

**NO CHANGE FROM PREVIOUS READING**

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

Date: June 29, 2015

**ITEM:** Jordan West, Southwest corner of EP True Parkway and Jordan Creek Parkway – Amend Specific Plan Ordinance to modify development regulations in alignment with new development plan – Ryan Companies US, Inc. – ZCSP-002558-2014

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

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The applicant, Ryan Companies US, Inc., is requesting approval of a Specific Plan Ordinance Amendment for property located on the southwest corner of EP True Parkway and Jordan Creek Parkway. The applicant is requesting to amend the Specific Plan Ordinance to establish development regulations and limitations to allow a new development plan that includes various retail establishments, offices, restaurants, a hotel, a convenience store, and an approximately 180 unit, medium density, apartment complex. The commercial aspect of the development will be located primarily along the eastern portion of the property; while the residential component will be located in the western corner of the site, north and east of the existing Park’s greenbelt and trail.

Previous Council Action:

Vote: 5-0 approval

Date: June 15, 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 Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and adopt the Specific Plan Ordinance amendment for Jordan West to redefine and detail the regulations, allowances, and limitations of the newly proposed development, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Brian Portz *BP*

**STAFF REVIEWS:**

Department Director	
Appropriations/Finance	<i>UK</i>
Legal	<i>DS</i>
Agenda Acceptance	<i>RTG</i>

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

Published In	<i>Des Moines Register</i>	
Date(s) Published	May 15, 2015	
Letter sent to surrounding property owners		May 12, 2015

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development and Planning		
Date Reviewed	January 15, 2015 & March 12, 2015		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**

Exhibit I

Proposed Rezoning Ordinance

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

**ORDINANCE NO.**

**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:** Ordinance #1749, pertaining to **Jordan West Office Park Planned Unit Development (PUD)** is hereby amended by deleting in its entirety and in place thereof creating the 'Jordan West Specific Plan Ordinance' with the following text:

Legal Description

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

SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE E 1/4 CORNER OF SECTION 11-78-26; THENCE S00°00'07"W, 855.09 FEET ALONG THE EAST LINE OF SECTION 11 TO A POINT; THENCE N89°59'59"W, 82.67 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY; THENCE S00°00'07"W, 1105.69 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT; THENCE N89°59'53"W, 592.24 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S45°05'04"W, 94.76 FEET TO A POINT; THENCE N45°01'53"W, 126.89 FEET TO A POINT; THENCE N69°32'48"W, 204.69 FEET TO A POINT; THENCE N44°10'53"W, 1027.22 FEET TO A POINT ON THE SOUTH LINE OF BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT; THENCE N40°54'26"E, 186.35 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N12°58'12"W, 276.547 FEET ALONG THE EAST LINE OF BRIDGEWOOD SCHOOL TO A POINT; THENCE N25°57'55"E, 204.18 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY; THENCE S62°11'29"E, 371.10 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 465.91 FEET AND A CHORD BEARING OF S76°05'41"E TO A POINT OF TANGENCY; THENCE S89°59'53"E, 696.41 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S44°52'19"E, 49.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.246 ACRES MORE OR LESS.

**SECTION 2: REQUIRED PLANS:** The following plans shall be required as a part of the processing of any development application for any property within the Jordan West Specific Plan:

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

An 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 I) or on file with the City Clerk is the City Council approved Area Development Plan for this property.

- B. **Specific Plan:** A 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 Jordan West. Attached to and made a part of this ordinance is a Specific Plan Map that defines the planning units further discussed in this ordinance and illustrates the overall site layout concept for Jordan West (Exhibit II). 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 Jordan West development concept. It is recognized that modifications and changes in building footprints and layout may be necessary in response to market demands and specific tenants. Additionally, it is recognized that square footages of one (1) building may be shifted to another or increased to accommodate specific user's needs. These changes may be allowed with the appropriate City approvals if the shift does not have a negative impact on the traffic patterns for the building/area and the total number of vehicle trips does not exceed that which has been allocated to the overall Jordan West development. 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/or Ordinance, whichever is applicable. Major amendments shall require the review and approval of the Plan and Zoning Commission and City Council.

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

- C. **Development Applications (Overlay District Site Plans):** Site Plans for all buildings within Jordan West must meet the intent of the approved Specific Plan. Site plans shall be submitted to the City of West Des Moines for review and approval prior to the development of any portion of the site. Site plans for permitted uses which comply (as determined by the Director of Development Services) 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 members of the City Council, Plan and Zoning Commission, or a combination thereof request such; or if the Director of Development Services deems the proposed site plan is not in compliance with the approved Specific Plan or is potentially controversial, 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 Jordan West Specific Plan Ordinance may be required to bring consistency between the ordinance and site plan development proposed.
- D. An operation and easement declaration (OEA) shall be established by the developer for the property encompassing Jordan West. The OEA shall identify requirements for the ongoing upkeep and maintenance of

any privately owned common grounds, structures and signs and any other specific development improvements required by the developer in this ordinance.

Unless otherwise specifically noted or delineated, the Developer and individual lot owners shall have equal responsibility for the obligations specifically set forth in this Section or as generally noted in this ordinance.

Said OEA is hereby made a part of this specific plan ordinance by reference.

- E. **Preliminary and Final Platting:** Prior to or in conjunction with any site plan submittal for proposed development of any land within Jordan West, said area shall be Preliminary and Final platted, 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. Platted outlots are not buildable until such time that they are replatted through the City's subdivision process.

All private streets shall be identified as easements on the preliminary plat. Said easements shall provide for public ingress and egress for vehicular and pedestrian traffic.

Unless otherwise specifically restricted by City Council action, 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 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 allowed by Council, the developer of Jordan West shall provide the 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 Dallas County Recorder's Office prior to approval of an overlay district site plan or issuance of any building permit, including footing and foundation permit, for construction of any structure within the area proposed for development.

**SECTION 3: CONDITIONS:** Whereas, Title 9 of the West Des Moines City Code includes Chapter 9, PUD Planned Unit Development District and establishes certain regulations and guidelines pertaining to accompanying information required on plat and site plan documents. Now, therefore, the following conditions, restrictions, and regulations are adopted as part of this approval, to wit:

In addition to the Specific Plan Map, the following general development criteria shall be integrated into and made a part of this Specific Plan Ordinance:

- A. **General Conformance to Subdivision Ordinance:** All subdivisions, public streets, public street rights-of-way, and general development shall adhere to the standards and design criteria set forth in the West Des Moines subdivision ordinances and the most current design standards adopted by the City of West Des Moines pertaining thereto unless otherwise stated within this ordinance.
- B. **General Conformance to Zoning Ordinance:** Unless otherwise specified herein, the development of the Jordan West Specific Plan shall comply with Title 9, Zoning, or any other applicable codes.
- C. **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 that has a lowest floor, including basements, less than one foot (1') above the determining level of the 100-year frequency flood event, and no building shall be located within twenty-five feet (25') of any easement or property boundary of a major drainage way, storm water detention basin, or pond, unless said location is approved as part of a development entitlement by the City Council and said building is structurally designed accordingly.

- D. Unless otherwise specifically approved by the City Council, the developer, 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, its successors and/or assigns, if any, from entering into private agreement(s) as it/they may desire to share the cost of improvements.
- E. Prior to approval of the Jordan West Preliminary Plat, the developer shall put in place the OEA that shall identify responsibility for the maintenance of all common areas in perpetuity.

**SECTION 4: REQUIREMENTS:** Unless provided otherwise in this Ordinance, all general use regulations, performance standards and provisions set forth in Title 9, Zoning, of the City Code for the Support Commercial (SC) and Residential Medium Density (RM) Districts shall apply to any development within the Jordan West Specific Plan area. To the extent that the provisions of this Section conflict with or are more restrictive than similar provisions provided elsewhere in the West Des Moines Zoning Ordinance, the provisions of this Section shall control. The following land use design criteria, development standards, and landscaping regulations shall apply to all parcels within the Jordan West Specific Plan area:

- A. **Land Use:** All land uses as set forth in Title 9, Zoning, of the City Code for the Support Commercial (SC) District as permitted and permitted conditionally shall apply in Planning Unit A as identified on the approved Jordan West Area Development Plan except as designated below:
  - 1. All Permitted (P) uses within the Support Commercial (SC) District shall be allowed except those that have been prohibited by this ordinance. Also including the following:
 

SIC 5712	Furniture stores
SIC 5731	Radio, television, consumer electronics stores
SIC 5941	Sporting goods stores and bicycle shops
SIC 5944	Jewelry stores
SIC 5999	Packing Materials, boxes, padding
SIC 5999	Art, picture frames, and decoration stores
SIC 5999	Banners, flags, decals, and poster stores
  - 2. All Permitted Conditional (PC) uses within the Support Commercial (SC) District shall be allowed with the approval of the appropriate review body except those that have been prohibited by this ordinance.
  - 3. Prohibited Uses: the following permitted and permitted conditional uses otherwise allowed in the Support Commercial (SC) District shall be prohibited:
 

SIC 4925	Mixed, manufactured, or liquefied petroleum gas production and/or distribution
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- B. All land uses as set forth in Title 9, Zoning, of the City Code for the Residential Medium Density (RM-12) District as permitted and permitted conditionally shall apply to Planning Unit B as identified on the approved Jordan West Area Development Plan with the approval of the appropriate body.
- C. **Dwelling Unit Density:** The calculation of dwelling unit density permitted on Parcel 8 shall also include in the calculation the greenway acres situated along the west side of the property. A total of 15 acres (Parcel 8 acreage (10.5) + greenway acreage (4.5)) shall be used to calculate the number of dwelling units permitted on Parcel 8. The permitted number of units on Parcel 8 shall not exceed 12 dwelling units per acre. The total number of units permitted is 180 dwelling units (15 acres x 12 du per acre).

