Windsor Heights Standard Specifications for public streets. • They are maintained by the property owners • Design standards are determined by the City Engineer • A public ingress/egress easement is required 	<ul style="list-style-type: none"> • Sidewalks should be installed on both sides of the private streets unless additional landscaping or open space is incorporated into the site in an amount approved by the City Council in relief of one sidewalk per street.

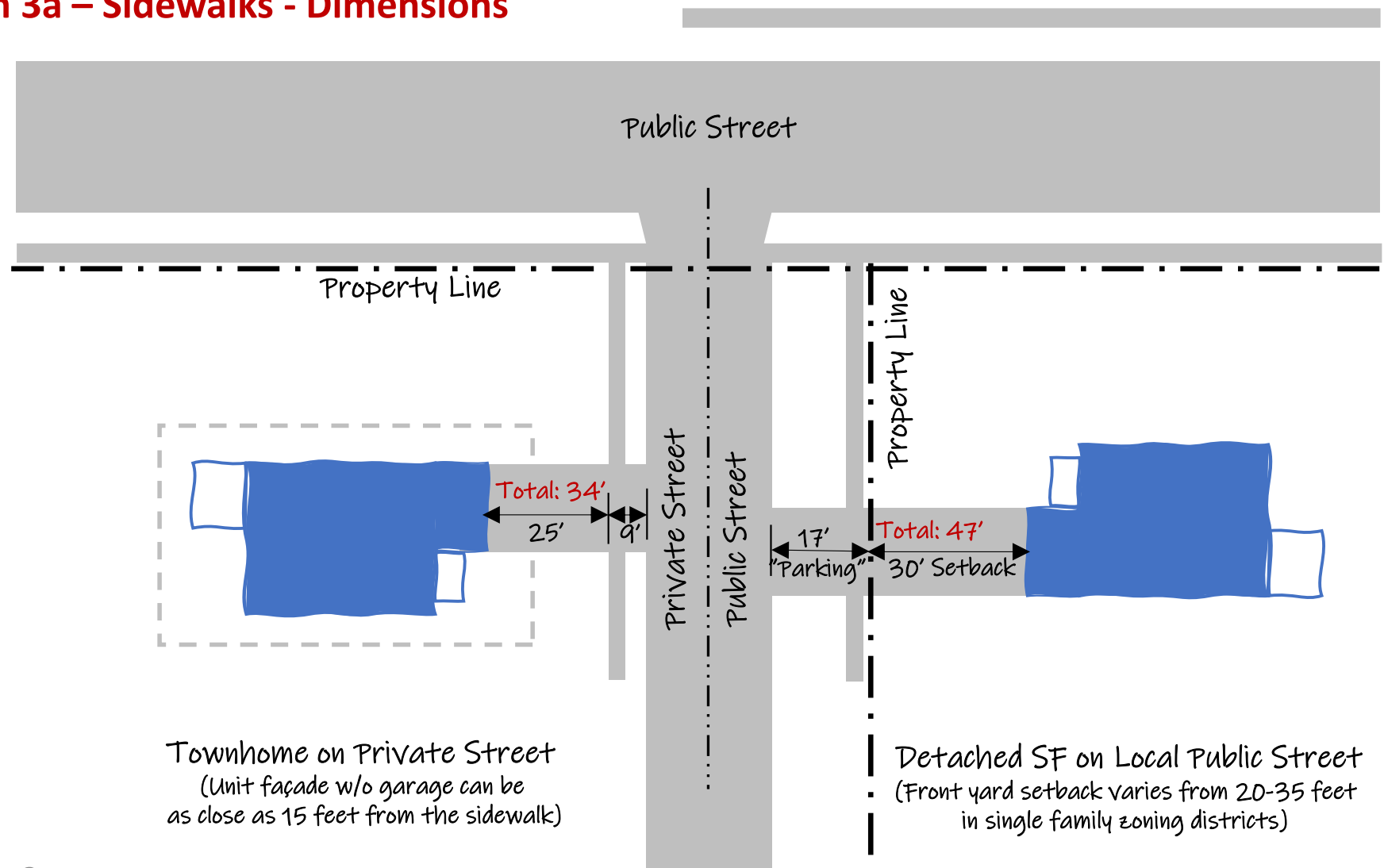
Item 3a – Sidewalks - Dimensions

9' to accommodate sidewalk,
 5' gain on perimeter
 = 4' depth needed at Perimeter
 Depth needed when units are not along the
 perimeter will vary with lot configuration

