# CITY OF WEST DES MOINES
# CITY COUNCIL MEETING COMMUNICATION

**Date: May 6, 2019**

**ITEM:** Mills Landing, Southeast corner of South 60th Street and Mills Civic Parkway – Approve a Comprehensive Plan Land Use Amendment and approve the Mills Landing Area Development Plan – Shree Ram Development LLC
CPA-004167-2018/ADP-004166-2018

**RESOLUTION: Approval of Comprehensive Plan Land Use Map Amendment**
**RESOLUTION: Approval of Area Development Plan**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The applicant, Shree Ram Development LLC is requesting approval of the following for the property located at the southeast corner of South 60th Street and Mills Civic Parkway:

- Amend the Comprehensive Plan Land Use Map for the property from Medium Density Residential, Low Density Residential and Support Commercial to all Support Commercial land use designation.
- Adoption of the Mills Landing Area Development Plan for the 16.23 acre property which identifies one planning area for future development of Support Commercial uses.

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Erickson absent.
Date: April 22, 2019
Motion: Adopt a resolution recommending the City Council approve the Comprehensive Plan Land Use Amendment.

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Erickson absent.
Date: April 22, 2019
Motion: Adopt a resolution recommending the City Council approve the Mills Landing Area Development Plan

**OUTSTANDING ISSUES:** There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee - *Development & Planning: October 15, 2018 and January 7, 2019*
- Staff Review and Comment
- Comprehensive Plan Consistency
- Town Center Overlay District Consistency
- Findings
- Staff Recommendations and Conditions of Approval
- Noticing Information
- Property Owner/Applicant/Applicant Representative Information

**RECOMMENDATION – Comprehensive Plan Land Use amendment:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Comprehensive Plan Land Use Map from Medium Density Residential, Low Density Residential, and Support Commercial to all Support Commercial, subject to the applicant meeting all City Code requirements.

**RECOMMENDATION – Area Development Plan**: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Area Development Plan, subject to the applicant meeting all City Code requirements and the following:

1. The uses and building locations or sizes are not approved as part of the approval of the Area Development Plan.

Lead Staff Member: Kara Tragesser, AICP

**Staff Reviews:**

| | |
|---|---|
| Department Director | |
| Appropriations/Finance | |
| Legal | |
| Agenda Acceptance | |

**PUBLICATION(S) (if applicable)**

| | |
|---|---|
| Published In | Des Moines Register Community Section |
| Date(s) Published | April 16, 2019 |
| Letter sent to surrounding property owners | April 17, 2019 |

**SUBCOMMITTEE REVIEW (if applicable)**

| | | | |
|---|---|---|---|
| Committee | Development & Planning | | |
| Date Reviewed | October 15, 2018 and January 7, 2019 | | |
| Recommendation | Yes ☒ | No ☐ | Split ☐ |

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A- Plan and Zoning Commission Resolution – Comprehensive Plan Land Use Map Amendment
  - Exhibit A - Conditions of Approval
- Attachment B – Plan and Zoning Commission Resolution – Area Development Plan
  - Exhibit A – Conditions of Approval
- Attachment C - Location Map
- Attachment D - Comprehensive Plan Land Use Amendment
- Attachment E - Mills Landing Area Development Plan

Exhibit II - Resolution: Approve amendment to Comprehensive Plan Land Use Map
- Exhibit A – Conditions of Approval

Exhibit III - Resolution: Approved Mills Landing Area Development Plan
- Exhibit A – Conditions of Approval

**EXHIBIT I**

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

**Meeting Date:** April 22, 2019

**Item:** Mills Landing, Southeast corner of South 60th Street and Mills Civic Parkway – Approve a Comprehensive Plan Land Use Amendment and approved the Mills Landing Area Development Plan – Shree Ram Development LLC CPA-004167-2018/ACP-004166-2018

**Requested Action:** Recommend approval of a Comprehensive Plan Land Use Map amendment and an Area Development Plan for Mills Crossing.

**Case Advisor:** Kara Tragesser, AICP

**Applicant's Request:** The applicant, Shree Ram Development LLC is requesting approval of the following for the property located at the southeast corner of South 60th Street and Mills Civic Parkway:

- Adoption of the Mills Landing Area Development Plan for the 16.23 acre property which identifies one planning area for future development of Support Commercial uses.
- Amend the Comprehensive Plan Land Use Map for the property from Medium Density Residential, Low Density Residential and Support Commercial to all Support Commercial land use designation.

