

**AGENDA
PLANNING 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: 883 2725 8631

December 12, 2022

5:30 p.m.

Roll Call

1. Consent Agenda

- a. Approval of the Minutes of the November 28, 2022 meeting

2. Public Hearings

- a. Jordan West, Southwest corner of EP True Parkway and Jordan Creek Parkway – Amend the Jordan West Specific Plan Ordinance to modify wall signage regulations for tenant spaces without public street frontage – JDS Real Estate Investments, LLC – ZC-005862-2022

Resolution: *Approval of Amendment to Specific Plan Ordinance*

3. Old Business

4. New Business

- a. Kum & Go, L.C., 5760 Raccoon River Drive – Approve a Preliminary Plat to create 2 lots for Commercial development and Approve a Site Plan to allow construction of a convenience store with gas pumps – Kum & Go, L.C. – PPSP-005616-2022

Resolution: *Approval of Preliminary Plat and Site Plan*

- b. Val Air Ballroom, 301 Ashworth Road – Approve Level 2 Minor Modification to Site Plan to allow building and site improvements and accept legal documents – VAB, LLC – MML2-005811-2022

Resolution: *Approval of Level 2 Minor Modification to Site Plan and Acceptance of Associated Legal Documents*

4. **New Business continued**

- c. Banks Landing Plat 2, Northwest Corner of S. 88th Street and Booneville Road – Approve a Preliminary Plat to create 36 footprint lots for Multi Family Residential development and one (1) outlot for common area and Approve a Site Plan to allow construction of attached townhomes – Black Oak Real estate Properties, LLLC – PPSP-005455-2022

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.