

**AGENDA**  
**DEVELOPMENT AND PLANNING**  
**COUNCIL SUBCOMMITTEE MEETING**

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

Monday July 06, 2020

8:00 a.m.

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

**1-301-715-8592- OR - 1-312-626-6799**

**Meeting ID: 927 9934 6248**

**Password: 0706 2020**

**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. 3-Sons Patio: David Anders
2. Allowance of SIC 792: Theatrical Productions in Light Industrial
3. Jordan Creek Town Center Temp Uses
4. Enclosing of Existing Decks
5. Upcoming Projects
  - a. Maffitt Ridge Plat 2 NW corner of SW lake Ridge Dr and SW Maffitt Ridge Dr): Replat 4 lots to change access and adjust easements (PP-004750-2020 / FP-004751-2020)
  - b. Mills Landing Plat 1 (SE corner of Mills Civic Pkwy & S 60<sup>th</sup> St) – Subdivide the property into four development lots and outlot for detention (FP-004752-2020)
  - c. Browns Woods Hollow (NW & SW corner of Veterans Pkwy & SE Hollow Ct): Subdivide property into 25 lots for single family development, one outlot for detention, and two public street lots (FP-004702-2020)
  - d. The Pines (1100 S 60<sup>th</sup> St): Subdivide property into 11 lots for single family development (FP-004741-2020)
  - e. Glen Meadows (850 S 60<sup>th</sup> St, Bldg 1000): Construction of a 130 unit senior living facility within the Mills Landing development (OSP-004717-2020)
  - f. El Guapo Bar and Patio (8950 University Ave): Board of Adjustment consideration of a Permitted Conditional Use to allow a bar use (PC-004696-2020)

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- g. Fox Ridge (West of SE Orilla Rd @ SE Fox Valley Dr): Amend land uses to relocate medium density and allow for 5,000sf single-family detached lots (CPA-004723-2020 / ZC-004724-2020)
- h. Della Vita Plat 2 (SE corner of Venice Ave & Wendover Ln): Plat property into 36 footprint lots for townhomes (FP-004728-2020)
- i. Midlands National Life Insurance (aka Sammons) (8300 Mills Civic Pkwy): Consolidate existing parcels created via Plats of Survey into one lot (FP-004736-2020)
- j. Microsoft Osmium (5855 SW Kerry St): Approval to erect two tents for workers use during construction (breaks and pre-assembly) (MaM-004729-2020)
- k. Village of Ponderosa (545 & 565 Market St): Construction of two 5-story apartment buildings with 58 dwelling units each and associated site modifications (OSP-004768-2020)
- l. Erik's Bike Shop (950 1<sup>st</sup> St): Establish Planned Unit Development (PUD) to govern the construction of new retail building (ZC-004771-2020)
- m. Village on Jordan Creek (SW corner of Ashworth Road & Jordan Creek Pkwy): Plat property into four lots for anticipated development of an active senior apartment building and office (PP-004761-2020)
- n. Walnut Creek Community Church (fka Nazarene Church Camp) (2296 Grand Ave): Creation of one 3-acre parcel for ownership transfer to the Jordan House and create a 0.51-acre parcel of the existing cemetery within the property for ownership transfer to the City (POS-004766-2020)
- o. West Lakes (SE Corner of University Ave and Jordan Creek Pkwy): Amend Planned Unit Development (PUD) to create a new PUD Parcel from a portion of existing PUD Parcel I and change the underlying land use to Support Commercial to allow the addition of a drive-thru (CPA-004718-2020 / ZC-004719-2020)

#### 4. Minor Modifications & Grading Plans

- a. El Guapo Patio Fence (8950 University Ave): Modify patio fence (MML1-004695-2020)
- b. Walnut Grove Grease Interceptor (1300 50<sup>th</sup> St) Install grease interceptor near the lower parking area (MML1-004716-2020)
- c. Quick Liquor and Chesters Chicken (1800 22<sup>nd</sup> St): Modify parking to allow Chesters Chicken to operate out of the drive through (MML1-004722-2020)
- d. Westridge Elementary (5500 EP True Pkwy) Reconstruct entrance façade due to damage (MML1-004732-2020)
- e. Little Voyagers Child Care (2700 Westown Pkwy): Construct a fence for a child care outdoor play area (MML1-004716-2020)
- f. Spare Time (340 Jordan Creek Pkwy): Reduce building by approx. 2,000sf (MML1-004714-2020)
- g. Ulta (6305 Mills Civic Pkwy): Façade modifications (MML1-004715-2020)
- h. 195 S 13<sup>th</sup> St: Reduce fence from 8' to 6' (MML1-004720-2020)

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- i. 1800 22<sup>nd</sup> St: Parking lot modifications (MML1-004722-2020)
- j. Raccoon River Park (2500 Grand Ave): Lighting upgrades to LEDs (MML1-004731-2020)
- k. Roto Rooter & Val Lanes (100 & 300 Ashworth Rd): Modifications to parking and drives to accommodate city project for additional E-W roadway (MML1-004733-2020 & MML1-004734-2020)
- l. 214 5<sup>th</sup> St: Façade modifications (MML1-004740-2020)
- m. Park West Apartments (1155 Office Park Rd): Remove pool and install picnic shelter within complex (MML1-004763-2020)
- n. 206 5<sup>th</sup> St: Façade modification to add service window for walk-up sales (no alcohol) (MML1-004766-2020)
- o. Holtzworth Construction (220 S 11<sup>th</sup> St): Construct new driveway (MML1-004767-2020)
- p. Legion Park (301 Vine St): Construct skatepark, parking, sidewalks, and landscaping in phases (MML2-004742-2020)
- q. 601 S 18<sup>th</sup> St: Implementation of hard surfacing (asphalt and pervious pavers) (MML2-004753-2020)
- r. DMU & Madison Lee Properties (8025 Grand Ave): Approval to move dirt from Madison Lee Properties (north side of Booneville Rd) to future DMU campus (GP-004739-2020 / GP-004777-2020)

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