9' to accommodate sidewalk,
 5' gain on perimeter,
 10' gain for recessed garage,
 = No additional depth needed at perimeter
 compared to garage forward unit



Item 3a – Sidewalks - Dimensions

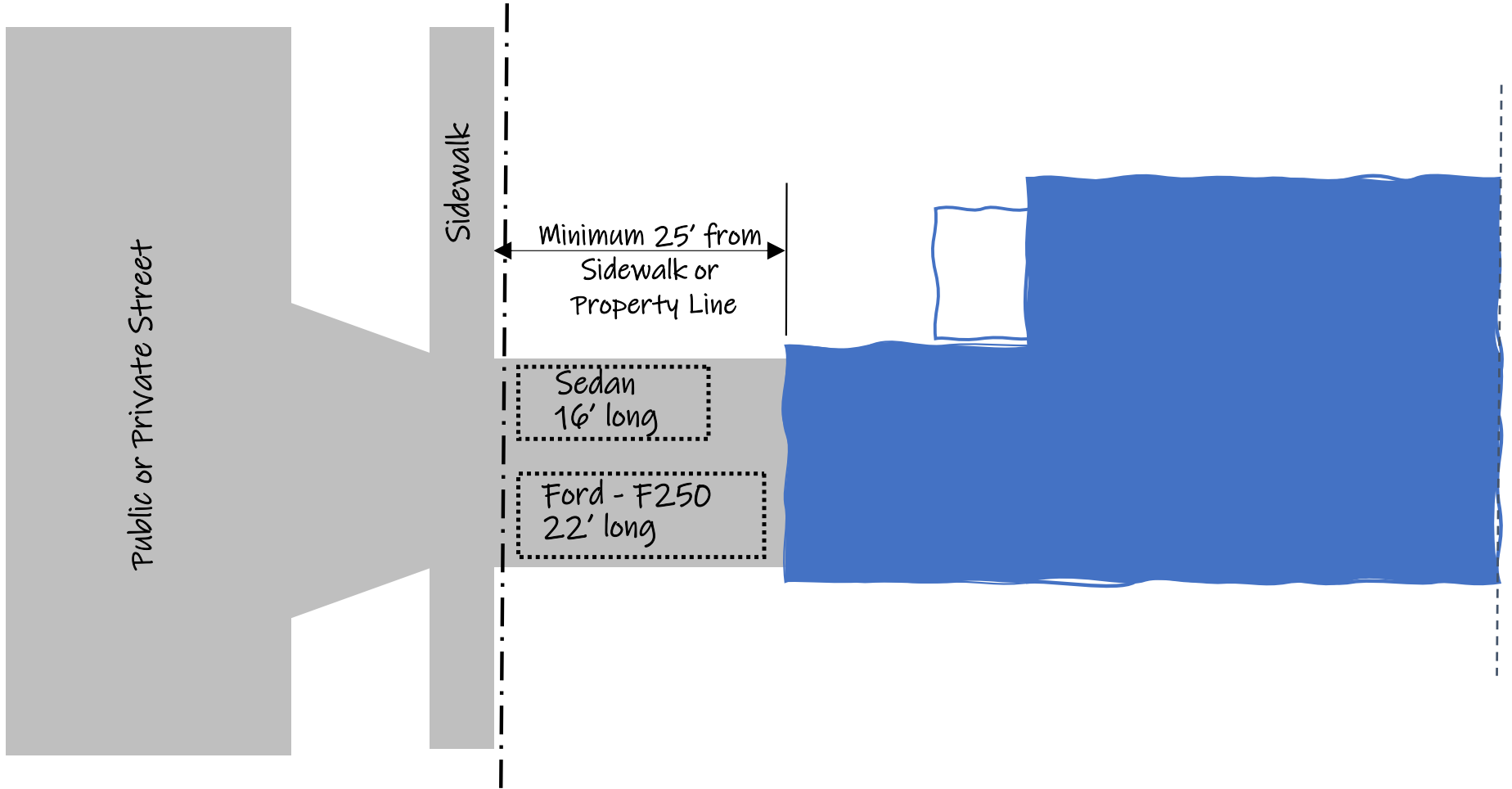


Townhome on Private Street
(Unit façade w/o garage can be as close as 15 feet from the sidewalk)

