

# Welcome to the April 15, 2024, Development & Planning Council Subcommittee

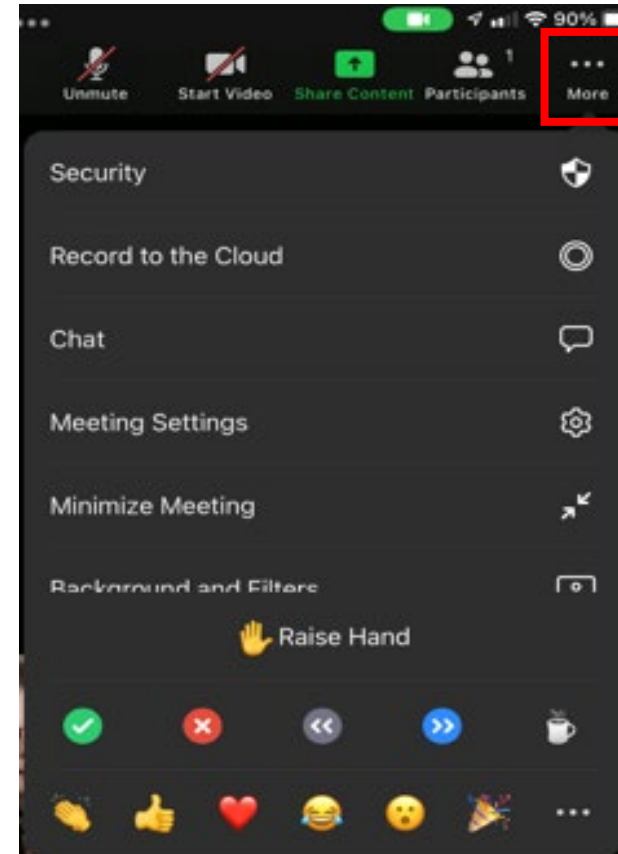
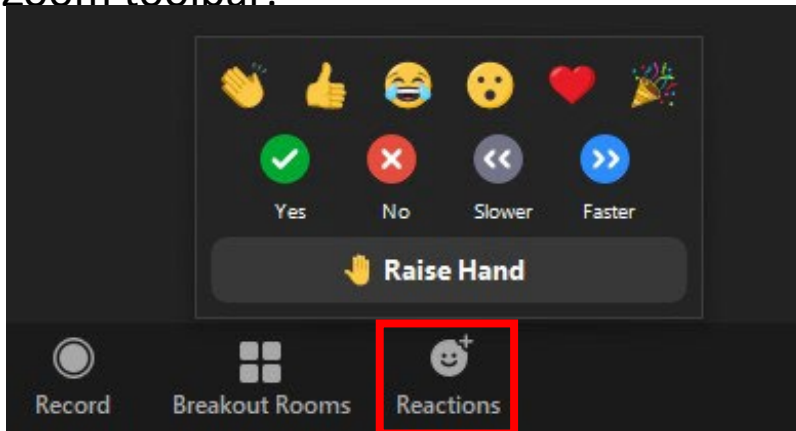
## Here are a few housekeeping items before we get started:

- 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:



## Item #1 – Clock Tower Square Storm Water

### 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.
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- **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.**

Discussion Item #1: *Clock Tower Square Storm Water*



**Location**  
**2900 University**



## History:

- For years there has been in place an agreement with the City of Clive to reduce and detain/release storm water in the management of Walnut Creek. This property is a contributing property to the run-off in the area.
- 2014 – the Clocktower Square Planned Unit Development was put in place. The PUD was done to address certain non-conformities and to address development standards and storm water management.
- Also in 2014, Clocktower Square applied for a modification to their site plan for parking changes and façade work. With the modifications to the site, the property owner and the City agreed to a phasing of storm water management improvements to address storm water run off in the direction of Walnut Creek.

## Storm Water Phasing:

- The PUD provides for a three-phase approach to addressing storm water. The site was divided into several drainage basins and a storm water management plan was prepared with deadlines for implementation of each phase.
  - The first phase was completed with the parking lot changes.
  - The second phase is due to be complete at the end of 2025.
  - The third phase is due to be complete at the end of 2030.

