CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: August 9, 2021

ITEM: Reed's Crossing Parcel G, Southwest corner of EP True Parkway and 68th Street – Amend the Town Center Overlay District boundary by removing Parcel G within the Reed's Crossing PUD – Jordan Creek Point, LLC – MI-005228-2021

RESOLUTION: Approval to Amend Town Center Overlay District Boundary

Background: Jordan Creek Point, LLC, the owner of the property at the southwest corner of EP True Parkway and 68th Street is proposing to amend the Town Center Overlay District (TCOD) boundary by removing Parcel G within the Reed's Crossing PUD from the Overlay District. The intent of the overlay district was to capitalize on the mall development and create a live, work, play environment around the mall through the compact integration of commercial and housing opportunities. However, as development progressed, the types of uses for this area are becoming larger and more singular in nature (only commercial, only residential, etc.), as well as in tenant/owner arrangement (Wells Fargo, Aviva, Global Aviation, etc.). Removal of the property from the overlay district will allow development of the parcel to be more consistent with the more recent developments in the area.

Staff Review & Comment:

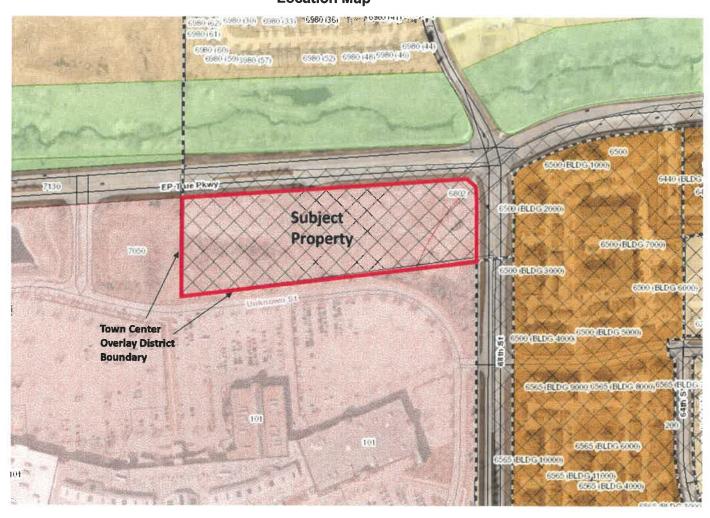
- Financial Impact: There is no financial impact on the City with this request.
- Anticipated Development: The requested actions are in preparation of development of the site for commercial uses, including restaurant and retail. The Overlay District carries with it requirements for developing properties that are not necessarily applicable to this singular development; thus, staff believes there is limited benefit to having this property within the district.
- <u>History</u>: In August 2001, the City Council approved the West Side Visioning Study for the area surrounding the planned 105th Street (now known as Grand Prairie Parkway) interchange with I-80 and the proposed Jordan Creek Town Center on Jordan Creek Parkway (known as 74th Street at the time). The City hired Development Strategies, Inc. to prepare a land use study and land use map for this area. In January of 2003, the Council approved the Town Center Overlay District Guidelines and Boundary. The district boundaries have been amended on four occasions:
 - In May 2004, expanded to include the Wells Fargo site and a portion of the property owned by Robert Etzel. (Mr. Etzel's property is the subject property of this removal request).
 - In June 2005, expanded to include the Brown Farm and Ponderosa Golf Course in anticipation of The Village of Ponderosa development.
 - In September 2006, expanded to incorporate the Kirke property located at the southeast corner of Mills Civic Parkway and S. 60th Street.
 - In February 2012, approximately 50 acres were removed from the TCOD south of Cascade Avenue and west of S. Jordan Creek Parkway,

Date: Vote:								
Recommer	ndation:							
Recommen subject to th	dation: Approve	the amendm	ent to the Town Co	enter Ove	erlay Distric	ct boundary,		
subject to the applicant meeting all City Code requirements. Lead Staff Member: Brian Portz								
Approval N	leeting Dates:							
Plan and Zoning Commission					August 9, 2021			
City Council								
Staff Repor	t Reviews:							
Plan & Zoning Commission ☐ Development Coordinator (or) ☐ Legal Department								
City Council ☐ Director ☐ Appropria		☐ Director	☐ Legal Department					
		☐ Appropriati	tions/Finance □ Agenda Acceptance					
Publications (if applicable) Council Subcommittee Review (if applicable)								
Published In:	Des Moines Reg Community Secti		Subcommittee	Develop	ment & Pla	nning		
Date(s) Published	7/30/21		Date Reviewed	Not reviewed				
Date(s) of Mailed Notices	7/29/21		Recommendation	□ Yes	□ No	□ Split		

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Location Map



A RESOLUTION OF THE PLAN AND ZONING COMMISSION NO. PZC-21-070

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Jordan Creek Point, LLC, requests approval to amend the Town Center Overlay District boundary by removing that property located at the southwest corner of EP True Parkway and 68th Street as depicted on the location map included in the staff report.

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 August 9, 2021, this Commission held a duly-noticed public hearing to consider the application for an Amendment to the Town Center Overlay District boundary (MI-005228-2021);

NOW, THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Amendment to the Town Center Overlay District, (MI-005228-2021) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on August 9, 2021.

Jennifer Drake,	Vice	Chair
Plan and Zoning	g Con	nmission

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 August 9, 2021, by the following vote:

AYES: NAYS:

ABSTENTIONS:

ABSENT:

ATTEST: