CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 18, 2015

ITEM: Jordan West, Southwest corner of EP True Parkway and Jordan Creek Parkway – Amend Comprehensive Plan Land Use from Office (OF) to Support Commercial (SC) and Medium Density Residential (MD) and amend the Area Development Plan for the site – Ryan Companies US, Inc. & Bridgewood Commercial I, LLC - CPA-002561-2014 & ADP-002562-2014

RESOLUTION: Approval of Comprehensive Plan Amendment
RESOLUTION: Approval of Area Development Plan Amendment

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicants, Ryan Companies US, Inc. and Bridgewood Commercial 1, LLC, are requesting approval of both a Comprehensive Plan Land Use Amendment and Area Development Plan Amendment for property located on the southwest corner of E.P. True Parkway and Jordan Creek Parkway, between EP True Parkway and Bridgewood Boulevard. The applicants are requesting to change the land use designations from Office (OF) to a combination of Support Commercial (SC) and Medium Density Residential (MD) to allow various retail establishments, offices, restaurants, a hotel, a convenience store, and an approximately 190 unit, medium density, apartment complex. The commercial aspect of the development will be located primarily along the eastern portion of the property; while the residential component will be located in the western corner of the site, north and east of the existing Park's greenbelt and trail.

In addition, the applicants are requesting to amend the Area Development Plan to adjust the planning parcels identified, land uses, and primary circulation routes. The Area Development Plan was established in conjunction with the Jordan West Specific Plan when the development of the area was anticipated to be primarily an office park. The Area Development Plan includes both the Jordan West property, as well as the Bridgewood Commercial property (Bridgewood Plat 1, Lot 33).

An amendment of the Jordan West Specific Plan Amendment to establish development regulations and limitations in respect to the proposed commercial-residential development of the Jordan West property is anticipated to be brought forward for consideration at the next Plan and Zoning Commission and City Council meetings. Establishment of the appropriate Specific Plan Ordinance for the Bridgewood Commercial property will occur at a later date when development details are known and development is pending. As part of the establishment of the Specific Plan for the property, an amendment to the Bridgewood PUD will be necessary to remove the property from that PUD.

Plan and Zoning Commission Action:
Vote: 4-0 for approval, with Commissioner(s) Erickson, Brown and Crowley absent.
Date: May 11, 2015
Motion: Adopt a resolution recommending the City Council approve the Comprehensive Plan Amendment and Area Development Plan Amendment.

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee - *Development & Planning – 1/15/2015 & 3/12/2015*
- Staff Review and Comment
  - *Bridgewood Drive Extension*
  - *Original Jordan West Office Park Development*
  - *Area Development Plan*

- Comprehensive Plan Consistency
- Town Center Overlay District Consistency
- Noticing Information
- Staff Recommendation and Conditions of Approval – Comprehensive Plan
- Staff Recommendation and Conditions of Approval – Area Development Plan
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Comprehensive Plan Land Use map amendment for approximately 45.2 acres from Office (OF) to Support Commercial (SC) (areas A and C on Exhibit I, Attachment F) and Medium Density Residential (MD) (area B on Exhibit I, Attachment F); and approve an amendment to the associated Area Development Plan to adopt that indicated in Exhibit I, Attachment F, subject to the applicant meeting all City Code requirements and the following:

1. The applicant, Ryan Companies US, Inc., receiving City Council approval of an amended Jordan West Specific Plan detailing specific development regulations, allowances, and limitations prior to development of any portion of the Jordan West property; and

2. The applicant of Lot 33, Bridgewood Plat 1, Bridgewood Commercial 1, LLC., receiving City Council approval of an amendment to the Bridgewood PUD to remove the property from the PUD, and City Council approval of a Rezoning Request to establish a Specific Plan Ordinance over the property detailing specific development regulations, allowances, and limitations prior to development of any portion of the subject property.

Lead Staff Member: Brian S. Portz, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	Des Moines Register Community Section	
Date(s) Published	5/1/2015	
Letter sent to surrounding property owners		4/28/2015

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	1/15/2015 & 3/12/2015		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution - Comprehensive Plan Amendment
- Attachment B - Plan and Zoning Commission Resolution – Area Development Plan
  - Exhibit A – Conditions of Approval
- Attachment C - Location Map
- Attachment D - Current Comprehensive Plan Land Use Map
- Attachment E - Current Area Development Plan
- Attachment F - Proposed Area Development Plan/Comprehensive Plan Land Use Map

Exhibit II - City Council Resolution – Comprehensive Plan Amendment

Exhibit III - City Council Resolution – Area Development Plan Amendment

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: May 11, 2015

Item: Jordan West, Southwest corner of EP True Parkway and Jordan Creek Parkway – Amend Comprehensive Plan Land Use from Office (OF) to Support Commercial (SC) and Medium Density Residential (MD) and amend the Area Development Plan for the site – Ryan Companies US, Inc. & Bridgewood Commercial I, LLC
CPA-002561-2014 & ADP-002562-2014

Requested Action: Approval of Comprehensive Plan and Area Development Plan Amendments

Case Advisor: Brian Portz, AICP

Applicant's Request: The applicants, Ryan Companies US, Inc. and Bridgewood Commercial 1, LLC, are requesting approval of both a Comprehensive Plan Land Use Amendment and Area Development Plan Amendment for property located on the southwest corner of E.P. True Parkway and Jordan Creek Parkway, between EP True Parkway and Bridgewood Boulevard. The applicants are requesting to change the land use designations from Office (OF) to a combination of Support Commercial (SC) and Medium Density Residential (MD) to allow various retail establishments, offices, restaurants, a hotel, a convenience store, and an approximately 190 unit, medium density, apartment complex. The commercial aspect of the development will be located primarily along the eastern portion of the property; while the residential component will be located in the western corner of the site, north and east of the existing Park's greenbelt and trail.

In addition, the applicants are requesting to amend the Area Development Plan to adjust the planning parcels identified, land uses, and primary circulation routes. The Area Development Plan was established in conjunction with the Jordan West Specific Plan when the development of the area was anticipated to be primarily an office park. The Area Development Plan includes both the Jordan West property, as well as the Bridgewood Commercial property (Bridgewood Plat 1, Lot 33).

An amendment of the Jordan West Specific Plan Amendment to establish development regulations and limitations in respect to the proposed commercial-residential development of the Jordan West property is anticipated to be brought forward for consideration at the next Plan and Zoning Commission and City Council meetings. Establishment of the appropriate Specific Plan Ordinance for the Bridgewood Commercial property will occur at a later date when development details are known and development is pending. As part of the establishment of the Specific Plan for the property, an amendment to the Bridgewood PUD will be necessary to remove the property from that PUD.