- D. **Building Setback:** Buildings shall be setback as follows. The setback shall be measured from the perimeter PUD boundary line to the primary wall of the structure. Intermittent encroachment into the setback shall be allowed for bump outs, roof overhangs, and pedestrian elements as long as minimum Building Code and Fire Code requirements for building separations are provided.
1. North - minimum of thirty feet (30')
  2. East - minimum of thirty feet (30')
  3. South –
    - a. Along the south boundary of Parcels 4 & 5 as indicated on the Specific Plan Map not otherwise adjacent to Lots 12-19, Bridgewood Plat 2 - minimum of twenty-five feet (25').
    - b. Along the south boundary of Parcel 5 & 6 as indicated on the Specific Plan Map (portions adjacent to the Lots 12-19, Bridgewood Plat 2) - minimum eighty feet (80').
    - c. Along the south boundary of Parcel 8 adjacent to the greenbelt - minimum sixty feet (60').
  4. West – minimum twenty-five feet (25')
  5. No setback (0') shall be required from an adjoining parcel which is included within the overall boundaries of the Jordan West Specific Plan area, except that no structure should be located closer than fifteen feet (15') to the back-of-curb of any interior private drive, nor shall any building be so located so as to block visibility at vehicle drive intersections and driveways.
  6. Unless physically connected, all buildings shall maintain a minimum separation of twenty-five (25) feet unless otherwise required to be larger per adopted Building and Fire Codes.
  7. Detached accessory structures shall not be located in the front yard of a lot fronting a public street and shall be set back a minimum of thirty feet (30') from perimeter boundaries and fifteen feet (15') from interior boundaries.
- E. **Building Height:**
1. Buildings within Planning Unit A as indicated on the approved Jordan West Area Development Plan shall not exceed 36' in height, as measured from the average finished grade to the top of the parapet wall, except as follows:
    - a. The building located on Parcel 5 as indicated on the Specific Plan Map shall be allowed to exceed 36'; however, shall be no greater than 5 stories in height as measured from the average finished grade to the top of the parapet wall.
    - b. Building(s) located on Parcel 6 as indicated on the Specific Plan Map shall not exceed 2 stories in height as measured from the average finished grade to the top of the parapet wall.
  2. Buildings within Planning Unit B as indicated on the approved Jordan West Area Development Plan shall not exceed three (3) visible stories of living space. The building may be a 4-story building with one level of parking generally recessed below grade.
- F. **Parking Ratios:**
1. Parking ratios shall conform to Chapter 15 of the City's Zoning Ordinance.
  2. At the discretion of the Director of Development Services, 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.
  3. The OEA will establish blanket ingress/egress easement benefiting all lots.
  4. It is the intent of the Developer that limited cross parking easements will be established. Lot owners will permit cross parking on an occasional and incidental basis.
- G. **Parking Setbacks:**
1. Off-street parking areas shall be setback from the perimeter boundaries of the Jordan West development as follows:
    - a. North – minimum thirty foot (30') setback.
    - b. East – minimum thirty foot (30') setback.
    - c. South –
      - i. Along the south boundary of Parcels 4 & 5 as indicated on the Specific Plan map (adjacent to Planning Unit C as indicated on the approved Area Development Plan) – minimum five foot (5') setback unless the parking field is shared between developments with written consent of both property owners.

- ii. Along the south boundary of Parcels 5 & 6 as indicated on the Specific Plan map those portions of the lots adjacent to Lots 12-19, Bridgewood Plat 2 – minimum fifty foot (50') setback.
      - iii. Along the south boundary of Parcel 8 as indicated on the Specific Plan Map – minimum thirty foot (30') setback.
    - d. West – minimum twenty-five foot (25') setback.
    - e. There shall be no minimum parking lot setback between internal lot boundaries except that parking areas should be setback a minimum of five feet (5') from the back of curb of internal private drives or as otherwise necessary to accommodate the incorporation of landscape vegetation for visual screening and mitigation of paving expanses associated with off-street parking.
  - 2. Parking stall measurements and drive aisle widths shall conform to Chapter 15 of the City's Zoning Ordinance.
  - 3. No portion of any parking lot or drive aisle associated with parking may be located within a required buffer or streetscape.
  - 4. Care should be taken to ensure that parking does not block visibility at vehicle drive intersections and driveways.
- H. Vehicle Drive Thrus and Canopy Areas: 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, if necessary, 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 four (4) businesses with drive-ups may be permitted within the overall Jordan West development. Drive-up facilities may be allowed in conjunction with, but are limited to the following types of businesses; bank, coffee shop, dry cleaner, pharmacies, and fast food restaurants. Walk-up or pedestrian ATMs with no vehicle access; and loading zones in which the patron exits their vehicle and loads the merchandise/materials themselves shall be allowed as needed.
- 1. The incorporation of drive-up facilities may be limited by the type of use in association with the available vehicle trips allowed for the entire Jordan West development.
  - 2. In all instances, the presence of the drive-ups shall be minimized through one or a combination of the following methods:
    - a. Integration of the drive-thru into the building architecture in order to eliminate the appearance as an added on canopy component.
    - b. Situating the drive-thru between two buildings in order to limit the number of views thereof.
    - c. Opaque visual screening through the use of earth-berming to a height of a minimum of six feet (6') combined with vegetation of a predominately evergreen nature.
  - 3. Canopy's, including Gas: Pump stations and other drive thru canopies must be designed to incorporate the building's architecture through the use of similar building materials, roof design, and earth-tone colors so as to blend with environment rather than draw attention to the element. The application of brick or stone to a minimum of 2/3 of the height of canopy support columns is required. When possible, canopies should be designed as an extension of the building rather than an added on element. Gasoline canopies shall be situated along the side of the store or interior to the site so as to minimize the visible presence of the vehicle use element. Canopies shall not be located parallel with and adjacent to public streets; however, may be located adjacent to internal or private streets as long as measures such as earthen berming and landscaping are implemented to minimize the presence thereof.
- I. Buffers: The provision of adequate buffering and landscaping shall be more thoroughly evaluated and approved as part of the site plan approval. A master landscaping plan for all buffers shall be designed and approved concurrent with the first site plan approval requested so as to create cohesiveness amongst the buffers. Landscape plans for each lot containing a buffer area shall include buffer landscaping consistent with the approved master landscaping plan. Buffering between districts or parcels and uses shall not be required as set forth in Title 9, Chapter 19 of the City Code.
- 1. Buffers shall be provided along the perimeter boundaries of the Jordan West development as follows:
    - a. North – thirty feet (30') from perimeter PUD boundary
    - b. East – thirty feet (30') from the perimeter PUD boundary
    - c. South –