**The property owner is attending today's meeting to request a deferral of at least the improvements that are due in 2025.**

# Agreement with the City of Clive

- The City of Clive and West Des Moines underlying agreement dates back to 1986 and it sets the baseline amount of discharge allowed to from WDSM into Clive.
- The City of Clive wants to see that West Des Moines is making progress to get into compliance.
- Clocktower Square is a very small footprint, and the project will have little impact on the drainage into Clive
- The City of Clive is not specifically requiring Phase II & III are completed by a certain deadline
- Other city projects and developments will likely have a larger impact on the discharge into Clive.
- Baceline understands all projects contribute to reducing the negative impact on the City of Clive

# Baseline Request

- City to confirm that these two projects are still required/will have a noticeable impact on the discharge rates
- Postpone Phase II completion deadline by 5 years, new deadline December 31, 2030
- Postpone Phase III completion deadline by 5 years, new deadline December 31, 2035

# Baseline Plan

- Lease up vacant space
- Complete critical renewals
- Maintain physical property condition
- Work with engineer to finalize plans
- Obtain updated bids for Phase II & III
- Develop work plan to reduce business interruption
- Continue to provide a high-quality neighborhood shopping experience



## Upcoming Projects

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## Item a: Ordinance Amendment for Fireworks

### **Reason for Ordinance Amendment:**

#### **Senate File 2285:**

- Bill was adopted in 2022, which modified Chapter 14 of Iowa code (City Zoning) related to the powers of City government to regulate the sale of consumer fireworks in commercial and industrial zoning classification.
- In 2023, code section 100.19, a reference in the language of Senate File 2285, was transferred to Section 10A.519 (Department of Inspections and Appeals) of Iowa Code, necessitating an update to the Iowa Code reference in City Code.

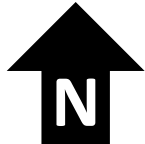
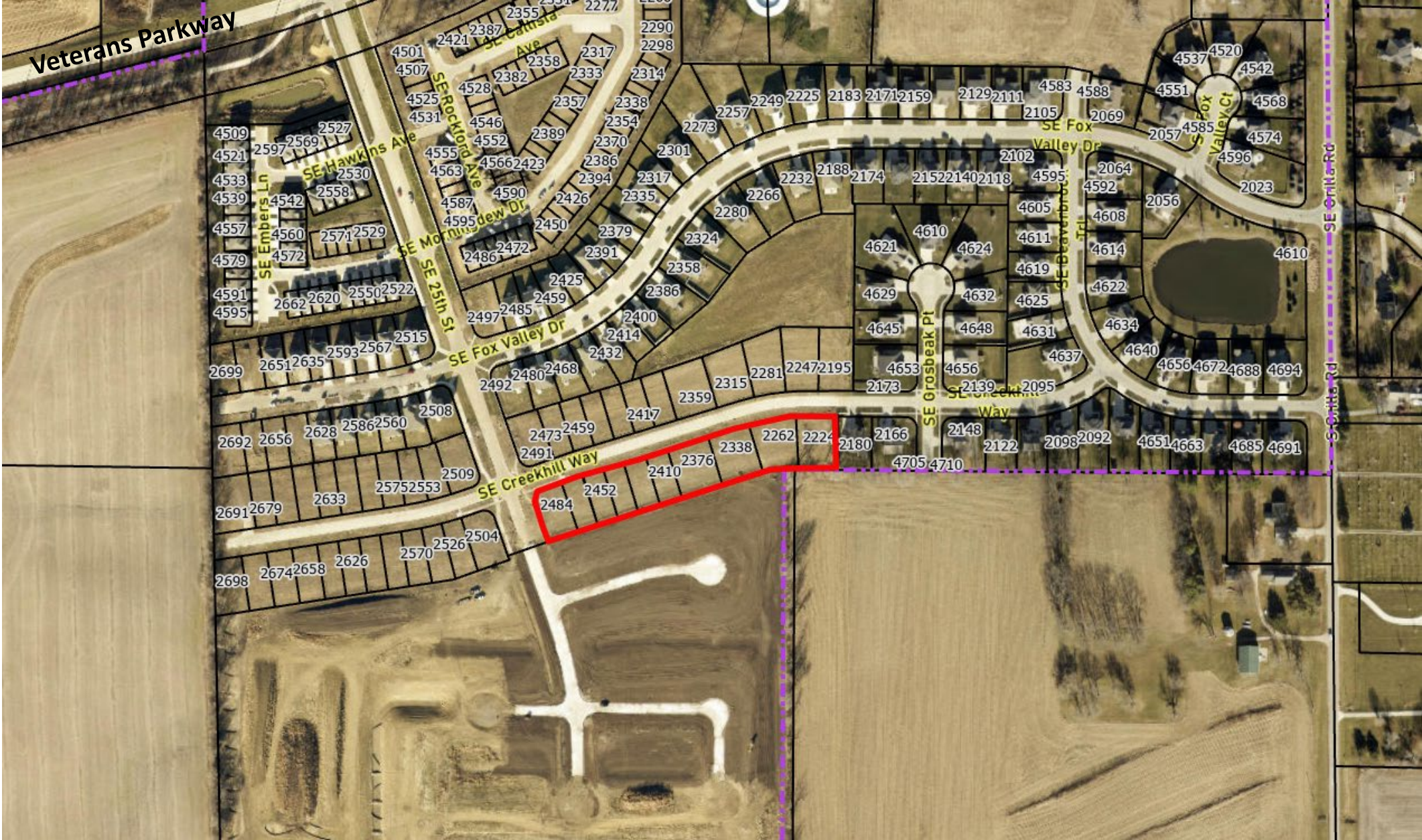
#### **Fireworks Sales and Application Requirements:**

