

# Welcome to the December 4, 2023, WDM Development & Planning Council Subcommittee

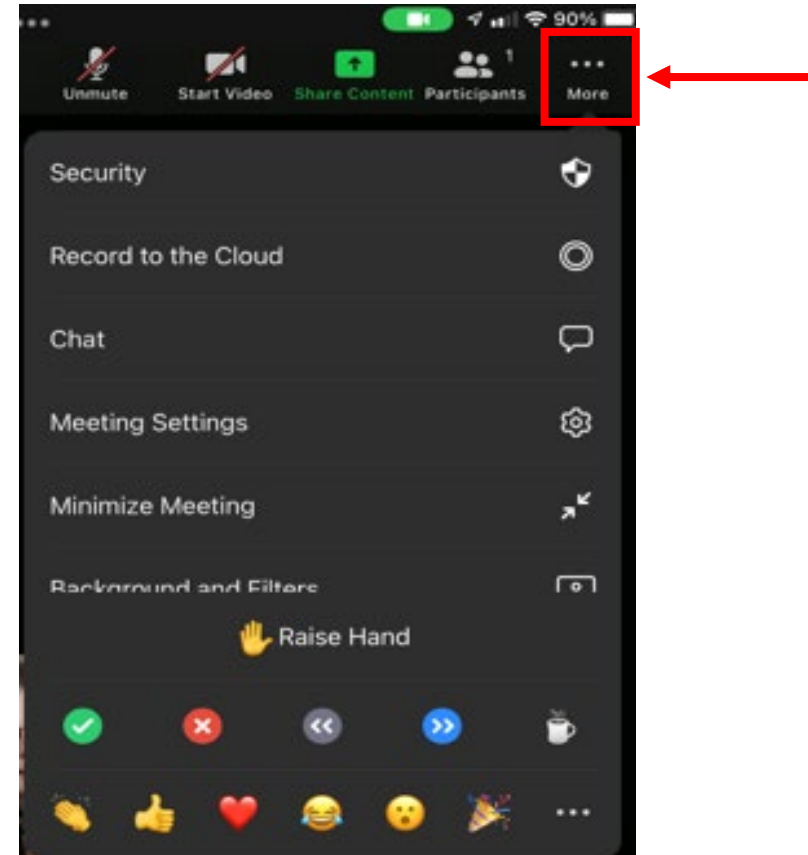
## Here are a few housekeeping items before we get started:

- 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: *Security Bars and Gates*

### **Issue for Discussion and Direction:**

- A recent building renovation and tenant finish for a liquor store (900 Grand Avenue) implemented security gates across their entry doors and storefront windows that are visible from the exterior.
- Staff has the following concerns with these measures:
  - The appearance sends the message that crime is an issue in the neighborhood;
  - Gates and bars result in visual clutter and can impact access for emergency services;
  - Sets the precedent for other security measures that would leave the impression that the City has a crime problem  
(Measure most recently discussed with the Subcommittee was the desire to surround retail stores with bollards.)



## Discussion Item #1: *Security Bars and Gates*

### **Recommend Encouraging or Requiring Alternatives to Security Gates or Bars:**

- Installing motion-activated site lighting
- Defensive flora (shrubs with spine or thorns)
- Applying security window film
- Installing security cameras
- Adding window alarms and sensors
- Installing window units that have enhance security features which make it more difficult to break in, such as strong locks, integrated night locks, double glazing, and laminated or reinforced glass

### **If Security Bars are Allowed, provide Performance Standards:**

- Allowing only decorative metal for security bars and gates unless an alternative design or material is approved as part of the Site Plan (See next page for examples)
- Require the appearance of security bars and gates take into consideration the design of the building and that are a visual enhancement rather than negative in appearance or message

Discussion Item #1: Security Bars and Gates

**Examples:**



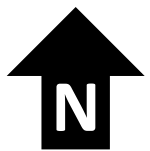
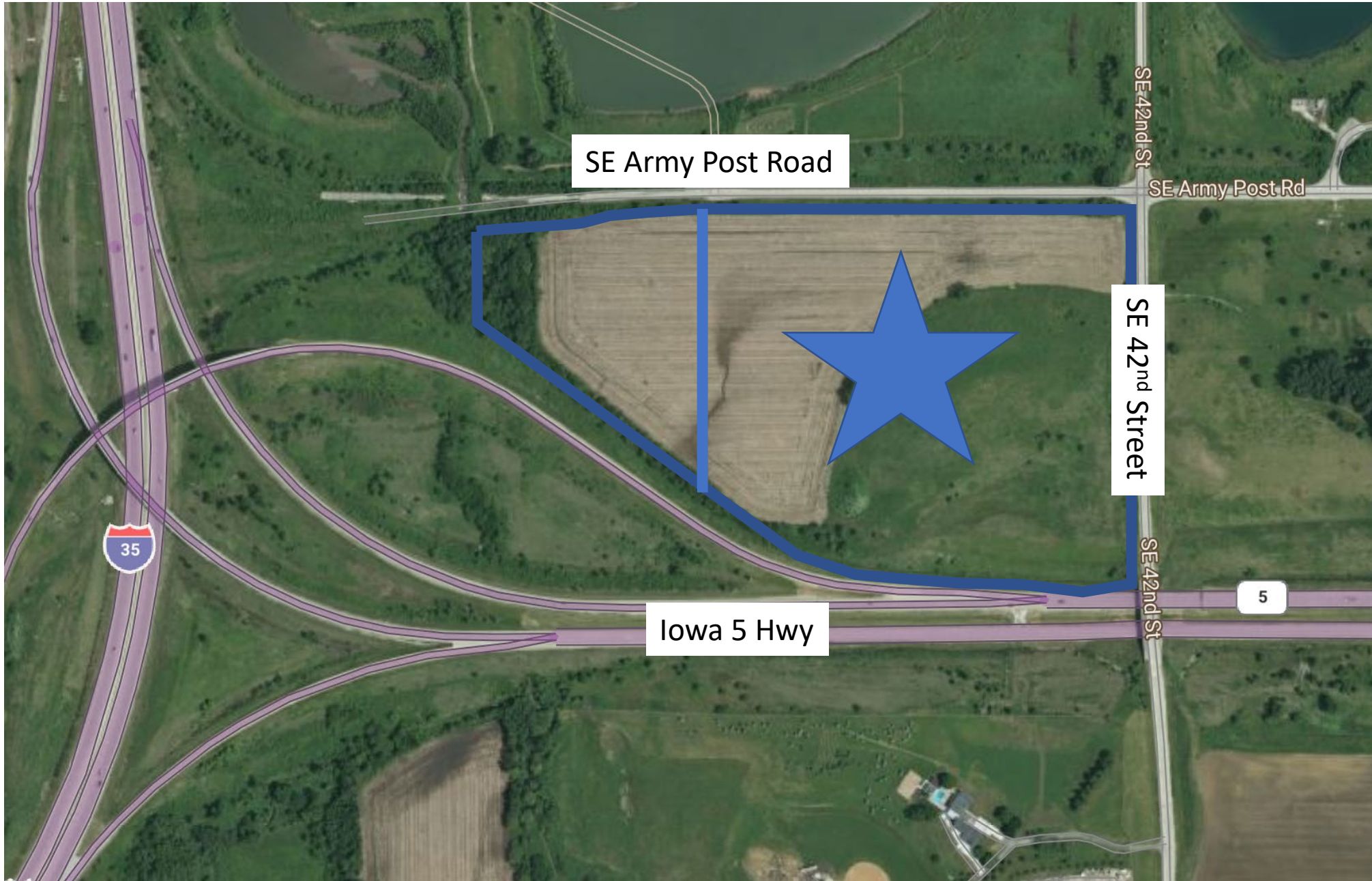
## Upcoming Projects

