



AGENDA
REGULAR MEETING OF THE
WINDSOR HEIGHTS
PLANNING AND ZONING COMMISSION
Wednesday, June 26, 2024 - 5:30 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST
ZOOM: <https://us02web.zoom.us/j/7832856334>
Meeting ID: 783 285 6334

1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of the Minutes:**
 - A. Minutes: 5.22.24
4. **Public Hearing to Review a New Building Site Plan at 6900 School St**
 - A. Staff Presentation
 - B. Site Plan & Supporting Documents
5. **Consideration of a New Building Site Plan at 6900 School St**
6. **Public Hearing to Review an Updated Zoning Map**
 - A. Staff Presentation
7. **Consideration of an Updated Zoning Map**
8. **Public Hearing to Review an Updated Future Land Use Map within the Comprehensive Plan**
 - A. Staff Presentation
9. **Consideration of an Updated Future Land Use Map within the Comprehensive Plan**
10. **Adjourn**

*It is possible that members, including a quorum of members of the City Council and other committees may be present. No City business will be discussed outside of this agenda.

City of Windsor Heights Planning and Zoning Commission Meeting Minutes
Wednesday, May 22, 2024 - 5:30 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST

1. Call to Order

Chair Geoffrey Wood called the meeting to order at 5:35 PM. Members present: Donna Mueller, Bob Bishop, Diane Foss, Tyler Holtorf, and David Ferree. Members absent: Georgie Libbie. Staff present: City Clerk Adam Strait, Acting City Planner Trey Rouse of Bolton & Menk, Senior Traffic Engineer Jennifer McCoy of Bolton & Menk, and City Engineer Justin Ernst of Bolton & Menk.

2. Approval of Agenda

Motion by Dave Ferree to APPROVE. Seconded by Tyler Holtorf. Motion passed 6-0.

3. Approval of the Minutes:

Motion by Tyler Holtorf to APPROVE. Seconded by Bob Bishop. Roll call vote: Aye - Geoff Wood, Bob Bishop, Dave Ferree, Donna Mueller, Tyler Holtorf, Nay - None. Abstain - Diane Foss (absent from the meeting the minutes are for). Motion Passed 5-0.

A. Minutes: 2.28.24

4. Public Hearing to review a new building site plan at 1148 63rd St

Trey Rouse presented the staff report. Nick Jensen of Caliber spoke on behalf of the applicant about The Windsor project and site plan. Jennifer McCoy provided a review of the traffic study. Brad Freeman from Clapsaddle-Garber Associates spoke towards the detention pond and stormwater management of the project.

Motion by Tyler Holtorff to open the Public Hearing at 6:29 PM. Seconded by Bob Bishop. Motion passed 6-0.

Dennis Block of 6412 University Ave spoke towards the public hearing notice, detention pond, traffic impacts

Jim McConeghey of 1129 64th St spoke towards the stormwater basins and rate of release causing road issues such as ice during winter

Motion by Donna Mueller to close the Public Hearing at 6:42 PM. Seconded by Tyler Holtorff. Motion passed 6-0.

Todd Millang from The Windsor, Nick Jensen, and Brad Freeman spoke towards concerns brought up during the public hearing. Kim McConeghey of 1129 64th questioned the safety of the detention pond and residents potentially getting into the pond. Justin Ernst assured the commission that the pond does not hold water. As a detention pond, it will release water and not hold it. Geoff Wood recommended concerns about safety and potential trespassing into the detention pond be addressed with City Staff which all agreed with. Discussion continued with access along University Avenue. City Staff provided two options to recommend to the Council either full access or a right-in, right-out driveway. The Commission decided to allow full access with a condition to trigger a review of traffic incidents after a set period of time. At that time, the City would review traffic incidents and if there would be an increase then City Staff would review the access point and mandate appropriate changes. The Windsor was favorable.

Motion by Donna Mueller to recommend that City Council approved the site plan with staff recommendations with a full access driveway temporary for a three year period which stats six months from when the certificate of occupancy is granted and if total crashes increase it will trigger a review by City Staff. Seconded by Tyler Holtorff. Motion Passed 5-0. Diane Foss dropped from Zoom during discussion and was not present to vote.

A. Staff Presentation

B. Site Plan & Supporting Documents

5. **Adjourn**

Motion to adjourn at 7:27 PM by Bob Bishop. Seconded by Tyler Holtorff. Motion passed 5-0.

STAFF REPORT

Date: June 26th, 2024
To: Windsor Heights Planning and Zoning Commission
From: Trey Rouse
Subject: Site Plan: 6900 School Street - Public Works Salt Shed

General Information

Applicant: City of Windsor Heights
3611 NE Otterview Circle
Windsor Heights, IA 50021
Property Owner: City of Windsor Heights
Proposed Use: Safety Services
Zoning: R-3 (Multiple-Family Residential District)
Location: 6900 School Street

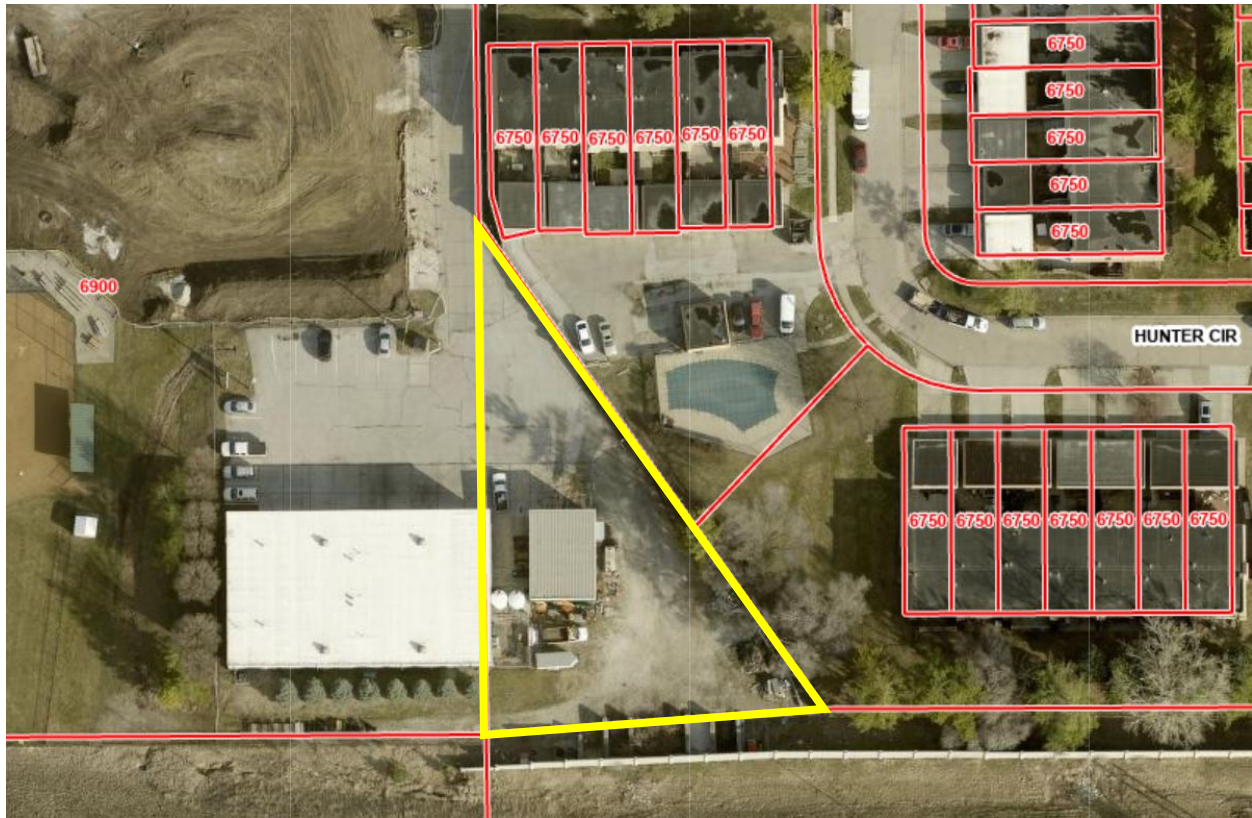
Summary

The applicant, City of Windsor Heights Public Works Department, is requesting to develop an updated Salt Shed to be able to store salt and easily access during the winter to clear the roads of ice and snow during the winter months. The site proposed is in the R-3 District (Multiple-Family Residential District) for the use of the property described as 6900 School Street where the Public Works building is located. The R-3 District (Multiple-Family Residential District) allows for the Safety Services use within the R-3 District by right. This development would include the demolition of the building existing next to the Public Works facility, diesel tanks within the existing building to be removed, a decrease in impervious surface on the parcel by 420 sq. ft., development of a new building at 23' 8" tall.

City Staff has completed a review of the documentation submitted by the applicant. The submitted application materials are attached to this report.

Existing Conditions

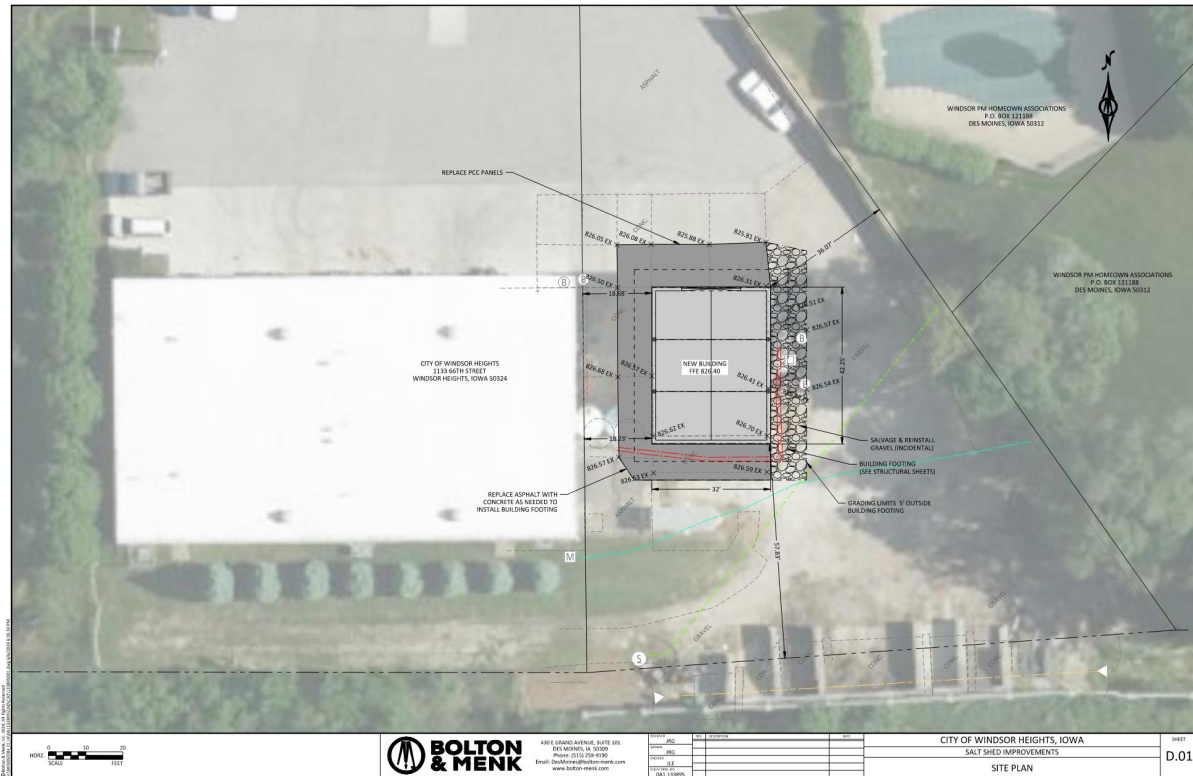
The 0.438-acre lot is in the R-3 – Multiple-Family Residential Zoning District. This Zoning District allows for Safety Service building to be developed to assist with the care of the Windsor Heights community. The property currently has an access to the northeast of the property and also parking space throughout the site on the north, east, and southern portions of the parcel. There is currently a 1,233 sq. ft. building that resides on the parcel and is used for basic storage by the Public Works Department of the City of Windsor Heights.



Legal Description

BEG NW COR THN SE280.1F W TO W LN N 240F TO POB
OL X WINDSOR PARK PLAT NO 2

Site Plan for Development



Background of Parcel/Lot

This parcel has been used by the Public Works Department of the City of Windsor Heights and is owned by the City of Windsor Heights. This parcel previously had a storage area along with parking lots located to the north and the southeast of the existing building. This parcel is still in use by the Public Works Department.

Adjacent Land Use

Direction	Zoning	Use
North	Multi-Family Residential District (R-3)	Residential, Multi-Family
South	N/A	Interstate
East	Multi-Family Residential District (R-3)	Residential, Multi-Family
West	Multi-Family Residential District (R-3)	Safety Services

Zoning Bulk Regulations

Category	R-3
Lot Area	7,200 sq.ft.

Lot Width	50 ft
Front Yard Setback	25 ft
Street Side Yard Setback	25 ft
Interior Side Yard Setback	5 ft
Rear Yard Setback	15 ft

Traffic Study/Traffic Information

There was no request by the City of Windsor Heights for a Traffic Study or analysis as traffic and access was not seen as an issue for the site or propose development.

Parkland Dedication

Although the property and parcel reside within the R-3 (Multiple-Family Residential) District, it is not proposed to be developed as Residential, Multiple-Family. It is proposed to be developed as Safety Services; this removes the requirement for Parkland Dedication as required by any residential site development.

Landscaping and Plantings

The proposed project and site plan do not require landscaping and plantings of any kind as they are exempt from these requirements by Zoning Code Chapter 173.02.2. This states that if the site is remodeled, rehabilitated, or improved in a manner that does not substantially change the site then it is exempt from the landscaping and planting requirements of the Zoning Code.

Building Façade

The R-3 (Multiple-Family Residential) District does not contain stringent building façade requirements as described for zoning districts like the Urban Center District or the Community Commercial District. As such, the designed building façade is requested to be similar to the existing Public Works building or an improvement to the existing building.

Stormwater/Drainage

The proposed development is a simple build and design. It increases the pervious surface on the property and removes impervious surface that previously existed. Based upon the Zoning Code and the Stormwater requirements adopted by the City of Windsor Heights, the stormwater absorption on the site would be improved and not cause excess runoff or flooding issues on the property or adjacent properties.

Parking Requirements

Based upon the proposed site, development, and use of the development, minimum parking requirements have not been established by the City of Windsor Heights.

The Safety Services use does not have a minimum off-street parking requirement based on the adopted Zoning Code for the City of Windsor Heights.

Screenings and Buffers

Screening and buffers are required to protect less intensive uses found in the R-1, R-2, and R-3 Districts from more intense uses that are commonly found in the UC, CC, and LI Districts. The Salt Shed proposed project is located within the R-3 District, considered a less intensive district thus not requiring any additional screening from other districts. No screening or buffering is required by the Zoning Code.

Comprehensive Plan Review

The Windsor Heights Comprehensive Plan has been reviewed by City Staff to make sure that this project aligns with the goals and ideals of the Comprehensive Plan. The proposed Public Works Salt Shed project meets a goal identified and outlined within the Comprehensive Plan and addresses the following goal as determined by the City Staff. The Comprehensive Plan supports the proposed project as it is presented.

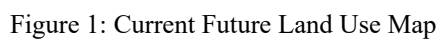
City Works:

1. Plan infrastructure investments that maintain, replace and update systems to keep the foundation of our community health.
 - a. This project has been discussed and planned by Public Works and is an active need for the community and safety of Public Works Staff. This replacement of current City street care and supply storage is an important system for future problem solving by the Public Works Department.

Future Land Use Map

The future land use map should be used as guidance for areas throughout the City. The map identifies this location as High Density Residential, which is defined on page 40 of the 2017 Comprehensive Plan. “High-Density Residential. Residential uses with densities above 8 units per acre. This corresponds to multi-family development.”

The proposed project does not conform to the vision that has been laid out by the Comprehensive Plan Future Land Use Map by definition. However, the safety of the community and updating facilities as needed to maintain the safety and well-being of the community is identified in the Comprehensive Plan. This parcel is currently being used in a similar manner to what is being proposed and within this Future Land Use designation. City Staff are inclined to allow it to remain within this Future Land Use designation.



