CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 18, 2015

ITEM: Village of Ponderosa, Generally undeveloped parcels within the Village of Ponderosa – Amend the Comprehensive Plan Land Use Map, Area Development Plan, and Village of Ponderosa Specific Plan to align with new development concept – LENL, LLC and LEWF, LLC – CPA-002693-2015/ADP-002694-2015/ZCSP-002695-2015

RESOLUTION: Approval of Comprehensive Plan Amendment
RESOLUTION: Approval of Area Development Plan Amendment
ORDINANCE: Approval of Amendment to the Village of Ponderosa Specific Plan Ordinance

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, LENL, LLC and LEWF, LLC, is requesting approval of a Comprehensive Plan Land Use Amendment, an Area Development Plan Amendment and an amendment to the adopted Specific Plan Ordinance for the Village of Ponderosa development. These amendments generally apply to the undeveloped parcels within the development. The applicant is requesting to change the land use designations of the following:

- approximately 14.9 acres from Medium Density Residential (MD) to High Density Residential (HD),
- approximately 9.4 acres from Medium Density Residential (MD) to Single Family Residential (SF),
- approximately 2.1 acres from Medium Density Residential (MD) to Support Commercial (SC),
- approximately 12.4 acres from Support Commercial (SC) to High Density Residential (HD), and
- approximately 0.6 acre from Office (OF) to Support Commercial (SC).

Along with the land use changes, the amendments to the Area Development Plan and Specific Plan Ordinance will modify the development regulations and proposed architectural concepts as applicable to the various proposed land uses. Included in the new development proposal is incorporation of multi-story market-rate and active senior apartments, additional single-family detached residential lots, and a 4-story hotel adjacent to Market Street within the development.

Plan and Zoning Commission Action:
Vote: 4-0 for approval, with Commissioners Erickson, Brown and Crowley absent.
Date: May 11, 2015
Motion: Adopt a resolution recommending the City Council approve the Comprehensive Plan Amendment, Area Development Plan Amendment, and Amendment to the Village of Ponderosa Specific Plan Amendment.

Plan and Zoning Commission Discussion:
Dennis Reynolds, on behalf of the developer, Evercore Companies, gave an overview of the changes to the development from that originally approved. One resident spoke on concerns of reducing the amount of single family in the northern area and the amount of traffic that could be generated from the new plan. Mr. Reynolds responded by explaining that the traffic study that has been completed for the new development plan actually indicates a decrease in the number of trips to be generated. Staff provided an illustration of the original layout plan noting that various residential areas of the original plan including intended apartment buildings in the center core. Mr. Harty spoke in respect to a memo placed on the dais regarding completion of drainage improvements along the northern boundary of the property which abuts his property. The developer, Amit Goel, indicated that the improvements needed consisted of clearing a channel, removing a couple trees and installing sod and stated that he would get the improvements completed. The Commission had very little questions for the applicant or staff.

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 – 4/23/2015*
- Staff Review and Comment
  - *Single Family Development*
  - *Senior Housing*
  - *Market Rate Apartments*
  - *Apartment Clubhouse*
  - *Hotel*
  - *Parkland Dedication*
  - *Parking*
  - *Traffic*
  - *Architecture*
  - *Area Development Plan*
  - *Specific Plan Document*
- 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
- Staff Recommendation and Conditions of Approval – Specific Plan Ordinance
- Owner/Applicant/Applicant Representative Information

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, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of the Comprehensive Plan Land Use map amendment to change the land use designation from Medium Density Residential (MD) to High Density Residential (HD), Single Family Residential (SF), and Support Commercial; from Office (OF) to Support Commercial (SC); and from Support Commercial (SC) to High Density Residential (HD), 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, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of an amendment to the Area Development Plan for this property; subject to the applicant meeting all City Code requirements.

Staff Recommendation And Conditions Of Approval – Specific Plan Ordinance: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of an amendment to the existing Village of Ponderosa Specific Plan Ordinance, Map and Exhibits to redefine and detail the regulations, allowances, and limitations of the proposed development to include multi-story market-rate and active senior apartments, additional single-family detached residential lots, a clubhouse, and a 4-story hotel within the development, subject to the applicant meeting all City Code requirements and the following:

1. A revised Parkland Dedication Agreement acceptable to the City of West Des Moines, tailored to the 2015 Specific Plan update detailing the specifics relating to all parkland dedication requirements and/or recreation based improvements that are required of the developer(s) as a result of the original and amended proposed development shall be executed prior to issuance of the first building permit, including any footing and foundation permits associated with a residential dwelling structure.
2. Applicant will need to provide the recently completed sanitary sewer capacity analysis for the Village of Ponderosa including the proposed changes to the adjacent West Glen development. The Applicant is

responsible for coordinating with West Glen on their proposed changes and cost obligations for the identified improvements to the sewer system to resolve capacity issues due to increase in sewer use.

3. The Applicant, as well as the Village of Ponderosa Master Association are responsible for correcting the following deficiencies and will need to provide a timeline on the following:
   a. Correction of the signage and pavement marking deficiencies identified in the recently completed traffic study.
   b. Correction of all storm water deficiencies noted in the storm water as-builts.

4. As part of the development process, the respective property owner(s) or developer(s) will be responsible for:
   a. The installation of sidewalks adjacent to all public streets bordering the property that conform with the requirements of the Public ROW Accessibility Guidelines (PROWAG).
   b. Completing necessary repairs or paving of all existing private roadways.
   c. Completing the portion of unfinished trail along S. Granite Way that was part of the parkland dedication requirements for the original Village of Ponderosa project.
   d. Providing suitable connections from the internal trail network to the West Des Moines trail network

Included in the memo provided by Mr. Harty (see Exhibit II) was a request to add three conditions of approval. The Plan and Zoning's motion included the addition of the conditions as follows:

5. The Applicant, as well as the Village of Ponderosa Master Association shall work with the property owners north of Area 5A to correcting the following deficiencies:
   a. Restore the overland flowage easement consistent with the Bishop Engineering stormwater management plan dated July 9, 2013.
   b. Maintain Area 5A consistent with the City's property maintenance code and the approved Storm Water Management Plan.
   c. Replace dead or missing open space landscape plantings required as part of the Specific Plan within Area 5A.

Lead Staff Member: Linda Schemmel, AIA

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		4/29/2015

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	4/23/2015		
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
- Attachment C - Plan and Zoning Commission Resolution – Zone Change Specific Plan
- Attachment D - Location Map
- Attachment E - Proposed Revised Specific Plan Ordinance *(moved to Exhibit V)*
- Attachment F - Project Exhibits *(moved to Exhibit VI)*

Exhibit II - Plan and Zoning Memos

Exhibit III - City Council Resolution – Comprehensive Plan Amendment

Exhibit IV	-	City Council Resolution – Area Development Plan Amendment
Exhibit V	-	Amended Specific Plan Ordinance
Exhibit VI	-	Specific Plan Ordinance Exhibit Packet
		Note: due to document size, Exhibit VI was provided in an electronic version only

EXHIBIT I

Item #2-b

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: May 11, 2015

Item: Village of Ponderosa, Generally undeveloped parcels within the Village of Ponderosa – Amend the Comprehensive Plan Land Use Map, Area Development Plan, and Village of Ponderosa Specific Plan to align with new development concept – LENL, LLC and LEWF, LLC – CPA-002693-2015/ADP-002694-2015/ZCSP-002695-2015

Requested Action: Approval of Comprehensive Plan Amendment, Area Development Plan Amendment, and Zone Change Specific Plan Amendment

Case Advisor: Linda Schemmel, AIA

Applicant's Request: The applicant, LENL, LLC and LEWF, LLC, is requesting approval of a Comprehensive Plan Land Use Amendment, an Area Development Plan Amendment and an amendment to the adopted Specific Plan Ordinance for the Village of Ponderosa development. These amendments generally apply to the undeveloped parcels within the development. The applicant is requesting to change the land use designations of the following:

- approximately 14.9 acres from Medium Density Residential (MD) to High Density Residential (HD),
- approximately 9.4 acres from Medium Density Residential (MD) to Single Family Residential (SF),
- approximately 2.1 acres from Medium Density Residential (MD) to Support Commercial (SC),
- approximately 12.4 acres from Support Commercial (SC) to High Density Residential (HD), and
- approximately 0.6 acre from Office (OF) to Support Commercial (SC).

Along with the land use changes, the amendments to the Area Development Plan and Specific Plan Ordinance will modify the development regulations and proposed architectural concepts as applicable to the various proposed land uses. Included in the new development proposal is incorporation of multi-story market-rate and active senior apartments, additional single-family detached residential lots, and a 4-story hotel adjacent to Market Street within the development.

History: A Comprehensive Plan Amendment was approved for the original Village of Ponderosa development in 2005 along with adoption of the Area Development Plan and Specific Plan Ordinance that provided regulations for the development of the entire property. In 2006, a Final Plat was approved for the property creating 102 lots for a mix of office, commercial, and residential. In 2007, an amendment to the Specific Plan Ordinance was approved that modified signage regulations, clarified design intent and materials of the water feature, clock tower and pedestrian trellis over the sidewalk in the Market District, and made provisions to allow recreational uses such as a bowling alley, fitness center, and a movie theater.

City Council Subcommittee: The revised development concept for this property was presented to the Development and Planning City Council Subcommittee on April 23, 2015. The developer's representative, Dennis Reynolds, outlined the new development plan which includes implementing additional single family detached residential lots in the southeast corner of the site, implementation of an active senior component in the central core of the development west of Bluestem Circle, changing the undeveloped office and retail buildings originally intended along Market Street for market rate apartments, many of which will be more of an urban loft concept, implementation of a clubhouse facility adjacent to the lake, and the construction of a multi-story hotel at the east end of Market Street. Discussions centered on provision of recreational amenities to provide for Parkland Dedication requirements, intended phasing of the project, the benefit of the intended plan and increase in residential to the adjacent Mills Crossing and West Glen commercial developments, and provision of parking. The Subcommittee members, in addition to Mayor Gaer who was in attendance, expressed excitement towards and support of the project.

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:

- *Single Family Development:* The applicant is proposing up to 43 additional single family units on the southeastern portion of the site, which is currently designated for Medium and High Density Residential development and was formerly proposed for duplexes 4-plexes and a possible multi-story apartment at the east end. The applicant will be re-platting the property through the City's Subdivision process to provide for up to 43 single family detached housing units.

- *Senior Housing:* The applicant is proposing to construct 4 buildings west of the Bluestem Circle roundabout on S. Prairie View Drive that consist of 4 floors of housing over underground parking. The applicant is indicating a total of 500 senior housing apartments. The buildings will include a courtyard area over the underground parking as an outdoor amenity. The applicant has indicated that these apartment are intended for active adults with the requirement that at least one resident per unit be 55 years old or older.

- *Market Rate Apartments:* The applicant is proposing 480 market rate apartments in the southwest corner of the site in lieu of the originally intended office and commercial buildings. The apartment buildings will consist of 4 floors of housing with some underground parking. The buildings are arranged in a group of three 60 unit buildings at the northwest corner of Stagecoach Drive and Market Street and a larger 300 unit building south of the intersection of Stagecoach Drive and Market Street. This larger building will also incorporate courtyard areas and a parking structure in addition to the underground parking.

- *Apartment Clubhouse:* An apartment clubhouse is proposed on the north side of Market Street, north of the market rate apartments to serve the residents of the apartments.

- *Hotel:* An approximately 110 room, 4-story hotel is planned at the southwest corner of S. Prairieview Drive and Market Street.

- *Parkland Dedication:* The requested change in land uses will double the number of residential units compared to the original development. Additional areas of parkland have been identified within the development to serve the increased number of residents. These areas include a dog park, additional green space around the lake and courtyard areas incorporated within and around the multifamily buildings.

- *Parking:* Parking calculations for the retail, office, detached and attached single family units have not changed from the original development standards. To accommodate the new uses, the follow calculations have been added:
    - Senior Housing Apartments – a minimum of 1 parking space for each bedroom. The applicant had indicated that they are able to accommodate that ratio within the under building parking.
    - Market Rate Apartments – 1 space per efficiency units, 1.5 spaces per 1 bedroom units, 2 spaces per 2 bedroom units, 2.5 spaces per 3 bedroom units. Based on the estimated unit mix provided by the applicant, 780 spaces are required and that number could be accommodated with surface, under building and structured parking. The office and multi-purpose areas (those areas in which general public may visit) in the clubhouse will be calculated at the same rate as the non-residential uses, fitness and gathering areas used only by the residents will not need to provide parking as the apartments are within easy walking distance.
    - Hotel – provide required spaces as indicated in zoning code (1 per room plus 1 space per employee at maximum shift).

  The applicant is proposing to add on-street parking along Village View Drive adjacent to the senior housing. The traffic study identified parameters for this parking as it relates to nearby intersections. They have also identified an area of open space north of Wild Rose Lane (Area 6B) to provide additional parking spaces should parking become an issue. Because of that, this area was not included in parkland or open space calculations. Staff would note that the building areas as well as the dwelling unit types and numbers are preliminary at this stage. Required parking for each building will be reviewed at Site Plan and adjusted accordingly.

- *Traffic:* A new traffic study has been completed with the revised land uses. The development as proposed does generate fewer trips that the original trip allocation established for the development. The traffic study does note the following: Since the total trip generation for the area is less than previously analyzed, there is no additional loading on the planned roadway network and the recommendations in the previous studies are still adequate for the major roadways. As the site continues to be developed, additional studies will be needed to verify (and potentially modify) recommendations for the street system. Previous studies have shown that future levels of service (LOS) for intersections in the vicinity fall below the desired LOS D standard and project failing levels of service in the future at South 60th Street & Mills Civic Parkway and Stagecoach Drive & Mills Civic Parkway, for example. However, the future congestion is not expected to be worsened by this development since the site is still below the planned trip allocations.

  There is some concern with traffic generation should the applicant decide to change some or all of the senior housing units to market rate units as senior housing trip generation is calculated at a lesser rate than standard apartments. To address that concern, language stating that there is no guarantee that the number of units proposed can be implemented and that development will be limited to the available number of trips assigned has been included in the ordinance.

- *Architecture:* As with the original specific plan, character images for each major building to establish design elements, materials and building massing are included in a pattern book. Updated images for the new buildings have been provided.

- *Area Development Plan:* An Area Development Plan is required for all developments within the Town Center Overlay District as designated by geographic areas. The applicant has submitted an Area Development Plan which outlines six different planning units for the site. These include High Density Residential land use, Single Family Residential land use, Office land use, and Support Commercial land use.

- *Specific Plan Document:* Provided for review is the text version of the Specific Plan (PUD) document and updated Specific Plan images. Once the document has been reviewed by the Plan and Zoning Commission and City Council, the text and images will be finalized and assembled into the guiding document. Staff would note that some references to exhibit or page numbers may change based on the formatting of the content.

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. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on April 29, 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, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of the Comprehensive Plan Land Use map amendment to change the land use designation from Medium Density Residential (MD) to High Density Residential (HD), Single Family Residential (SF), and Support Commercial; from Office (OF) to Support Commercial (SC); and from Support Commercial (SC) to High Density Residential (HD), 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, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of an amendment to the Area Development Plan for this property; subject to the applicant meeting all City Code requirements.

Staff Recommendation And Conditions Of Approval – Specific Plan Ordinance: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of an amendment to the existing Village of Ponderosa Specific Plan Ordinance, Map and Exhibits to redefine and detail the regulations, allowances, and limitations of the proposed development to include multi-story market-rate and active senior apartments, additional single-family detached residential lots, a clubhouse, and a 4-story hotel within the development, subject to the applicant meeting all City Code requirements and the following:

1. A revised Parkland Dedication Agreement acceptable to the City of West Des Moines, tailored to the 2015 Specific Plan update detailing the specifics relating to all parkland dedication requirements and/or recreation based improvements that are required of the developer(s) as a result of the original and amended proposed development shall be executed prior to issuance of the first building permit, including any footing and foundation permits associated with a residential dwelling structure.
2. Applicant will need to provide the recently completed sanitary sewer capacity analysis for the Village of Ponderosa including the proposed changes to the adjacent West Glen development. The Applicant is responsible for coordinating with West Glen on their proposed changes and cost obligations for the identified improvements to the sewer system to resolve capacity issues due to increase in sewer use.
3. The Applicant, as well as the Village of Ponderosa Master Association are responsible for correcting the following deficiencies and will need to provide a timeline on the following:
    a. Correction of the signage and pavement marking deficiencies identified in the recently completed traffic study.
    b. Correction of all storm water deficiencies noted in the storm water as-builts.
4. As part of the development process, the respective property owner(s) or developer(s) will be responsible for:
    a. The installation of sidewalks adjacent to all public streets bordering the property that conform with the requirements of the Public ROW Accessibility Guidelines (PROWAG).
    b. Completing necessary repairs or paving of all existing private roadways.
    c. Completing the portion of unfinished trail along S. Granite Way that was part of the parkland dedication requirements for the original Village of Ponderosa project.
    d. Providing suitable connections from the internal trail network to the West Des Moines trail network

Property Owner/Applicant:

LENL, LLC and LEWF, LLC
2001 Kirby Drive, Suite 900
Houston, TX 77019
Attn: Amit Goel
(832) 426-4289

Applicant's Representatives:

Reynolds Urban Design
220 51st Street
Des Moines, IA 50312
Attn: Dennis Reynolds
dennis@reynoldsurbandesign.com

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution – Comprehensive Plan Amendment
Attachment B	-	Plan and Zoning Commission Resolution – Area Development Plan
Attachment C	-	Plan and Zoning Commission Resolution – Zone Change Specific Plan
Attachment D	-	Location Map
Attachment E	-	Proposed Revised Specific Plan Ordinance
Attachment F	-	Project Exhibits

ATTACHMENT A

RESOLUTION NO. PZC-15-029

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 41.9 ACRES LOCATED WITHIN THE VILLAGE OF PONDEROSA DEVELOPMENT TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL (MD) TO HIGH DENSITY RESIDENTIAL (HD), SINGLE FAMILY RESIDENTIAL (SF), AND SUPPORT COMMERCIAL (SC); FROM OFFICE (OF) TO SUPPORT COMMERCIAL (SC); AND FROM SUPPORT COMMERCIAL (SC) TO HIGH DENSITY RESIDENTIAL (HD)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owner and applicant, LENL, LLC and LEWF, LLC, has requested an amendment to the Comprehensive Plan Land Use Map (CPA-002693-2015) to change the land use designation as follows:

- approximately 14.9 acres from Medium Density Residential (MD) to High Density Residential (HD),
- approximately 9.4 acres from Medium Density Residential (MD) to Single Family Residential (SF),
- approximately 2.1 acres from Medium Density Residential (MD) to Support Commercial (SC),
- approximately 12.4 acres from Support Commercial (SC) to High Density Residential (HD), and
- approximately 0.6 acre from Office (OF) to Support Commercial (SC).

On property within the Village of Ponderosa development and located within the area legally described as:

Legal Description

LOTS 29, 30, 31, 33, 35, 37, 44, 47, 48, 49, 51, 53, 54, 55, ALL IN THE VILLAGE OF PONDEROSA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

AND

LOTS 3, 4, 5, 6 & 7 IN THE VILLAGE OF PONDEROSA PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

AND

LOTS 5, 6, 7, & 8 IN THE VILLAGE OF PONDEROSA PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

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-002693-2015);

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 Medium Density Residential (MD) to High Density Residential (HD), Single Family Residential (SF), and Support Commercial; from Office (OF) to Support Commercial (SC); and from Support Commercial (SC) to High Density Residential (HD) for that approximately 41.9 acres located within the Village of Ponderosa development and legally described above is recommended to the City Council for approval.

PASSED AND ADOPTED on May 11, 2015.

Chris Costa, Acting 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: Brown, Crowley, Erickson

ATTEST:

Recording Secretary

ATTACHMENT B

RESOLUTION NO. PZC-15-030

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 VILLAGE OF PONDEROSA AREA DEVELOPMENT PLAN (ADP-002694-2015)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, LENL, LLC and LEWF, LLC, has requested approval for an amendment to the Village of Ponderosa Area Development Plan to reflect changes in land use from that approved with the original Village of Ponderosa 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 Village of Ponderosa Area Development Plan (ADP-002694-2015)

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 amended AREA DEVELOPMENT PLAN (ADP-002694-2015) 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, Acting 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: Brown, Crowley, Erickson

ATTEST:

Recording Secretary

ATTACHMENT C

RESOLUTION NO. PZC-15-031

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 VILLAGE OF PONDEROSA SPECIFIC PLAN (ZCSP-002695-2015).

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, LENL, LLC and LEWF, LLC, has requested approval for an amendment to the existing Village of Ponderosa Specific Plan for that certain 93.8 acre project known as the Village of Ponderosa development to amend the existing Village of Ponderosa Specific Plan Ordinance, Map and Exhibits to redefine and detail the regulations, allowances, and limitations of the proposed development to include multi-story market-rate and active senior apartments, additional single-family detached residential lots, a clubhouse, and a 4-story hotel within the development;

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 the Zone Change Specific Plan (ZCSP-002695-2015)

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, as shown in Exhibit A, if any, are adopted.

SECTION 2. THE ZONE CHANGE SPECIFIC PLAN (ZCSP-002695-2015) amendment is recommended to the City Council for approval based on the findings in the staff report, dated May 11, 2015, including findings added at the Hearing.

PASSED AND ADOPTED on May 11, 2015.

Chris Costa, Acting 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: Brown, Crowley, Erickson

ATTEST:

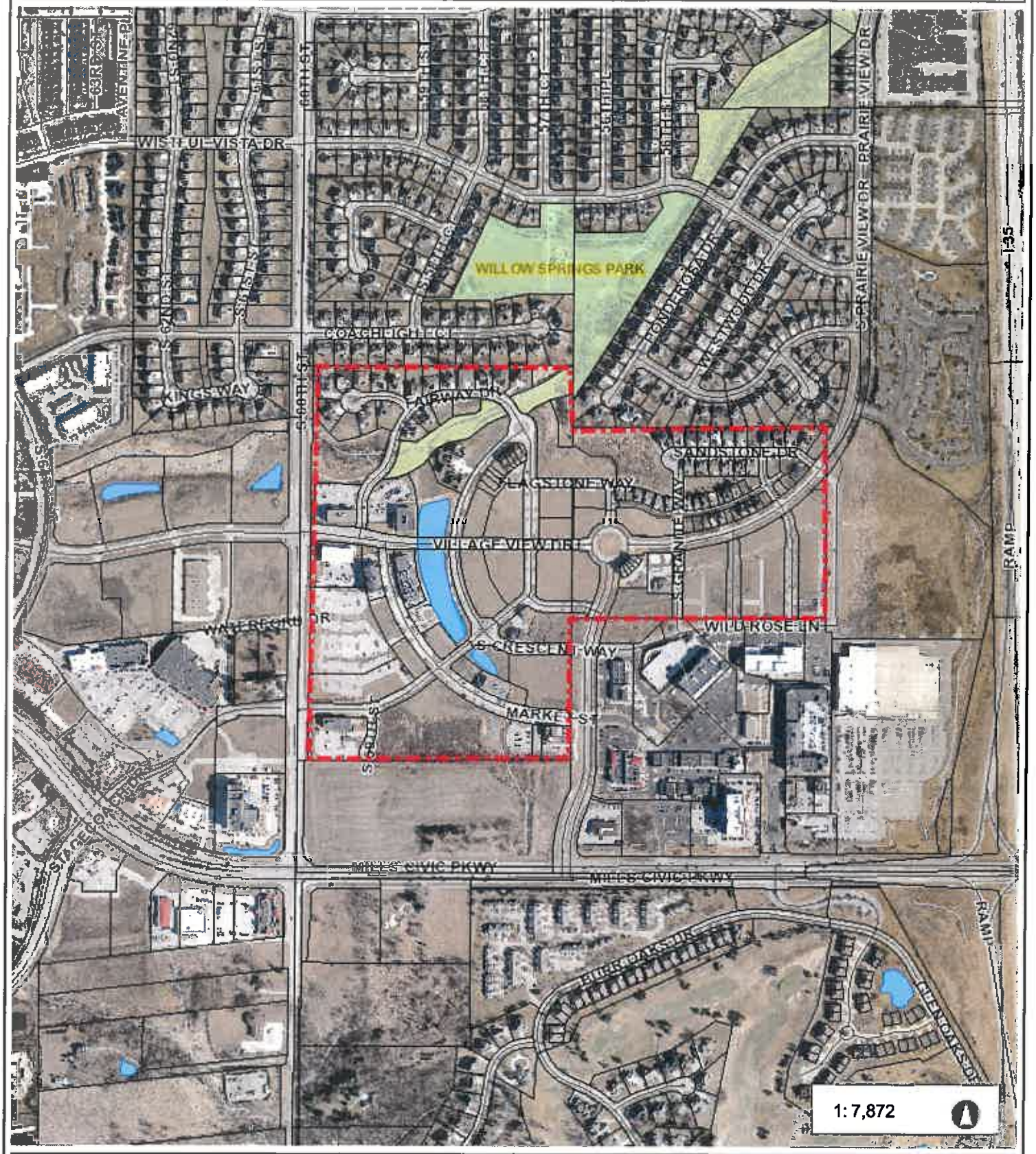
Recording Secretary

Exhibit A
Conditions of Approval

1. A revised Parkland Dedication Agreement acceptable to the City of West Des Moines, tailored to the 2015 Specific Plan update detailing the specifics relating to all parkland dedication requirements and/or recreation based improvements that are required of the developer(s) as a result of the original and amended proposed development shall be executed prior to issuance of the first building permit, including any footing and foundation permits associated with a residential dwelling structure.
2. Applicant will need to provide the recently completed sanitary sewer capacity analysis for the Village of Ponderosa including the proposed changes to the adjacent West Glen development. The Applicant is responsible for coordinating with West Glen on their proposed changes and cost obligations for the identified improvements to the sewer system to resolve capacity issues due to increase in sewer use.
3. The Applicant, as well as the Village of Ponderosa Master Association are responsible for correcting the following deficiencies and will need to provide a timeline on the following:
    a. Correction of the signage and pavement marking deficiencies identified in the recently completed traffic study.
    b. Correction of all storm water deficiencies noted in the storm water as-builts.
4. As part of the development process, the respective property owner(s) or developer(s) will be responsible for:
    a. The installation of sidewalks adjacent to all public streets bordering the property that conform with the requirements of the Public ROW Accessibility Guidelines (PROWAG).
    b. Completing necessary repairs or paving of all existing private roadways.
    c. Completing the portion of unfinished trail along S. Granite Way that was part of the parkland dedication requirements for the original Village of Ponderosa project.
    d. Providing suitable connections from the internal trail network to the West Des Moines trail network
5. The Applicant, as well as the Village of Ponderosa Master Association shall work with the property owners north of Area 5A to correcting the following deficiencies:
    a. Restore the overland flowage easement consistent with the Bishop Engineering stormwater management plan dated July 9, 2013.
    b. Maintain Area 5A consistent with the City's property maintenance code and the approved Storm Water Management Plan.
    c. Replace dead or missing open space landscape plantings required as part of the Specific Plan within Area 5A.

ATTACHMENT D

Village of Ponderosa



1,312.1 0 656.03 1,312.1 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

EXHIBIT II

CITY OF WEST DES MOINES
MEMORANDUM

TO: Vice Chairperson Brown and Members of the Plan and Zoning Commission

FROM: Linda Schemmel, AIA

DATE: May 11, 2015

RE: Item 2b – Village of Ponderosa

Attached for the Commission's consideration: Resident comments received today on the proposed changes to the Comprehensive Plan, Area Development Plan and Village of Ponderosa Specific Plan.

Cc: Lynne Twedt, Development Services Director

Schemmel, Linda

From: Mindy Moore <mindysuemoore@gmail.com>
Sent: Sunday, May 10, 2015 8:34 PM
To: Schemmel, Linda
Cc: Twedt, Lynne; Hamlett, Naomi; Portz, Brian
Subject: Re: Village of Ponderosa

Please consider this a written comment to forward to the Plan and Zoning Commission and City Council.

I have reviewed the materials you sent along with the Plan and Zoning Commission Communication. I do have a concern about the change from commercial to residential uses along Market Street and Stagecoach Drive.

I have been a VOP resident since the very beginning. Part of what attracted me to this development was the master plan which included various housing types along with commercial uses within walking distance. When Gateway Market was still in business on Market Street, we took many walks there for lunch. Now, we make short walking or biking trips to Bike World, but not much else. I've been hopeful that the economy would improve and we would have a few options for meals, shopping, and other services.

Changing the planned commercial area to residential destroys the original vision for the Village. I request that you deny this portion of the proposal. None of us can predict what exactly will happen in the future, but perhaps once the additional residential units are constructed and occupied in the other parts of the Village, there will be enough density to support the commercial development that was originally planned. If development of this area is held off for the last phase, there will be time to see how the market changes.

If the developer feels that residential is necessary in this area, I would also support mixed-use with street-level commercial and upper level residential. I feel it is important to keep a street-level commercial corridor along Market Street and to provide commercial uses that will benefit the existing and future residents of the Village.

Thank you for your consideration,
Mindy Moore

On Thu, Apr 30, 2015 at 5:35 PM, Schemmel, Linda <Linda.Schemmel@wdm.iowa.gov> wrote:

> Hi Mindy,
>
> I am one of the City planners working on the Village of Ponderosa project. Per your request, I have attached the exhibits from the requested revision to the Specific Plan (master plan). The request is currently under review. The tentative schedule is to have the project on the May 11th Plan and Zoning Commission meeting and the May 18th City Council meeting for review and approval.
>
> We also checked on your sidewalk question. The sidewalk was inspected by our Public Works staff and meets the requirements of the current accessibility standards.

LINDA SCHEMMEL, AIA

City of West Des Moines Development Services

4200 Mills Civic Parkway, Suite 2D

West Des Moines, Iowa 50265

Office: 515-222-3620 | Fax: 515-273-0602

www.wdm.iowa.gov

Comments before the
West Des Moines Planning and Zoning Commission
May 11, 2015

The neighbors of the Village of Ponderosa are generally supportive of any effort to breathe life into this zombie development. However, we must reluctantly urge the City to impose some discipline on the recovery process. The Village of Ponderosa ("The Village") has ignored its basic obligations to neighbors.

We understand that The Village is the product of unfortunate timing and an ambitious development idea. We have been patient with unpaved streets, unkempt lots and blatant disregard for yard waste and weed ordinances. We also understand that it is new development and the income it generates that will take The Village off of life support. However, we do know that The Village does have some money – enough to at least live up to basic obligations. When The Village of Ponderosa built a bike path on its northern boundary, it caused a violation of overland flowage easements affecting several adjoining existing lots. The Village promised to remedy the mistake. For years, nothing has been done and damage has occurred.

As a condition of the approval of the amendment, we ask that the City merely consider requiring The Village of Ponderosa to:

a) restore the overland flowage easement consistent with the attached Bishop Engineering stormwater management plan;
b) maintain existing open spaces consistent with acceptable minimum standards; and
c) replace dead trees and shrubs in addition to the new plantings described in Section 15 of the proposed amending ordinance.

STORM WATER MANAGEMENT PLAN

FOR

LOT 106 & 107 PONDEROSA VALLEY PLAT 2

WEST DES MOINES, IOWA

JULY 9TH, 2013

PROJECT #120216

LICENSED PROFESSIONAL ENGINEER JOEL E JACKSON 18397 IOWA	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. SIGNED: _____ DATE: 7-9-2013 JOEL E. JACKSON, P.E. 18397 LICENSE RENEWAL DATE: DEC. 31, 2014 PAGES OR SHEETS COVERED BY THIS SEAL: ALL

Prepared By:
Bishop Engineering
3501 104th Street
Des Moines, Iowa 50322

LOTS 106 & 107 PONDEROSA VALLEY PLAT 2
WEST DES MOINES, IA
STORM WATER MANAGEMENT PLAN

Lots 106 & 107 in Ponderosa Valley Plat 2 have experienced drainage issues in recent years. The following calculations are done in order to improve the current situation and ensure that stormwater can flow through the backyards of Lots 106 and 107 without impacting the homes on Lots 106 or Lot 107. 2013 SUDAS Design Standards were used for all calculations.

Drainage Area = 4.75 acres (See Drainage Map in Appendix B)
Impervious Area = 1.10 acres
Runoff Coefficient: (SUDAS Table 2B-4.01)
C = (1.1x0.98+3.65x0.35)/4.75 = 0.50
Time of Concentration:
Sheet Flow: 100' @ Slope = 4%
T_t = (0.007x(0.24x100)^0.8)/(2.91^0.5x0.04^0.4) = 0.189hrs = 11.3min (SUDAS Eq. 2B-3.03)
Shallow Concentrated Flow: 900' @ Slope = 3.7%
Average Velocity = 3.2ft/s (SUDAS Figure 2B-3.01)
T_t = 900/(3600x3.2) = 0.078hrs = 4.7min
T_c = 11.3+4.7 = 16 min, use 15 min to be conservative
I_{100} = 7.12in/hr (SUDAS Table 2B-2.06)
Q_{100} = CIA = 0.50x7.12x4.75 = 16.91cfs

A drainage swale will be constructed that has a 4' bottom width, 3:1 side slopes and a 1% running slope. As shown in the calculations attached in Appendix A, the channel will handle 16.91cfs at a flow depth of 0.79 feet. The critical section of the channel is the overtopping point near the midpoint of the rear lot line of Lot 107. To the east of this point stormwater will flow towards an existing intake near the southwest corner of Lot 106. To the west of this point stormwater will flow west through Lot 107 to an existing intake in Lot 108. Thus, it is important to ensure that the water surface elevation at this point is less than the Lot 106 finished floor elevation of 157.07.

Overtopping elevation = 155.15
Channel Depth = 0.79 ft
Water Surface Elevation = 155.15 + 0.79 = 155.94
Finished Floor Elevation (Lot 106) = 157.07
Freeboard above Water Surface Elevation = 157.07 – 155.94 = 1.13 ft

As shown above, the stormwater can flow through the proposed drainage swale and maintain over one foot of freeboard to the minimum finished floor elevation of the house on Lot 106. It is also important to note that this analysis assumed the existing intake near the southwest corner of Lot 106 was 100% plugged. If this intake is not plugged it will aid in draining the area and the overtopping water surface elevation will be even lower. In addition, the grate of this intake should be changed to a "table-top" style grate which has more open area than the existing beehive grate. This will significantly reduce the likelihood that the intake is plugged by upstream wood chips and debris illegally placed in the existing 20 foot overland flowage easement. In addition, the changing of the grate will reduce the head required to get the stormwater into the intake, further lowering the ponding elevation.

Channel Calculator

Given Input Data:

Shape	Trapezoidal
Solving for	Depth of Flow
Flowrate	16.9100 cfs
Slope	0.0100 ft/ft
Manning's n	0.0300 (SUDAS Table 2B-3.03)
Height	1.0000 ft
Bottom width	4.0000 ft
Left slope	0.3330 ft/ft (V/H)
Right slope	0.3330 ft/ft (V/H)

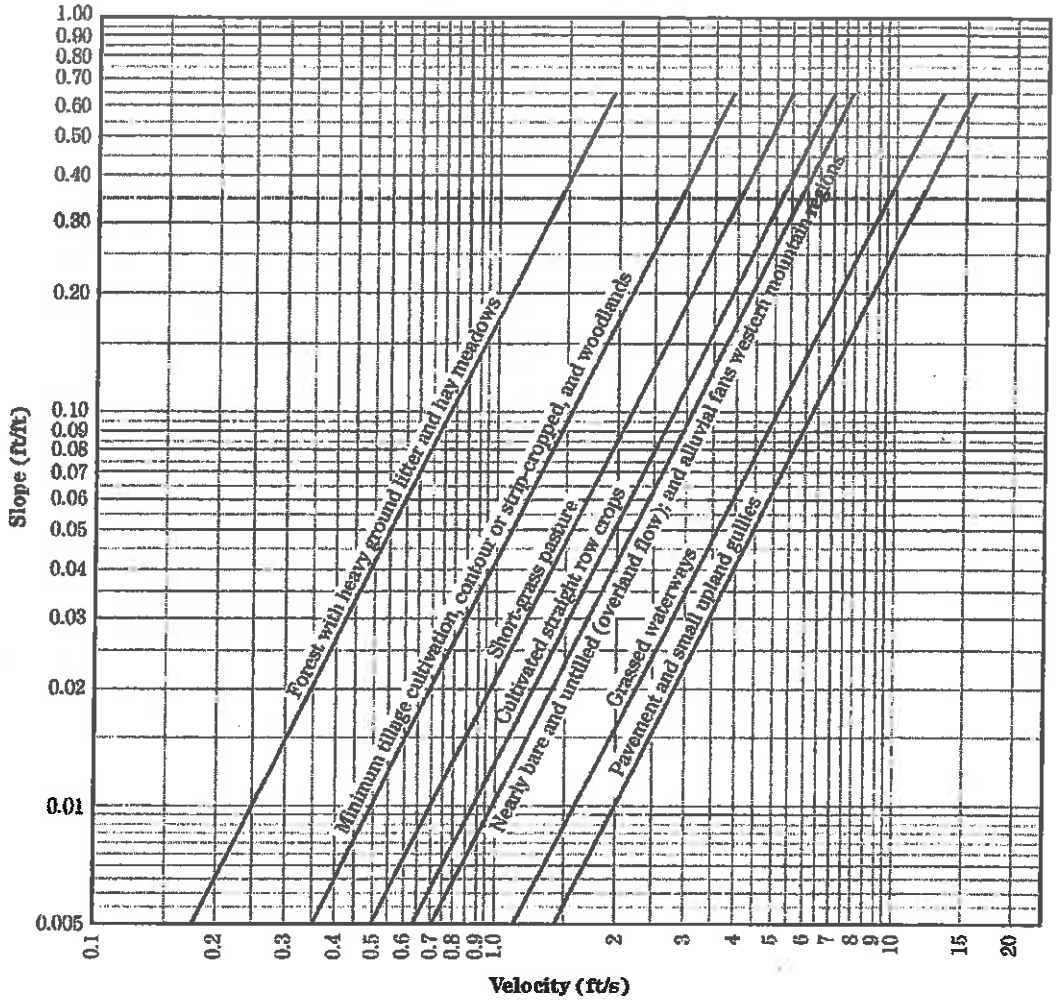
Computed Results:

Depth	0.7896 ft
Velocity	3.3615 fps
Full Flowrate	26.7689 cfs
Flow area	5.0305 ft2
Flow perimeter	8.9982 ft
Hydraulic radius	0.5591 ft
Top width	8.7422 ft
Area	7.0030 ft2
Perimeter	10.3303 ft
Percent full	78.9579 %

Critical Information

Critical depth	0.6869 ft
Critical slope	0.0170 ft/ft
Critical velocity	4.0607 fps
Critical area	4.1643 ft2
Critical perimeter	8.3481 ft
Critical hydraulic radius	0.4988 ft
Critical top width	8.1254 ft
Specific energy	0.9652 ft
Minimum energy	1.0303 ft
Froude number	0.7812
Flow condition	Subcritical

Figure 2B-3.01: Velocity Versus Slope for Shallow Concentrated Flow



Source: NRCS National Engineerining Handbook, Part 630, Chapter 15

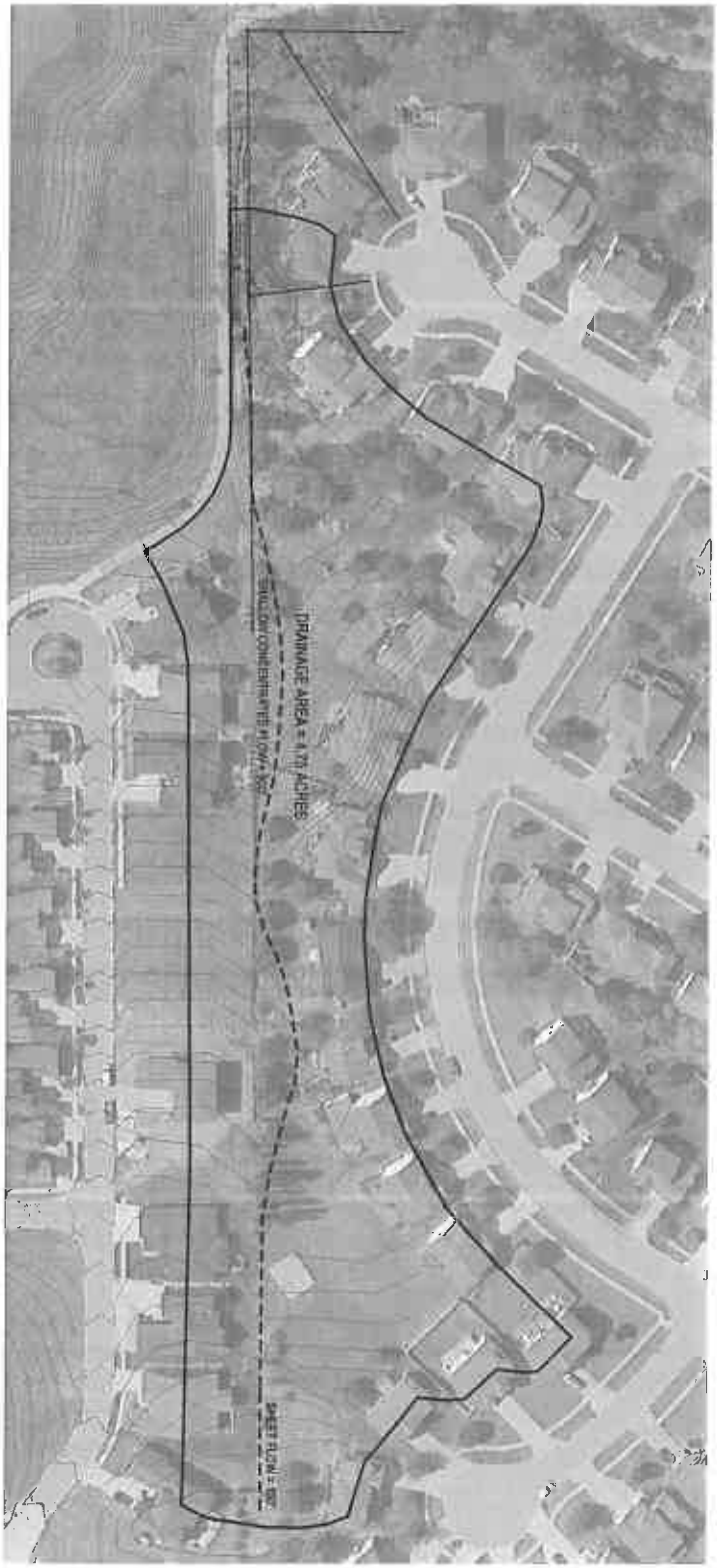
Table 2B-3.02: Equations and Assumptions Developed from Figure 2B-3.01

Flow Type	Depth (feet)	Manning's n	Velocity Equation (ft/s)
Pavement and small upland gullies	0.2	0.025	$V = 20.238(s)^{0.5}$
Grassed waterways (and unpaved urban areas)	0.4	0.050	$V = 16.135(s)^{0.5}$
Nearly bare and untilled (overland flow); and alluvial fans	0.2	0.051	$V = 9.965(s)^{0.5}$
Cultivated straight row crops	0.2	0.058	$V = 8.762(s)^{0.5}$
Short-grass prairie	0.2	0.073	$V = 6.962(s)^{0.5}$
Minimum tillage cultivation, contour or strip-cropped, and woodlands	0.2	0.101	$V = 5.032(s)^{0.5}$
Forest with heavy ground litter and hay meadows	0.2	0.202	$V = 2.516(s)^{0.5}$

Table 2B-3.03: Manning's Roughness Coefficients (n) for Open Channel Flow

Type of Channel and Description	n
A. Closed Conduits Flowing Partly Full	
1. Steel - Riveted and Spiral	0.016
2. Cast Iron - Coated	0.013
3. Cast Iron - Uncoated	0.014
4. Corrugated Metal - Subdrain	0.019
5. Corrugated Metal - Storm Drain	0.024
6. Concrete Culvert, straight and fee of debris	0.011
7. Concrete Culvert, with bends, connections, and some debris	0.013
8. Concrete Sewer with manholes, inlet, etc., straight	0.015
9. Concrete, Unfinished, steel form	0.013
10. Concrete, Unfinished, smooth wood form	0.014
11. Wood - Stave	0.012
12. Clay - Vitrified sewer	0.014
13. Clay - Vitrified sewer with manholes, inlet, etc.	0.015
14. Clay - Vitrified subdrain with open joints	0.016
15. Brick - Glazed	0.013
16. Brick - Lined with cement mortar	0.015
B. Lined or Built-Up Channels	
1. Corrugated Metal	0.025
2. Wood - Planed	0.012
3. Wood - Unplaned	0.013
5. Concrete - Trowel finish	0.013
6. Concrete - Float finish	0.015
7. Concrete - Finished, with gravel on bottom	0.017
8. Concrete - Unfinished	0.017
9. Concrete Bottom Float Finished with sides of:	
a. Random stone in mortar	0.020
b. Cement rubble masonry	0.025
c. Dry ruble or rip rap	0.030
10. Gravel Bottom with sides of:	
a. Formed concrete	0.020
b. Dry rubble or rip rap	0.033
11. Brick - Glazed	0.013
12. Brick - In cement mortar	0.015
13. Masonry Cemented Rubble	0.025
14. Dry Rubble	0.032
15. Smooth Asphalt	0.013
16. Rough Asphalt	0.016
C. Excavated or Dredged Channel	
1. Earth, straight and uniform	
a. Clean, after weather	0.022
b. Gravel, uniform section, clean	0.025
c. With short grass, few weeds	0.027
2. Earth, winding and sluggish	
a. No vegetation	0.025
b. Grass, some weeds	0.030
c. Dense weeds or aquatic plants in deep channels	0.035
d. Earth bottom and rubble sides	0.030
e. Stony bottom and weedy banks	0.040
3. Channels not maintained, weeds and brush uncut	
a. Dense weeds, high as flow depth	0.080
b. Clean bottom, brush on sides	0.050
D. Natural Streams	
1. Clean, straight bank, full stage, no rifts or deep pools	0.030
2. As D.1 above, but some weeds and stones	0.035
3. Winding, some pools and shoals, clean	0.040
4. As D.3 above, but lower stages, more ineffective slope and sections	0.045
5. As D.3 above, but some weeds and stones	0.048
6. As D.4 above, but with stony sections	0.050
7. Sluggish river reaches, rather weedy or with very deep pools	0.070
8. Very weedy reaches	0.100

Source: Chow, V.T. 1959



BAR SCALE

1 inch = 100 ft. (IN FEET)

100 0 50 100

M:\land projects 2012\120216\dwg\C3 GRADING.dwg 7/9/2013 8:02:50 AM CDT

SHEET NUMBER: 1 OF 1	PROJECT NUMBER: 120216	DRAWN BY: JNR	REFERENCE NUMBER:	LOT 106 PONDEROSA VALLEY PLAT 2 WEST DES MOINES, IA **DRAINAGE MAP**

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

EXHIBIT III

Prepared by: L.Schemmel, 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 FOR APPROXIMATELY 41.9 ACRES LOCATED WITHIN THE VILLAGE OF PONDEROSA DEVELOPMENT TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL (MD) TO HIGH DENSITY RESIDENTIAL (HD), SINGLE FAMILY RESIDENTIAL (SF), AND SUPPORT COMMERCIAL (SC); FROM OFFICE (OF) TO SUPPORT COMMERCIAL (SC); AND FROM SUPPORT COMMERCIAL (SC) TO HIGH DENSITY RESIDENTIAL (HD)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owner and applicant, LENL, LLC and LEWF, LLC, has requested an amendment to the Comprehensive Plan Land Use Map (CPA-002693-2015) to change the land use designation as follows:

- approximately 14.9 acres from Medium Density Residential (MD) to High Density Residential (HD),
- approximately 9.4 acres from Medium Density Residential (MD) to Single Family Residential (SF),
- approximately 2.1 acres from Medium Density Residential (MD) to Support Commercial (SC),
- approximately 12.4 acres from Support Commercial (SC) to High Density Residential (HD), and
- approximately 0.6 acre from Office (OF) to Support Commercial (SC).

On property within the Village of Ponderosa development and located within the area legally described as:

Legal Description

LOTS 29, 30, 31, 32, 33, 35, 37, 44, 47, 48, 49, 51, 53, 54, 55, ALL IN THE VILLAGE OF PONDEROSA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

AND

LOTS 1, 3, 4, 5, 6 & 7 IN THE VILLAGE OF PONDEROSA PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

AND

LOTS 5, 6, 7, 8 AND OUTLOT X IN THE VILLAGE OF PONDEROSA PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

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-002693-2015);

WHEREAS, on May 18, 2015, this City Council held a duly-noticed public hearing to consider the application for Comprehensive Plan Amendment (CPA-002693-2015);

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 (CPA-002693-2015) to change land use designations from Medium Density Residential (MD) to High Density Residential (HD), Single Family Residential (SF), and Support Commercial; from Office (OF) to Support Commercial (SC); and from Support Commercial (SC) to High Density Residential (HD) for that approximately 41.9 acres located within the Village of Ponderosa development and legally described above is approved.

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

EXHIBIT IV

Prepared by: L.Schemmel, 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 VILLAGE OF PONDEROSA AREA DEVELOPMENT PLAN (ADP-002694-2015)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, LENL, LLC and LEWF, LLC, has requested approval for an amendment to the Village of Ponderosa Area Development Plan to reflect changes in land use from that approved with the original Village of Ponderosa Area Development Plan.

Legal Description

THE VILLAGE OF PONDEROSA PLATS 1 THROUGH 8, OFFICIAL PLATS,
CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

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-002694-2015);

WHEREAS, on, May 18, 2015, this City Council held a duly-noticed hearing to consider the application for the Area Development Plan (ADP-002694-2015);

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-002694-2015); 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

EXHIBIT V

Prepared by: L. Schemmel, Development Services, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265
Return To: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265

ORDINANCE #

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA 2014, AND ORDINANCE #1701 BY AMENDING TITLE 9, ZONING, CHAPTER 9, PLANNED UNIT DEVELOPMENT DISTRICT, PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES TO AMEND THE VILLAGE OF PONDEROSA PLANNED UNIT DEVELOPMENT (PUD) TO MODIFY THE ALLOWED LAND USES AND RELATED DEVELOPENT STANDARDS

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

SECTION 1. AMENDMENT: Amend the Zoning Map of the City of West Des Moines, Iowa, and repeal Ordinance # 1701 'Village of Ponderosa PUD' of West Des Moines, Iowa in its entirety and replacing it with the following:

Legal Description

THE NORTH 66.70 ACRES OF LOT 1 IN PARTITION PLAT OF THE SW 1/4 OF THE NW 1/4 AND THE N 1/2 OF THE SW 1/4 AND THE N 1/2 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 25, WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES,
IOWA.

AND

THE 30.0 ACRES DESCRIBED AS FOLLOWS; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., EXCEPT THE NORTH 10.0 ACRES THEREOF, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.
(Now Platted as The Village of Ponderosa Plat 1 with subsequent plats to date of Plat 2 through Plat 8.)

SECTION 2. DEVELOPMENT INTENT: The Village of Ponderosa aims to create an urban residential community that offers opportunities for residents all ages to live in a variety of housing types with nearby options to fulfill retail, business and recreational needs. The centrally located crescent lake creates a natural gathering spot and focal point of the development. Tree-lined streets unify the development, while pedestrian pathways provide recreational opportunities and link neighborhoods within the village and to the surrounding office and commercial developments.

SECTION 3. REQUIRED PLANS: The following plans shall be required as a part of the processing of any development application for any property within the Village of Ponderosa Specific Plan:

A. Area Development Plan: An Area Development Plan identifies planning units, major street patterns, master storm water drainage and detention concepts, utilities, shared public spaces, land use assumptions and proposed densities. The intent of the Area Development Plan is to provide a tool that can be used to promote the communication and cooperation between adjacent property owners and developers to ensure cohesive and unified development.

The Area Development Plan shall be reviewed by the Plan and Zoning Commission and approved by the City Council prior to, or in conjunction with, the review of the Specific Plan for any property within said Specific Plan area. No change to the Area Development Plan shall be made without approval of an amended plan from the appropriate reviewing bodies.

Attached to this document (Exhibit 1) is the City Council approved Area Development Plan for this property.

B. Specific Plan: The Specific Plan identifies detailed development criteria for each planning unit indicated on the Area Development Plan or more specifically delineated on the Specific Plan Map. The Specific Plan shall conform to the general development intent identified in the approved Area Development Plan, as well as the Town Center Overlay District Guidelines. The Specific Plan shall be reviewed by the Plan and Zoning Commission and adopted by the City Council by Ordinance.

This document shall constitute the Specific Plan Ordinance for The Village of Ponderosa. Attached to and made a part of this ordinance is a Specific Plan Map that illustrates the overall site layout concept for The Village of Ponderosa (Exhibit 2A & 2B). This document and the associated exhibits (included or on file with the City Clerk) are intended to specify the components, parameters, and requirements to be adhered to and implemented in order to ensure the realization of The Village of Ponderosa development concept. It is recognized that modifications and changes may be necessary due to changes in building footprints, site details, and response to market demand. At the discretion of the Director of Development Services, changes to the layout of the development that are deemed to be 'major' changes shall require an amendment to the Specific Plan map and ordinance, if applicable. Major amendments shall require the review and approval of the Plan and Zoning Commission and City Council. Changes

that are deemed to still meet the use intent for an area as indicated in the Specific Plan Map and ordinance shall not necessitate an amendment to the map or ordinance.

Where the Specific Plan Map and Specific Plan language conflict, the Specific Plan language shall prevail.

C. Development Applications (Overlay District Site Plans): Site Plans for all lots within the Village of Ponderosa must meet the intent of the approved Specific Plan. Site plans for all lots, except lots approved for single-family detached residential dwellings unless otherwise specified, shall be submitted to the City of West Des Moines for review and approval prior to the development of any portion of the lot. Site plans for permitted uses which comply (as determined by the Director of Development Services or designee) with the design intent as set forth in this Specific Plan will be subject to administrative review and approval by the Director of Development Services. A one-week review and comment period by each and all-available members of the Plan and Zoning Commission and City Council shall precede the administrative approval. If upon review, two (2) or more City Council or Plan and/or Zoning Commission members request, or if the Director of Development Services deems the proposed site plan is not in compliance with the approved Specific Plan, the site plan will be processed through the traditional full site plan review and approval process. Site plans for permitted conditional uses (PC) as defined in the City Code, unless otherwise amended within this ordinance, shall be approved by the appropriate review body. At the discretion of the Director of Development Services, an amendment to the Village of Ponderosa Specific Plan Ordinance may be required to bring consistency between the ordinance and site plan development proposed.

D. Preliminary and Final Platting: Prior to or in conjunction with any site plan submittal for proposed development, or prior to legal ownership change of any land within The Village of Ponderosa, such area shall be subdivided by both preliminary and final plat, in accordance with the City's Subdivision Ordinance, to delineate the parcel to be developed or sold. Lots without public street frontage, in accordance with the City Code requirements, may be allowed provided the frontage requirements of the Code have been met by an abutting or surrounding lot which is under common ownership under an owners' association, or a cross parking and access easement has been executed which provides for the unrestricted use and access of the drives and parking. Outlots are not buildable.

Unless otherwise specifically restricted by the City Council, ground work and construction of private roads and utilities may be started, at the developer's risk, upon approval of the preliminary plat by the City Council. Public street and utility construction may begin, at the sole risk of the developer, after approval of the preliminary plat by the City Council and construction improvement plans by the City of West Des Moines.

Prior to approval of the final plat, unless otherwise authorized by the City Council, the developer of The Village of Ponderosa shall provide all necessary and appropriate agreements, easements, and sureties for all public rights-of-way and other public improvements (utilities, sidewalks, street lights, etc.) within and associated with the development.

A final plat applicable to each proposed development area must be approved and recorded with the Polk County Recorder's Office prior to issuance of any building permit, including footing and foundation permits, for construction of any structure or improvement within the area proposed for development.

SECTION 4. <u>COMPLIANCE WITH CODE</u>:

Unless otherwise specified herein, the development of The Village of Ponderosa shall comply with the provisions of the West Des Moines Town Center Overlay District Guidelines and the West Des Moines City Code.

SECTION 5. <u>DEVELOPER RESPONSIBILITIES</u>:

A. A Master Association shall be established by the developer(s) for the property encompassing The Village of Ponderosa. The Master Association shall be responsible for the ongoing upkeep and maintenance of any privately owned common grounds, structures and signs as outlined in the Association documents and any other specific development improvements noted as the Association's responsibility in this ordinance. At the option and discretion of the developer(s), an association or associations having jurisdiction over sub areas or units located within the Village of Ponderosa may be established and which shall have the same responsibilities regarding the privately owned common grounds, structures and signs outlined in the association documents and any other specific development improvements noted as the Association's responsibility in this ordinance unless specifically excluded by the association documents or this ordinance.

   Unless otherwise specifically noted or delineated, "developer," "Master Association" and "association" shall have equal responsibility for the obligations specifically set forth in this Section or as generally noted in this ordinance. Unless otherwise specifically noted or delineated, the terms "developer", "Master Association" and "association" shall be interchangeable in regard to the obligations imposed by this ordinance.

B. Unless otherwise specifically approved by the City Council, the developer(s), its successors and/or assigns, if any, shall pay all planning, engineering, and construction costs for the development of the planned unit development as required by this Ordinance, and shall pay all costs related to approved site plans, which may include but is not limited to the cost of all streets, storm sewers, sanitary sewers, water mains and service lines, drainage-way improvements, detention basins, buffers, and other improvements as required. No occupancy permits, either temporary or permanent, shall be issued until all necessary improvements applicable to the area/lot or structure requesting occupancy are installed and accepted by the City of West Des Moines. Nothing in this Ordinance shall be construed to prevent the developer(s), its successors and/or assigns, if any, from entering into private agreement(s) as it/they may desire to share the cost of improvements.

C. At the time of final platting, the developer(s) shall enter into an agreement with Mid American Energy for the installation of public street lights along all public streets within and abutting The

Village of Ponderosa Specific Plan area. Surety to ensure installation of the public street lights shall be provided to the City prior to approval and recordation of the first final plat. Installation of public street lights shall occur in conjunction with construction of the public street. Installation of private street lights shall occur in conjunction with development of adjacent parcels within the Village of Ponderosa.

D. A public access easement or easements in favor of the City of West Des Moines allowing unrestricted public access and use of the proposed private streets, excluding specified areas described in the easement document, trails, and sidewalks within the Village of Ponderosa Specific Plan shall be executed prior to the approval and recordation of the first final plat and in conjunction with the approval and recordation of any future plat(s). The developer(s) and the City shall execute separate easement documents in which the rights and responsibilities of the parties shall be delineated.

E. The developer(s) shall execute an Agreement and Waiver for the developer's proportionate share of the cost of installation of all improvements associated with the 60th Street Improvement Project lying west of and adjacent to development.

F. The cost of installation of traffic signals located within the development shall be the responsibility of the developer(s). The cost of installation of traffic signals as shown in Exhibit 5 shall be the responsibility of the developer and abutting property owners pursuant to the assessment policy of the City, of which the City shall have no financial responsibility whatsoever.

G. The developer(s) shall be responsible for the maintenance of the area encompassing the roundabout and related public right-of-way, including the splitter islands, and the developer(s) and the City shall execute a separate easement document in which the rights and responsibilities of the parties shall be delineated.

H. The developer(s) shall be responsible for all maintenance and replacement of public and private street signage, including the provision of street sign poles. The developer(s) shall also be responsible for maintaining an adequate inventory of signs, poles and related items.

I. Developer's responsibilities include all obligations contained in this Section as well as those responsibilities set forth in this ordinance.

SECTION 6. <u>VEHICLE TRIP ALLOCATION</u>: As part of the 2015 amendments to the Area Development Plan, Comprehensive Plan, and Specific Plan approved for this site and consistent with the original traffic analysis completed by Snyder & Associates (July 10, 2006) and the updated traffic analysis completed by the City (May, 2015), the Village of Ponderosa has been allocated the following vehicle trips: 12,757 average daily trips (ADT); 1,602 p.m. peak hour trips; and 1,261 a.m. peak hour trips. As development proposals are approved the number of vehicle trips generated by the proposed development (based upon the number of square feet of a

proposed specific use or number of dwelling units, in conjunction with any parameters established in the traffic analysis) will be subtracted from the overall total trips allocated to the development. Approval of this proposed Specific Plan does not constitute a guarantee that the proposed plan can be implemented. Development of all parcels and implementation of desired land uses, including specific high traffic generating tenants, will be limited by the available number of trips. The 2015 adoption of the amended Specific Plan does not guarantee that the total number of residential dwellings indicated for inclusion within the overall development (1137) may be implemented. The 2015 amendment proposes 500 active senior dwellings, 480 non-age restricted market rate apartments in combination with 33 existing attached townhomes and a total of 124 traditional single family detached homes (81 existing plus 43 proposed). At the time of the 2015 traffic analysis, Senior Housing (ITE Code 252) generated traffic at 3.78 ADT trips, 0.20 AM Peak, and 0.25 PM Peak trips per dwelling which is approximately 57% of the rate at which Market Rate Apartments (ITE Code 220) generates trips (6.65 ADT, 0.52 AM Peak, and 0.62 PM Peak trips per dwelling). Therefore, it is recognized that a 1:1 conversion of senior housing dwellings for non-age restricted market rate apartments is not possible while remaining under the 12,757 average daily trips (ADT); 1,602 p.m. peak hour trips; and 1,261 a.m. peak hour trips as established with the original 2006 study and reaffirmed with the 2015 traffic study. Should the types of dwellings desired to be implemented vary from that specified and analyzed as part of the 2015 traffic analysis, a reduction in the total number of dwellings may be necessary.

Should anticipated traffic exceed the total trips allocated for The Village of Ponderosa development prior to full build-out, further development of parcels may be limited or prohibited. Alternate uses to the proposed planned development(s), if within the parameters of the traffic analysis and approved as part of the Comprehensive Plan Amendment, Area Development Plan and this Specific Plan Ordinance, as applicable, may be allowed, following completion of an amendment to the approved traffic study analyzing the proposed alternative and appropriate City approval if the existing uses and the proposed change(s) collectively do not exceed 12,757 average daily trips (ADT), 1,602 p.m. peak hour trips and 1,261 a.m. peak hour trips allocated to this development.

SECTION 7. <u>STORM WATER MANAGEMENT PLAN</u>: A Master Storm Water Management Plan for the entire development which governs the overall storm water management of the development shall be submitted to and approved by the City of West Des Moines. Specific Storm Water Management Plans demonstrating compliance with the approved Village of Ponderosa Master Storm Water Management Plan, on file with the City, will be required with the development of each site plan. The Specific Storm Water Plans shall be prepared at the developer's expense, by a Professional Engineer licensed in the State of Iowa. All Specific Storm Water Management Plans shall comply with the City's applicable design standards for storm water management existing at the time each development (site plan) is approval.

SECTION 8. <u>UTILITIES</u>: The developer(s), its successors or assigns, if any, shall construct at its cost, and if for general public use, dedicate to the City all sanitary sewer mains, water mains, and storm sewers associated with the Village of Ponderosa as required by the City of West Des

Moines' Subdivision Ordinance in accordance with applicable City design standards. All necessary easements to allow City access to public utilities for maintenance and repair purposes shall be executed prior to approval and recordation of the final plat for each respective area or shall be executed as a blanket access agreement prior to the approval and recordation of the first final plat. Unless otherwise specified within a specific easement document, the City shall not be responsible for reimbursement, restoration and/or replacement of any improvements located within the public easements should the City be required to excavate the public utilities for normal City operations.

The placement of public utility easements within buffer parks is discouraged due to the potential conflict between trees and the need to access the lines for repair. Overstory and understory trees should be placed off utility lines a minimum distance equal to the 1:1 excavation trench necessary for the deepest utility. Adequate access for maintenance vehicles shall be provided into and through the easement areas.

SECTION 9. FIRE ACCESS:

A. All streets and parking lots shall permit the travel of the Fire Department's largest vehicle, including adequate accommodation of the vehicle's turning needs. Approval of unique design solutions to accommodate fire access may be granted by the City Council if, the solutions proposed are recommended by the West Des Moines Fire Department.
B. At the discretion of the City's Fire Marshall, "No Parking Fire Lane" areas may be established as necessary to ensure efficient movement and access of the fire trucks. The developer(s) of The Village of Ponderosa shall be responsible for the procurement and erection of approved fire lane signage.
C. All roads, alleys, and access drives shall maintain a minimum of twenty feet (20') of clear pavement.
D. A minimum of fourteen feet (14') of vertical clearance over the travel portion shall be maintained at all times over all vehicle travel ways.
E. The developer(s) or its designee shall be responsible for enforcement of no parking lanes and maintaining adequate clearance of structures and vegetation along and above all vehicle travel ways regardless if public or private.

SECTION 10. PARKLAND DEDICATION REQUIREMENTS:

Developers are required to dedicate land for public parks and greenways as a method of ensuring that new development provides for a portion of the park needs created by the number of new residents and their families moving into the new developments.

A revised Parkland Dedication Agreement acceptable to the City of West Des Moines, tailored to the 2015 Specific Plan update detailing the specifics relating to all parkland dedication requirements and/or recreation based improvements that are required of the developer(s) as a result of the original and amended proposed development shall be executed prior to issuance of the first building permit, including any footing and foundation permits associated with a residential dwelling structure within areas 1, 2, 3, 4, or 6 as identified on Exhibit 2B.

Implementation of the improvements shall occur as set forth in the agreement. A copy of this agreement shall be on file with the City of West Des Moines.

SECTION 11. PUBLIC STREET RIGHT-OF-WAY DEDICATION:

In order to maintain the functional class of the City's roadway system as set forth in the Comprehensive Plan while recognizing the unique design of the development, a portion of the right-of-way necessary for South Prairie View Drive may be provided to the City by easement, with the balance of the right-of-way to be dedicated to the City in fee title. All other public street rights-of-way shall be dedicated to the City in fee title. The developer shall provide the necessary easements and dedication at the time of recordation of the first final plat, in accordance with right-of-way standards for each road classification consistent with the City's Comprehensive Plan or as otherwise defined in this ordinance. The developer shall provide at no cost to the City temporary easements necessary for the construction of public streets within the development.

SECTION 12. STREET DESIGN:

Exhibit 5 identifies the public and private street network to be implemented as part of the Village of Ponderosa development. The illustrations should be understood to illustrate the vehicle use portion of the roadway, utility corridors, and associated pedestrian pathways with building locations, heights, and landscaping included for illustrative purposes only.

A. Public Streets: South Prairieview Drive and Bluestem Circle shall be the only public roads within the development.
   1. South Prairieview Drive shall be constructed as specified in the traffic analysis and as conceptually illustrated in Exhibit 6. It shall be built as a two-lane roadway, thirty-one feet (31') back-of-curb to back-of-curb extending from the northeast corner of the site running south and west to Bluestem Circle. Expansion to a thirty-seven foot (37') three-lane roadway (two through lanes with a two-way left turn lane (TWLTL)) for vehicle safety and congestion mitigation will warrant consideration if subsequently determined necessary by the City. However, no additional improvements are anticipated prior to 2010, at which time such improvements may be specially assessed pursuant to the provisions of the Code of Iowa.
   2. Bluestem Circle shall be constructed as specified in the traffic analysis and conceptually illustrated in Exhibit 7. Any deviation from this design shall be reviewed and approved by the City of West Des Moines upon recommendation of the West Des Moines Public Works Department and West Des Moines Fire Marshal to ensure adequate design to accommodate efficient maintenance and fire-truck movements. No street intersections or parking access roads shall be located within two hundred (200) feet of the roundabout entry. The placement of any landscaping or other improvements on public right-of-way within or adjacent to the roundabout shall require the approval of the West Des Moines City Council. If approval is given, the developer(s) and the City shall execute a separate easement document in which the rights and responsibilities of the parties are delineated.
   3. South Prairie View Drive between Bluestem Circle and Mills Civic Parkway Circle shall be constructed as specified in the traffic analysis and conceptually illustrated in Exhibit 8. Any deviation from this design shall be reviewed and approved by the City of West Des Moines

upon recommendation of the West Des Moines Public Works Department and West Des Moines Fire Marshal to ensure adequate design to accommodate efficient maintenance and fire-truck movements.

B. Private Streets: The design of all other roads within the development shall be consistent with the recommendations of the traffic analysis (Snyder & Associates: July 10, 2006) and the updated traffic analysis completed by the City (May, 2015) and shall be private in ownership. It is the intent of the developers and the City that all private roads within The Village of Ponderosa shall not subsequently be conveyed to the City as public streets but shall remain private in perpetuity.

