CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 15, 2017

ITEM: Cascades at Jordan Creek Consistency Zoning, generally located at the southwest corner of S. 81st Street and Cascade Avenue – Zone property to Residential Medium Density (RM-12) consistent with the Comprehensive Plan Land Use Map – City Initiated – ZC-003465-2017

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: During research for a zoning compliance letter for the Cascades at Jordan Creek apartment complex located at the southwest corner of S 81st Street and Cascade Avenue, it was identified that the property has never been consistency zoned to the adopted Comprehensive Plan. An area wide consistency zoning for all of the unzoned properties between S. Jordan Creek Parkway and S. 88th Street and between Mills Civic Parkway and Booneville Road was anticipated. It is believed that potential land use changes to several properties within this area, in combination with a couple property owners attempting to identify a realistically buildable street network through the area halted the previously intended consistency zoning.

The Comprehensive Plan identifies the property as Medium Density Residential. The Residential Medium-Density (RM-12) zoning designation is consistent with the Comprehensive Plan. The apartment complex which is under construction adheres to the regulations of the Medium Density (RM-12) district.

At this time Staff 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: Lynne Twedt

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

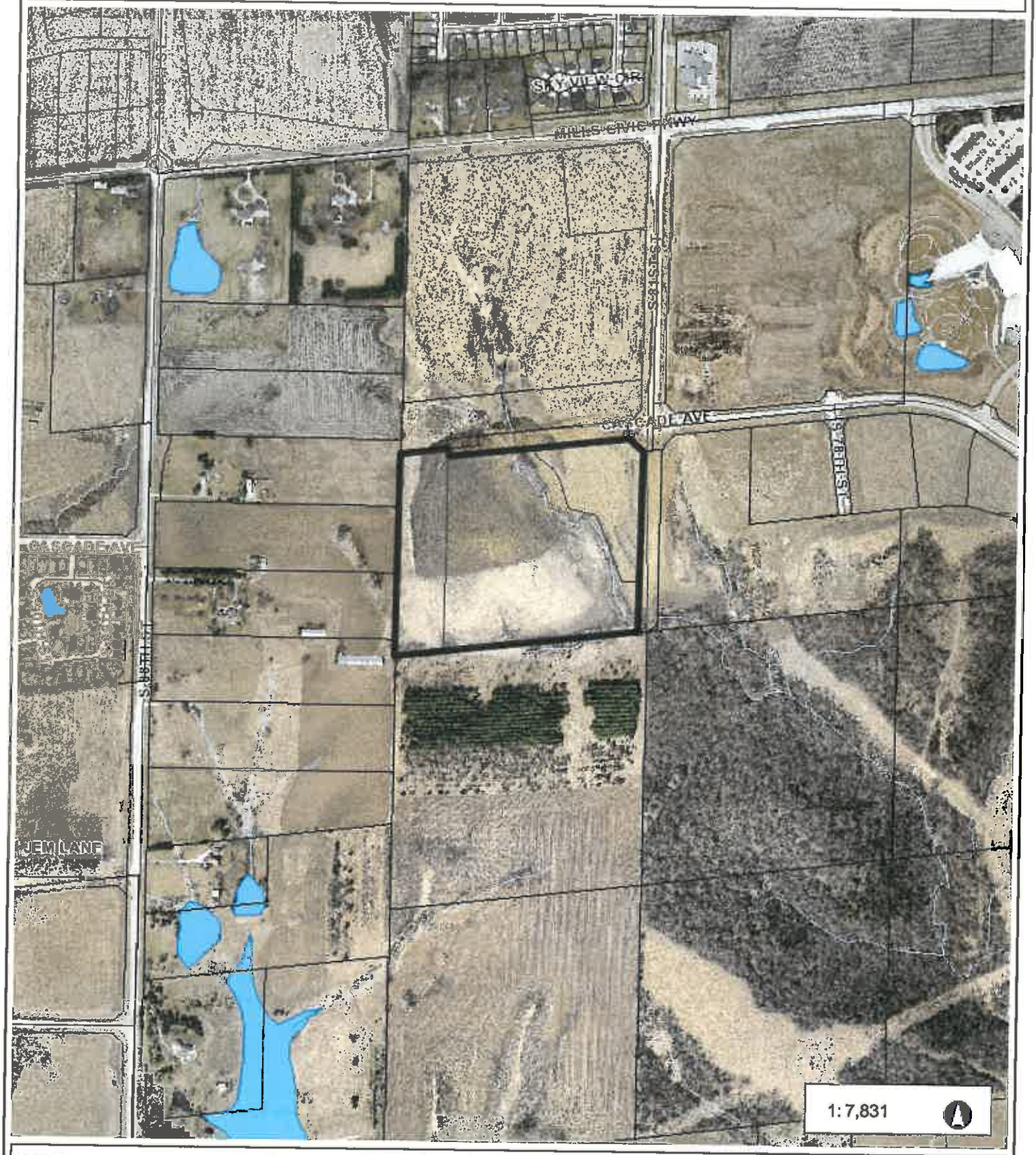
SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map

My Map



1,305.1 0 652.57 1,305.1 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