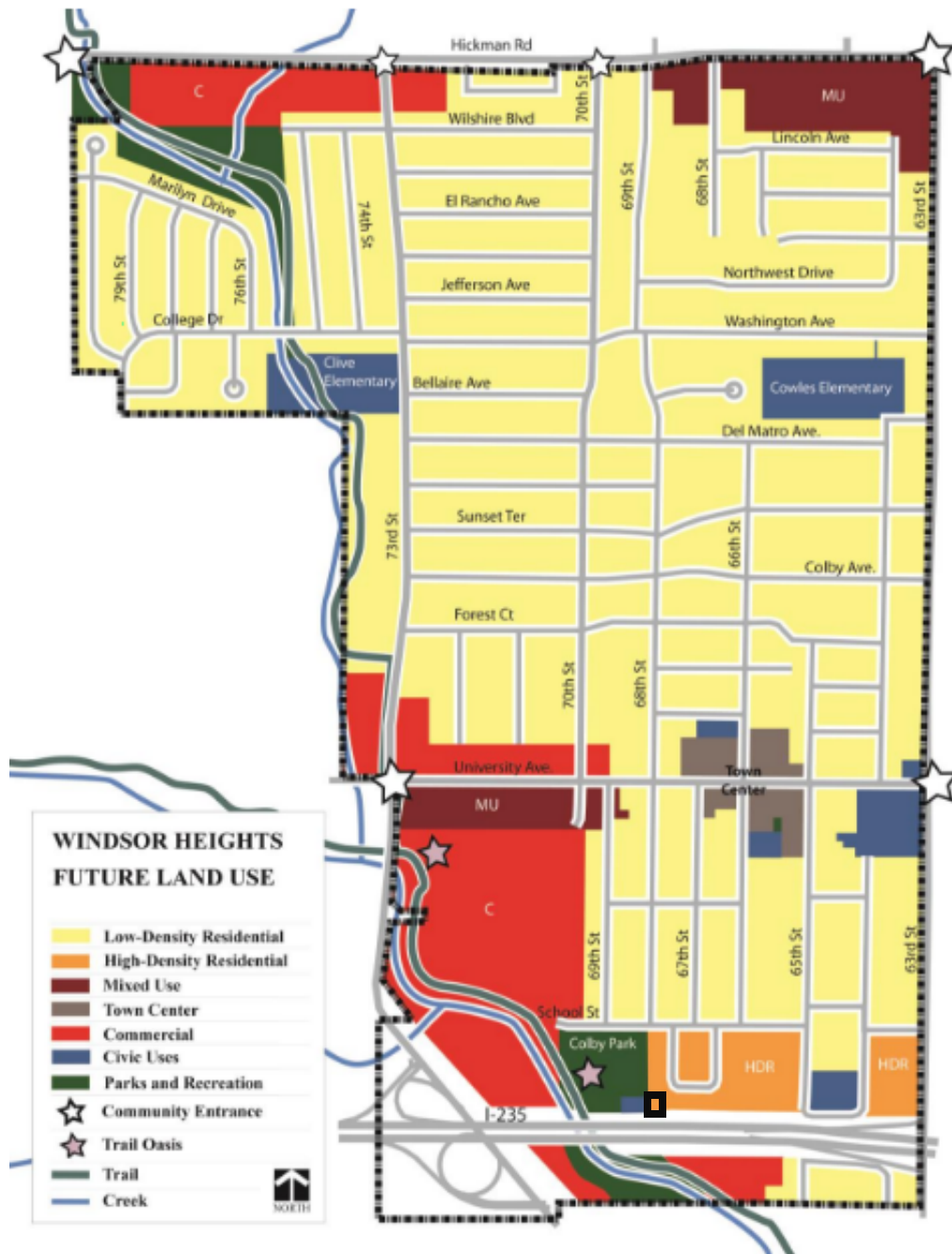


Figure 2: Windsor Heights' 2017 Comprehensive Plan's
Future Land Use Map

Zoning Map

The parcels are currently zoned for Multiple-Family Residential District which is defined in [Table 168-1 Purposes of Zoning Districts](#) as “This district is intended to provide locations primarily for residential multiple-family housing, with supporting and appropriate community facilities. It also permits some nonresidential uses such as offices through a special permit procedure, to permit the development of mixed-use neighborhoods.”

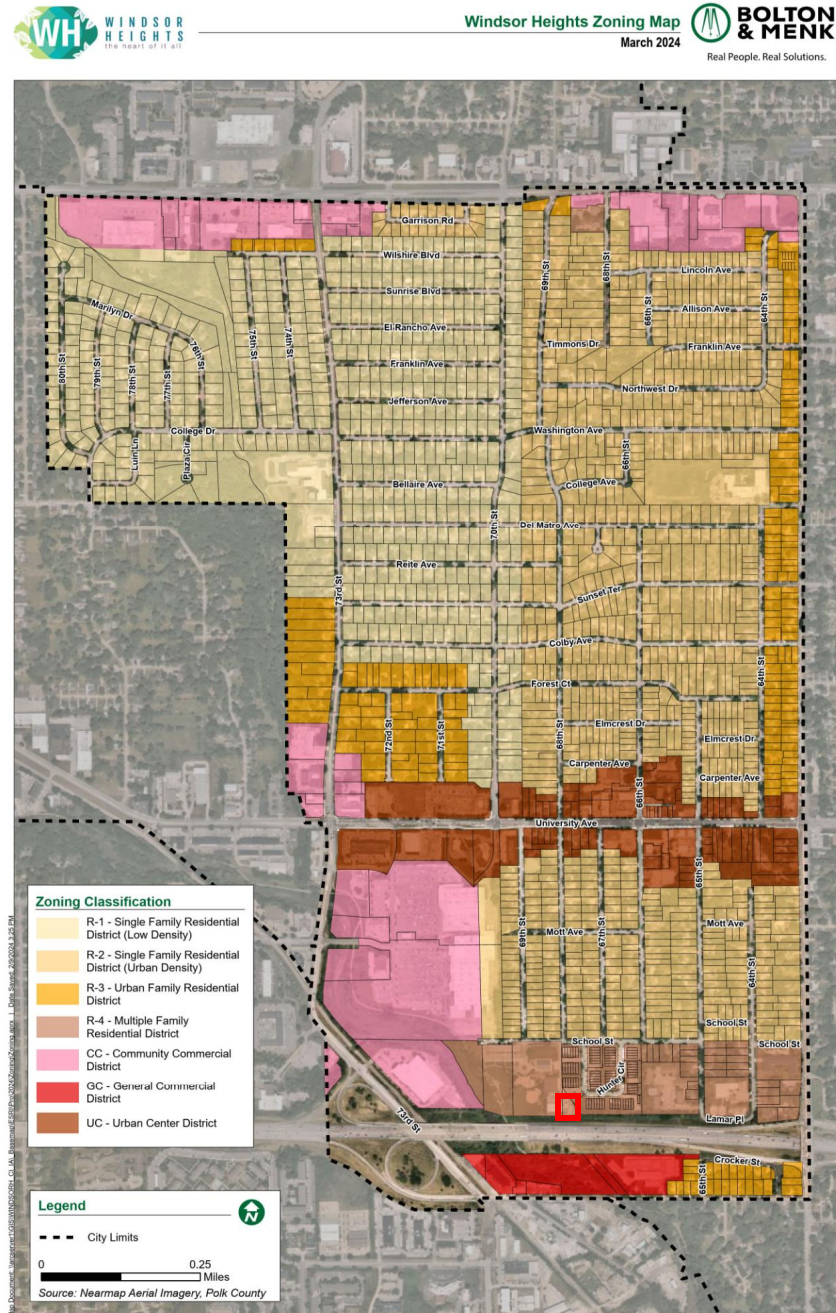


Figure 3: Current Zoning Map

Public Comments Received

The City of Windsor Heights City Staff, at the time of the creation of this Staff Report, has not received public comment on the proposed project of Salt Shed at this property.

Current Work Done at Site

The proposed changes and updates shown in this Staff Report and the proposed Site Plan are only designed proposals. No demolition, grading, or work has been done on the site so far.

Conclusion and Recommendation

After reviewing all of the documentation submitted by the applicant by City Staff and all City Departments, Staff compared the project to the goals and vision of the Comprehensive Plan and other City plans. After review and comparison, Staff came to their recommendation.

The staff recommends to the Planning and Zoning Commission that they recommend approval of the site plan with the following conditions to the City Council.

Recommended Motion

Motion to recommend for approval of the 6900 School Street Site Plan (Public Works Salt Shed) with the conditions of approval laid out by City Staff to the City Council.

Conditions:

All of the following conditions will be met, reviewed by the city department assigned, and deemed complete before approval of the site plan and before any development can take place.

General Comments

1. All permits related to the project will be held and released concurrently at the approval of the following:
 - a. Approval of signs and utility from Safe Building.
 - b. Revision of site plan application in accordance with the comment letter and all corresponding comments from each City Department.
 - c. Professional Signatures on Final Site Plan including Licensed Surveyor (Chapter 170.10)
 - d. City Council approval of site plan.

Fire Comments

1. The responsible party (whether that be the Public Works Department for the City of Windsor Heights or other entity) ensure that the AGS Tanks to be relocated are relocated to a spot that is above the flood plain or flood proofed in their new location if they can't be moved to a location that is above the flood plain.

Attachments

1. Application Materials (as submitted)



Send the completed permit application and supporting documents to Justin Ernst from Bolton & Menk at Justin.Ernst@bolton-menk.com or call 515-259-9190 x2786.

APPLICATION FOR DEVELOPMENT REVIEW SITE PLAN/SITE PLAN AMENDMENT

DATE SUBMITTED

6/7/2024

PROJECT TITLE

Salt Shed Site Plan

PROJECT ADDRESS

6900 School Street

LOT #

SUBDIVISION

Windsor Park Plat 2

APPLICANT INFORMATION

APPLICANT NAME & EMAIL

City of Windsor Heights

ADDRESS

1145 66th St. Suite 1

CITY, STATE, ZIP

Windsor Heights, IA 50324

PHONE

515-645-6810

FAX

Please provide seven copies (24"x36" maximum) of all plans and one copy of the project drainage report. In addition, a digital copy (.pdf format preferred) of all plan sheets and drainage report shall be provided.

In order for a submittal to be determined as complete, the following basic information should be provided:

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property.

In addition to the application fee of \$300.00, I understand I am responsible for all development review costs invoiced on a Monthly basis for services performed by City staff or City consultants on my behalf.

JUSTIN ERNST

Print Applicant's Name

6/7/2024

Applicant's Signature

Date

Submitted Accepted

Traffic Study (as required by City Engineer)

☐☐

Site Survey

☒☐

Dimension Plan

☒☐

Grading Plan

☒☐

Utility Plan

☐☐

Landscape Plan

☐☐

Drainage Report

☐☐

Architectural Plans

☐☐

Lighting Plans

☐☐

Name & Address of All Properties within 200 ft

☒☐

For additional detail on the type of information necessary for each of the items above can be found on the back of this form or by contacting the City Administrator.

Additional Information:

Application Approval

- ☐ Approved
☐ Denied

Planner or Authorized Representative

Date

GOVERNING SPECIFICATIONS

THE 2024 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND CITY OF WINDSOR HEIGHTS SPECIFICATIONS.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITHIN THE CONSTRUCTION OF THIS PROJECT.



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL 1-800-292-8989 OR 811

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

SITE INFORMATION

SITE ADDRESS
6900 SCHOOL ST
WINDSOR HEIGHTS, IA 50324

SITE AREA
19,099 SF 0.44 ACRES

ZONING
R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT

SETBACKS
FRONT SETBACK 25
STREET SIDE SETBACK 25
INTERIOR SIDE SETBACK 5
REAR SETBACK 15

BUILDING
EXISTING 1233 SF 0.028 ACRES
PROPOSED 1352 SF 0.031 ACRES

BUILDING USES
SALT STORAGE

BUILDING HEIGHT
MAX BUILDING HEIGHT 35
PROPOSED HEIGHT 23' 8"

OPEN SPACE
EXISTING: 17,866 SF 0.41 ACRES
PROPOSED: 17,747 SF 0.41 ACRES
REQUIRED: 6685 SF 0.15 ACRES

IMPERVIOUS SPACE
EXISTING: 7760 SF 0.18 ACRES
PROPOSED: 7340 SF 0.17 ACRES

DISTURBED AREAS
EXISTIMATED: 2275 SF 0.052 ACRES

THE DISTURBED AREA FOR THIS SITE IT NOT MORE THAN 1 ACRE. THEREFORE A NPDES PERMIT IS NOT REQUIRED

CITY OF WINDSOR HEIGHTS

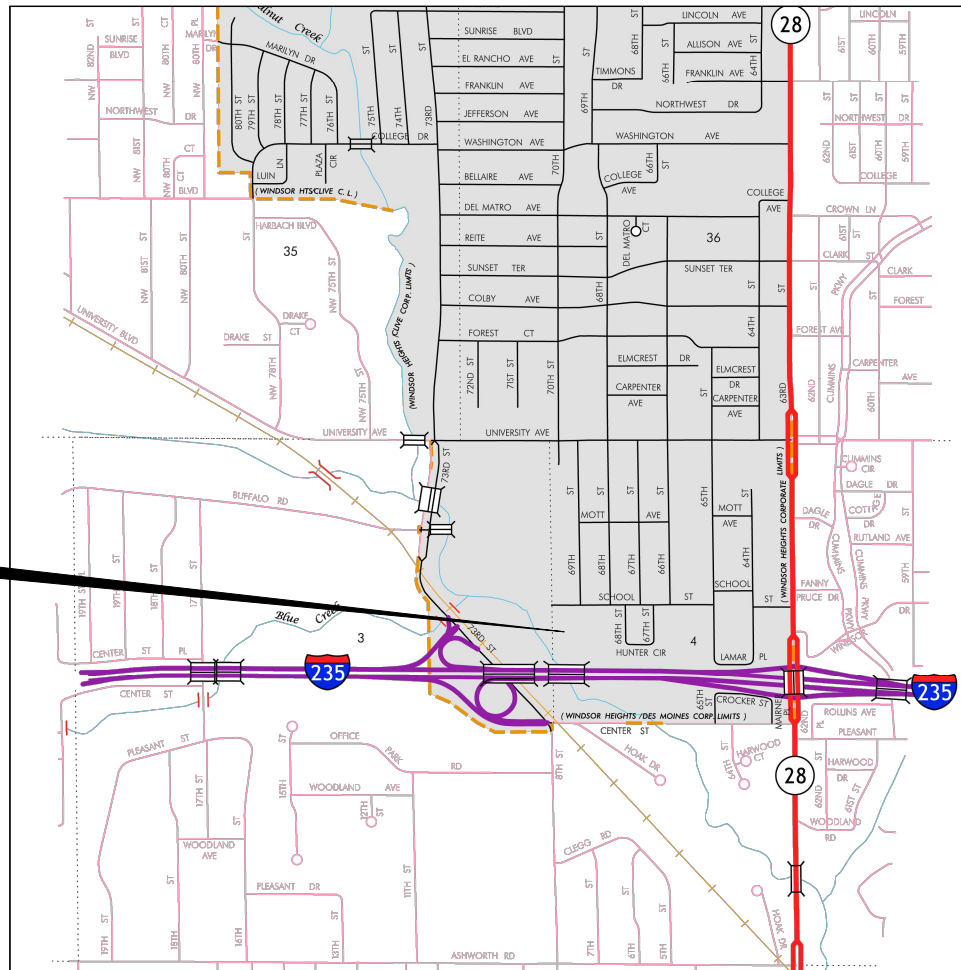
CONSTRUCTION PLANS FOR

SALT SHED IMPROVEMENTS

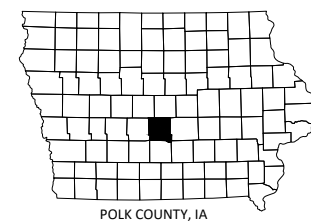
SALT SHED

JUNE, 2024

PROJECT LOCATION



MAP OF THE
CITY OF WINDSOR HEIGHTS
POLK COUNTY, IA



POLK COUNTY, IA

Sheet List Table

Sheet Number	Sheet Title	Revision	Revision Date
A.01	TITLE SHEET		
A.02	LEGEND SHEET		
B.01	TYPICAL DETAILS		
C.01	QUANTITIES & ERN		
D.01	SITE PLAN		
F.01	REMOVAL SHEETS		
S.01	STRUCTUAL NOTES		
S.02	FOUNDATION PLAN		
S.03	FOUNDATION DETAILS		



430 E GRAND AVENUE, SUITE 101
DES MOINES, IA 50309
Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

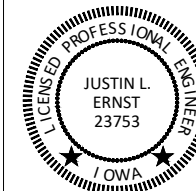
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JRG			
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CLIENT PROJ. NO.			
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CITY OF WINDSOR HEIGHTS, IOWA
SALT SHED IMPROVEMENTS

TITLE SHEET

SHEET

A.01



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JUSTIN L. ERNST, P.E.

LICENSE NUMBER: 23753 DATE: XX/XX/XXXX

MY LICENSE RENEWAL DATE IS 12/31/2025

PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEET

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P:\WINDSOR_HG_CAD\A1133895\A01.dwg 6/6/2024 6:11:45 PM

EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGNAL CONTROL CABINET
	BARRICADE PERMANENT		SOIL BORING
	BASKETBALL POST		SIREN
	BENCH		TELEPHONE BOOTH
	BIRD FEEDER		TILE INLET
	BOLLARD		TILE OUTLET
	BUSH		TILE RISER
	CATCH BASIN RECTANGULAR CASTING		TRANSFORMER-ELECTRIC
	CATCH BASIN CIRCULAR CASTING		TREE-CONIFEROUS
	CURB STOP		TREE-DEAD
	CLEAN OUT		TREE-DECIDUOUS
	CULVERT END		TREE STUMP
	DRINKING FOUNTAIN		TRAFFIC ARM BARRIER
	DOWN SPOUT		TRAFFIC SIGNAL
	ELECTRIC CAR CHARGE STATION		TRASH CAN
	FILL PIPE		UTILITY MARKER
	FIRE HYDRANT		VALVE
	FLAG POLE		VALVE POST INDICATOR
	FLARED END / APRON		VALVE VAULT
	FUEL PUMP		VAULT
	GRILL		VENT PIPE
	GUY WIRE ANCHOR		WATER SPIGOT
	HANDHOLE		WELL
	HANDICAP SPACE		WETLAND DELINEATED MARKER
	IRRIGATION SPRINKLER HEAD		WETLAND
	IRRIGATION VALVE BOX		WET WELL
	LIFT STATION CONTROL PANEL		YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS

SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS
	BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	RECLAIMED WATER

PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING
	TRENCHLESS PIPE (PLAN VIEW)
	TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROJECT LIMITS
	PROPOSED SPOT ELEVATION
	RISE:RUN (SLOPE)

HATCH PATTERNS

	BITUMINOUS		GRAVEL
	CONCRETE		

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-22.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL	AC	ACRES
DWY	DRIVEWAY	PC	POINT OF CURVE	CF	CUBIC FEET
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CV	COMPACTED VOLUME
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CY	CUBIC YARD
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	EA	EACH
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EV	EXCAVATED VOLUME
ER	END RADIUS	PERM	PERMANENT	LB	POUND
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LF	LINEAR FEET
EX	EXISTING	PL	PROPERTY LINE	LS	LUMP SUM
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LV	LOOSE VOLUME
F-F	FACE TO FACE	PT	POINT OF TANGENT	SF	SQUARE FEET
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SV	STOCKPILE VOLUME
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SY	SQUARE YARD
FM	FORCEMAIN	R	RADIUS		
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		



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CITY OF WINDSOR HEIGHTS, IOWA

