CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **November 28, 2016**

ITEM: Etzel Properties Plat 2, Southwest corner of Mills Civic Parkway and 81st Street – Establish a Planned Unit Development (PUD) for commercial and office development – Robert F. Etzel Living Trust – CPA-003280-2016/ZC-003281-2016

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Fareway Stores, Inc., in association with the property owner, Robert F. Etzel Living Trust, has submitted an application to establish a Planned Unit Development (PUD) for commercial and office development of the property located at the southwest corner of Mills Civic Parkway and 81st Street. Specifically, the request is to rezone the entire 39.2 acre property from "unzoned" to Etzel Properties Plat 2 PUD. The current plan for the property calls for retail development on the north 12.38 acres of the property adjacent to Mills Civic Parkway, including 4 acres immediately at the corner of S 81st St and Mill Civic Pkwy for a Fareway store, and office development on the remaining southern portions of the site. In conjunction with the rezoning request, a Comprehensive Plan Land Use Map Amendment is also being requested to change the north 12.38 acres from Office to Community Commercial.

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: Brian Portz, Case 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

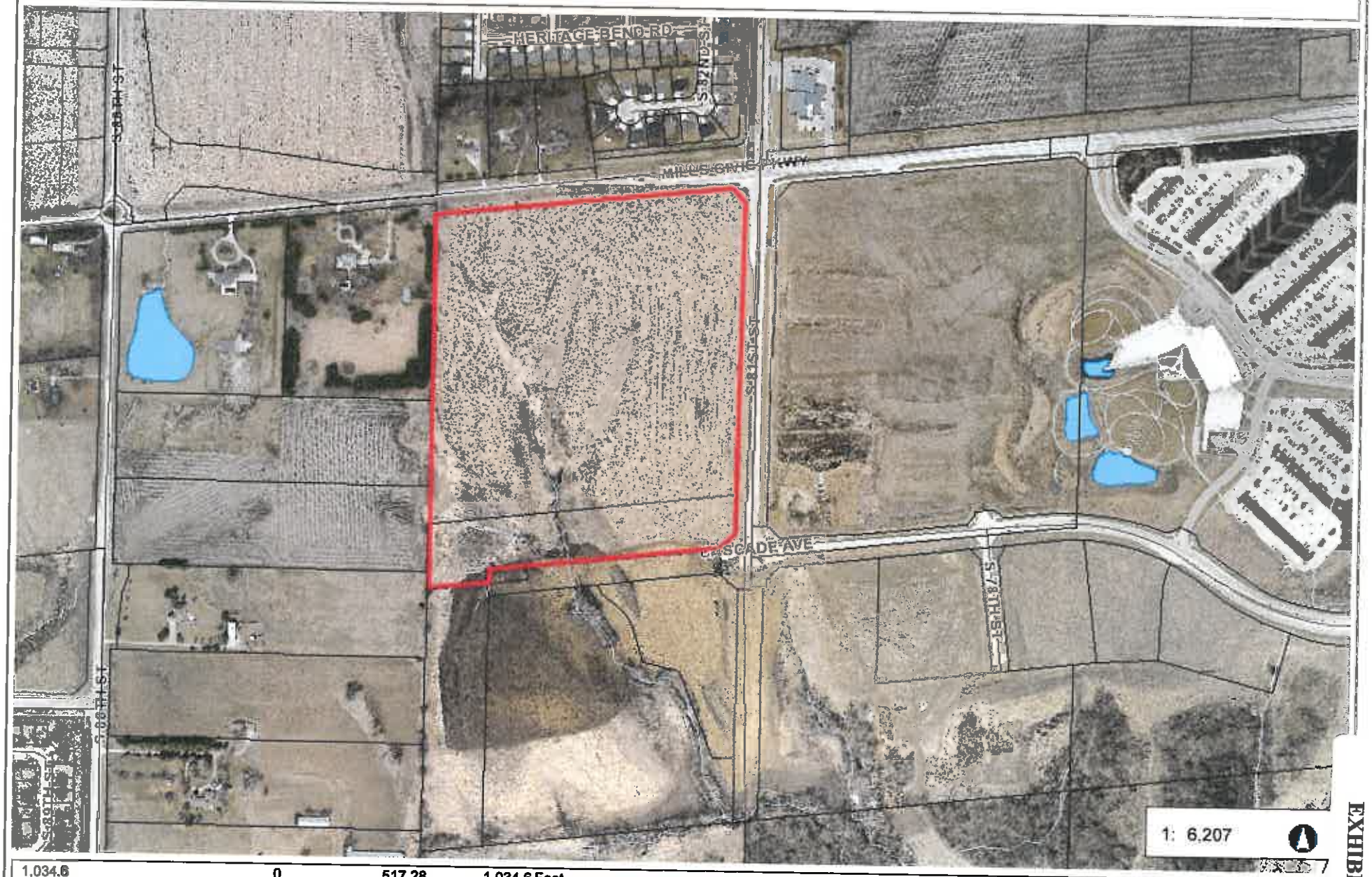
SUBCOMMITTEE REVIEW (if applicable)

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

ATTACHMENTS:

Exhibit I - Location Map

Etzel Properties



1,034.6 0 517.28 1,034.6 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

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

THIS MAP IS NOT TO BE USED FOR NAVIGATIO

EXHIBIT I