### To participate on this item:

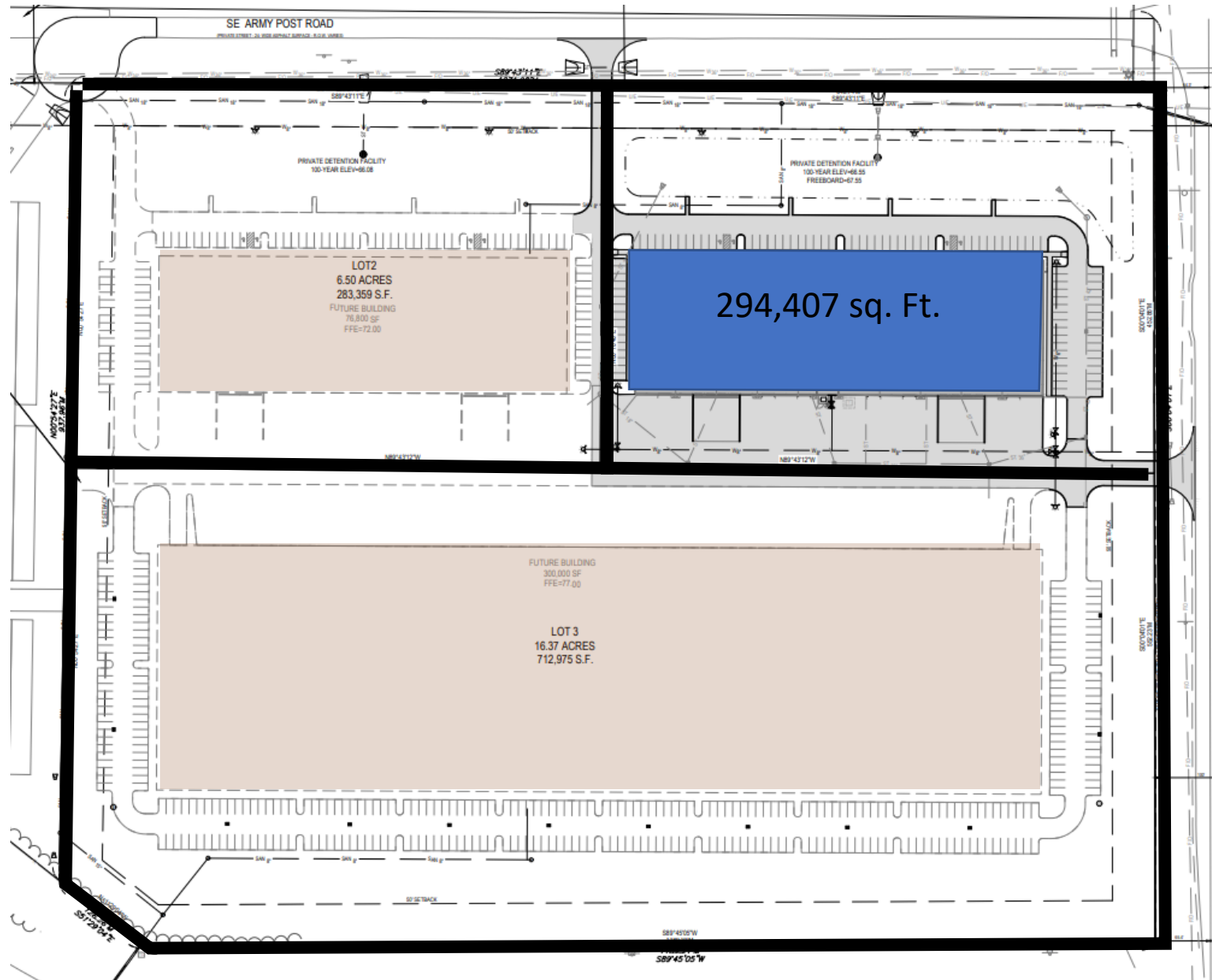
- The Subcommittee Chair will first have staff present explain the project.
- Please "raise your hand" to indicate that you wish to speak.
- The Chair will then call on you and you can unmute.
- **If you are participating by phone, dial \*9 to raise or lower your hand, dial \*6 to mute/unmute**
- **If 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: South Branch Business Park Plat 2 Lot 1 – 4350 Se Army Post Road

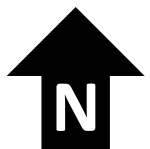


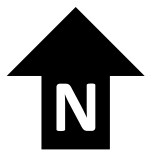
Item a: *South Branch Business Park Plat 2 Lot 1 – 4350 Se Army Post Road*



Preliminary Plat for three lots

Phase site plan for Footings/foundations/ Private utilities for lot 1 Warehouse (in blue)

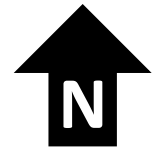
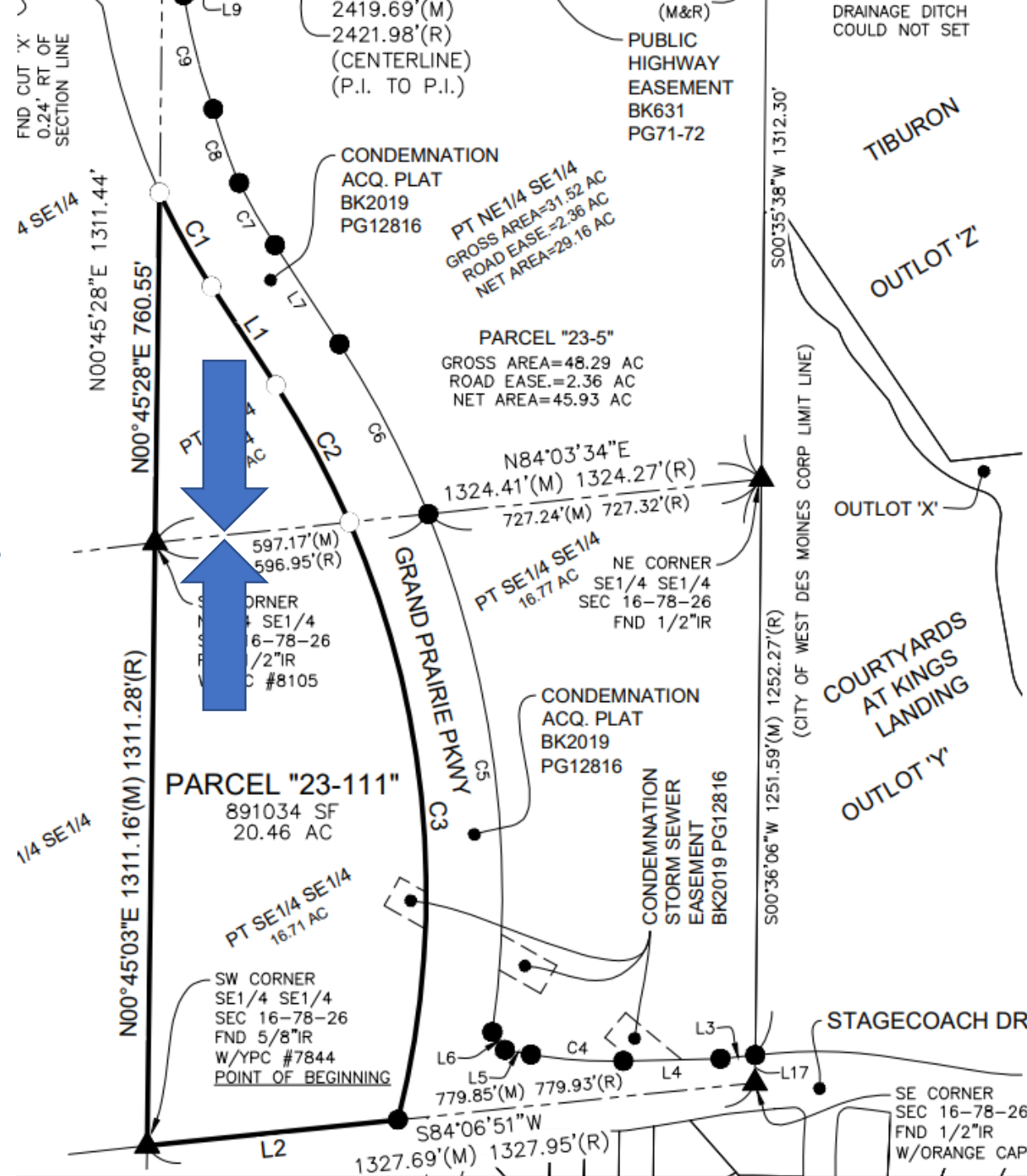