History: The properties are currently undeveloped ground. The Bridgewood PUD was adopted in 1997 and has been amended ten times since. Bridgewood Plat 1 was approved in 1998. Jordan West Plat 1 was approved in June of 2007, and Jordan West Plat 2 approved in February, 2008. In 2007, an Area Development Plan and Specific Plan Ordinance for the Jordan West property was approved that provided regulations for the development of offices on the property with internal private streets.

City Council Subcommittee: The Specific Plan for the development of this property was presented to the Development and Planning City Council Subcommittee on January 15, 2015 and again on March 12, 2015. The main item of discussion was the extension of Bridgewood Drive through the development and potential traffic calming measures that could be implemented to reduce the impact of the development on the adjacent Bridgewood single family residential development. The Subcommittee acknowledged the need for Bridgewood Drive to continue through the Jordan West development and connect to either EP True Parkway or Jordan Creek Parkway. The Subcommittee was supportive of the proposal and the applicant was directed to work with the neighbors to identify measures to best address their concerns. Additionally, concern was raised with the height of the proposed hotel. The applicant has indicate a willingness to limit the maximum height to 50'.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would summarize the following:

- *Bridgewood Drive Extension*: Existing Bridgewood Drive to the south is a public street. This roadway needs to be continued to connect to either EP True Parkway or Jordan Creek Parkway. The applicant is in agreement with extending the roadway; however, they wish to make it a private roadway through their development so as to limit the amount of land encompassed as right-of-way. The City has no issue with the roadway being private through the Jordan West development; however, when a public street terminates into a private roadway, there needs to be clear demarcation line and a means for which City vehicles (snow plows and maintenance trucks) to turn around. To allow for this, and in response to the neighbors request that traffic calming measures such as splitter islands, traffic control measures, and/or speed bumps be implemented, Jordan West will be requesting a vacation of that portion of the public street that lies north of the Bridgewood Drive and Beechtree Lane intersection. This will allow City vehicles to turn onto Beechtree Lane and serve as the demarcation line between the public and private portions of Bridgewood Drive. The vacation request will be presented at upcoming Plan and Zoning Commission and City Council meetings for consideration.

- *Original Jordan West Office Park Development*: In 2007, an Area Development Plan and Specific Plan Ordinance was approved by the City Council for the development of the then titled, Jordan West Office Park. At the time, this development was to be an office park with 2 and 3-story office buildings with allowances for one hotel, one bank, and one restaurant. Bridgewood Drive was indicated to extend and tie into Jordan Creek Parkway, approximately mid-way between EP True Pkwy and Bridgewood Boulevard. Two other primarily north-south roadways tied into the extended Bridgewood Drive that routed traffic to/from EP True Parkway (see Attachment E). The new development proposal is for a primarily commercial development along the eastern portion and apartment complex to the west. Bridgewood Boulevard is intended to extend north and tie into EP True Parkway. A connection to Jordan Creek Parkway will tie into Bridgewood Drive and a secondary north-south roadway is intended through the commercial portion of Jordan West, as well as the Bridgewood Commercial property immediately south which ultimately will tie EP True Pkwy to Bridgewood Boulevard (see Attachment F).

- *Area Development Plan:* The Town Center Overlay District is broken out into multiple defined geographic areas. The subject properties are located within Area 6. An Area Development Plan is required for all developments within the Town Center Overlay District. The applicant has submitted an Area Development Plan which outlines the planning units, basic street system, ingress and egress, utilities, and stormwater detention areas. The applicant is proposing three different planning units on the site. Planning Unit A, which makes up the largest portion of the site, will have a designated land use of Support Commercial, and will be comprised of offices, a large multi-tenant retail building, smaller retail establishments, bank, pharmacy, hotel, and restaurants. Planning unit B will be designated as Medium Density Residential and will consist of an approximately 190 unit apartment development. Planning unit C will also be designated as Support Commercial. Planning units A and B are currently owned by Jordan West, while Planning unit C is owned by Bridgewood Commercial 1, LLC. Currently, the developer of Planning unit C is indicating that he intends two 2-story retail/office buildings along the west with under-building parking, with possibly a bank, retail establishment, and/or restaurant along Jordan Creek Parkway. This developer has indicated he has no intentions of including either a convenience store or hotel into his development. Staff supports the approval of the Area Development Plan, as it meets the intent of the Overlay District Guidelines and therefore, provides considerations for area wide planning for future development.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Town Center Overlay District Consistency: The proposed project has been reviewed for consistency with the Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed project is consistent with the Town Center Overlay District Guidelines in that the plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

Noticing Information: On May 1, 2015, notice for the May 11, 2015, Plan and Zoning Commission and May 18, 2015, City Council Public Hearings on this project was published in the Des Moines Register Community Section. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on April 28, 2015.

Staff Recommendation And Conditions Of Approval - Comprehensive Plan: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and the Town Center Overlay District, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of the Comprehensive Plan Land Use map amendment for approximately 45.2 acres from Office (OF) to Support Commercial (SC) (areas A and C on Attachment F) and Medium Density Residential (MD) (area B on Attachment F), subject to the applicant meeting all City Code requirements.

Staff Recommendation And Conditions Of Approval - Area Development Plan: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and the Town Center Overlay District, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of an amendment to the associated Area Development Plan to adopt that indicated in Attachment F, subject to the applicant meeting all City Code requirements and the following:

1. The applicant, Ryan Companies US, Inc., receiving City Council approval of an amended Jordan West Specific Plan detailing specific development regulations, allowances, and limitations prior to development of any portion of the Jordan West property; and

2. The applicant of Lot 33, Bridgewood Plat 1, Bridgewood Commercial 1, LLC., receiving City Council approval of an amendment to the Bridgewood PUD to remove the property from the PUD, and City Council approval of a Rezoning Request to establish a Specific Plan Ordinance over the property detailing specific development regulations, allowances, and limitations prior to development of any portion of the subject property.