- i. Along the south boundary of Parcels 4 & 5 as indicated on the Specific Plan Map – no buffer required.
    - ii. Along the south boundary of Parcels 5 & 6 as indicated on the Specific Plan Map (adjacent to Lots 12-19, Bridgewood Plat 2) – fifty (50) feet from the PUD boundary.
    - iii. Along the south boundary of Parcel 8 as indicated on the Specific Plan Map – fifty (50) feet from the PUD boundary.
  - d. West – no buffer required; however, views of negative site elements visible from the greenbelt/trail area shall be mitigated.
  - e. No buffers between internal parcels shall be required except to mitigate undesirable elements and views.
- 2. **Thirty Foot (30') Buffers:**
  - a. **Required Plantings**
    - i. One (1) overstory tree, two (2) ornamental trees and six (6) shrubs shall be provided per thirty-five (35) lineal feet of required buffer.
  - b. **Vegetation Substitution:**
    - i. Two (2) ornamental trees, one (1) evergreen tree, or six (6) shrubs may be substituted for one required overstory tree; however, no more than twenty-five percent (25%) of the required number of overstory trees may be substituted.
    - ii. A twenty-five (25) square foot mass planting of perennials or ornamental grasses may be substituted for three (3) shrubs.
    - iii. Plantings shall be a mix of deciduous and evergreen to ensure year round color.
  - c. It is recognized that some views of businesses are desired; therefore, buffer vegetation may be clustered to open up view windows to the businesses.
- 3. **Fifty Foot (50') Buffers:**
  - a. **Required Plantings**
    - i. Two (2) overstory trees or two (2) evergreen, four (4) ornamental trees and ten (10) shrubs shall be provided per thirty-five (35) lineal feet of required buffer.
    - ii. At least 60% of plant materials provided shall be evergreen
  - b. **Vegetation substitution**
    - i. Two (2) ornamental trees or eight (8) shrubs may be substituted for one (1) overstory tree or one (1) evergreen.
    - ii. A twenty-five (25) foot mass planting of perennials may be substituted for three (3) shrubs.
    - iii. All overstory trees in this buffer area shall be 3" caliper minimum.
    - iv. All evergreen trees in this buffer area shall be a minimum of six (6) feet in height when installed.
  - c. **Berming**
    - i. Along the south boundary of Parcels 5 & 6 as indicated on the Specific Plan Map (that portion adjacent to Lots 12-19, Bridgewood Plat 2) the earthen berming shall continue to the maximum height possible.
    - ii. Along the south boundary of Parcel 8 as indicated on the Specific Plan Map (west of the Bridgewood Drive extension) the earthen berm shall be undulating between 3' and 8' for a distance of 50 yards from Bridgewood Drive to create a natural appearance and aid in providing visual screening of the adjacent multi-family apartment buildings.
    - iii. Landscaping shall be installed on top of berms in natural appearing groupings to enhance the screening effectiveness of the berms. Berms must include groupings of evergreens to increase their screening effectiveness.
    - iv. Said berms shall be designed in such a way as to not negatively impact storm water drainage or the approved Storm Water Management Plan for Jordan West.
  - d. **Timing**
    - i. The 50 foot buffer adjacent to Lots 12-19, Bridgewood Plat 2 shall be installed in its entirety, including berming and plantings, with the first development application in Jordan West regardless of said development application's location within the overall Jordan West development.



4. Ponds, lakes, wetlands, or other water features may be placed within buffer areas given the following:
  - a. Such water features constantly contain water at a level visible from adjoining properties and public streets;
  - b. Pond edge treatments are incorporated to enhance the attractiveness of the element (no 'wild overgrown pond edge' allowed);
  - c. The appropriate water circulation and clarification measures are implemented and when possible, visible thus creating visual interest; and
  - d. Parking lot areas and other negative site elements are effectively screened from views from the right-of-way line. Whenever possible, vegetation for screening purposes shall be placed as close to the roadway as possible.

J. *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
- Mitigation of paving expanses associated with off-street parking
- Visual screening of undesirable views, activities and/or site elements, and
- Street side enhancement ('streetscapes')

The attached Specific Plan Map 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. Additional vegetation may be required in response to additional details of the use, buildings, parking, etc. to be implemented. 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.

1. Open 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.
  - a. A minimum of twenty percent (20%) open space shall be provided within each parcel as identified on the Specific Plan Map.
  - b. Open space shall be considered all areas unencumbered by buildings or paved areas associated with parking, drive aisles, and loading zones. Plaza areas, water features and structures such as gazebos, arbors, pergolas, etc. that are associated with outdoor pedestrian use areas, as well as designated and enhanced pedestrian walkways through and between parcels may be counted towards fulfilling the minimum open space requirement.
  - c. Vegetation at a rate of two (2) trees and three (3) shrubs per 3,000 square feet of required open space shall be provided within the parcel.
    - i. Ten percent (10%) of all required trees shall be a minimum of 3-3½ inch caliper. Forty percent (40%) of all required trees shall be a minimum of 2-2½ inch caliper. The balance of all required trees shall be 1½ inch caliper. The minimum height for evergreens shall be six (6) feet and may be counted as 2-2½ inch caliper.
    - ii. Vegetation substitution:
      - 1) One (1) evergreen tree or six (6) shrubs may be substituted for one (1) required tree; however, no more than twenty-five percent (25%) of the required number of trees may be substituted.
      - 2) A twenty-five (25) square foot mass planting of perennials or ornamental grasses may be substituted for three (3) shrubs.
  - d. 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.

2. Off-Street Parking Areas:

- a. All off-street parking areas shall be landscaped to screen their visibility from street rights-of-way and adjoining property outside of Jordan West development.
- b. All off-street parking areas shall 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:
  - i. Islands or open areas shall be located at the terminus end of all parking rows. Terminal islands shall measure at least ten feet (10') in width and shall match, at a minimum, the stall length unless otherwise allowed per the discretion of the Director of Development Services.
  - ii. Linear parking islands that run the length of the parking row shall be implemented as shown on the Specific Plan map. 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. The incorporation of defined pedestrian pathways within linear islands is encouraged.
  - iii. Linear parking rows with greater than twelve (12) parking stalls shall incorporate a landscape island or pod every six (6) stalls. At a minimum, islands shall match the dimensions of one (1) parking stall and pods shall measure a minimum of six (6) feet from back-of-curb to back-of-curb.
  - iv. For every 9'x17' landscape island and landscape pod, one (1) tree shall be required within the parking area.

3. Visual Screening:

- a. Mechanical Equipment:
  - i. Views from public streets and adjoining property of the negative aspects of development and land uses such as loading docks; heating, ventilation, or air conditioning (HVAC) units; or similar electrical or mechanical appurtenances shall be adequately screened. Said screening shall be achieved through the use of architectural features or earth berming and landscaping consisting of predominately evergreen material.
  - ii. All rooftop mechanical units shall be screened from views from public and private streets and adjoining properties by the use of an opaque screening material compatible with the architecture of the building or architecturally designed screen walls, parapet walls, penthouse, or other opaque material comprised of materials consistent with the associated primary structure. Screening measures and materials shall be identified as part of the site plan review process.
- b. Trash Enclosures: Trash receptacles and dumpsters shall be screened on all sides by the use of a permanent enclosure. Whenever possible, the enclosure should be designed as an attached extension to the primary structure rather than a free-standing structure. Enclosures shall be constructed of materials consistent with or complementary to the primary structure. Additionally, the enclosure should be landscaped to minimize the visual presence and impact of the structure on surrounding properties, businesses, and public streets.
- c. Outdoor Storage: Unless otherwise allowed through the issuance of a Temporary Use Permit under the provisions of Title 9, Chapter 16, Temporary Use Permits of the City Code or the site plan review process, all outdoor display and storage shall be prohibited.

4. Streetscaping: A landscaped edge or 'streetscape' shall be provided along all public and private streets and primary access drives which are not otherwise required to provide a buffer. 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 the development.

- a. Streetscaping shall be located within the first fifteen feet (15') parallel and adjacent to private streets or primary access drives. The streetscaping area may contain pedestrian sidewalks.

- b. Vegetation within streetscape areas shall be provided at a rate of one (1) tree and three (3) shrubs per thirty-five (35) lineal feet of street or primary access drive.
          - i. A twenty-five (25) square foot mass planting of perennials or ornamental grasses may be substituted for three (3) shrubs.
- K. Pedestrian Elements: Jordan West, in alignment with Town Center Overlay District Guidelines, aims to encourage pedestrian movement and opportunities for pedestrian interaction through a series of interconnected sidewalks and gathering areas. The attached Specific Plan Map indicates the locations and type of anticipated plaza areas and pedestrian corridors. There are a total of four (4) anticipated plaza areas as shown on the Specific Plan. Details for each of these plaza areas shall be submitted, reviewed, and approved as part of the site plan for the adjoining parcel.
- 1. Useable Open Space: All parcels within the Jordan West development shall provide usable open space or activity spaces through the integration of plazas, green spaces, interconnected and enhanced pedestrian corridors and focal point elements.
    - a. These areas shall encourage opportunities for interaction among pedestrians through the provision of seating opportunities (benches, chairs, tables, planter walls, etc.). Without compromising the design intent of the plazas, the developer is encouraged to maximize the number of furniture/seating opportunities throughout the development. Representations of the site amenities, including street furniture that will be provided throughout this development are included in the exhibit packet (attached or on file with the City Clerk). Although deviations from the illustrations are permissible, the street furniture is intended to serve as a unifying element throughout the development.
    - b. 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. All plaza/pedestrian areas are required to incorporate 'green' through the incorporation of planter beds, containers, or raised planters.
    - c. Appropriate lighting should be incorporated into the plaza areas and along pedestrian pathways for safety reasons and to extend the usability of the area into the evening hours. Such lighting may be provided by either pole mounted fixtures or bollard style lighting. Primary pedestrian pathways (those 5' and greater in width) and plaza areas identified on the Specific Plan Map shall be lit to a minimum level of 0.50 foot candles.
    - d. 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.) shall prohibit access into the patio area from the public area; all access into the patio area shall be through the interior of the establishment. The barrier specifications shall be reviewed and approved as part of the alcohol permit application.
    - e. Unless otherwise specified, the installation of these pedestrian elements shall be by the developer of Jordan West in conjunction with the development of a specific lot and shall be completed prior to occupancy.
  - 2. Pedestrian Connections: The overall development shall integrate interconnected pedestrian walkways to allow and encourage pedestrian movement from one establishment to another within the Jordan West development, as well as to other surrounding developments. Multiple connections shall be provided from internal pedestrian pathways to the public trail located within the greenway west of Jordan West.
    - a. Pedestrian pathways internal to the development and across parking areas and drive aisles shall be constructed with contrasting color, paving material or pavement patterns to the adjoining paving in order to provide a definable and highly visible crosswalk. Simply striping pedestrian crosswalks shall not meet the intent of this section.
- L. Lighting:
- 1. Fixtures used within off-street parking areas shall be consistent with those illustrated in the exhibits packet (attached or on file with the City Clerk). Although deviations from the illustrations are permissible, the fixtures are intended to serve as a unifying element between parcels within the development.
  - 2. Said fixtures greater than 150 feet from the existing Bridgewood residential lots shall not exceed twenty-eight feet (28') in height as measured from the ground to the top of the light structure.