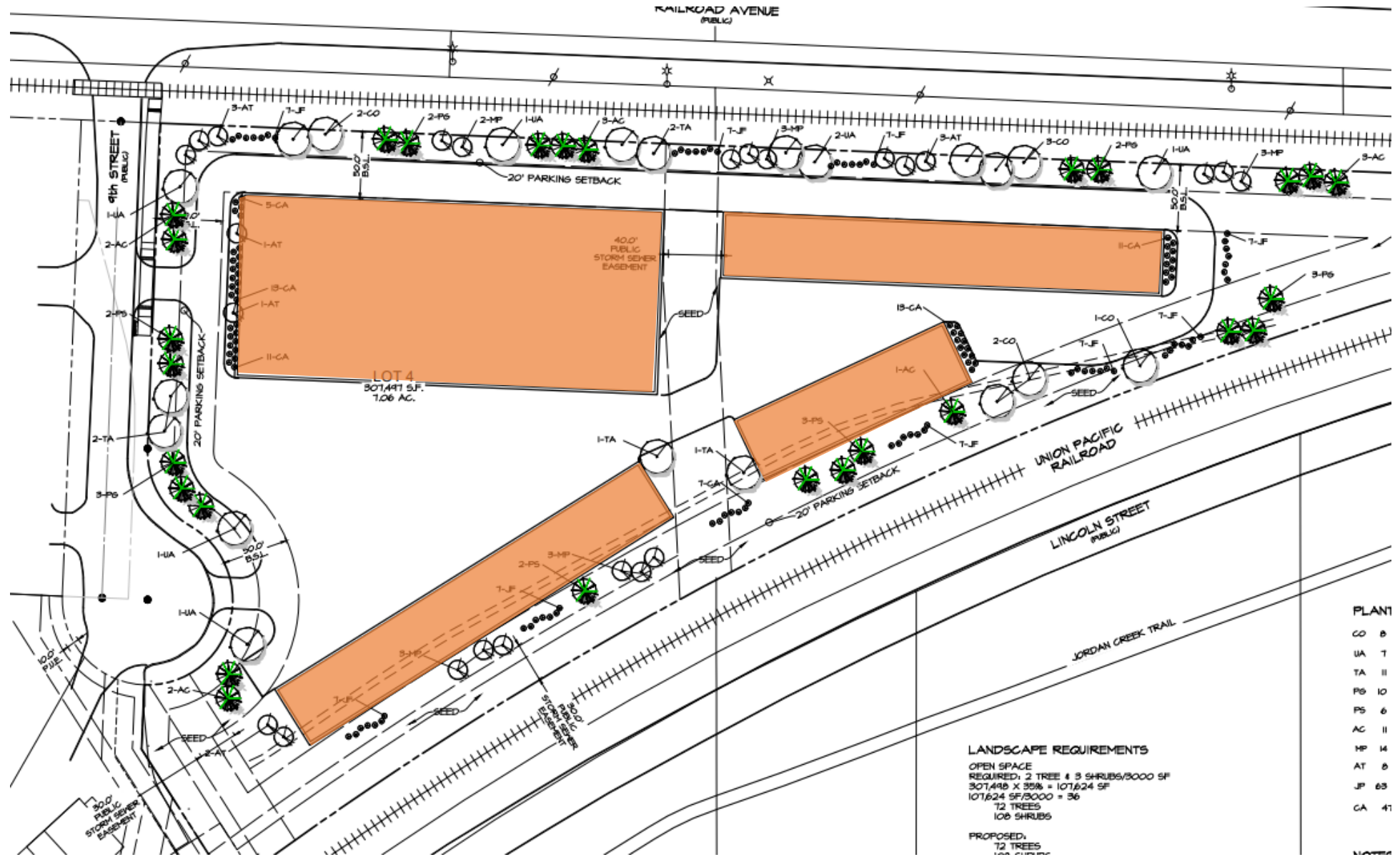
Item b: *Khatib Plat Of Survey*

Combine lots for tax purposes



Item c: Pasco Storage – 130 S 9<sup>th</sup> Street





**PLANT**

CO	8
UA	7
TA	11
PS	10
PS	6
AC	11
MP	14
AT	8
JP	63
CA	41

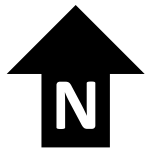
**LANDSCAPE REQUIREMENTS**  
 OPEN SPACE  
 REQUIRED: 2 TREE & 3 SHRUBS/3000 SF  
 307,448 X 35% = 107,624 SF  
 107,624 SF/3000 = 36  
 72 TREES  
 108 SHRUBS  
 PROPOSED:  
 72 TREES  
 108 SHRUBS

