



Council Communication

Office of the City Manager

Date

March 26, 2007

Agenda Item No. 16
Roll Call No. 07-
Communication No. 07-156
Submitted by: Larry Hulse, Director of
Community Development

AGENDA HEADING:

Approval of Final Plat for 2100 Echo Valley

SYNOPSIS:

Approval of the Final Plat for 2100 Echo Valley, located in Des Moines, IA, southwest of 85th Avenue (extension of Fleur Drive) and Echo Valley Drive and north of Iowa Highway 5, which will have one commercial lot zoned conditional C-2. The owner and developer of the property is United Properties Investment Company, LC; Michael A. Coppola, principal; 4521 Fleur Drive, Suite C, Des Moines, Iowa, 50321-2370.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

This plat consists of one commercial lot on 17 total acres of land. Lot 1 is a one acre parcel being created to allow for the development of a convenience store. The remainder of the plat contains a 16 acre outlot that will require additional platting for future commercial use(s). The lot is commercially zoned limited C-2 (General Retail and Highway Oriented Commercial District). The conditions of the rezoning require that any development of this property must contain a uniform architectural, landscaping, and general development theme to be approved by the Planning Director prior to the approval of any site plan. The developer has thus far complied with the zoning condition, and conceptual architectural and landscape themes are on file at the Permit and Development Center.

PREVIOUS COUNCIL ACTION(S):

Date: June 9, 2003

Roll Call Action: 03-1343, 03-1344, 03-1345, 03-1346

Action: Items regarding request from United Properties Investment Company, L.C. and Raccoon Valley Investment Company to rezone property at 8000 Fleur Drive from the "A-1" (Agricultural) to "C-2" (General Retail and Highway Oriented Commercial), subject to conditions:

03-1343 (A) Recommendation from City Plan & Zoning Commission regarding amendment to Des Moines 2020 Community Character Land Use Plan. Moved by Hensley to adopt. Motion Carried 6-1.

03-1344 (B) Hearing on rezoning. Moved by Hensley to adopt and approve the rezoning, subject to final

passage of the rezoning ordinance. Motion Carried 6-1.

03-1345 (C) First consideration of ordinance above. Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 6-1.

03-1346 (D) Final consideration of ordinance above, (waiver requested by applicant), requires 6 votes. Moved by Hensley that the rule requiring that ordinances must be considered, and voted on for passage at two council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#14,242](#). Motion Carried 6-1.

BOARD/COMMISSION ACTION(S):

Date: March 1, 2007

Roll Call Action: Plan and Zoning Commission

Action: Approved Preliminary Plat for 2100 Echo Valley

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Council approval of additional 2100 Echo Valley Plats.