1. All private streets within the Planned Unit Development shall function as public streets. The developer and the City shall execute a public access easement in which the rights and responsibilities of the parties shall be delineated.
2. Adequate sight distances shall be maintained at all intersections to allow vehicles and pedestrians approaching intersections to identify and anticipate potential interaction and conflicts with other vehicles and pedestrians.
3. Streets shall be maintained and function (including timely snow removal) in a fashion similar to the public expectations of a public street.
4. No road closures are allowed without prior permission of the Chief of Police of the City of West Des Moines.
5. Lane configuration shall be as identified in the traffic analysis. Exhibits 9 through 16 illustrate the lane configuration for the private roads within the development (see Exhibit 4 for the location of these streets within the development). Internal roads shall be designed to reduce vehicle speeds in residential areas through the incorporation of traffic-calming measures such as narrower street widths, on-street parking, and implementation of street trees. Roundabouts will be used for traffic control purposes and to help reduce vehicle speeds at the intersections of Stagecoach Drive and South Crescent Way; and South Ridgefield Way, north end of South Crescent Way, and Fairway Drive. Said traffic-calming measures shall fully accommodate emergency vehicle access through and around The Village of Ponderosa.

C. Signalized Intersections: Traffic signals may be required at the following intersections when traffic warrants as determined by the City (see Exhibit 5):

1. South 60th Street and Village View Drive.
2. South 60th Street and Stagecoach Drive.
3. South Prairieview Drive and Market Street.
4. South Prairieview Drive and South Crescent Way.
5. South Prairieview Drive and north access to West Glen.

The City may facilitate installation, but shall have no responsibility for the cost of installation of these signals.

Dedication of permanent right-of-way to accommodate the placement of future signals and appurtenances shall be provided to the City at no cost. Temporary construction easements shall be provided at no cost to the City by the developer(s).

D. Traffic Signs:

1. Signage for traffic control purposes associated with public streets shall be installed and maintained by the City with the exception of the sign poles.
2. Signage on private streets shall be procured and installed consistent with the Manual of Uniform Traffic Control Devices (MUTCD) and the signing/pavement marking conventions of the City. Maintenance and replacement of private street signage shall be the responsibility of the developer(s).

E. Street Name Signage:

1. Public streets and those private streets as deemed necessary by the City's Addressing Administrator shall be named in accordance with the City's Street Naming & Addressing Guidelines. Exhibit 4 identifies the named streets within the development.
2. Signs shall conform to the Manual of Uniform Traffic Control Devices and the Street Naming and Addressing Guidelines of the City for street name signing.
3. Public street signage shall be the responsibility of the City. In the event replacement of a public sign is necessary replacement poles shall be provided by and at the expense of the developer.
4. The name blades of private street signs shall match the public street signs in design and color and shall be manufactured by the City. Poles and mounting hardware for the street name signs shall be black or tones of grey in color and shall be provided by the developer(s). Private street signs shall be maintained and replaced by the developer(s).
5. Additional wayfinding signage may be required by the Addressing Administrator to assist emergency services in efficient location of addresses. If such signage is required, it shall be procured, installed, maintained, and replaced as necessary by the developer(s).

SECTION 13. PARKING:

A. On-Street Parking: As illustrated in Exhibit 17, on-street parking may be provided on certain roads within the development.

1. No on-street parking shall be allowed along any portion of South Prairie View Drive, Bluestem Circle, or any public street within and abutting the development. No on-street angled parking shall be allowed anywhere along Stagecoach Drive; however, on-street parallel parking may be allowed along Stagecoach Drive east of South 60th Street after the first drive intersection.
2. On-street parking along Village View Drive shall be located no closer that seventy-five (75) feet from the splitter island of the roundabout intersection with South Prairie View Drive.
3. On-street parking shall abide by the design parameters for the respective type (parallel, angled, head-in, etc.) consistent with the minimum off-street parking design standards as identified in Title 9, Chapter 15 of the City Zoning Ordinance.
4. At all street intersections, no on-street parking shall be located closer than twenty feet (20') from pedestrian crosswalks.

5. Notwithstanding anything contained in this ordinance, parking shall be prohibited in a manner or in areas which would create a hazard to the public or which would violate the West Des Moines Fire Code.

B. Off-Street Parking: (Excluding driveways for single family detached residential.)

1. All off-street parking areas shall be sited and landscaped to screen their visibility from street rights-of-way, residential dwellings, pedestrian pathways, and adjoining property outside of the Village of Ponderosa development.
2. Excluding parking structures, parking stall measurements and drive aisle widths shall conform to Title 9, Chapter 15 of the City's Zoning Ordinance.
3. A multi-level parking structure shall be allowed within Area 3. Structured parking can be incorporated into/under the multi-family residential buildings in areas 1, 2, 3 and 4. Architectural design and vehicle functionality, including emergency services access and maneuverability, shall be reviewed in conjunction with site plan review of those areas.
4. If a proposed parking stall is designed to allow the bumper of the vehicle to overhang an open area or center median, the length of both the parking stall and island may be reduced by a maximum of two feet (2') (i.e. a two foot (2') overhang would reduce a nineteen foot (19') stall and island length to seventeen feet (17') minimum). If the proposed overhang is over a sidewalk rather than natural green space, that sidewalk width shall be increased two feet (2') to accommodate pedestrian movements and vehicle overhang.
5. It is desired that all off-street parking areas be aesthetically improved to reduce obtrusive characteristics that are inherent to their function. Multiple landscape islands combined with vegetation shall be incorporated to effectively eliminate a "sea of asphalt/concrete" and to provide shade thus decreasing heat reflection back into the environment. Landscape islands and/or pods shall be implemented in accordance with the following:
   a. Ground level parking areas, except within a parking structure unless otherwise noted, shall incorporate the following:
      1) Islands or open areas shall be located at the terminus end of all parking rows including parking within parking structures. Terminal islands shall measure at least ten feet (10') in width and shall match, at a minimum the stall length.
      2) Linear parking islands that run the length of the parking row shall be implemented every six (6) rows. Said linear islands shall measure a minimum of eight feet (8') in width and shall be heavily landscaped to provide a mass of 'green' within the parking lot. These areas may also serve as bioswales/detention areas.
      3) Linear parking rows with greater than eleven (11) parking stalls shall incorporate within the parking row landscape islands every twelve (12) stalls and landscape islands or pods spaced no greater than every six (6) stalls.
      4) Islands shall measure a minimum of nine feet (9') in width and shall match, at a minimum the stall length.
         a) Each nine foot (9') by nineteen foot (19') (seventeen foot (17') if adjusted due to vehicle overhang) island shall contain at least one (1) overstory or ornamental tree, except for parking islands associated with lower levels within a parking structure.
      5) Pods shall measure a minimum of six (6) feet from the back-of-curb to back-of-curb.

a) Each landscape pod shall incorporate trees, shrubs, perennials, or ornamental grasses to provide interest and color. Said plantings shall reach a minimum of three feet (3') in height in order to be visible between the parked vehicles.

C. Parking Ratios: Parking shall be provided as follows:

1. Residential:
   a. Single family detached shall provide a total of three (3) dedicated parking spaces per residential dwelling; at least two (2) spaces shall be covered parking.
   b. Single family attached located within areas 1C, 4B, 6A, and 6C, except residential dwellings incorporated as part of a mixed use building, shall provide at least one (1) dedicated covered parking space per dwelling. In addition, a minimum of one-half (.5) of a space per dwelling shall be provided within the lot boundaries of the associated dwelling. Said additional spaces shall be provided through either dedicated driveways or on-street parking. Designated (striped) on-street parking on that side of the street adjacent to the lot may be counted towards fulfilling the required additional parking.
   c. Multi-family apartment buildings located in areas 2E and 3C, shall provide a minimum of one (1) dedicated space for an efficiency unit, one and one half (1.5) dedicated spaces for a one (1) bedroom unit, two (2) dedicated spaces for a two (2) bedroom unit and two and one half (2.5) dedicated spaces for a three (3) or more bedroom unit. If the dwelling is intended to be owner occupied, a minimum of one of those dedicated parking spaces per unit shall be covered parking.
   d. Age restricted (senior) multi-family apartment buildings within area 1D and 4A shall provide a minimum of one (1) dedicated space for each bedroom within the unit and one dedicated space for each efficiency unit. If the dwelling is intended to be owner occupied, a minimum of one of those dedicated parking spaces per unit shall be covered parking.
   e. Residential dwellings incorporated as part of a mixed use building shall provide a minimum of one (1) dedicated space, covered or uncovered, per bedroom unit.
   f. Each covered spaces provided for a unit will be allowed to count as one (1) parking space towards meeting the required number of parking spaces for that unit.
   g. The clubhouse building (Building H) must provide a minimum of three and one half (3.5) spaces per one-thousand (1000) square feet of gross leasable area (g.l.a.) for the office and multi-purpose areas. Recreation space intended to serve only the multi-family building tenants are not required to provide parking.
2. Office, Retail and Mixed Use:
   a. With the exception of a hotel, a minimum of three and one half (3.5) spaces per one-thousand (1000) square feet of gross leasable area (g.l.a.) of non-residential uses shall be provided. Hotels shall provide parking at a rate of one stall per guest room plus one space for each employee on the maximum shift. Additional parking in accordance with that specified above for other retail uses shall be incorporated for any ancillary retail/service/entertainment areas incorporated into the hotel and intended for general public outside of hotel guest's use.
   b. On-street parking along both sides of Market Street may be counted towards fulfilling the parking requirements of the commercial or office buildings along the east side of the street.

Additional parking for these buildings shall be located in the shared lots behind the buildings along the west side of Market Street. On-street parking along Market Street shall not count towards provision of parking for any residential units/buildings located in areas 2E or 3C. On-street parking along Stagecoach Drive shall be counted towards fulfilling the parking requirements of a building on the same side of the street as the parking.

3. At the discretion of the Development Services Director:
   a. A less stringent parking calculation may be used provided the applicant can demonstrate a parking rate less than the above is adequate due to the type of potential use, shared uses or off-peak uses.
   b. A portion of the required parking for any building not specifically noted above may be provided on a separate parcel. Details of such parking shall be submitted for review and approval as part of the Site Plan for each building.
4. Cross access agreements shall be executed to allow for vehicle access through areas 1, 2 and 3.
5. A shared parking agreement shall be executed to allow shared parking between building parcels.

SECTION 14. <u>PEDESTRIAN ELEMENTS</u>:

The Village of Ponderosa, in alignment with the Town Center Overlay District Guidelines, aims to encourage pedestrian movement and opportunities for pedestrian interaction through a series of interconnected sidewalks and trails which lead to the office and retail establishments within the Village of Ponderosa and adjoining developments, outdoor plaza areas, the lake-feature, dog park, and community open space and gathering spots. Exhibit 18 illustrates these trails, sidewalks, plaza areas and features. Development of these areas shall comply with the following guidelines with details of the development of each area to be specified, reviewed, and approved at the time of site plan development. Unless otherwise specified, the installation of these pedestrian elements shall be by the developer(s) of the Village of Ponderosa in conjunction with or before the development of the surrounding areas.

A. Trails and Sidewalks:
   1. Pedestrian street crossings should be identified through street markings, contrasting pavement colors, or textured pavement treatments.
   2. A minimum of eight feet (8') of vertical clearance shall be maintained at all times over all pedestrian travel ways.
   3. <u>Public Trails</u>:
      a. Public trails shall be installed within The Village of Ponderosa in alignment with the City's Master Trail Plan or as agreed upon with the City of West Des Moines and detailed as part of the Parkland Dedication Agreement.
      b. Trails shall be constructed in accordance with the City of West Des Moines' Standard Specifications except for those trails intended to serve as an access route for City maintenance vehicles. In these situations, the trails shall be constructed over a six inch (6") compacted rock base in order to accommodate the weight of the maintenance vehicles.
      c. A minimum of two feet (2') of clear shoulder should be provided on each side of the trail.
      d. Signage traditionally located along public trails shall be provided and installed by the City of West Des Moines; except trail-size stop signs at all street crossings which shall be

installed by the developer immediately following construction of trails. Non-traditional signage, if desired, to mark circuit distances, direct pedestrians to features/areas within the development, etc… shall be procured, installed, and maintained by the developer. The locations of any private signage along public trails shall be approved by the City of West Des Moines prior to installation.

e. Emergency call boxes located along public trails may be provided and installed by the City of West Des Moines.

f. Trail markings on the trail surface itself utilized to indicate road crossings, direct traffic, etc… shall be approved by the City of West Des Moines prior to installation. Responsibility for installation and maintenance of markings shall be as determined and agreed upon with the City of West Des Moines.

g. Repairs to the public trails shall be the responsibility of the City following a four (4) year maintenance period. General maintenance (snow removal, sweeping, etc…) of the trails shall be as agreed upon between the City and the developer. In general, the trail along S. 60th Street shall be maintained by City, all other trails within the development shall be maintained by the developer.

h. Installation, maintenance and replacement of trail lighting, if incorporated, shall be the responsibility of the developer. Locations of light fixtures along public trails shall be set to the appropriate distance from the trail and approved by the City of West Des Moines prior to installation.

i. The following public trails shall be constructed within the site:

   1) <u>South 60th Trail</u>: As shown on Exhibit 18, a trail will be created from the northern to southern property boundary along South 60th Street. As indicated, this trail will meander in and out of the right-of-way, but shall not encroach into the right-of-way farther than typical public trail placement at one foot (1′) off of the property line would allow (11′ from property line to street edge of trail).

      a) This trail shall be five inch (5″) PCC, saw cut at 10′x10′ panels. No longitudinal/centerline joints allowed.

      b) In order to fulfill part of the developer's Parkland Dedication requirements, the developer shall pay all costs associated with the construction of the entire ten-foot (10′) trail.

   2) <u>Ponderosa Creek Trail</u>: As shown on Exhibit 18, a public trail will be installed which connects the South 60th Street trail to Willow Springs Park located directly to the north. This trail shall be located along Ponderosa Creek as part of an open space 'meadow'.

      a) This trail shall be six inch (6″) asphalt, except those portions that are to serve as an access route for City maintenance trucks. These portions shall consist of six inch (6″) asphalt pavement constructed over a six inch (6″) compacted rock base. Approaches at all street crossing are to be concrete. Mid-block crossings shall be designed, constructed, and maintained according to MUTCD Standards (figure 9B-7 of manual).

      b) To accommodate grade changes, retaining walls may be necessary along this trail. These retaining walls shall be set back a minimum of two feet (2′) from the trail edge in order to provide a clear recovery zone and to minimize the potential for

bicycle handlebars and wall contact. Exhibit 19 illustrates the relationship between trail and retaining wall.

c) In order to fulfill part of the developer's Parkland Dedication requirements, the developer shall be responsible for all costs associated with the construction of this ten-foot (10') trail. In addition, the developer shall be responsible for the extension of the Willow Springs Park trail south to connect with the Ponderosa Creek Trail in this development.

3) South Granite Way: As shown on Exhibit 18, a trail will be implemented which runs from the Ponderosa Creek Trail south and easterly through the open greenbelt to South Granite Way; south along the western side of South Granite Way to north of West Glen's retention pond; the trail shall parallel the north side of the pond to the east side of South Prairieview Drive; crossing at the intersection of South Crescent Way and South Prairieview Drive; and continuing along the west side of South Prairieview Drive to the applicant's southern property boundary.

a) This trail shall be a combination of five inch (5") PCC and six inch (6") asphalt. In general, that portion of the trail that crosses the open space may be asphalt while that portion that parallel streets shall be PCC.

b) This trail shall be setback a minimum five feet (5') from the back-of-curb of South Granite Way. The trail along South Prairieview Drive shall be set one foot (1') off of the standard right-of-way line and a minimum of seven feet (7') from back-of-curb.

c) In order to fulfill part of the developer's Parkland Dedication requirement, the developer shall pay all costs associated with construction of this ten-foot (10') trail.

4. Private Trails:

a. Trails shall be constructed of either be 6" asphalt or 5" PCC; choice of material shall be at the discretion of the developer unless otherwise set forth in this ordinance.

b. Whenever possible, trails shall be six feet (6') or greater in width, but in no situation shall they be less than four feet (4') in width.

c. Trails shall be setback a minimum of five feet (5') from the back-of-curb of private streets; however, no minimum setback from the property line shall be required for those trails within greenbelts that abut private property.

d. Signage desired along the trails shall be procured, installed, and maintained by the developer.

e. Repairs and maintenance of the trails shall be the responsibility of the developer.

f. Installation and maintenance of trail lighting, if incorporated, shall be the responsibility of the developer.

5. Public Sidewalks:

a. Public sidewalks shall be located and installed within The Village of Ponderosa in accordance with City Code.

b. Sidewalks shall be installed as a part of the public improvements associated with the lot or area being developed, in conjunction with or before the time of construction of the buildings.

c. Sidewalks shall be constructed in accordance with the City of West Des Moines Standard Specifications.
d. Public sidewalks within the site shall be a minimum of four feet (4') in width.

6. Private Sidewalks:
   a. Sidewalks shall be located as illustrated in Exhibit 18.
   b. Sidewalks shall be located in relation to the adjoining private streets as indicated in the applicable street cross-sections (see Exhibits 9 through 16).
   c. Private sidewalks within the site shall be a minimum of four feet (4') in width except in those situations in which vehicle parking overhangs the sidewalk; in these situations, the sidewalk width shall be increased two feet (2') to accommodate pedestrian movements and vehicle overhang.

