

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

May 13, 2019

5:30 p.m.

**Roll Call**

**1. Consent Agenda**

- a. Approval of revised Minutes of April 8, 2019 Meeting
- b. Approval of Minutes of April 22, 2019 meeting

**2. Public Hearings**

- a. Amendment to City Code, Title 9 (Zoning), Chapter 2 (Zoning Rules And Definitions), and Chapter 6 (Commercial, Office And Industrial Zoning District) and Chapter 10, (Performance Standards), Title 3, (Business And Licensing), Chapter 2, (Beer And Liquor Control) to modify certain regulations as they pertain to Restaurants, Bars and Outdoor Service Areas – City Initiated – AO-004825-2019

*Resolution: Recommend Approval of Amendment*

- b. Amend Comprehensive Plan Land Use Map and Amend Zoning Map to designate and zone property to High Density Residential (RH-18), Medium Density Residential (RM-12), Single Family Residential (RS-8), and Business Park (BP) Ashworth Road West of I-80, generally located north and south of Ashworth Road west of Interstate 80 to 98<sup>th</sup> Street — City Initiated – CPA-004287- 2019/ZC-004297-2019

*Resolution: Recommend Approval of Comprehensive Plan Amendment*

*Resolution: Recommend Approval of Rezoning*

- c. Amend Comprehensive Plan Land Use Map and Amend Zoning Map to designate and zone property to Office (OF) - Generally located along the north side of Ashworth Road between approximately 76<sup>th</sup> and 84<sup>th</sup> Streets — City Initiated – CPA-004288-2019/ZC- 004290-2019

*Resolution: Recommend Approval of Comprehensive Plan Amendment*

*Resolution: Recommend Approval of Rezoning*

**3. Old Business**

**4. New Business**

- a. MidAmerican Energy RecPlex, 6500 Grand Avenue – Preliminary Plat for subdivision of the property into two lots for development and four outlots and Site Plan for construction of an indoor/outdoor recreation facility – City of West Des Moines– PP-004209-2019/SP-004210-2019

*Resolution: Recommend Approval of Preliminary Plat and Site Plan*

- b. Mill Ridge Townhomes Phase 2 and Mill Ridge Plat 4, southwest corner of Stagecoach Drive and S 88<sup>th</sup> Street – Approval of a Site Plan and a Preliminary plat to allow the construction of a 79 unit townhome development – Hubbell Realty Company – PP-003969-2018/SP-003968-2018

*Resolution: Recommend Approval of Preliminary Plat and Site Plan*

- c. Continental Plaza Coffee Shop – 7350 Westown Parkway – Approval of a Site Plan to construct a 2,000 sq. ft. drive-thru coffee shop with a 600 sq. ft. patio – Penta Partners, LLC – SP-004243-2019

*Resolution: Recommend Approval of Site Plan*

- d. Continental Plaza Plat 3, 1625 Jordan Creek Parkway– Subdivide property into 2 commercial lots – VKB Management – PP-004255-2019

*Resolution: Recommend Approval of Preliminary Plat*

5. **Staff Reports**

- a. Comp Plan Update – Alex
- b. Next meeting date Tuesday, May 28

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.