

**AGENDA**  
**DEVELOPMENT AND PLANNING**  
**COUNCIL SUBCOMMITTEE MEETING**  
Training Room: City Hall, 4200 Mills Civic Parkway

**Monday September 18, 2023,**

**7:30 a.m.**

**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 Training Room, 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: 811 0336 0292**

**OPEN SESSION**

1. High Point – Miller Ground Road Connectivity – Ben McAlister
2. Upcoming Projects
  - a. Code Amendment, Amend Title 9 Zoning pertaining to uses permitted in the Open Space Zoning District and to amend Amusement and Recreational Service uses in non-residential zoning districts – AO-005905-2023
  - b. Wirtz PUD Amendment, 875 S. 50th: Amend Wirtz PUD to allow lots smaller than the minimum 60,000 sq.ft. required per city code to accommodate development of two office buildings within the property – ZC-006171-2023
  - c. Cross Creek, 2475 SE 1<sup>st</sup> Street: Preliminary plat to subdivide property into 23 single family lots, 1 outlot for storm water detention, and 1 street lot – PP-006173-2023
  - d. Kaos Club / Club Ambia, 2700 University Avenue, Suite 200: Approval of a Permitted Conditional Use Permit to establish an Event Venue land use (BOA approval only) – PC-006180-2023
  - e. Valley Junction Sign-Up Program, 5<sup>th</sup> Street and Elm Street: Approval of Sign Encroachment Hold Harmless Agreements for signs over city ROW – MI-006201-2023
  - f. Woodland Estates Plat 2, 9510 Mills Civic Parkway: Final plat creating 27 single family lots and 2 public street lots – FP-006163-2023
  - g. Woodland Estates Plat 3, 9510 Mills Civic Parkway: Final plat creating 10 single family lots, 1 outlot for parkland, and 1 street lot – FP-006164-2023
  - h. Code Amendment, Amend Title 9 Zoning pertaining to allowable size of letters, logos or graphics to provide increased dimension as a factor of total use square footage within a building – AO-006199-2023

**Any discussion or feedback expressed or received at a City Council Subcommittee meeting should not be construed or understood to be a decision by or for the City Council. Further, any recommendation the Subcommittee may make to the City Council is based on information provided to Subcommittee members at that point in time.**

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

### 3. Minor Modifications & Grading Plans

- a. WDMGS Lighting and Scoreboard, 1701 Railroad Avenue: Installation of 4 light poles and a scoreboard at Quinn Field within Holiday Park – MML2-006182-2023
- b. Pearson Park, 1256 19<sup>th</sup> Street: Replacement of 2 pedestrian bridges at Pearson Park – MML2-006190-2023
- c. Val-Air, 301 Ashworth Rd: Façade Modifications & screening of mechanical equipment – MML1-006177-2023
- d. Village of Ponderosa, 5905 Stagecoach Dr: Increase building footprint and modify adjoining sidewalk – MML1-006184-2023
- e. Wellington Apartments, 4700 EP True Pkwy: Add approx. 900sf one-story building addition for a fitness center – MML2-006188-2023
- f. Smash Park, 6625 Coachlight Dr: Addition of smoker to existing trash enclosure – MML1-006192-2023
- g. Fountain Terrace Apartments, 655 S 88<sup>th</sup> St: Phasing plan to allow occupancy of buildings before full site completion – MML1-006024-2023
- h. El Toreado, 3751 EP True: Install 6' privacy fence around the existing patio – MML1-006203-2023

### 4. Other Matters

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