

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Training Room**

Monday, December 6, 2021

Attending:

Council Member Matt McKinney
Council Member Renee Hardman
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
Development Director Lynne Twedt
Building Official Rod Van Genderen
Assistant City Attorney Jessica Spoden

Principal Engineer Ben McAlister
Planner Brian Portz
Planner Karen Marren
Fire Marshal Mike Whitsell

Guests:

Kathy Bolten, Business Record
Brian Hemesath, City Engineer

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 AM.

There were no discussion items.

1. Upcoming Projects – A map was provided with a brief description of each.

- a. Jordan Creek Tower (575 S. 60th Street): Construction of a 5 story mixed use building with residential, restaurant, retail and office (SP-005402-2021) and vacation of a right of way easement on the north side of the property (VAC-005405-2021) Council Member McKinney asked who the developer is for this project. Director Twedt stated she believes this is Dennis Albaugh.
- b. Silverwood (Southeast corner of S. 88th Street and Coachlight Drive): Plat of Survey for transfer of ownership (POS-005375-2021) Council Member McKinney questioned the zoning for this property. Director Twedt informed that it is currently office and would require rezoning; she said this is will be developed by the owners of Cedar Ridge Village as an extension of their services for memory care. She further indicated that it appears a request for the balance to be high density will be submitted.
- c. Landauer Property (12251 Maffitt Lake Road): create one parcel for transfer of ownership and lot tie to 5705 SW Landview Drive (POS-005391-2021). Director Twedt noted that the existing owners were acquiring to control what happens next to them as the larger property is up for sale for development.
- d. SE Army Post Road (SE Army Post Road west of SE 42nd Street). Plat of Survey to create two parcels from city-owned property for the transfer of one of the lots to the developer of the South Branch Business Park (POS-005410-2021)
- e. Glen Oaks Rowhomes (West side of Glen Oaks Drive at Glen Oaks Terrace): Change the Comprehensive Plan Land Use Map and Zoning from undesignated property to Medium Density Residential for the construction of 38 townhomes units (CPAZC-005363-2021/PP-005395-2021/SP-005366-2021)
- f. 485 S. 19th Street Townhomes (485 S. 19th Street): Construct a three unit attached townhome structure (SP-005409-2021) There was a brief discussion regarding the proximity of this site to the Jordan House on Fuller Avenue. Director Twedt provided that this would limit what can happen on the site to the west of this address as only one

access into that property will be available. Council Member Hardman questioned why the Anawim development proposal had fallen through, and Director Twedt indicated that the City was not informed why they were not proceeding after obtaining zoning.

- g. Banks Landing Final Plat (NW corner of S. 88th Street and Booneville Road): Residential development for 27 detached single-family lots and one Outlot for future multi-family development (FP-005397-2021). Staff noted that this project was previously discussed in respect to the location of the sanitary sewer which has been resolved with the City's extension of a fee district sewer to the site.
- h. Stilwell Jr. High School (1601 Vine Street): Construct auditorium addition and modify parking areas (MaM-004975-2021)
- i. Woodland Estates (9520 Mills Civic Parkway): Residential development for 22 detached single-family lots and two street lots (FP-005354-2021)

2. Minor Modifications & Grading Plans

- a. 5703 Gallery Court: Add a deck to a detached townhome (MMI1-005389-2021)
- b. The Greens (Glen Oaks Terrace and Glen Oaks Drive): removal of putting green (MML1-005392-2021)
- c. SE Adams Street Water Tower (2481 SE Adams Street): Modify materials of tower from all steel to concrete base and composite materials for bowl as a cost saving option (MML1-005403-2021)
- d. 119 19th St: Exterior improvements to the front of the building and adding ADA compliant ramps (MML1-005394-2021)
- e. 1725 S. 50th Street: 40-square foot expansion to an existing deck (MML1-005401-2021)
- f. 6400 Westown Parkway: Update existing parking lot to add stalls (MML1-005382-2021)

3. Other Matters

None

The meeting adjourned at 7:42 AM. The next regularly scheduled Development and Planning City Council Subcommittee is December 20, 2021. Director Twedt informed that there will be one or two discussion items for that meetings and asked if both Council Members would be available. They affirmed that they will be.

Lynne Twedt, Development Services Director

Jennifer Canaday, Recording Secretary