CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: August 24, 2015

ITEM: Valley South-Watson Center PUD Amendment, 3320 Westown Parkway – Amend the Valley South/Watson Center PUD to establish Regional Commercial zoning, amend allowed uses, and modify development regulations– The Shoppes at Valley West, LLC – ZC-002809-2015

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The Shoppes at Valley West, LLC, requests an amendment to the Valley South/Watson Center Planned Unit Development (PUD) to establish Regional Commercial zoning, revise the allowed uses, including a brewery with a tap room, and modify development standards.

At this time the petitioner is requesting that the City Council initiate the rezoning request and refer it to the Plan and Zoning Commission for their review and recommendation. The initiation of the rezoning request by the City Council does not indicate support or opposition to the rezoning request or the project pending on this site. The initiation of the request merely responds to the due process rights of the petitioner.

RECOMMENDATION: Staff recommends initiation of the rezoning request and forwarding it to the Plan and Zoning Commission for their review and recommendation.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	n/a		
Date Reviewed			
Recommendation	Yes	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map

EXHIBIT I

Location Map
Valley South/Watson Center
3320 Westown Parkway