

## CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

**Meeting Date:** January 4, 2023

**ITEM:** X Golf, 165 S. Jordan Creek Parkway, Suite 135 – Approval to establish an indoor golf simulator facility with a bar/restaurant – Colby’s Bridgewood Plaza, LC – PC-005877-2022

**RESOLUTION:** Approval to Establish Land Use

**Background:** Chad Sloden with Pin High Golf Entertainment West Des Moines, LLC, on behalf of the property owner, Colby’s Bridgewood Plaza, LC, requests approval of a Permitted Conditional Use for that property located at 165 S. Jordan Creek Parkway, Suite 135. Specifically, the applicant requests to renovate an existing roughly 7,000 square foot tenant space to establish an indoor golf simulator facility with a bar/restaurant component. The property is located within the Bridgewood Planned Unit Development (PUD). While Convenience Commercial is identified as governing bulk regulations for the subject area, the PUD Ordinance specifically indicates Neighborhood Commercial zoning shall be used when determining allowable land uses for this property. Per code, the golf simulators (SIC 7999: Amusement and Recreation Services, Not Elsewhere Classified) and bar/restaurant (SIC 58, Eating and Drinking Places) aspects of the X Golf business require permitted conditional use permit review in a Neighborhood Commercial zoning district.

### **Staff Review & Comment:**

- **Traffic Analysis Findings:** Including the proposed land use, the site is estimated to generate slightly more average daily traffic, less AM peak hour traffic, and about the same PM peak hour traffic, compared to what was estimated in earlier traffic studies. Recommendations given in previous traffic studies for the major roadway network remain adequate and therefore no changes are warranted to allow this use.
- **Staff Comments:** The proposed X Golf business will be open from 9:00 AM – 10:00 PM, Monday through Thursday, 9:00 AM – 12:00 AM Friday and Saturday, and 9:00 AM – 7:00 PM on Sunday. The business will include golf simulator bays and will offer food and drinks for purchase. Minors will not be permitted in the business after 9:00 PM Monday through Saturday. There will be no outdoor seating area for this business at this time. Parking for this use was checked against the available number of spaces (approximately 300) along with the mix of existing tenants within the Bridgewood Plaza center. The addition of this use will not adversely affect the parking within this site. There are more than enough parking spaces available for this proposed use.

**Recommendation:** Approve the Permitted Conditional Use request, subject to the applicant meeting all City Code requirements.

**Lead Staff Member: Brian Portz**

**Approval Meeting Date:**

Board of Adjustment	January 4, 2023
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**Staff Report Reviews:**

<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director <input checked="" type="checkbox"/> Legal Department
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**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	12/20/22
Date(s) of Mailed Notices	12/16/22

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning			
Date Reviewed	Not reviewed			
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>	No Discussion <input type="checkbox"/>

# Location Map



Prepared by: Brian Portz, City of West Des Moines Development Services Dept., 515-222-3620  
When Recorded, Development Services, City of West Des Moines, PO Box 65320, West Des Moines, IA  
Return to: 50265-0320

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**RESOLUTION NO. BOA-2023-01**

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE  
CITY OF WEST DES MOINES, APPROVING A PERMITTED CONDITIONAL  
USE PERMIT TO ESTABLISH AN INDOOR GOLF SIMULATOR FACILITY  
WITH A BAR/RESTAURANT COMPONENT**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant Pin High Golf Entertainment West Des Moines, LLC, and property owner, Colby's Bridgewood Plaza, LC, request approval of a Permitted Conditional Use permit for that property located at 165 S. Jordan Creek Parkway, Suite 135 and legally described in attached Exhibit 'B'. The applicant is requesting approval to establish an indoor golf simulator facility (SIC 7999) with a bar/restaurant component (SIC 58); and

**WHEREAS**, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

**WHEREAS**, the request complies with applicable findings and provisions of Title 9, the Comprehensive Plan, Town Center Overlay District and City Code; and

**WHEREAS**, on this day this Board of Adjustment held a duly noticed Public Hearing to consider the Permitted Conditional Use permit application.

**NOW, THEREFORE**, The Board of Adjustment hereby approves the Permitted Conditional Use permit (PC-005877-2022) subject to compliance with all the conditions in the staff report, dated January 4, 2023, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation(s) of any such condition(s) shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

**PASSED AND ADOPTED** on January 4, 2023.

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Michele Stevens, Chairperson  
Board of Adjustment

ATTEST:

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment of the City of West Des Moines, Iowa, at a regular meeting held on January 4, 2023, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Recording Secretary

**Exhibit A: Conditions of Approval**

1. None

**Exhibit B: Legal Description**

LOT 1, BRIDGEWOOD PLAZA PLAT 1, AN OFFICIAL PLAT, NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.