NO CHANGE FROM PREVIOUS READING

CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: October 4, 2021

ITEM: Tallyn's Reach Parcel A and Parcel C, SE corner of Mills Civic Parkway and S. 91st Street – Amend Comprehensive Plan Land Use Map and Amend the Tallyn's Reach Planned Unit Development Ordinance to designate and regulate Neighborhood Commercial within development Parcel C – Fareway Stores – CPA-005144-2021/ZC-005145-2021

ORDINANCE: Approval of Second Reading, Waive Third Reading and Adopt Amendment to PUD Ordinance

Background: Ed Arp with CEC Inc., on behalf of the applicant, and property owner, Fareway Stores, Inc., requests approval of a Comprehensive Plan Land Use Map Amendment and Rezoning Request on that ground generally located at SE corner of Mills Civic Parkway and S. 91st Street. The amendments are being requested in anticipation of the development of a grocery store.

Specifically, the following Land Use and Zoning changes are proposed with this request:

- Amend the Comprehensive Plan Land Use Map for the approximately 3.58-acre Parcel A, located in the northeast corner of the PUD to change from Office (OF) to Neighborhood Commercial (NC) land use; and
- Amend the Comprehensive Plan Land Use Map for the approximately 2.03-acre PUD Parcel C to change from Convenience Commercial (CVC) to Neighborhood Commercial (NC) land use; and
- Amend the Tallyn's Reach Planned Unit Development (PUD) which includes modifications to the following PUD Parcels:
    - Change that portion of PUD Parcel A located in the northeast corner of the PUD to Parcel C and change from Professional Commerce Park (PCP) to Neighborhood Commercial (NC) zoning for commercial development; and
    - Change existing PUD Parcel C from Convenience Commercial (CVC) to Neighborhood Commercial (NC) zoning for commercial development; and

Staff Review & Comment:

- *Financial Impact:* There is no City funding of this project; however, there is staff time related to the processing of the development application and inspections during construction.
- *Intent of PUD Amendment:* The amendment to this PUD is being requested to allow the construction of the proposed grocery store. Currently the underlying zoning of both PUD parcels that make up the project area do not allow grocery store land uses.
- *Proposed Changes:*
    - Parcel A: The development is proposed to be constructed on Parcel C but will also overlap onto the adjoining Parcel A at the northeast corner of the PUD. The remainder of Parcel A is intended for future commercial development. With this rezoning request Parcel A (adjoining to the east of Parcel C) will be dissolved and

incorporated into the existing Parcel C, with the entire property subject to the Neighborhood Commercial regulations.

- Parcel C: As mentioned above, the current Convenience Commercial (CVC) zoning for Parcel C and Professional Commerce Park (PCP) Zoning for Parcel A does not allow a Grocery Store land use. Therefore, the applicant is requesting the change in zoning from Convenience Commercial and Professional Commerce Park to Neighborhood Commercial for the amended Parcel C, which does allow grocery store land uses. If the request is approved, Parcel C with follow general use regulations and provisions set forth in title 9, "Zoning", of the city code for Neighborhood Commercial (NC) zoning district.
- Allowed Development Size: The PUD currently restricts density or intensity (allowed development size) of development within each parcel. The PUD as written for all of Parcel A (both the northeast corner of the PUD and that portion of Parcel A lining west of S 91st Street) at a maximum of 158,000 square feet of office use with size limitations of 6,300sf for a restaurant and 4,900sf for a bank. Parcel C restricts buildings to no more than ten thousand (10,000) square feet of commercial uses. With this amendment, Parcel C allowed development size will be a maximum building size of 43,300 square feet of commercial uses to reflect the larger parcel size and revised zoning to commercial on that portion of existing Parcel A east of and adjacent to Parcel C. This updated size is intended to accommodate the proposed grocery store and future commercial development of the remnant parcel. Parcel A has a corresponding reduction from 158,000sf to approximately124,000 square feet.