Property Owners/Applicants:

Ryan Companies US, Inc.
14001 University Avenue, Suite 300
Clive, IA 50325
Attn: Brad Schoenfelder
brad.schoenfelder@ryancompanies.com

Bridgewood Commercial I, LLC
c/o Signature Real Estate Services, Inc.
12035 University Avenue, Suite 101
Clive, Iowa 50325
Attn: David I. Hansen, Vice President
Dave@SignatureRES.com

Applicant's Representatives:

Civil Engineering Consultants
2400 86th Street, Suite 12
Des Moines, IA 50322
Attn: Ed Arp
arp@ceclac.com

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution – Comprehensive Plan Amendment
Attachment B	-	Plan and Zoning Commission Resolution – Area Development Plan
Attachment C	-	Location Map
Attachment D	-	Current Comprehensive Plan Land Use Map
Attachment E	-	Current Area Development Plan
Attachment F	-	Proposed Area Development Plan/Comprehensive Plan Land Use Map

RESOLUTION NO. PZC-15-027

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 45.2 ACRES LOCATED ON THE SOUTHWEST CORNER OF E.P. TRUE PARKWAY AND JORDAN CREEK PARKWAY TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP DESIGNATION FROM OFFICE (OF) TO SUPPORT COMMERCIAL (SC) AND MEDIUM DENSITY RESIDENTIAL (MD)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owners and applicants, Ryan Companies US, Inc. and Bridgewood Commercial 1, LLC., have requested an amendment to the Comprehensive Plan Land Use Map (CPA-002561-2014) to change the land use designation from Office (OF) to Support Commercial (SC) (planning areas A and C on Attachment F of the staff report) and from Office (OF) to Medium Density Residential (MD) (planning area B on Attachment F of the staff report) for that approximately 45.2 acres located southwest of E.P. True Parkway and Jordan Creek Parkway and within part of the area legally described as follows:

Legal Description

PARCEL 'A' OF THE SURVEY OF PARCEL 'Z' IN THE SE 1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, AS SHOWN IN BOOK 2002, PAGE 17509 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA, EXCEPT THAT PART OF SAID PARCEL 'A' CONVEYED TO THE CITY OF WEST DES MOINES IN DEED FILED IN BOOK 2004, PAGE 3761.

SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AS A POINT OF REFERENCE AT THE E 1/4 CORNER OF SECTION 11-78-26; THENCE S00°00'07"W, 855.09 FEET ALONG THE EAST LINE OF SECTION 11 TO A POINT; THENCE N89°59'59"W, 82.67 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY; THENCE S00°00'07"W, 1105.69 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT; THENCE N89°59'53"W, 592.24 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S45°05'04"W, 94.76 FEET TO A POINT; THENCE N45°01'53"W, 126.89 FEET TO A POINT; THENCE N69°32'48"W, 204.69 FEET TO A POINT; THENCE N44°10'53"W, 1027.22 FEET TO A POINT ON THE SOUTH LINE OF BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT; THENCE N40°54'26"E, 186.35 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N12°58'12"W, 276.547 FEET ALONG THE EAST LINE OF BRIDGEWOOD SCHOOL TO A POINT; THENCE N25°57'55"E, 204.18 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY; THENCE S62°11'29"E, 371.10 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 465.91 FEET AND A CHORD BEARING OF S76°05'41"E TO A POINT OF TANGENCY; THENCE S89°59'53"E, 696.41 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S44°52'19"E, 49.61 FEET TO THE POINT OF BEGINNING

AND

LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, CONTAINING 45.186 ACRES MORE OR LESS.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on May 11, 2015, this Commission held a duly-noticed hearing to consider the application for Comprehensive Plan Amendment (CPA-002561-2014);

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The request for a change in the land use designation from Office (OF) to Support Commercial (SC) and Medium Density Residential (MD) consistent with that indicated in Attachment F of the staff report, for that approximately 45.2 acres located within property located southwest of E.P. True Parkway and Jordan Creek Parkway and legally described above is recommended to the City Council for approval.

PASSED AND ADOPTED on May 11, 2015.

Chris Costa ~~Michele Brown,~~ Vice Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on May 11, 2015, by the following vote:

AYES: Andersen, Costa, Hatfield, Southworth
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: Crowley, Erickson, Brown

ATTEST:

Recording Secretary

ATTACHMENT B

RESOLUTION NO. PZC-15-028

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN AMENDMENT TO THE JORDAN WEST AREA DEVELOPMENT PLAN (ADP-002562-2014)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owners and applicants, Ryan Companies US, Inc. and Bridgewood Commercial 1 LLC., have requested approval for an amended Area Development Plan for that certain 45.2 acre site located at the southwest corner of E.P. True Parkway and Jordan Creek Parkway to approve the Jordan West Area Development Plan.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on May 11, 2015 this Commission held a duly-noticed meeting to consider the application for Jordan West Area Development Plan (ADP-002562-2014)

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated May 11, 2015, or as amended orally at the Plan and Zoning Commission hearing of May 11, 2015, are adopted.

SECTION 2. THE AREA DEVELOPMENT PLAN (ADP-002562-2014) as presented in Attachment F of the staff report is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated May 11, 2015, including conditions added at the meeting, and attached hereto as Exhibit 'A'. Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 11, 2015.

Chris Costa ~~Michele Brown~~, Vice Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on May 11, 2015 by the following vote:

AYES: Andersen, Costa, Hatfield, Southworth
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: Crowley, Erickson, Brown

ATTEST:

Recording Secretary

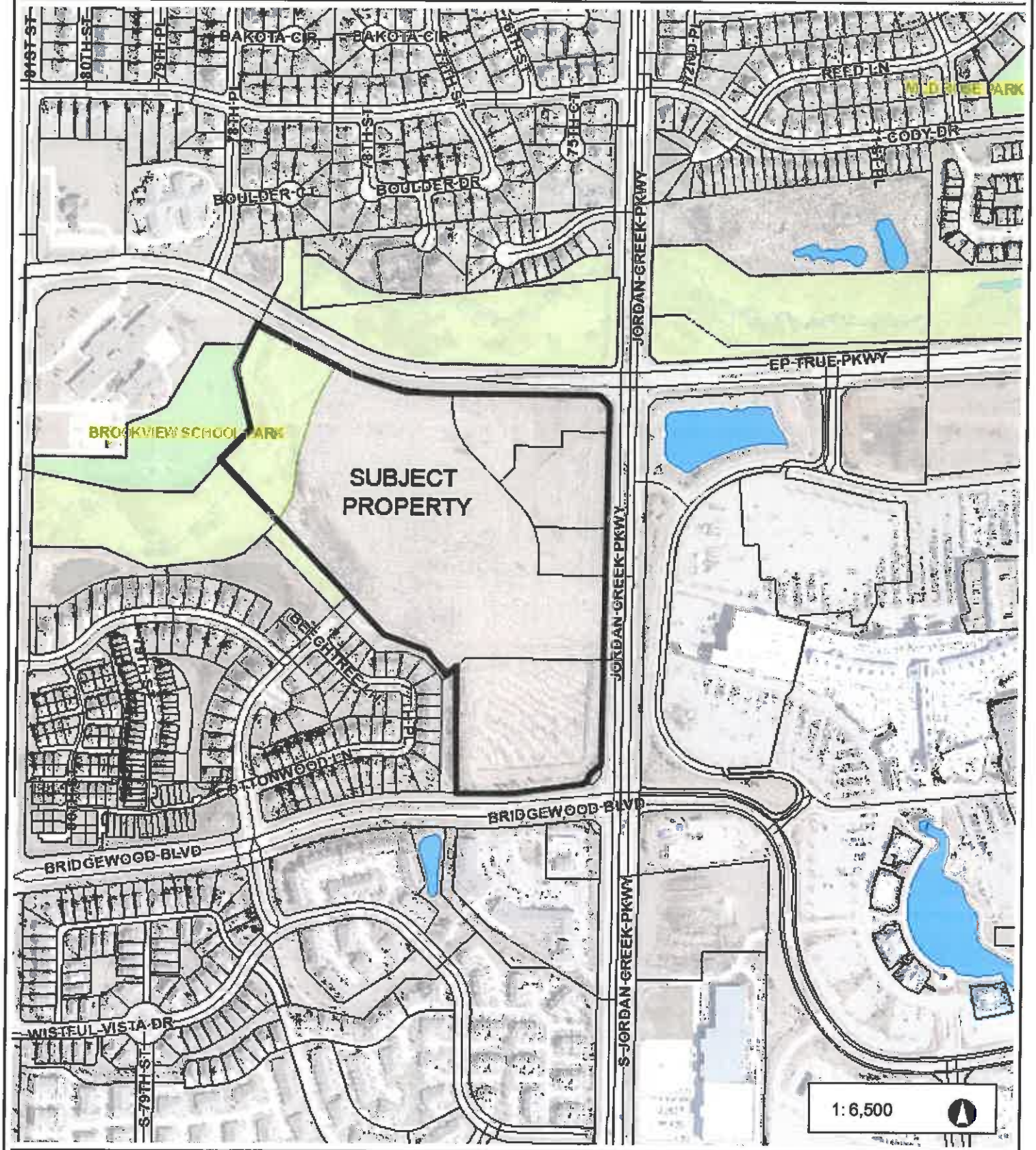
Exhibit A
Conditions of Approval

1. The applicant, Ryan Companies US, Inc., receiving City Council approval of an amended Jordan West Specific Plan detailing specific development regulations, allowances, and limitations prior to development of any portion of the Jordan West property; and

2. The applicant of Lot 33, Bridgewood Plat 1, Bridgewood Commercial 1, LLC., receiving City Council approval of an amendment to the Bridgewood PUD to remove the property from the PUD, and City Council approval of a Rezoning Request to establish a Specific Plan Ordinance over the property detailing specific development regulations, allowances, and limitations prior to development of any portion of the subject property.

Jordan West PUD

ATTACHMENT C



1,083.3 0 541.67 1,083.3 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

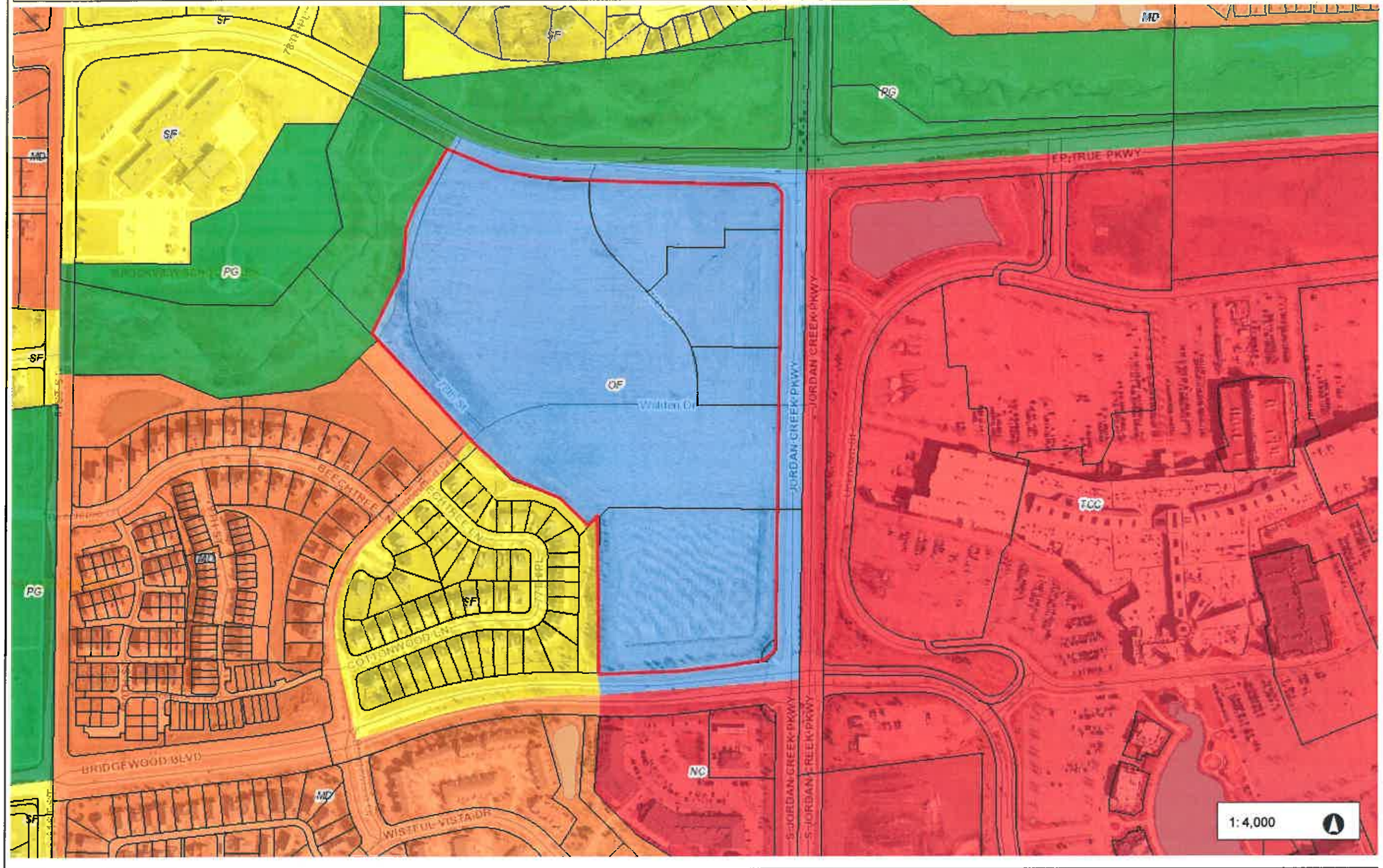
© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Current Comprehensive Plan Land Use Map

ATTACHMENT D



Legend

- Parcels
- Comprehensive Plan Land Use
  - OS: Open Space
  - PG: Parks & Greenways
  - LD: Low Density Residential
  - SF: Single Family Residential
  - MD: Medium Density Residential
  - HD: High Density Residential
  - MF: Manufactured Homes
  - MU: Mixed Use
  - RC: Regional Commercial
  - TCC: Town Center Commercial
  - CMC: Community Commercial
  - SO: Support Office
  - NC: Neighborhood Commercial
  - SC: Support Commercial
  - HC: Highway Commercial
  - CVC: Convenience Commercial
  - VJ SC: Valley Junction Commercial
  - HBC: Historic Business
  - OF: Office
  - GI: General Industrial
  - LI: Light Industrial
  - BP: Business Park
  - WR: Warehouse/Retail
- Parks
- Greenways

666.7 0 333.33 666.7 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

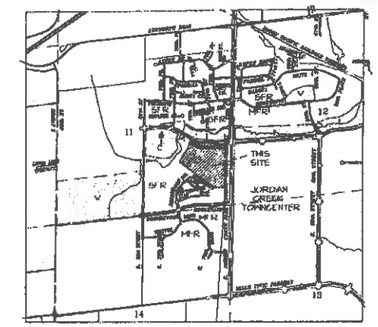
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

AREA DEVELOPMENT PLAN

JORDAN WEST
OFFICE PARK

SHEET 1 OF 2

Attachment E



City of West Des Moines
AREA DEVELOPMENT PLAN APPROVAL
and Zoning Commission: January 28, 2007 Item # 10
Council: January 29, 2007 Item # 10
Eng Department: February 1, 2007
ADP-2006-03

RECEIVED
CITY OF WDM
FEB 01 2007
DEVELOPMENT SERVICES

VICINITY SKETCH

OWNER/DEVELOPER

PLANNING UNITS 'A', 'B', 'C', 'D'

RYAN COMPANIES US, INC.
1801 50TH STREET, SUITE 100
WEST DES MOINES, IA 50266
515-804-8526 PHONE
515-804-8516 FAX
ATTN: DOUG DIECK

PLANNING UNIT 'E'

BOARDWALK DEVELOPMENT COMPANY NO 1 LLC
415 S. 50TH STREET, SUITE 800
WEST DES MOINES, IA 50265
PHONE: 276-6755
FAX: 276-2745
ATTN: JOHN M. GRUBB

LEGAL DESCRIPTION

A PARCEL OF LAND IN PARCEL 'Z', IN THE SE 1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE E 1/4 CORNER OF SECTION 11-78-26; THENCE S00°00'07"W, 825.04 FEET ALONG THE EAST LINE OF SECTION 11 TO A POINT; THENCE N89°59'53"W, 82.67 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY; THENCE S00°00'07"W, 1105.69 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT; THENCE N89°59'53"W, 542.24 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S45°05'04"W, 44.76 FEET TO A POINT; THENCE N45°01'55"W, 126.84 FEET TO A POINT; THENCE N64°52'48"W, 204.64 FEET TO A POINT; THENCE N44°10'53"W, 1027.22 FEET TO A POINT ON THE SOUTH LINE OF BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT; THENCE N40°54'26"E, 186.35 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N12°58'12"W, 276.547 FEET ALONG THE EAST LINE OF BRIDGEWOOD SCHOOL TO A POINT; THENCE N25°57'55"E, 204.18 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY; THENCE S62°11'24"E, 371.10 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 465.91 FEET AND A CHORD BEARING OF S76°05'41"E TO A POINT OF TANGENCY; THENCE S89°59'53"E, 646.41 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S44°52'19"E, 44.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.246 ACRES MORE OR LESS.

AND

LOT 33 OF BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND CONTAINING 8.192 ACRES MORE OR LESS.

ZONING

EXISTING: BRIDGEWOOD P.U.D. - SINGLE FAMILY RESIDENTIAL
PROPOSED: JORDAN WEST SPECIFIC PLAN (UNDERLYING ZONING - OFFICE)

COMPREHENSIVE PLAN

EXISTING: OFFICE & SINGLE FAMILY RESIDENTIAL
PROPOSED: OFFICE

LAND USE

EXISTING: OFFICE
PROPOSED: OFFICE

LEGEND

- OPEN CHANNEL
- POTENTIAL VEHICULAR ACCESS POINTS
- POTENTIAL VEHICULAR CONNECTIONS
- POTENTIAL SANITARY SEWER LAYOUT
- PROPOSED R.O.W. LINES
- POTENTIAL PRIVATE TRAIL
- WATER FEATURE
- PROPOSED CITY TRAILS
- INTERSECTIONS TO BE SIGNALIZED

PLANNING UNITS

A OFFICE
8.17 ACRES
LAND USE: OFFICE
BANK
HOTEL - 160 ROOMS

B OFFICE
2.40 ACRES
LAND USE: OFFICE
RESTAURANT

C OFFICE
5.62 ACRES
LAND USE: OFFICE

D OFFICE
15.77 ACRES
LAND USE: OFFICE

E OFFICE
8.132 ACRES
LAND USE: OFFICE

MAJOR STREET PATTERNS & PLANNING UNITS

NORTH
SCALE: 1"=100'
0 50' 100' 200'

LAC
Landscape Architectural Consultants, Inc.

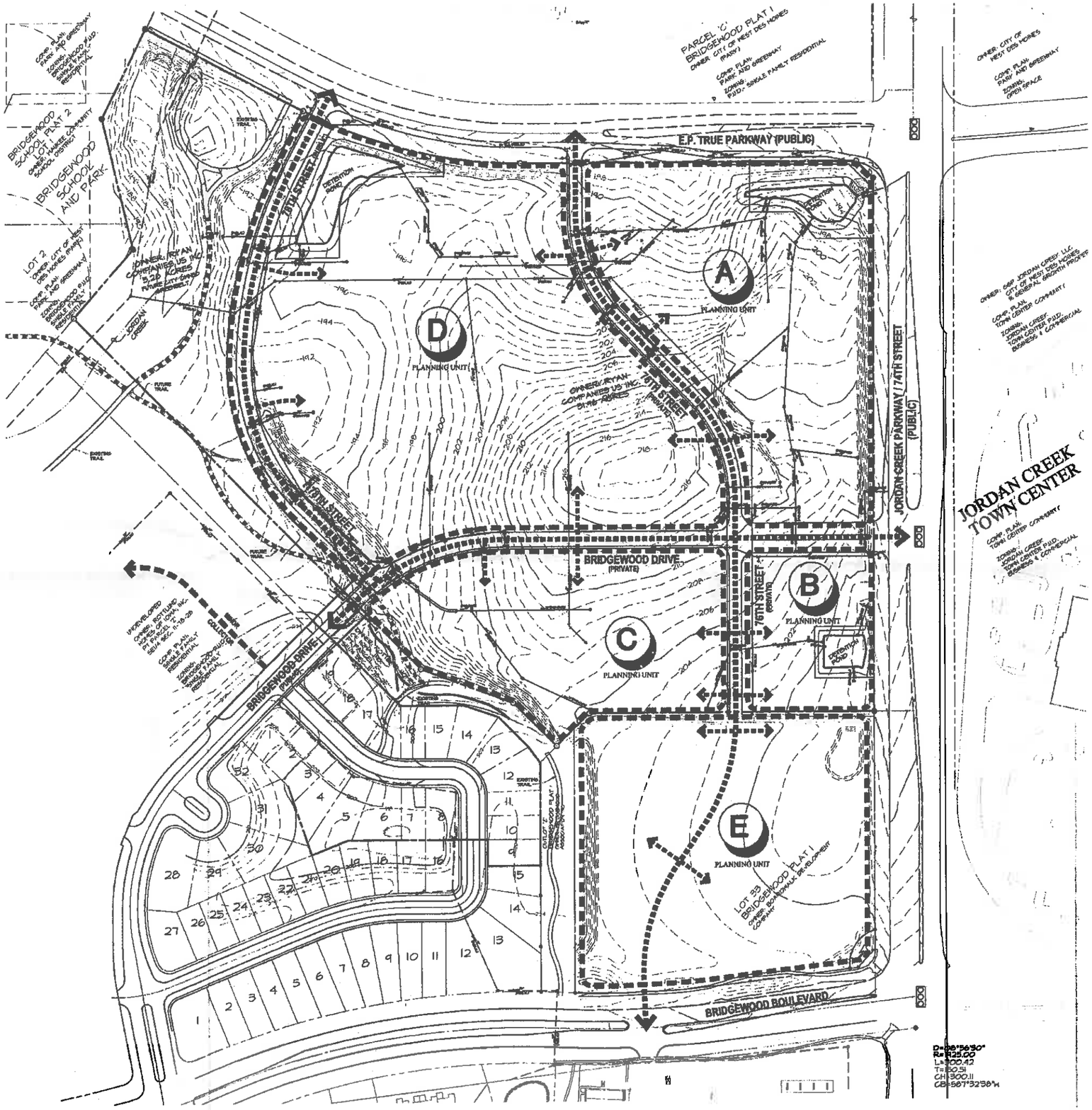
CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecinc.com

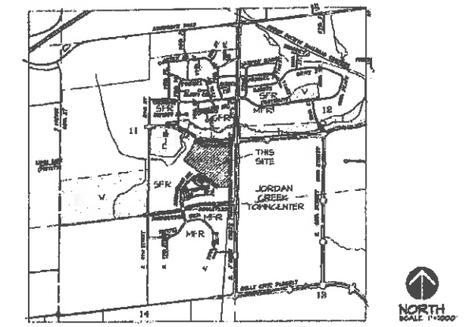
A-1422

AREA DEVELOPMENT PLAN

JORDAN WEST
OFFICE PARK

SHEET 2 OF 2





VICINITY SKETCH

OWNER/DEVELOPER

PLANNING UNITS 'A', 'B', 'C', 'D'

RYAN COMPANIES US, INC.
1501 50TH STREET, SUITE 100
WEST DES MOINES, IA 50266
515-204-8526 PHONE
515-204-8516 FAX
ATTN: DOUG DIECK

PLANNING UNIT 'E'

BOARDWALK DEVELOPMENT COMPANY NO 1 LLC
475 S. 50TH STREET, SUITE 600
WEST DES MOINES, IA 50265
PHONE: 276-6755
FAX: 276-2793
ATTN: JOHN W. GRUBB

LEGEND

- OPEN CHANNEL
- POTENTIAL VEHICULAR ACCESS POINTS
- POTENTIAL VEHICULAR CONNECTIONS
- POTENTIAL SANITARY SEWER LAYOUT
- PROPOSED R.O.W. LINES
- POTENTIAL PRIVATE TRAIL
- WATER FEATURE
- PROPOSED CITY TRAILS
- INTERSECTIONS TO BE SIGNALIZED

INFRASTRUCTURE, DRAINAGE & DETENTION

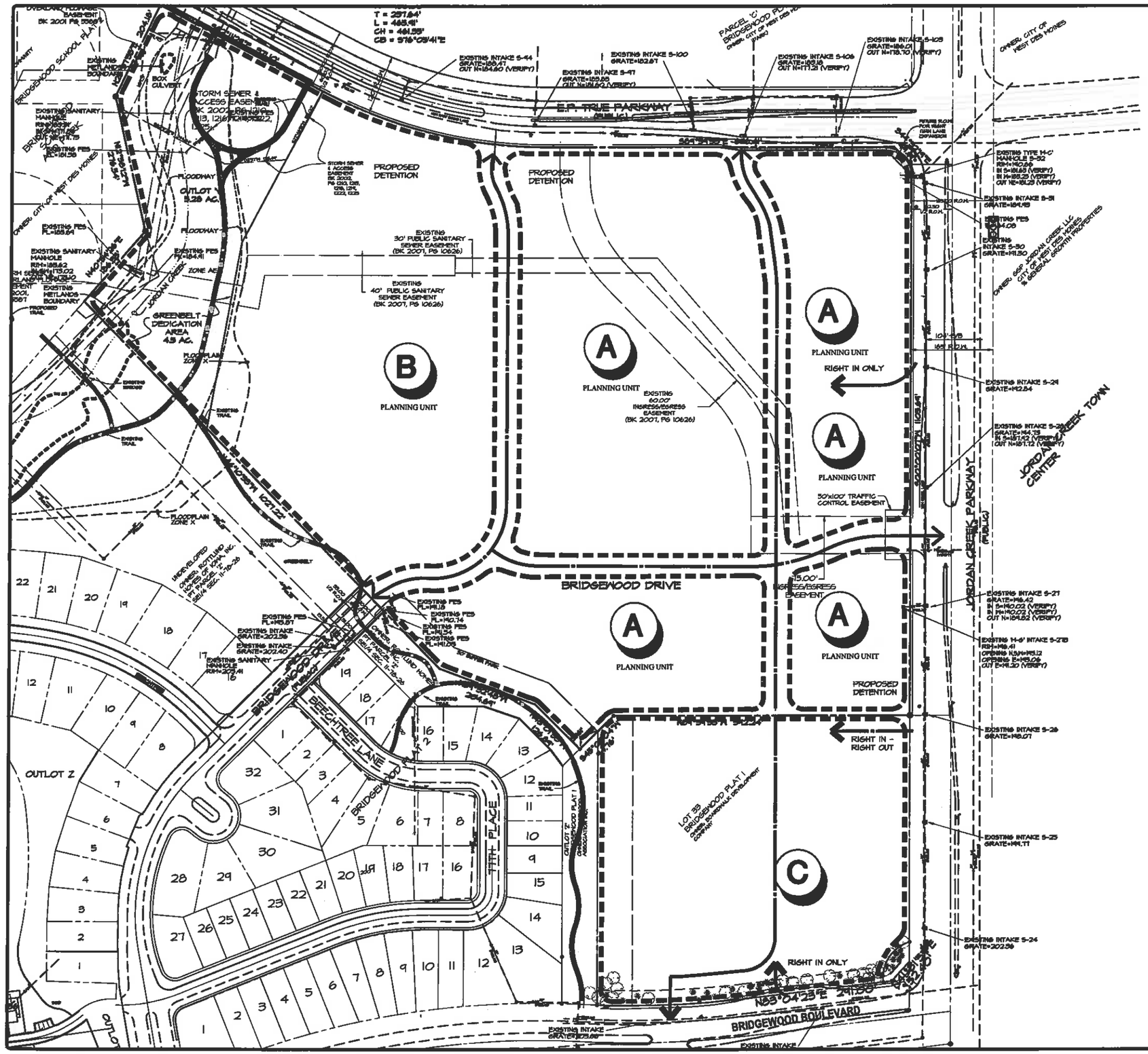
NORTH
SCALE: 1"=100'
0 50' 100' 200'

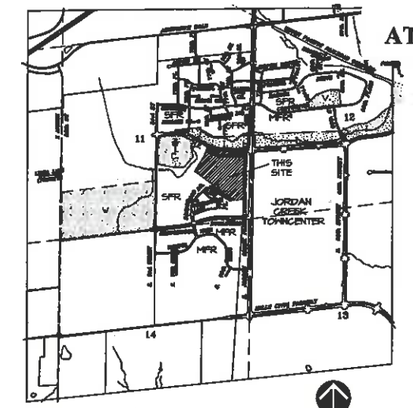
LAC
Landscape Architectural Consultants, Inc.

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@ceciac.com

A-1422

ATTACHMENT F





VICINITY SKETCH

OWNER/DEVELOPER

RYAN COMPANIES US, INC.
14001 UNIVERSITY AVENUE, SUITE 300
CLIVE, IA 50325
515-304-8500 PHONE
515-304-8516 FAX
ATTN: BRAD SHOENFELDER

COMPREHENSIVE PLAN

EXISTING: OFFICE
PROPOSED: SUPPORT COMMERCIAL & MEDIUM DENSITY RESIDENTIAL

ZONING

EXISTING: JORDAN WEST SPECIFIC PLAN (UNDERLYING ZONING DESIGNATION - OFFICE)
PROPOSED: JORDAN WEST SPECIFIC PLAN (UNDERLYING ZONING DESIGNATION - SUPPORT COMMERCIAL & MEDIUM DENSITY RESIDENTIAL)

LEGAL DESCRIPTION

PARCEL 'A' OF THE SURVEY OF PARCEL 'Z' IN THE SE 1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 29 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, AS SHOWN IN BOOK 2002, PAGE 1150 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA, EXCEPT THAT PART OF SAID PARCEL 'A' CONVEYED TO THE CITY OF WEST DES MOINES IN DEED FILED IN BOOK 2004, PAGE 5781.

SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AS A POINT OF REFERENCE AT THE E 1/4 CORNER OF SECTION 11-78-29; THENCE S00°00'07"W, 855.04 FEET ALONG THE EAST LINE OF SECTION 11 TO A POINT; THENCE N84°59'59"W, 52.81 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY; THENCE S00°00'07"W, 1031.41 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT; THENCE N89°59'59"W, 1912.04 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S49°29'04"W, 44.78 FEET TO A POINT; THENCE N49°01'39"W, 129.84 FEET TO A POINT; THENCE N84°32'49"W, 204.44 FEET TO A POINT; THENCE N44°10'59"W, 1027.23 FEET TO A POINT ON THE SOUTH LINE OF BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT; THENCE N40°34'28"E, 164.83 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N27°39'00"W, 218.34 FEET ALONG THE EAST LINE OF BRIDGEWOOD SCHOOL TO A POINT; THENCE N23°37'59"E, 204.18 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY; THENCE S43°10'24"E, 57.10 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1910.00 FEET, AN ARC LENGTH OF 493.14 FEET AND A CHORD BEARING OF S78°05'41"E TO A POINT OF TANGENCY; THENCE S84°59'59"E, 646.41 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S44°52'41"E, 41.61 FEET TO THE POINT OF BEGINNING

AND

LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA,

CONTAINING 43.189 ACRES MORE OR LESS.

PLANNING UNITS

(A) SUPPORT COMMERCIAL

22.0 ACRES
LAND USE: OFFICE
BANK
HOTEL - 170 ROOMS
PHARMACY
C-STORE
RESTAURANT
RETAIL

(B) MULTI-FAMILY

15.0 ACRES
LAND USE: MEDIUM DENSITY RESIDENTIAL

(C) SUPPORT COMMERCIAL

8.132 ACRES
LAND USE: OFFICE
BANK
HOTEL
PHARMACY
RESTAURANT
RETAIL

SCALE: 1"=100'
0' 100' 200'
NORTH

CEC
Civil Engineering Consultants
2400 86th Street, Unit 12 . Des Moines, Iowa
515.276.4884 . Fax: 515.276.7084 . mail@

DATE.	REVISIONS	COMMENTS
	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: JULY 01, 2014
DESIGNED BY: S.J.D.
DRAWN BY: MM

