

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** January 14, 2019

**Item:** Urban Renewal Plan Amendment No. 6–Jordan Creek Urban Renewal Plan for Conformity with the Comprehensive Plan

**Requested Action:** Finding of Consistency with the Comprehensive Plan

**Case Advisor:** Katie Hernandez, Business Development Coordinator  
Community and Economic Development

**Applicant’s Request:** Staff has initiated the process to amend the Jordan Creek Urban Renewal Plan. The purpose of the amendment is to add land area and add new projects to the Plan. Per the Code of Iowa, Urban Renewal Plans (URA’s) are required to be sent to the Plan and Zoning Commission for their review of the URA Plan for conformity with the Comprehensive Plan if they are new plans or the plan area is increasing in size.

**History** The City Council approved the Jordan Creek Urban Renewal Plan in 2000. The Plan was later amended on in 2002, 2003, 2012, 2017, and 2018. It is now being amended by this Amendment No. 6 to add land area and add a project in order to complete the public infrastructure project.

**Staff Review and Comment:** This request has been reviewed by City staff. Staff is of the opinion that the proposed Urban Renewal Plan Amendment generally conforms to the adopted Comprehensive Plan. The property included in the Plan Area has land use categories of Single Family Residential, Medium-Density Residential, High-Density Residential, Office, Town Center Commercial, Regional Commercial, and Parks & Greenways, which are consistent with the planned uses within the Urban Renewal Area.

**Comprehensive Plan Consistency:** The Jordan Creek Urban Renewal Plan Amendment No. 6 as proposed has been reviewed by City staff for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed Urban Renewal Plan Amendment is generally consistent with the Comprehensive Plan in that the plan is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**Staff Recommendation and Conditions of Approval:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution finding that the Jordan Creek Urban Renewal Plan Amendment is consistent with the adopted Comprehensive Plan and recommend its approval to the City Council, subject to any applicable State Codes.

**Applicant:** City of West Des Moines  
4200 Mills Civic Parkway  
West Des Moines, IA 50265  
515-222-3600

**Owner:** N/A

**Applicant's Representative:** City of West Des Moines  
4200 Mills Civic Parkway  
West Des Moines, IA 50265  
515-222-3600

**Attachments:**

- Exhibit I - Proposed Jordan Creek Urban Renewal Plan Amendment
- Exhibit II - Resolution
- Exhibit III Map

CITY OF WEST DES MOINES, IOWA  
URBAN RENEWAL PLAN AMENDMENT #6  
JORDAN CREEK URBAN RENEWAL AREA

February, 2019

The Urban Renewal Plan (the "Plan") for the Jordan Creek Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of adding certain real property from the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

**1) Addition of Property.** The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the February, 2019 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

**2) Identification of Project.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

**Name of Project:** Street Improvements Project

**Name of Urban Renewal Area:** Jordan Creek Urban Renewal Area

**Date of Council Approval of Project:** February 4, 2019

**Description of Project and Project Site:** The Street Improvements Project will consist of street widening and paving; and the incidental utility, landscaping, site clearance and cleanup work related thereto in the Urban Renewal Area on and along EP True Parkway from its intersection with 81st Street on the west to and including its intersection with Jordan Creek Parkway on the east.

It is expected that the completed Street Improvements Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial enterprises in the City.

**Description of Properties to be Acquired in Connection with Project:** The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Street Improvements Project.

**Description of Use of TIF for the Project:** It is anticipated that the City will pay for the Street Improvements Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Street Improvements Project will not exceed \$900,000.