3. Said fixtures greater than 100 feet but less than 150 feet from the existing Bridgewood residential lots shall not exceed twenty two feet (22') in height as measured from the ground to the top of the light structure.
  4. Said fixtures greater than 50 feet but less than 100 feet from the existing Bridgewood residential lots shall not exceed sixteen feet (16') in height.
  5. No fixtures shall be located closer than 50 feet to the existing Bridgewood residential lots.
  6. The footcandle level at the property line adjacent to the existing Bridgewood residential lots shall be zero.
  7. The footcandle level one foot at all other property lines shall be less than one.
  8. Said fixtures are to be downcast, cut-off variety to direct lighting to parking areas and pedestrian pathways and eliminate glare to neighboring properties. Bulbs shall not be exposed or extend down past the fixture.
  9. No wall packs or floodlighting 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.
  10. 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.
  11. Fixtures located 150 feet or less from the existing Bridgewood residential lots shall be turned off no later than 9:00 PM each night, except those lights necessary for security purposes. Operational hours of fixtures located more than 150 feet from the existing Bridgewood residential lots shall be governed by the OEA.
- M. Cart Corrals: Shall be permanent fixtures and constructed with masonry, stone or block. No signage identifying a tenant or products shall be located on the cart corrals. Cart corrals shall be anchored to the ground to prevent movement and misalignment due to vehicle and maintenance equipment hitting the corral.

**SECTION 5: ARCHITECTURE:** The intent is to create building façades throughout this development that are varied and articulated to provide visual interest to pedestrians and to establish a unique identity for the development. The architectural design of any building within this development shall be acceptable to the City. The architecture shall attempt to express a creative presentation by careful attention to exterior building materials and details, use of fenestration, and change in building mass within the plan and roof design to lessen the plainness of appearance which can be characteristic of large commercial buildings. Building design, materials, and colors shall provide continuity amongst buildings to unite all structures within the development into one project concept. All sides to each building shall receive high quality materials, finishes, and details (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.

On file with the City are conceptual architectural illustrations to be implemented illustrating the general architectural style and materials. Once City approval is gained on a particular building design, any changes in design before or during construction must be reviewed and approved by the City's Development Services Department.

- A. All buildings within this development shall accommodate or incorporate the following in building design and materials:
1. Corporate architecture shall be prohibited.
  2. Buildings shall be organized to create a logical and identifiable relationship with the site and other buildings, open spaces, pedestrian circulation paths.
  3. The use of building articulation and materials which break up the building mass into modules that respect a pedestrian scale and reflects proportions similar to other buildings within the development.
  4. The building's design should meet context and site objectives such as providing gateways, creating visual and physical linkages and framing or terminating views.
  5. Variation in building height, mass and roof forms shall be provided to create interest while still maintaining an overall building continuity. Roofs should not be designed as attention-getting devices related to the reinforcement of signage or as an identifiable corporate image.
  6. Entrances into buildings should be easily identified through the use of building design and detailing. Projected or recessed entryways, change in rooflines, addition of awnings or changes in building material are examples that can create this effect.
  7. Shifts in building planes/facades and variation in exterior materials shall be incorporated to minimize long expanses of wall. Long blank walls shall be prohibited.

8. Ground floor tenant areas should provide the maximum possible glazing toward sidewalks to provide pedestrians with visual interest. Use of reflective glass or mirrored glass is discouraged. Efforts should be made to use clear glass on storefronts, windows and doors to promote the linkage of the interior and exterior of buildings.
  9. Natural materials such as brick and stone shall be used as the major elements of the facade, architectural concrete or metal acceptable to the City can be incorporated in the design. The use of EIFS or synthetic stucco shall be used in moderation and primarily used as an accent or trim material and not within 6 foot of grade. Use of vinyl materials is prohibited.
  10. Variation in materials, material modules, expressed joints, textures, colors and details should be used to break up the mass of the buildings. Materials should change with the change in building planes.
  11. Trim and structural elements such as posts or columns shall be sized to the scale of the building.
- B. Architectural design for multi-family buildings shall express a creative presentation of exterior building materials, details and treatment of windows and doors. All facades of the building in public view or which are visible from parcels surrounding the development shall be treated with the same level of architectural style and detail. Design strategies to lessen the plainness of appearance which can be characteristic of large residential buildings shall be incorporated in the building design.
1. Building design shall incorporate changes in building plane, wall heights and roof forms that break up the building into modules which reflect the individual dwelling units within the building. Strategies include:
    - a. Facade modulation - stepping back or extending forward a portion of the building
    - b. Changing the roof height and form by alternating dormers, stepped roofs, gables, or other roof elements organized with the changes in plan or to identify individual dwelling units;
    - c. Easily identifiable entrances achieved through changes in building form, materials and details.
  2. Building form and materials should provide unique treatment of the individual units, but still maintain the cohesive design of the development. Designs that are repetitive in form and material use should be avoided. Unit design should incorporate elements such as balconies and roof decks to reinforce the connection between the residents and the activities within the development. A minimum of 80% of the multi-family units within the development must provide a balcony or porch to provide a useable outdoor space of at least five (5) feet deep.
  3. Building design shall incorporate durable and substantial buildings materials such as brick, stone, on all sides of the building primarily on the base (lowest) story of the building. Vertical or lap siding, shakes and stucco can encompass the remaining area, combining a variety of colors and textures 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 and not as the majority cladding material. 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 development. Materials should change with the change in building plane and be arranged to have the appearance of three-dimensional elements. Trim and structural elements such as posts or columns shall be sized to the scale of the building. Door and window openings shall be incorporated on all sides of the building.
  4. The architectural details of detached garages should incorporate the materials and treatments of the dwelling unit, such as windows, doors, trim and materials and the architectural style of the dwelling unit. Building design should minimize the dominance of garage doors on the facade. Design options that can mitigate the dominant appearance of garages are as follows:
    - a. Enhanced garage facade design such as the addition of engaged columns, secondary roof forms or decorative garage doors.
    - b. For garages included in the primary building, recessing the garage door from the surrounding façade a minimum of 12".
    - c. Providing side entry garages for end units of primary buildings.
    - d. Limiting the detached garage building size to no more than one-hundred (100) feet in length. In addition, for every eight (8) garage bays, there must be a total garage building separation of twenty (20) feet.

## **SECTION 6: SIGNAGE.**

All proposed exterior signage requires a sign permit issued by the City of West Des Moines through normal sign review procedures. Unless otherwise prescribed herein, signage shall abide by the standards and regulations as set

forth in Title 9, Chapter 18: Signs, for the Support Commercial (SC) District and the Residential Medium Density (RM), as applicable to the allowed land uses specified for each respective parcel.

A. Ground Signs:

1. Development Identification Signage:

- a. A maximum of two (2) development identification signs, one per public street frontage, which identify the name of the development shall be allowed. Said signs shall not exceed ten feet (10') in height and one hundred twenty five (125) square feet in overall size.
- b. The name of the development shall be the predominate copy on the sign with no more than three tenant names displayed on the development sign. The total copy area dedicated to tenant identification shall not exceed 64 square foot. The tenant copy area shall be comprised of individually attached and illuminated letters, routed sign face with push through letters, or opaque vinyl backing to limit the illumination to the copy of the sign and eliminated backlighting of the background areas.
- c. Said signs shall be set back a minimum of twenty feet (20') from ultimate public street right of way lines and out of vision triangles at intersections.
- d. Said signs shall be landscaped at the base of the structure and shall have a noticeable base and/or column element comprised of brick or stone. Ground signs throughout the Jordan West Development shall be a unifying element, consistent in design and materials. No additional mounding of soil or berming shall be allowed to elevate the sign except as required as part of a site plan for screening purposes.