The subject property is located within the Town Center Overlay District. This District requires the submittal of an Area Development Plan:

- *Area Development Plan (ADP)*: The Area Development Plan is a plan that identifies major infrastructure improvements, planning units, major street patterns and accesses, drainage and detention, utilities, and land use assumptions for a defined area. It is a conceptual master plan intended to encourage cohesive, unified development of a larger area.

The other applications that will be forthcoming include the Zone Change Specific Plan which will detail the development standards for the property and a Preliminary Plat to subdivide the property.

**History:** The development is comprised of three parcels, two of which are undeveloped at this time and one that has a residential structure that may not be occupied. The property is comprised of Lot 5, 6, and 7 of Westview Country Estate Final Plat. Several inquiries into development of this property have been presented to the City. In November of 2006, the City Council approved a Comprehensive Plan Land Use change to identify approximately 12 acres in the northwest corner of the site as Support Commercial (from a land use designation of Medium Density Residential), with the remaining property along the east and southern borders of the total property designated as Medium Density Residential, except for a small portion under the high power lines as Low Density Residential. That development was named Glennan Square South. Also, in 2016, an Area Development Plan for Glennan South was approved. If approved, the Mills Landing Area Development Plan will replace the Glennan South one.

**City Council Subcommittee:** This project was presented to the Planning and Development City Council Subcommittee at on October 15, 2018 and January 7, 2019. The concept presented at the October 18th meeting included a convenience store, car wash, hotel, bank with drive-thru, and office/restaurant/retail buildings. A revised concept was submitted in January 2019 that eliminated the car wash and convenience store. The Subcommittee was supportive of the revised concept.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

In the forthcoming Zone Change Specific Plan, if the development is designated for Support Commercial uses, the uses allowed would include restaurants, retail, office, and residential above retail and office, a hotel, and a bank. Other details such as building height at the east and southern boundaries, screening, parking, etc. will be handled in the Zone

Change Specific Plan. The buildings and uses noted on the Area Development Plan are not recommended for approval.

There has been inquiry into whether an independent living residential building would be allowed on the site. At this time, a change in plan has not been submitted and the applicant and property owner wish to proceed with the current request as there is more definite interest in the commercial area along Mills Civic Parkway. If the propose Area Development Plan is approved, any change will be required to be reviewed through a new application.

**Comprehensive Plan Consistency:** The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**Town Center Overlay District Consistency:** The proposed project has been reviewed for consistency with the proposed Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed project is consistent with the Town Center Overlay District Guidelines in that the plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

**Findings:** This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation And Conditions Of Approval - Comprehensive Plan Land Use Map Amendment:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the amendment to the Comprehensive Plan Land Use Map, subject to the applicant meeting all City Code requirements.

**Staff Recommendation And Conditions Of Approval - Area Development Plan:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and the Town Center Overlay District, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the proposed Mills Landing Area Development Plan establishing one planning area, subject to the applicant meeting all City Code requirements and the following:

1. The uses and building locations or sizes are not approved as part of the approval of the Area Development Plan.

**Noticing Information:** On April 16, 2019, notice for the April 22, 2019, Plan and Zoning Commission and May 6, 2019, City Council Public Hearings on this project was published in the Des Moines Register. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on April 17, 2019.

**Property Owner:** Shree Ram Development LLC
265 62nd Court
West Des Moines IA 50266
Kalpech.patel@vkbmanagement.com

**Applicant(s):** Same

**Applicant's Representatives:**
Doug Mandernach
3405 SE Crossroads Dr. Suite G
Grimes IA 50111
5115-369-4400
Dougm@cda-eng.com

**ATTACHMENTS:**

| | | |
|---|---|---|
| Attachment A | - | Plan and Zoning Commission Resolution – Comprehensive Plan Land Use Map Amendment |
| Exhibit A | - | Conditions of Approval |
| Attachment B | - | Plan and Zoning Commission Resolution – Area Development Plan |
| Exhibit A | - | Conditions of Approval |
| Attachment C | - | Location Map |
| Attachment D | - | Comprehensive Plan Land Use Amendment |
| Attachment E | - | Area Development Plan |

**ATTACHMENT A**

**RESOLUTION NO. PZC- 19-031**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL APPROVE AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP FOR 16.23 ACRES LOCATED AT THE SOUTHEAST CORNER OF SOUTH 60TH STREET AND MILLS CIVIC PARKWAY TO CHANGE THE LAND USE DESIGNATION FROM SUPPORT COMMERCIAL, MEDIUM DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO ALL SUPPORT COMMERCIAL**

**WHEREAS,** pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Shree Ram Development LLC, has requested an amendment to the Comprehensive Plan Land Use Map;

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

**WHEREAS,** on April 22, 2019 this Commission held a duly-noticed hearing to consider the application for approval of an amendment to the Land Use Map.

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

SECTION 1. The findings, for approval, in the staff report as written or as amended orally at the Plan and Zoning Commission hearing of April 22, 2019 are adopted.

SECTION 2. The Comprehensive Plan Land Use Amendment is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, including conditions added at the Hearing, and attached hereto as Exhibit 'A'. Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on April 22, 2019.

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST: Michelle Rieserberg
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 April 22, 2019 by the following vote:

AYES: Drake, Southworth, Andersen, Costa, Crowley, Hatfield
NAYS:
ABSTENTIONS:
ABSENT: Erickson

ATTEST: Michelle Rieserberg
Recording Secretary

Exhibit A
Conditions of Approval

None

**ATTACHMENT B**

**RESOLUTION NO. PZC- 19-036**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL APPROVE AN AREA DEVELOPMENT PLAN FOR MILLS LANDING AT THE SOUTHEAST CORNER OF S. 60TH STREET AND MILLS CIVIC PARKWAY**

**WHEREAS,** pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Shree Ram Development LLC, has requested approval of an Area Development Plan for Mills Landing at the southeast corner of S. 60th Street and Mills Civic Parkway; and

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

**WHEREAS,** on April 22, 2019 this Commission held a duly-noticed hearing to consider the application for approval of an Area Development Plan for Mills Landing.

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

SECTION 1. The findings, for approval, in the staff report as written or as amended orally at the Plan and Zoning Commission hearing of April 22, 2019 are adopted.

SECTION 2. The Mills Landing Area Development Plan is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, including conditions added at the Hearing, and attached hereto as Exhibit 'A'. Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on April 22, 2019.

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST: Michelle Riesenberg
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 April 22, 2019 by the following vote:

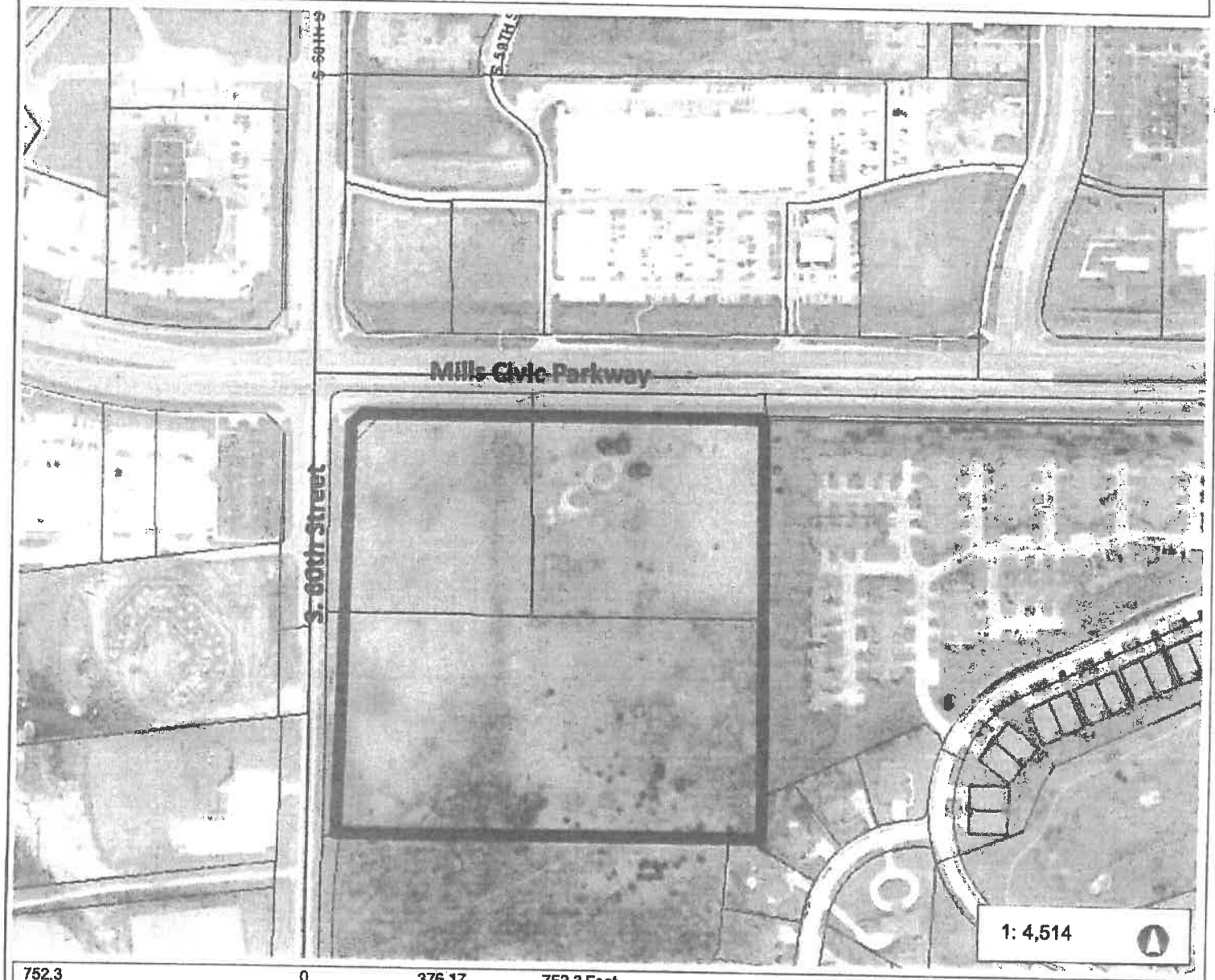
AYES: Drake, Southworth, Andersen, Costa, Crowley, Hatfield
NAYS:
ABSTENTIONS:
ABSENT: Erickson

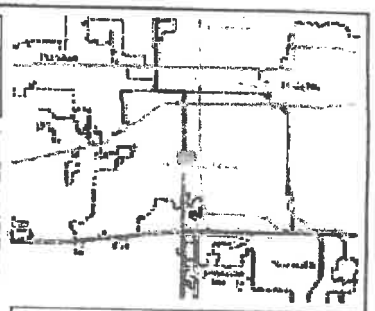
ATTEST: Michelle Riesenberg
Recording Secretary