Detached SF on Local Public Street
(Front yard setback varies from 20-35 feet in single family zoning districts)

Item 3a – Sidewalks - Dimensions

Driveway Depth for Parking



Item 3a – Sidewalks – Private Street Examples (Existing)



**Rolled curb, no setback,
sidewalk on both sides**



**Rolled curb, no setback,
sidewalk on one side**

Item 3a – Sidewalks – Private Street Examples (Existing)



Rolled curb, no sidewalks

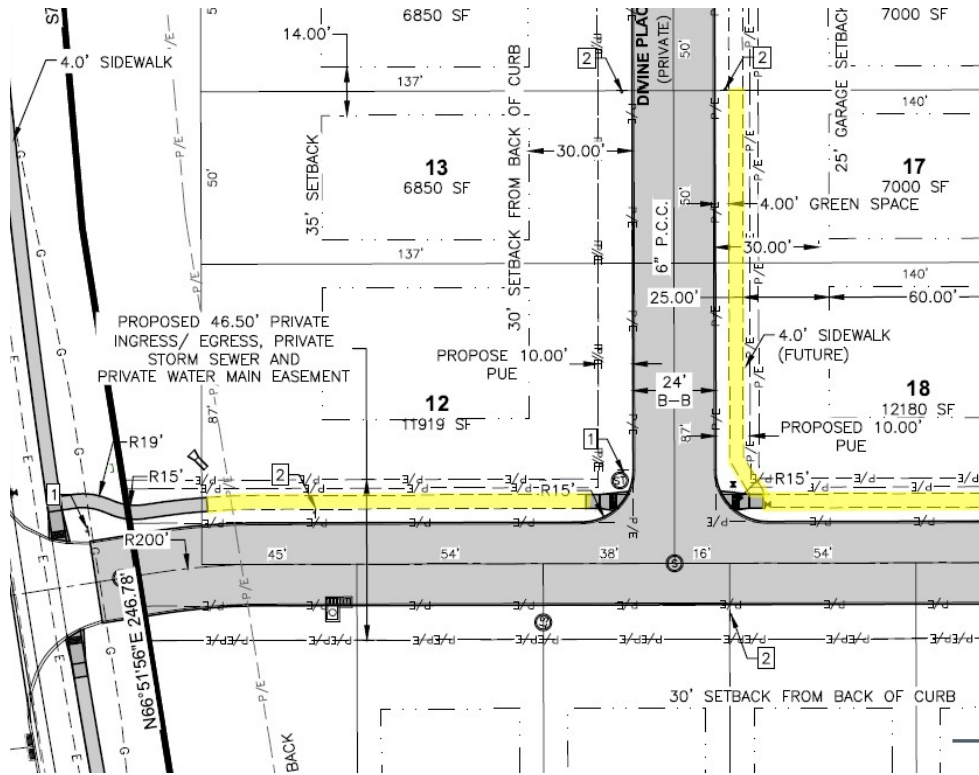