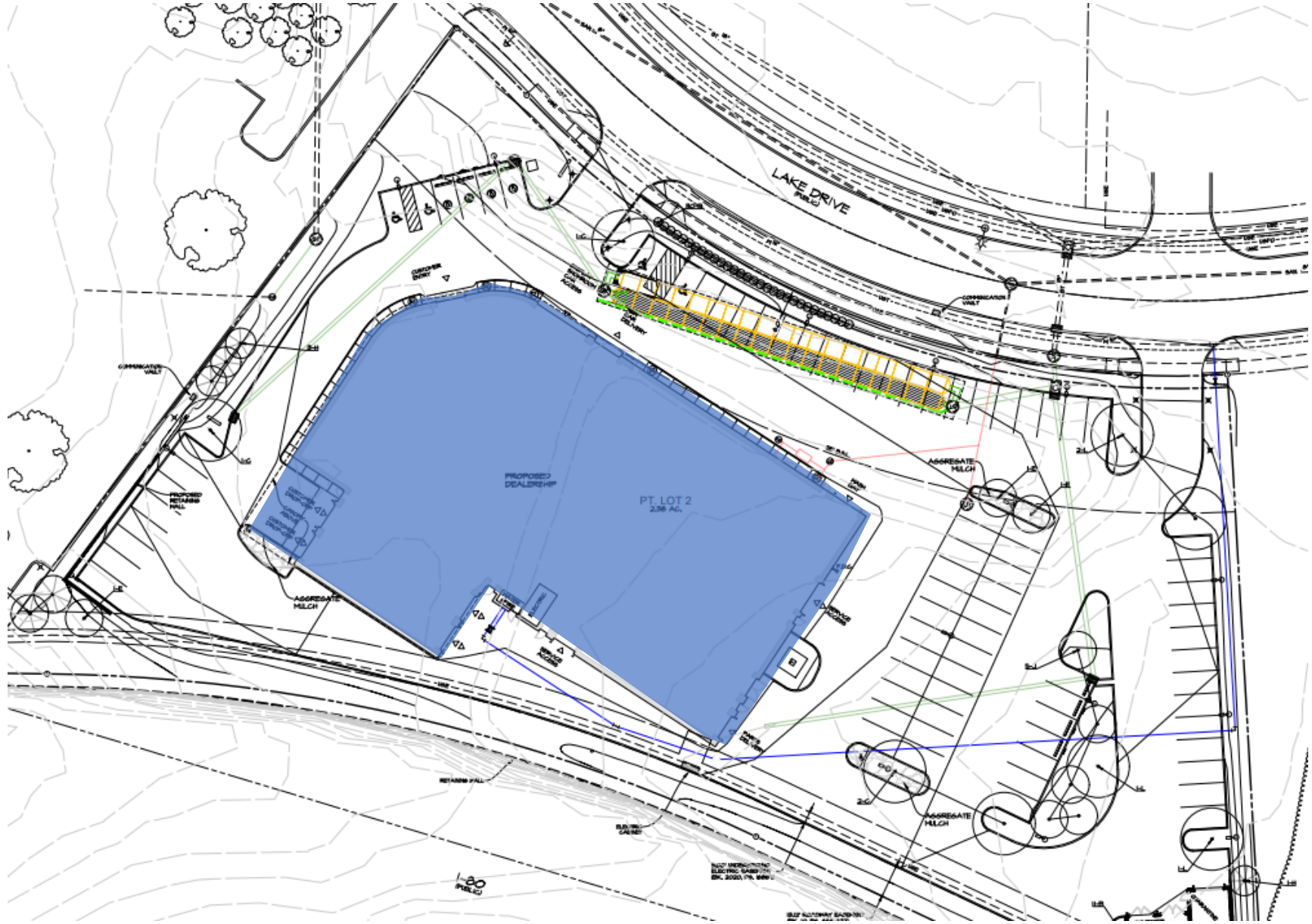


Item d: *Porsche Dealership* – 7220 Lake Drive

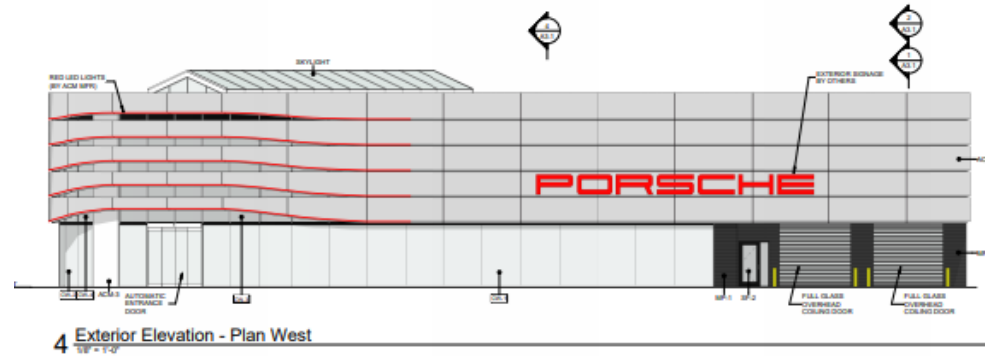
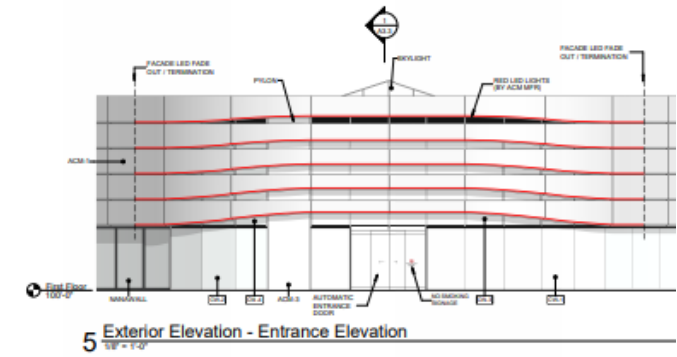
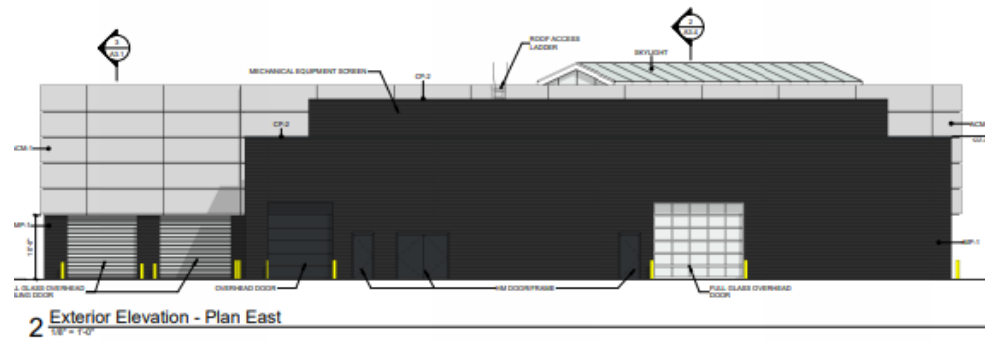
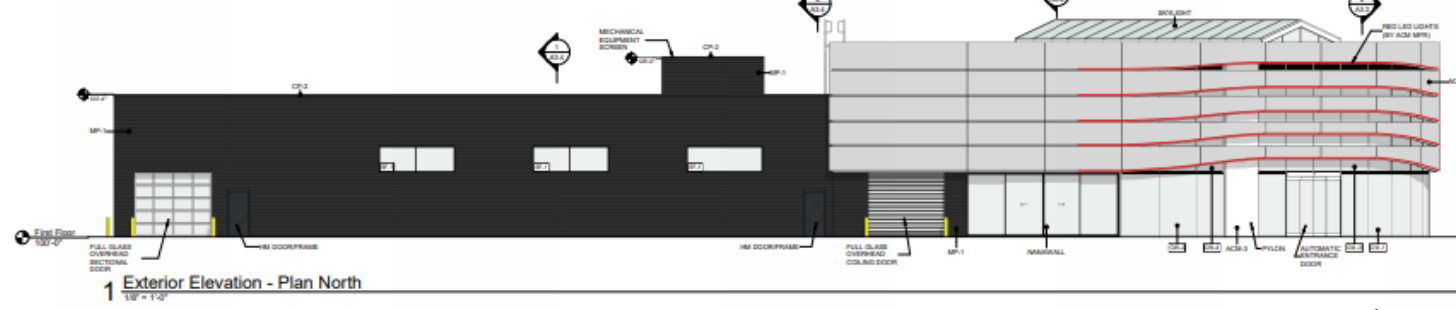


Jordan Creek Parkway

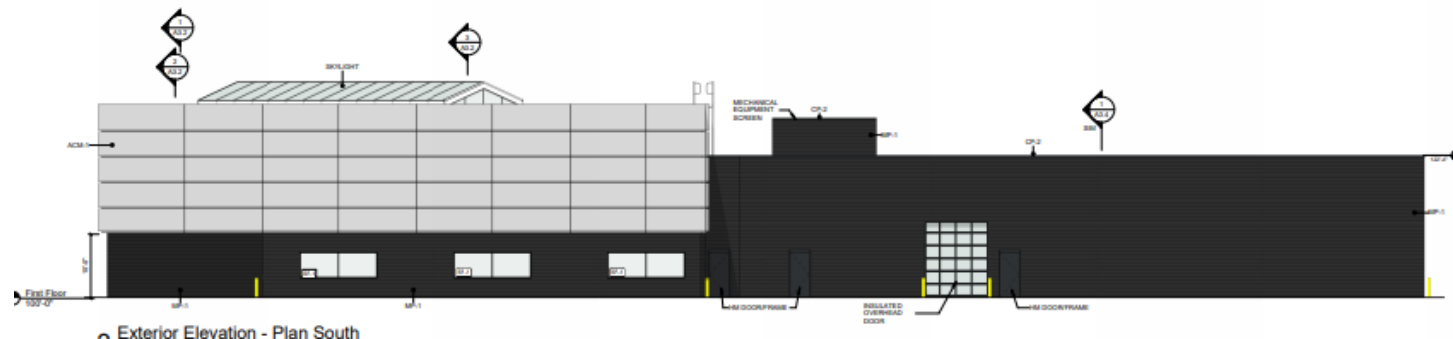




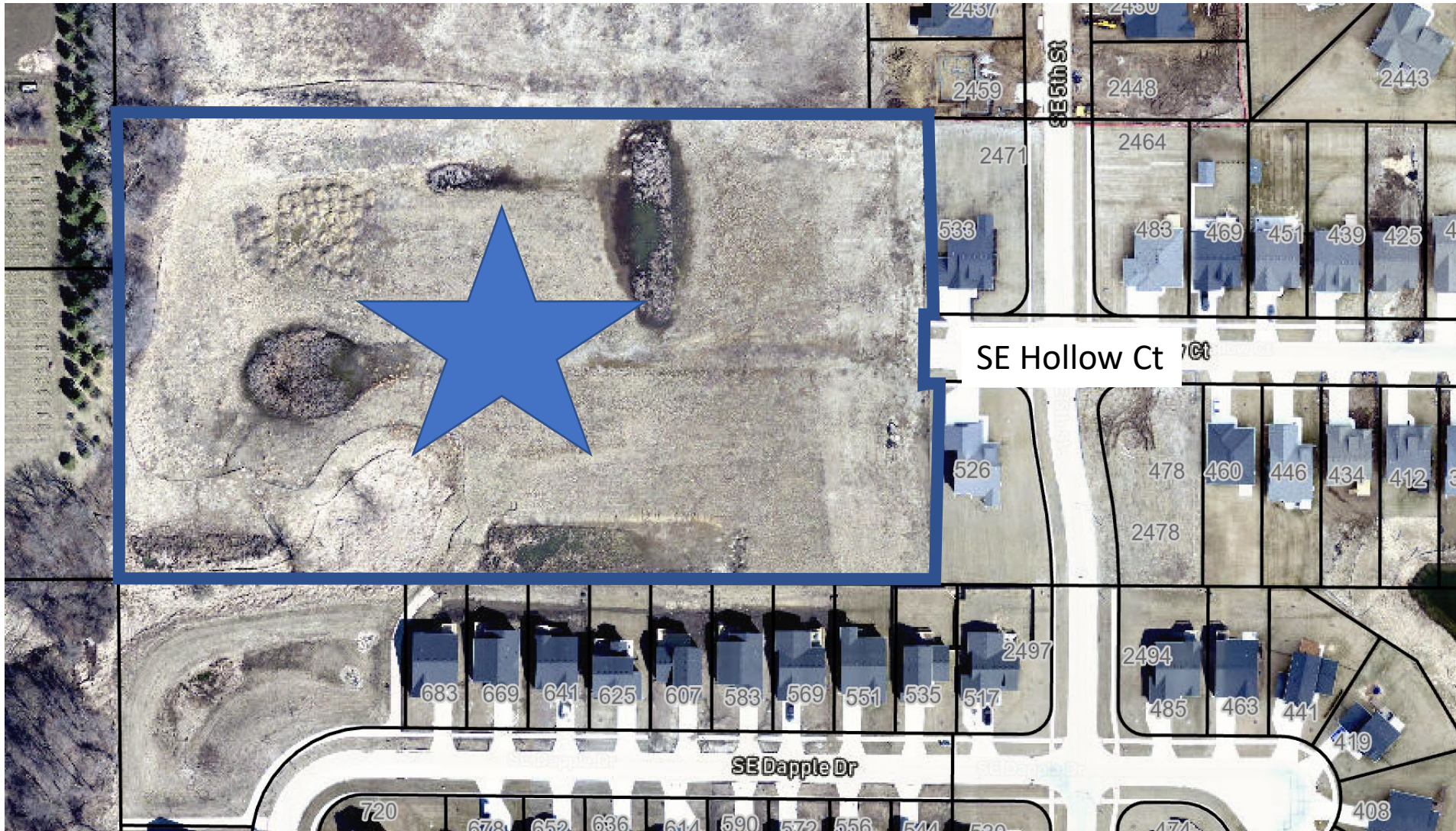
# Item d: Porsche Dealership



EXTERIOR ENVELOPE MATERIAL SCHEDULE					
Material Key	Material	Manufacturer	Color/Finish	Material Name	Approved Vendor
CMF1	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF2	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF3	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF4	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF5	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF6	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF7	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF8	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF9	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF10	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF11	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF12	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF13	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF14	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF15	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF16	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF17	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF18	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF19	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA
CMF20	ALUMINUM FACADE PANELS	ALCOA	RAL 9005	ALUMINUM FACADE PANELS	ALCOA