Exhibit A
Conditions of Approval

1. The uses and building locations or sizes are not approved as part of the approval of the Area Development Plan.

# Mills Landing S. 60th & Mills Civic Pkway



**Legend**

- Corporate Limits
- Parcels

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

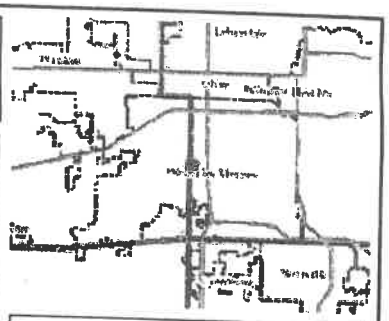
© City of West Des Moines, Iowa

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

ATTACHMENT C

# Mills Landing Current Land Use



**Legend**

- Corporate Limits
- Parcels

400.0 0 200.00 400.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

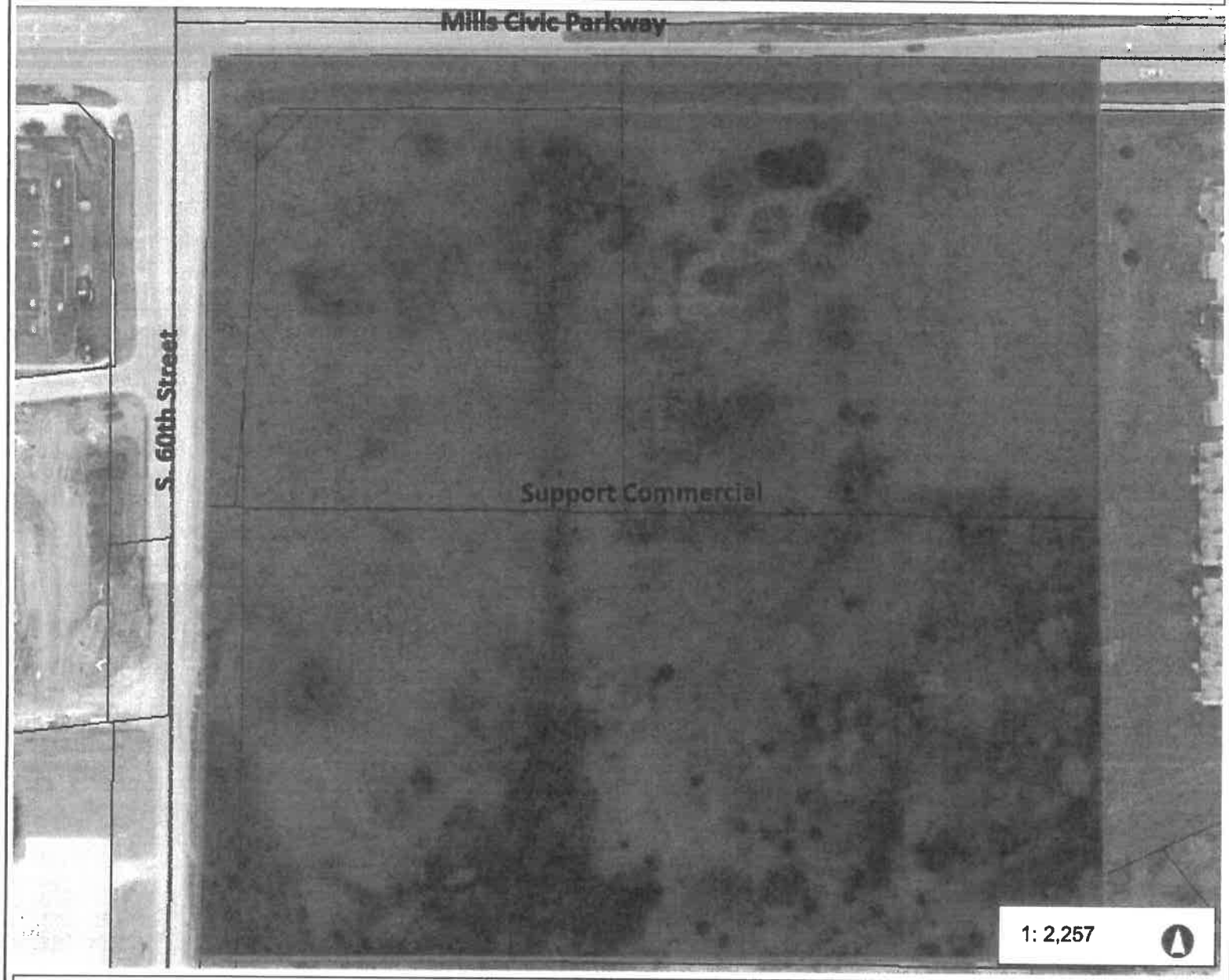
© City of West Des Moines, Iowa

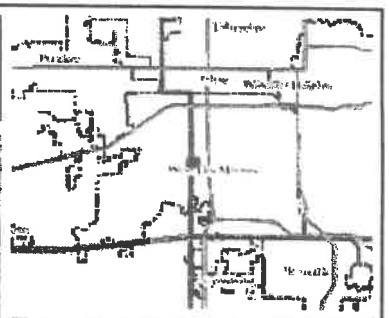
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT D