Rolled curbs are not accessible

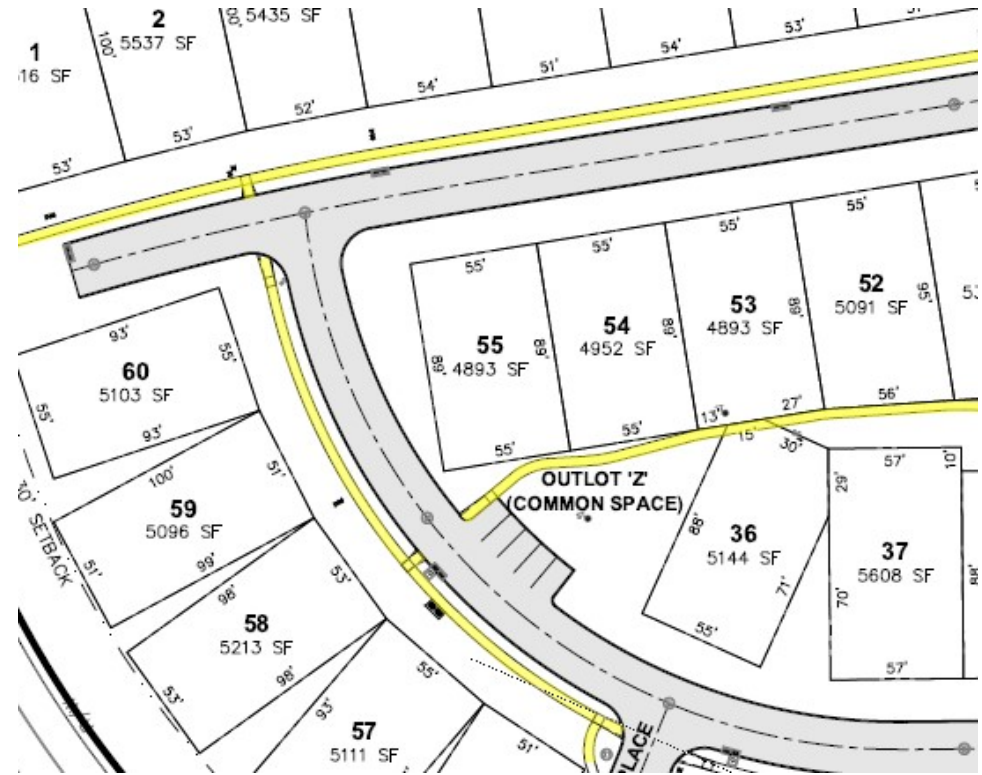


Pedestrians forced to walk in the street

Item 3a – Sidewalks – Private Street Examples (Recently Approved)

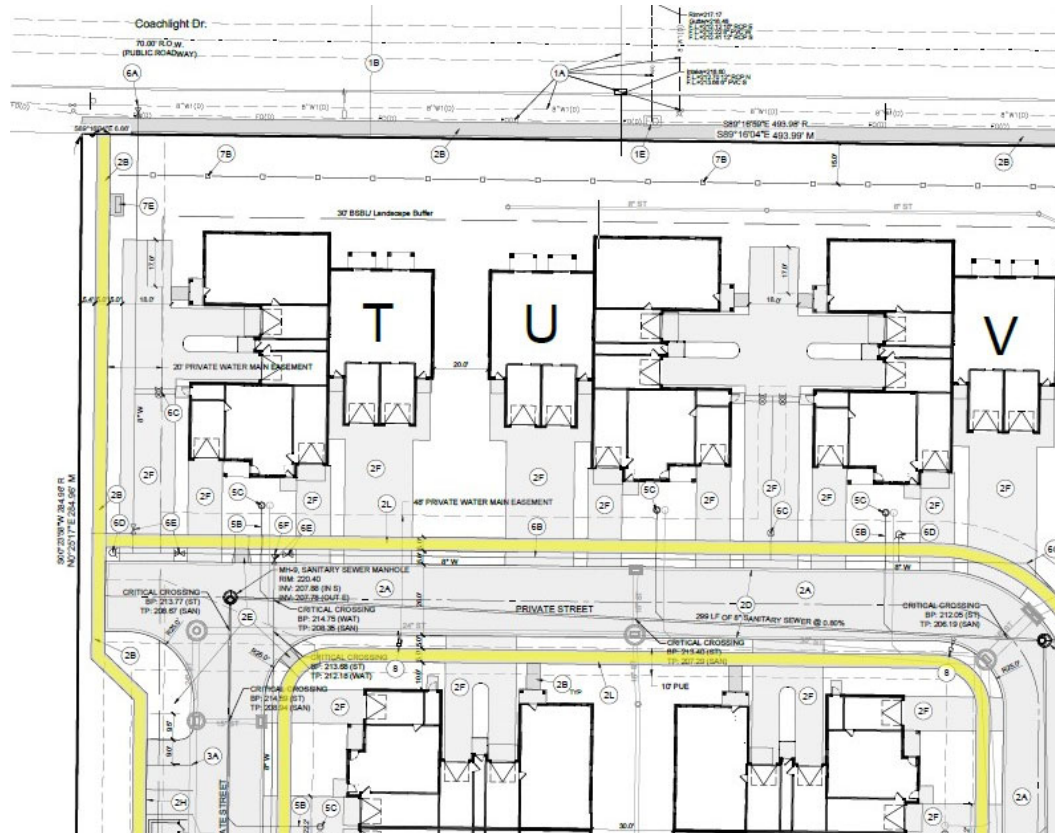


**Single Family on Private Street:
Sidewalk on one side, 4' setback from curb**



**Detached Multi-Family on Private Street:
Sidewalk on both side, 5' setback from curb, 30' perimeter setback**

Item 3a – Sidewalks – Private Street Examples (Recently Approved)



**Attached Multi-Family on Private Street:
Sidewalk on both sides, 5' setback from
curb, 30' Perimeter Setback**

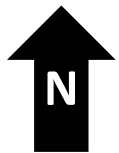
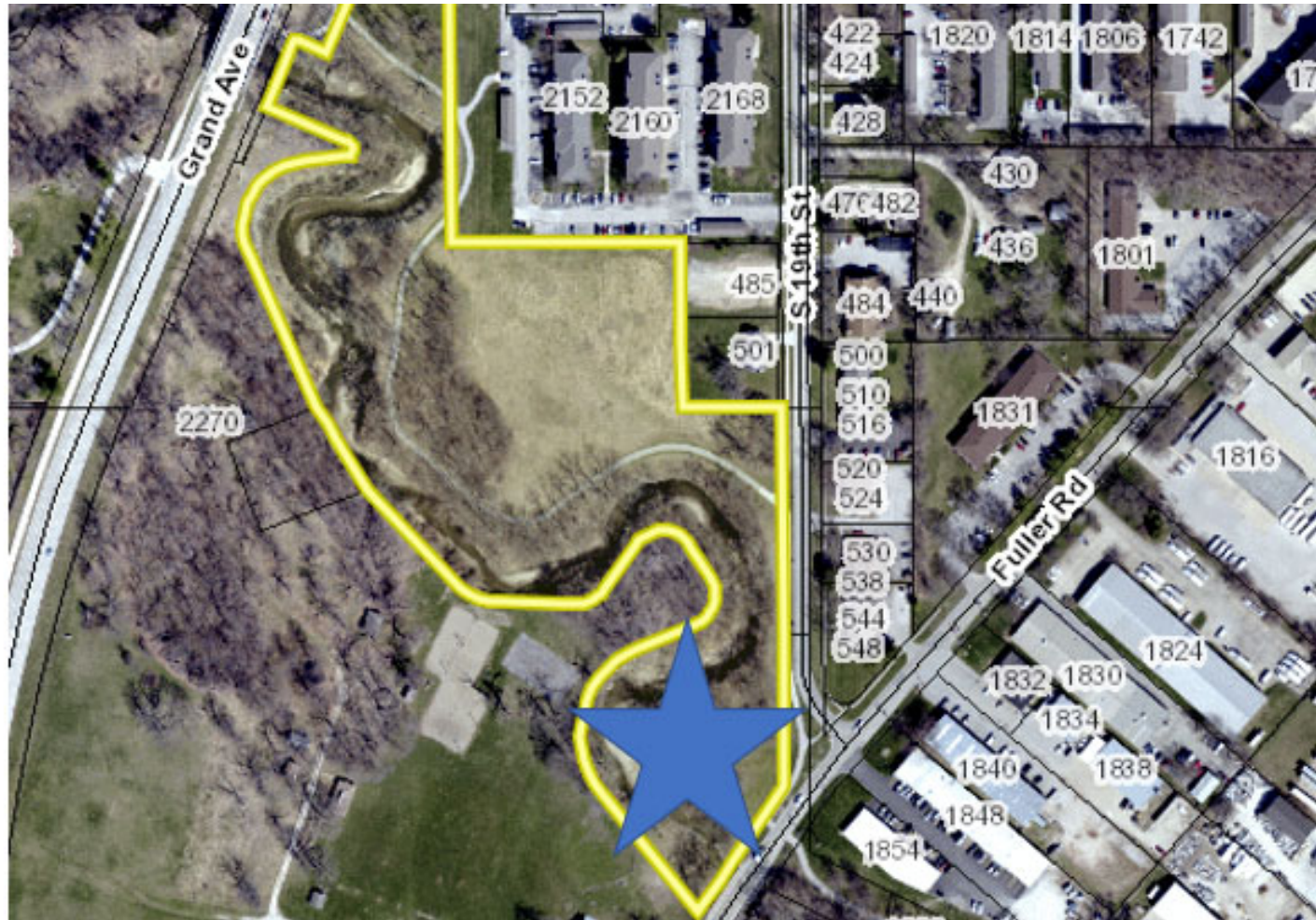
Item 4a – Bridge Lot
NW Corner of S 19th Street and Fuller Road
Approval of Full Site Plan

