

**AGENDA**  
**DEVELOPMENT AND PLANNING**  
**COUNCIL SUBCOMMITTEE MEETING**

Training Room  
City Hall, 4200 Mills Civic Parkway, Suite 1D

Monday July 6, 2020

8:00 a.m.

**THIS MEETING WILL BE HELD ELECTRONICALLY**  
**PUBLIC INPUT CAN BE PROVIDED BY CALLING:**

**1-301-715-8592 - OR - 1-312-626-6799**

**Meeting ID: 927 9934 6248**

**Password: 07062020**

**The format of this meeting is due to the State Public Health Emergency Declaration regarding Covid-19 and will be conducted pursuant to Iowa Code 21.8 and the Proclamation of Governor Kim Reynolds dated March 19, 2020.**

**OPEN SESSION**

1. 3-Sons Patio: David Anders
2. Jordan Creek Town Center Temp Uses
3. Allowance of SIC 792: Theatrical Productions in Light Industrial
4. Bridgewood & Reed's Crossing - Attached Enclosed Porches
5. Code Amendments
  - a. Animals Wild by Nature
  - b. Fences
  - c. Building Code Update
6. Upcoming Projects
  - a. Fox Ridge (West of SE Orilla Rd @ SE Fox Valley Dr): Amend land uses to relocate medium density and allow for 5,000sf single-family detached lots (CPA-004723-2020 / ZC-004724-2020)
  - b. Della Vita Plat 2 (SE corner of Venice Ave & Wendover Ln): Plat property into 36 footprint lots for townhomes (FP-004728-2020)
  - c. Midlands National Life Insurance (aka Sammons) (8300 Mills Civic Pkwy): Consolidate existing parcels created via Plats of Survey into one lot (FP-004736-2020)
  - d. Microsoft Osmium (5855 SW Kerry St): Approval to erect two tents for workers use during construction (breaks and pre-assembly) (MaM-004729-2020)

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- e. Village of Ponderosa (545 & 565 Market St): Construction of two 5-story apartment buildings with 58 dwelling units each and associated site modifications (OSP-004768-2020)
  - f. Erik's Bike Shop (950 1<sup>st</sup> St): Establish Planned Unit Development (PUD) to govern the construction of new retail building (ZC-004771-2020)
  - g. Village on Jordan Creek (SW corner of Ashworth Road & Jordan Creek Pkwy): Plat property into four lots for anticipated development of an active senior apartment building and office (PP-004761-2020)
  - h. Walnut Creek Community Church (fka Nazarene Church Camp) (2296 Grand Ave): Creation of one 3-acre parcel for ownership transfer to the Jordan House and create a 0.51-acre parcel of the existing cemetery within the property for ownership transfer to the City (POS-004766-2020)
  - i. West Lakes (SE Corner of University Ave and Jordan Creek Pkwy): Amend Planned Unit Development (PUD) to create a new PUD Parcel from a portion of existing PUD Parcel I and change the underlying land use to Support Commercial to allow the addition of a drive-thru (CPA-004718-2020 / ZC-004719-2020)
7. Minor Modifications & Grading Plans
- a. Spare Time (340 Jordan Creek Pkwy): Reduce building by approx. 2,000sf (MML1-004714-2020)
  - b. Ulta (6305 Mills Civic Pkwy): Façade modifications (MML1-004715-2020)
  - c. 195 S 13<sup>th</sup> St: Reduce fence from 8' to 6' (MML1-004720-2020)
  - d. 1800 22<sup>nd</sup> St: Parking lot modifications (MML1-004722-2020)
  - e. Raccoon River Park (2500 Grand Ave): Lighting upgrades to LEDs (MML1-004731-2020)
  - f. Roto Rooter & Val Lanes (100 & 300 Ashworth Rd): Modifications to parking and drives to accommodate city project for additional E-W roadway (MML1-004733-2020 & MML1-004734-2020)
  - g. 214 5<sup>th</sup> St: Façade modifications (MML1-004740-2020)
  - h. Park West Apartments (1155 Office Park Rd): Remove pool and install picnic shelter within complex (MML1-004763-2020)
  - i. 206 5<sup>th</sup> St: Façade modification to add service window for walk-up sales (no alcohol) (MML1-004766-2020)
  - j. Holtzworth Construction (220 S 11<sup>th</sup> St): Construct new driveway (MML1-004767-2020)
  - k. Legion Park (301 Vine St): Construct skatepark, parking, sidewalks, and landscaping in phases (MML2-004742-2020)
  - l. 601 S 18<sup>th</sup> St: Implementation of hard surfacing (asphalt and pervious pavers) (MML2-004753-2020)

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- m. DMU & Madison Lee Properties (8025 Grand Ave): Approval to move dirt from Madison Lee Properties (north side of Booneville Rd) to future DMU campus (GP-004739-2020 / GP-004777-2020)

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