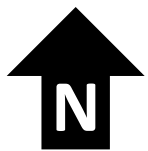
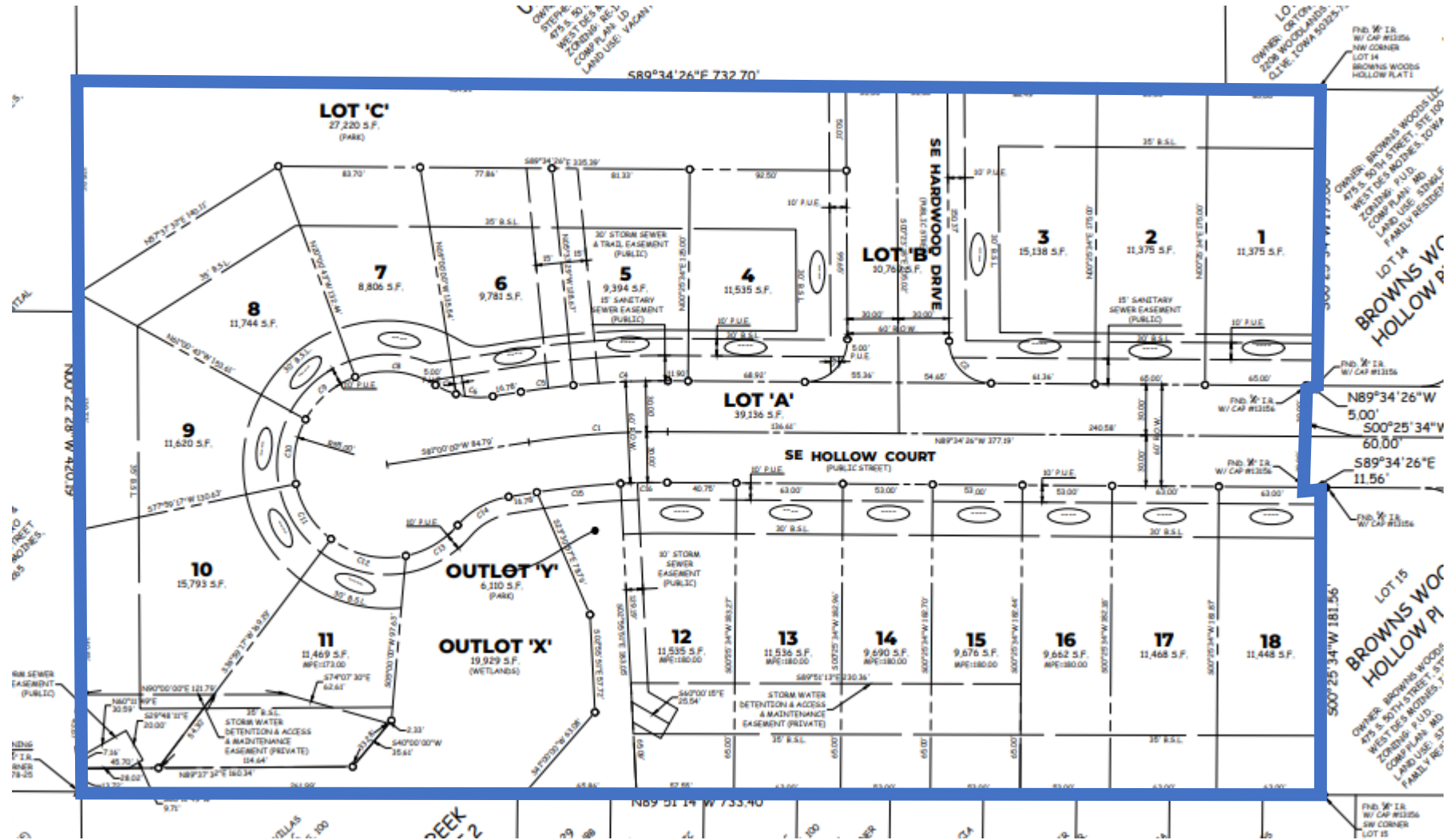
Item e: Browns Wood Hollow Plat 2 Final Plat



Veterans Pkwy



Item e: Browns Woods Hollow Plat 2 Final Plat – 18 lots for single family residential development





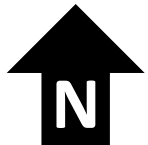
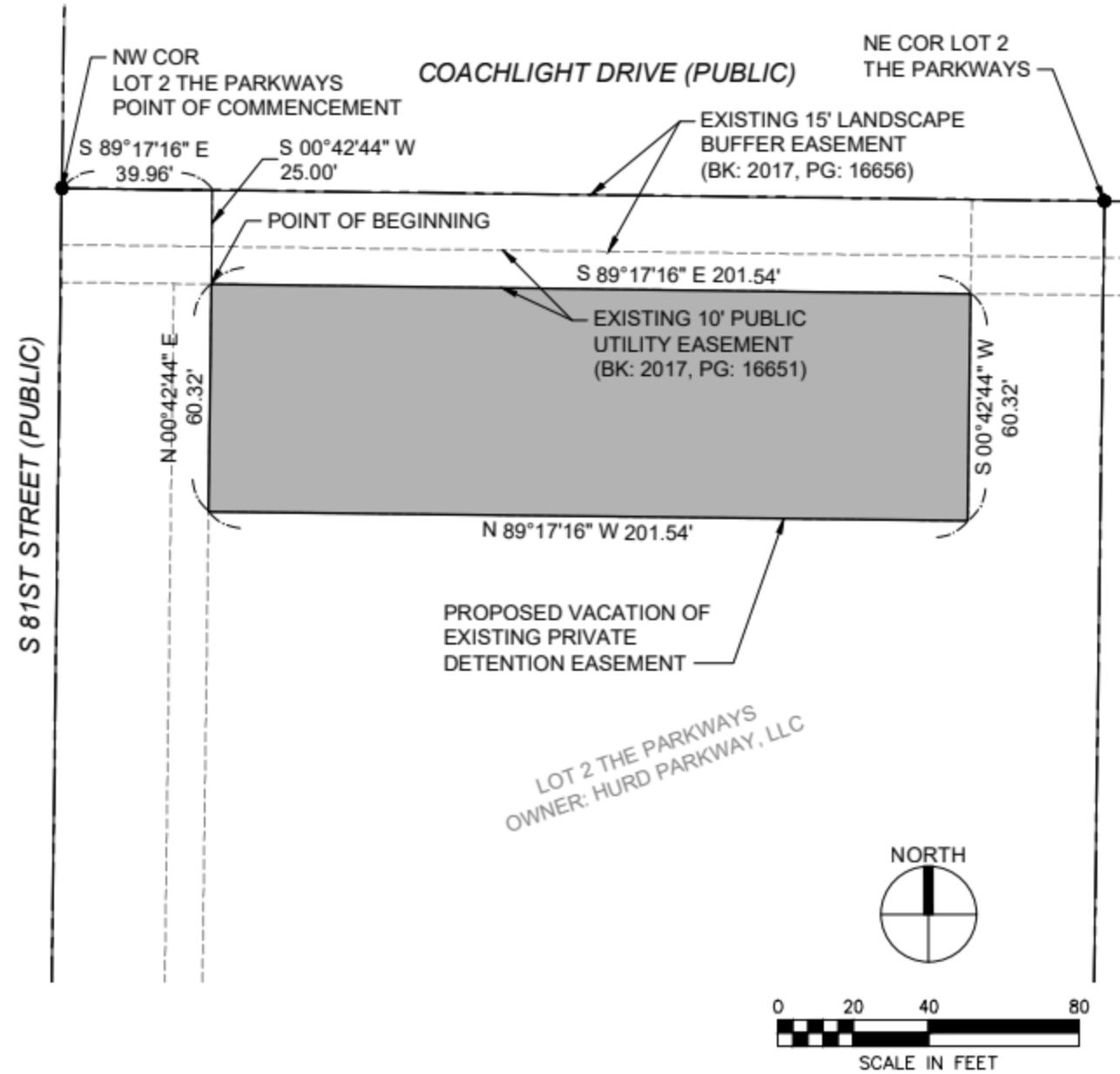
**Item k: Ordinance Amendment for Beauty Shops and Barber Shops in the Office zoning district**