- Staff has worked with the vendors submitting the fireworks sales application to make improvements in the application process and has received several clarifications from the State Fire Marshal's Office on the application of the NFPA 1124 (2006 edition) Fireworks Sales and Storage Regulations.

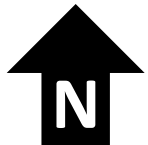
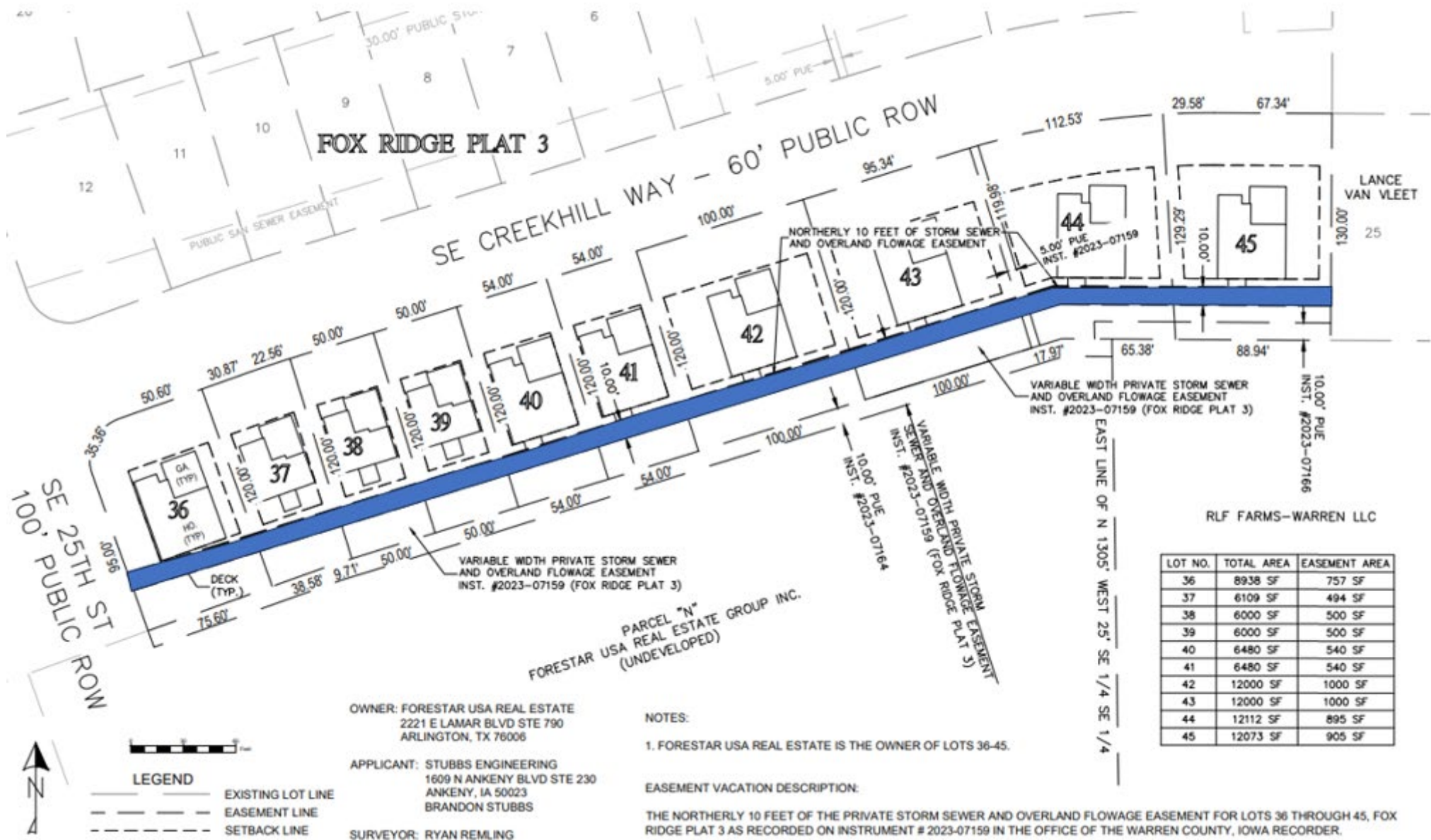
### **Intent of Ordinance Amendment:**

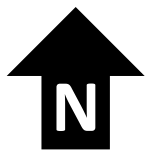
- Modify regulations pertaining to the sales and storage of fireworks to comply with recently modified State Code references.
- To update consumer fireworks sales regulations and application requirements to incorporate application improvements and State Fire Marshal clarifications.