JORDAN WEST
WEST DES MOINES, IA.
AREA DEVELOPMENT PLAN & COMP. PLAN AMENDMENT

SHEET — OF 1

A-1649

Q:\A-FILES\A-1600\A1649_C3D Drawings\Construction Documents\A1649 ADP.dwg, 5/4/2015 9:04:36 AM, mmorgan, 1:1

Prepared by: B. Portz, Development Services Dept., PO Box 65320 West Des Moines IA 50265-0320 (515) 273-0770
When Recorded, Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES APPROVING AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP (CPA-002561-2014) FOR APPROXIMATELY 45.2 ACRES LOCATED ON THE SOUTHWEST CORNER OF E.P. TRUE PARKWAY AND JORDAN CREEK PARKWAY TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP DESIGNATION FROM OFFICE (OF) TO SUPPORT COMMERCIAL (SC) AND MEDIUM DENSITY RESIDENTIAL (MD)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owners and applicants, Ryan Companies US, Inc. and Bridgewood Commercial 1, LLC., have requested an amendment to the Comprehensive Plan Land Use Map (CPA-002561-2014) to change the land use designation from Office (OF) to Support Commercial (SC) (planning areas A and C on Exhibit I, Attachment F of the staff report) and from Office (OF) to Medium Density Residential (MD) (planning area B on Exhibit I, Attachment F of the staff report) for that approximately 45.2 acres located southwest of E.P. True Parkway and Jordan Creek Parkway and within part of the area legally described as follows:

LEGAL DESCRIPTION

PARCEL 'A' OF THE SURVEY OF PARCEL 'Z' IN THE SE 1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, AS SHOWN IN BOOK 2002, PAGE 17509 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA, EXCEPT THAT PART OF SAID PARCEL 'A' CONVEYED TO THE CITY OF WEST DES MOINES IN DEED FILED IN BOOK 2004, PAGE 3761.

SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AS A POINT OF REFERENCE AT THE E 1/4 CORNER OF SECTION 11-78-26; THENCE S00°00'07"W, 855.09 FEET ALONG THE EAST LINE OF SECTION 11 TO A POINT; THENCE N89°59'59"W, 82.67 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY; THENCE S00°00'07"W, 1105.69 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT; THENCE N89°59'53"W, 592.24 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S45°05'04"W, 94.76 FEET TO A POINT; THENCE N45°01'53"W, 126.89 FEET TO A POINT; THENCE N69°32'48"W, 204.69 FEET TO A POINT; THENCE N44°10'53"W, 1027.22 FEET TO A POINT ON THE SOUTH LINE OF BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT; THENCE N40°54'26"E, 186.35 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N12°58'12"W, 276.547 FEET ALONG THE EAST LINE OF BRIDGEWOOD SCHOOL TO A POINT; THENCE N25°57'55"E, 204.18 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY; THENCE S62°11'29"E, 371.10 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 465.91 FEET AND A CHORD BEARING OF S76°05'41"E TO A POINT OF TANGENCY; THENCE S89°59'53"E, 696.41 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S44°52'19"E, 49.61 FEET TO THE POINT OF BEGINNING

AND

LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, CONTAINING 45.186 ACRES MORE OR LESS.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on May 11, 2015, the Plan and Zoning Commission did recommend the City Council approve the Comprehensive Plan Amendment (CPA-002561-2014);

WHEREAS, on May 18, 2015, this City Council held a duly-noticed public hearing to consider the application for Comprehensive Plan Amendment (CPA-002561-2014);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

SECTION 1. The findings as stated in the staff report, dated May 18, 2015, or as amended orally at the City Council hearing of May 18, 2015, are adopted.

SECTION 2. The amendment of the Comprehensive Plan Land Use Map as described above is hereby adopted.

PASSED AND ADOPTED on May 18, 2015.

_____
Steven K. Gaer, Mayor

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on May 18, 2015, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Prepared by: B. Portz, Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING AN AMENDMENT TO THE JORDAN WEST AREA DEVELOPMENT PLAN (ADP-002562-2014) FOR PLANNING AREA 6 OF THE TOWN CENTER OVERLAY DISTRICT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owners and applicants, Ryan Companies US, Inc. and Bridgewood Commercial 1 LLC., have requested approval for an amended Area Development Plan for that certain 45.2 acre site located at the southwest corner of E.P. True Parkway and Jordan Creek Parkway, and legally described below to approve the Jordan West Area Development Plan.

Legal Description

PARCEL 'A' OF THE SURVEY OF PARCEL 'Z' IN THE SE 1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, AS SHOWN IN BOOK 2002, PAGE 17509 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA, EXCEPT THAT PART OF SAID PARCEL 'A' CONVEYED TO THE CITY OF WEST DES MOINES IN DEED FILED IN BOOK 2004, PAGE 3761.

SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AS A POINT OF REFERENCE AT THE E 1/4 CORNER OF SECTION 11-78-26; THENCE S00°00'07"W, 855.09 FEET ALONG THE EAST LINE OF SECTION 11 TO A POINT; THENCE N89°59'59"W, 82.67 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY; THENCE S00°00'07"W, 1105.69 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT; THENCE N89°59'53"W, 592.24 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S45°05'04"W, 94.76 FEET TO A POINT; THENCE N45°01'53"W, 126.89 FEET TO A POINT; THENCE N69°32'48"W, 204.69 FEET TO A POINT; THENCE N44°10'53"W, 1027.22 FEET TO A POINT ON THE SOUTH LINE OF BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT; THENCE N40°54'26"E, 186.35 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N12°58'12"W, 276.547 FEET ALONG THE EAST LINE OF BRIDGEWOOD SCHOOL TO A POINT; THENCE N25°57'55"E, 204.18 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY; THENCE S62°11'29"E, 371.10 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 465.91 FEET AND A CHORD BEARING OF S76°05'41"E TO A POINT OF TANGENCY; THENCE S89°59'53"E, 696.41 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S44°52'19"E, 49.61 FEET TO THE POINT OF BEGINNING

AND

LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY,

IOWA, CONTAINING 45.186 ACRES MORE OR LESS.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on May 11, 2015, the Plan and Zoning Commission did recommend to the City Council approval of the Area Development Plan (ADP-002562-2014);

WHEREAS, on, May 18, 2015, this City Council held a duly-noticed hearing to consider the application for the Area Development Plan (ADP-002562-2014);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated May 18, 2015, or as amended orally at the City Council hearing of May 18, 2015, are adopted.

SECTION 2. AREA DEVELOPMENT PLAN (ADP-002562-2014); is approved, subject to compliance with all the conditions in the staff report, dated May 18, 2015, including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 18, 2015.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on May 18, 2015, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

_____
Ryan T. Jacobson
City Clerk