

**AGENDA
DEVELOPMENT AND PLANNING
COUNCIL SUBCOMMITTEE MEETING**
Training Room
City Hall, 4200 Mills Civic Parkway

Monday June 7, 2021

8:00 a.m.

THE PUBLIC CAN ATTEND IN PERSON OR ELECTRONICALLY.

While electronic participation is preferred, in-person participation will be allowed in accordance with current state health guidelines and recommendations. Individuals wishing to participate in-person may do so at the respective time and day of the meeting from within the Board Room, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa.

Electronic public input to the meeting can be provided by logging into Zoom (<https://zoom.us/>) or joining via phone: **312-626-6799 or **301-715-8592** Meeting ID **864 6688 3887**
(If you experience connection problems when attempting to participate in this meeting, please call 515-273-0660 for assistance).**

OPEN SESSION

1. The Reserve Land Use – Twedt; Nick Jensen, Caliber Iowa
2. Superblock Land Use (Cascade Ave to Booneville Rd & S Jordan Creek Pkwy to S 88th St) – Twedt; Ed Arp, Mike Pierson, Daniel Pettit, Jerry Bussanmas & Jake Ried
3. Upcoming Projects
 - a. Slumberland (350 Jordan Creek Parkway) Modify the south side façade of building to be consistent in design with the north side of the building (MML1-005169-2021)
 - b. Della Vita (Northwest corner of 88th Street and EP True Parkway) Final Plats for plats 3 & 4 with a total of 61 single family lots (FP-005180-2021 & FP-005181-2021)
 - c. Three Fountains PUD (4550 University Avenue): Amend the PUD to reduce front yard setback requirements for buildings and signs along University Avenue for the development of a Scooters Coffee north of the Barnes & Noble building. (ZC-005187-2021)
 - d. Grand Valley Townhomes (Northeast quadrant of S. 35th Street and Grand Avenue): Plat of Survey to create one lot for ownership transfer, Preliminary Plat, and Site Plan to construct 113 attached dwelling units (POS-005178-2021, PP-005105-2021, SP-005106-2021)
 - e. Browns Woods Estates Plat 2 (West of Veterans Parkway at SE Walnut Woods Drive): Final Plat to subdivide property for 21 single family lots, 2 street lots, and 1 outlot (FP-005178-2021)
 - f. Willow Creek Villas Plat 2 (Continue west on SE Dapple at Veterans Parkway) Final Plat to subdivide property for 29 single family lots (FP-005182-2021)
 - g. West Glen Village North (540 S. Prairie View Drive) Final Plat to subdivide property for 184 attached dwelling units (FP-005194-2021)

Any discussion or feedback expressed or received at a City Council Subcommittee meeting should not be construed or understood to be a decision by or for the City Council. Further, any recommendation the Subcommittee may make to the City Council is based on information provided to Subcommittee members at that point in time.

The City of West Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Development Services Department at 515-222-3620 at least 48 hours in advance of the meeting.

- h. Seasonal Drive-In Theatres: Amend code to include definition for Seasonal Drive-In Theater to provide clear delineation from a permanent Drive-In Theatre (AO-005189-2021)
- i. West Lakes Plat 15 (7240 University Ave) Final Plat to subdivide property into two commercial lots (FP-005195-2021)
- j. Tallyn's Reach (9098 Mills Civic Parkway): Amend Comprehensive Plan Land Use Map and PUD to designate commercial land use to allow construction of a grocery store (CPA-005144-2021 / ZC-005145-2021)
- k. Noise Control Ordinance Amendment: Modify code to include potential allowance to exceed code due to extenuating circumstances

Minor Modifications & Grading Plans

- a. 9146 Jamison Street Addition of a deck to a multifamily dwelling (MML1-005131-2021)
- b. Wellington Square (Boomer's Lounge) (265 50th Street) Install canopy at front entrance to restaurant (MML1-005121-2021)
- c. Clocktower Square (2800 University Avenue) Use of patio for OPA! Restaurant (MML1-005108-2021)
- d. 3501 Boulder Drive Zoning Exception to reduce the front yard setback by 2 feet to allow for a new three stall attached garage (VAR-005184-2021)
- e. 917 17th Street Zoning Exception to allow encroachment of up to 25% into the side and rear yard setbacks for the installation of solar panels onto the roof of an existing home (VAR-005186-2021)
- f. 4201 Ashworth Road Addition ADA parking spaces, walking paths/sidewalks, and seating gardens for outdoor praise area (MML1-005193-2021)

4. Other Matters

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