Item b: Fox Ridge Plat 3 Easement Vacation

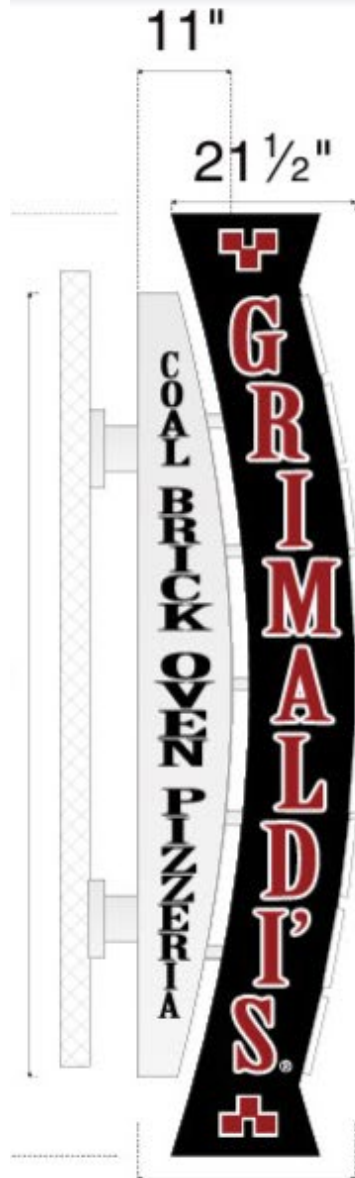


Item b: Fox Ridge Plat 3 Easement Vacation





Item c: Grimaldi's



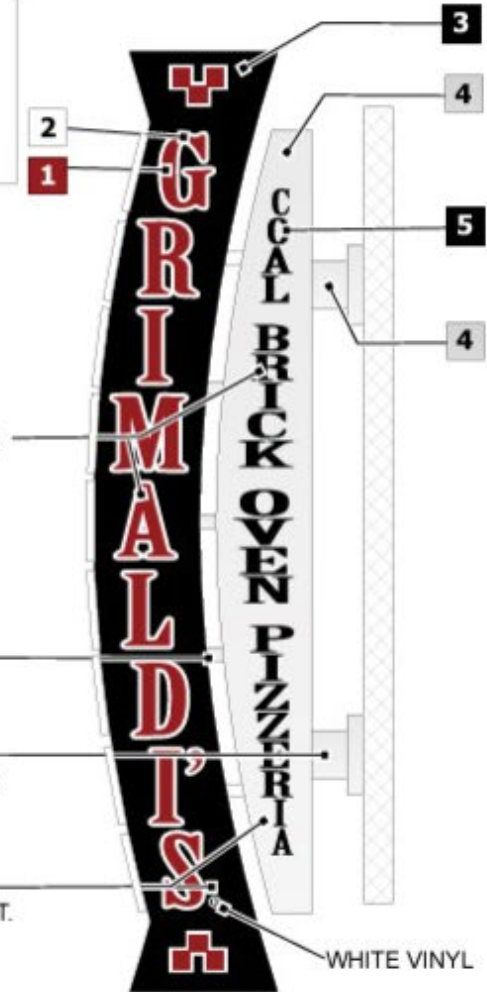
- FIRST SURFACE APPLIED VINYL / PAINT
- 1** RED 3630-33 OR P.T.M.
  - 2** 3/4" WHITE ACRYLIC
  - 3** MATTE BLACK 7725-22 / PAINTED SATIN BLACK
  - 4** BRUSHED ALUMINUM / SPRAYLAT SM-171S
  - 5** DUAL COLOR FILM BLACK 3635-222

.125 ALUM. ROST COPY BACKED W/ 3/4" WHITE ACRYLIC AND 1st SURFACE VINYL

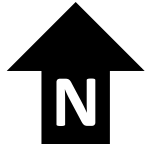
(5) FIVE 2" X 2" SQ. TUBE

(2) TWO 3" X 3" SQ. TUBES INSIDE "CLAMSHELL" COVERS, STEEL MOUNTING PLATES.