# Mills Landing Proposed Land Use



**Legend**

- Corporate Limits
- Parcels

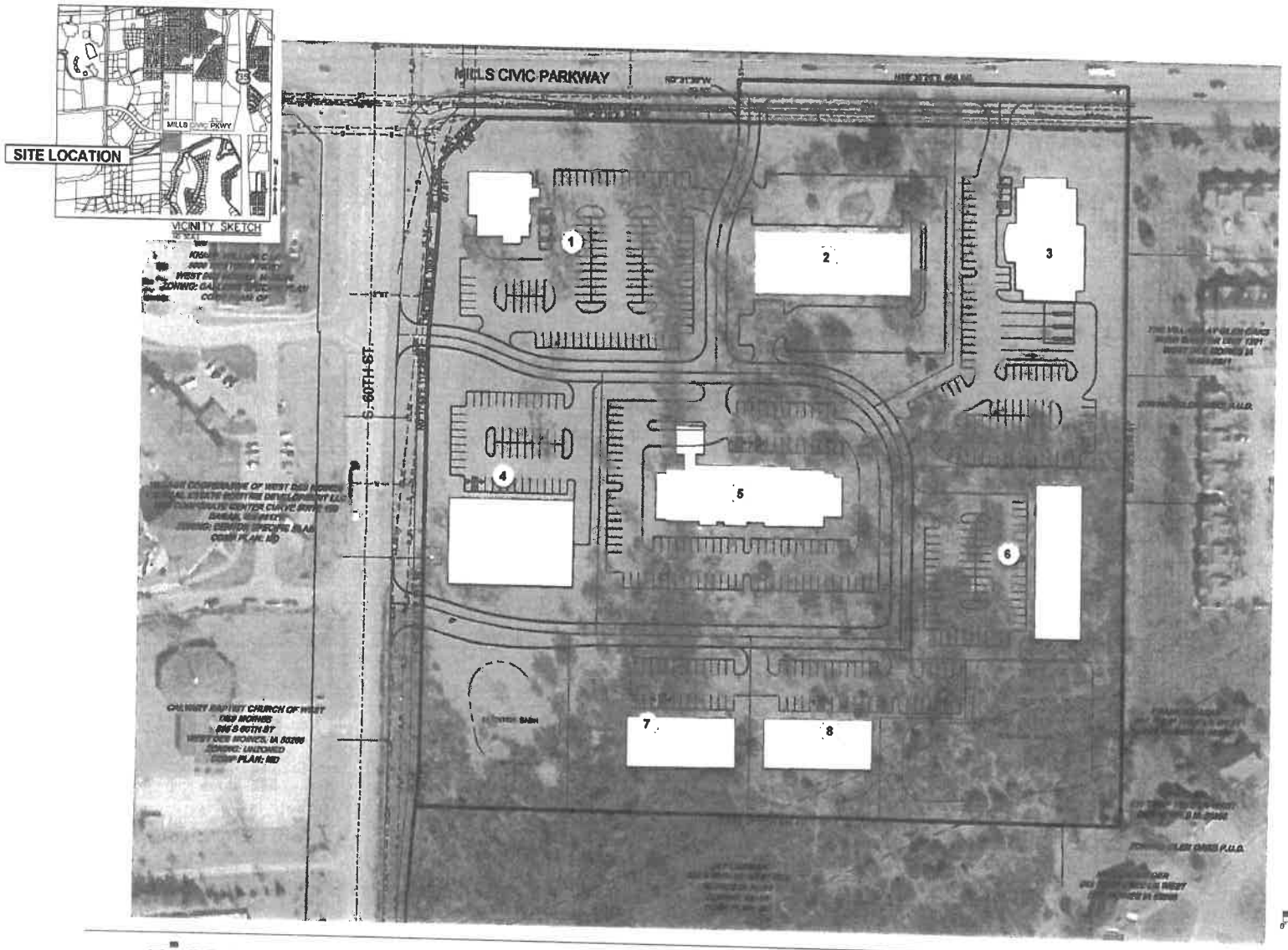
376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© 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




## OWNER/APPLICANT:

SHREE RAM DEVELOPMENT LLC
P.O. BOX 186
JOHNSTON, IA 50131
515-270-1111

## COMPREHENSIVE PLAN LAND USE

EXISTING:
SUPPORT COMMERCIAL
MEDIUM DENSITY

PROPOSED:
SUPPORT COMMERCIAL

## ZONING:

EXISTING ZONING:
RM-8 MEDIUM DENSITY
RE-1A SINGLE FAMILY

PROPOSED ZONING:
MILLS LANDING SPECIFIC PLAN

## USES

LOT 1:
RESTAURANT/RETAIL
2.28 ACRES

LOT 2:
RESTAURANT/RETAIL
1.90 ACRES
MULTI-TENANT USE

LOT 3:
BANK/OFFICE
2.08 ACRES

LOT 4:
RETAIL/OFFICE
1.53 ACRES

LOT 5:
HOTEL
2.51 ACRES

LOT 6:
OFFICE/RETAIL
1.38 ACRES

LOT 7 & 8:
OFFICE/RESIDENTIAL
2.05 ACRES

## LEGAL DESCRIPTION:

LOTS 5 AND 6, EXCEPT SOUTH 60TH STREET RIGHT OF WAY AND EXCEPT MILLS CIVIL PARKWAY RIGHT OF WAY AND ALL OF LOT 7, ALL BEING OF WESTVIEW COUNTRY ESTATES REPLAT, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA PROPERTY CONTAINS 16.23 ACRES (707,175 S.F.) MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