2. Tenant Monument Signs:

- a. A maximum of two (2) tenant monument signs which list the development name and names of businesses located within the development shall be allowed. There shall be no limit on the number of tenants identified on a sign.
- b. Tenant monument signs shall be a minimum of twenty feet (20') from the public street right of way line or fifteen feet (15') from the curb of a private street. The sign structure shall be a maximum of seven and one-half feet (7<sup>1</sup>/<sub>2</sub>') in height and no greater than sixty five (65) square feet in overall size. If located adjacent to a private street or drive, the sign structure shall be a maximum of six and one-half feet (6<sup>1</sup>/<sub>2</sub>') in height and no greater than forty five (45) square feet in overall size.
- c. The tenant copy area shall be comprised of individually attached and illuminated letters, routed sign face with push through letters, or opaque vinyl backing to limit the illumination to the copy of the sign and eliminated backlighting of the background areas.
- d. Said signs shall be landscaped at the base of the structure and shall have a noticeable base and/or column element comprised of brick or stone. Ground signs throughout the Jordan West Development shall be a unifying element, consistent in design and materials. No additional mounding of soil or berming shall be allowed to elevate the sign except as required as part of a site plan for screening purposes.

3. Residential Identification Signs (Parcel 8 as indicated on the Specific Plan Map): One ground monument sign identifying the name of the residential development shall be allowed at each vehicle access drive into Parcel 8. Said sign shall be setback a minimum of 10' back from the back of curb of any private street and 15' from any public street right-of-way. The maximum height for the residential monument sign shall be five feet (5') and the maximum size of the structure shall be 35 square feet. Said signs shall be landscaped at the base of the structure and shall have a noticeable base and/or column element comprised of brick or stone. Ground signs throughout the Jordan West Development shall be a unifying element, consistent in design and materials. No additional mounding of soil or berming shall be allowed to elevate the sign except as required as part of a site plan for screening purposes.

4. Directional Signage: To help facilitate vehicular movement and provide direction to patrons to various public streets and private internal access drives, directional signage may be permitted within the Jordan West Development at the discretion of the Director of Development Services or their designee. The primary intent of directional signage is not to draw people off of the public streets but rather direct them through the streets and drives within the development. Sign locations are generally intended to be at interior locations within the development, thus letter size is intended to be only large enough for a vehicle in close proximity to read it and not such that it is legible from the exterior of the property and/or public streets. Directional signs shall not be larger than eight square feet and a maximum of four feet in height. Tenant

identification may be allowed on the directional signs if it is determined by the Director of Development Services that identification of a tenant is necessary and beneficial for orientation purposes. Tenant identification is not intended as a marketing tool as part of lease agreements. Said signs may only be located on private property within the Jordan West Development; shall not be located within public utility easements and shall be located outside of both pedestrian and vehicle vision triangles at intersections. A sign permit shall be issued by the city prior to installation of any direction signs.

- B. **Wall Signage:** The regulations and provisions set forth in [title 9, chapter 18](#), "Signs", of the city code for the designated zoning classification for the respective parcel shall govern sign design and placement with the exception of the following: Parcels 5 and 6 shall be allowed one (1) square foot of wall signage per linear foot of tenant frontage which contains the buildings primary public entrance. No wall signage shall be allowed on any wall facing single family residential properties. Wall signage for a tenant in a multi-tenant building shall be located on the wall area of the tenant's location within the building.
1. Parcel 7 shall be allowed one and one half (1 1/2) square foot of wall signage per linear foot of tenant frontage which contains the buildings primary public entrance. No wall signage shall be allowed on any wall facing a residential property.
  2. All wall signage within the Jordan West Development shall incorporate aesthetic features compatible with the overall character of the development. All wall signs will be composed of either solid individual letters of anodized aluminum or galvanized metal or plastic attached to the building fascia, illuminated self-contained individual letters with translucent plastic faces set in anodized aluminum returns and trim or solid metal panels with routed letters illuminated by recessed cabinets. To the greatest extent possible, signs shall be contoured to minimize the excess unused area of a sign and to minimize the amount of glow. Logos may be incorporated into wall signage and shall not be larger than one and one-half (1 1/2) times that size of the largest letter in the sign. A contoured panel sign may be allowed for logo signs but shall be designed so that only the logo is illuminated and background areas are covered with opaque vinyl or a routed face design. The sign administrator shall work with the applicant to accomplish a sign for the logo that allows for the tenants identity to be recognized but minimizes the background illumination and addresses the intent of this ordinance.

**SECTION 7. VEHICLE TRIP ALLOCATION.** 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 (February 12, 2007), the traffic analysis (April 2, 2007) and the updated traffic analysis completed by the City (May, 2015), the area included within the associated Jordan West Specific Plan has been allocated 1,476 p.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 Report) 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. Should anticipated traffic exceed the total trips allocated for the Jordan West development prior to full build out, further development of parcels may be limited or prohibited. Alternate uses to those planned within the Traffic Report and approved as part of Jordan West Specific Plan Ordinance may be allowed, following completion of an amended traffic study analyzing the proposed alternative and appropriate city approval of an amendment to the respective specific plan ordinance and/or map, if necessary, if the existing uses and the proposed change(s) collectively do not exceed the 1,476 p.m. peak period trips.

**SECTION 8: FUTURE DRIVE CONNECTIONS.** The developer of the Jordan West Specific Plan area shall illustrate as part of said plan the location and details of potential future access drive connections to the adjoining Lot 33, Bridgewood Plat 1 property to the south. Private ingress/egress easements for a future access connection drive shall be established by the developer of the property included within the Jordan West Specific Plan at the time of recordation of the final plat for parcels 4, 5 & 6.

**SECTION 9: STORM WATER MANAGEMENT PLAN.** A Master Storm Water Management Plan for the entire Jordan West development which governs the overall storm water management shall be submitted to and approved by the City of West Des Moines. Specific Storm Water Management Plans demonstrating compliance with the approved Jordan West 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 site plan is approved.

**SECTION 10: UTILITIES.** The developer, its successors or assigns, if any, shall construct at its cost, and if for general public use, dedicate to the City all public sanitary sewer mains, water mains, and storm sewers associated with Jordan West 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. 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, its successors and/or assigns, if any, from entering into private agreement(s) as it/they may desire to share the cost of improvements.

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 11: FIRE ACCESS.**

- A. All internal drive aisles 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 of specific lots on which the fire lanes are located shall be responsible for the procurement and erection of approved fire lane signage.
- C. All access drives and drive aisles 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 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.
- F. Adequate fire access as determined by the City of West Des Moines Fire Marshall shall be provided to built areas and to those under construction in Jordan West at all times.

**SECTION 12: PARKLAND AND GREENWAY DEDICATION REQUIREMENTS.** All new residential uses are subject to parkland dedication requirements as per city code (Title 10, Chapter 1, Section 4). The original Bridgewood PUD provided the Jordan Creek greenway located within this site to fulfill the parkland requirements for the overall Bridgewood development. The original Bridgewood PUD, approved under the old parkland dedication ordinance, included residential uses in the NE corner of the site. If the total number of residential



dwelling units proposed on Parcel 8, as identified on the Specific Plan Map, is equal to or less than the number of dwelling units listed in the original Bridgewood PUD, then there will be no additional parkland dedication requirements of the Jordan West development. Parkland dedication will only be required for additional dwelling units over that anticipated and included in the original approved Bridgewood PUD.

The greenway portion of this site still needs to be formally deeded to the city per an existing Irrevocable Offer of Dedication, Dallas County Book 2007, Page 10387. This is part of the original parkland requirements for the Bridgewood PUD. Deeding of the Greenway portion of the property to the City shall be completed with the platting of the property and prior to any issuance of a building permit for any parcel within the Jordan West development.

**SECTION 13: PUBLIC STREET LIGHTS.** At the time of final platting of public streets, the developer shall enter into an agreement with MidAmerican Energy for the installation of public street lights along all public streets within and abutting the Specific Plan area. Proof of payment to ensure installation of the public street lights shall be provided to the City prior to approval and recordation of a final plat containing public streets. Installation of public street lights shall occur in conjunction with construction of the adjoining parcel.

**SECTION 14: INGRESS/EGRESS.** A public access easement or easements in favor of the City of West Des Moines allowing unrestricted public access over and through the land within the Specific Plan area 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).

**SECTION 15: STREET IMPROVEMENTS AND TRAFFIC SIGNALS.**

A. Traffic Reports: A Traffic Report has been prepared for this development that outlines the ultimate traffic circulation requirements for the roadways in the vicinity of the Jordan West development. Prior to, or in conjunction with the development of any parcel, or portion of a parcel, the developer shall ensure that the development is constructed in accordance with the assumptions for, and the results of, the Traffic Report.

Increases in land use density and/or other changes to the PUD ordinance that would alter the original traffic analysis (i.e., change in street layout or access locations), will require an amended traffic report, to be completed by the city.

