

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

Tuesday, September 7, 2021

7:30 a.m.

THE PUBLIC CAN ATTEND IN PERSON OR ELECTRONICALLY.

**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 Training 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 **833 4614 2841****

OPEN SESSION

1. Village on Jordan Creek Parking Dimension Waiver – John Lassaux, CRG Residential
2. Valley Southwoods Outdoor Shop Area – Michael Kleen, Shive-Hattery
3. Railroad Park Restrooms/Valley Junction Moratorium – David Sadler, Parks & Recreation Dept.
4. Upcoming Projects
 - a. Hy Vee Fast and Fresh (9150 University Avenue): Permitted Conditional Use permit to the Board of Adjustment (BOA) to allow a convenience store and coffee shop with drive through. Subsequent to BOA action, Preliminary Plat and Site Plan to create 2 lots and allow development of the site (PC-005295-2021 / PP-005311-2021 / SP-005296-2021)
 - b. Hy-Vee Fast & Fresh (300 Grand Avenue): Preliminary Plat and Site Plan for construction of a 6,500 square foot convenience store with gas pumps. This is the ValGate District and governed by a PUD created specifically for development of the site as proposed. With the Council's adoption of the PUD, convenience stores were designated as a Permitted (P) use, thus no BOA action necessary. (PPSP-005299-2021)
 - c. The Reserve (north side of Valley View Drive between S. 60th Street and S. 64th Street): Site plan for construction of 4 apartment buildings with a total of 232 dwelling units, clubhouse, and associated site improvements (SP-005294-2021)
 - d. Village at Sugar Creek Apartments (northeast corner of Booneville Road and S. 88th Street): Site plan for construction of 6 apartment buildings and a clubhouse with a total of 408 dwelling units (SP-005297-2021)
 - e. Valley Southwoods Major Modification (625 S. 35th Street): 29,000sf building addition and parking lot expansion (MaM-004976-2021)

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.

5. Minor Modifications & Grading Plans

- a. Holiday Park Baseball Field Renovation & Parking Lot (1701 Railroad Avenue): Renovations of Fields 3 and 4, conversion of existing maintenance area to parking lot (MML2-005305-2021)
- b. Valley View Park Improvements (255 88th Street): Construct pickleball courts, restroom facility and other area improvements (MML2-005304-2021)

6. Other Matters

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