

**AGENDA
PLAN AND ZONING COMMISSION MEETING**

THE PUBLIC MAY ATTEND IN PERSON OR ELECTRONICALLY.

In-person participation will be allowed in accordance with current state health guidelines. Individuals wishing to participate in-person may do so at the respective time and day of the meeting from within Council Chambers, 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: 1-301-715-8592 or 1-312-626-6799

Meeting ID: 854 1658 8275

September 26, 2022

5:30 p.m.

Roll Call

1. Consent Agenda

- a. Approval of the Minutes of the September 12, 2022 meeting

2. Public Hearings

3. Old Business

4. New Business

- a. Historic West Des Moines Design Guidelines, generally located between 1st Street, Grand Avenue and Railroad Avenue – Approval and Acceptance of the Remaining Pages (41-104) of the Historic West Des Moines Design Guidelines Pertaining to the Valley Junction-Transitional Use District (VJ-TR), Valley Junction-Rail Road Avenue 1 District (VJ-RR-1), Valley Junction-Rail Road Avenue 2 District (VJ-RR-2), Valley Junction- Mixed Industrial 1 District (VJ-MI-1), Valley Junction- Mixed Industrial 2 District (VJ-MI-2) and Valley Junction-Commercial District (VJ-C) – City of West Des Moines – MI-005498-2022

Resolution: Approval and Acceptance of the Remaining Pages (41-104) of the Historic West Des Moines Design Guidelines Pertaining to the Valley Junction-Transitional Use District (VJ-TR), Valley Junction- Railroad Avenue 1 District (VJ-RR-1), Valley Junction-Railroad Avenue 2 District (VJ-RR-2), Valley Junction- Mixed Industrial 1 District (VJ-MI-1), Valley Junction- Mixed Industrial 2 District (VJ-MI-2) and Valley Junction-Commercial District (VJ-C)

- b. Hy-Vee Micro Fulfillment Center, 1725 Jordan Creek Parkway – Approve Major Modification to Site Plan to allow construction of a micro fulfillment center – Hy-Vee, Inc. – MaM-005537-2022

Resolution: Approval of Major Modification to Site Plan

- c. The Village at Sugar Creek Plat 1, Northeast corner of Booneville Road and S. 8th Street – Approve a Preliminary Plat to create 7 lots for commercial and multi-family residential development, 5 Outlots and 2 Street Lots – DB Booneville, L.L.C. – PP-005272-2021

Resolution: Approval of Preliminary Plat

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4. New Business continued

- d. Picket Fence Communities, Northeast corner of S. 88th Street and Mills Civic Parkway – Approve a Preliminary Plat to create 1 lot for Multi Family Residential development and 7 lots for single family development and approve a Site Plan to allow construction of single family detached and bi-attached homes – Hurd Riverview, LLC – PPSP-005675-2022

Resolution: Approval of Preliminary Plat and Site Plan

5. Staff Reports

6. Adjournment

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