

## CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

**Meeting Date:** December 27, 2023

**ITEM:** Amend the Grand Avenue Redevelopment Plan to add an additional property to the redevelopment area – City Initiated - MI-006293-2023

### **RESOLUTION: Approval of Amendment to Redevelopment Plan**

**Background:** In cooperation with the property owner, VAB LLC, of 301 Ashworth Road, Development Services Staff is initiating an amendment to the Grand Avenue Redevelopment Plan (known as the Val\*Gate District) to add the property at 301 Ashworth Road into the Redevelopment area governed by the Grand Avenue Redevelopment Plan. With the rehabilitation of the Val Air Ballroom building at 301 Ashworth Road nearing completion, staff is recommending that the property be incorporated in the redevelopment plan as the ballroom and site has been designated as historic, was developed in the mid-century era (1950's) recognized by the redevelopment plan and has an architectural design consistent with the redevelopment area. Also, it is intended that a streetscape with landscaping, ornamental stones, and benches consistent with the Val\*Gate District will be installed on the property at the time of reconstruction of Ashworth Road.

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

- Key Aspects of Proposed Amendment:
  - Exhibits: Exhibit I (page iii) within the Redevelopment Plan will be modified to include the property at 301 Ashworth Road as proposed.

**Outstanding Issues:** There are no outstanding issues.

### **Plan and Zoning Commission Action:**

Date: December 27, 2023

Vote:

Recommendation:

**Recommendation:** Approve the Amendment to the Grand Avenue Redevelopment Plan.

**Lead Staff Member: Brian Portz**

**Approval Meeting Dates:**

Plan & Zoning Commission	December 27, 2023
City Council:	

**Staff Report Reviews**

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator/Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input checked="" type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

**Publications**

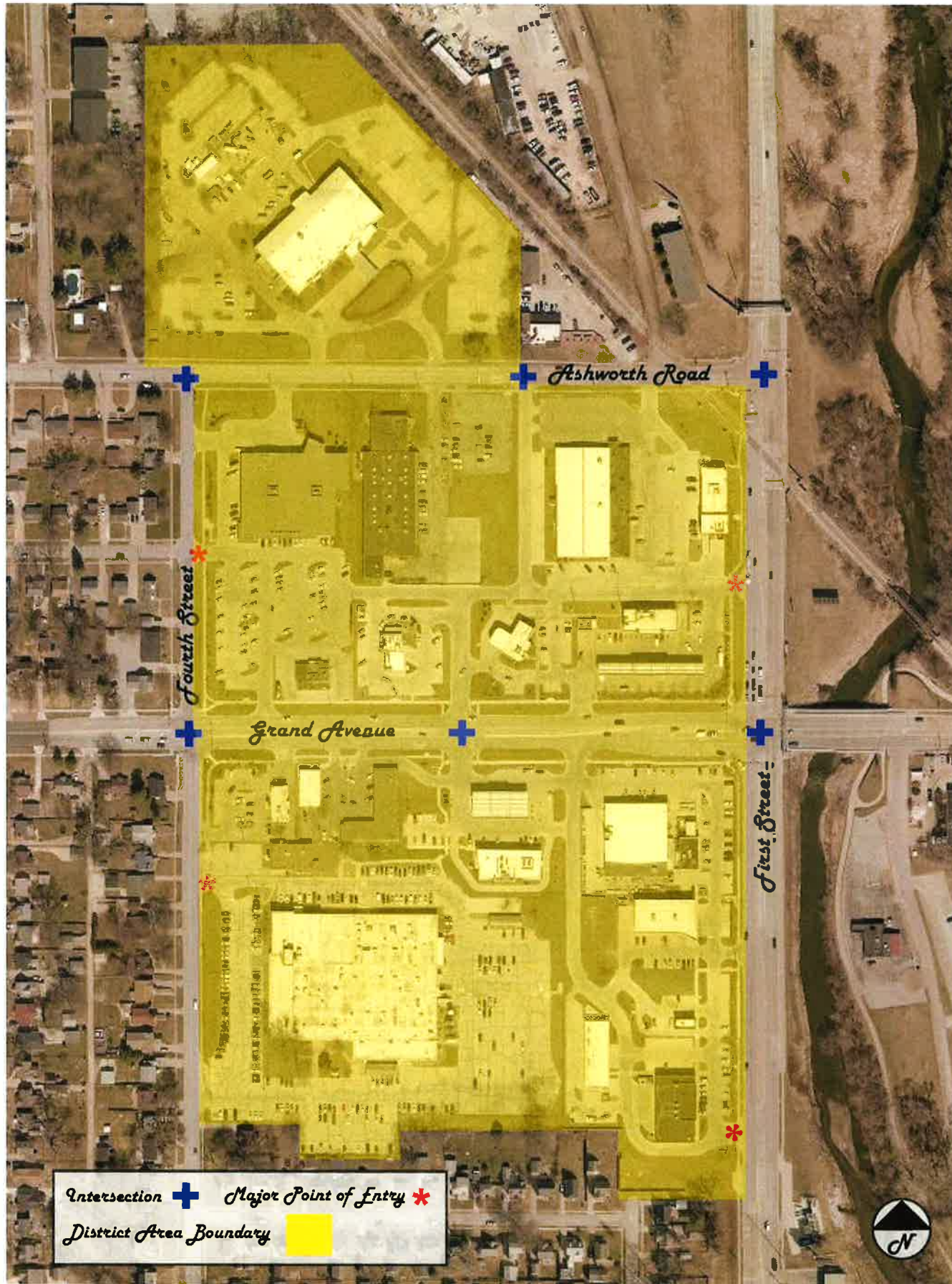
Published In	Des Moines Register Community Section
Date Published	N/A

**Subcommittee Review (if applicable)**

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

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

EXHIBIT 1: DISTRICT SKETCH PLAN



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-23-067**

**WHEREAS**, staff requests approval of an Amendment to the Grand Avenue Redevelopment Plan to include the property at 301 Ashworth Road; 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**, on December 27, 2023, this Commission held a duly noticed public meeting to consider the application for an Amendment to the Grand Avenue Redevelopment Plan.

**NOW THEREFORE**, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Amendment to the Grand Avenue Redevelopment Plan.

**PASSED AND ADOPTED** on December 27, 2023.

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Andrew Conlin, Chair  
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on December 27, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

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Recording Secretary