

AGENDA
DEVELOPMENT AND PLANNING
COUNCIL SUBCOMMITTEE MEETING

Valley Junction Conference Room
City Hall, 4200 Mills Civic Parkway, Suite 1D

Monday April 6, 2020

8:00 a.m.

THIS MEETING WILL BE HELD ELECTRONICALLY
PUBLIC INPUT CAN BE PROVIDED BY CALLING:

515-207-8241
Enter Pin No. 102 989 935#

The format of this meeting is due to the State Public Health Emergency Declaration regarding Covid-19 and will be conducted pursuant to Iowa Code 21.8 and the Proclamation of Governor Kim Reynolds dated March 19, 2020.

OPEN SESSION

1. Casey's Convenience Store (no gas) (8th Street & Ashworth Rd) – Elara Jondle, Pelds Design Services
2. Building Code Adoption
3. Allowance of First Floor Accessible Dwellings in VJHB & VJC
4. Animals Wild by Nature Ordinance Update
5. Upcoming Projects
 - a. Office at the Galleria (645 S 60th St): One-year entitlement extension of site plan approval to allow construction of a 3-story 37,240sf office building including a 6,173sf bank (OSP-2006-008/OSP-004295-2019)
 - b. Hy Vee Fast and Fresh (210 Grand):
 - Plat of Survey: Create an 0.387-acre parcel from the UTC-Delavan property for transfer of ownership and lot-tying to property immediately to the north (POS-004661-2020)
 - Comp Plan Amendment & Rezoning: Change land use on plat-of-survey parcel from Light Industrial to Community Commercial and establish a Planned Unit Development to allow development of a convenience store with gas and carwash (CPA-004663-2020 / ZC-004664-2020)
 - Preliminary Plat: Create one lot for future commercial development including incorporating plat-of-survey parcel and create one street lot for dedication to the city (PP-004661-2020)
 - c. Dave and Busters (170 S Jordan Creek Pkwy): Creation of a 0.858-acre parcel for the construction of a 22,600sf entertainment venue (PP-004654-2020 / SP-004660-2020)
 - d. Grand Ave & Booneville Road: Plat-of-Survey to split property into two lots for transfer of

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ownership of western parcel (POS-004680-2020)

- e. Pavilion Park (9770 Wendover Rd): Subdivision to create 146 single-family residential lots (PP-004681-2020)
- f. Allied Construction (2825 SE 1st Street): Construction of 32,500sf office/warehouse building (SP-004658-2020)
- g. Majestic Limo (1816 Fuller Rd): Permitted Conditional Use request to allow operation of an auto-dealership (SIC 559) for the purpose of buying and selling mini-buses and motor-coaches typical of the limousine trade. This request is under the approval authority of the Board of Adjustment (PC-004653-2020)
- h. Little Voyagers Childcare (2700 Westown Pkwy): Permitted Conditional Use request to operate a 5,249sf childcare for infants to early school age children. This request is under the approval authority of the Board of Adjustment (PC-004683-2020)
- i. Banks Landing (NW corner of S 88th St and Booneville Rd): Comprehensive Plan amendment to change the land use from Neighborhood Commercial to Single-family and Medium-density Residential and a PUD Amendment to establish appropriate development standards for 7.5-acres of single-family detached lots and 5.0-acres for medium-density residential dwellings (CPA-004674-2020/ZC-004675-2020)

6. Minor Modifications & Grading Plans

- a. Nelson Storage (175 S 9th St): Renovate existing building for contractor storage (MML1-004671-2020)
- b. Skate West (2019 Grand Ave): Convert existing building to warehouse (MML1-004679-2020)
- c. St. Timothy Episcopal Church (1020 24th St): Construction of additional columbarium wall (MML1-004687-2020)
- d. Steak 'n Shake (815 S. 51st St): Reduction from 3,465sf establishment to 2,450sf store concept (MML2-004673-2020)
- e. The Preserve (East side of SW Grand Prairie Pkwy): Preliminary grading in anticipation of single-family residential estate development (GP-004659-2020)
- f. Grand Living (540 S 51st St): Implementation of additional grease interceptor and associated plumbing (MML2-004651-2020)
- g. US Cellular (6075 Mills Civic Pkwy): Co-locate of additional antenna on existing structure (MM-004642-2020)

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