- *Public Comment*: Included within the staff report is a correspondence from a resident objecting to the proposed changes. The resident has concerns about an increase in traffic but also questions the need for the store with the proximity of other grocery stores like Costco, Walmart, Aldi, and Target; the closest of which being Costco approximately 1.2 miles from the subject property. The resident has concerns about the visual impacts the proposed commercial development will have on their views from their backyard. Staff received one phone call regarding this development from the neighbor to the east of the subject property. While they did not object to the proposed development, they mentioned concerns of potential lighting overspill and desired a buffer between their property and the proposed development. *Update: since the Plan & Zoning Commission meeting, an additional email from a resident opposing the project was received. Staff has included this email in the staff report.*

- *Traffic Analysis Findings:* The City of West Des Moines has reanalyzed potential traffic impacts associated with the comprehensive plan amendment for the southeast corner of South 91st Street & Mills Civic Parkway. A conceptual plan showing a Fareway grocery store was also examined as part of this analysis. Since the exact land uses and site layouts are unknown at this time these recommendations are preliminary and will need to be verified and potentially modified in future studies.

  The amount of traffic estimated to be generated by the site is expected to be higher for an average weekday and PM peak hour, and lower for an average AM peak hour, compared to what was previously estimated. The trip generation will be recalculated as site plans are submitted and as more information becomes known regarding future retail uses on the site. The entire Woodland Hills development, upon reaching the assumed full build-out, is still expected to generate less traffic than what was analyzed in the original May 2006

study during all three time periods.

Previous recommendations for the surrounding public streets, as noted in previous studies, remain adequate. Additional analysis will be needed once the site develops to more accurately determine future geometry and triggers for streets improvements.

S 91st Street north of Mills Civic Parkway is offset from S 91st Street south of Mills Civic Parkway. The intersection of South 91st Street (south) & Mills Civic Parkway is ultimately planned to be signalized once conditions warrant. The intersection of South 91st Street (north) & Mills Civic Parkway is not recommended to be signalized due its proximity to other signalized intersections, but it may continue to be an unsignalized full access after Mills Civic is widened. If crashes or other factors indicate a need in the future, modifying the intersection to a limited-movement access (such as a right-in/right-out) may need to be considered.

Access points on Mills Civic Parkway (major arterial) need to be at least 300' apart as stated in City Code 9-15-6-C2. A spacing of less than 300' would have a higher potential of conflicts between opposing left-turning vehicles in the center left-turn lane. Ultimately, when Mills Civic Parkway is widened to its ultimate configuration of a 6-lane facility with left turn lanes and a raised median, the only full access between South 88th Street and South 91st Street (south) would be lined up with South 91st Street (north). Any access between South 91st Street (south) and South 91st Street (north) would be limited to a right-in/right-out. Internal connections to the properties to the east will be critical to establish access routes once Mills Civic Parkway is widened.

The conceptual plan shows one (1) new access on South 91st Street. Original traffic studies for the area and the Tallyn's Reach Preliminary Plat showed that this access must be no closer to Mills Civic Parkway than 370', measured centerline to centerline. Based on the currently anticipated configuration of South 91st Street, the spacing could be reduced slightly. The centerline of the driveway needs to be between 150'-175' north of the centerline of the southern east/west access drive. Another option would be to remove this driveway and have access come via the southern east/west access drive.

Throat distances, measured from the curb of the roadway to the curb of the first internal drive aisle, need to be at least 100' from Mills Civic Parkway and 50' from South 91st Street. As planned, connections to adjacent properties to the east and south are needed in order to allow access for future traffic from those properties as well as allow drivers to easily travel between neighboring properties without being forced to use the surrounding streets.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date:	September 13, 2021
Vote:	6-0, for approval with Commissioner Drake absent
Recommendation:	Approve the Comprehensive Plan Land Use Map Amendment and Rezoning request to amend the Tallyn's Reach PUD Ordinance

During the Plan and Zoning Commission meeting one resident raised questions and concerns about potential overspill of lighting and desire for trees to reduce the heat island effect and the buffering of the proposed development from their abutting property. The zoning code provides regulations related to the resident's concerns and will be addressed through the site plan review process.

City Council Comprehensive Plan Amendment:
Date: September 20, 2021
Vote: 5-0 for approval

City Council Rezoning First Reading:
Date: September 20, 2021
Vote: 5-0 for approval

At the September 20, 2021 City Council meeting, adjoining property owner Marilyn Mueller indicated support of the project but suggested that Fareway be requested to pay close attention to the amount of parking being provided and ensuring a high level of landscape vegetation to mitigate heat island effects, lighting levels, especially after-hours, mitigation of loading zone impacts and the provision of suitable buffering adjacent to her property. It was indicated that these are all site development aspects that will be reviewed as part of the site plan approval process.

