CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: January 2, 2024

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:	6-0, with Commissioner Conlin absent
Recommendation:	Approve the Amendment to the Grand Avenue Redevelopment Plan.

Planning & Zoning Commission Discussion: The Planning & Zoning Commission asked what the incentive was for the owner to be added to the Redevelopment Plan area and what future impacts it would have on the owner. Staff indicated that adding this property to the Redevelopment Plan area would provide cohesiveness to the area bringing all the properties from the mid-century era together with architectural consistency and comparable site design. Staff also indicated that the only impacts to the owner would be maintenance of the streetscape landscaping, stones, benches and trash receptacles within the 10' streetscape strip along the frontage of his property.

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:	January 2, 2024

Staff Report Reviews

Plan & Zoning Commission	☒ Development Coordinator/Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☐ Legal Department ☑ 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	☐ Yes	☐ No	☐ Split

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.

Tina Shaw, Vice 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: Costa, Crowley, Davis, Hatfield, McCoy, Shaw

NAYS:

ABSTENTIONS:

ABSENT: Conlin

ATTEST:

Recording Secretary

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

EXHIBIT I: DISTRICT SKETCH PLAN

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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING AN AMENDMENT TO THE GRAND AVENUE REDEVELOPMENT PLAN

WHEREAS, the City of West Des Moines, requests approval of an amendment to the Grand Avenue Redevelopment Plan (aka, Val*Gate) to add the property at 301 Ashworth Road into the Redevelopment Plan; 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, the Plan and Zoning Commission recommended to the City Council, by a 6-0 vote, for approval of the Amendment; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for amendment to the Grand Avenue Redevelopment Plan; and

WHEREAS, the City Council has determined that due to the ongoing rehabilitation of the Val Air Ballroom building at 301 Ashworth Road to highlight the historical context of the building and further emphasizing its context to the redevelopment district, it is warranted that this property should be include within the Grand Avenue Redevelopment Plan area.

NOW, THEREFORE, The City Council does approve the amendment adding 301 Ashworth Road into the Grand Avenue Redevelopment Plan (MI-006293-2023), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on January 2, 2024.

_____
Greg Hudson, Presiding Officer

ATTEST:

_____
Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on January 2, 2024, by the following vote.

Exhibit A: Conditions of Approval

1. None.