B. Plaza Areas: A key element to encouraging pedestrian activities is the incorporation of plaza areas and structured pedestrian gathering areas. Exhibit 18 identifies the locations of these areas while Exhibit 25 through 27 provides conceptual layouts and designs for these areas. Details for each of these plaza areas will be submitted, reviewed, and approved as part of the site plan for the adjoining parcels.

1. Plaza areas shall encourage opportunities for interaction among pedestrians through the provision of seating opportunities (benches, chairs, tables, planter walls, etc…). Within the Appendix attached to the exhibit packet are representations of the site amenities including street furniture that will be provided throughout this development. Although deviations from the illustrations are permissible, the street furniture is intended to serve as a unifying element throughout the development. Without compromising the design intent of the plazas, the developer is encouraged to maximize the number of furniture/seating opportunities throughout the development.
2. Whenever possible, outdoor dining associated with restaurants and sidewalk cafes shall be implemented.
3. Open space plazas areas shall incorporate a variety of hardscape landscape materials (stone pavers, stamped concrete, field boulders, etc…) for visual interest and variety and shall implement landscape vegetation to soften, enhance, and delineate the areas. A minimum of twenty percent (20%) of the plaza area shall be 'green space' consisting of shrub and perennial planting beds, tree islands, or lawn areas. Whenever possible, elements that enrich the space (i.e. gazebos, art, fountains, banners, and children's play environment, etc.) should be incorporated. See Exhibit 18 for locations, and Exhibits 25 and 26 for conceptual character images of acceptable plaza areas.
4. Appropriate lighting should be incorporated into the plaza areas for safety reasons and to extend the usability of the area into the evening hours.
5. Plaza areas associated with establishments which serve alcoholic beverages shall provide a definable boundary (change in material, unmovable signage, physical feature, etc…) between the private establishments in which alcohol consumption is allowed and the public area in which it is not. A physical barrier (fencing, railing, landscaping, etc.) should prohibit access into the patio area from the public area; all access into the patio area should be through the

interior of the establishment. The barrier specifications shall be reviewed and approved as part of the development application.

6. Details regarding maintenance and replacement responsibilities for the plaza spaces should be identified within the Association documents.

C. Crescent Lake: The most significant open space in the Village of Ponderosa is Crescent Lake. It provides an identity and gathering places for the entire Village. Diverse environments and people spaces are located around the perimeter of the lake. The lake covers approximately 2.25 acres. It has been designed as a sustainable environment with depths and water quality that will support aquatic plants and animals. Re-circulating pumps will create a bubbling spring effect in the lower pool. The upper pool (approximately 4 feet above the main pool) will be linked with the main pool by re-circulating waterfall. Stormwater systems, including filtered bio-retention swales and surface run-off will provide additional sources of water. The perimeter of the pond has been designed with minimum depths (approximately 18 inches to 30 inches) to comply with safety standards. The lake's dam, spillway and downstream watershed shall be designed in accordance with Iowa DNR (Department of Natural Resources) and Army Corps of Engineer's requirements.

D. Lakeside Terrace: The core gathering place for the Village is the Lakeside Terrace. Located adjacent to both Crescent Lake and Market Street this strategic location provides a flexible place for diverse activities. A water feature provides a bubbling water source along the pedestrian streetscape that flows down to the Lake with a waterfall and plunge pool. The water feature will provide several different sound effects, both soothing and dramatic.

The Lakeside Terrace is designed to accommodate a wide range of activities including:

- informal gathering of individuals, couples, families and small groups as well as special event assemblies for large groups
- seating with moveable chairs and small tables as well as informal seating opportunities such as sloping lawns and broad steps
- paved and landscaped areas that can accommodate a range of temporary exhibits, fairs and events; and,
- both sunny and shaded spaces that also vary according to the season and time of day including a desirable morning sun exposure and protection from westerly winds

Another feature of the Lakeside Terrace is the Clock Tower. Clad in wood with an internally illuminated clock face, the tower provides an accent on the Village skyline providing practicable purposes of orientation and time keeping. No tenant signage shall be located on the clock tower, however the development name and logo may be. The tower shall not exceed fifty feet (50') in height.

E. Art and Bocci Ball Park: A public open space will be provided adjacent to the southeast terminus of Crescent Lake and its companion lake. This area will provide an area to display public art (either permanent or rotating temporary installation). In addition a lawn area with adjacent seating will be provided to accommodate Bocce ball.

F. Dog Park: A fenced area (five foot, metal grid) with shade trees, open lawn area and patio with seating will be provided for Village of Ponderosa residents and their dogs. The area will be secure and only accessible by Village of Ponderosa resident key card. A water fountain (designed for dog parks) will be provided. Groves of shade trees will be provided for shade and a combination of shrubs and tall grasses will reduce the visual impact of the perimeter fence

G. Meadow: A broad open space system or Meadow extends from South 60th Street to the northeastern portion of the Village. Designed to function as a broad meadow with a meandering stream along its edge, it provides a passive outdoor recreation and public pathway system that links to a broader community wide open space systems. Portions of the meadow are designed to reduce stormwater impacts through controlled release of peak run-off flows; public pathways are located outside of areas susceptible to stormwater storage. Stream edges and areas susceptible to erosion will be planted with appropriate riparian plant material (such as Red Switch Grass and Equisetum) and will incorporate stone features to stabilize soils and further manage water velocities. A combination of native and low maintenance grasses will be utilized to create sustainable environments while encouraging public use.

H. Art: Multiple locations have been identified for the installation of permanent or temporary/rotating art pieces. The Village's main entrance off of South 60th Street is designed as an Art Lawn with broad lawns and unobstructed views to potentially two art locations (southwest corner of Village View Drive and Market Street, and the north view terminus of Market Street).

Art and development identification elements are desired for integration into Bluestem Circle to create a development entry feature and enhance the sense of community. Details of any feature shall be submitted for review and approval by the City Council prior to installation. If approved, the developer and the City shall execute an easement document in which the rights and responsibilities of the parties shall be delineated.

I. Residential Park: Courtyard type parks will incorporated within the larger multifamily buildings located in Areas 1D, 4A and 3C. These areas are intended to serve the immediate building residents, however may be accessed by other development residents or visitors. The park design should be well integrated within the building design, providing a sense of enclosure, yet allow views to the surrounding area and admit sunlight. Residential units bordering the park should include architectural features such as balconies, roof decks or large windows to reinforce the connection between the living units and the courtyard activities. A variety of paving and landscaping elements including planting beds or water features should be incorporated as well as benches, steps and defined seating areas such as gazebos to encourage social interaction. If size allows, features such as small sport courts, fitness trails, or level turf areas for group activities can be provided. Details of the residential park design shall be submitted for review and approval as part of the Site Plan for each building.

SECTION 15. LANDSCAPING:

The landscaping requirements specified herein are intended to create an aesthetically pleasing development which enhances the appearance and character of the City of West Des Moines, while protecting the general health, safety and welfare of the citizens. Landscaping is required to address the following primary aspects or consequences of development:

- Open space protection and enhancement
- Creation of environments conducive and inviting to pedestrian activities
- Street side enhancement ('streetscapes')
- Visual screening of undesirable views, activities and/or site elements, and
- Mitigation of paving expanses associated with off-street parking

The attached Specific Plan drawing (Exhibit 2A) illustrates the general landscaping concept: this plan should be used as the guide for site plan development in respect to the general locations of plant material to be provided. Details regarding specific varieties, exact quantities, and the minimum size at time of planting shall be provided and approved as part of the site plan submittal and shall meet the general guidelines in respect to the minimum plant size traditionally applied to development within the City. In the event that alternatives to what is shown on the attached Specific Plan are desired, the minimum vegetation requirements specified within this ordinance will need to be provided and the original intent of the required vegetation met.

A. Open/Green Space: The intent of open space is to allow for a balance between natural areas and the built environment and to provide for the overall beautification and "greening" of the City. All of the land within a site that is not occupied by buildings, on-street and off-street parking areas, or other vehicle use areas may be classified as open space. Plaza areas, water features and structures such as gazebos, arbors, pergolas, etc… that are associated with outdoor pedestrian use areas may be counted towards fulfilling the minimum open space requirement.

Due to the nature of the intended development in respect to design intent, uses, and densities, the amount and locations of open space and green space/vegetation within the development will vary; some areas will be considerably more 'urban' in appearance (Market Street district, the the Senior Apartments along Village View drive between the lake and Bluestem Circle and Lakeside Terrace) while others will be more 'natural' (meadow, lake embankment, greenbelts, etc…). Although the current Specific Plan map provides for open space within each of the planning areas which range from 31-59%; in lieu of the traditional practice of a percentage of open space being required per parcel, the Village of Ponderosa as a whole shall provide a minimum of thirty-five percent (35%) open space. In addition, open space areas have been required within parking areas through the incorporation of landscape islands and pods. The Specific Plan map (Exhibit 2A) indicates the open/green areas within the development. This map, along with the useable open space areas and pedestrian plazas conceptually discussed in the 'Pedestrian elements' section of this ordinance shall be used as a guide for site plan development in respect to the general locations of open areas to be provided.

1. In order to ensure 'green' within the development, vegetation must be incorporated at a rate of two (2) overstory trees, one (1) understory or conifer tree, and three (3) shrubs for every three thousand (3,000) square feet of open space. Based upon a 35% rate, the Village of

Ponderosa shall provide a minimum of 984 overstory trees; 492 understory or conifer trees; and 1476 shrubs.

a. One tree may be substituted for ten (10) shrubs.
b. A twenty (20) square foot mass planting of perennial flowers or ornamental grasses may be substituted for three (3) shrubs.
c. No substitution for required trees is allowed.
d. The incorporation of evergreen vegetation is encouraged to provide winter substance within the landscape.

2. Vegetation required as part of the open space may be placed into off-street parking areas or required buffers; however the open space vegetation is in addition to that which would be required of buffers or parking islands/pods and may not be counted towards fulfilling the minimum amount of vegetation required for these areas.

B. Streetscaping: A landscaped edge or 'streetscape' shall be provided along all streets. These streetscapes are intended to provide desired green to the City, interest, comfort to pedestrians, visual softening of pavement expanses, bring human scale to adjoining buildings, minimize heat-reflection, and provide traffic calming benefits. The streetscape should have a noticeable pattern, design, or plant variety and should attempt to serve as a distinguishing or identifiable landmark for that portion of the development. Streetscapes within the Village of Ponderosa will vary in complexity depending upon the street configuration, in response to uses adjacent to each street.

1. Street Trees: Street trees are intended as a unifying element through-out the development and shall be provided along all main roads, regardless if public or private.

a. In general, placement of street trees along public streets shall be in accordance with the City's 'Public Right-of-Way Tree and Shrub Planting Regulations (Authority Ordinance #427 and Amended Ordinance #972) unless otherwise approved by the City Council. It is anticipated that street trees along public right-of-way and utilities within the public right-of-way shall be placed in the approximate location as shown on Exhibit 6.
b. The placement and spacing of street trees shall be determined by design intent in combination with anticipated mature spread of the respective variety.
c. To ensure safety, streetscape vegetation shall not be located within the vision triangle of intersecting vehicle pathways or vehicle and pedestrian pathways.
d. A minimum of fourteen feet (14') of vertical clearance over the travel portion shall be maintained at all times over all vehicle travel ways.
e. A street tree planting plan identifying exact tree locations shall be prepared for South Prairieview Drive and Bluestem Circle. These planting plans shall be reviewed and approved by the Plan and Zoning Commission and City Council prior to installation of any trees.
f. Exhibits 6 through 16 illustrate potential streetscape configurations in relationship to curbs and sidewalks. Location of trees along private streets may be adjusted as desired in respect to proximity to curbs and sidewalks as long as visibility and clearances are maintained so as to not interfere with both vehicular and pedestrian traffic.
g. Street trees may be counted towards fulfillment of the provision of vegetation required of open space.
h. Maintenance and removal of any street trees shall be the responsibility of the developer.

2. Market Street:
   a. Street trees shall be provided as part of an enhanced landscaping treatment at the corners of intersecting streets.
   b. Raised decorative planters/pots shall be incorporated at the street edge along the building fronts. Vegetation in the form of dwarf ornamental trees, flowering shrubs, annuals, perennials, and ornamental grasses may be provided for interest and color.
   c. Stone benches of smooth cut-limestone or cultured stone block on 4" limestone or cultured stone pedestal may be provided (see Exhibit 30 for concept).
   d. Banners, sandwich boards, small 'café table and chairs', etc… may also be provided to add festivity and variety to the street.

C. Buffers & Visual Screening:

Due to the design intent to create a 'village' atmosphere with the blending of areas and uses, traditional buffering as set forth in City Code shall not be required. The provision of adequate buffering and landscaping shall be more thoroughly evaluated and approved as part of the site plan approval. Additional buffer and landscaping may be required at that time in response to additional details of the use, buildings, parking, etc. to be implemented.

The implementation of vegetation is required as part of buffering/screening. This vegetation may be combined with other measures such as berming, low stone walls, decorative fencing, or any combination thereof to enhance the effectiveness of the buffering/screening. Buffers should be designed to achieve the maximum amount of screening from the maximum number of viewpoints with vegetation layered to ensure adequate blockage of views and to create depth and a sense of naturalness. Care should be taken to ensure that 'thru-views' under tree canopies are adequately blocked. Landscape vegetation required within buffers shall be in addition to the open space landscaping required for the site.

1. A thirty foot (30') wide buffer shall be required along South 60th Street. One (1) overstory tree, two (2) understory trees and three (3) shrubs shall be provided for every thirty-five (35) lineal feet of this buffer; of the required trees, two-thirds (2/3) shall be evergreen in nature.
   a. Vegetation may be substituted at the following rate:
      1) One tree may be substituted for ten (10) shrubs.
      2) A twenty (20) square foot mass planting of perennial flowers or ornamental grasses may be substituted for three (3) shrubs.
      3) No substitution for required trees is allowed.
   b. No parking lots, drive-thrus, fences, or buildings are permitted within required buffers; however, sidewalks, trails, landscape features, pedestrian furniture, and permitted signage may be located within the buffers.
2. In addition to that specified above, the elements identified within the following section shall be buffered/screened regardless of area:
   a. Views of off-street parking areas, loading docks, and other vehicle related service areas from adjacent roadways, pedestrian paths and adjoining properties shall be buffered and visually screened to a height of at least three feet (3').

b. Drive-thrus (restaurants, banks, pharmacy, etc…) shall be opaquely screened from views from adjacent roadways, pedestrian paths and adjoining properties. Whenever possible, drive-thrus should be integrated into the building architecture rather than appearing as an attached element to the building.
c. Mechanical and/or utility equipment for residential dwellings shall not be located within the front yard and should be situated within the site to minimize views of from adjacent streets and adjoining properties.
d. Mechanical, utility meters, transformers, HVAC, satellite dishes, and other similar undesirable elements/equipment which are located on, beside, or adjacent to any retail, office, or multi-family building shall be buffered and visually screened from streets, residential dwellings, pedestrian pathways, and adjoining property outside of the development. A permanent screen that utilizes building materials and designs compatible and consistent with the architecture and materials of the principal building shall be implemented whenever possible. Equipment should be screened on all sides.
e. Roof-mounted HVAC screening shall be incorporated into the design of the building through the use of parapets, screening walls, or other acceptable solutions as identified during the review of the site plan.
f. Sanitation/Recycle enclosures shall be visually screened from view from streets, dwellings, businesses, pedestrian pathways, and adjoining property outside of the development. The enclosure should incorporate the primary building material of the adjacent buildings on three sides (either brick or limestone). The fourth side or enclosure opening shall be designed to prevent views into the enclosure and consist of exterior grade wood slats on a black painted steel structure. Landscape vegetation should be incorporated around the screen enclosure to soften and minimize the presence of the equipment and enclosure.

SIGNAGE: All proposed exterior signage requires the review and approval of a sign permit by the City of West Des Moines. All signage within the Village of Ponderosa shall be reviewed and approved by the Village of Ponderosa's Design Review Committee prior to approval by the City of West Des Moines and documentation of their approval shall be submitted to the City with the sign permit application. The City shall review the application and make the final determination as to whether a sign meets all applicable requirements prior to issuance of a permit and installation. Any signage not specifically addressed within this ordinance shall comply with the West Des Moines Sign Code. The following sign regulations shall apply:

A. Development Identification Signs:
1. Primary (labeled as 'E1' on exhibit 18A) and secondary (labeled as 'E2' on exhibit 18A) ground monument signs as generally illustrated in Exhibit 28 shall be allowed at the locations indicated in Exhibit 18A;
2. These signs shall be setback a minimum of ten feet (10') from the public street right-of-way and fifteen feet (15') from the back-of-curb of the private streets. In addition, these signs should be located to not block visibility at intersections and so located to accommodate future potential traffic signal poles and structures.
3. These signs shall only indicate the development name; no tenant identification is allowed.
4. These signs shall be consistent with the following size limitations:

a. Primary Development Identification Sign (E1): Landscape sign a maximum of eight feet (8') in height, seventy-five feet (75') in length, and three feet (3') in width. The text copy shall not exceed sixty (60) square feet.
b. Secondary Development Identification Signs (aka: Village Markers) (E2): Shall be a columnar brick or stone structure a maximum of five and one-half (5½) feet in height and two (2) feet in width. The text copy shall not exceed four (4) square feet per side of the structure.
c. These signs shall be either 'halo lit' or externally illuminated with ground lights directed at the face of the sign; shields shall be installed to prevent light spillover beyond the sign face.

5. A custom development identification sign may be placed in the center of the roundabout with the review and approval of a specific site plan by the City Council through the site plan process. As part of the approval, the Council shall establish the overall structure and text copy size limitations and details of the signage (labeled as 'E3' on exhibit 18A).

B. Business Identification Signs:

1. Building Mounted Signs:
   a. Wall Signage:
      1) All office, retail, and mixed-use buildings within the Market District shall be allowed exterior wall signage in accordance with the following:
         a) All wall signage shall consist of individual 3-dimensional letters. No cabinet or panel signs shall be allowed except for contoured cabinet signs necessary to display logos.
         b) A total of one and one-half (1½) square feet of copy per one (1) lineal foot of tenant space which contains the primary public entrance shall be allowed per tenant. The number of signs is limited only by the maximum allowable square footage. Of the total square footage of signage allowed, a maximum one-half (½) square foot per lineal foot of tenant space which contains the primary public entrance may be located on a window or wall that is not immediately adjacent to the tenant space but still within the same building.
         c) No illuminated wall signs shall be located on a façade which faces residential dwellings, except residential uses incorporated as part of a mixed use building or in situations in which the residential dwelling structure is located more than two-hundred (200) feet from the business displaying the sign.
   b. Projecting Signs: Projecting signs as defined in the City of West Des Moines' Sign code may be used as part of the allowed signage on buildings within the Market Street District in lieu of traditional wall signage. All projecting signs shall comply with the regulations within the Sign Code except as noted otherwise in this ordinance. Said signs shall not project above the primary roofline of the building to which it is attached.
   c. Projecting Pedestrian Signs: Projecting signs consistent in design and intent as 'under awning signs' identified within the City of West Des Moines' Sign code may be allowed. The pedestrian projecting signs are intended to provide information to pedestrians and therefore are not intended to of a size and scale to be legible to passing vehicles and draw

vehicles from adjacent roadways. This type of signage is in addition to allowed wall signage.

1) All office, retail, and mixed-use buildings within the Market District may be allowed projecting pedestrian signage in accordance with the following:
   a) A maximum of ten (10) square feet, including copy and background, shall be allowed per public door per tenant space.
   b) Signs located under a canopy or the building arcade on the western side of Market Street shall be located wholly under the canopy or arcade. Unless integrated as part of an architectural element that is an extension of the building; projecting pedestrian signs which are attached to a building but not under a canopy or arcade shall not project from the wall face more than thirty (30) inches.
   c) The bottom of the sign shall be a minimum of eight feet (8') of vertical clearance over pedestrian walkways and fourteen (14) above any drive or vehicle access.

C. Wayfinding Signs:

1. Ground Signs (Monument and Landscape Signs):
   a. Within the Market District there shall be a maximum of six (6) ground signs allowed which are to be utilized for the identification of multiple tenants within the district. These signs are intended to provide tenant information and serve as tenant directional signage or wayfinding signs of a scale to be visible by the motoring public. Multiple buildings and tenants may be identified on each sign. Individual monument/landscape signs for buildings or parcels as typically allowed by the Sign Code shall be prohibited. A single tenant may occupy the entire sign area of one of the six (6) signs, but approval and acknowledgement from the Village of Ponderosa's Design Review Committee confirming that one of these signs is being allocated to one tenant shall be submitted with the sign permit application to the City prior to installation of the sign.
   b. These signs shall be located a minimum of fifteen feet (15') from back-of-curb/property line whichever is more restrictive and situated so as to not obstruct visibility at street intersections and/or intersections of street and lot access drives.
   c. Sign structure shall not exceed six (6) feet in height, five (5) feet in width and two (2) feet in depth and of which, the top three feet (3') shall be dedicated to identification of the building name and tenants.
2. Pedestrian Signs: Pedestrian directional signage such as would be typically found on informational kiosks shall be allowed along pedestrian pathways in accordance with the following:
   a. Said signage is not intended to be legible to nor direct vehicular traffic.
   b. A maximum of six (6) 'kiosks' shall be allowed within the Village of Ponderosa development.
   c. Said kiosks may include a map identifying building names and businesses within various buildings. Multiple buildings and tenants may be identified on each sign.
   d. Individual business identification copy may not exceed two (2) inches in height.
   e. Signs shall be located a minimum of 15' from the property line or back-of-curb of a private street and shall not block pedestrian or vehicle visibility at intersections.
   f. Signs shall not exceed six (6) feet in height and three (3) feet in width or depth.

3. Directional Signs: Generic directional signs (without distinct tenant identification) such as "drive thru", "entrance/exit", etc., shall be governed by the regulations set forth in Sign Code for 'Directional Signs' in the Professional Commerce Park (PCP) District.

D. Village of Ponderosa Identification: Signage, medallions, keystones, banners, pavement markings, etc… that displays the development's logo, initials, or name may be integrated into the development to further enhance the character of the development; no individual tenant identification is allowed.

E. Murals, Banners, Window Graphics, and Projected Images: Art elements, such as murals, large scale graphic images displayed in windows, banners, and projected media on pavement or walls shall be encouraged to provide interest, color, and festivity to the area. With the exception of the Village of Ponderosa's logo, said elements shall not include or display logos, be recognizable as part of a corporate identity, or draw attention to or otherwise advertise or identify any one use, product, business, establishment or service. The Director of Development Services shall review and approve all proposals and determine whether the proposal is in compliance before they are installed or displayed. Images determined to be recognizable as part of a corporate identity, draw attention to or otherwise advertise or identify a use, product, business, establishment or service may be allowed; however, the image shall be counted as part of the square footage of wall signage allowed for the associated building or tenant.

F. Active Adult/Senior Residential Signage: Signage may be provided for the active adult/senior residential development on parcels 3D and 4A identifying this area as a distinct residential neighborhood as follows:
   1. A general neighborhood sign can be located along Village View Drive at both the eastern and western edges of parcels 3D and 4A. A maximum of 20 square feet of text can be provided at each of the two locations. Total sign area to be a maximum of 25 square feet.
   2. Building identification signs can be provided for each of the four buildings. These signs cannot face any adjacent single family neighborhoods. A maximum of 15 square feet of text can be provided at each of the four locations. Total sign area to be a maximum of 20 square feet.

G. LED or fiber optic signs may be permitted at the discretion of the Director of Development Services. No moving signs are allowed.

H. No aerial or search lights are allowed for advertising purposes but may be used to promote Village sponsored events after obtainment of the proper permits from the City.

SECTION 17. LIGHTING:

The Village of Ponderosa will have a family of light fixtures ranging from parking lot lights and roadway fixtures to pathway lights. Included within the site amenities attached to this ordinance are sketches and images of the intended lighting series (see Appendix I of the exhibits packet). The following general guidelines shall be in addition to the specific regulations stated within any Village of Ponderosa's Lighting regulations.

A. Street Lights: In order to maintain a consistent visual aesthetic throughout the Village of Ponderosa development, along all public roadways a Kim Archetype fixture (#33-2751 (150w) or comparable fixture acceptable to the City) black in color shall be used. The height, spacing, light levels and uniformity coefficients of street lights along public streets shall be in accordance with the City's street lighting standards. Street lights along private streets shall be the Spectra fixture by Architecture Area Lighting or comparable fixture acceptable to the Director of Development Services. The private lights shall be a maximum of twenty-five feet (25') in height as measured from the ground to the top of the fixture. Due to the non-standard color and type of private street lighting fixtures to be used, the developer shall be responsible for the financial cost, procurement, and installation of replacement parts and wiring for fixtures. Typical paint maintenance of all fixtures shall be the responsibility of the development with the approval of the City of West Des Moines when painting public street light poles and sign posts.

B. Parking Luminaries: Fixtures used within off-street parking areas shall be consistent with those illustrated in the Appendix of the exhibits packet. Said fixtures shall be black or tones of grey in color and shall not exceed twenty-five feet (25') in height as measured from the ground to the top of the light structure.

C. No wall packs, or floodlighting without shields to direct the light to its intended target are allowed. In addition to cut-off fixtures, particular attention shall be given to eliminate hot spots and light glare. To achieve this, additional measures may include, but are not limited to, lowering parking lot light levels after business hours, turning off lights not necessary for security purposes, and use of landscaping for light screening/blockage. As a part of the review of each site plan, a photometric plan must be submitted. During the review, the applicant must demonstrate how lighting will not adversely affect adjoining properties.

D. Floodlighting in residential areas should be limited to emergency lighting and shall be controlled to prevent the frequent tripping of the light by typical pedestrian and animal movements so as to not disturb neighbors.

SECTION 18. ARCHITECTURE:

The Village of Ponderosa is designed as a diverse community of commercial buildings and varied residential housing types and styles. Attached to this ordinance as Exhibits 32 through 38 are illustrative examples of the architectural concepts. Additionally, on file with the City is a companion 'pattern book' which provides more detail of the architectural concepts and options for the various buildings within the development. The pattern book is intended to guide architectural design to ensure compatibility. Specific architecture for all buildings, with the exception of single family detached residential dwellings shall be evaluated as part of the site plan review and approval process. Architecture, materials, and colors for single family detached residential dwellings shall be reviewed and approved by the Village of Ponderosa Design Review Board (VOP-DRB). Approval of the VOP-DRB shall be provided to the City in conjunction with the Building Permit application. Enforcement of the approved design of single family detached dwellings shall be by the Village of Ponderosa, not the City.

A. All buildings within this development, except for single family detached residential, shall accommodate the following in building design:

1. Form & Scale: Buildings shall be designed to relate specifically to the pedestrian in scale and variety as well as reinforce the "village" aesthetic/concept. The following techniques should be used to meet this objective:
   a. Corporate architecture shall be prohibited. Building concepts should avoid the conventional commercial approach to design.
   b. Buildings shall be organized to create a logical balance and relationship with the site, open spaces and circulation.
   c. The buildings design should meet context and site objectives such as providing gateways, creating linkages and framing or terminating views.
   d. Variation in building height, mass and roof forms shall be provided while still maintaining an overall building continuity.
   e. Shifts in building planes/facades and variation in exterior materials shall be incorporated to minimize long expanses of wall.
   f. Variation in materials, material modules, expressed joints, textures, colors and details should be used to break up the mass of the buildings.
   g. Variation in horizontal planes through the use of materials, color and projecting forms should be implemented to signify an entry and/or protect the pedestrian.
   h. Ground floor retail areas should provide the maximum possible glazing toward sidewalks to provide pedestrians with visual interest.
   i. High density residential buildings adjacent to single family attached or detached (areas 1B, 1C and 4B) should step down massing as illustrated in Exhibit 37
   j. Diversity in window systems through the use of clear and transparent glass as well as the use of applied vinyl window 'super graphics' that express/relate to the interiors intended use should be incorporated. Said graphics are intended to add to the festivity of the area and aid in blocking interior views of not so desirable elements, activities, or functions. Said graphics shall not be used for advertising purposes and shall not identify the tenant's name.
   k. A buildings roof form and related details/materials are an integral part of the architectural design aesthetic. Roofs should not be designed as attention-getting devices related to the reinforcement of signage or as an identifiable corporate image.
2. Material Quality and Detail: All sides to each building are to receive high quality materials and finishes (360° architectural treatment). There are no "backs" to a building. Materials should be durable, economically maintained and of a quality that will maintain their appearance over a prolonged time.
   a. Primary building materials should include, but or not limited to iron-spot or reclaimed brick, limestone or cast-stone, concrete and architectural metals.
   b. The following materials shall not be used for cladding unless specifically approved by the City of West Des Moines:
      1) Natural wood or wood paneling
      2) EIFS or synthetic stucco
      3) Concrete Masonry Units
      4) Tilt-up pre-cast concrete systems that are structural in appearance
      5) Materials that are intended for interior use

c. Changes in materials should occur at either inside corners or where a detail is drawn to specifically accommodate a transition.

B. Single-Family Detached Residential: Architectural design for single family units shall attempt to express a creative presentation of exterior building materials, exterior details and texture, treatment of windows and doors, and use of angles and multiplicity of planes within the wall and roof design. Homes shall have materials such as brick, natural stone, wood shakes, decorative molding and cornice treatments, or similar combination of material which represents a variation of architectural styles or elements.

SECTION 19. LAND USE & BULK REGULATIONS:

The intent of this Specific Plan shall be to permit the development of a planned community featuring a more urban look, feel and density. The development shall be broken out among land uses in accordance with the following:

- a maximum of 29.48 acres may be dedicated to single-family detached residential dwellings
- a maximum of 52.17 acres may be dedicated to multi-family residential dwellings
- a maximum of 7.53 acres may be dedicated to office uses; and,
- a maximum of 4.66 acres may be dedicated to support commercial uses

Overall, in compliance with the traffic study completed for the development, the Village of Ponderosa development shall not exceed 13.92 residential dwellings per gross acre of residential land use (indicated as single family or multi-family residential on Exhibit 1) or a total of 1137 residential dwellings; 128,200 sf of retail uses; and 76,900 sf of office uses.

To allow for response to market demand, residential dwellings types may be shifted to other locations within the site than currently anticipated. The 2015 adoption of the amended Specific Plan does not guarantee that the total number of residential dwellings indicated for inclusion within the overall development (1137) may be implemented. The 2015 amendment proposes 500 active senior dwellings, 480 non-age restricted market rate apartments in combination with 33 existing attached townhomes and a total of 124 traditional single family detached homes (81 existing plus 43 proposed). Due to the different traffic generation rates of different types of residential, especially senior housing versus market rate apartments, adjustments in the number of dwelling units incorporated may need to be adjusted (reduced) to ensure that overall development remains under the traffic caps established with the original 2006 study and reaffirmed with the 2015 traffic study. A traffic analysis shall be conducted for all proposed changes in residential types. Changes that result in a decrease in density and do not increase total traffic generated from the entire development above that allocated in the ordinance may be administratively approved as part of or in conjunction with the site plan process. Changes that result in an increase in density or will result in an increase in the total traffic generated from the development above that allocated in the ordinance will require the appropriate City Council and Plan and Zoning Commission approvals and may require an amendment to specific plan ordinance. All necessary City approval of plats required to make the change shall be obtained prior to approval of the site plan, if applicable and construction of the alternate dwelling type.

In addition to the general conditions stated previously within this ordinance, the following land use and bulk regulations shall apply to the specific areas designated on the Village of Ponderosa Specific Plan Map (Exhibit 2A & 2B). The Area Development Plan (Exhibit 1) illustrates six (6) planning areas; the Specific Plan Map further divides these planning areas into parcels.

A. Single Family Detached Residential:

1. Land Use: The following development standards and general use regulations and provision set forth in Title 9, "Zoning" of the City of West Des Moines City Code shall apply to the following specified development parcels as shown on the Specific Plan Map of this Ordinance unless noted otherwise in this ordinance:
   a. Area 1A (Lots 1-20): Residential Single Family (RS-11)
      1) Lots shall range between 11,000 sf to 17,300 sf
      2) Minimum street frontage = 35'
      3) Maximum 20 dwelling units
   b. Area 1B (Village of Ponderosa Plat 6):
      1) Lots shall range between 9,600 sf to 14,000 sf
      2) Maximum 7 dwelling units
   c. Area 1E (Village of Ponderosa Plat 8):
      1) Lots shall range between 7,200 sf to 13,000 sf
      2) Maximum 7 dwelling units
   d. Area 5B (Lots 81-102): Residential Single Family (RS-6)
      1) Lots shall range between 5,900 sf to 11,100 sf
      2) Minimum street frontage = 45'
      3) Maximum 22 dwelling units
   e. Area 5D (Lots 56-80): Residential Single Family
      1) Lots shall range between 2,800 sf to 4,500 sf in size
      2) Minimum street frontage = 35'
      3) Maximum 25 dwelling units
   f. Area 6D
      1) Lots shall range between 2,800 sf to 7,200 sf in size
      2) Minimum street frontage = 35',
      3) Maximum 43 dwelling units
      4) Minimum lot width = 40'

2. Building Height: The maximum height for a single family detached residential shall be 40 feet.

3. Garage Orientation:
   Garages shall be sited to minimize the visual presence to the street. Acceptable garage orientations include:
   a. Street Oriented Garage – With the exception of area 5D and 6D and as otherwise noted, garages that open to the street must be recessed behind the front plane of the house a minimum of five feet (5'). However, within a given area (1A, 1B, or 5B), up to one-fifth (1/5) of the total number of dwellings within the given area may have street-facing garages which are located less than five feet (5') of the front plane of the dwelling. In situations

where the garage is located less than five feet (5′), the third car garage, if applicable, must be stepped-back a minimum of four feet (4′) from the front of the two car garage with all garage doors to be individual one car doors.

b. Side Loaded Garage – Garage is entered from the side by a motor court. This garage orientation can be located in front of the house equal to the building setback for the house. Side loaded garages should incorporate architectural details such as windows, doors, and other detailing on the street façade in order to present a house appearance thus disguising the garage function.

c. Rear Loaded Garage (Areas 5D and 6D) – Garage is at the rear of the house and accessed by an alley. Garages may be the first house element encountered and visible from the alley. Garage shall abide by the building setback requirements.

