


COUNCIL COMMUNICATION

	Number:	20-038	Meeting:	January 27, 2020
	Agenda Item:	13	Roll Call:	20-137
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Approving final plat for The Village at Gray's Lake.

SYNOPSIS:

Recommend approval of the final plat for The Village at Gray's Lake, located in the vicinity of 2500 Fleur Drive. The owner and developer of the property is The Village at Gray's Lake, LLC (28445 Granite Court, Adel, IA, 50003, Jason Grove, Authorized Agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The Village at Gray's Lake Final Plat is located in the vicinity of 2500 Fleur Drive, and comprises of approximately 13.88-acres on property that is zoned Planned Unit Development (PUD).
- The Village at Gray's Lake Final Plat will repurpose the American Institute of Business campus for a mixed-use development containing recreational assembly, office retail and multiple family residential. The development will consist of six (6) separate lots and comply with zoning regulations as defined by The Village at Gray's Lake PUD Concept Plan. The owner and developer of the plat is The Village at Gray's Lake, LLC.



PREVIOUS COUNCIL ACTION(S):

Date: October 14, 2019

Roll Call Number: [19-1660](#), [19-1661](#), [19-1662](#), [19-1663](#)

Action: Items regarding 2500 and 2710 Fleur Drive:

- (A) [Amend](#) the PlanDSM Creating Our Tomorrow Plan to revise the existing future land use designation from Public/Semi-Public and Medium-Density Residential to Community Mixed Use. Moved by Mandelbaum to adopt and APPROVE the proposed amendment. Motion Carried 7-0.
- (B) [Hearing](#) to rezone the property from "M-3" (Limited Industrial) and "R-3" (Multiple Family Residential) to "PUD" (Planned Unit Development) and approve The Village at Gray's Lake PUD Conceptual Plan to allow reuse of the American Institute of Business campus for a mixed-use development containing use permitted in the "C-2" (General Retail and Highway Oriented Commercial) and the "NPC" (Neighborhood Pedestrian Commercial), including recreational assembly, office retail and multiple family residential. Moved by Mandelbaum to adopt. Motion Carried 7-0.
- (C) [First](#) consideration of ordinance above. Moved by Mandelbaum that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (D) [Final](#) consideration of ordinance above (waiver requested by applicant), requires six votes. Moved by Mandelbaum that the rule requiring that an ordinance 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, [#15,813](#). Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: November 7, 2019

Resolution Number: N/A

Action: Request from Village at Grays Lake, LLC (owner) represented by Jason Grove (officer) for review and approval of a Preliminary Plat "The Village at Gray's Lake" on property located at 2500 Fleur Drive, to allow subdivision of the property into six (6) separate lots.

Greg Jones made a motion for approval of the submitted Preliminary Plat subject to the conditions.
THE VOTE: 15-0.

Board: Plan and Zoning Commission

Date: September 5, 2019

Resolution Number: N/A

Action: Request from The Village at Gray's Lake, LLC (owner) represented by Jason Grove (officer) for the property located at 2500 and 2710 Fleur Drive.

- (A) Determination as to whether the proposed rezoning is in conformance with PlanDSM Creating Our Tomorrow.
- (B) Amend the PlanDSM Creating Our Tomorrow to revise existing Future Land Use designation from Public/Semi-Public and Medium Density Residential to Community Mixed Use. (21-2019-4.15)
- (C) Rezone property from "M-3" Limited Industrial District and "R-3" Multiple-Family Residential District to "PUD" Planned Unit Development. (ZON2019-00152)
- (D) Approval of a PUD Conceptual Plan for "The Village at Gray's Lake" to allow reuse of the American Institute of Business campus for mixed use development permitted in the "C-2" General Retail and Highway-Oriented Commercial District and the "NPC" Neighborhood Pedestrian Commercial District, including recreational assembly, office, retail, and multiple-family residential.

Will Page made a motion for APPROVAL of Part A) the proposed rezoning and "PUD" Conceptual Plan be found not in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Public/Semi-Public and Medium Density Residential, Part B) APPROVAL of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan future land use designation to Community Mixed Use, Part C) APPROVAL of the request to rezone the property to "PUD" Planned Unit Development and Part D) APPROVAL of the submitted PUD Conceptual Plan subject to compliance with all administrative review comments for the final Mylar record and the provision of the additional conditions of approval for any development plan made in furtherance of the PUD Conceptual Plan". THE VOTE: 11-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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