**3) Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$396,559,236</u>
Outstanding general obligation debt of the City:	<u>\$184,720,000</u>
Proposed debt to be incurred in under this February, 2019 Amendment:	<u>\$ 900,000</u>

EXHIBIT A  
Legal Description  
Jordan Creek Urban Renewal Area  
February, 2019 Addition

BEGINNING AT THE SOUTHWEST CORNER OF LOT "A", BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, BEING THE WEST PROJECTION OF THE SOUTH LINE OF E.P. TRUE PARKWAY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT "A", TO THE NORTHWEST CORNER OF SAID LOT "A";

THENCE EASTERLY, ALONG THE PROJECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY AND THE EAST RIGHT OF WAY LINE OF 81ST STREET, BEING THE SOUTHWEST CORNER OF LOT 6, BARTLETT FARM PLAT 8, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 6, BARTLETT FARM PLAT 8, AND BEING THE NORTH LINE OF E.P. TRUE PARKWAY, TO THE SOUTHEAST CORNER OF SAID LOT 6, BARTLETT FARM PLAT 8, AND ALSO BEING THE SOUTHWEST CORNER OF LOT 8, ARBOR SPRINGS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTH LINE OF LOT 8, ARBOR SPRINGS PLAT 1, AND BEING THE NORTH LINE OF LOT 'A', BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, TO THE NORTHEAST CORNER OF LOT 'A', BRIDGEWOOD SCHOOL, ALSO BEING THE SOUTHEAST CORNER OF OUTLOT 'Y', BARTLETT FARM PLAT 4, AN OFFICAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTHERLY AND EASTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE NORTHEAST CORNER OF SAID E.P. TRUE PARKWAY, AS SHOWN ON THE ACQUISITION PLAT IN BOOK 2002 PAGE 1211, PAGE 6 OF 8 OF THE RECORDS OF THE DALLAS COUNTY RECORDER, BEING ON THE WEST RIGHT OF WAY LINE OF 74TH STREET / SOUTH JORDAN CREEK PARKWAY;

THENCE EAST, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; AND ALSO, BEING AT THE CENTER OF 74TH STREET / SOUTH JORDAN CREEK PARKWAY;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, 170.00 FEET TO THE INTERSECTION OF THE PERPENDICULAR PROJECTION OF THE SOUTHEAST CORNER OF LOT 'A' OF JORDAN WEST PLAT 1, AN

OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST  
DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ON THE PERPENDICULAR PROJECTION OF THE SOUTHEAST CORNER  
OF LOT 'A' JORDAN WEST PLAT 1, TO THE SOUTHEAST CORNER OF LOT 'A', JORDAN  
WEST PLAT 1;

THENCE NORTH AND WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF E.P.  
TRUE PARKWAY, ALSO BEING THE SOUTH LINE LOT 'A', JORDAN WEST PLAT 1, THE  
NORTH LINE OF JORDAN WEST PLAT 3, AND THE SOUTH LINE OF LOT "A",  
BRIDGEWOOD SCHOOL, TO THE POINT OF BEGINNING.

RESOLUTION NO. PZC -19-005

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, FINDING THE PROPOSED AMENDMENT NO. 6 TO THE JORDAN CREEK URBAN RENEWAL PLAN CONFORMS WITH THE GENERAL PLAN FOR DEVELOPMENT**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The City of West Des Moines, has requested approval for an amendment of the Jordan Creek Urban Renewal Plan for that property generally located along the right of way of EP True Parkway between Jordan Creek Parkway and 81<sup>st</sup> Street for the purpose of expanding the boundaries of the Jordan Creek Urban Renewal Plan and adding projects;

**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

**WHEREAS**, on January 14, 2019, this Commission held a duly-noticed public meeting to consider the application for the amendment of the Jordan Creek Urban Renewal Plan;

**NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

**SECTION 1.** The finding, of consistency, in the staff report, dated January 14, 2019, or as amended orally at the Plan and Zoning Commission hearing of January 14, 2019, is adopted.

**SECTION 2.** In accordance with applicable State statutory provisions, the proposed amendment of the Jordan Creek Urban Renewal Plan is found to be in conformity with the general plan for development of the City and recommended to the City Council for approval.