Recommendation: Approve the Comprehensive Plan Land Use Map Amendment and Rezoning request to amend the Tallyn's Reach Planned Unit Development (PUD) Ordinance, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Bryce C. Johnson

Approval Meeting Dates:

Plan and Zoning Commission	September 13, 2021
City Council: First Reading	September 20, 2021
City Council: Second Reading	October 4, 2021
City Council: Third Reading	Waive

Staff Report Reviews:

Plan & Zoning Commission	☒ Development Coordinator (or) ☐ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☒ Agenda Acceptance

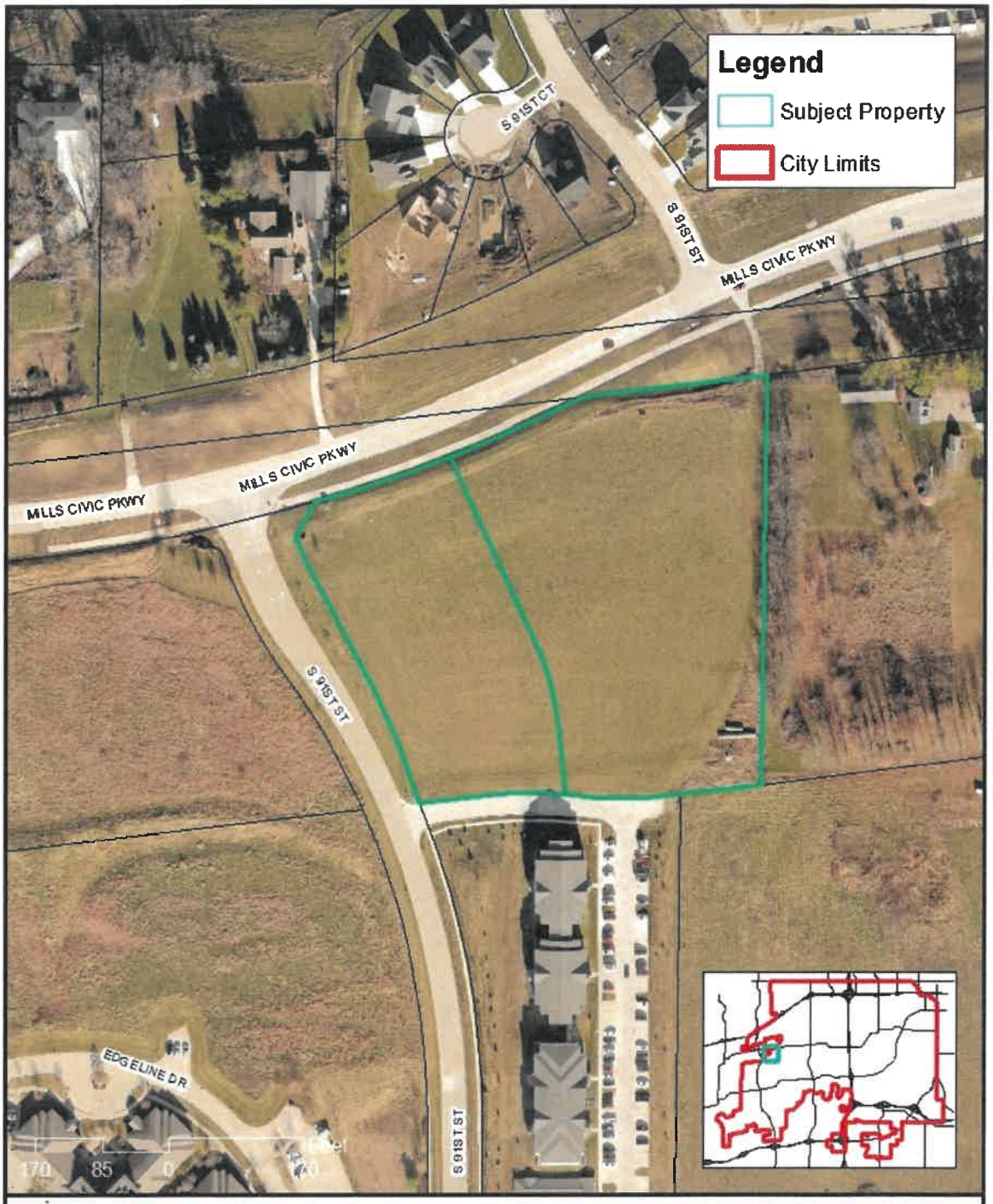
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	9/3/21
Date(s) of Mailed Notices	9/3/21

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	6/7/21
Recommendation	☒ Yes ☐ No ☐ Split

Location Map



West Des Moines

Location Map

The City of West Des Moines makes no claim as to the accuracy, completeness or correctness of the City of West Des Moines digital maps and associate data and assumes no responsibility for their positional or content accuracy.

N

Public Comment #1 Received:

From: Luke Barta <bartahouse18@gmail.com>
Sent: Wednesday, September 8, 2021 1:28:18 AM (UTC+00:00) Monrovia, Reykjavik
To: Development Services Inbox
Subject: [EXT] Fareway

Good evening,

I recently received an email in regards to a Faraway being proposed on the corner of S91st and Mills Civic. I live near the area and am very opposed to this idea. Mills Civic would probably end up being widened to accommodate the increase traffic. This would be an eye sore for our backyard as well. On top of all of that, there are already quite a few grocery stores in the area. Two Hyvee's, a Costco, Aldi, Walmart, and Target all within a few miles of each other. There is also a Faraway 6 miles from here. I feel like this would be better suited as residential lots. Please consider the idea of your house being this close to a commercial building when you consider approving this.

Josh

Public Comment #2 Received (after P&Z Commission Meeting):

From: Sara Smith <saraannsmith07@gmail.com>
Sent: Tuesday, September 14, 2021 12:00:28 AM (UTC+00:00) Monrovia, Reykjavik
To: Development Services Inbox <DevelopmentServices@wdm.iowa.gov>
Subject: [EXT] Fareway store

Hello, I am writing this email in regards to the fareway store being proposed for the the land on mills civic parkway. I live on the other side of mills civic parkway and I do not want a story in my backyard. I am opposed to rezoning this area unless it is for homes or a park.

Thank you!

A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-078

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Fareway Stores, Inc., requests approval for a Comprehensive Plan Land Use Map Amendment to change the land use designation on the Tallyn's Reach Planned Unit Development development parcels A and C which are located near the southeast corner of the intersection of S. 91st Street and Mills Civic Parkway as shown on the Planned Unit Development Comprehensive Plan Land Use Change Illustration included in the staff report as follows:

- PUD Parcel A located in the northeast corner of the PUD boundary from Office (OF) to Neighborhood Commercial (NC); and
- PUD Parcel C from Convenience Commercial (CVC) to Neighborhood Commercial (NC)

WHEREAS, the comprehensive plan amendment complies with the applicable provisions of Iowa Code Chapter 414 and City Code.

NOW, THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Comprehensive Plan Land Use Map Amendment, (CPA-005144-2021) 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 September 13, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 September 13, 2021, by the following vote:

AYES: Andersen, Conlin, Costa, Crowley, Davis, hatfield

NAYS:

ABSTENTIONS:

ABSENT: Drake

ATTEST:

Recording Secretary

A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-081

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Fareway Stores, Inc., requests approval of an amendment to the Tallyn's Reach Planned Unit Development (PUD) development parcels A and C which are located near the southeast corner of the intersection of S. 91st Street and Mills Civic Parkway as shown on the Planned Unit Development Sketch Plan attached to the ordinance included in the staff report as follows:

- PUD Parcel A located in the northeast corner of the PUD boundary to change from Office (OF) to Parcel C designated as Neighborhood Commercial (NC) zoning for commercial development; and
- PUD Parcel C to change from Convenience Commercial (CVC) to Neighborhood Commercial (NC) zoning for commercial development

WHEREAS, the Rezoning request complies with the applicable provisions of Iowa Code Chapter 414, the Comprehensive Plan and City Code.

NOW, THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Rezoning request, (ZC-005145-2021) 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 September 13, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 September 13, 2021, by the following vote:

AYES: Andersen, Conlin, Costa, Crowley, Davis, Hatfield

NAYS:

ABSTENTIONS:

ABSENT: Drake

ATTEST:

Recording Secretary

Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Fareway Stores, Inc., requests approval of a Comprehensive Plan Land Use Map Amendment to change the land use designation from Office (OF) and Convenience Commercial (CVC) to Neighborhood Commercial (NC) on the ground legally described in attached Exhibit 'B' and as indicated on the attached Comprehensive Plan Land Use Map Change Illustration; and

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; and

WHEREAS, the Comprehensive Plan Land Use Map Amendment complies with applicable provisions of Iowa Code Chapter 414 and City Code; and

WHEREAS, on September 13, 2021, the Plan and Zoning Commission did recommend to the City Council, by a 6-0 vote, for approval of the Comprehensive Plan Land Use Map Amendment; and

WHEREAS, on this day this City Council held a duly noticed Public Hearing to consider the application for Comprehensive Plan Land Use Map Amendment.

NOW, THEREFORE, the City Council hereby approves the Comprehensive Plan Land Use Map Amendment (CPA-005144-2021) as shown on attached Comprehensive Plan Land Use Map Change Illustration, subject to compliance with all the conditions in the staff report, dated October 4, 2021 including conditions added at the meeting, and attached hereto as Exhibit " A". Violation(s) of any such condition(s) shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on September 20, 2021.

Steven K. Gaer, Mayor

COUNCIL ACTION	YEAS	NAYS	ABST.	ABSENT
TREVILLYAN	✓			
HUDSON	✓			
TRIMBLE	✓			
HARDMAN	✓			
MCKINNEY	✓			

MOTION BY Trevillyan

SECOND BY: McKinney

ROLL CALL # 21-464

ATTEST:

Ryan 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 September 20, 2021, by the indicated vote.

Exhibit A: Conditions of Approval

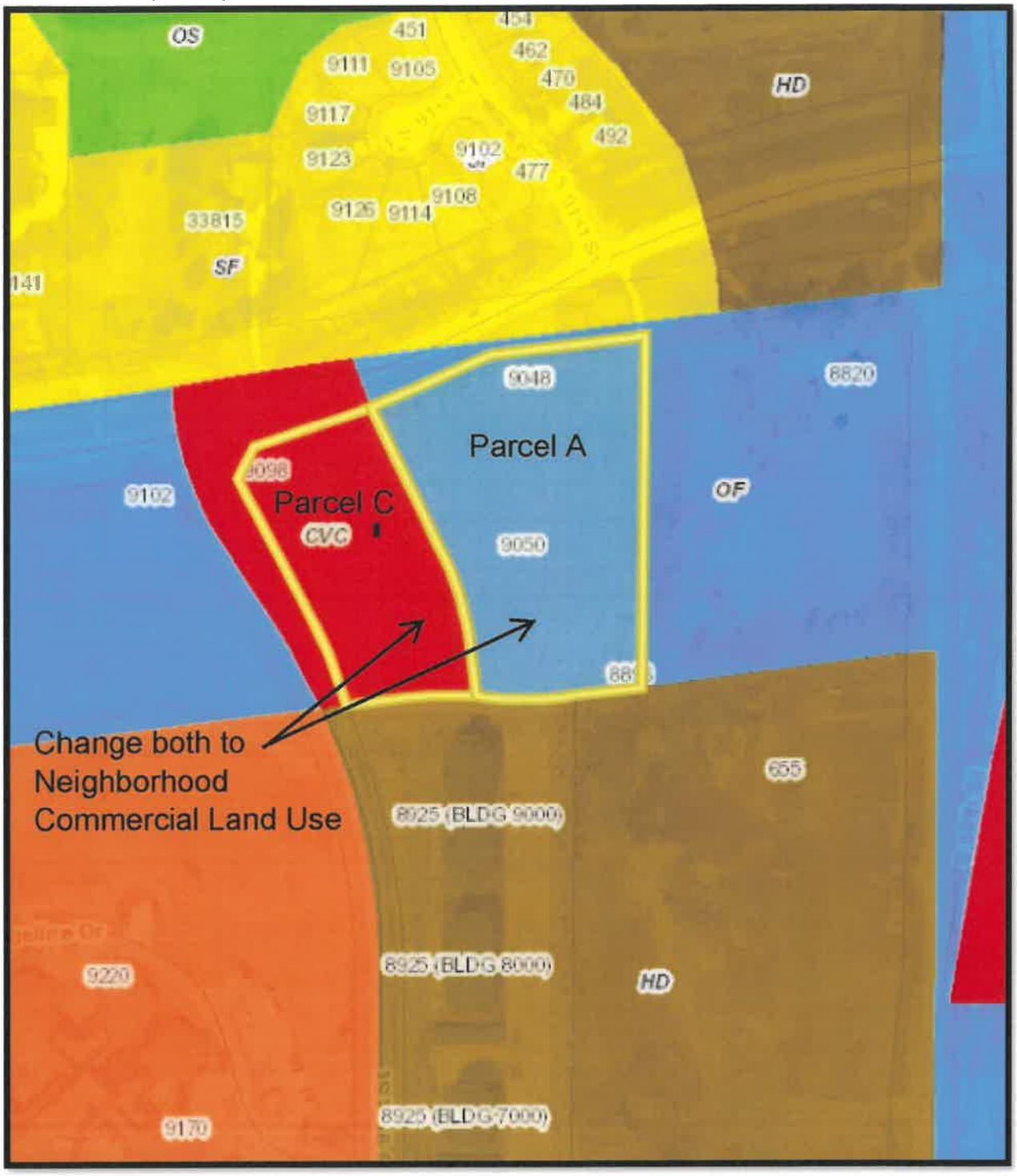
1. None.

Exhibit B: Legal Description

OUTLOT 'A' AND OUTLOT 'B' IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY IOWA, SUBJECT TO ALL EASEMENTS OF RECORD.

Comprehensive Plan Land Use Change Illustration

Requesting change from CVC and OF to Neighborhood Commercial (NC)



Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

ORDINANCE #

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2019, AND ORDINANCES PERTAINING TO PLANNED UNIT DEVELOPMENT (PUD) #80, DISTRICT REGULATIONS AND GUIDELINES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

Section 1. AMENDMENT: Ordinances #1699, #1772, #2000, #2046, #2047, #2089, #2130, #2421, and #2426, pertaining to the Tallyn's Reach Planned Unit Development (PUD) Ordinance, Section 080-11, Land Use Design Criteria, is hereby amended by deleting the highlighted strike-through text and inserting the text in bold italics. All other items in current adopted portion of code not reflected below shall remain as is:

080-11: LAND USE DESIGN CRITERIA:

In addition to the general conditions as stated in sections above, the following land use design criteria shall apply to the areas designated on the Tallyn's Reach PUD map on file in the city. The PUD map document, which is made a part of this rezoning action, delineates parcels of the PUD as A through M. The following development standards and use regulations shall apply to each of the following development parcels:

A. Parcels A And B: All general use regulations and provisions set forth in title 9, "Zoning", of the city code for professional commerce park shall apply to any development proposal for property within parcels A and B as shown on the PUD plan of the Tallyn's Reach ordinance, unless noted otherwise in this ordinance.
    1. Allowed Uses: Uses allowed within parcels A and B shall be permitted in accordance with the provisions of the city code for all uses allowed within the professional commerce park (PCP) pursuant to title 9 of the city code. The following uses are not permitted:

SIC 58	Drinking places.
SIC 701	Hotel and motels.

Only one sit down restaurant (SIC 5812) and a total of one bank with drive-through (SIC 60) may be located within parcel A, B or C. Restaurant shall be no larger than six thousand three hundred (6,300) square feet. Bank shall be no larger than four thousand nine hundred (4,900) square feet.

2. Allowed Development Size: No more than ~~one hundred fifty eight thousand (158,000)~~ ***one hundred twenty four thousand two hundred (124,200)*** square feet of office uses and ~~16.78~~ ***13.19*** acres shall be permitted within parcels A and B.

B. Parcel C: All general use regulations and provisions set forth in title 9, "Zoning", of the city code for ~~convenience commercial (CVC)~~ ***Neighborhood Commercial (NC)*** shall apply to any development proposal for property within parcel C as shown on the PUD map of the Tallyn's Reach ordinance, unless noted otherwise in this ordinance.