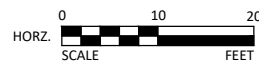
SALT SHED IMPROVEMENTS

LEGEND SHEET

SHEET

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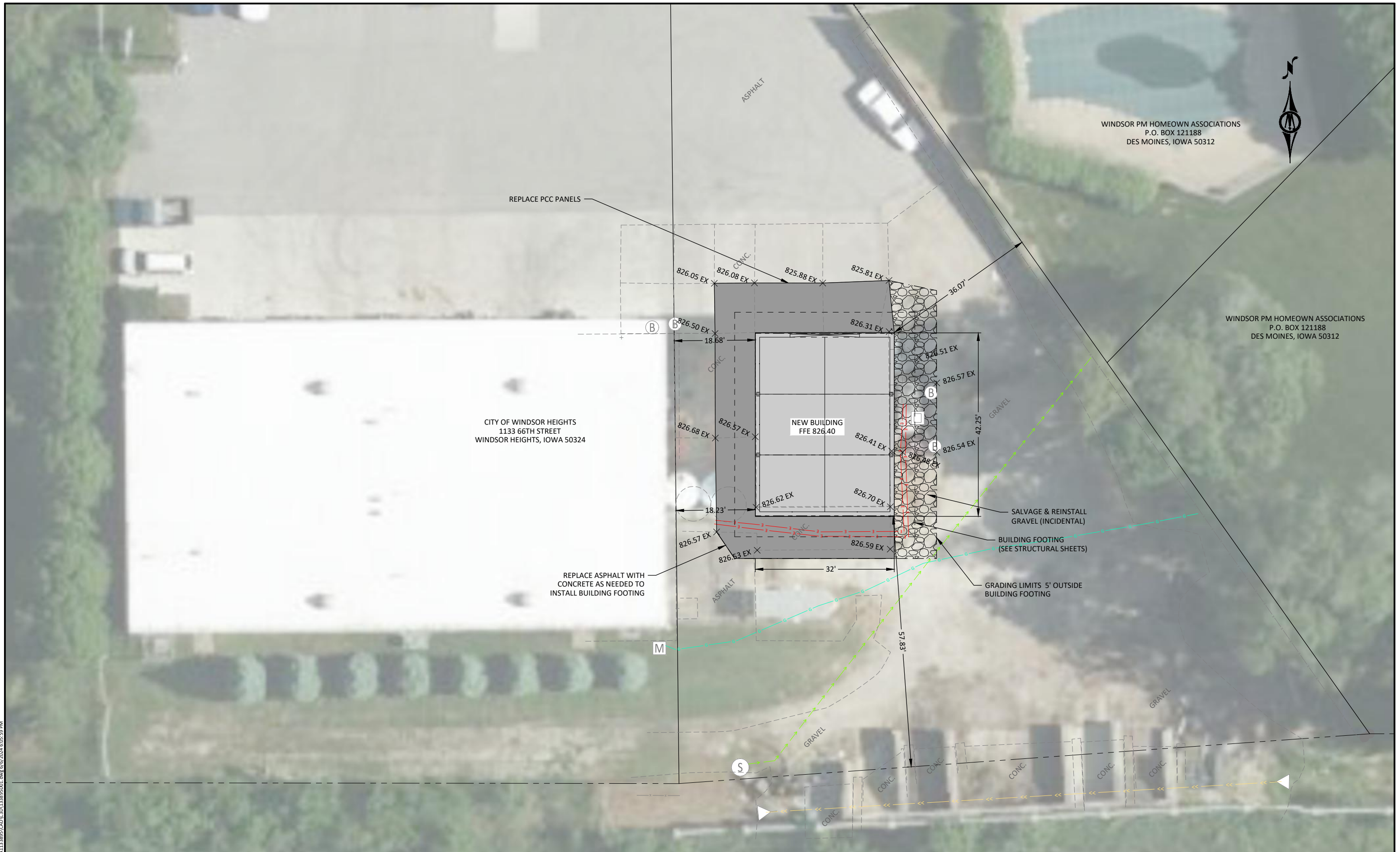


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CITY OF WINDSOR HEIGHTS, IOWA
SALT SHED IMPROVEMENTS
SITE PLAN

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GP	GENERAL PARAMETERS		
GP1	STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS FROM THESE DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.		
GP2	VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF ANY ITEMS.		
GP3	DRAWINGS SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, ELECTRICAL COMPONENTS, FLOOR DEPRESSIONS, ETC. NOT SHOWN ON DRAWINGS. COORDINATE LOCATION, SIZE AND REINFORCEMENT OF ALL OPENINGS WITH RESPECTIVE TRADES BEFORE FABRICATION. REPORT ANY DISCREPANCIES AND/OR INTERFERENCE PROBLEMS TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.		
GP4	THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE PROVIDED, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.		
GP5	THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, X-BRACING, AND EXTERIOR WALLS ARE COMPLETE AND HAVE ACHIEVED FINAL DESIGN STRENGTH. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY OVERALL AND TO ALL PORTIONS OF THE BUILDING DURING DEMOLITION, ERECTION AND CONSTRUCTION. TEMPORARY GRAVITY AND LATERAL FORCE BRACING SYSTEMS THAT MAY BE REQUIRED WILL BE DESIGNED BY, AND AT THE EXPENSE OF, THE CONTRACTOR. STRUCTURAL DRAWINGS DO NOT NECESSARILY INDICATE ANY OR ALL REQUIRED TEMPORARY SUPPORT SYSTEMS. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE OR CONTRACTOR DEEMS THE AREA UNDER CONSIDERATION TO BE STABLE.		
GP6	CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.		
GP7	RETAINING WALLS AND BASEMENT WALLS WHICH TIE TO UPPER SLABS SHALL NOT BE BACKFILLED UNTIL THE UPPER SLABS REACH FULL DESIGN STRENGTH, UNLESS ADEQUATE BRACING IS PROVIDED AT THE TOP OF THE WALL.		
GP8	AS USED IN GENERAL NOTES AND THROUGHOUT STRUCTURAL DRAWINGS, THE TERM "CONTRACTOR" IS DEFINED TO INCLUDE ANY OR ALL OF THE FOLLOWING: GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS, CONSTRUCTION MANAGER AND THEIR SUBCONTRACTORS, FABRICATORS, INSTALLERS, DELEGATED DESIGNERS/ENGINEERS AND ERECTORS.		
DP	DESIGN PARAMETERS		
DP1	THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE ICC INTERNATIONAL BUILDING CODE, 2012 EDITION.		
DP2	UNIFORM LIVE LOADS: TYPICAL ROOF (GOVERNED BY SNOW)	BY FABRIC BUILDING SUPPLIER	
DP3	WALL SALT LOADING	80 PCF + 32° ANGLE OF REPOSE	
DP4	SNOW DESIGN PARAMETERS: GROUND SNOW LOAD (Ps) FLAT ROOF SNOW LOAD (Pf) SNOW EXPOSURE FACTOR (C/E) SNOW LOAD IMPORTANCE FACTOR (I) SNOW LOAD THERMAL FACTOR (Ct)	30 PSF 20 PSF 1.0 0.8 1.2	
DP5	EARTHQUAKE DESIGN PARAMETERS: SEISMIC IMPORTANCE FACTOR (IE) Ss S1 SEISMIC SITE CLASS SDs SD1 SHORT-PERIOD SITE COEFFICIENT (Fa) LONG-PERIOD SITE COEFFICIENT (Fv) SEISMIC DESIGN CATEGORY SEISMIC-FORCE-RESISTING SYSTEM: BUILDING LATERAL SYSTEM BY FABRIC BUILDING SUPPLIER ORDINARY CONCRETE SHEAR WALLS AT FOUNDATION SEISMIC BASE SHEAR (V) N-S SEISMIC BASE SHEAR (V) E-W SEISMIC RESPONSE COEFFICIENT (Cs) N-S SEISMIC RESPONSE COEFFICIENT (Cs) E-W RESPONSE MODIFICATION FACTOR (R) N-S RESPONSE MODIFICATION FACTOR (R) E-W REDUNDANCY FACTOR (p) N-S REDUNDANCY FACTOR (p) E-W SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE ANALYSIS	1.0 0.065g 0.046g D 0.069g 0.074g 1.6 2.4 B N/A N/A 1.0 1.0 N/A N/A 1.0 1.0 105 MPH I B BY FABRIC BUILDING SUPPLIER BY FABRIC BUILDING SUPPLIER BY FABRIC BUILDING SUPPLIER	
DP6	WIND DESIGN PARAMETERS: BASIC WIND SPEED (V) (3 SECOND GUST) RISK CATEGORY WIND EXPOSURE CATEGORY INTERNAL PRESSURE COEFFICIENT BASIC DESIGN PRESSURE @ ROOF NET WIND UPLIFT @ ROOF	105 MPH I B BY FABRIC BUILDING SUPPLIER BY FABRIC BUILDING SUPPLIER BY FABRIC BUILDING SUPPLIER	
DP9	ASSUMED FUTURE CONSTRUCTION: VERTICAL HORIZONTAL	NONE NONE	
FP	FOUNDATION PARAMETERS		
FP1	SIZE AND BOTTOM ELEVATIONS OF FOOTINGS HAVE BEEN ESTABLISHED BASED ON THE GEOTECHNICAL REPORT FILE NO. 222114CPR PREPARED BY CONSTRUCTION MATERIALS TESTING AND DATED 11/02/2022. AS EXCAVATION PROGRESSES, UNANTICIPATED SOIL CONDITIONS MAY REQUIRE CHANGES. CONTACT STRUCTURAL ENGINEER OF RECORD FOR EVALUATION OF THESE CHANGES.		
FP2	ALLOWABLE SOIL BEARING PRESSURE CONTINUOUS FOOTINGS	1500 PSF	
FP3	MINIMUM FOOTING DEPTH FOR FROST PROTECTION (BELOW FINISHED GRADE)	42 IN.	
FP5	GEOTECHNICAL ENGINEER IS SOLE JUDGE OF THE SUITABILITY OF UNDERLYING MATERIAL TO SUPPORT FOUNDATIONS. BEARING MATERIAL SHALL BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE FOUNDATION INSTALLATION. DO NOT PROCEED WITHOUT APPROVAL.		
FP6	PRIOR TO COMMENCING EARTHWORK, CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL ASPECTS OF THE GEOTECHNICAL REPORT. CONTACT GEOTECHNICAL ENGINEER IF QUESTIONS OR DISCREPANCIES.		

SU	SUBMITTALS		
SU1	GENERAL CONTRACTOR TO PROVIDE A SHOP DRAWING SUBMITTAL LOG ITEMIZING ALL PROPOSED SUBMITTALS FOR APPROVAL BY STRUCTURAL ENGINEER OF RECORD.		
SU2	ALL SHOP DRAWINGS SHALL BE CHECKED BY THE FABRICATOR AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE STRUCTURAL ENGINEER OF RECORD. SHOP DRAWING REVIEW BY ENGINEER IS LIMITED TO VERIFYING GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES FROM THE CONTRACT DOCUMENTS, DIMENSIONAL ERRORS, COORDINATION ERRORS, OR OMISSIONS IN SHOP DRAWINGS.		
SU3	SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING: • CONCRETE MIX DESIGNS (5 DAYS BEFORE POUR, MIN.) • CONCRETE REINFORCEMENT • PREMANUFACTURED STEEL ROOF TRUSS AND FABRIC ROOF SYSTEMS		
SU4	SHOP DRAWINGS SHALL INCLUDE CONNECTIONS AS WELL AS SIZE, SPACING, AND GRADE OF ALL MEMBERS. PLANS AND ANY DETAILING NECESSARY FOR DETERMINING FIT AND PLACEMENT SHALL ALSO BE INCLUDED.		
SU5	IF SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.		
SU6	DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY THE CONTRACTOR, INCLUDING: • PREFABRICATED FLOOD GATE SYSTEMS • PREMANUFACTURED STEEL ROOF TRUSS AND FABRIC ROOF SYSTEMS		
SU7	SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION. CALCULATIONS SHALL BE INCLUDED FOR ALL CONNECTIONS TO THE STRUCTURE, CONSIDERING LOCALIZED EFFECTS ON STRUCTURAL ELEMENTS INDUCED BY THE CONNECTION LOADS.		
SU8	ITEMS THAT ARE DESIGNED BY THE CONTRACTOR SHALL BE DESIGNED TO RESIST THE LIVE LOADS INDICATED IN STRUCTURAL NOTES, DEAD LOAD, SNOW DRIFT, ANY ADDITIONAL LOADING INDICATED ON PLANS AND DETAILS, SNOW WEIGHT, AND A NET WIND UPLIFT.		
SU8	ITEMS THAT ARE DESIGNED BY THE CONTRACTOR SHALL INCLUDE ANY RELEVANT TECHNICAL LITERATURE FROM MANUFACTURER. ALSO PROVIDE A CERTIFICATION FROM THE MANUFACTURER SHOWING THE PRODUCT IS IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.		
SU10	FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.		

CN	CONCRETE NOTES		
CN1	CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE IBC.		
CN2	WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE SHALL BE CLEANED AND ROUGHENED TO A MINIMUM OF 1/4" AMPLITUDE.		
CN3	ALL EXPOSED EDGES OF CONCRETE MEMBERS SHALL BE CHAMFERED 3/4" U.N.O.		
CN4	CONCRETE FORMWORK: CN4.1 SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING CONCRETE. CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD OF THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER. CN4.2 VERIFY ALL BLOCK OUTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS PRIOR TO POURING.		
CN5	CONCRETE REINFORCEMENT: CN5.1 DETAILING, FABRICATION, AND PLACEMENT OF REINFORCEMENT SHALL CONFORM TO ACI-315. CN5.2 ALL REINFORCEMENT TO BE ASTM A615 GRADE 60 U.N.O. WELDED WIRE FABRIC TO BE ASTM A185 WITH WIRE CONFORMING TO ASTM A62. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE USING #16 ANNEALED IRON WIRE. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS, U.N.O. CN5.3 ALL CONTINUOUS REINFORCING SHALL BE SPLICED USING CLASS B TENSION SPLICES, U.N.O. CN5.4 BARS IN BEAMS AND SLABS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF STANDARD PRACTICE, MSP-1. CN5.5 CONTINUE HORIZONTAL WALL BARS THROUGH PILASTERS, COLUMNS, INTERSECTING WALLS AND INTERSECTING FOUNDATIONS. REFER TO TYPICAL DETAILS FOR LAYOUT OF CORNER BARS AND BARS IN SMALL WALL SECTIONS. SLAB BARS SHALL BE HOOKED INTO WALLS OR HOOKED DOWELS SHALL BE PROVIDED TO MATCH SLAB REINFORCING. PROVIDE HOOKED DOWELS FROM FOOTINGS TO MATCH VERTICAL WALL REINFORCING. CN5.6 ADD TWO DIAGONAL #5 BARS, FOUR FEET LONG, CENTERED, AT EACH CORNER OF FOUNDATION OR SLAB OPENING, U.N.O. CN5.7 U.N.O., INSTALL WWF 1 1/2" FROM TOP OF ALL SLABS ON GRADE, TOPPING SLABS ON DECK, OR TOPPING SLABS ON PRECAST. LAP JOINTS TWO FULL MESHES BUT NOT LESS THAN 8". AT CONSTRUCTION JOINTS, LOCATE WWF AT MID DEPTH OF SLAB.		
CN6	COVERAGE FOR REINFORCEMENT: CN6.1 CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3" CN6.2 CONCRETE EXPOSED TO EARTH AND WEATHER 2" #6 THRU #18 BARS 2" #5 BAR, W31 OR D31 WIRE AND SMALLER 1 1/2" CN6.3 CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS 1 1/2" #14 AND # 18 1 1/2" #11 BAR AND SMALLER 3/4" BEAMS, COLUMNS, PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS 1 1/2"		
CN7	CONCRETE COMPRESSIVE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39 AND SHALL BE AS FOLLOWS: FOOTINGS Fc = 3,000 PSI WALLS/PILERS/COLUMNS Fc = 4,000 PSI SLABS ON GRADE Fc = 4,000 PSI		
CN8	SPECIAL INSPECTOR SHALL BE NOTIFIED IF ANY WATER IS TO BE ADDED IN FIELD.		
CN9	CONCRETE FOUNDATIONS: CN9.1 ALL FOUNDATION EXCAVATIONS MUST BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF CONCRETE. CN9.2 ACCURATELY SET AND SECURELY SUPPORT REINFORCING, DOWELS AND ANCHOR BOLTS PRIOR TO PLACEMENT OF CONCRETE. WET STICKING OR FLOATING OF REINFORCING, DOWELS AND ANCHOR RODS IS NOT ALLOWED. CN9.3 PROVIDE CONSTRUCTION JOINTS, INSERTS, SLEEVES, DOWELS, ANCHORS, ETC., AS SHOWN. ITEMS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND ACCORDING TO USUAL ACCEPTED STANDARDS OF THE TRADE. ANCHOR RODS PER ASTM F1554 AS SHOWN. CN9.4 ALL FOUNDATION COLD JOINTS SHALL BE KEYED, CONTINUOUS REINFORCING SHALL EXTEND ONE DEVELOPMENT LENGTH PLUS 6". LOCATE FOUNDATION COLD JOINTS AT EXPANSION JOINTS IN MASONRY VENEER WHEN POSSIBLE. CN9.5 REINFORCING SHOWN ON DETAILS IS THE REQUIRED MINIMUM. AT CONTRACTOR'S OPTION, ADDITIONAL REINFORCING MAY BE PERMITTED TO ASSIST IN EASE OF CONSTRUCTABILITY. ADDITIONAL REINFORCING MUST BE SUBMITTED FOR REVIEW ON SHOP DRAWINGS.		
CN10	PROVIDE MINIMUM 6000 PSI NON-SHRINK, NON-METALLIC GROUT UNDER COLUMN BASE PLATES. GROUT SHALL NOT CONTAIN GYPSUM. COLUMN BASES TO BE GROUTED BEFORE PLACEMENT OF CONCRETE TOPPING ON STEEL FORMS.		
CN11	MINIMUM CONCRETE SLAB ON GRADE PER PLAN, OVER VAPOR BARRIER, OVER A MINIMUM 24" COMPACTABLE, TRIMMABLE, GRANULAR FILL, TYP. U.N.O. ON DRAWINGS AND GEOTECHNICAL REPORT.		
CN12	SLAB CONTROL JOINTS: CN12.1 PROVIDE SLAB CONTROL JOINTS FOR THE FOLLOWING, U.N.O.: • SLAB ON-GRADE 10' ± 2" • PRECAST TOPPING SLABS (NON-COMPOSITE) 10' ± 2" CN12.2 PROVIDE SLAB CONTROL JOINTS ON GRID LINE WHERE PRACTICAL. CN12.3 MAINTAIN A SLAB CONTROL JOINT APPROX. RATIO OF APPROXIMATELY 1:1. CN12.4 DO NOT PROVIDE SLAB CONTROL JOINTS FOR THE FOLLOWING, U.N.O.: • COMPOSITE SLAB ON METAL DECK • COMPOSITE PRECAST TOPPING SLAB		
CN13	PROVIDE VERTICAL WALL JOINTS AS FOLLOWS, U.N.O.: CN13.1 WALLS TALLER THAN 12' H (H = WALL HEIGHT) CN13.2 WALLS 8' - 12' 2'H CN13.3 WALLS SHORTER THAN 8' 3'H CN13.4 PROVIDE WALL JOINT WITHIN 10' OF ALL CORNERS AND IN LINE WITH EDGES OF ALL WALL OPENINGS. CN13.5 MAXIMUM WALL JOINT SPACING SHALL NOT EXCEED 25 FEET.		
CN14	CONCRETE ACCESSORIES: CN14.3 U.N.O., EXPANSION BOLTS TO BE HILTI KWIK BOLT TZ OR APPROVED EQUIVALENT WITH EQUAL ICC TENSION AND SHEAR VALUES. EXPANSION ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION. CN14.4 U.N.O., EPOXY ANCHORS TO BE HILTI HIT-RE 500 V3 OR APPROVED EQUIVALENT WITH EQUAL ICC TENSION AND SHEAR VALUES. EPOXY ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.		
CN17	EPOXY REPAIR ADHESIVE SHALL CONFORM TO ASTM C881 AND SHALL BE A TWO-COMPONENT, LIQUID EPOXY WITH NON-SAG CONSISTENCY AND A LONG POT LIFE. THE EPOXY ADHESIVE SHALL BE SUITABLE FOR USE IN DRY OR DAMP CONDITIONS. MINIMUM SHEAR STRENGTH SHALL BE 5,000 PSI; MINIMUM TENSILE STRENGTH SHALL BE 4,000 PSI. HOLE SIZES AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE APPROVED ICC REQUIREMENTS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING PLACEMENT.		
CN18	COLD WEATHER PROTECTION CN18.1 DURING COLD WEATHER CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR PROTECTING CURING CONCRETE PER THE ROMTS, OF ACI 306. CN18.2 DURING COLD WEATHER CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR PROTECTING FOUNDATIONS THAT DO NOT EXTEND TO FROST DEPTH FROM HEAVING. AT CONTRACTOR'S OPTION, BOTTOM OF FOOTINGS MAY BE EXTENDED BEYOND THE FROST ZONE, IN LIEU OF SURFACE PROTECTION METHODS. NO ADDL. REINFORCING WILL BE REQD AT EXTENDED FOUNDATIONS. ALL MITIGATION WORK SHALL BE PART OF THE CONTRACTOR BID AND NOT COMPENSABLE BY CHANGE ORDER. CN18.3 CONTRACTOR TO PROVIDE A FROST STOOP PER TYP. STOOP DETAIL @ ALL EXTERIOR DOORS, SEE ARCH. FOR DOOR LOCATIONS.		
CN19	EXPOSED CONCRETE: CN19.4 CONCRETE MIXES USED FOR CONCRETE SURFACES PERMANENTLY EXPOSED TO VIEW SHALL NOT INCLUDE DELETERIOUS MATERIAL WHICH MAY CAUSE FINISHED SURFACE IRREGULARITIES.		

