

## CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

**Meeting Date:** April 5, 2023

**ITEM:** Putts N Pins, 6920 EP True Parkway – Approval to establish a bar/restaurant & recreation facility offering indoor mini golf and mini bowling games – Jordan Creek Point, LLC – PC-005949-2023

**RESOLUTION:** Approval to Establish Land Use

**Background:** Mathew J. Frandsen with Keen Project Solutions, on behalf of the applicant, Kann Realty, and property owner, Jordan Creek Point, LLC, requests approval of a Permitted Conditional Use for that property located at 6920 EP True Parkway. Specifically, the applicant requests to open a 20,295 square foot bar/restaurant with an approximately 1,400 square foot patio & indoor recreation facility offering indoor mini golf and mini bowling games. The business will be located in the entire east building and a small portion of the west building within Lot 1 of the Jordan Creek Point site. There will be a breezeway constructed between the two buildings to allow access from one portion of the tenant space to the other. There will also be an outdoor seating area between the two buildings used by the Putts N Pins business.

The property is located within the Reed's Crossing Planned Unit Development (PUD). While Regional Commercial is identified as governing bulk regulations for the subject area, the PUD Ordinance specifically indicates that anything permitted or conditionally permitted in the Community Commercial district and Neighborhood Commercial district shall be permitted within this parcel through the appropriate review process identified in the zoning ordinance. Per code, the mini golf and mini bowling (SIC 7999: Amusement and Recreation Services, Not Elsewhere Classified) aspects of the Putts N Pins business require permitted conditional use permit review in a Community Commercial and Neighborhood Commercial zoning district.

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

- **Traffic Analysis Findings:** The traffic analysis for this proposed use was included in the traffic analysis for the two buildings to be constructed to the east of 6920 EP True Parkway. The proposed development is expected to generate the same amount of traffic as what was assumed in the March 2022 traffic study for Lot 1 and less traffic than estimated in earlier traffic studies. Recommendations for the surrounding public streets that were given in the March 2022 traffic study remain adequate for the proposed development of Lot 2 and the proposed permitted conditional use for Putts N Pins.
- **Staff Comments:** The proposed Putts N Pins business will be open from 11:00 AM – 12:00 AM, Sunday through Thursday and 11:00 AM – 2:00 AM, Friday and Saturday. The business will include indoor mini golf and mini bowling along with other arcade type games. The bar/restaurant portion of the business will include a full food menu in addition to alcoholic drink options.

According to the Reed's Crossing PUD Ordinance, for commercial, retail, office, and restaurants, 1 parking space per 225 square feet of gross floor area is required. Based on

the 20,295 square foot tenant space, 91 parking spaces are required. This site has 246 parking spaces.

**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	April 5, 2023
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**Staff Report Reviews:**

<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" 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	3/22/23
Date(s) of Mailed Notices	3/17/23

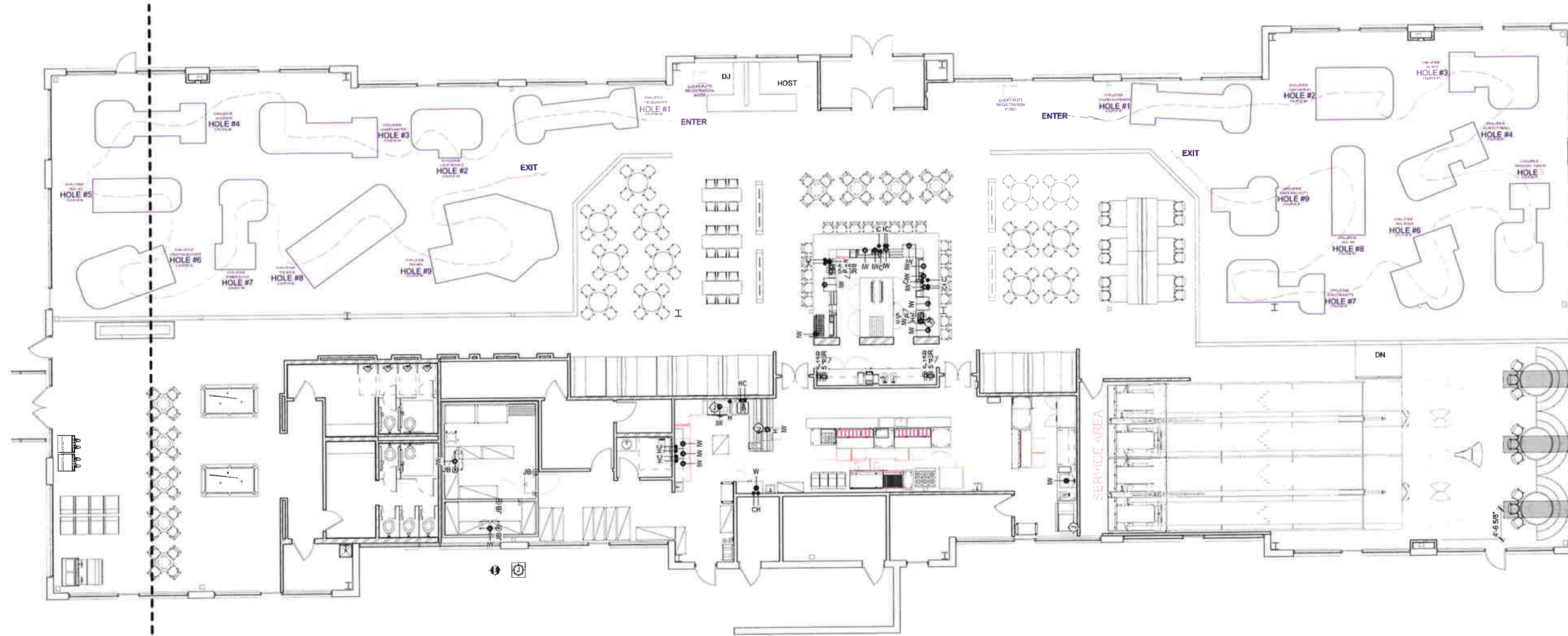
**Council Subcommittee Review (if applicable)**

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



PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY - APPROVED PLANS ON FILE WITH THE CITY



1 ATTRACTION AND FURNITURE PLAN (FOR REFERENCE ONLY)  
1/8" = 1'-0"

3/3/2023 11:44:48 AM  
C:\Users\Hvanessen\IMPRINT\ARCH\Documents\22-155 Jordan Creek Putting Club\_R23\_heather\VGKTJ.rvt

PROJECT:  
**PUTTS & PINS**  
6920 E.P. TRUE PKWY.  
WEST DES MOINES, IA 50266

DATE: 01-31-23  
DRAWN BY: HVE  
CHK'D BY: KC  
REVISED:

FURNITURE PLAN  
FOR REFERENCE  
ONLY

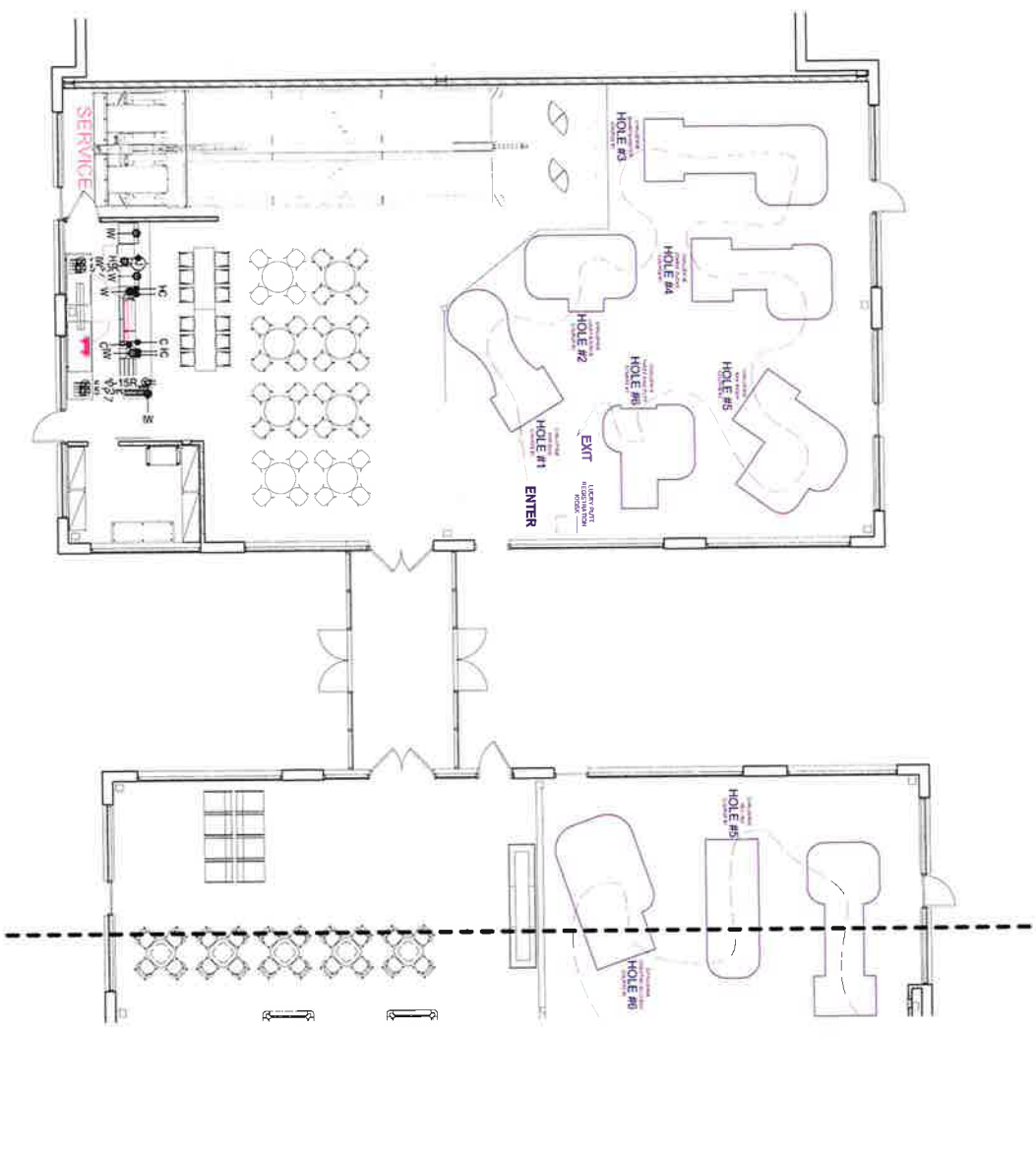
A151



**PRICING SET  
PERMIT SET**

1605 N. ANKENY BLVD #130  
ANKENY, IOWA 50023  
PHONE: (515) 965-5336  
FAX: (515) 965-5338  
info@imprintarchitects.com

1 ATTRACTION AND FURNITURE PLAN (FOR REFERENCE ONLY)  
 1/8" = 1'-0"



**PRICING SET  
 PERMIT SET**

ROSE N. ANGELO BLVD #130  
 ANKENY, IOWA 50023  
 PHONE: (515) 986-5336  
 FAX: (515) 986-5335  
 info@imprintarch.com



**A152**

**ANNEX FURNITURE  
 PLAN FOR  
 REFERENCE ONLY**

DATE:	01-31-23	Author/Checker:	Auth/Checker
REVISED:			

**PROJECT:**  
**PUTTS & PINS**  
 6920 E.P. TRUE PKWY.  
 WEST DES MOINES, IA 50266

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-2023-6**

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE  
CITY OF WEST DES MOINES, APPROVING A PERMITTED CONDITIONAL  
USE PERMIT TO ALLOW A BAR/RESTAURANT AND INDOOR RECREATION FACILITY**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Kann Realty, and property owner, Jordan Creek Point, LLC, request approval of a Permitted Conditional Use permit for that property located at 6920 EP True Parkway and legally described in attached Exhibit 'B'. The applicant is requesting approval allowing for a bar/restaurant and indoor recreation facility offering indoor mini golf and mini bowling; 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, 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-005949 -2023) subject to compliance with all the conditions in the staff report, dated April 5, 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 April 5, 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 April 5, 2023, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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Recording Secretary

**Exhibit A: Conditions of Approval**

1. None

**Exhibit B: Legal Description**

LOT 1, JORDAN CREEK POINT PLAT 1, AN OFFICIAL PLAT WITHIN THE  
CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.