CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: December 12, 2016

ITEM: Fox Valley, Generally north of SE Fox Valley Drive and approximately 900' west of SE Beaverbrook Trail – Rezone property from Medium Density Residential (RM-12) to Single Family Residential (R-1) - Charles I. & Ruth Colby National Development Trust – ZC-003292-2016

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Charles I. & Ruth Colby Development Trust, has submitted a Zone Change application for approval to adjust land uses in that area located north of SE Fox Valley Drive and approximately 900' west of SE Beaverbrook Trail. The applicant proposes to change approximately 13 acres from Residential Medium Density (RM-12) to Single Family Residential (R-1) for future single family development. The property will be designated as Fox Valley Plat 4 which is generally located northwest of Fox Valley Plat 3 subdivision. In conjunction with the rezoning request, a Comprehensive Plan Land Use Map Amendment is also being requested consistent with the proposed rezoning.

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, 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

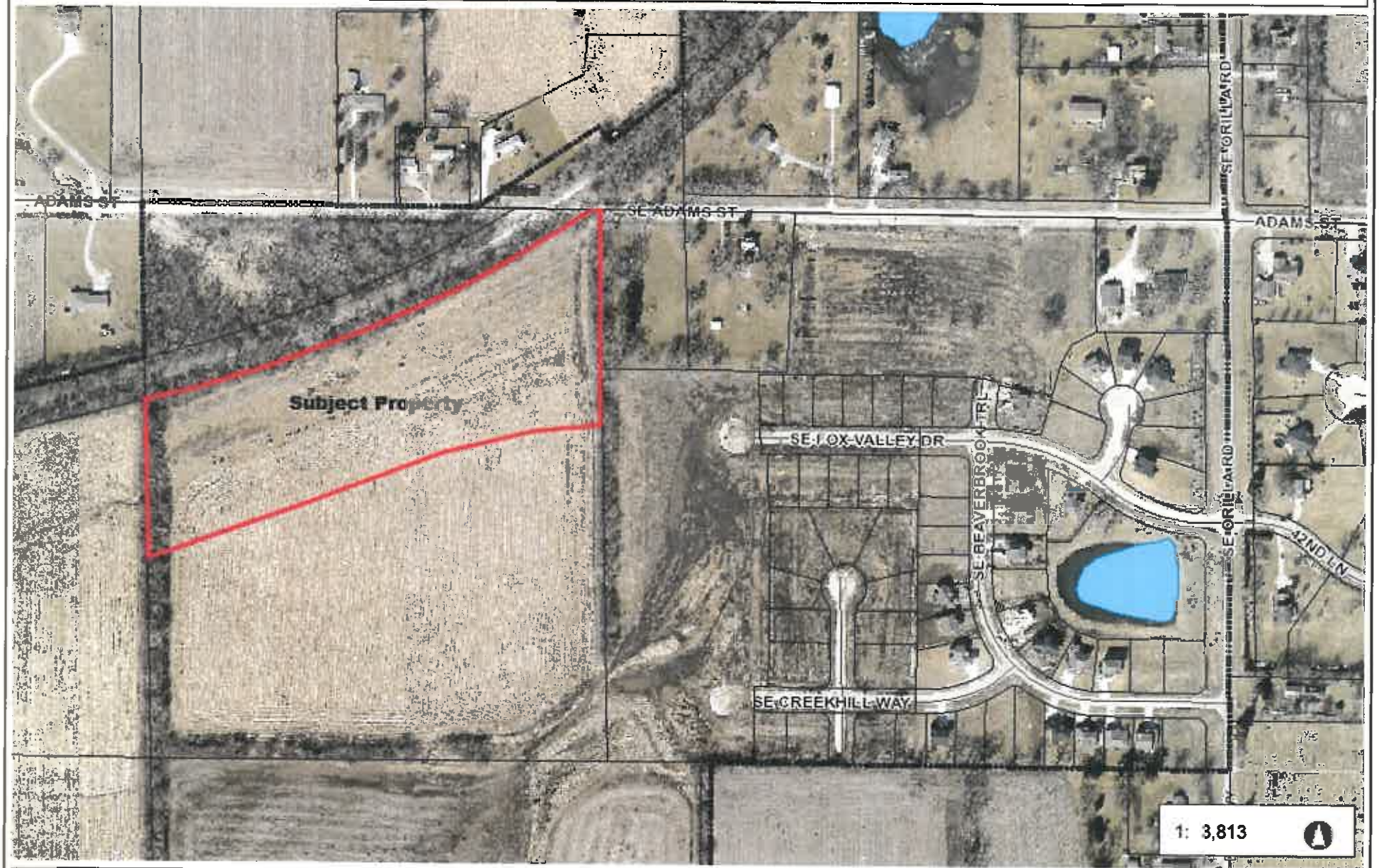
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	November 28, 2016		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map

Fox Valley Plat 4



635.5 0 317.74 635.5 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 the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION