NO CHANGE FROM PREVIOUS READING

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 4, 2015

ITEM: Platinum Pointe Townhomes (fka Whisper Ridge Townhomes), Southwest corner of Bridgewood Boulevard and S. 88th Street – Rezone approximately 13.3 acres from Residential Medium Density (RM-12) to Planned Unit Development (PUD) to allow for the construction of a townhome development – Hale Development Company, LLC. – ZC-002614-2015

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

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Hale Development Company, LLC, in cooperation with the current property owner, Hidden Creek LLC, is requesting to rezone the property from Residential Medium Density (RM-12) to Planned Unit Development (PUD) and to establish Platinum Pointe Townhomes (formally known as Whisper Ridge Townhomes) PUD on approximately 13.3 acres. The applicant is proposing an attached townhome development consisting of 22, three-plex buildings. Although intended as executive rentals, the applicant is proposing to establish postage stamp lots for each of the units to allow for the sale of the units in the event such is desired. The Preliminary Plat to establish the lots is currently in the City's review process, along with the associated Site Plan. The PUD is drafted consistent with that illustrated on the plans.

Previous Council Action:
Vote: 5-0 approval
Date: April 20, 2015
Motion: Approval of the First Reading of the amendment to City Code.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and approve the establishment of the Platinum Pointe Townhomes PUD, subject to the applicant meeting City Code requirements.

Lead Staff Member: J. Bradley Munford JBM

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	RTJ

PUBLICATION(S) (if applicable)

Published In	Des Moines Register Community Section	
Date(s) Published	4/3/2015	
Letter sent to surrounding property owners		3/31/2015

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	4/9/2015		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:
Exhibit I - Proposed Ordinance

Prepared by: J. B. Munford, Development Services, City of West Des Moines, PO 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
Tax Statement: Not Applicable

ORDINANCE #

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 9, ZONING, CHAPTER 9, PLANNED UNIT DEVELOPMENT DISTRICT, PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES.

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

SECTION 1. AMENDMENT: Amend the Zoning Map of the City of West Des Moines, Iowa, by rezoning the following legally described property from Medium Density Residential (RM-12) to **Platinum Pointe Townhomes** Planned Unit Development (PUD) of West Des Moines, Iowa:

Legal Description

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; EXCEPT THE SOUTH 66.00 FEET, THEREOF; AND EXCEPT, WHISPER RIDGE PLAT 1, 2, AND 3, OFFICIAL PLATS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 13.32 ACRES, MORE OR LESS.

SECTION 2. SKETCH PLAN: Attached hereto and made a part of this rezoning approval, for concept description and delineation is the Sketch Plan Document for the Platinum Pointe PUD marked Exhibit "A". Wherever conflict occurs between the written text in this document and the notations on the Sketch Plan, the written text shall prevail. The Sketch Plan is a graphic representation of the property included in the PUD delineating the approximate location and configuration of the Parcels for the purpose of easier reference for the applicable regulations of this Ordinance.

SECTION 3. REQUIRED PLANS:

A. Preliminary Plat/Final Plat: Prior to or in conjunction with development of any portion of the property covered by this PUD, said area shall be platted in accordance with the City's Subdivision Ordinance.

B. Site Plan Development Applications: Site plans for property within the Platinum Pointe PUD must meet the intent of the PUD. Prior to development of the respective parcel, site plans for development shall be submitted to the City for review through the development review process and approval by the appropriate approval body.

SECTION 4. INTENT OF THE PLATINUM POINTE PUD: To provide a multi-family product to meet the demands of the population by providing a greater variety in type, design and layout of buildings within residential developments across the City.

SECTION 5. CONDITIONS: Whereas City Code, establishes certain regulations and guidelines pertaining to accompanying information required on plat and site plan documents. In addition, the following conditions, restrictions, and regulations are adopted as part of this approval:

A. General Conditions: In addition to the PUD Sketch Plan Map, the following general development criteria shall be integrated into and made a part of this planned unit development.

1. General Conformance to Subdivision Ordinance: All subdivisions, public and private streets and street rights-of-way and general development shall adhere to the standards and design criteria set forth in the West Des Moines Subdivision Ordinance and/or established City policies pertaining thereto, unless otherwise stated within this Ordinance.

2. General Conformance to Zoning Ordinance: Unless otherwise specified herein, the development of the Platinum Pointe PUD shall comply with the provisions of the Title 9, "Zoning", of the city code or any other applicable codes.

3. Flood Hazard: In all areas within a 100-year frequency flood hazard zone, or adjoining drainage ways, and detention ponding areas involving potential flood hazards, no building shall be erected which has a minimum opening elevation (including top of window well) less than two feet (2') above the determined level of the 100-year frequency flood event. Buildings shall only be permitted within twenty five feet (25') of any easement or property boundary of a major drainage way, storm water detention basin or pond if said location is approved as part of the development entitlement by the city council and said building is structurally designed accordingly.

4. Developer Responsibilities: The Developer, their 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 approved site plans and the cost of all streets, storm sewers, sanitary sewers, drainage way improvements, detention basins, water mains, buffers and other improvements as required for rights-of-way or public easements within the Platinum Pointe PUD, unless otherwise approved by the City Council.

5. Public Street Improvements and Right-Of-Way Dedication: At time of subdivision platting, the subdivider or others as agreed upon privately shall be responsible for construction and/or installation of all required public infrastructure improvements in accordance with the City's Subdivision Ordinance, as indicated herein, and/or as indicated on the approved Platinum Pointe PUD Sketch Proposal. With any subdivision plat, the subdivider or others shall be responsible for constructing and/or installing the public infrastructure necessary to support development within the subdivision in a manner that will assure that the public infrastructure functions at an acceptable level of service (per the City's Comprehensive Plan) and that complies with all City Ordinances. Unless otherwise allowed by City Council, public improvements necessary to support the proposed development will need to be complete and accepted by the City Council prior to issuance of a Final Occupancy permit for any habitable structure within the development.

6. Sanitary Sewer: Any proposed change in approved land use densities for the PUD will require an analysis of the downstream sanitary sewer capacity to assure that adequate capacity is available for the proposed change in approved land use densities.

7. Street Lighting: The Developer or others as agreed upon privately shall be responsible for all costs associated with the installation of public street lights within or adjacent to any area proposed to be platted or included within a development.

8. Mailboxes: The Developer shall be responsible for installation of any required Cluster Box Units (CBUs) as per the local U.S. Postal Service Post Office.

SECTION 6. PARK LAND DEDICATION: An area of land calculated by a set formula based upon the size and density of the proposed development will be required to be dedicated for purposes of a public park and green belt areas. Property for parkland to meet dedication requirements has been provided at the northwest corner of 91st Street

and Bridgewood Boulevard. If further dedication is determined to be necessary, a Parkland Dedication Agreement, acceptable to the Park and Recreation Department, detailing the specifics related to the provision of Parkland Dedication requirements for the development of each area contained within the PUD will be required to be executed prior to the approval of each plat or site plan for parcels within the development.

SECTION 7. MASTER PROPERTY OWNERS ASSOCIATION: If necessary, when the first plat within this development is recorded, proper action shall be taken to establish a master property owners association with said property into the Platinum Pointe property owners association and all building restrictions, covenants, and other associated conditions attached to the PUD shall be made to also apply to said property. The Platinum Pointe property owners association shall be responsible for the ongoing upkeep and maintenance of any privately owned common grounds such as the buffer parks, internal streets, storm water detention facilities, greenbelts, parks and other common space, as outlined in the association documents and any other specific development improvements noted as their responsibility in this ordinance.

SECTION 8. LAND USE DESIGN CRITERIA: In addition to the general criteria as stated previously, the following land use design criteria shall apply to the development areas designated on the Sketch Plan. The following development standards and use regulations shall apply to the development parcels:

A. Parcel A: All general use regulations and provisions set forth in Title 9, Zoning of the West Des Moines City Code for Residential Medium Density (RM-12) Zoning District shall apply to any development proposal for property in Parcel A as shown on the sketch plan, unless noted otherwise in this ordinance.

1. Setbacks: all attached residential buildings shall comply with the following:
    a. A minimum twenty-five foot (25') front yard setback, as measured from the front plane of the building to the back of curb of the private streets;
    b. A minimum thirty foot (30') rear yard setback as measured from the perimeter boundary of Parcel A;
    c. A minimum five foot (5') side yard setback as measured from the lot line to the building foundation with the exception of those buildings whose side wall faces either Bridgewood Boulevard or Coachlight Dr. (Rockwood Lane) shall provide a minimum of 30' as measured from the street right-of-way line to the building foundation.

2. Building Separation: A minimum fifteen foot (15') separation shall be provided between primary attached dwelling structures and between primary dwelling structures and accessory structures. Separation distance between structures shall be measured from the foundation of each structure/building. A minimum of five feet (5') of open space shall be provided between closest elements of structures (egress windows, window or fireplace bump-outs, decks, sunrooms, patios, roof overhangs, etc.). All components of the structure, including foundations shall be located entirely within the lot's boundary.

3. The maximum height of dwelling buildings within Parcel A shall not exceed 2 stories. The maximum height of accessory structures shall be limited by city code but in no case shall exceed one-story.

4. Lot Width: Parcel A shall meet minimum lot widths as required by City Code, Title 9, Chapter 7: Setback and Bulk Density Regulations for 3+ attached units within the Residential Medium-Density zoning district. Individual lots (aka postage stamp lots) which extend a minimum of five feet (5') beyond the building footprint on all non-attached building walls shall be allowed for each dwelling unit. As indicated above, all building components, including foundations shall be located entirely within the lot's boundary.

