

AGENDA
DEVELOPMENT AND PLANNING
COUNCIL SUBCOMMITTEE MEETING

WDM Law Enforcement Center
Large Conference Room

Monday, May 20, 2019

8:00 a.m.

OPEN SESSION

1. Fresenius Dialysis Center – 9080 University Ave
2. Upcoming Projects
 - a. City Code Amendments: Update Title 7 (Public Ways & Property) and Title 10 (Subdivision Regulations) to update residential definitions and lot type descriptions for residential and commercial development to align with recently adopted changes to Title 9 (Zoning); Amend Title 7 (Public Ways & Property) to clarify procedures related to the vacation and disposal of Public streets, sidewalks, and alleys; Amend Title 8 (Building Regulations) to add provision allowing rent abatement consistent with State Code 364.17.3a (AO-004317-2019)
 - b. Rueter Property (Generally located at NW corner of SE Soteria Ave and IA-5): Property is remnant from ROW acquisition for IA-5; as such, it has no land use or zoning designated. Action will amend the Comprehensive Plan to assign Light Industrial land use, followed by consistency zoning of the property (CPA-004313-2019 & ZC-004314-2019)
 - c. Mills Corner (Generally SE corner of Mills Civic and I-35S (north of proposed Steak N' Shake)): Construction of an approximately 13,000sf multi-tenant commercial building (SP-004325-2019)
 - d. Willow Creek Villas (Approx 1,200' north of S 11th St on west side of Veterans Pkwy): Preliminary Plat to subdivide property into 46 footprint lots and Site Plan for the development of attached rowhouses in nine buildings (SP-004327-2019)
 - e. Boone Farm (West end of Grand Ridge Drive): Establishment of PUD for the development of ten estate homes. The PUD is requested to address modifications to bulk regulations due to topography and to allow for preservation of as many trees as possible (ZC-004310-2019)
 - f. Des Moines University (NW corner of S Jordan Creek Pkwy and Grand Ave): Boundary retracement Plat-of-Survey (POS-004320-2019)
 - g. 5120 and 5124 Wistful Vista Dr: Plat-of-Survey to create parcel for transfer to adjoining property to settle boundary issue (POS-004331-2019)

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- h. Courtyards at Sugar Creek (Generally north of Stagecoach Drive at S100th St): Preliminary Plat to subdivide property into 79 footprint lots and Site Plan for development of detached townhomes on private streets (PP-004322-2019 & SP-004323-2019)

3. Minor Modifications & Grading Plans

- a. Extra Space Storage (6220 Village View Dr): Rough grading to prepare the site for development (GP-004326-2019)
- b. Courtyards at Sugar Creek (Generally north of Stagecoach Drive at S100th St): Rough grading of site in anticipation of development of townhomes (GP-004338-2019)
- c. Jordan West Apartments (360 Bridgewood Dr): Construction of dog run area (MML1-004321-2019)
- d. The Flats (3000 University Ave): Expand and update decking around complex pool (MML1-004330-2019)
- e. Dave & Buster's (101 Jordan Creek Pkwy): Façade modifications and addition of external grease interceptor (MML2-004329-2019)

4. Other Matters:

- a. Construction Fence Signage

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