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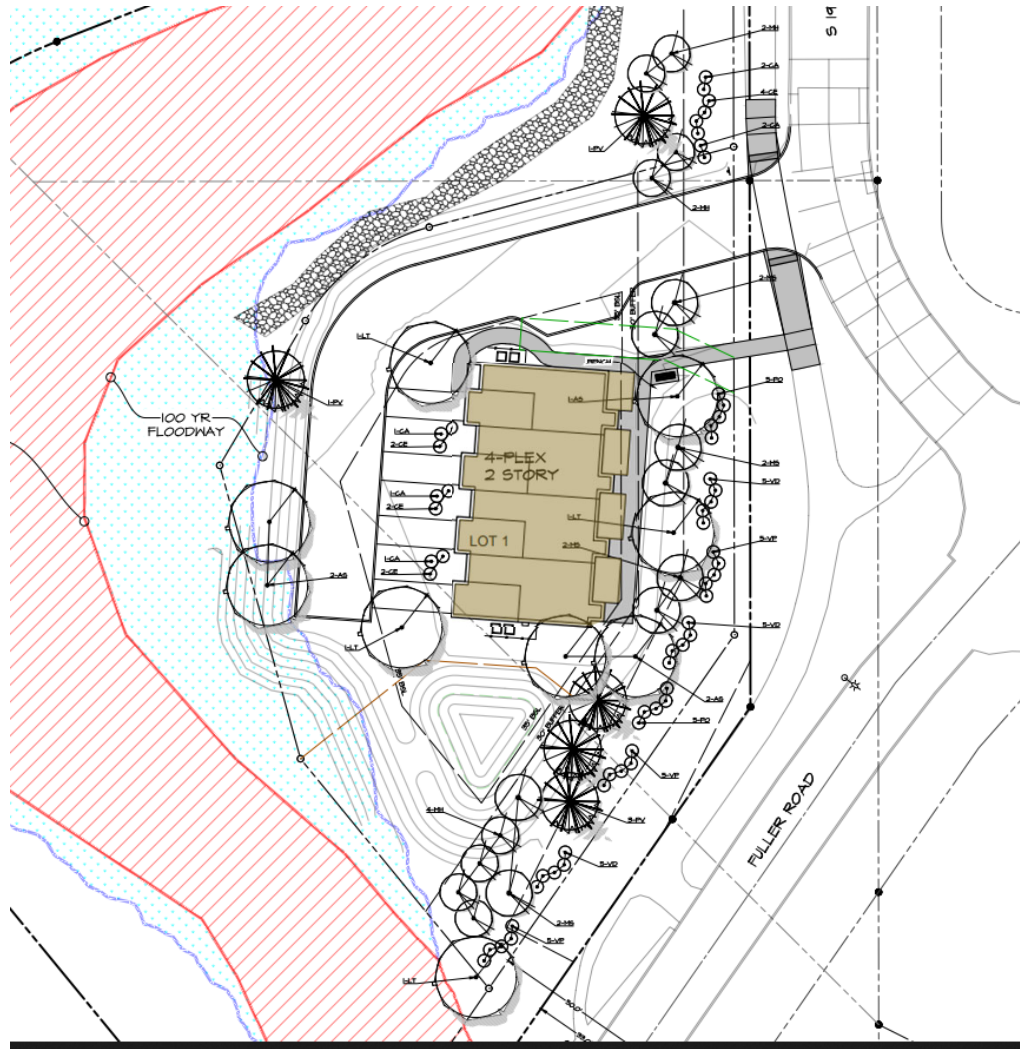
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Item 4a – Bridge Lot Full Site Plan



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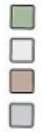
Item 4a – Bridge Lot Full Site Plan



REAR ELEVATION

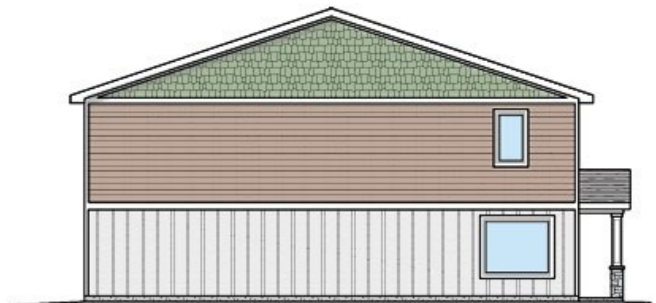


RIGHT ELEVATION



FRONT ELEVATION

4" corner trim and window trim



LEFT ELEVATION