


COUNCIL COMMUNICATION

	Number:	21-536	Meeting:	December 6, 2021
	Agenda Item:	16	Roll Call:	21-1802
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Regarding request from Merle Hay Anchors, LLC (owner), represented by Jim Sutphen (officer), for the following for property in the vicinity of 4000 Merle Hay Road:

- (A) Receive and file communication from P&Z for review and approval of a Preliminary Plat “Merle Hay Anchors, LLC Subdivision”, to divide the property into three (3) development lots.
- (B) Conditionally approving final plat for “Merle Hay Anchors, LLC Subdivision”.

SYNOPSIS:

Receive and file communication from Plan & Zoning Commission for review and approval of a Preliminary Plat “Merle Hay Anchors, LLC Subdivision” to divide the property into three (3) lots and recommend conditional approval of the final plat for “Merle Hay Anchors, LLC Subdivision”, located in the vicinity of the 4000 Merle Hay Road subject to acceptance of final legal documents by the City Legal Department. The owner and developer of the property is Merle Hay Anchors, LLC (30 North LaSalle Street, Suite 2120, Chicago, IL, 60602, Jim Sutphen, Authorized Agent.)

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Merle Hay Anchors, LLC Subdivision is located in the vicinity of 4000 Merle Hay Road and is comprised of approximately 4.37-acres of land that is zoned CX – Mixed-Use District. The plat consists of a three (3) development lots. Lot 1 is proposed to be developed with a new 55,000-square-foot Kohl’s retail store. Lots 2 & 3 are proposed to be developed with future retail buildings. The development will comply with zoning regulations as defined by the CX zoning district.



PREVIOUS COUNCIL ACTION(S):

Date: June 28, 2021

Roll Call Number: [21-0984](#)

Action: [First](#) Amendment to Urban Renewal Development Agreement with Merle Hay Investors, LLC and Merle Hay Anchors, LLC (Elizabeth Holland, Officer) for redevelopment of a portion of the Merle Hay Mall Phase 2. ([Council Communication No. 21-284](#)) Moved by Gatto to approve. Motion Carried 7-0.

Date: February 8, 2021

Roll Call Number: [21-0218](#)

Action: [Support](#) of the proposed pre-application for the Merle Hay Campus Reinvestment District. ([Council Communication No. 21-061](#)) Moved by Gray to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 2, 2021

Resolution Number: N/A

Action: Motion for approval of a Preliminary Plat “Merle Hay Anchors, LLC Subdivision” subject to compliance with all administrative review comments. THE VOTE: 10-0.

Board: Plan and Zoning Commission

Date: May 6, 2021

Resolution Number: N/A

Action: Approval of the Large-Scale Development Plan subject to the submittal of updated plans that include phasing, greenspace, and pedestrian connectivity, to the satisfaction of the Planning and Urban Design Administrator and approval of the site plan and requested Type 2 Design Alternatives. THE VOTE: 12-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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