

## 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 68<sup>th</sup> 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 68<sup>th</sup> 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.
- ***History:*** In August 2001, the City Council approved the West Side Visioning Study for the area surrounding the planned 105<sup>th</sup> Street (now known as Grand Prairie Parkway) interchange with I-80 and the proposed Jordan Creek Town Center on Jordan Creek Parkway (known as 74<sup>th</sup> 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. 60<sup>th</sup> Street.
  - In February 2012, approximately 50 acres were removed from the TCOD south of Cascade Avenue and west of S. Jordan Creek Parkway.

**Outstanding Issues:** There are no outstanding issues.

**Plan and Zoning Commission Action:**

Date:

Vote:

Recommendation:

**Recommendation:** Approve the amendment to the Town Center Overlay District boundary, subject to the applicant meeting all City Code requirements.

**Lead Staff Member: Brian Portz**

**Approval Meeting Dates:**

Plan and Zoning Commission	August 9, 2021
City Council	

**Staff Report Reviews:**

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	7/30/21
Date(s) of Mailed Notices	7/29/21

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	Not reviewed
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

# Location Map