N

simonson

simonson & associates architects llc
1717 ingersoll ave. suite 117 des moines ia 50309
ph: 515 440 5626 www.simonsonassoc.com

# MILLS LANDING
# AREA DEVELOPMENT PLAN
## WEST DES MOINES, IOWA
## MARCH, 2019

CIVIL DESIGN ADVANTAGE
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS
3405 SE Crossroads Drive, Suite G GRIMES, IOWA 50111
(515) 369-4400 CDA-ENG.COM

ATTACHMENT E

**EXHIBIT II**

Prepared by: KTragesser City of West Des Moines PO Box 65320 West Des Moines IA 50265 515-222-3620
Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE COMPREHENSIVE PLAN LAND USE MAP AMENDMENT (CPA-004167-2018) AT THE SOUTHEAST CORNER OF MILLS CIVIC PARKWAY AND S. 60TH STREET**

**WHEREAS**, Shree Ram Development LLC has requested approval for an amendment to the Comprehensive Plan Land Use for that certain 16.23 acre site located at the southeast corner of Mills Civic Parkway and S. 60th Street to change the land use designation of the property from Medium Density Residential, Low Density Residential and Support Commercial to all Support Commercial;

**Legal Description**

Lots 5 and 6, except South 60th Street right-of-way and Except Mills Civic Parkway right-of-way and all of Lot 7, all being of Westview Country Estate Replat, an official plat in the City of West Des Moines, Polk County Iowa.

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

**WHEREAS**, on April 22, 2019, the Plan and Zoning Commission did recommend to the City Council approval of the Comprehensive Plan Land Use Amendment;

**WHEREAS**, on, May 6, 2019, this City Council held a duly-noticed public hearing to consider the application for the Comprehensive Plan Land Use Amendment;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

SECTION 1. The findings, for approval, in the staff report or as amended orally at the City Council meeting, are adopted.

SECTION 2. The amendment to the Comprehensive Plan Land Use map is approved, subject to compliance with all the conditions in the staff report, including conditions added at the Hearing and attached hereto as Exhibit "A", if any. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 6, 2019.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on May 6, 2019, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

**Exhibit A**
Conditions of Approval

None

**EXHIBIT III**

Prepared by: KTragesser City of West Des Moines PO Box 65320 West Des Moines IA 50265 515-222-3620
Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE MILLS LANDING AREA DEVELOPMENT PLAN (ADP-004166-2018) AT THE SOUTHEAST CORNER OF MILLS CIVIC PARKWAY AND S. 60TH STREET**

**WHEREAS**, Shree Ram Development LLC has requested approval for an Area Development Plan for that certain 16.23 acre site located at the southeast corner of Mills Civic Parkway and S. 60th Street;

**Legal Description**

Lots 5 and 6, except South 60th Street right-of-way and Except Mills Civic Parkway right-of-way and all of Lot 7, all being of Westview Country Estate Replat, an official plat in the City of West Des Moines, Polk County Iowa.

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

**WHEREAS**, on April 22, 2019, the Plan and Zoning Commission did recommend to the City Council approval of the Area Development Plan;

**WHEREAS**, on, May 6, 2019, this City Council held a duly-noticed public hearing to consider the application for the Area Development Plan;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

SECTION 1. The findings, for approval, in the staff report or as amended orally at the City Council meeting, are adopted.

SECTION 2. The Mills Landing Area Development Plan is approved, subject to compliance with all the conditions in the staff report, including conditions added at the Hearing and attached hereto as Exhibit "A", if any. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 6, 2019.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on May 6, 2019, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

**Exhibit A**
Conditions of Approval

1. The uses and building locations or sizes are not approved as part of the approval of the Area Development Plan