NO CHANGE FROM PREVIOUS READING

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: April 6, 2015

ITEM: South Water Tower Place PUD, 4055 and 4001 Westown Parkway – Amend South Water Tower Place PUD architectural standards – City initiated – ZC-002627-2015

ORDINANCE: Approval of Second Reading, Waive Third and Adopt in Final Form

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The owner of the building at 4001 Westown Parkway is proposing a modification to the front façade of the building as a part of a Major Modification to the site. The proposal is to add a wood screening structure to the front façade and new vestibule entrance with a covered patio area. The proposed wood screening doesn't meet the current requirements of the architecture section of the South Water Tower Place PUD. Staff has no concerns with the proposed architecture of the building and is supportive of the wood wall element. This amendment to the PUD proposes modifications to the architecture section of the PUD to accommodate the changes to the building façade while still blending in with the adjacent building within the PUD (4055 Westown Parkway) and also with other buildings in the area outside of the South Water Tower Place PUD. The proposed changes will also apply to the building at 4055 Westown Parkway, which is also a part of the South Water Tower Place PUD. Staff met with Richard Hurd, owner of the 4055 Westown Parkway building, to explain the proposed changes Mr. Hurd is in agreement with the proposed amendment and architectural design of the building located at 4001 Westown Pkwy.

Previous Council Action:
Vote: 4-0 approval, with Council Member Sandager absent.
Date: 3/23/2015
Motion: Approval of the First Reading of the amendment to City Code.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and adopt the amendment to the South Water Tower Place PUD Ordinance in final form, subject to the applicant meeting all City Code requirements and the conditions of approval.

Lead Staff Member: Brian Portz BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	Des Moines Register Community Section	
Date(s) Published	March 6, 2015	
Letter sent to surrounding property owners		3/3/2015

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	November 6, 2014		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:
Exhibit I - Proposed Ordinance Amendment

S:___Development Projects\Keller Williams Realty - 4001 Westown Pkwy\Rezoning - PUD Amendment\ZC-002627-2015_SR_South Water Tower Place PUD Amendment_04-06-2015_CC_2nd Reading Waive 3rd And Adoption.Docx

EXHIBIT I

Prepared by: B. Portz, Development Services, PO Box 65320, W.D.M., IA 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 NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, AND ORDINANCE #1147, PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES.

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

SECTION 1. AMENDMENT. Ordinance #1147, pertaining to the **South Water Tower Place Planned Unit Development (PUD)**, Section 043-02: *Conditions*; Subsection B: *Land Use Design Criteria*; Subsection 2: *Architecture*; is hereby amended by deleting the following highlighted text and adding the following bolded italicized text:

1. Architecture: ~~Architectural design and use of materials for the construction of any building within the property shall be accomplished in a manner compatible with PCP Professional Commerce Park Zone District building materials. The architectural design of any building shall be acceptable to the City and all buildings within the property shall have as a primary element of the exterior being face brick with all sides of any building built on the property consistent in design and use of materials. No wood, masonite, visible asphaltic exterior wall or roof material, aluminum siding, nonarchitectural sheet metal, concrete block, or other similar materials shall constitute a portion of any building except as a trim material, unless the City Council of West Des Moines, after having received a recommendation from the Planning and Zoning Commission of West Des Moines shall determine said material when used as a primary element, enhances the physical appearance, or provides continuity desired to unite all structures within the property together into one project concept.~~

1. Architecture: ***The architectural design of any building within this development shall be acceptable to the City. Corporate or franchise architecture is prohibited.***

   Building design within the development shall provide facades that are varied in height and massing, articulated to provide visual interest thru the use of fenestration, materials and design elements, and establish a unique identity that responds to the context of its surroundings. All sides to each building shall receive high quality treatment (360 degree architecture). There are no "backs" to a building. Entrances into buildings should be easily identified through the use of building design and detailing. Materials should change with the change in building plane and be organized to provide the appearance of three-dimensional elements. Buildings shall provide visual cohesiveness through the use of colors, materials, and design elements that are similar to or complimentary to adjacent buildings. Trim and structural elements such as posts or columns shall be sized to the scale of the building.

   Materials should be durable, economically maintained and of a quality that will maintain their

appearance over a prolonged time such as face brick, stone or architectural concrete and metal panels. Natural materials such as wood or composite materials such as fiber cement and other similar materials shall not constitute any portion of any building, except as a trim material, unless it can be demonstrated that the material can provide the same level of durability and quality as noted above. Use of vinyl materials is prohibited.

SECTION 2. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of the 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 3. VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in 1-4-1 of the City Code of the City of West Des Moines, Iowa.

SECTION 4. OTHER REMEDIES. In addition to the provisions set out in the 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 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as required by law.

Passed and approved by the City Council on the 6th day of April, 2015.

_____

Steven K. Gaer, Mayor

ATTEST:

_____

Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____ _____, 2015.

_____

Ryan T. Jacobson
City Clerk