<b>Zoning District</b>	<b>RC</b>	<b>CMC</b>	<b>NC</b>	<b>CVC</b>	<b>SC</b>	<b>VJC</b>	<b>VJHB</b>	<b>WR</b>	<b>BP</b>	<b>VJLI</b>	<b>LI</b>	<b>GI</b>	<b>OF</b>	<b>PCP</b>
SIC 723: Beauty Shops	P	P	P	P	P	P	P	P					<i>P</i>	P
SIC 724: Barber Shops	P	P	P	P	P	P	P	P					<i>P</i>	P

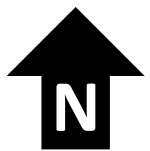
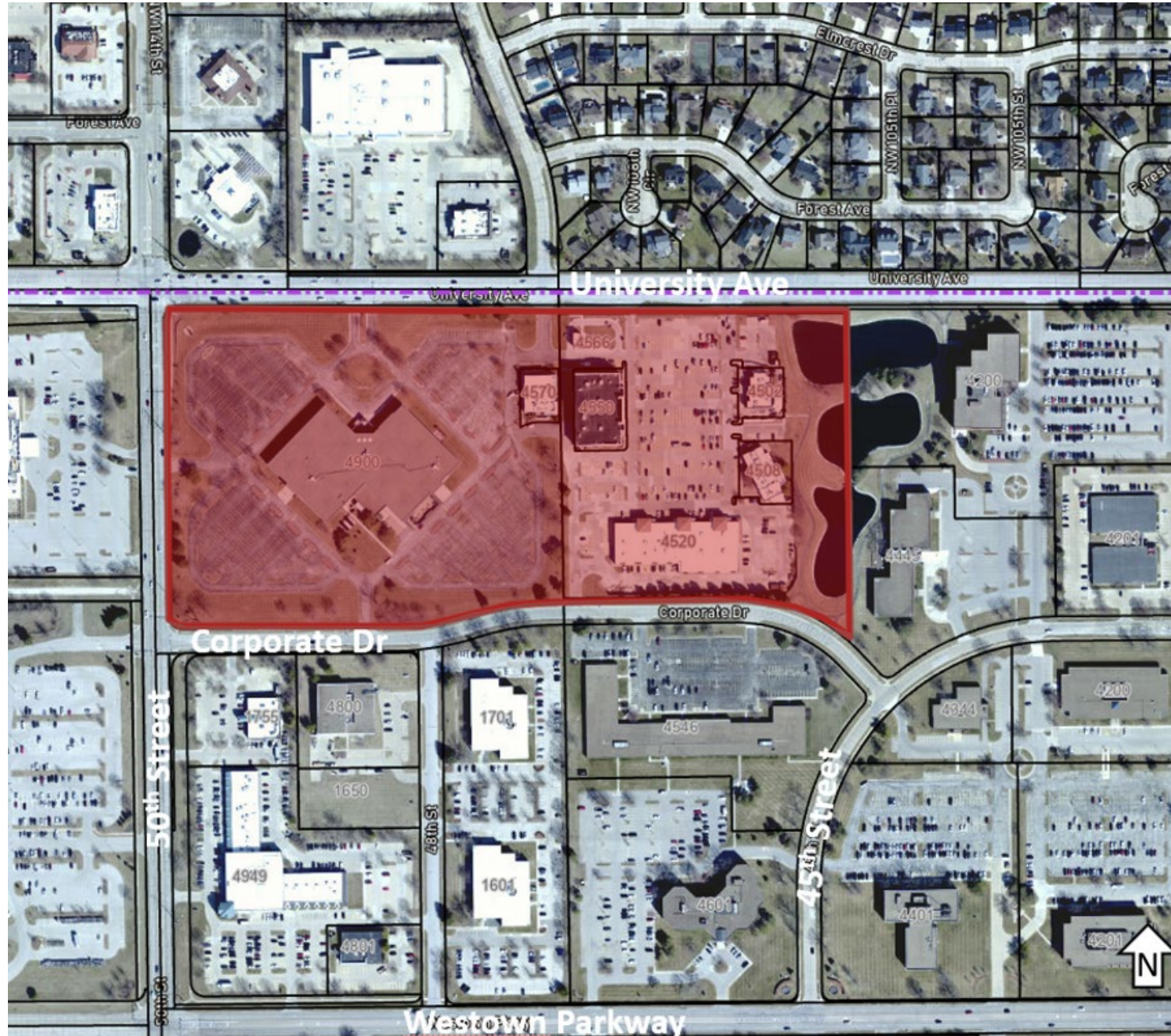
Item f: *Parkways Plat 2 Easement Vacation*



