

AGENDA
DEVELOPMENT AND PLANNING
COUNCIL SUBCOMMITTEE MEETING
Training Room: City Hall, 4200 Mills Civic Parkway

Monday, October 6

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.

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: 818 7469 7648

OPEN SESSION

1. Discussion Items:

- a. None

2. Upcoming Projects:

- a. 60th Street Duplex Townhomes, 286 60th Street: Comprehensive Plan Amendment and Zoning change to allow infill development with five duplex townhome buildings and one free-standing unit across 3 existing single-family lots in current detached residential land use and single-family zoning – CPAZC-007020-2025
- b. SE Fire EMS Station, 1650 SE Maffitt Lake Road: Site Plan to construct a 16,600 square foot station – SP-007027-2025
- c. South Branch Business Park, 4500 SE Army Post Road: Construction of a 76,800 square foot, one-story warehouse building – SP-007031-2025
- d. 1627 19th Place: Zoning Exception to allow a new garage to be 6' from north property line (Board of Adjustment Authority) – VAR-007036-2025
- e. Hope Landing, Southwest of the intersection of S. 85th St & Cascade Ave: Preliminary plat to create 2 lots for multi-family development, 1 outlet for storm water detention, and 4 street lots for the extension of Stagecoach Drive, S. 85th Street, Cascade Avenue and future widening of S. 88th Street – PP-006995-2025
- f. Hope Landing Plat 1, Northeast corner of the intersection of S. 88th St & Stagecoach Dr: Final plat to create 1 lot for multi-family townhome development, 3 street lots for the extension of Stagecoach Drive, S 88th Street, and S. 85th Street, and 1 outlet for storm water detention – FP-007028-2025
- g. Hope Landing Townhomes, Northeast corner of the intersection of S. 88th St & Stagecoach Dr: Development of 95 detached townhomes on postage stamp lots – PPSP-007026-2025
- h. McKinney Properties, 11315 Booneville Rd: Four plats of survey to define property to be conveyed between family members - POS-006890-2025 / POS-006973-2025 / POS-006974-2025 / POS-006975-2025
- i. BEH PUD Amendment, 2200 EP True Pkwy: Amend PUD to increase the number of units allowed within the PUD by 5 for Hamlet Apartments – ZC-007018-2025
- j. Vale Estates, 1500 S 60th Street: Subdivide property into 6 lots to allow for detached single-family development – PP-007043-2025
- k. Global Aviation, 7760 Cascade Avenue: Vacation of Right-of-Way to accommodate an existing art/sign – VAC-007040-2025

- l. Jordan Creek Lofts, 170 S. 68th Street: Construction of a 4 story, 55-unit apartment building – SP-007042-2025
- m. RecPlex, 6500 Grand Avenue: Construction of a building addition and parking lot for a 3rd sheet of ice – MaM-006971-2025
- n. Grand Shores, 5998 Grand Avenue: Preliminary plat to subdivide the property into 5 lots for commercial and possible residential development – PP-007038-2025
- o. 8811 Scarlet Drive: Vacation of the west 15' of a 30' landscape buffer to allow an existing fence to remain – VAC-007030-2025
- p. 9217 Cedar Ridge Drive: Establish single-family residential zoning for construction of a single-family dwelling – ZC-006968-2025
- q. Microsoft DSM 18, 1475 SE Maffitt Lake Road: Construction of a 195,000 square foot data center building – MaM-007021-2025

3. Minor Modifications & Grading Plans:

- a. West Glen Village North (nka Flats at West Glen), North of Mills Civic Target: Update the storm drainage for Buildings 9 & 10 (Lots 2 and 3) for the internal routing of roof drains to connect with the private on-site storm mains. – MML2-007024-2025
- b. Crown Castle Fiber Bldg, 1801 25th Street: Construction of an unmanned equipment shelter, utility connections and related site improvements – MML2-007010-2025
- c. Westbrooke Plaza, 5000 EP True Parkway: Modification to landscape plan to replace dead trees – MML1-007046-2025
- d. Central States Pain Clinic, 2425 Westown Parkway: Addition of curb, replacement of the retaining wall and site grading – MML1-007035-2025
- e. AT&T Co-Locate, 505 S 50th Street: Remove existing antenna and add new antennas on existing water tower – MM-007047-2025
- f. 205 5th Street: Façade repairs and replacement of wood stairs - MML2-007011-2025
- g. WDM City Hall, 4200 Mills Civic Parkway: Construct sidewalk connections – MML2-007013-2025
- h. Iowa Health Care Association, 1775 90th Street: Install a new rear door, construct a patio with pergola, construct a 4' retaining wall, install a fence ¾ of the way around an existing electric transformer, and install a flagpole in the front of the building – MML2-007049-2025
- i. Silver Oaks Condos, 8601 Westown Parkway: Construction of two separate 15'X15' concrete slabs for a grill and a picnic table. – MML1-007029-2025

4. Other Matters:

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.