

AGENDA
DEVELOPMENT AND PLANNING
COUNCIL SUBCOMMITTEE MEETING

Training Room: City Hall, 4200 Mills Civic Parkway

Monday June 3, 2024

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: 815 1361 0687**

OPEN SESSION

1. No Discussion Items
2. Upcoming Projects
 - a. The Lancaster, generally at the NW corner of Cascade Ave and S 85th St: Construction of 176 apartments within 2 bldgs, clubhouse & pool and associated site improvements – PPSP-006441-2024
 - b. Angel Estates, 1500 S 60th Street: Amend Comprehensive Plan land use from Low Density Residential to Detached Residential and change zoning from Residential Estates (RE-1A) to Residential Single-Family (RS-30) for the creation of 7 residential lots and 1 street lot – CPAZC-006447-2024
 - c. Forest Place, SW corner of Stagecoach Drive and S. 81st Street: Change zoning from Residential Medium Density (RM-12) to Single Family Residential (R-1) and plat 37 single family lots – CPAZC-006417-2024/PP-006459-2024
 - d. Valley Church Community Center, 4444 Fuller Road: Approximately 15,000 square feet addition to the north and east side of the existing building, additional parking and a second access – MaM-006462-2024
 - e. LeRoy's Place Permitted Conditional Use Permit, 4825 EP True Pkwy: Permitted Conditional Use to establish a Bar/Restaurant Class 2 300 feet from residential – PC-006451-2024
 - f. Ordinance Amendment: City code amendments in response to allowance of Homesteader Farms in recently approved Open Space Ordinance Amendment – AO-006468-2024
 - g. Ordinance Amendment: City code amendment to allow detached accessory buildings in the front yard (along street forward of the main plane of a primary structure) when designed to appear as a primary structure – AO-006469-2024

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. *Della Vita Plat 5*, Northeast corner of EP True Parkway and Wendover Lane: Add the Cedar building model to the approved detached townhome designs for the development – MML1-006448-2024
- b. *Valley E-Free Church*, 4343 Fuller Road: Site improvements including the addition of parking, sidewalks, and a retaining wall – MML2-006454-2024
- c. *Wells Fargo ATM Replacement*, 655 S 50th Street: Replacement of east ATM – MML2-006460-2024
- d. *Courtyards at Sugar Creek*, 826 S 100th St: Implementation of a gazebo on an existing patio – MML1-006450-2024
- e. *Scenic Valley Park*, 1223 24th Ct: Construction of 2 pickleball courts, a basketball court and loop trail within the park – MML2-006446-2024
- f. *ITA Group*, 7000 Westown Pkwy: Implementation of sidewalk and playground for daycare – MML2-006467-2024

4. Other Matters

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