# CITY OF WEST DES MOINES
# CITY COUNCIL MEETING COMMUNICATION

**Date: February 23, 2015**

**ITEM:** Whisper Ridge PUD, SW corner Bridgewood Boulevard and S. 88th Street - Rezoning Request to establish a Planned Unit Development (PUD) to address development standards for attached townhomes – Hale Development Company, LLC - ZC-002614-2015

**MOTION: Refer to Plan and Zoning Commission**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The applicant, Hale Development Company, LLC, is requesting to establish a Planned Unit Development (PUD) on the approximately 13 acre property located at the southwest corner of Bridgewood Boulevard and S. 88th Street to address development regulations and standards for the construction of approximately 66 attached townhome units.

At this time the petitioner is requesting the City Council initiate the comprehensive plan amendment and rezoning request and refer it to the Plan and Zoning Commission for their review and recommendation. The initiation of the comprehensive plan amendment or rezoning request by the City Council does not indicate support or opposition to the rezoning request pending on this site. The initiation of the request responds to the due process rights of the petitioner.

**RECOMMENDATION:** Staff recommends initiation of the Rezoning Request and forwarding it to the Plan and Zoning Commission for their review and recommendation.

Lead Staff Member: J. Bradley Munford

**Staff Reviews:**

| | |
|---|---|
| Department Director | |
| Appropriations/Finance | |
| Legal | |
| Agenda Acceptance | |

**PUBLICATION(S) (if applicable)**

| | |
|---|---|
| Published In | n/a |
| Date(s) Published | n/a |
| Letter sent to surrounding property owners | n/a |

**SUBCOMMITTEE REVIEW (if applicable)**

| | | | |
|---|---|---|---|
| Committee | n/a | | |
| Date Reviewed | n/a | | |
| Recommendation | Yes ☐ | No ☐ | Split ☐ |

ATTACHMENTS:

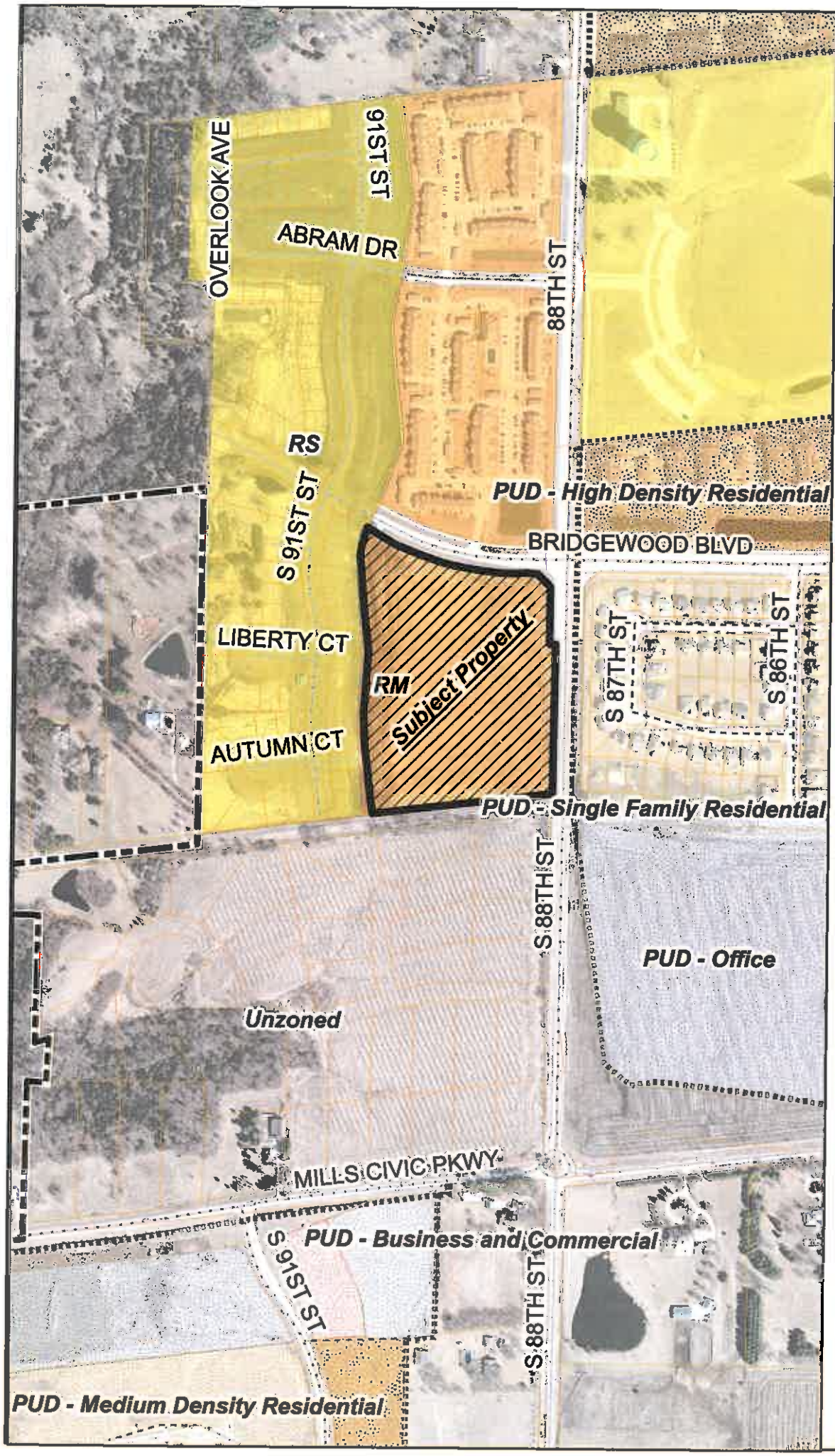
Exhibit I - Location Map

EXHIBIT I

THE CITY OF West Des Moines.

# Whisper Ridge PUD Refer to Plan and Zoning Commission

NOT TO SCALE




**Legend**

- Unzoned
- Open Space/Agricultural (OS)
- Residential Estate (RE)
- Residential Single-Family (RS)
- Single-Family Residential (R-1)
- Single-Family - Commerce Residential (SF-CR)
- Single-Family - Valley Junction Residential (SF-VJ)
- Manufactured Housing (MH)
- Residential Medium-Density (RM)
- Residential High-Density (RH)
- Neighborhood Commercial (NC)
- Convenience Commercial (CVC)
- Valley Junction Historic Business (VJHB)
- Valley Junction Commercial (VJC)
- Community Commercial (CMC)
- Support Commercial (SC)
- Regional Commercial (RC)
- Office (OF)
- Professional Commerce Park (PCP)
- Warehouse Retail (WR)
- Business Park (BP)
- Valley Junction Light Industrial (VJLI)
- Light Industrial (LI)
- General Industrial (GI)
- PUD - Open Space
- PUD - Single Family Residential
- PUD - Medium Density Residential
- PUD - High Density Residential
- PUD - Business and Commercial
- PUD - Office
- PUD - Industrial