B. Related Public Street Improvements and Right Of Way Dedication: Street improvements identified in the Traffic Report that are necessary to mitigate any impacts from traffic generated by the Jordan West development are listed below. (Refer to the Traffic Report for specific details pertaining to lane configuration or required geometric details):

1. Bridgewood Drive along the common boundary of Planning Units A and B as indicated on the Jordan West Area Development Plan (Public/Private Street): This street is classified as a minor collector. The developer is responsible to construct a 31 foot back-to-back street (and all associated appurtenances) with a designated northbound left turn lane (widen to 37 feet) at E.P. True Parkway. It is intended that the public portion of this street will terminate at the north line of the existing Bridgewood Drive and Beechtree Lane intersection. The Bridgewood Drive extension north of this point will be private, but shall function as a public street. Traffic calming measures shall be permitted on the private portion of the street at the existing trail crossing. Such measures shall be reviewed by the City Engineer and the Fire Marshal for safety and access.
2. East/West Street (Private street): This street is classified as a minor collector. Developer is responsible to construct a 31 foot back-to-back street from the western terminus at Bridgewood Drive to the eastern north/south street with a widened access drive from the eastern north/south street to South Jordan Creek Parkway (1 inbound lane and 2 outbound lanes as indicated in the approved traffic impact study for this development). No driveways shall be located on the east/west street between Jordan Creek Parkway and the eastern north/south street running through the development. The east/west street shall function as a public street. The developer will be 100% responsible for any future signalization cost at the east/west street and Jordan Creek Parkway.

3. North/south street along east boundary of Parcel 7 (Private street): This street is classified as a local street. Developer is responsible to construct a 26 foot wide back-to-back street. This street must function as a two lane public street. Developer is responsible to coordinate with the adjacent property owner to the south of Jordan West to determine the location of this street at the south property line.
4. EP True Parkway (Public street): This street is classified as a minor arterial street. Ultimate street paving improvements include widening EP True Parkway to have two westbound lanes, two eastbound lanes, a 150 foot minimum westbound left turn lane at Bridgewood Drive, and a 175 foot minimum eastbound right turn lane at Jordan Creek Parkway. The developer shall be responsible to extend the existing raised median to Bridgewood Drive as part of constructing the westbound left turn lane at Bridgewood Drive. Additionally, the developer shall modify the existing paving to include the eastbound right turn lane at Jordan Creek Parkway and two eastbound through lanes adjacent to the Jordan West Development (this includes the area over Jordan Creek that will be deeded to the city of West Des Moines). The developer shall deed additional right-of-way to the city of West Des Moines necessary to provide, at minimum, 60 feet of comprehensive plan right of way measured from the centerline of EP True Parkway adjacent to the Jordan West Development. At auxiliary lanes and intersections, the developer shall provide additional right-of-way necessary to maintain a minimum of 7 feet clear space between the back of public street curb to street-side edge of the sidewalk or trail.
5. Jordan Creek Parkway (Public street): This street is classified as a major arterial street. The developer is responsible to construct a right turn lane at the right-in only entrance off Jordan Creek Parkway and a 100 foot southbound right turn lane at the east/west street. Additionally, the developer shall be responsible to modify the Jordan Creek Parkway median projections at the intersections with the east/west street if necessary to accommodate turning movements at the proposed access. Developer shall deed additional right-of-way to the city of West Des Moines necessary to provide 82.5 feet measured from the centerline of Jordan Creek Parkway. At auxiliary lanes, additional right-of-way may be required to maintain a minimum of 7 feet clear space between the back of public street curb to street-side edge of the sidewalk or trail.
6. Private Streets: The design of all private roads within the development shall be consistent with the recommendations of the Traffic Report and shall be private in ownership. It is the intent of the developer and the City that all private roads within Jordan West shall not subsequently be conveyed to the City as public streets but shall remain private in perpetuity.
  - a. Twenty five foot (25') sight distance triangles 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.
  - b. Streets shall be maintained and function (including timely snow removal) in a fashion similar to the public expectations of a public street.
  - c. No road closures are allowed without prior permission of the Chief of Police of the City of West Des Moines.
  - d. Lane configuration shall be as identified in the traffic analysis.
  - e. 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.

**C. Construction Phasing Of Street Improvements:**

In accordance with the Traffic Report, the developer will be required to have the improvements listed below complete prior to issuance of a certificate of occupancy for each building.

1. Developer is responsible to construct all improvements to Jordan Creek Parkway in conjunction with the construction of the east/west street through the site, except that the Jordan Creek Parkway improvements required for the right in access shall not be required until the right in access is constructed.
2. Improvements to EP True Parkway may be completed in phases. If the EP True Parkway & Bridgewood Drive intersection is constructed first, the minimum improvements needed to EP True Parkway are from the west property line through the intersection of EP True Parkway & Bridgewood Drive. If the EP True RI/RO is constructed first, the minimum improvements needed are from the future EP True Parkway & Bridgewood Drive intersection to Jordan Creek Parkway. When the last intersection is constructed on EP

True Parkway, the remaining improvements will be required if they weren't all constructed at once. All improvements are required no later than when the north side of EP True Parkway is widened.

3. Development of Parcel 1:
    - a. The eastern north/south street shall be constructed from EP True Parkway to the southern boundary of the Jordan West property.
    - b. The east/west street shall be constructed from Jordan Creek Parkway to the eastern north/south street.
  4. Development of Parcel 2 or 3:
    - a. The eastern north/south street shall be constructed from EP True Parkway to the southern boundary of the Jordan West property.
    - b. The east/west street shall be constructed from Jordan Creek Parkway to the eastern north/south street.
    - c. The right in only road from Jordan Creek Parkway shall be constructed.
  5. Development of Parcel 4:
    - a. The eastern north/south street shall be constructed from the east/west street to the southern boundary of the Jordan West property.
    - b. The east/west street shall be constructed from Jordan Creek Parkway to the Bridgewood Drive.
  6. Development of Parcel 5 or 6:
    - a. The eastern north/south street shall be constructed from the east/west street to the southern boundary of the Jordan West property.
    - b. The east/west street shall be constructed from Jordan Creek Parkway to Bridgewood Drive.
  7. Development of Parcel 7:
    - a. The Bridgewood Drive extension shall be constructed from the Bridgewood Drive terminus to EP True Parkway.
    - b. The east/west street shall be constructed from Jordan Creek Parkway to Bridgewood Drive.
    - c. The eastern north/south street shall be constructed from EP True Parkway to the southern boundary of the Jordan West property.
  8. Development of Parcel 8:
    - a. The Bridgewood Drive extension shall be constructed from the Bridgewood Drive terminus to EP True Parkway.
- D. Access Management: To provide logical and orderly development within the proposed development, allowable street access locations are defined on the Specific Plan Map and have been provided to the City for review and approval. All development within the specific plan shall comply with the allowable locations indicated in the approved Jordan West Specific Plan. Any opposing driveway locations shall be located to directly align with each other.
- E. Traffic Signal at Jordan Creek Parkway and EP True Parkway: Developer shall not be responsible for any cost associated with the previous construction or future modifications of the existing traffic signal at the intersection of Jordan Creek Parkway and EP True Parkway.
- F. Traffic Signal at Jordan Creek Parkway and East/West Street: Developer shall fund 100 percent of the cost of the possible future traffic signal at this intersection. No city funds will be contributed towards the financing of this traffic signal and the applicant shall obtain approval from the city of West Des Moines prior to the signal's installation. Said signal shall be installed with the construction of the east/west street through the site. For northbound traffic on Jordan Creek Parkway, pavement markings need to be added to designate a single left turn lane adjacent to the raised median, with the area between the turn lane and the northbound thru lanes hatched out.
- G. Traffic Signal at EP True Parkway and Bridgewood Drive: Development shall fund 100 percent of the cost of the possible future traffic signal at this intersection. No city funds will be contributed towards the financing of this traffic signal and the applicant shall obtain approval from the city of West Des Moines prior to the signal's installation. Said signal shall not be installed until the intersection meets traffic signal warrants as contained in the Manual on Uniform Traffic Control Devices.

**SECTION 16: 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 17: 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 18: 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 19: EFFECTIVE DATE.** This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved this \_\_\_\_ 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

**NO CHANGE FROM PREVIOUS READING****CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**Date: June 29, 2015

**ITEM:** Grand Lakes PUD, north and west of Grand Avenue across from the Raccoon River Park entrance – Amend the Eight Ways PUD to reconfigure PUD parcels, zone PUD parcels consistent with the Comprehensive Plan, define development regulations for undeveloped parcels, detail detention basin improvements, and change the name of the PUD to Grand Lakes – Diligent Grand Ave. 67 LLC – ZC-002622-2015

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

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** Diligent Grand Avenue 67, LLC, requests an amendment to existing Eight Ways PUD for properties located on the north/west side of Grand Avenue across from the entrance to Raccoon River Park.

The applicant requests to amend the Eight Ways PUD to:

- Change the configuration of PUD Parcels C, E, and F, and eliminate Parcel I;
- Reduce the amount of multi-family residential;
- Increase the size of the proposed detention basin/pond;
- Update the underlying zoning designations specified to match current zoning designations and the Comprehensive Plan Land Uses; and,
- Change the name of the PUD from Eight Ways to Grand Lakes

Previous Council Action:

Vote: 5-0 approval

Date: June 15, 2015

Motion: Approval of the First Reading of the amendment to City Code.

Several neighbors addressed the City Council on the following topics:

- **Flooding:** citizens expressed concerns with flooding from the north and from the new development of the area.
- **Traffic:** citizens expressed concerns with an increase in traffic along Scenic Valley Drive and requested that traffic calming measures, stop signs, and restrictions on parking be put in place.
- **Jordan Creek Elementary School Population:** citizens expressed concerns with the potential increase in the number of children entering Jordan Creek elementary school with the proposed development.

