CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: November 28, 2016

ITEM: Phenix, Northeast corner of 7th Street and Walnut Street – Establish a Planned Unit Development (PUD) for redevelopment of the former Phenix School site –City Initiated – CPA-003273-2016/ZC-003274-2016

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines Development Services Department request a rezoning of the former Phenix School site to establish a Planned Unit Development (PUD) to allow for redevelopment of that property located at the northeast corner of 7th Street and Walnut Street. Specifically, the request will rezone the entire property from "Single Family – Valley Junction" to "Phenix PUD". The currently anticipated plan for the property calls for rehabilitation of the former school building to provide 17 multi-family dwelling units and development of the site not utilized by the multi-family project to provide 6-10 lots for traditional Valley Junction single family detached homes. The use of the former gymnasium within the former school building is still unknown at this point. In conjunction with the rezoning request, a Comprehensive Plan Land Use Map Amendment will also be brought forward to change that portion of the property intended to be owned by Community Housing Initiatives (CHI) from single family residential land use to medium density residential to allow for the redevelopment of the school building into multi-family housing.

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: Brad Munford, Case Planner

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	Development & Planning		
Date Reviewed	October 31, 2016		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map

EXHIBIT I

Phenix Location Map

435.7 0 217.86 435.7 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