

**AGENDA**  
**PLAN AND ZONING COMMISSION MEETING**  
West Des Moines City Hall  
City Hall Council Chambers  
4200 Mills Civic Parkway

May 22, 2017

5:30 p.m.

**Roll Call**

**1. Consent Agenda**

- a. Approval of the Minutes of May 8, 2017 meeting

**2. Public Hearings**

- a. The Preserve on Grand, north and west of Grand Avenue across from the Raccoon River Park entrance – Amend the Comprehensive Plan Land Use Map to change the land use designation of the Grand Lakes Planned Unit Development (PUD) Parcel B to Medium Density Residential and Amend the Grand Lakes PUD to Change the Name of the PUD, Change the Zoning of PUD Parcel B to Single Family Residential, and Amend Provisions for PUD Parcel D to Allow a Prairie to Be Established - Diligent Grand 67, LLC – ZC-003431-2017

*Resolution – Approval of Comprehensive Plan Land Use Map Amendment*

*Resolution – Approval of PUD Ordinance*

- b. Cascades at Jordan Creek Consistency Zoning, general located at the southwest corner of S. 81<sup>st</sup> Street and Cascade Avenue (8350 Cascades Ave) – Zone property consistent with the Comprehensive Land Use Map – City Initiated – ZC-003465-2017

*Resolution – Approval of Rezoning Request*

- c. Brody Property, Immediately east/southeast of 601 Clegg Road – Amend Comprehensive Plan Land Use Map to change approximately 0.8 acres from Office (OF) to Single Family Residential (SF) and rezone the property from Office (OF) to Residential Single Family (RS-10), consistent with the Comprehensive Plan Land Use designation – Emmet Brody – ZC-003447-2017

*Resolution – Approval of Comprehensive Plan Land Use Map Amendment*

*Resolution – Approval of Rezoning*

- d. Raccoon River Quarries PUD, Generally located South of F-90 (Raccoon River Drive) and west of Interstate 35 – Amend Raccoon River Quarries Planned Unit Development (PUD) to modify the extraction setback on the west side of the property – City Initiated – ZC-003466-2017

*Resolution – Approval of PUD Amendment*

- e. Amendment to City Code, Title 9 – Amend Title 9, Chapter 6, Commercial, Office, and Industrial Use Regulations, Chapter 15, Off-Street Parking and Loading, and Chapter 16: Temporary Use Permits to regulate the sale and storage of consumer-grade fireworks – City Initiated (AO-003476-2017)

*Resolution – Approval of Ordinance Amendment*

**3. Old Business**

4. **New Business**

- a. The Preserve on Grand, north and west of Grand Avenue across from the Raccoon River Park entrance - Approval of a Preliminary Plat to Subdivide the Property into 72 Single Family Residential Lots, 20 Medium Density Residential Lots, One Outlot for Open Space, and Two Lots for Public Streets - Diligent Grand 67, LLC (PP-002060-2014)

*Resolution – Approval of Preliminary Plat*

- b. Jordan Creek Professional Plaza, 1121 Jordan Creek Parkway – Subdivide the property into two lots for commercial development and approval of a site plan to construct a 9,322 sq. ft. dental office building and a 8,073 sq. ft. multi-tenant building – Downing Construction, Inc. (PP-003410-2017/SP-003409-2017)

*Resolution: Approval of Preliminary Plat/Site Plan*

- c. Della Vita Townhomes Phase 1, Northwest corner of EP True Parkway and 88<sup>th</sup> Street – Approval of a site plan to construct 54 townhome units – Della Vita, LLC – SP-003407-2017

*Resolution: Approval of Site Plan*

5. **Staff Reports**

6. **Adjournment**

The City of West Des Moines is pleased to have accommodations provided to disabled individuals or groups and encourages their participation in the City government. Should special accommodations be required, please contact the Development Services Department, at least 48 hours in advance, at 222-3620.