1. Allowed Uses: Uses allowed within parcel C shall be permitted in accordance with the provisions of the city code for all uses allowed within the ~~convenience commercial (CVC)~~ ***Neighborhood Commercial (NC)*** pursuant to title 9 of the city code. A total of one sit down restaurant (SIC 5812) and only one bank with drive-through (SIC 60) may be located within parcel A, B or C. Restaurant shall be no larger than six thousand three hundred (6,300) square feet. Bank shall be no larger than four thousand nine hundred (4,900) square feet.
Uses within 200 feet of the east boundary of Parcel C that have noise or lighting components that could be disruptive to the adjacent residential as determined by the City may have requirements placed on operations or be prohibited.
2. Allowed Development Size: No more than ~~ten thousand (10,000)~~ ***forty-three thousand three hundred (43,300)*** square feet of commercial uses and ~~2.03~~ ***5.61-*** acres shall be permitted within parcel C.
3. Character: In addition to the architecture requirements found within the language of this PUD, it is intended that this development is small in nature, have a pedestrian scale and be designed so that it directly relates to the Tallyn's Rea development and not intersection of Mills Civic and ***S*** 88th Street.
4. Driveway Access: This parcel is required to provide street or private driveway access ~~to the adjoining parcel A at the time of development~~ ***for all development within the parcel***. During the review of the site plan ***within the parcel***, it shall be determined how that connection is provided.

Section 2. AMENDMENT: Ordinance #2426 "Tallyn's Reach" is hereby amended by replacing the PUD Sketch Plan on file with the City Clerk with that as illustrated in Exhibit "A" of this Ordinance.

Section 3. REPEALER. All ordinances of parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

Section 5. VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Title 1, Chapter 4, Section 1 of the City Code of the City of West Des Moines, Iowa.

Section 6. OTHER REMEDIES. In addition to the provisions set out in Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

Section 7. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council on the _____ day of _____, 2021 and approved this _____ day of _____, 2021.

_____
Steven K. Gaer, Mayor

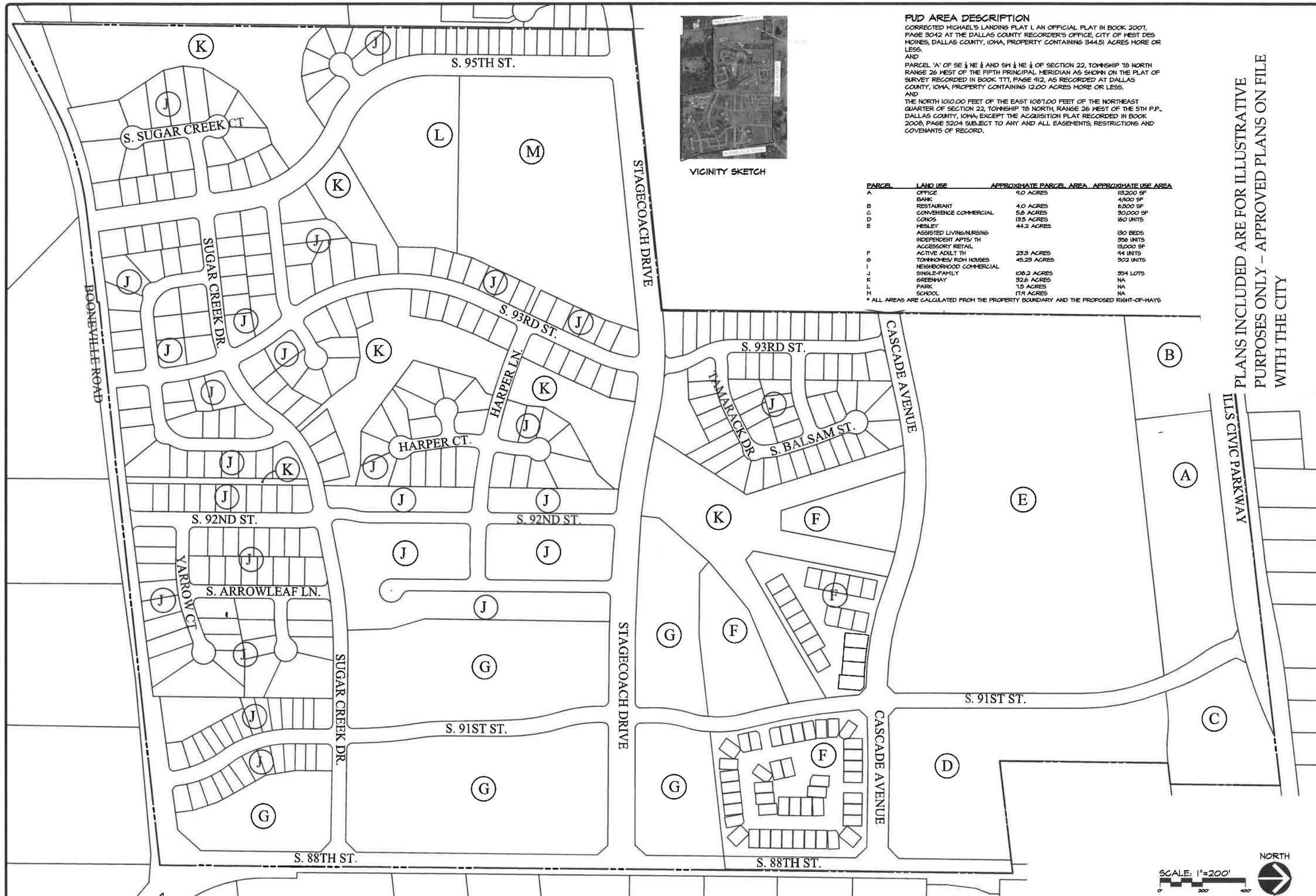
ATTEST:

_____
Ryan Jacobson, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of West Des Moines, Iowa, on _____, 2021, and was published in the Des Moines Register on _____ , 2021.

_____
Ryan T. Jacobson
City Clerk

Exhibit "A" PUD Sketch Plan



VICINITY SKETCH

PUD AREA DESCRIPTION

CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, PROPERTY CONTAINING 344.51 ACRES MORE OR LESS.
AND
PARCEL 'A' OF SE ¼ NE ¼ AND SW ¼ NE ¼ OF SECTION 22, TOWNSHIP 78 NORTH RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 777, PAGE 912, AS RECORDED AT DALLAS COUNTY, IOWA, PROPERTY CONTAINING 12.00 ACRES MORE OR LESS.
AND
THE NORTH 1010.00 FEET OF THE EAST 1087.00 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.P., DALLAS COUNTY, IOWA; EXCEPT THE ACQUISITION PLAT RECORDED IN BOOK 2008, PAGE 5204 SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

PARCEL	LAND USE	APPROXIMATE PARCEL AREA	APPROXIMATE USE AREA
A	OFFICE	9.0 ACRES	113,200 SF
	BANK		4,900 SF
B	RESTAURANT	4.0 ACRES	6,300 SF
C	CONVENIENCE COMMERCIAL	5.8 ACRES	30,000 SF
D	CONDO	13.5 ACRES	160 UNITS
E	WESLEY	44.2 ACRES	
	ASSISTED LIVING/NURSING		130 BEDS
	INDEPENDENT APTS/ TH		356 UNITS
	ACCESSORY RETAIL		13,000 SF
F	ACTIVE ADULT TH	23.3 ACRES	94 UNITS
G	TOWNHOMES/ ROW HOUSES	45.23 ACRES	302 UNITS
I	NEIGHBORHOOD COMMERCIAL		
J	SINGLE-FAMILY	108.2 ACRES	334 LOTS
K	GREENWAY	32.6 ACRES	NA
L	PARK	1.5 ACRES	NA
M	SCHOOL	17.9 ACRES	NA

* ALL AREAS ARE CALCULATED FROM THE PROPERTY BOUNDARY AND THE PROPOSED RIGHT-OF-WAYS

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE: 08-16-2021
DATE OF SURVEY: ###
DESIGNED BY: ###
DRAWN BY: ###

TALLYN'S REACH
WEST DES MOINES, IOWA
PUD SKETCH PLAN

SHEET 2 OF 2
A-2106