	SPECIAL INSPECTION		
SP1	SPECIAL INSPECTION PROGRAM SHALL CONFORM TO CHAPTER 17 OF THE IBC.		
SP2	THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR TO PERFORM THE REQUIRED TESTS AND SPECIAL INSPECTIONS WITH QUALIFICATIONS DESCRIBED PER IBC CHAPTER 17 AND THE PROJECT SPECIFICATIONS.		
SP3	SPECIAL INSPECTION REPORTS SHALL BE FURNISHED TO BUILDING OFFICIAL, OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND CONTRACTOR.		
SP4	SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING THAT THE STRUCTURAL WORK WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.		
SP5	SPECIAL INSPECTION PROGRAM:		
VERIFICATION AND INSPECTION			
			FREQUENCY / TASK
CONCRETE			
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, & VERIFY PLACEMENT.			PERIODIC
2. INSPECT REINFORCING BAR WELDING:			
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706.			PERIODIC
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16".			PERIODIC
C. INSPECT ALL OTHER WELDS.			CONT.
3. INSPECT ANCHORS CAST IN CONCRETE.			PERIODIC
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:			
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.			CONT.
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.			PERIODIC
5. VERIFY USE OF REQUIRED DESIGN MIX.			PERIODIC
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP & AIR CONTENT TESTS AND DETERMINE CONCRETE TEMPERATURE.			CONT.
7. INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.			CONT.
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE & TECHNIQUES.			PERIODIC
9. INSPECT PRECAST CONCRETE FOR:			
A. APPLICATION OF PRESTRESSING FORCES.			CONT.
B. GROUTING OF BONDED PRESTRESSING TENDONS.			CONT.
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.			PERIODIC
11. VERIFY OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST TENSIONED CONCRETE & PRIOR TO REMOVAL OF SHORES & FORMS FROM BEAMS & STRUCTURAL SLABS.			PERIODIC
12. INSPECT FORMWORK FOR SHAPE, LOCATION & DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.			PERIODIC
SOILS			
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.			PERIODIC
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH & HAVE REACHED PROPER MATERIAL.			PERIODIC
3. PERFORM CLASSIFICATION & TESTING OF COMPACTED FILL MATERIALS.			PERIODIC
4. VERIFY USE OF PROPER MATERIALS, DENSITIES & LIFT THICKNESSES DURING PLACEMENT & COMPACTION OF COMPACTED FILL.			CONT.
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE & VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.			PERIODIC

PROGRAM FOOTNOTES	
1. THE ITEMS INDICATED ABOVE SHALL BE INSPECTED IN ACCORDANCE WITH CHAPTER 17 OF THE IBC BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE PROJECT SPECIFICATIONS & THE SPECIFIC STRUCTURAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING & INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, & BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.	
2. CONT. - CONTINUOUS SPECIAL INSPECTION. SPECIAL INSPECTOR IS PRESENT WHEN & WHERE THE WORK TO BE INSPECTED IS BEING PERFORMED. (IBC SECTION 1702)	
3. PERIODIC - PERIODIC SPECIAL INSPECTION. SPECIAL INSPECTOR IS INTERMITTENTLY PRESENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED.	
4. OBSERVE - SPECIAL INSPECTOR SHALL OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS (ASCE 360 SECTION N5).	
5. PERFORM - SPECIAL INSPECTOR SHALL PERFORM THESE TASKS FOR EACH JOINT, CONNECTION, ELEMENT OR MEMBER (ASCE 360 SECTION N5).	
6. SPECIAL INSPECTION IS NOT REQUIRED FOR WORK PERFORMED BY AN APPROVED FABRICATOR (IBC SECTION 1704.2.2).	
9. INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE MATERIAL USED IN THE CONSTRUCTION TOOK PLACE ON SITE. CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.	

NOT FOR CONSTRUCTION

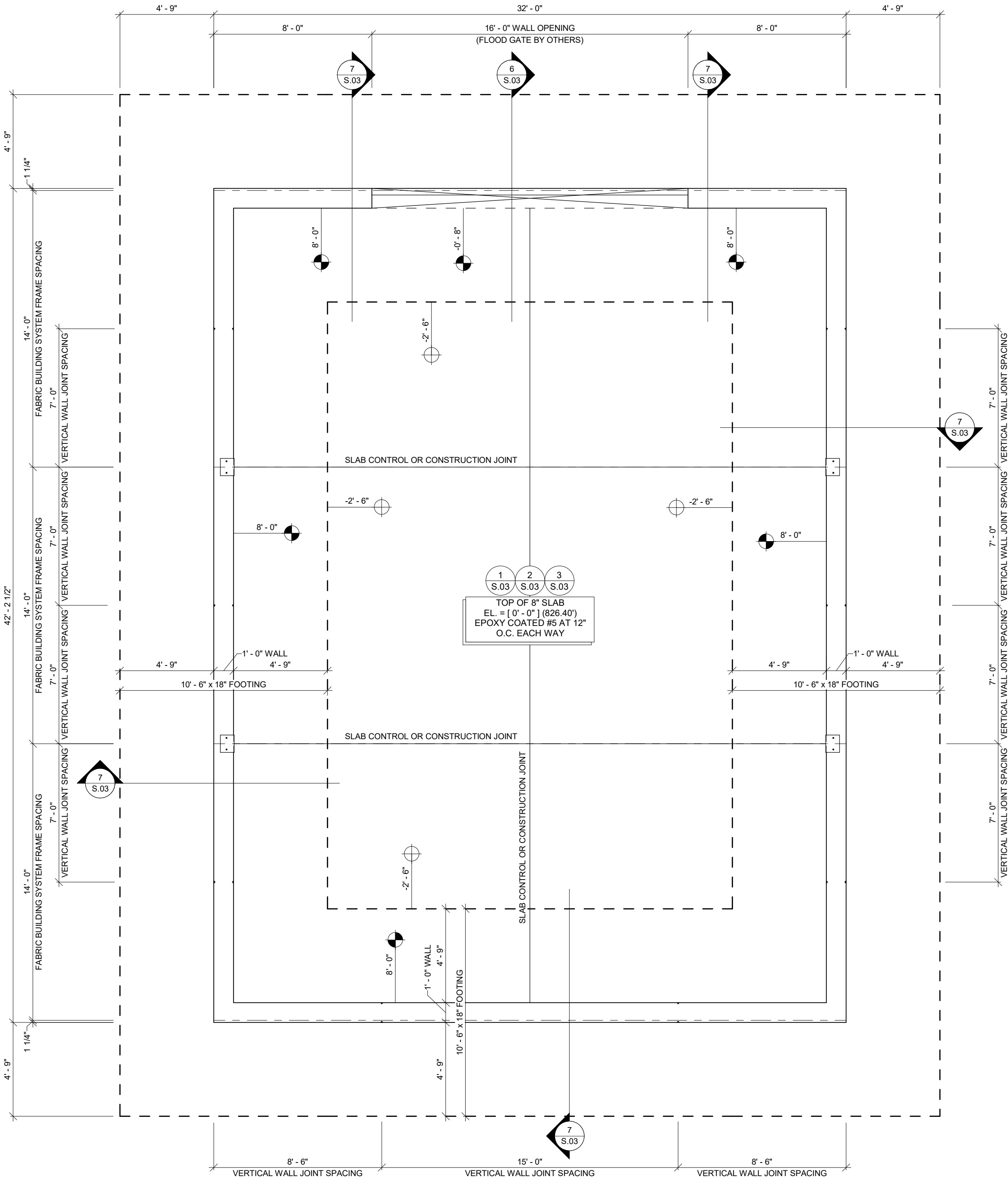
ISSUE		Date	
RRE241123		Job No.	
Sheet Title		Proj. Mgr.	

STRUCTURAL
NOTES

Sheet No.

S.01

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A SALT SHED FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION SYMBOL KEY	
	T/I WALL
	T/I FOOTING

NOT FOR CONSTRUCTION

**RAKER RHODES
ENGINEERING**
Des Moines | Iowa City | Fort Collins | Sioux Falls | Madison

**CITY OF WINDSOR HEIGHTS
SALT SHED IMPROVEMENTS**

6900 SCHOOL ST
WINDSOR HEIGHTS, IA 50324

ISSUE	Date
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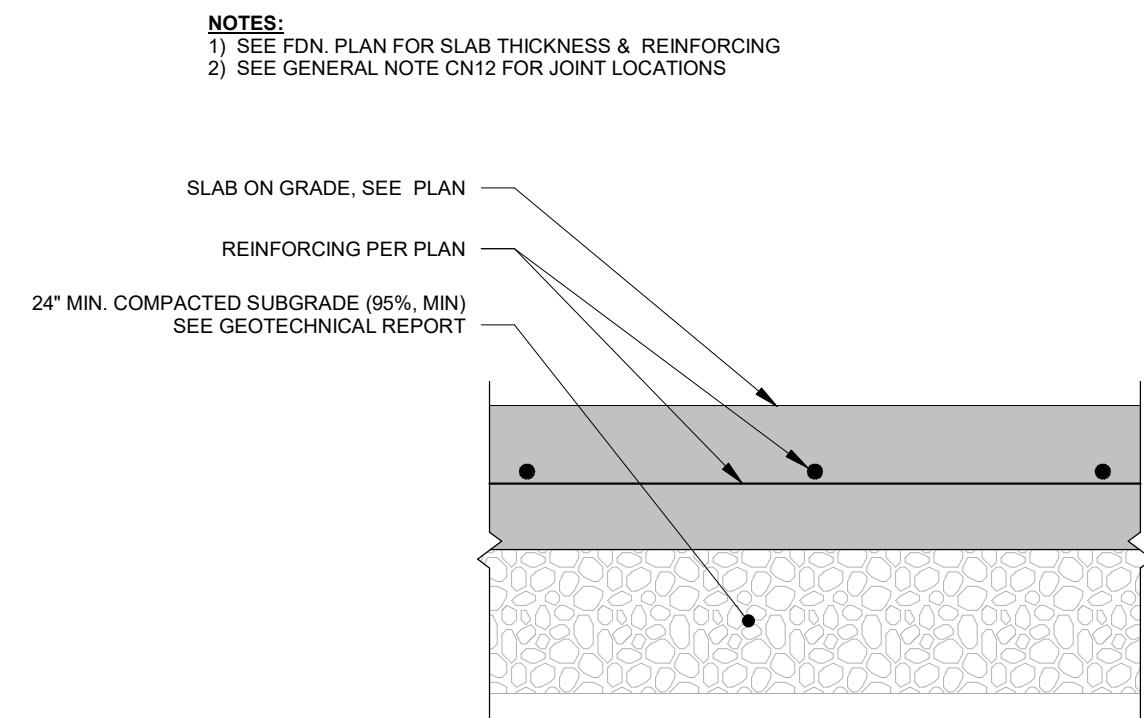
Job No. Proj. Mgr.
RRE24123 **AJS**
Sheet Title