Item f: *Parkways Plat 2 Easement Vacation*

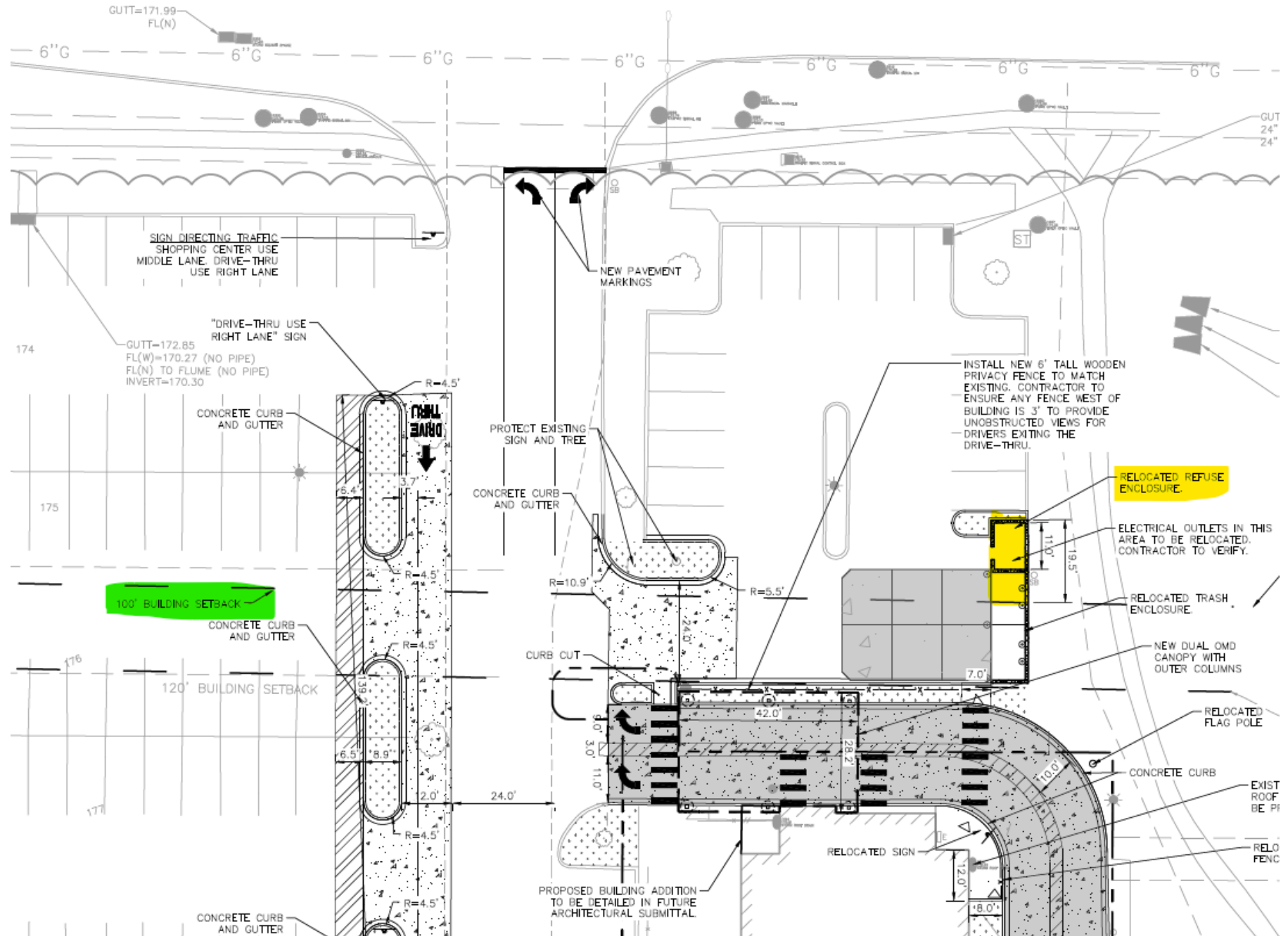


Item g: Three Fountains Commercial PUD

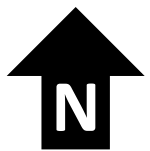
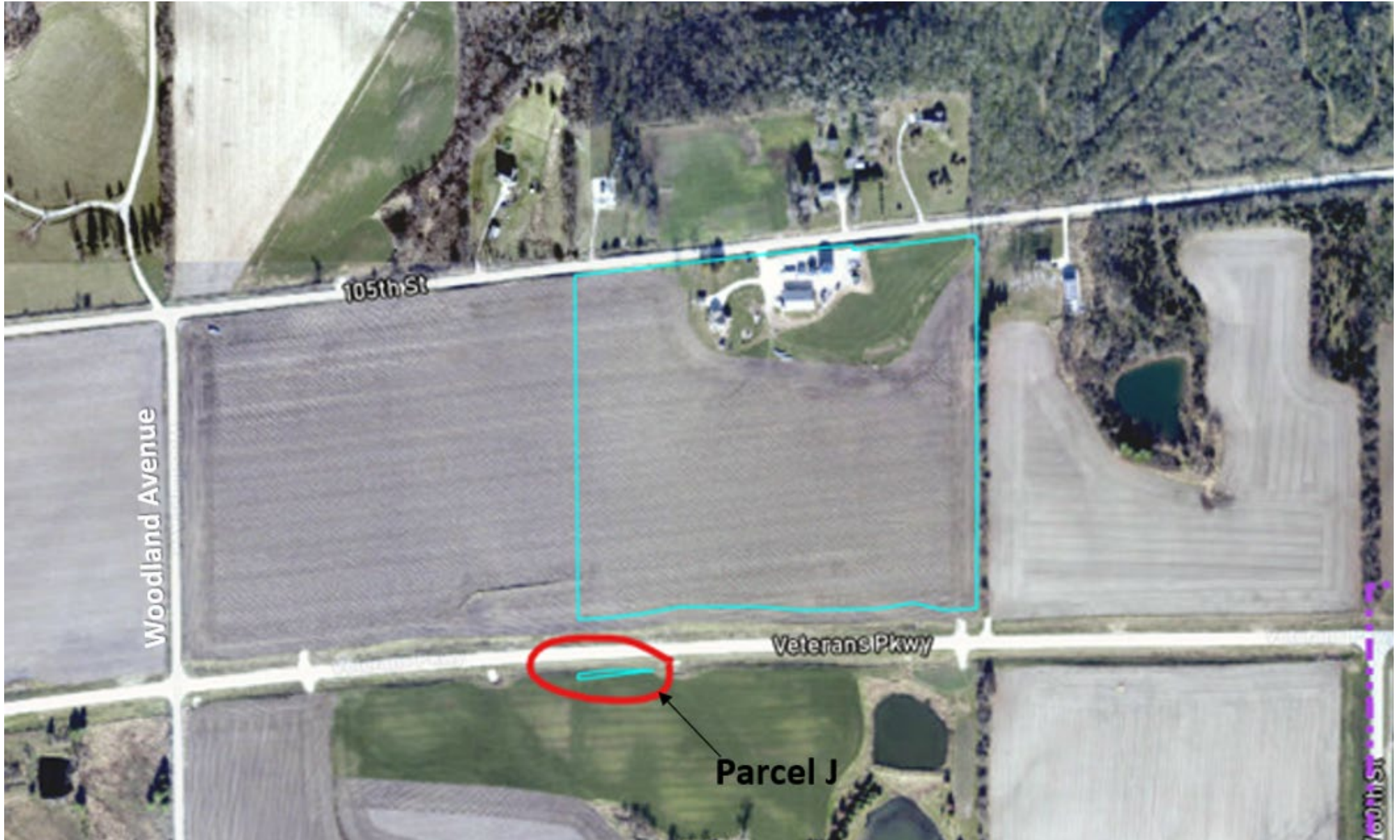


Item g: Three Fountains Commercial PUD

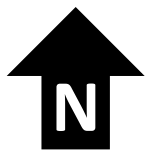
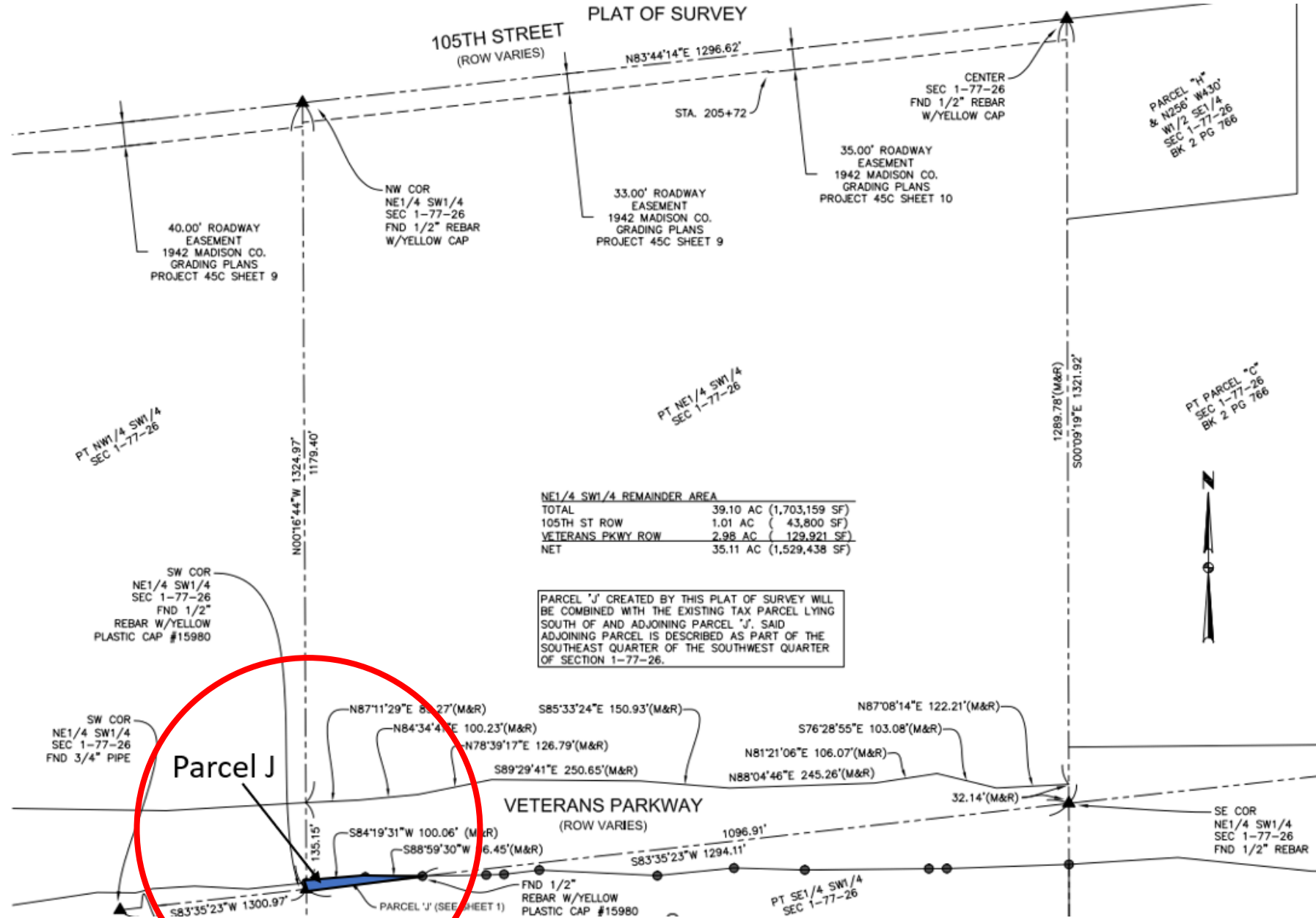
UNIVERSITY AVE



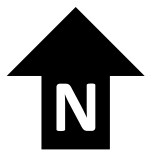
Item h: *Ruthenium Parcel J*



Item h: Ruthenium Parcel J

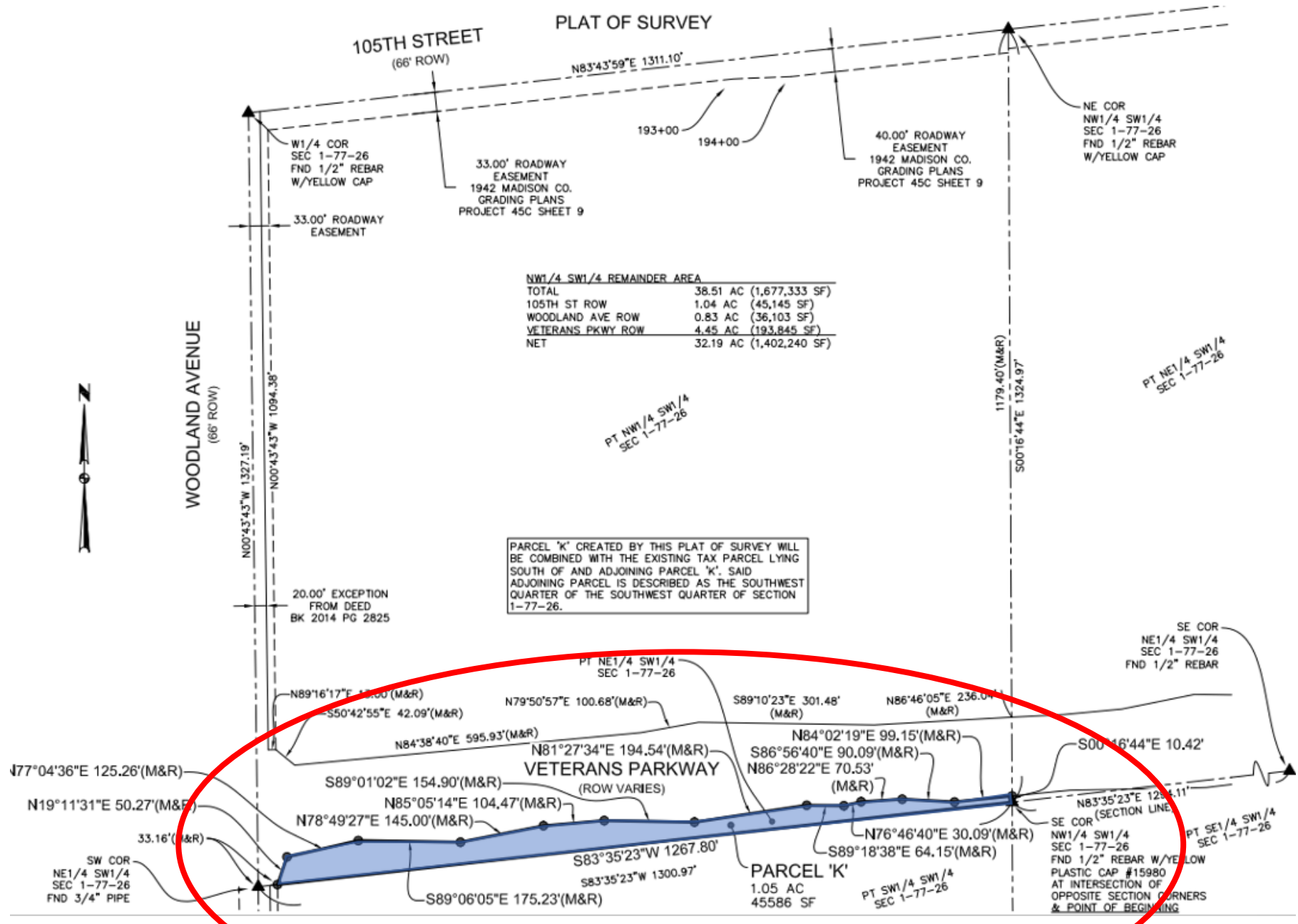


Item i: Ruthenium Parcel K





Item i: Ruthenium Parcel K



Item j: Ruthenium Parcel L



# Item j: Ruthenium Parcel L

**INDEX LEGEND**

LOCATION: PT PARCEL "D", SEC 1-77-26  
MADISON COUNTY, IOWA

REQUESTOR: MARCO PROPERTIES, LLC

PROPRIETOR: MARCO PROPERTIES, LLC  
6000 DOUGLAS AVE STE 210  
DES MOINES, IA 50322

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY  
& RETURN TO: CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: 515-369-4400

**COMPREHENSIVE PLAN LAND USE**

MULTI USE LOW

**ZONING**

AG

**DATE OF SURVEY**

SEPTEMBER 21, 2023

**NOTES**

1. THIS SURVEY COMPLIES WITH THE MAXIMUM UNADJUSTED ACCEPTABLE ERROR OF CLOSURE FOR ALL SUBDIVISION BOUNDARIES. (1:5,000)
2. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
3. PURPOSE OF SURVEY IS TO CREATE NEW TAX PARCELS FOR TRANSFER OF OWNERSHIP.

**ORIGINAL DESCRIPTION**

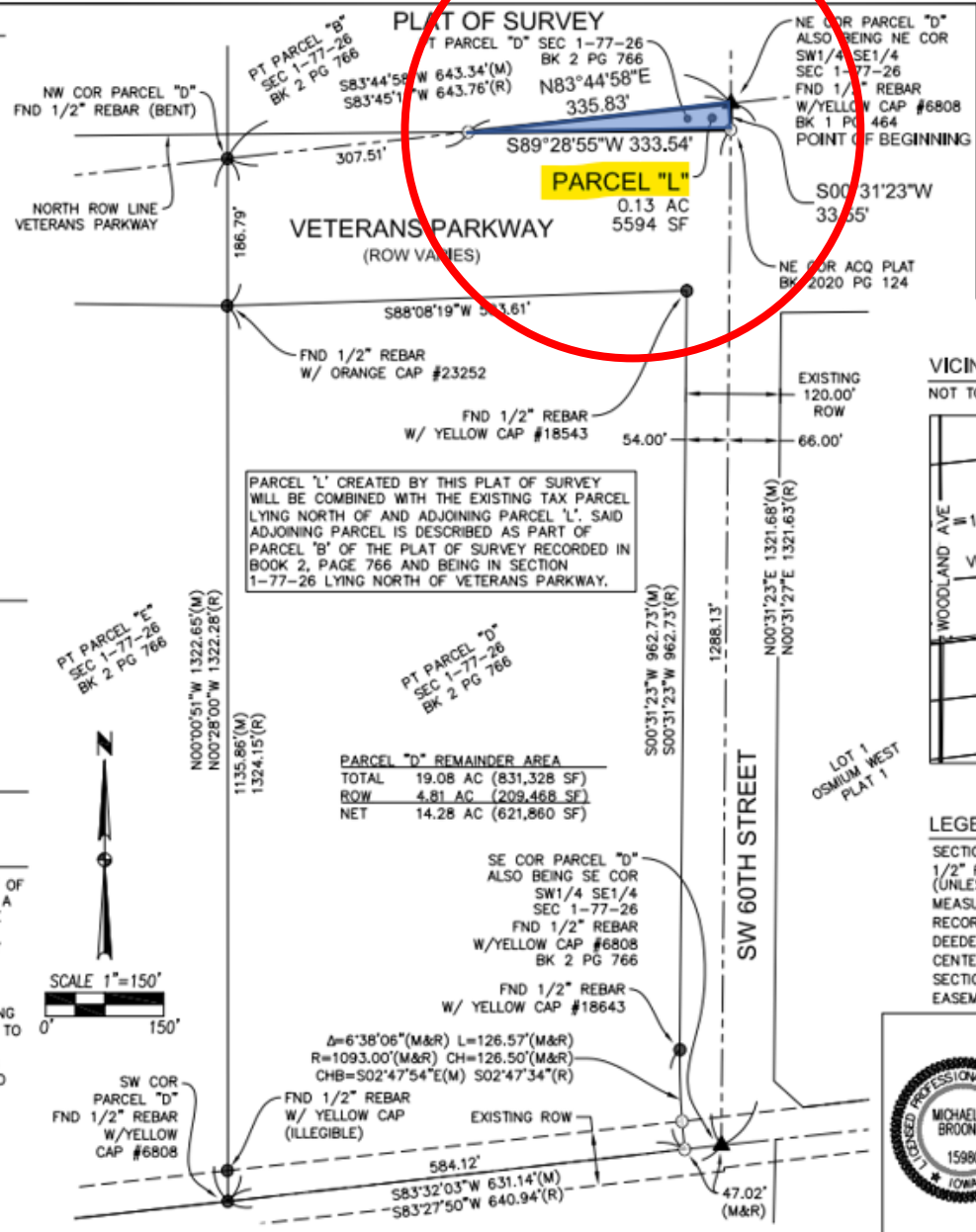
PARCEL "D" EXCEPT VETERANS PARKWAY AND EXCEPT SW 60TH STREET.

**PARCEL "L" DESCRIPTION**

A PART OF PARCEL "D" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2, PAGE 766, BEING A PART OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°31'23" WEST ALONG THE EAST LINE OF SAID PARCEL "D", 33.55 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VETERANS PARKWAY; THENCE SOUTH 89°28'55" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 333.54 FEET TO THE NORTH LINE OF SAID PARCEL "D"; THENCE NORTH 83°44'58" EAST ALONG SAID NORTH LINE, 335.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRES (5,594 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



NE COR PARCEL "D" ALSO BEING NE COR SW 1/4 SE 1/4 SEC 1-77-26 FND 1/2" REBAR W/YELLOW CAP #6808 BK 1 PG 464 POINT OF BEGINNING

S00°31'23"W 33.55'

NE COR ACQ PLAT BK 2020 PG 124

AREA ABOVE RESERVED FOR RECORDING STAMP

**VICINITY MAP**

NOT TO SCALE



**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	
SECTION LINE	- - - -	
EASEMENT LINE	- - - - -	



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET