

AGENDA
PLAN AND ZONING COMMISSION MEETING

Due to the State Public Health Emergency Declaration regarding COVID-19, this meeting will be conducted electronically pursuant to Iowa Code 21.8 and the Proclamation of Governor Kim Reynolds dated March 19, 2020.

Members of the public wishing to participate in this meeting may participate in person at City Hall Council Chambers using social distancing, 4200 Mills Civic Parkway, or may participate electronically by calling:

Dial in: 1-301-715-8592 or 1-312-626-6799 / Meeting ID: 981 7041 6280

Password: 06082020

June 8, 2020

5:30 p.m.

Roll Call

1. Consent Agenda

- a. Approval of the Minutes of May 26, 2020 meeting

2. Public Hearings

- a. Village on Jordan Creek located at the southwest corner of Jordan Creek Parkway and Ashworth Road (880, 910, 920, 970 Jordan Creek Parkway and 7450, 7520, 7550, 7580, 7630, 7660, 7710, 7750, 7760 Ashworth Road)– Amend Comprehensive Plan Land Use Map to designate Office (OF) land use and establish the Village on Jordan Creek Planned Unit Development – Czech Mate, LLC -CPA-004684-2020/ZC-004685-2020
Resolution: *Recommend Approval of Comp Plan Amendment*
Resolution: *Recommend Approval of Rezoning*
- b. Tallyn's Reach, Northwest corner of the intersection of 88th Street and Booneville Road – Amend Comprehensive Plan Land Use Map to change approximately 12.5 acres of Neighborhood Commercial (NC) to Single Family (SF) and Medium Density Residential (MD) land use and amend the Tallyn's Reach Planned Unit Development (PUD) to change the Parcel I from Neighborhood Commercial (NC) to Parcel J - Residential Single Family (RS-5) and Parcel G - Medium Density Residential (RM-12) and establish regulations to accommodate development of 52 rowhouses and 21 single family homes – Clark Family Investors – CPA-004674-2020 and ZC-004675-2020 (**Continued from May 26, 2020**)
Resolution: *Recommend Approval of Comp Plan Amendment*
Resolution: *Recommend Approval of PUD Amendment*
- c. Linnwill Hy-Vee, 210, 220, & 300 Grand Avenue – Amend Comprehensive Plan Land Use Map from Light Industrial to Community Commercial and establish the Linnwill Hy-Vee Planned Unit Development – Hurd Indianola, LLC and Delavan, Inc. – CPA-004663-2020/ZC-004664-2020
Resolution: *Recommend Approval of Comp Plan Amendment*
Resolution: *Recommend Approval of Rezoning*

- d. Mills Landing, Southeast Corner of S. 60th Street and Mills Civic Parkway – Approve a Comprehensive Plan Land Use Map Amendment, an amendment to an Area Development Plan, and establish the Zone Change Specific Plan (rezoning) for the intended development – Shree Ram Development LLC – CPA- 004167-2018/ZCSP-004354-2019/ADP-004352-2019
 - Resolution: *Recommend Approval of Comp Plan Amendment*
 - Resolution: *Recommend Approval of Area Development Plan Amendment*
 - Resolution: *Recommend Adoption of Zone Change Specific Plan*

3. **Old Business**

4. **New Business**

- a. Mills Landing Plat 1, Southeast Corner of S. 60th Street and Mills Civic Parkway – Subdivide the Property into Three Lots for Commercial Development, One Lot for High Density Residential Development, and One Outlot for Storm Water Detention – Shree Ram Development LLC – PP-004169-18
 - Resolution: *Recommend Approval of Preliminary Plat*
- b. Junction House, 329 5th Street – Approval of a Site Plan to allow construction of a 15,600 square foot, 3-story mixed use building. – Junction House 329 LLC. – SP-004699-2020
 - Resolution: *Recommend Approval of Site Plan*
- c. Linnwill Hy-Vee Fast & Fresh Preliminary Plat, 210, 220, & 300 Grand Avenue – Subdivide property into one lot for commercial development and one street lot – Hurd Indianola, LLC and Delavan, Inc.– PP-004662-2020
 - Resolution: *Recommend Approval of Preliminary Plat*
- d. Browns Woods Hollow, West Side of Veterans Parkway South of SE Browns Woods Drive – Subdivide the Property into 43 Single Family Lots, One Outlot for Park Use, Two Outlots for Detention, and Four Public Street Lots – Browns Woods, LLC. – PP-003770-2018
 - Resolution: *Recommend Approval of Preliminary Plat*

5. **Staff Reports**

6. **Adjournment**

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