**FOUNDATION
PLAN**

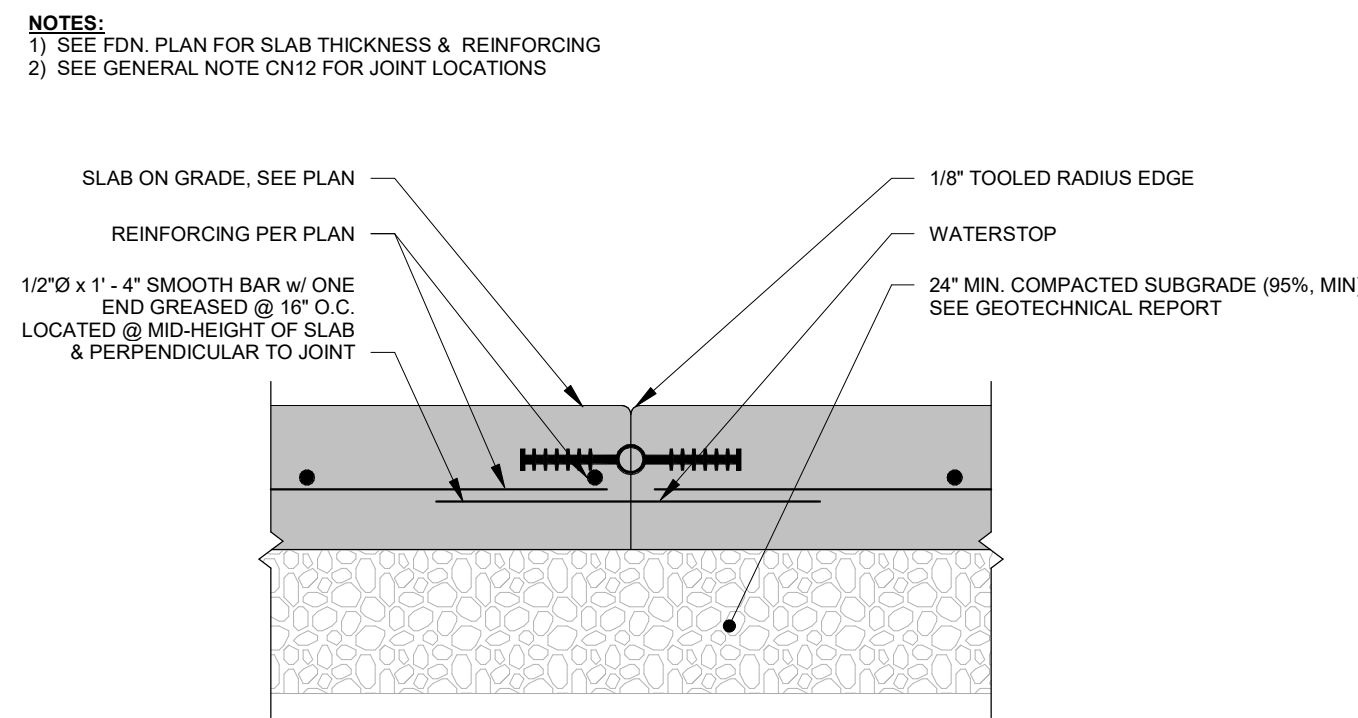
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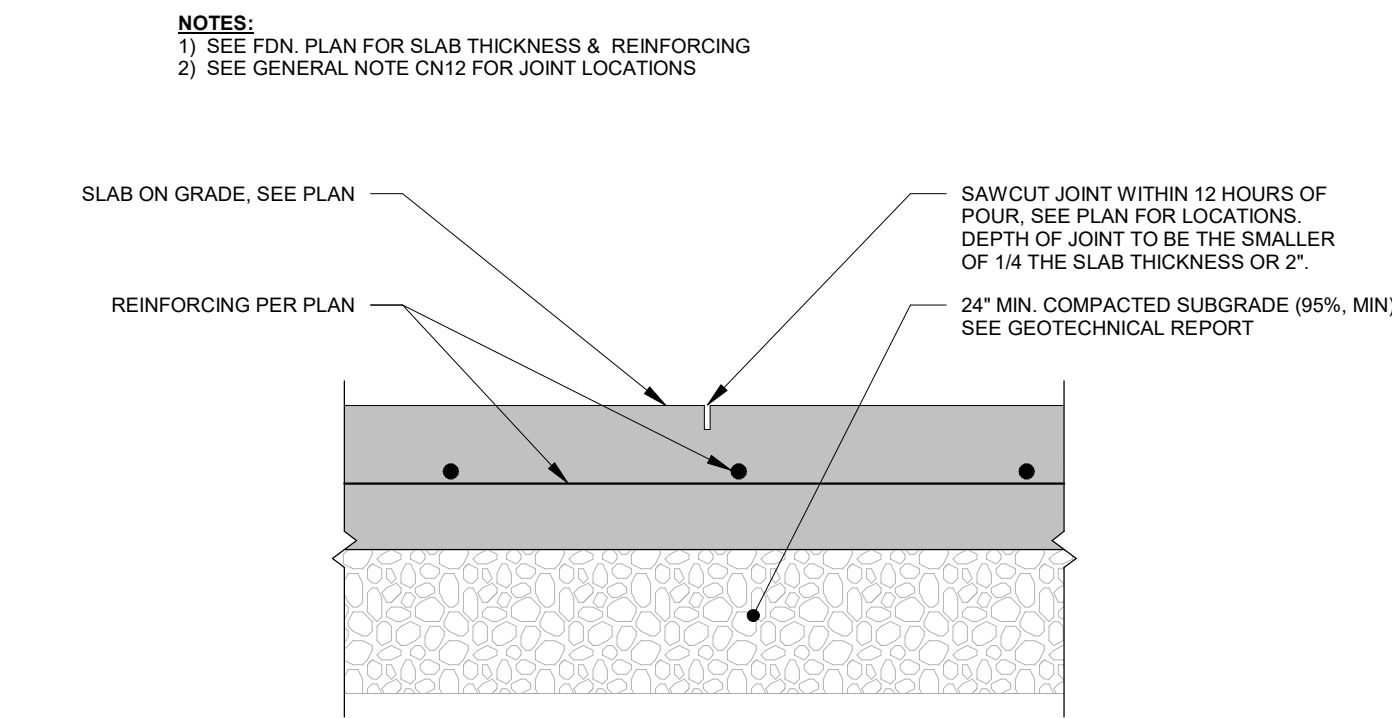
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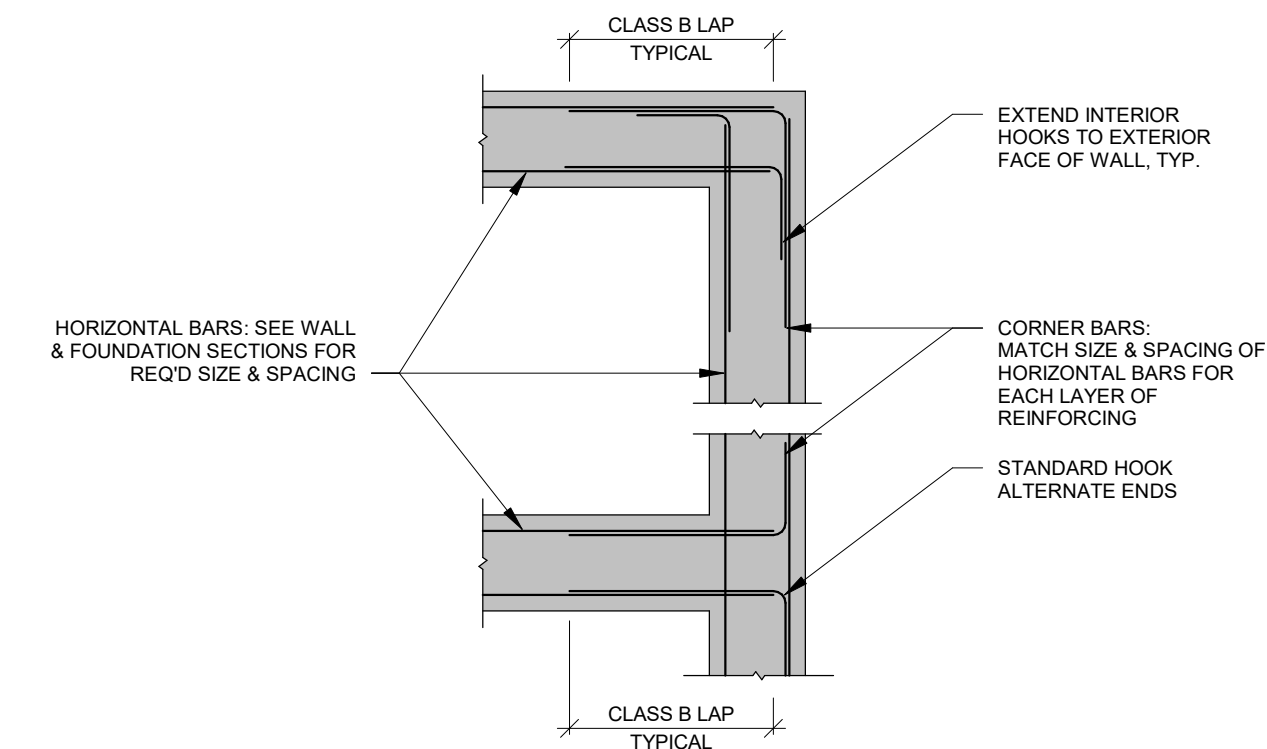
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1 1/2" = 1'-0"



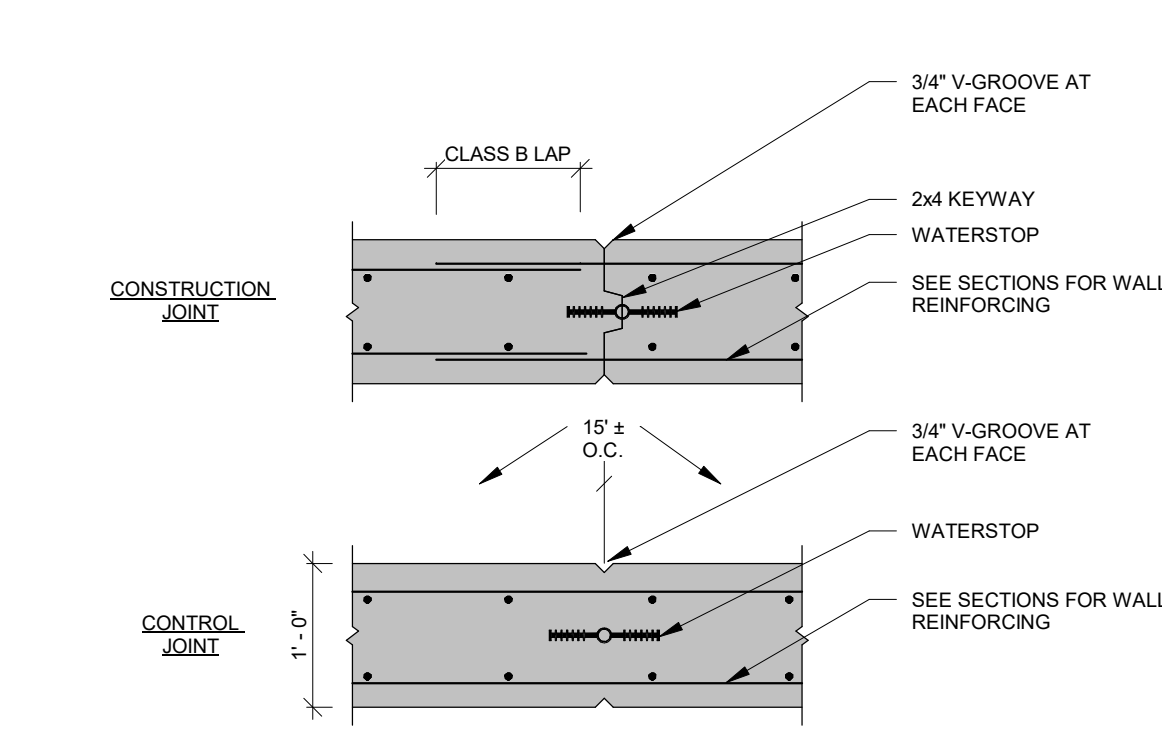
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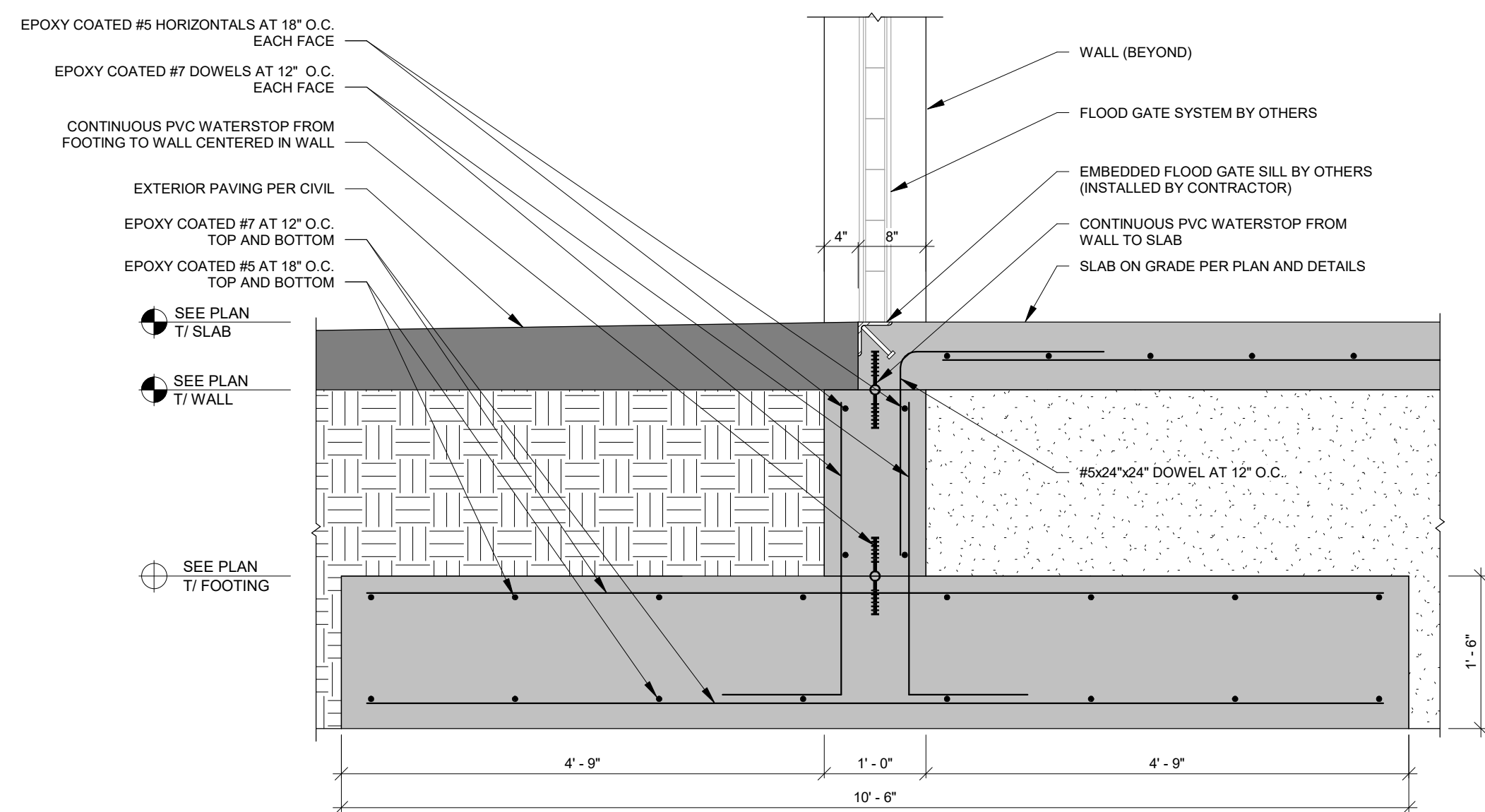
3 TYP. SLAB ON GRADE CONTROL JOINT
1 1/2" = 1'-0"



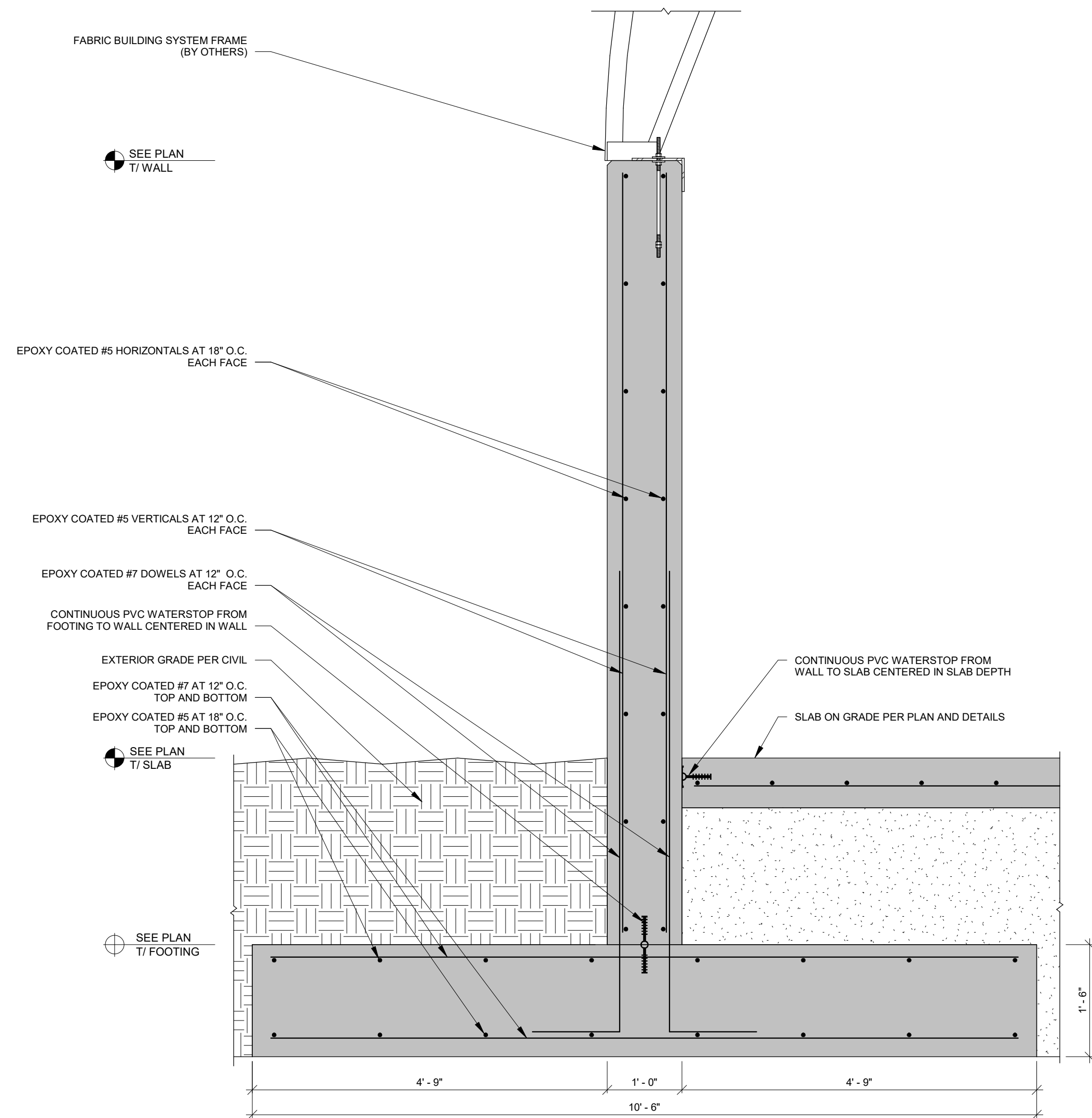
4 TYP. REINFORCING @ CORNERS
1/2" = 1'-0"



5 TYP. VERTICAL CONCRETE WALL JOINTS
3/4" = 1'-0"



6 SALT SHED WALL AT ENTRANCE
3/4" = 1'-0"



7 TYPICAL SALT SHED WALL DETAIL
3/4" = 1'-0"



STAFF REPORT

Date: June 26th, 2024
To: Windsor Heights Planning and Zoning Commission
From: Trey Rouse
Subject: Zoning Map Update

Summary

With the updates to the Zoning Code that occurred earlier this year, the Zoning Map needs to reflect those changes as well. These changes are commonly updates to the existing Zoning Districts, where they are located within the community, and updating the legend to reflect new titles and color coordination.

The changes that will be seen and are listed within this Staff Report were determined to be necessary by City Staff after reviewing the updated Zoning Code and comparing those changes to the current Zoning Map. The various changes are to make sure that the Zoning Code and Zoning Map reflect the same information.

Current Zoning Map

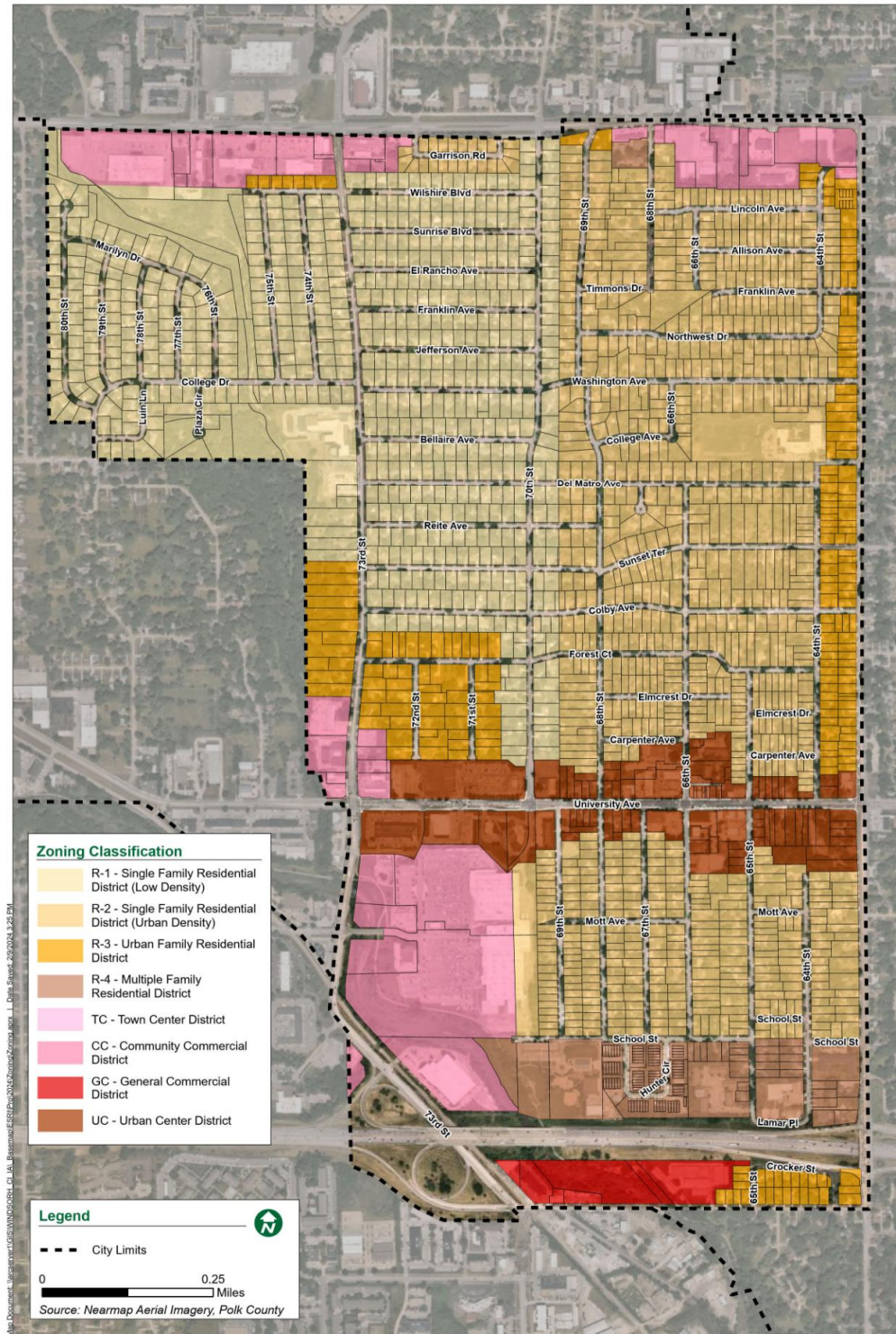


Figure 1: Current Zoning Map

Updated Zoning Map



Windsor Heights Zoning Map
May 2024

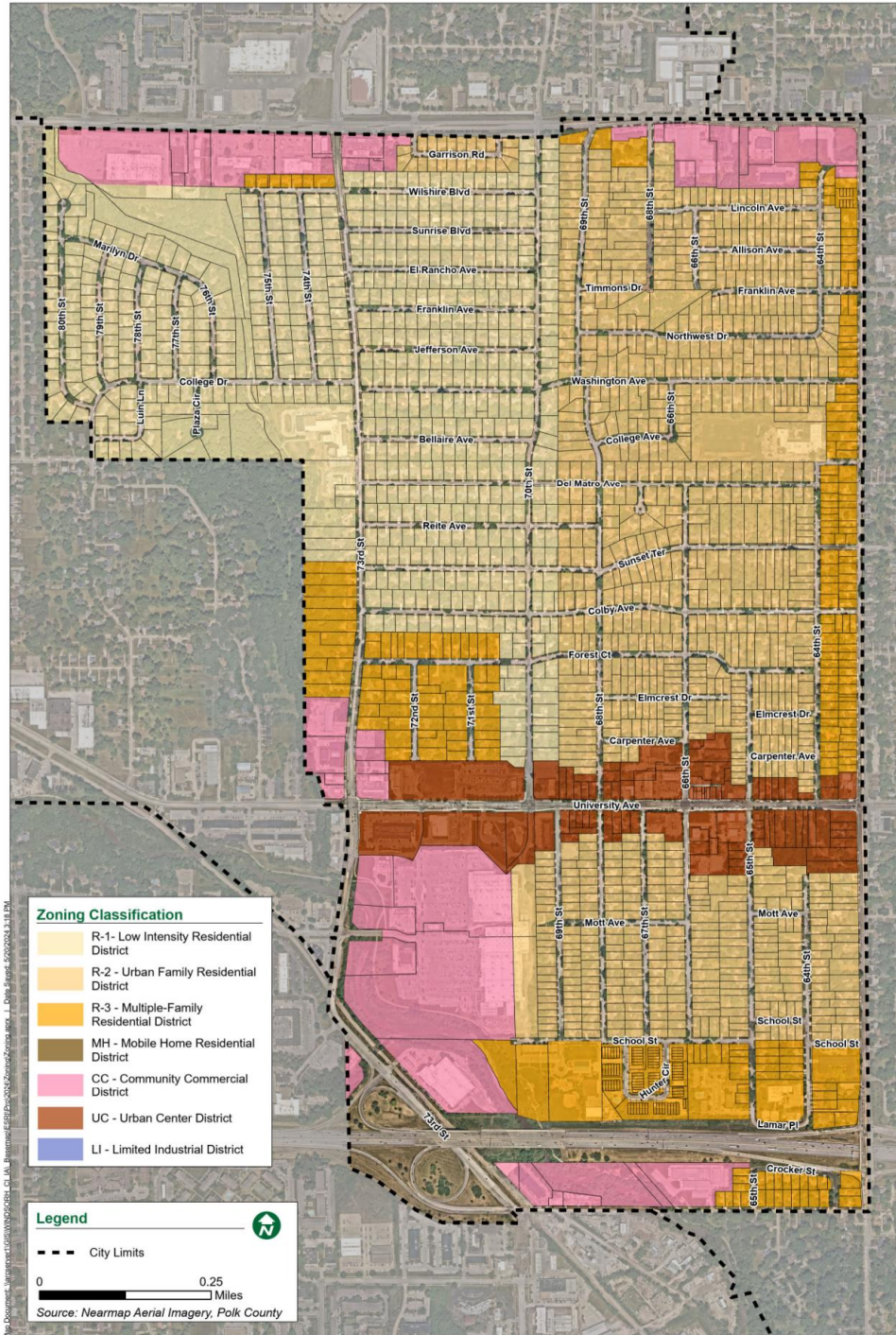


Figure 2: Updated Zoning Map

Outlined Changes to Map

Changes made to the Zoning Map based upon the Zoning Code were as follows:

1. Removed TC – Town Center District from Map Legend
 - a. Explanation: This district is no longer within the Zoning Code and was removed/replaced by the Urban Center District (UC). This change is to reflect that change within the Zoning Code.
2. Removed GC – General Commercial District from Map and Map Legend
 - a. Explanation: This district was merged with the Community Commercial District (CC) within the Zoning Code as there were few differences and utilization of the Zoning District was limited. This change is to reflect that change within the Zoning Code.



3. Removed R-4 – Multi Family Residential District from Map and Map Legend
 - a. Explanation: This district was combined with the previous R-3 District based upon their similarities in uses allowed and uses within the community. This change is to reflect that change within the Zoning Code.

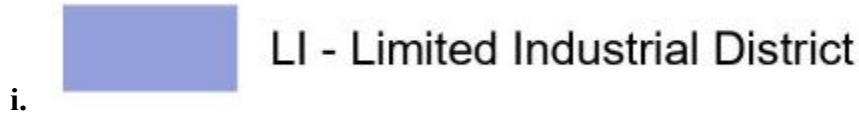


4. Added MH – Mobile Home Residential District to Map Legend
 - a. Explanation: This Zoning District is included within the Zoning Code and many communities (whether it is utilized or not) have it within their Zoning Map as described within Chapter 562B of Iowa Code. Within Windsor Heights, there is no area designated for this Zoning District within the city boundary. This change is to reflect the existence of this Zoning District within the Zoning Code.



5. Added LI - Limited Industrial District to Map Legend

- a. Explanation: This Zoning District is included within the Zoning Code for any future limited industrial opportunities that may arise for Windsor Heights. There is no area designated for this Zoning District within the city boundary. This change is to reflect the existence of this Zoning District within the Zoning Code.



- 6. Adjusted all areas designated as R-4 Multi Family Residential District to R-3 Multi Family Residential District.

- a. Explanation: This district was combined with the previous R-3 District based upon their similarities in uses allowed and uses within the community. This combination accommodates the change within the Zoning Code.



- 7. Adjusted all areas designated as GC – General Commercial District to CC – Community Commercial District.

- a. Explanation: This district was merged with the Community Commercial District (CC) within the Zoning Code as there were few differences and utilization of the Zoning District was limited. This combination accommodates the change within the Zoning Code.



- 8. Updated all Zoning District titles to match and correspond with Zoning Code.

- a. Explanation: This update was made to create consistency with the Zoning Code.

These outlined changes are to make sure that the Zoning Map reflects the updated Zoning Code with the new Zoning Districts, updated legend, and continuity of the titles and meaning of the updated Zoning Code.

Conclusion and Recommendation

After reviewing all of the documentation available and discussing, City Staff compared the changes to the updated Zoning Code. After review and comparison, Staff came to their recommendation.

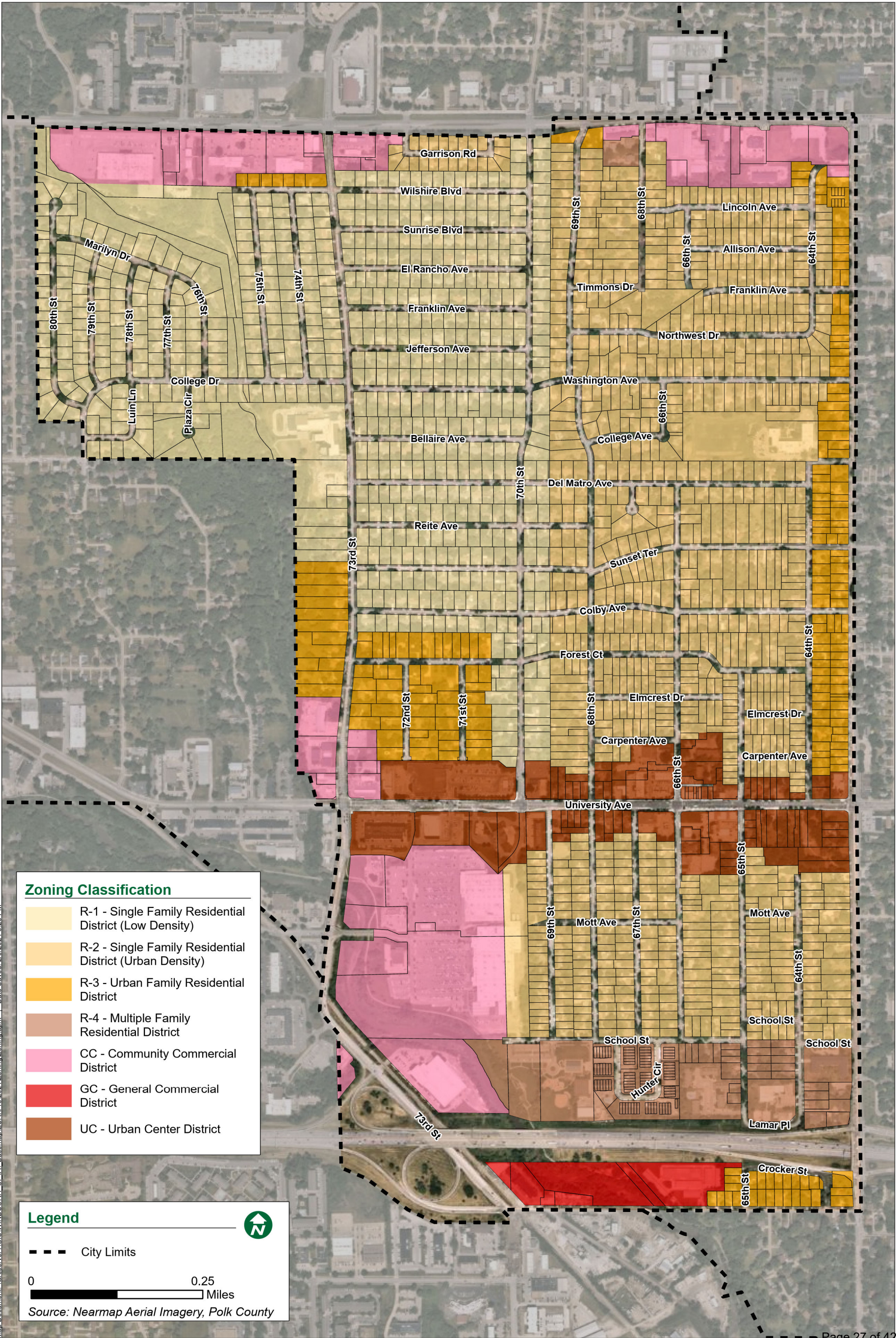
The staff recommends to the Planning and Zoning Commission that they recommend approval of the updates to the Zoning Map for the City of Windsor Heights to the City Council.