**PASSED AND ADOPTED** on January 14, 2019.

ATTEST:

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Craig Erickson, Chairperson  
Plan and Zoning Commission

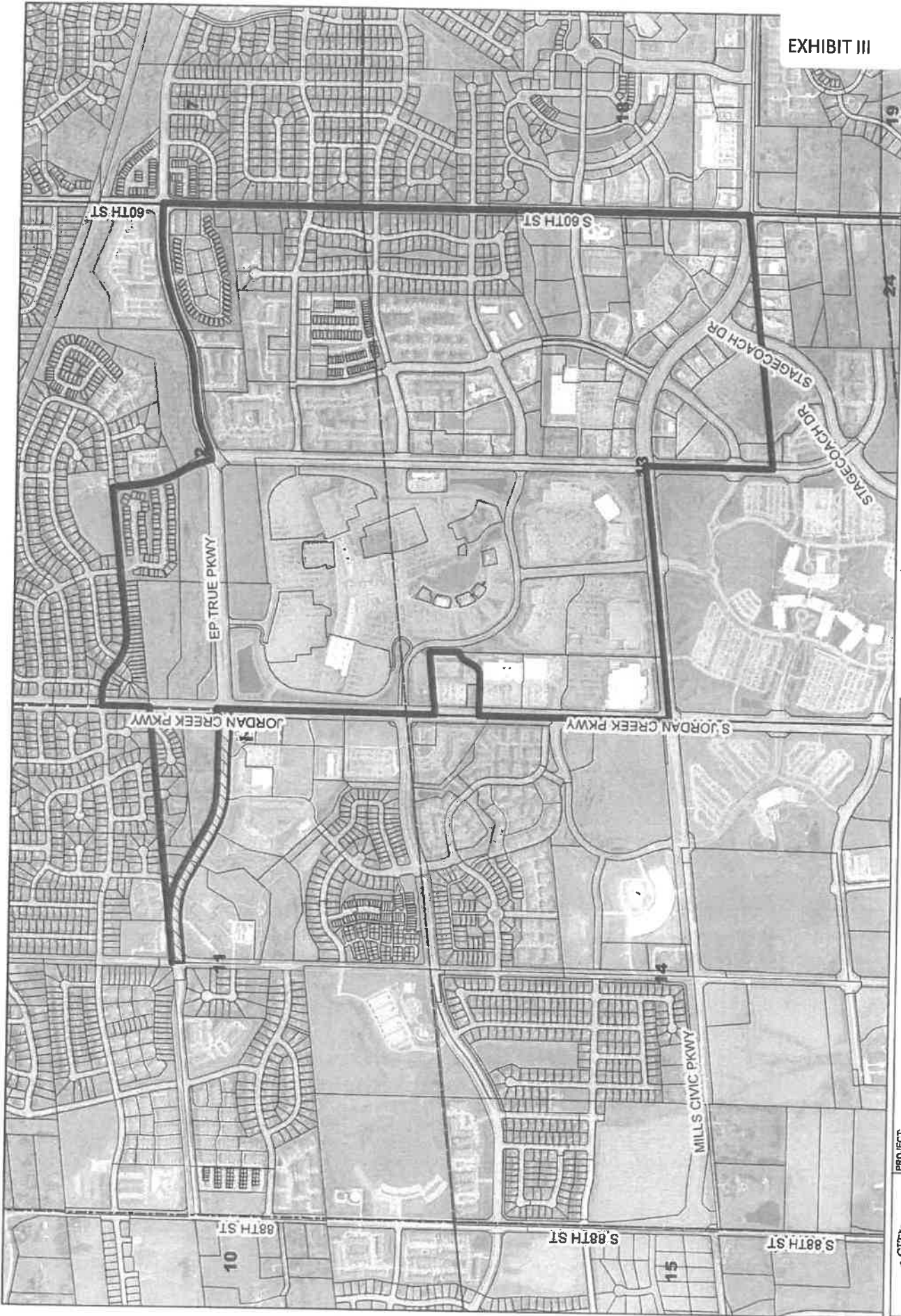
\_\_\_\_\_  
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on January 29, 2019, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary



**Legend**

-  Amendment #6 Addition
-  Existing Urban Renewal Area



<b>PROJECT:</b> Jordan Creek Urban Renewal Area	
<b>LOCATION:</b> Amendment #6	
<b>AUTHOR:</b> BJM	<b>DATE:</b> 11/28/2018
<b>SHEET:</b> 1 OF 1	