4. Dedicated Residential Driveways: Vehicle driveways dedicated and adjacent to a covered parking space shall measure ten feet (10′) or less in length or nineteen feet (19′) or greater in length as measured perpendicularly from the garage opening to the closest point of the sidewalk or back of curb of intersecting private street or drive, whichever is more restrictive. Drives that are intended to provide for a vehicle to be parked parallel to the covered space shall measure a minimum of nine feet (9′) in length; drives intended to allow a vehicle to be parked perpendicular to the covered space shall measure a minimum of nineteen feet (19′) in length.

5. Setbacks:

a. Unless otherwise specifically stated, setbacks shall be measured from the property line of parcels that abuts a public street or back-of-curb of adjoining private street or alley. Setbacks along boundaries that do not abut a street shall be measured from the lot boundary; except for area 6D, easements have been taken into account when determining setbacks, therefore, the setback should be measured from the property line. Unless noted otherwise, in area 6D, setbacks shall be measured from the lot line.

b. Unless otherwise specified, building setbacks shall be measured to the foundation of the dwelling structure or covered parking, whichever is closer.

1) Those single family detached residential dwelling buildings which front South Prairie View Drive are allowed to have building overhangs, steps, and foundation plantings which extend into the public street right-of-way easement a distance of a maximum of five feet (5′) and as more particularly illustrated in Exhibit 6.

c. Setbacks for attached accessory structures (porches, sunrooms, decks, etc.) shall abide by the front, side and rear yard setbacks stated, with the exception of Areas 1A and 5B. These areas are allowed to have porches which extend into the front or side yard setback a maximum of five feet (5′), unless otherwise noted, however, the closest element of the structure (including overhangs and steps) shall be located no closer than five feet (5′) to a property line.

d. Setbacks for detached accessory structures shall be as follows:

1) No detached accessory structures shall be located in the front yard of any parcel.

a) Areas 1A & 5B – shall abide by City Code for the respective zoning district.

b) Area 1B – No detached accessory structure allowed.

c) Area 5D and 6D – Minimum of ten feet (10′) from rear lot line and in accordance with side yard setbacks as stated.

e. Building separations shall be a minimum of ten feet (10′) as measured between the foundations. Unless noted otherwise, overhangs, bay windows, fire-place bump-outs, etc… may extend into the setback a maximum of two feet (2′).

f. No fences over four feet (4′) in height, except those required to meet minimum swimming pool fencing requirements are allowed. No fences are allowed along those property boundaries which abut a common open space.

** See Exhibit 3 for Lot locations.

AREA 1A				
	Front	Rear	West Side	East Side
Lot #				
1 & 9	20′ min. no max.	20′	15′	5′
2 & 5 & 15	20′ min. 30′ max.	20′	5′	15′
3-4, 6-8, 10-11, & 14	20′ min. 30′ max.	20′	5′	5′
12	20′ min. no max.	20′ (north line)	15′	5′ (east & south lines)
13	20′ min. 30′ max.	15′ (west line)	15′ (southwest line)	15′ (north line) 5′ (southeast line)
16	20′ min. 30′ max.	20′	5′	15′ (porch may not encroach into setback)
17	20′ min. 30′ max.	20′	15′	5′
18	20′ min. 30′ max.	20′	5′	5′
19	20′ min. 30′ max.	20′	5′	10′
20	20′ min. 30′ max.	10′	10′	5′

AREA 1B			
	Front	Rear	Side **
Lot#			
Lots 1, 2, 5, 6 and 7 in Village of Ponderosa Plat 6	Minimum twenty foot (20′) and maximum thirty (30′) from adjoining street	Fifteen foot (15′) rear yard setback	Five foot (5′) setback except when adjacent to sanitary sewer easement, then setback is taken from edge of easement.
Lots 3 and 4 in Village of Ponderosa Plat 6	Minimum twenty foot (20′) and maximum thirty (30′) from adjoining street	Twenty foot (20′) rear yard setback	Five foot (5′) setback except when adjacent to sanitary sewer easement, then setback is taken from edge of easement.
** Side yard setbacks shall be to the closest element, including window wells, window or fireplace bump-outs, overhangs, stairs, etc.			

AREA 1E			
	Front	Rear	Side
Lot#			
Lots 1 - 5 in Village of Ponderosa Plat 8	Minimum fifteen foot (15′) from back of curb of adjoining street	Nine foot (9′) rear yard setback	Five foot (5′) setback except when adjacent to sanitary sewer easement, then setback is taken from edge of easement.
Lots 6 and 7 in Village of Ponderosa Plat 8	Minimum twenty foot (20′) and maximum thirty (30′) from back of curb of adjoining street	Fifteen foot (15′) rear yard setback	Five foot (5′) setback except when adjacent to sanitary sewer easement, then setback is taken from edge of easement.

AREA 5B				
	Front	Rear	West Side	East Side
Lot #				
81	20′ min. 30′ max.	20′	5′	0′ (S Prairieview Dr.) (porch may not encroach into setback: overhangs, steps, and foundation plantings may extend up to 5′ into the r.o.w. easement)
82-101	20′ min. 30′ max.	20′	5′	5′
102	20′ min. 30′ max.	20′	5′	0′ (S Prairieview Dr.) (porch may not encroach into setback: overhangs, steps, and foundation plantings may extend up to 5′ into the r.o.w. easement)

AREA 5D				
	Front **	Rear	West Side	East Side
Lot #				
56	0′	20′	10′	10′
57	0′	20′	15′	5′
58	0′	20′	5′	20′
59-65	0′	20′	5′	5′
66	0′	20′	10′	5′
67	0′	20′	20′	5′
68	5′	20′	15′	5′
69-72	5′	20′	5′	5′
73	5′	20′	5′	20′
74	5′	20′	15′	5′
75-80	5′	20′	5′	5′
**Front Yard Setback for Lots 56-67 = south line; Lots 68-80 = north line ** Lots 56 through 67 are allowed to have building overhangs, steps, and foundation plantings which extend into the right-of-way a distance of a maximum of five feet (5′)				

AREA 6D			
	Front*	Rear	Side
All Lots	20′	20′	5′
* 0′ setback for lots fronting South Prairieview Drive. Porch may not encroach into setback, overhangs, steps, and foundation plantings may extend up to 5′ into the r.o.w. easement)			

B. Single Family Attached Residential:

1. Land Use: The following development standards and general use regulations and provision set forth in Title 9, "Zoning" of the City of West Des Moines City Code for Residential Medium-Density (RM) shall apply to the following specified development parcels as shown on the Specific Plan Map of this Ordinance unless noted otherwise in this ordinance:

** See Exhibit 3 for Lot locations.

Single Family Attached		
Area	Lot #	Maximum # Dwelling Units
1C	22	4
4B	40	14
6A	50	6
6C	52	6

2. Building Height: The building height for attached residential structures shall allow for a maximum of three stories of living plus under-building parking or a maximum of sixty feet (60′) in height.

3. Building Setbacks:
   a. Unless otherwise specifically stated, setbacks shall be measured from the property line of parcels that abut a public street or back-of-curb of adjoining private street or alley. Setbacks along boundaries that do not abut a street shall be measured from the lot boundary.
   b. Building setbacks shall be measured to the foundation of the dwelling structure or covered parking.
      1) Unless otherwise specified below, a minimum fifteen foot (15′) setback shall be provided from an adjoining street or perimeter lot boundary, except when the abutting lot also contains an attached residential structure or abuts an open space of at least twenty feet (20′) in width excluding open space comprised of public street right-of-way. In these situations there shall be no minimum setback except as required by Fire and Building Codes. Except for Village of Ponderosa Plat 7, a minimum twenty-five foot (25′) building separation shall be maintained between single-family detached dwellings and single-family attached dwellings.
      2) Dwelling structures located within Lot 52 which front South Prairieview Drive may locate the main plane of the dwelling building at the front property line (zero setback) and is allowed to have building overhangs, porches, steps, and foundation plantings which extend into the public street right-of-way easement a distance of a maximum of nine feet (9′).
      3) The front and sides of structures located within lot 50 which face Bluestem Circle may locate the building at the property line (zero setback); however, the setback shall be measured to the closest point of the dwelling including overhangs, steps, private garden walls, etc…
      4) Detached garages accessed by an alley may be setback from the alley a distance consistent with that identified in the following 'Dedicated Residential Driveways' section.
   c. Building separations between the same residential type (single-family attached to single-family attached) shall be a minimum of ten feet (10′) as measured between the foundations of the outside walls. Overhangs, bay windows, fire-place bump-outs, etc… may extend into the separation area a maximum of two feet (2′). Except for Village of Ponderosa Plat 7, a minimum twenty-five foot (25′) building separation shall be maintained between single-family detached dwellings and single-family attached dwellings.
   d. No detached accessory structures, excluding garages, shall be allowed.

4. Garage Orientation:
   Acceptable covered parking orientations include:

a. Rear Loaded Garage – Garages shall be located at the rear of the building and accessed either by an alley or off-street auto court. Garages may be the first building element encountered and visible from the alley.
b. Under Building Parking

5. Dedicated Residential Driveways: Vehicle driveways dedicated and adjacent to a covered parking space shall measure ten feet (10′) or less in length or nineteen feet (19′) or greater in length as measured perpendicularly from the garage opening to the closest point of the sidewalk or back of curb of intersecting private street or drive, whichever is more restrictive. Drives that are intended to provide for a vehicle to be parked parallel to the covered space shall measure a minimum of nine feet (9′) in length; drives intended to allow a vehicle to be parked perpendicular to the covered space shall measure a minimum of nineteen feet (19′) in length.

6. Off-Street Parking: Uncovered off-street parking lots shall be setback a minimum of twenty feet (20′) from the back-of-curb of an adjoining street and a minimum of fifteen feet (15′) from the property line for those lot boundaries which do not abut a street.

C. Multi-Family Residential (Areas 1D, 2E, 3C, and 4A):

1. Land Use: The following development standards and general use regulations and provision set forth in Title 9, "Zoning" of the City of West Des Moines City Code for Residential High-Density (RH) Districts shall apply to the following specified development parcels as shown on the Specific Plan Map of this Ordinance unless noted otherwise in this ordinance:

2. Building Height: The building height for multi-family residential structures shall be as follows:
   a. Senior/Active adult multi-family shall not exceed sixty feet (60′) in height.
   b. Buildings "F", "G", and "I" shall not exceed fifty feet (50′) in height.
   c. Buildings "K" and "L" shall not exceed seventy-two feet (72′) in height.

3. Building Setbacks:
   a. Unless otherwise specifically stated, setbacks shall be measured from the property line of parcels that abut a public street or back-of-curb of adjoining private street or alley. Setbacks along boundaries that do not abut a street shall be measured from the lot boundary.
      1) Building setbacks in areas 1D and 4A shall be measured to the foundation of the dwelling structure or covered parking. Unless otherwise specified below, a minimum 30 foot (30′) setback shall be provided from an adjoining street or perimeter lot boundary.
      2) Building setbacks for buildings within area 2E and 3C which front to Market Street are measured to the main plane of the building excluding canopies and pedestrian arcades. Buildings should be setback a minimum of fifteen feet (15′) except for main building entries which may be as close as six feet (6′) from the back-of-curb of Market Street.

b. Setbacks for detached accessory structures, excluding garages, shall abide by Code for the Residential High-Density (RH) District.

4. Building Separation: A minimum thirty foot (30') building separation shall be maintained between buildings as measured to the closest points of buildings including canopies.

5. Under Building Parking – Vehicular entries into parking structures shall not face single family detached dwellings.

6. Off-Street Parking: Uncovered off-street parking lots shall be setback a minimum of twenty feet (20') from the back-of-curb of an adjoining street and a minimum of fifteen feet (15') from the property line for those lot boundaries which do not abut a street.
   a. A multi-story parking structure shall be allowed within Area 3C. This structure shall be setback a minimum of fifty feet (50') from adjoining street and a minimum of ten feet (10') from the property line.

D. Office, Commercial, & Mixed Use Buildings:

1. Land Use:
   a. All general use regulations, performance standards, and provisions set forth in Title 9; "Zoning" of the City Code for Professional Commerce Park (PCP) and Support Commercial (SC) Districts, as identified in the following table for Areas 1, 2 and 3, shall apply to any development proposals for the applicable areas as delineated on the Specific Plan Map unless otherwise noted in this ordinance:
      1) Permitted Uses: Permitted uses within parcels identified for Professional Commerce Park (PCP) uses shall include the following:
         a) All Permitted (P) uses and Permitted Conditional Uses (PC) allowed within the Professional Commerce Park (PCP) and Support Commercial (SC) Districts except those that have been prohibited by this ordinance.
         b) In addition:

Showrooms/display rooms and associated offices (SIC 521b)
Paint, Glass, & Wallpaper Stores (SIC 523)
Hardware Stores (SIC 525)
General Merchandise Stores (SIC 53 series)
Food Stores (SIC 54 series) except Convenience Stores with or without gas
Apparel and Accessory Stores (SIC 56 series)
Furniture, Home Furnishings, & Equipment Stores (SIC 57 series)
Drinking Places (SIC 5813) (limit one within the development)
Miscellaneous Retail Uses (SIC 59 series) **except** the following which shall be prohibited: SIC 5961 Catalog and Mail Order Houses; SIC 5962 Automatic Merchandise Machine Operators; SIC 5963 Direct Selling Establishments; SIC 598 Fuel Dealers; SIC 5999 Adult Entertainment Establishment, Engine and Motor Equipment Supply Stores, Farm Equipment and Supply Stores,

Fireworks, Insecticide, Water and Air Purification Equipment for Agricultural Use
Photographic Studio, Portrait (SIC 722)
Beauty Shop (SIC 723)
Barbershops (SIC 724)
Clothing Rental Services (SIC 7299-09)
Watch, Clock, and Jewelry Repair (SIC 763)
Videotape Rentals (SIC 784)
Dance Studios, Schools, & Halls (SIC 791)

2) Prohibited Uses: the following permitted and permitted conditional uses otherwise allowed in the Professional Commerce Park (PCP) District shall be prohibited:
Electric, Gas, & Sanitary Services (SIC 49 series)
Hospitals (SIC 806 series)
Automotive Dealers & Service Stations (SIC 55 series)
Automotive Repair, Services, and Parking (SIC 75 series)
Miscellaneous Repair Services (SIC 76 series) except SIC 763 Watch, Clock, & Jewelry Repair which is allowed

** See Exhibit 3 for Lot locations.

Office, Commercial, & Mixed Use Buildings							
Building	Area	Lot #	Maximum Sq. Ft. of Retail Uses (SC)	Maximum Sq. Ft. of Office Uses (PCP)	Maximum # of Residential Dwelling Units	Maximum # of Stories	Maximum Building Height
A	1G	25	0	15,596	0	2	45′
B	1H	24	8,202	8,451	0	2	50′
C	2B	26	12,567	0	0	2	45′
D	2B	27	8,294	19,142	0	3	55′
E	2C	28	16,280	0	0	1	35′
H	2C	29	18,000	0	0	3	55′
J	3B	34	3,755	11,628	0	1	35′
M	3D	39	0	5,000	0	1	35′
N	3D	38	0	17,109	0	2	40′
O	3G	36	8,900	0	0	3	55′
P	3F	37	70,000	0	(110 rooms)	4	55′
TOTAL			128,200	76,899	0		

2. Drive-Thru Businesses: The intent of this development is not to encourage the use of automobiles. However, it is recognized that drive-ups are a key component to the

functionality of certain types of businesses due to their convenience. If, through the design review process, including an updated traffic analysis, it can be demonstrated that such uses do not cause traffic congestion, do not interfere with pedestrian movements and can be designed to minimize their presence, a maximum of five (5) drive-ups may be permitted within Areas 1, 2, and 3. Drive-up facilities may be allowed in conjunction with and limited to the following types of businesses; drugstore/pharmacy, bank/drive-up ATM (max. 2 establishments), dry cleaner, grocery, and coffee or ice cream related businesses (max. 2 establishments). Walk-up or pedestrian ATMs with no vehicle access shall be permitted as desired. In all instances, the presence of the drive-ups shall be minimized through the incorporation of the drive-thru into to the building architecture rather than as an added on canopy component and the opaque visual screening through the use of earth-berming and vegetation placement.

3. Lot Size: No minimum lot size shall be required for the office/retail area.

4. Building Height: The height of a building shall conform to the limits stated previously within the table with the exception of elements such as bell towers, clock towers, or other vertical accent architectural elements. These elements may exceed height restrictions, as determined by the Director of Development Services during the site plan review process.

5. Building Setbacks:
   a. Unless otherwise specifically stated, setbacks shall be measured from the property line of parcels that abut a public street or back-of-curb of an adjoining private street. Setbacks along boundaries that don't abut a street shall be measured from the lot boundary.
      1) Building setbacks are to the main plane of the building excluding canopies and pedestrian arcades.
      2) Buildings should be setback a minimum of fifteen feet (15') except building D' which shall be setback a minimum of six feet (6') from the back-of-curb of Market Street to accommodate the pedestrian arcade and upper stories of the building.
   b. A minimum thirty foot (30') building separation shall be maintained between buildings as measured to the closest points of buildings including canopies.
   c. Setbacks for detached accessory structures shall abide by Code for the Professional Commerce Park (PCP) District.

6. Off-Street Parking Lot Setbacks: Parking lots shall be setback a minimum of fifteen feet (15') from the back-of-curb of an adjoining street unless a similar use or an open space of at least twenty feet (20') in width abuts the lot, in which case the parking lot setback shall be zero.

SECTION 20. 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 21. **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 22. **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 23. **EFFECTIVE DATE.** This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council on the _____ day of _____, 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