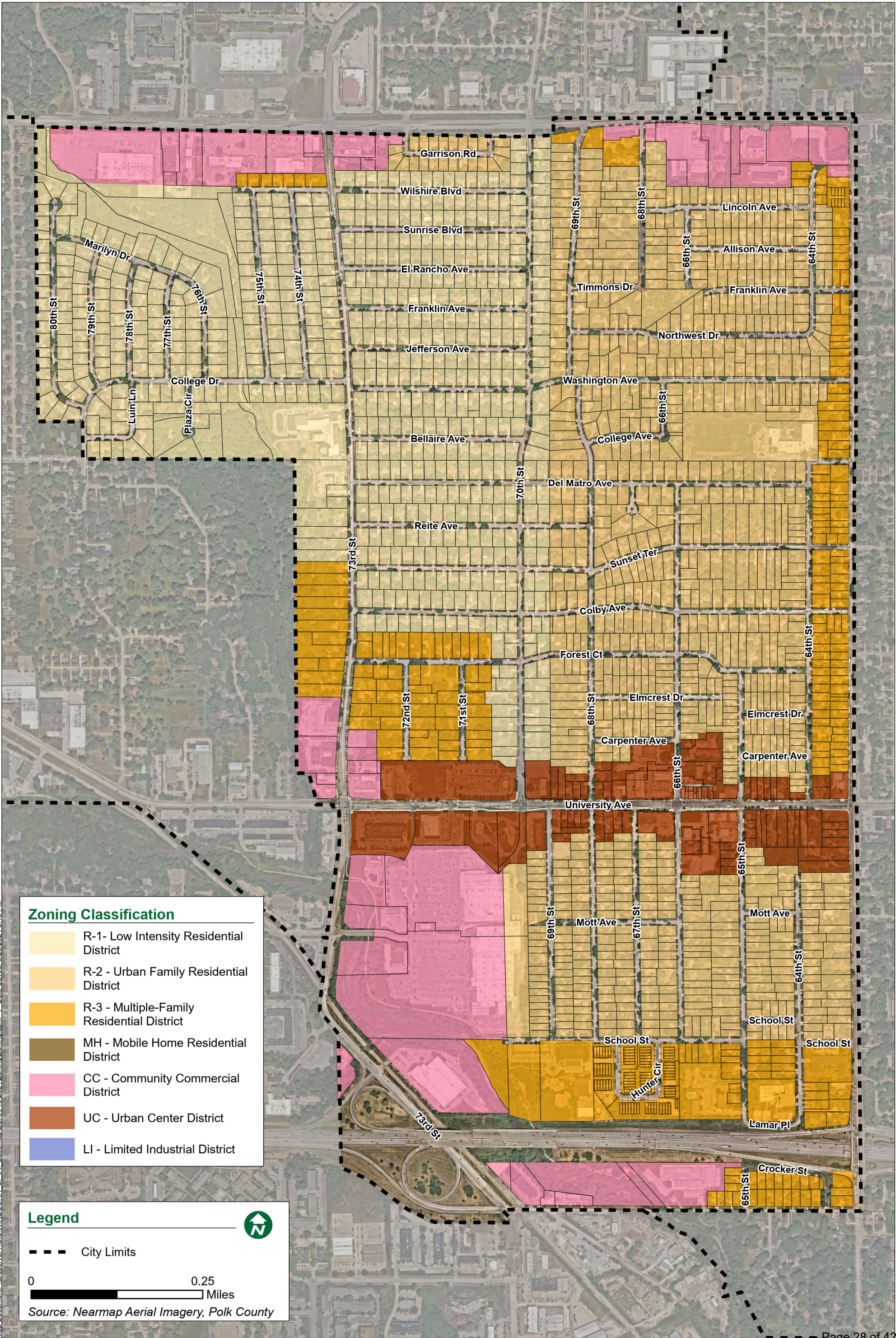
Recommended Motion

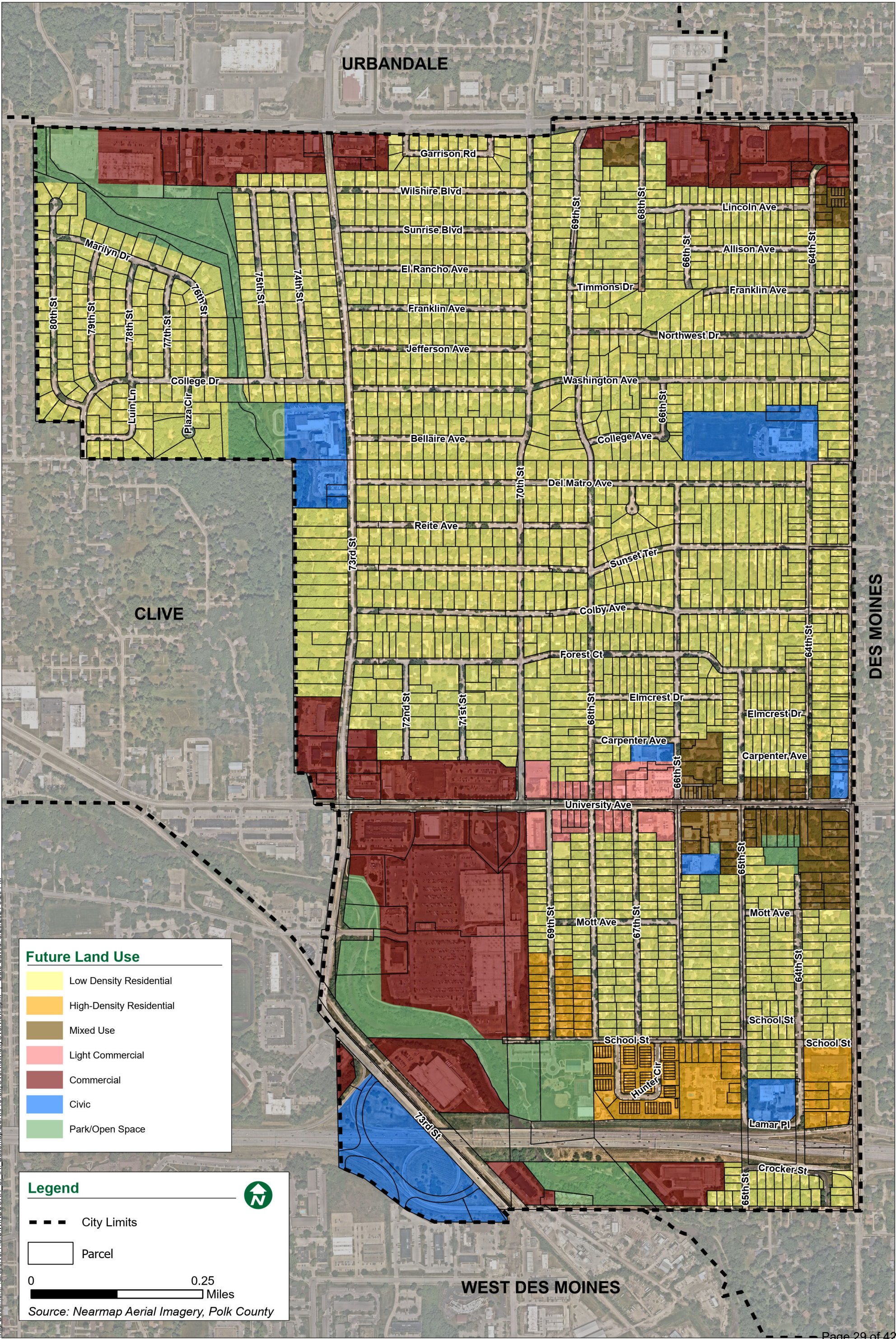
Motion to recommend approval of the updated Zoning Map for the City of Windsor Heights to the City Council.

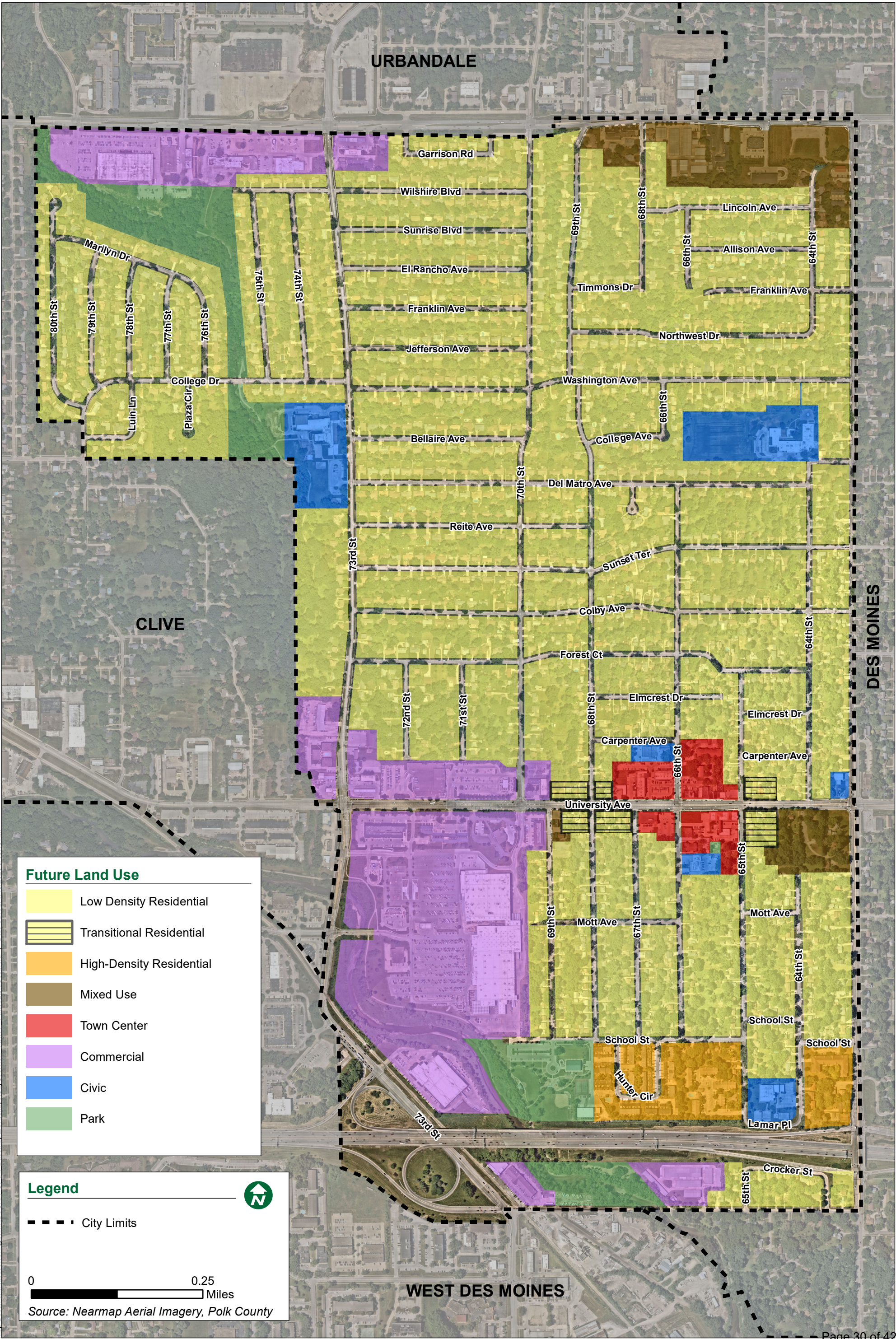
Attachments:

1. Windsor Heights Zoning Map (Current)
2. Windsor Heights Zoning Map (Proposed)
3. Zoning Code Excerpt – Zoning Districts









STAFF REPORT

Date: June 26th, 2024
To: Windsor Heights Planning and Zoning Commission
From: Trey Rouse
Subject: Future Land Use Map and Comprehensive Plan Amendment

Summary

The importance of the Future Land Use map cannot be stated enough when it comes to deciding the future development within the City of Windsor Heights. This map is reviewed and referenced for every development that is proposed within the community along with the definitions for each Future Land Use designation. Making sure the Future Land Use map reflects the wants of the community is important and vital for achieving the goals and objectives laid out within the Comprehensive Plan. This map is supposed to be amended when necessary and changes to the community happen. With the update to the Zoning Code, there is reason to update the Future Land Use Map along with the definitions that outline each of the Future Land Use designations.

City Staff has gone through a review process of the Zoning Code and the current version of the Future Land Use Map to determine what amendments are needed to make sure that the Comprehensive Plan coincides with the updated Zoning Code and vice versa. The proposed changes are outlined further within this Staff Report.

Current Future Land Use Map

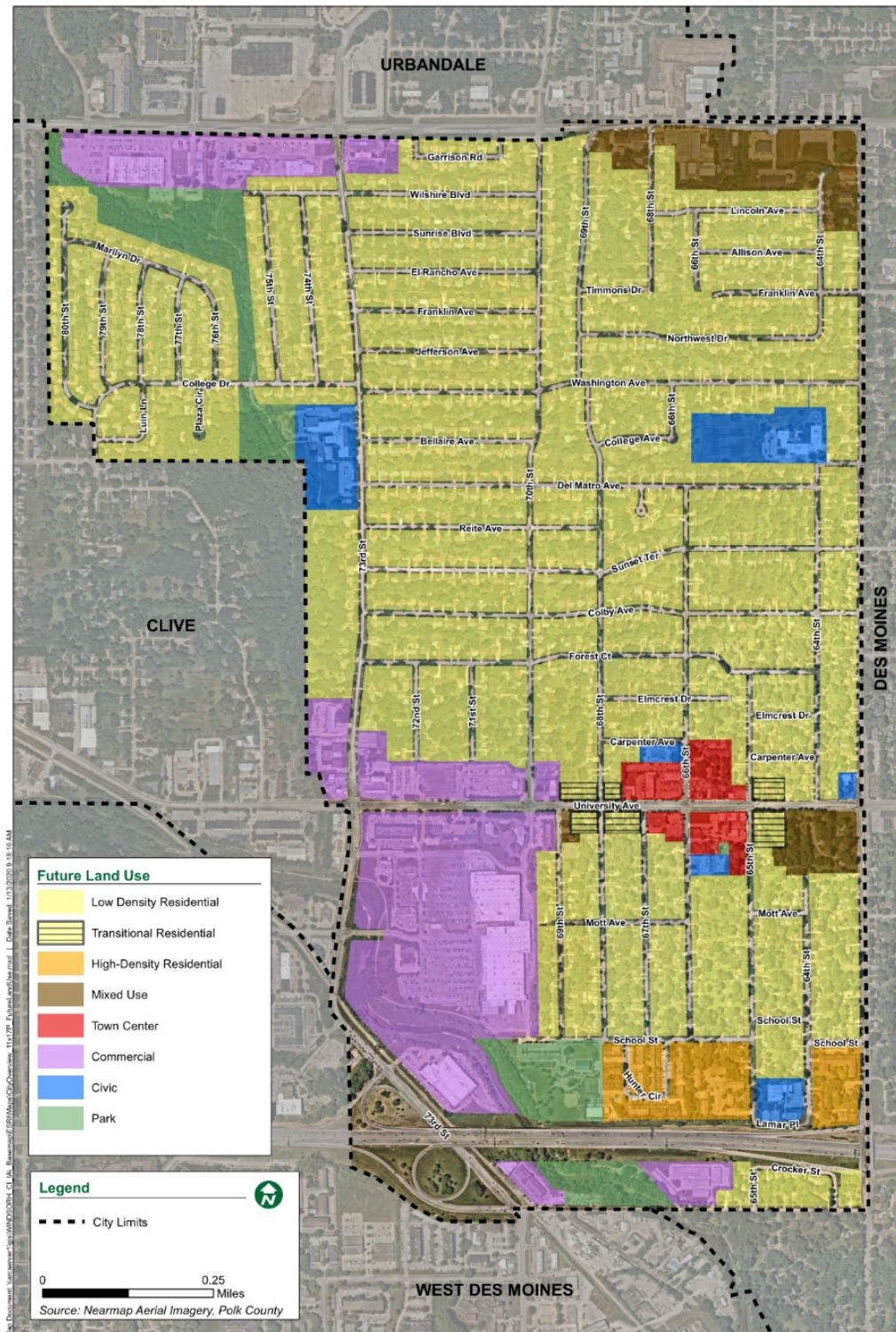


Figure 1: Current Future Land Use Map

Proposed Future Land Use Map



Windsor Heights Future Land Use Map
May 2024

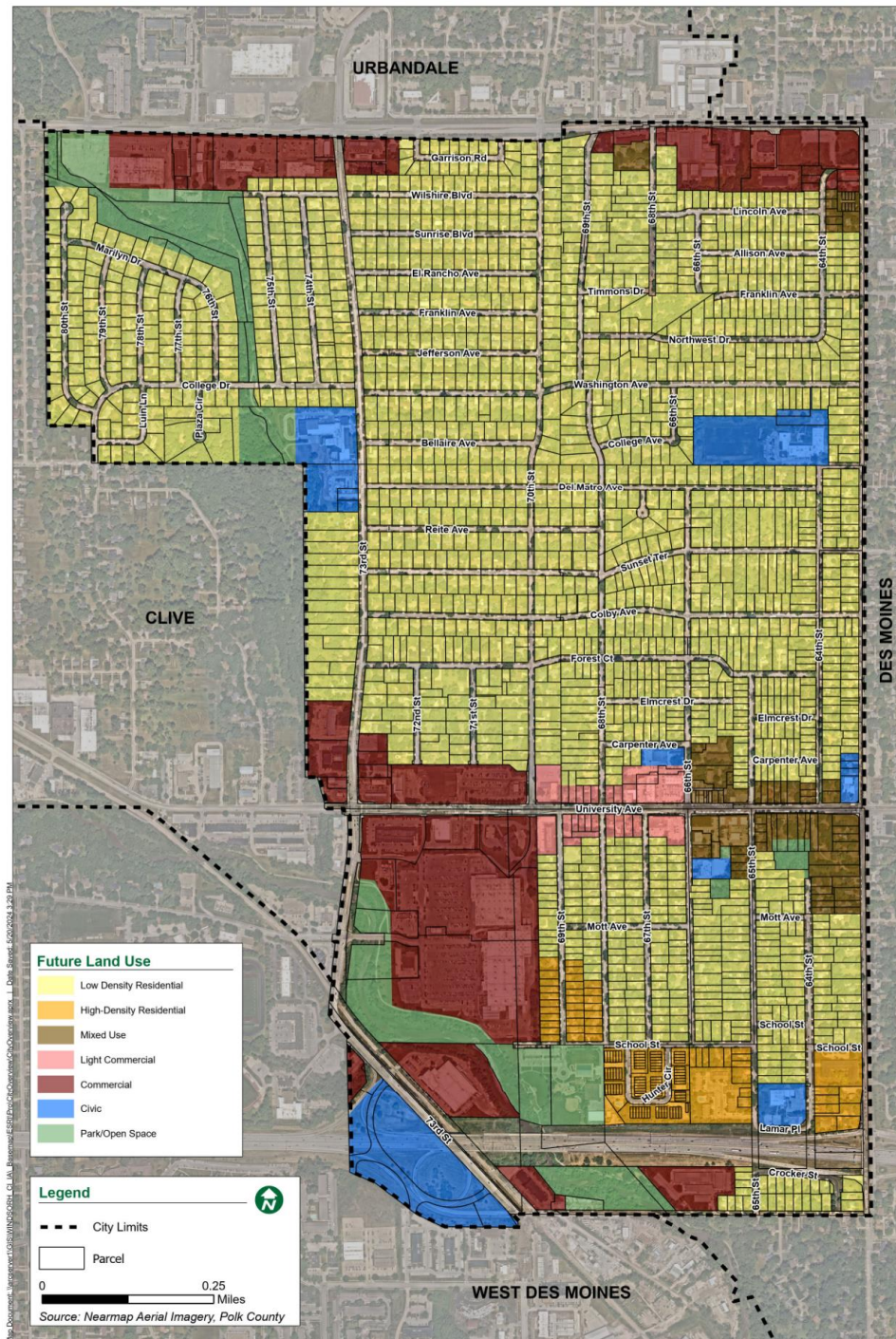
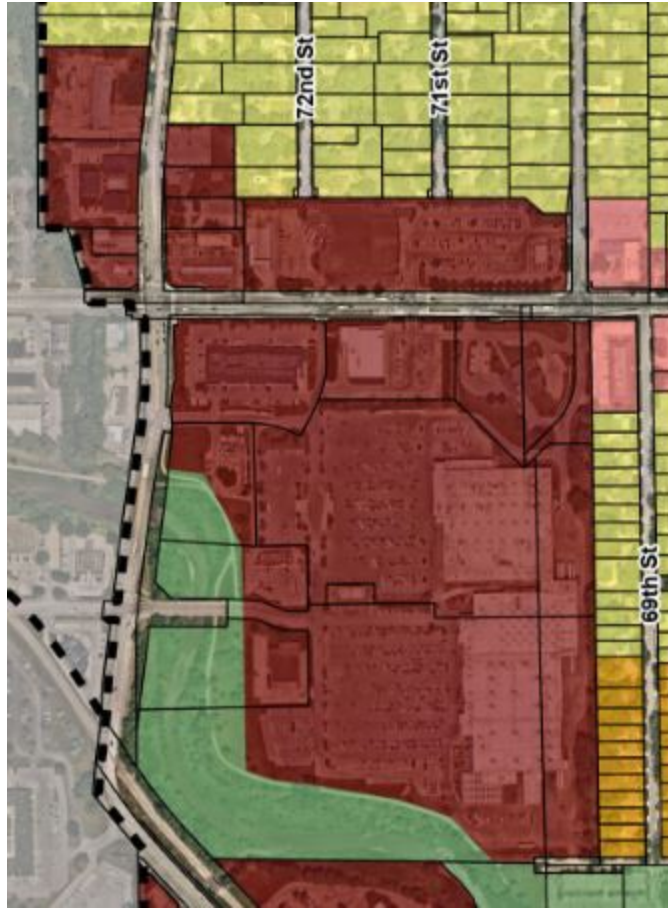


