CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 2, 2015

ITEM: Paradise Pointe, NW corner of S. 64th Street and Mills Civic Parkway – Amend Paradise Pointe Specific Plan ordinance to allow additional restaurants within the development – Jordan Creek Investments – ZC-002867-2015

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Jordan Creek Investments, is requesting an amendment to the Paradise Pointe Specific Plan Ordinance which governs that development situated at the northwest corner of S. 64th Street and Mills Civic Parkway. The ordinance currently restricts the number and square footage of restaurants allowed within the development. The restrictions were self-imposed by the original Paradise Pointe developer. The traffic allocated to the development is sufficient to allow for additional restaurant uses without impacting the surrounding public road network. The proposed amendment will increase the number and total square footage of restaurants allowed within the development.

At this time the petitioner is requesting 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 pending on this site. The initiation of the request 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: Brian Portz, Planner BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

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)

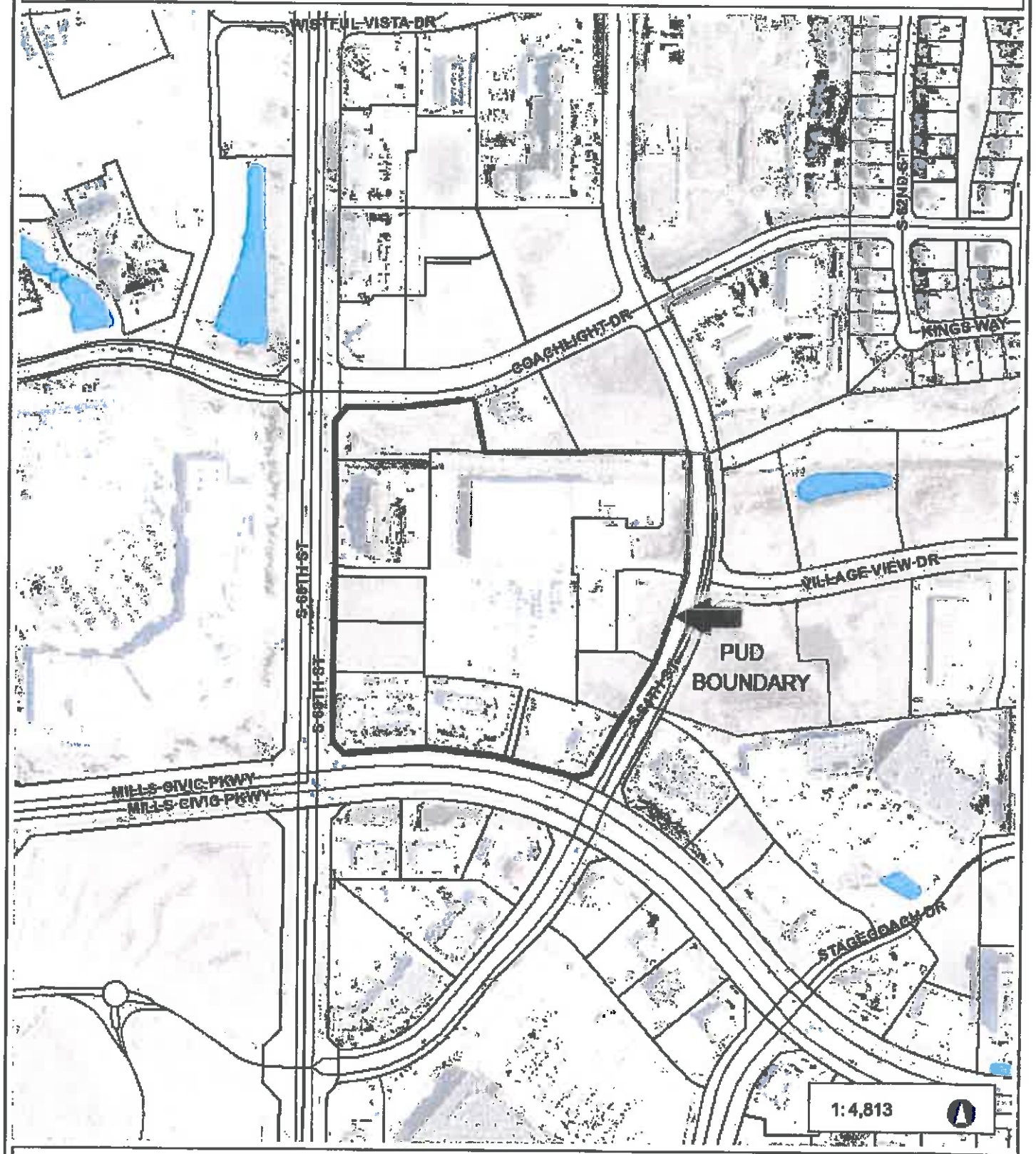
Committee	n/a		
Date Reviewed	n/a		
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map

EXHIBIT I

Paradise Pointe Specific Plan Amendment



802.2 0 401.08 802.2 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

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Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION