

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Training Room**

Monday, February 5, 2024

Attending:

Council Member Matt McKinney
Council Member Renee Hardman
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
Assistant Attorney Jessica Grove

Development Director Lynne Twedt
Development Coordinator Linda Schemmel
Building Official Dennis Patrick
Principal Engineer Ben McAlister
Associate Planner Kate DeVine

Guests in person:

Item #1d - Paul Filean, resident

Guests online- all items:

Kathy Bolten, Business Record
Brian Hemesath, City Engineer

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 AM.

1. Upcoming Projects – A map was provided with a brief description of each.
 - a. Midtown Redevelopment, 1221, 1245, and 1261 8th Street: Amend the Comprehensive Plan Land Use and the Midtown Redevelopment PUD to modify Parcel B to remove commercial use, reduce the amount of office area, and increase the number of multifamily dwelling units – CPA-006322-2024/ZC-006295-2023
 - b. Fox Ridge Plat 4, Southeast of SE Creekhill Way, and SE 25th Street: Final Plat for subdividing the property into 32 single family lots and 4 street lots – FP-006267-2023
 - c. Microsoft DSM 16 & 17, 1475 SE Maffitt Lake Road: Construction of two 245,000 square foot data center buildings – MaM-006298-2024/MaM-006299-2024
 - d. Iles Funeral Home CPAZC, 7200 and 7010 Ashworth Road: Comprehensive Plan Amendment and PUD Amendment to change the land use from High Density and Medium Density Residential to Multi Use Low to allow for development of a funeral home and incorporate 7010 Ashworth into the Reed's Crossing PUD (Parcel A) – CPAZC-006313-2024.

Associate Planner DeVine provided a brief summary of the comp plan amendment which will change the land use to Multi-use low. The PUD is being amended to include 7010 Ashworth Road into the Reed's Crossing PUD. She added that applications for a preliminary plat, site plan, and permitted conditional use permit for the funeral home have been submitted.

Council Member McKinney asked if the property is being zoned to High Density. Director Twedt pointed out which areas are currently Medium and High Density residential. She noted that comp plan land use is being changed to Multi Use Low which will allow the option of either a funeral home or residential if they decide not to proceed with a funeral home at this location. Ms.

Twedt added that it is likely that Lutheran Church of Hope will also be placed in the Multi-Use category when land uses are applied to the developed areas of the City.

Council Member McKinney asked if this would open the area up to anything else allowed under Multi-Use Low. Director Twedt responded that staff anticipates designating zoning as Medium Density residential, rather than taking it to a commercial or office district.

Mr. Filean was asked whether he had any questions. He replied that he just wanted to hear what was being proposed and commented that this would be a good location for a Funeral Home as it is near three churches.

- e. Iles Funeral Home PPSP, 7200 and 7010 Ashworth Road: Construction of funeral home – PPSP-006308-2024
- f. Iles Funeral Home PC, 7200 and 7010 Ashworth Road: Permitted Conditional Use Permit for a funeral home – PC-006309-2024

2. Minor Modifications & Grading Plans

- a. Louie/Parlor Salon & Spa, 4885 Mills Civic Parkway: Install a door under the existing drive-thru canopy and remove the existing curb medians and bollards for an outdoor patio space – MML1-006304-2024
- b. Microsoft DSM 41 Duct bank and Storm Sewer, 11100 Booneville Road: Construction of an additional storm sewer and electrical bank – MML2-006319-2024
- c. First Class Credit Union Fence, 2051 Westown Parkway: Install of a 6' ornamental black metal fence connecting to existing fence – MML1-006292-2023
- d. 7076 Cody Fence, 7076 Cody Drive: Install a 4' ornamental fence within the rear yard of the footprint lot – MML1-006285-2023
- e. West Park Mobile Homes Park, 9602 Bishop Drive: install a lift arm gate between the mobile home park and the townhomes to the west – MML2-006303-2024
- f. 805 S. 100th Street, install pergola at townhouse – MML1-006324-2024
- g. Brookview Elementary School, 8000 EP True Parkway: modify circulation and add parking – MML2-006302-202

3. Other Matters

None

The meeting adjourned at 7:37 AM. The next regularly scheduled Development and Planning City Council Subcommittee is February 19, 2024.

Lynne Twedt, Development Services Director

Jennifer Canaday, Recording Secretary