



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 160 Westgate Mall and 617 S. Whitney Way

**Application Type:** Zoning Map Amendment, Demolition Permit, Conditional Use, Preliminary Plat, and Final Plat

**Legistar File ID #** [60916](#), [60671](#), and [60678](#)

**Prepared By:** Chris Wells, Planning Division  
Report includes comments from other City agencies, as noted.

**Reviewed By:** Kevin Firchow, AICP, Planning Division

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Staff recommend the following modifications to the recommended conditions:

1. The plans shall be revised, for final approval by the UDC Secretary, for compliance with the recommended conditions of the Urban Design Condition that included:
  - a. Add plant material to the pocket park next to HyVee.
  - b. Look at moving the art feature more interior to a space that is more welcoming.
  - c. Look at making the overhangs less fragile/delicate.
  - d. Look at moving the ~~pond~~ pool placement for greater solar exposure.
2. The Zoning Text shall be revised and submitted for final approval by the Zoning Administrator (or Designee) and Planning Division Director (or Designee) to include information regarding project phasing and to clarify that heights shall be as on approved plans, ~~not to exceed eight stories.~~