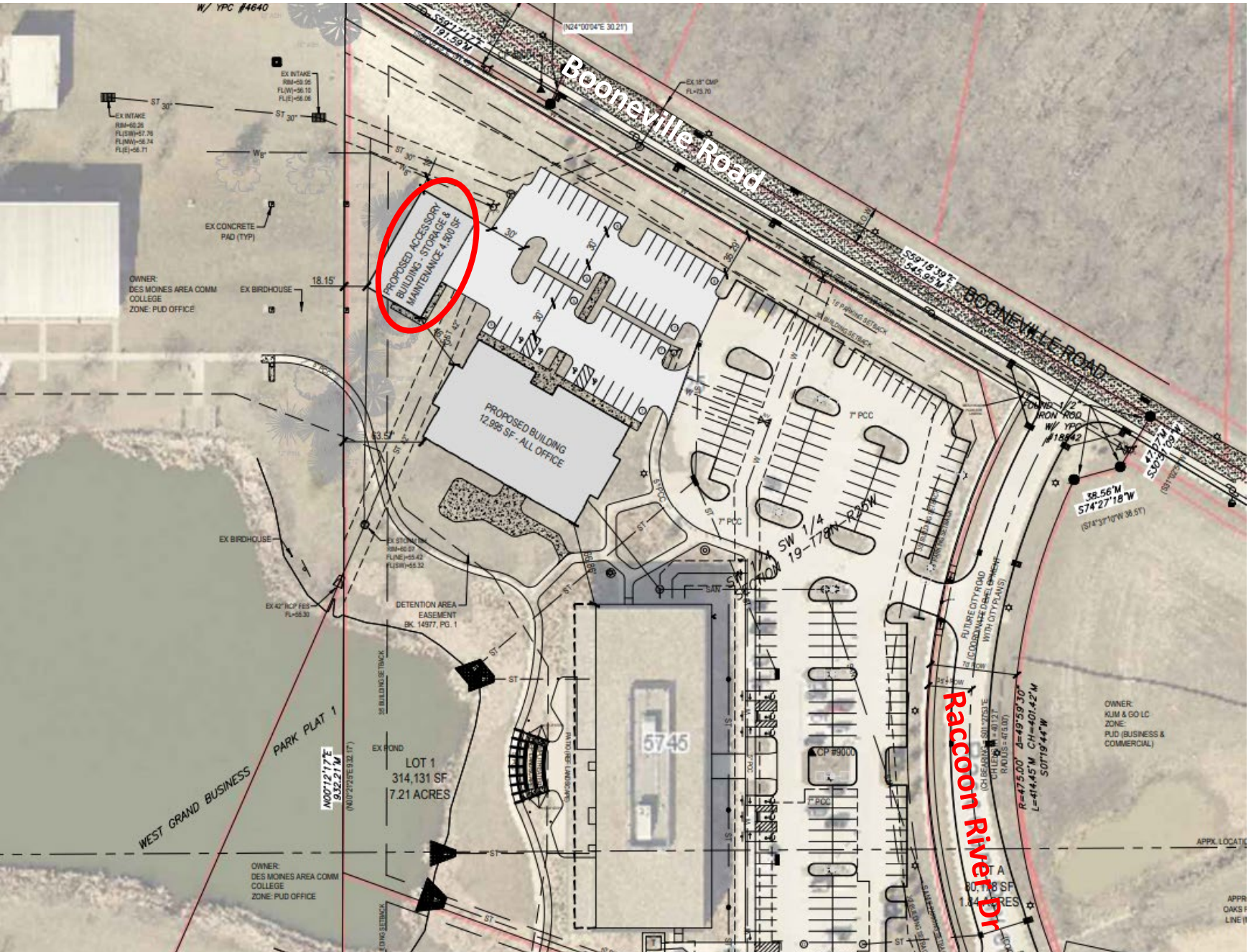
INTER. ILLUM. W/ 65K WHITE L.E.D.'S. POWER SUPPLY LOCATED INSIDE CABINET. FACE REMOVABLE FOR SERVICE.



Item d: Oaks on Grand Accessory Building



Item d: Oaks on Grand Accessory Building





## Item e: Garden Center Ordinance Amendment

### **Reason for the Amendment:**

- Currently, City Code states that all temporary garden centers should have a hold harmless agreement with the City.
- Since the garden centers happen on private property, a hold harmless agreement is not needed unless the garden center is on City property.

### **Intent of the Amendment:**

- This is a code clean-up item to align the ordinance to what Staff have been doing for these applications and to remove the requirement, unless the garden center is on or encroaching on City property.