SECTION 9: DENSITY: The total number of dwellings within the Platinum Pointe PUD shall not exceed five (5) dwelling units per acre or 66 dwelling units.

SECTION 10: ARCHITECTURE: Architectural design for multi-family buildings shall 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 to lessen the plainness of appearance which can be characteristic of multi-unit residential buildings. The use of building articulation that breaks up the building mass into modules which reflect proportions similar to the single-family residential dwellings shall be required. Methods used to create intervals which reflect individual dwelling units are:

1. Facade modulation - stepping back or extending forward a portion of the façade;
2. Entrances to the dwelling units should be easily and individually identified through the use of design and detailing. Projected or recessed entryways, higher rooflines, awnings or changes in materials are example that can create this effect;
3. Changing the rooflines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;
4. Changing materials with the change in building plane to vary the look of the individual dwelling units;
5. Using paint and materials to reinforce the modulation or articulated intervals.

Buildings shall combine materials such as brick, stone, vertical or lap siding, shakes and stucco, along with trim and details to provide visual interest within the development. Use of natural materials is encouraged: composite materials such as fiber cement and wood composites are appropriate substitutions. Vinyl siding may be used only with appropriately scaled trim. All material, trim and details for a building shall be designed appropriately for chosen architectural style. Materials should change with the change in building planes. Trim and structural elements such as posts or columns shall be sized to the scale of the building. When used, masonry materials shall have the appearance of 3-dimensional elements and shall be appropriately wrapped around corners or building elements to provide authenticity to the materials. Fenestration (door and window openings) shall be sized to the scale of the building, incorporated on multiple sides of the building and be compatible to the chosen architectural style. Asphaltic shingles shall be allowed provided the shingle materials are of a heavier grade that produces a shake or shadowing effect and is consistent with the color and materials used for the multi-family residential developments

Garage doors facing the street should be set back to minimize the dominance of their appearance or staggered across the building façade to create opportunities for individuality of the dwelling units. The architectural details of the garage should incorporate the materials and treatments of the dwelling unit, such as windows, doors, paint and materials, and style of the dwelling unit.

All facades of the building in unobstructed view of the public shall be treated with the same level of architectural style and detail.

SECTION 11. <u>LANDSCAPING:</u> Landscaping for open-space, off-street parking, buffering, mitigation of negative elements, etc. shall be required as set forth in Title 9, Chapter 19, Landscaping, of city code, except as noted otherwise in this Ordinance. If there is a conflict between the PUD and City Code, the more restrictive shall apply.

SECTION 12. <u>BUFFERING AND TRANSITIONING:</u>

A. Zoning District Compatibility and Transitioning, as applicable, shall comply with Title 9, Chapter 5, Section 7.

B. A minimum 30' Landscape Buffer shall be provided along S88th Street, Coachlight Drive (Rockwood Lane) and the western property boundary. Buffer width, earthen berming and minimum vegetation shall abide by city code Title 9, Chapter 19, Section 8E. The buffer and building setbacks can overlap; however, no part of a structure may encroach into the buffer. The landscape buffers shall be indicated on the Preliminary Plat with and the landscape buffering planting plan submitted for review with the Site Plan.

SECTION 13. <u>SIGNAGE REGULATION:</u> Signage within each PUD parcel shall comply with all provisions of Title 9, Chapter 18 for the Residential Medium-Density (RM) district.

SECTION 14. <u>STORM WATER MANAGEMENT:</u> Specific Storm Water Management Plans may be required with the development of each parcel which demonstrates compliance with the approved Platinum Pointe PUD Master Storm Water Management Plan, on file with the city. The Developer shall have said specific Storm Water Management Plans prepared by a Professional Engineer licensed in the State of Iowa, in conjunction with the submittal of a specific development proposals for parcel A within the PUD. All Storm Water Management Plans shall comply with the City's current design standards for storm water management. The method of storm water management and the storm water conveyance system shall be determined prior to City approval of any development within any portion of the property within the Platinum Pointe PUD.

At time of platting or development, ownership and responsibility for all storm water detention areas and private storm water detention outlet structures will need to be established.

SECTION 15. TRAFFIC REPORTS: A Traffic Impact Study (Traffic Report) December 31, 2014, has been prepared by the City of West Des Moines for the Platinum Pointe Townhome development. The Traffic Report caps the traffic generated from all ground within this PUD at 3,538 average daily trips, 269 AM peak hour trips and 328 PM peak hour trips. The Traffic Report also outlines the ultimate paving requirements for the major road ways in the vicinity of the Platinum Pointe Townhome development. Development of the site will need to abide by the recommendations of the December 2014 traffic report. In the event the number of dwelling units is increased or the layout of the proposed development, including access connections to surrounding public streets is altered, if determined necessary, a new traffic study to analyze the changes may be required. Development of the site will need to abide by the recommendations of the new traffic study.

SECTION 16. 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 17. 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 this 4th day of May 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