Figure 2: Proposed Future Land Use Map

Outlined Changes to Map

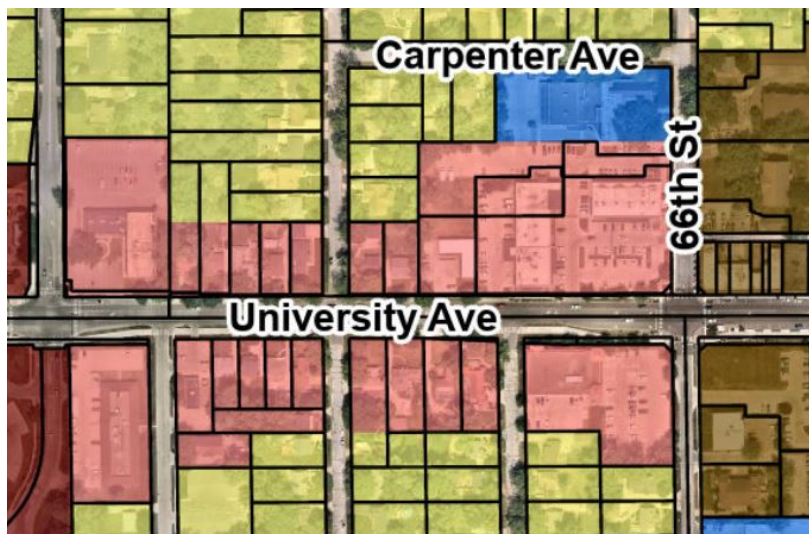
1. Updated color scheme of the Future Land Use Designations to match common planning best practices.
 - a. Explanation: To have the map coincide with other planning maps and diagrams.
2. Updated northwestern most corner of the community, expanded the Park/Open Space to cover Floodplain area so future development wouldn't be impacted.
 - a. Explanation: To protect parcels within the 100-yr floodplain area and to make sure development and use befits that area.
3. Updated northeastern corner of the community, changed this area from being entirely "Mixed Use" to a majority "Commercial" with some remaining "Mixed Use" on the edges.
 - a. Explanation: The large majority of this corridor is utilized as commercial, especially along Hickman Road. Establishing that as a commercial corridor is the best use of the land in the future while still allowing surrounding parcels the flexibility of Mixed-Use development.
4. Removed the Town Center Future Land Use Designation in the center of town.
 - a. Explanation: The Town Center District no longer exists within the Zoning Code and other Future Land Use Designations achieve what the Town Center designation's purpose was.
5. Removed the Transitional Residential Future Land Use Designation in the center of town.
 - a. Explanation: This Future Land Use designation is no longer needed in the community. This area is to be redeveloped into "Light Commercial" or "Mixed Use" uses in the future and includes residential housing types usually of higher density. The Economic Development Committee and City Staff recognized that some houses within this area have historical value. When these areas are brought up to be redeveloped (if ever), the preservation of historical and uniquely designed homes/buildings will be considered.
6. Updated Commercial areas in the community, redefined "Commercial" Future Land Use Designation area and had it reaching from the west city boundary to 70th Street.



a.

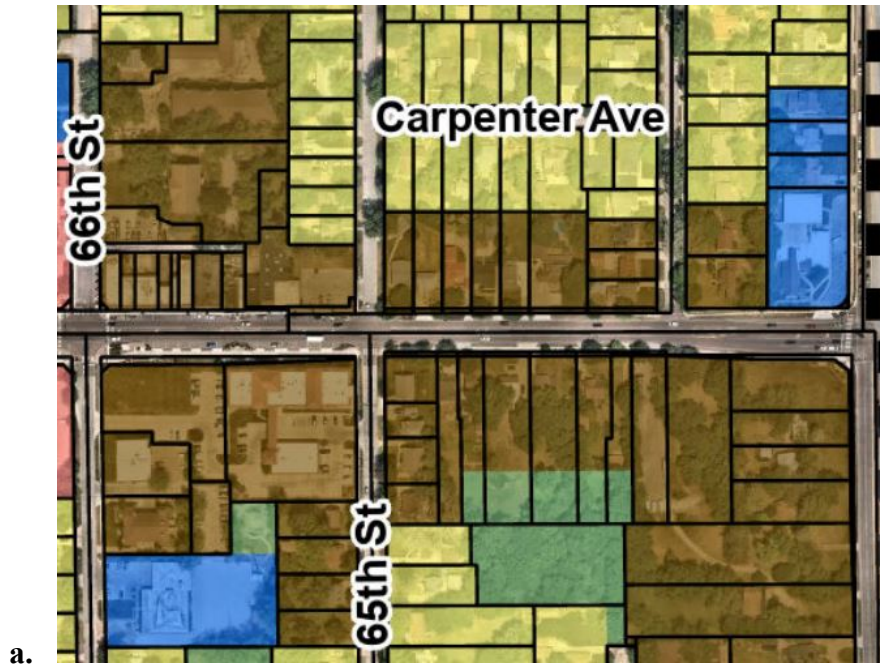
- i. Explanation: The commercial area was changed based upon the creation of the “Light Commercial” Future Land Use Designation creation. The commercial boundary was then adjusted to show the difference in the auto oriented commercial area and the more walkable commercial area.

7. Created the “Light Commercial” Future Land Use Designation, changed the University Avenue corridor from 70th Street to 66th Street to be “Light Commercial”.



a.

- i. The Light Commercial designation was created to define an area of commercial use that was more focused on promoting alternative forms of transportation to storefronts with limited auto oriented businesses to create a downtown feel to the University Avenue corridor.
- 8. Updated the Mixed-Use area along University Avenue, updated along University Avenue from 66th Street to 63rd Street (except at the northwest corner of 63rd and University) to be Mixed Use.



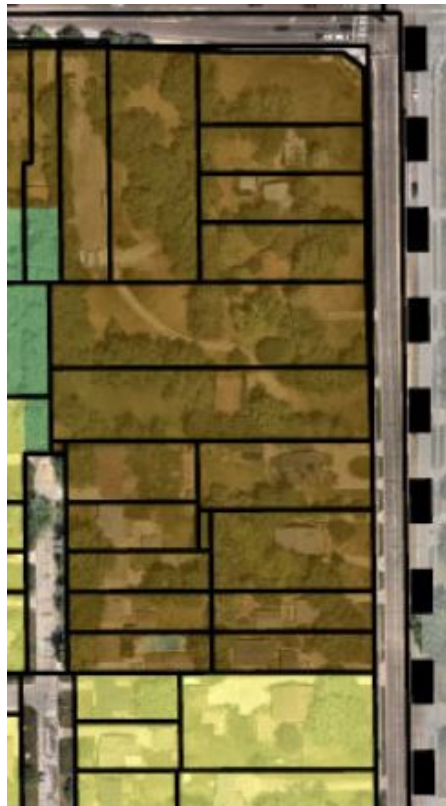
- i. Expanding the Mixed-Use Future Land Use Designation was to encourage further development of various offices, businesses, and residential throughout the corridor. This allows for the most flexibility within this area and allows for historic and uniquely designed homes currently residing to be redeveloped as businesses or remain residential parcels.
- 9. Updated the Civic area at the northwest corner of 63rd and University Avenue, updated the three (3) parcels north of the existing Civic Future Land Use designated parcel to be “Civic” as well.



a.

- i. Explanation: Updating as the Church that exists has acquired those parcels to be a part of the expansion of the church and plans on having them indefinitely.

10. Updated the Mixed-Use area along 63rd Street, updated along 63rd Street heading south to be Mixed Use up to Mott Avenue.

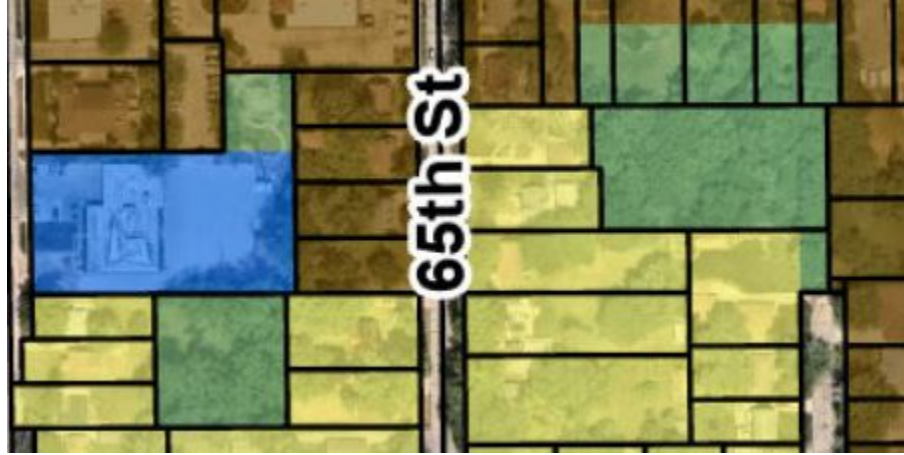


a.

- i. This update allows for flexibility in use or any form of redevelopment that can happen along the corridor. It allows for the existing residential to

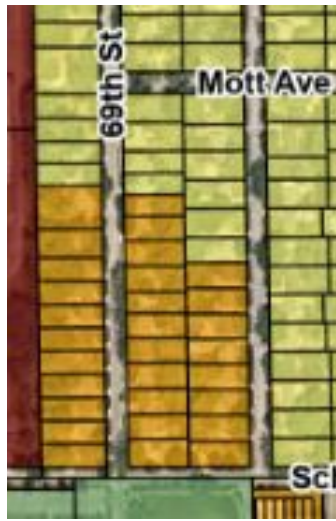
remain, to be redeveloped into light commercial uses, or to be redeveloped into more dense forms of residential.

11. Updated the Parks/Open Space areas near University Avenue, updated the various parcels shown below to be Parks/Open Space.



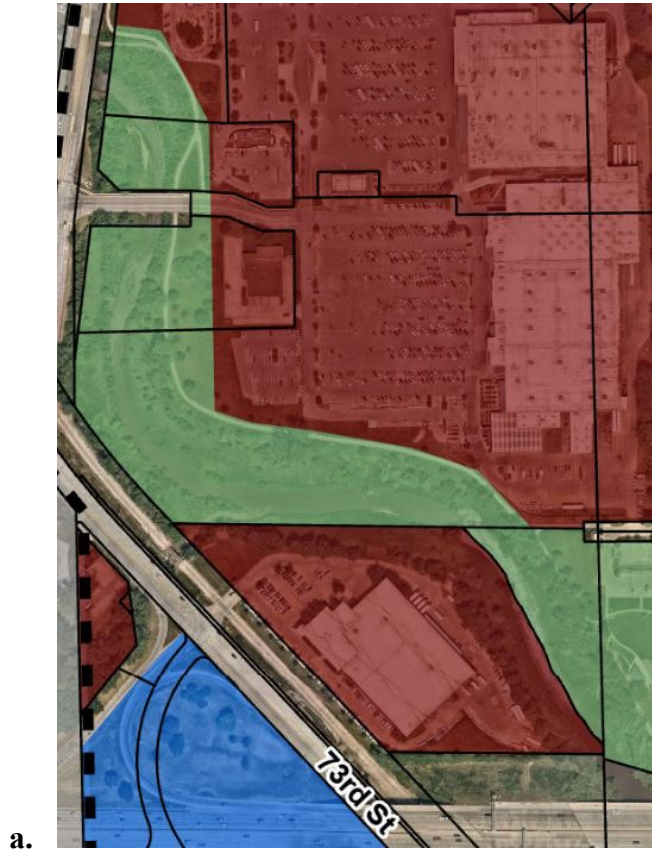
- i. These parcels have been updated to Parks/Open Space based upon their current use and unforeseen change, location, or dedication as open space.

12. Updated the Residential area along 69th Street and 68th Street, within the area shown below the parcels were adjusted from “Low Density Residential” to “High Density Residential”.



- i. These parcels were updated because they exist within the 100-yr floodplain and if they were to be redeveloped then there would need to be preventative measures taken for flood protection. These preventative measures are most commonly and easily done with more dense forms of residential. Based upon the location to commercial and park/open space, this would also create a residential transition between higher intensity uses in the community to lower intensity uses.

13. Updated the Parks/Open Space areas along Walnut Creek, updated these areas from “Commercial” to “Parks/Open Space”.



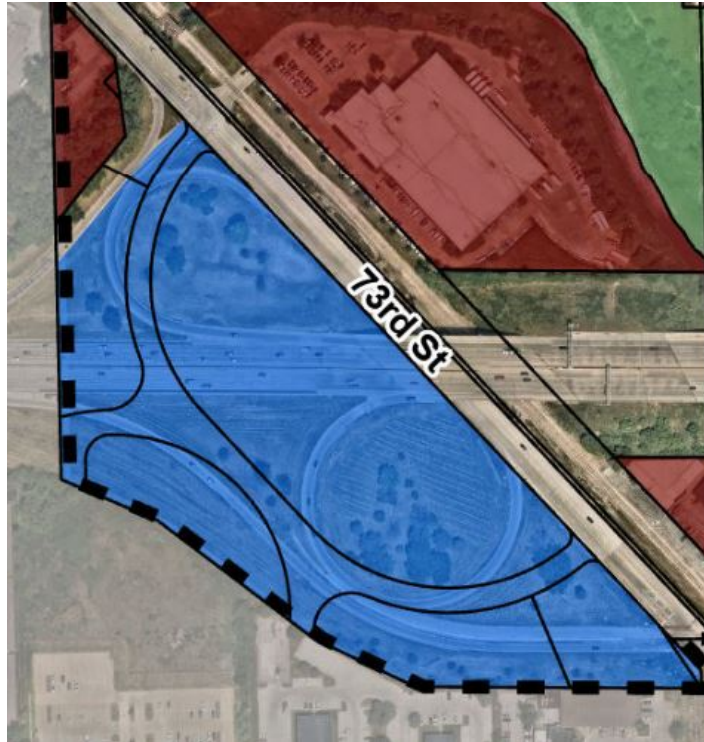
- i. This change was made to protect floodplain areas along with Walnut Creek and allow for a conservation area around the water body.

14. Updated the Parcel at the southwestern most corner of the community, updated the northern parcel to be “Commercial”.



- i. Explanation: This parcel, although currently not in use, was previously a gas station that falls into the commercial category. It is seen as this parcel being used commercially is the best use of the land.

15. Updates the Parcels at the southwestern most corner of the community, updated the southern section of parcels to be “Civic”.



a.

- i. Explanation: These areas are owned by the DOT and thus are designated Civic for government use.

Current Future Land Use Designation Definitions

- *Low Density Residential.* Residential uses with densities below 4 units/acre. This corresponds to single-family development. In addition, duplex or low-density townhouses with densities of up to 8 units/acre may occur.
- *High Density Residential.* Residential uses with densities above 8 units/acre. This corresponds to multi-family development.
- *Transitional Residential.* Transitional Residential allows for single-family dwellings yet recognizes the market demand for these properties to redevelop commercial/mixed-use under current zoning (University Avenue Mixed Use). Transitional Residential intends to protect the integrity of the neighborhood block by requiring a minimum redevelopment size of one-half acre.
- *Mixed Use.* This area encourages combinations of limited commercial, office, and residential uses.
- *Town Center.* The area surrounding 66th Street and University Avenue.
- *Commercial.* Commercial and office uses that are typically more auto oriented.

- *Civic Use.* These areas include religious buildings, public facilities, schools, and other public and semi-public uses.
- *Parks/Open Space.* Spaces for recreation, play, and conservation.

Proposed Future Land Use Designation Definitions

- *Low Density Residential.* Residential uses with densities below 4 units/acre. This corresponds to single-family development. In addition, duplex or low-density townhouses with densities of up to 8 units/acre may occur. (NO CHANGE)
- *High Density Residential.* Residential uses with densities above 8 units/acre. This corresponds to multi-family development. (NO CHANGE)
- *Transitional Residential.* REMOVED
 - Explanation: This was removed as it is no longer needed and other Future Land Use Designations achieve the same or similar goal.
- *Mixed Use.* Mixed Use areas of the community encourage vertical and horizontal combinations of light commercial, office, and diverse forms of residential uses with a density of 6 units/acre or higher.
 - Explanation: This was updated to create a clearer picture of what “Mixed-Use” development can look like in both a horizontal and vertical manner. It also goes to define what forms of housing are best utilized in this Future Land Use category.
- *Town Center.* REMOVED
 - This was removed as it is no longer needed and other Future Land Use Designations achieve the same or similar goal.
- *Light Commercial.* Commercial and Office uses that support a wide variety of businesses that allow for pedestrian focused access along with a lower capacity of auto-oriented access to the area.
 - Explanation: This was added and defined with the assistance of the Economic Development committee to distinguish areas along University Avenue that were meant for commercial excluding auto-focused commercial. Along with that, showing this area as not being for future residential use and separating this area from Mixed Use Future Land Use areas.
- *Commercial.* Commercial and office uses that are typically more auto oriented. (NO CHANGE)
- *Civic Use.* These areas include religious buildings, public facilities, schools, and other public and semi-public uses. (NO CHANGE)
- *Parks/Open Space.* Spaces for recreation, play, and conservation. (NO CHANGE TO DEFINITION, UPDATED LAND USE DESIGNATION NAME)
 - Explanation: To make sure that recreation was noted within the title of the Future Land Use Designation as it is called out in the definition.

Conclusion and Recommendation

After reviewing all of the documentation available and discussing, City Staff compared the changes to the goals and vision of the Comprehensive Plan and the updated Zoning Code. After review and comparison, Staff came to their recommendation.

The staff recommends to the Planning and Zoning Commission that they recommend approval of the changes and amendment to the Future Land Use Map and Future Land Use Designation Definitions within the Comprehensive Plan for the City of Windsor Heights to the City Council.

Recommended Motion

Motion to recommend approval of the Future Land Use Map and Future Land Use Designation Definitions within the Comprehensive Plan for the City of Windsor Heights to the City Council.

Attachments:

1. City of Windsor Heights Future Land Use Map (Current)
2. City of Windsor Heights Future Land Use Map (Proposed)