**OUTSTANDING ISSUES:** There are no outstanding issues. The City Council requested Staff to provide crash data for Scenic Valley Drive. Crash data from January 1, 2004, through June 15, 2015, was obtained from the City of West Des Moines Police Department and the Iowa Department of Transportation. During this period (about 11.5 years) there were three crashes on Scenic Valley Drive (0.26 crashes per year). In December 2007 a 19-year old driver backed out of a driveway, failed to yield and crashed into an eastbound vehicle; in May 2012, a driver lost control on dry pavement while heading eastbound, striking landscaping and a garage (according to the report, a contributing factor to the crash was the influence of alcohol, drugs, or medications); in November 2014 a 22-year old driver lost control on icy pavement traveling westbound striking a streetlight pole.

**RECOMMENDATION:** Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and adopt the Grand Lakes PUD (Planned Unit Development) ordinance amendment in final form, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragesser *KTR*

**STAFF REVIEWS:**

Department Director	<i>JA</i>
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>JS</i> <i>KTR</i>

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

Published In	<i>Des Moines Register</i>	
Date(s) Published	May 29, 2015	
Letter sent to surrounding property owners		May 27, 2015

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development and Planning		
Date Reviewed	April 9, 2015		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**

Exhibit I      Proposed Rezoning Ordinance

Prepared by: KTragesser City of West Des Moines, PO Box 65320, West Des Moines, IA 50265 515-222-3620  
Return To: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265 515-222-3610  
Tax Statement: Not Applicable

**ORDINANCE #**

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA 2014, AND ORDINANCE #829, #916, #1050, AND #1248 (ALSO KNOWN AS PUD #1 EIGHT WAYS) 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.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD is hereby amended by renaming the Planned Unit Development from Eights Ways to Grand Lakes.

**SECTION 2. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD is hereby amended by deleting all instances of "Eight Ways PUD" and replacing each instance with "Grand Lakes PUD".

**SECTION 3. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD is hereby amended by deleting all instances of "Community Development Department" and replacing each instance with "Development Services Department".

**SECTION 4. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD Section 1. LEGAL DESCRIPTION is hereby amended by deleting all text in the section and replacing it with the following text in bold lettering:

**The legal description for the Grand Lakes PUD is as follows:**

**Lots A, B, C, D, G, H, J, and P, Eight Ways Farm, an official plat now in and forming a part of the City of West Des Moines, Polk County, Iowa.**

**SECTION 5. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 2, SKETCH PLAN is hereby amendment by adding the following text highlighted in bold lettering:

On file with the Development Services Department of the City and made a part of this rezoning approval for concept description and delineation is the sketch plan document for the Grand Lakes PUD. It is recognized, minor shifts or realignments of roadways may be necessary and compatible with the need to acquire workable street patterns, grades and usable building sites, but the general plan layout, including the relationship of uses to each other and the relationship of land use and dwelling unit types to the general plan framework, traffic layout and development requirements shall be used as the implementation guide. **Wherever conflict occurs between the written text in this document and the notations on the sketch plan, the written text shall prevail.**

**SECTION 6. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3. CONDITIONS, is hereby amended by deleting that text highlighted by strikethrough lettering and adding the following text as highlighted in bold lettering:

~~Whereas, Section 6 of Ordinance 497 amended Ordinance 430 by creating Article XX(a), PUD District establishes certain regulations and guidelines pertaining to accompanying information required on a final site plan and final site plan documents. Now, therefore, the following conditions, restrictions and regulations are adopted as part of this approval, to wit:~~

**Whereas, title 9, chapter 9, "Planned Unit Development District", of the city code, establishes certain regulations and guidelines pertaining to accompanying information required on plat and site plan documents. Now, therefore, the following conditions, restrictions, and regulations are adopted as part of this approval:**

**SECTION 7. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3. CONDITIONS, Subsection A, General Conditions is hereby amended by adding the following text as highlighted in bold lettering and deleting that text highlighted by strikethrough lettering:

~~CONDITIONS: Whereas, Section 6 of Ordinance 497 amended Ordinance 430 by creating Article XX(a), PUD District~~ **title 9, chapter 9, "Planned Unit Development District"** establishes certain regulations and guidelines pertaining to accompanying information required on final site plan and final site plan documents. Now, therefore, the following conditions, restrictions and regulations are adopted as part of this approval, to wit:

- A. General Conditions: The sketch plan incorporates residential and commercial/retail land uses which shall be distributed by area, density, types and location according to the sketch plan as presented. This Ordinance, its conditions, restrictions and regulations adopted herein as a condition to this rezoning action, is binding on the entire property as legally described above in Section 1 and shall run with the land.

In addition, the following general site plan criteria shall be integrated into and made a part of the planned unit development and sketch plan document:

1. All subdivisions, public streets, public street rights-of-way and general development shall adhere to the standards and design criteria set forth in the West Des Moines Subdivision Ordinance pertaining thereto unless otherwise stated within this Ordinance.
2. ~~Unless otherwise specified herein, the development of the Eight Ways PUD shall comply with Article XXII (Off Street Parking and Loading Areas), Article XXIII (Open Space Requirements) and Article XXV (Site Plans) of the West Des Moines Zoning Ordinance. For the purposes of the application of Article XX(a), Planned Unit Development District, Section 6, Final Plan Submittal: the submittal of final plan documents for any parcel or part of any parcel of the Eight Ways PUD within one year after approval and publication of this Ordinance, shall be considered to satisfy the terms and requirements of Section 6.~~

**Unless otherwise specified herein, the development of the Grand Lakes PUD shall comply with Title 9 "Zoning", Title 10 "Subdivision Regulations" of the city code, and any other applicable codes and regulations.**

3. In all areas within a 100-year frequency flood hazard zone, or adjoining drainageways or detention areas involving potential flood hazards, no residential structure shall be erected which has a lowest floor, including basements, less than one foot (1') above the determined level of the 100-year frequency flood event, no residential structure shall be erected within thirty five feet (35') of any major drainageway or storm water detention basin (i.e., Parcel D), and no parking lot shall be constructed at an elevation of less than the 100-year frequency flood event elevation.



4. The developers of each parcel, their heirs, successors and assigns, if any, shall pay all construction and engineering costs for the interior development of that parcel of the planned unit development, as required by this Ordinance, or the Subdivision Ordinance of the City of West Des Moines, Iowa, for all streets, storm sewers, sanitary sewers, drainageway improvements, water main, buffers and other improvements within the PUD as may be required by the Subdivision and Zoning Ordinances; except as provided for in subsection B-4, Parcel D, and subsection ~~B-9~~ **B-6**, Parcel P in this Ordinance

**SECTION 8. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3, Conditions, Subsection B. Land Use Design Criteria is hereby amended by deleting that text highlighted by strikethrough lettering and adding the following text as highlighted in bold lettering:

B. Land Use Design Criteria: In addition to the general conditions as stated in subsection A above, the following land use design criteria shall apply to the development areas designated on the sketch plan. The sketch plan document which is made a part of this rezoning action per Section 001-02 herein, delineates ~~ten~~ **nine (9)** parcels of the PUD as Parcels A, B, C, D, E, F, G, H, ~~I~~ **J** and P for application of specific development standards of use and density regulations. The development standards and use regulations shall apply to each of the individual parcels as applicable:

**SECTION 9. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3, Conditions, Subsection B. Land Use Design Criteria, Paragraph 2. Parcel B is hereby amended by deleting the text entirely and replacing with the following:

**2. Parcel B: Unless otherwise provided for within this ordinance, the use regulations and provisions set forth in title 9 of the city code for the neighborhood commercial district (NC) shall apply to any development proposal for the property within Parcel B as shown on the sketch plan except as shall be further provided herein. This parcel shall cover a maximum of five and one-half (5.5) acres.**

**a. Multiple use of the site by more than one building shall be permitted only if said buildings are consistent in architectural design and use of materials and organized utilizing a compatible planned open space, landscape plan, and parking plan to serve and maintain a unified master plan concept; multiple buildings separated by parking areas or drives shall not be considered acceptable if not complying with the neighborhood commercial minimum lot area standards. All uses specifically permitted within the neighborhood commercial district shall be allowed. Lot area, lot frontage and yard requirements shall comply with standards of the neighborhood commercial district, provided the front yard setback from any street shall be a minimum of fifty feet (50'), and the setback from adjoining Parcel A to the north may be a minimum of twenty five feet (25') if sufficient measures are taken for acceptable buffering of the rear of the commercial buildings from the adjoining single-family residential use. Additionally, adequate buffering of negative aspects of commercial buildings (loading docks, garbage dumpsters and HVAC mechanical units) from Grand Avenue and adjoining residential uses shall be required and direct driveway access to Grand Avenue prohibited.**

**SECTION 10. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3, Conditions, Subsection B, Land Use Design Criteria, Paragraph 3. Parcel C is hereby amended by deleting the entire text in Section 3. Parcel C and replacing it with the following:

**3. Parcel C: Parcel C may be developed with either single family detached residential structures or single family bi-attached structures e.g. twin homes, duplexes'; this does not include attached dwellings with an owners association. The two types of structures are not allowed to co-exist within the parcel; the parcel will either be developed with all detached or all bi-attached structures.**

**a. If Parcel C is developed for single family detached structures, all general use regulations, performance standards and provisions set forth in title 9, "Zoning", of the**

city code for the R-1 Single-Family Residential District shall apply. No structure shall be located within the 100 foot easement for the overhead electric power distribution system.

b. If Parcel C is developed for single family bi-attached structures, all general use regulations, performance standards, and provisions set for the in title 9, "Zoning", of the city code for residential medium density (RM-6) shall apply, except as provided herein:

1. Minimum lot area shall be 5,000 square feet for each side of the bi-attached dwelling unit.
2. Minimum lot width shall be 37.5 feet.
3. Front yard setback shall be a minimum of 30 feet, rear yard setback shall be a minimum of 20 feet, and side yard setback shall be a minimum of 7 feet from the closest portion of the structure or basement egress window well.
4. Maximum height shall be two stories.
5. Accessory structures shall be in accordance with R-1 district standards for such structures and Title 9, Zoning, Chapter 14, Accessory Structures

No structure shall be located within the 100 foot easement for the overhead electric power distribution system.

**SECTION 11. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3, Conditions, Subsection B, Land Use Design Criteria, Paragraph 4. Parcel D is hereby amended by deleting the strikeout text and adding the bolded text:

4. Parcel D: Storm Water Detention Basin. Parcel D as shown on the sketch plan shall be reserved for acquisition by the City of West Des Moines for public use **upon the basin's completion and with the submittal and approval of as-built drawings of the basin.** ~~within one year after the date of issuance of building permits and initiation of construction of buildings within any one of the adjoining Parcels C, E, or I within the planned unit development. Parcel D shall be up to twenty-four and six-tenths (24.6) acre~~ **The basin will be acquired by the City for area wide storm water detention in accordance with storm water drainage and detention engineering plans and studies approved by the City and as a public amenity for the area.**

a. Parcel D shall be conveyed by warranty deed, free and clear of all liens and encumbrances including all judgments, attachments, mechanics and other liens, except any special assessments for public projects, to the City of West Des Moines subject to any easements and covenants filed of record on or prior to January 1, ~~1990~~**2015.**

The value of the land to be purchased by the City for ~~detention basin use (Parcel D)~~ shall be established at the time of purchase of said property by the City and shall be based upon current value of the land for row crop farming use only and comparable to the value of comparable farm land in central Iowa and shall not be based upon or adjusted in value for any alternate use in lieu of row crop farming. If possible, the value shall be determined by mutual agreement between the City Council and owner. If an agreement on the value cannot be mutually reached by the parties, such value shall be determined by the parties appointing a real estate appraiser with qualifications of a M.A.I., who shall determine the value of the land for farming use only with the cost of the appraisal being equally shared by the City and the owner.

b. ~~The cost for the purchase of the land, construction of the detention basin (Parcel D) and outlet structures under Grand Avenue in accordance with engineering plans approved by the City for the detention basin shall be paid through special assessment proceedings required for public improvement projects.~~ The owner reserves the right to farm Parcel D, and/or grade and remove earth from Parcel D prior to conveyance of the land to the City. Any grading and dirt removal shall be in accordance with grading plans approved by the City, which approval shall not be unreasonably withheld.

- c. A strip of land, 40 feet in width, shall be provided between the lot lines of the property in parcels C, E, F, G, I, P and the top of the bank of the proposed detention basin. This land shall be graded at a minimum 4:1 slope towards the detention pond. No private improvements or enhancements will be permitted on said property or the adjacent detention or its banks. A multipurpose trail shall be constructed by the City within this land in the future and shall be shown on any future plats or site plans.
- d. The City of West Des Moines shall maintain all the land it owns around the detention basin up to the private property lines in a manner consistent with its practices along other bodies of water where trails are present. This generally means that the ground vegetation shall be of a native prairie nature and will be burned or mowed on occasion (generally about once per year). A strip of ground immediately on each side of the proposed trail may be mowed more frequently. The City reserves the right to establish site specific rules and regulations for the basin, the surrounding land area and any associated trails.
- e. The detention basin shall be designed and constructed not only to provide dirt for construction and capacity for storm water management, but also a habitat for aquatic and vegetative life and a visually attractive asset. This may include providing more irregular shoreline forms and varying depths beneath the water level. With that in mind, the design of the detention basin shall incorporate best practices as guided by the Iowa Department of Natural Resources Fisheries and Wildlife Division and address all of these multiple needs and require approvals from the city as part of the overall approval development process. Sections and details shall be provided at platting of the parcels at multiple locations describing edge treatments, water depths, and associated habitat.
- f. No swimming or boats with gas or electric powered motors are allowed in or on the detention basin. The city shall manage the detention basin in a way that promotes public enjoyment and use and shall use whatever physical or chemical means are prudent to aerate the water, control the algae, and promote biological health.
- g. A strip of land 25 feet in width shall be provided between the ultimate right-of-way line of Grand Avenue and the top of the bank of the detention basin. This land shall be graded at a 4:1 slope as it slopes towards the basin.

**SECTION 12. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3, Conditions, Subsection B, Land Use Design Criteria, Paragraph 5. Parcel E is hereby amended by deleting the entire text and replacing the text with the following:

**5. Parcels E, F, G and H: All general use regulations, performance standards and provisions set forth in title 9, "Zoning", of the city code for the R-1 Single-Family Residential District shall apply to any development proposal for all property within Parcels E, F, G, and H as shown on the sketch plan of the Grand Lakes PUD.**

**SECTION 13. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3, Conditions, Subsection B, Land Use Design Criteria, Paragraph 6. Parcel F is hereby amended by deleting the entire paragraph.

**SECTION 14. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3, Conditions, Subsection B, Land Use Design Criteria, Paragraph 7. Parcel G is hereby amended by deleting the entire paragraph.

**SECTION 15. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3, Conditions, Subsection B, Land Use Design Criteria, Paragraph 8. Parcel H is hereby amended by deleting the entire paragraph.

**SECTION 16. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3, Conditions, Subsection B, Land Use Design Criteria, Paragraph 9. Parcel I is hereby amended by deleting the entire paragraph.

**SECTION 16. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 3, Conditions, Subsection B, Land Use Design Criteria, Paragraph 10. Parcel P is hereby amended by renumbering the Paragraph from 10 to 6.

**SECTION 17. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, is hereby amended by inserting a new section prior to Section 4 Double Frontage Lots and renumber succeeding sections accordingly:

**PARKLAND DEDICATION:** In conjunction with development of any residential portion of the PUD, said area shall be subject to parkland dedication requirements per city code, Title 10, Chapter 1, Section 4.

**SECTION 18. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 9. STORM WATER MANAGEMENT is hereby amended by adding the text highlighted in bold lettering:

There shall be submitted to, and approved by, the West Des Moines City Engineer a complete storm water management plan for each separate parcel, except Parcel D and P, to be prepared by the developer prior to development within the parcel. A storm water management plan shall be submitted for all of Parcels A, B, C, E, F, G and H prior to any development within any of said parcels to show the manner in which storm water shall be conveyed to Parcel D or other determined storm water drainage outlets from the area.

**SECTION 19. AMENDMENT.** Ordinances 829, 916, 1050, and 1248 Eight Ways PUD, Section 8. TRANSPORTATION AND ACCESS TO GRAND AVENUE is hereby amended by adding the text highlighted in bold lettering and deleting text in strikethrough lettering:

Upon development of Parcels B, C, E, or H, Scenic Valley Drive shall be constructed for dedication to the City, from the west boundaries of Parcels ~~G~~ E and H to Grand Avenue. Direct private driveway or roadway access to Grand Avenue shall be prohibited, except, use of existing agricultural driveway accesses may be maintained for continued farming operations within the area of the Grand Lakes PUD described in Section 001-01 of this PUD.

**SECTION 20. 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 21. VIOLATIONS AND PENALTIES:** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

**SECTION 22. 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 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 this 29<sup>th</sup> day of June, 2015.

---

Steven K Gaer, Mayor

**ATTEST:**

\_\_\_\_\_  
Ryan Jacobson  
City Clerk

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
Ryan Jacobson  
City Clerk



**NO CHANGE FROM PREVIOUS READING**

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

Date: June 29, 2015

**ITEM:** Whisper Rock at Quail Cove, 5200 Block of Cherrywood Drive – Rezone property from Residential Medium Density to Single Family Residential – Prairie Building and Development LLC – ZC-002701-2015

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

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The applicant, David Albright with Prairie Building and Development, is requesting an amendment to the Zoning Map to change the zoning of property located on the north side of Cherrywood Drive at about the 5200 block from Residential Medium Density (RM-8) to Single Family Residential (R-1).

Previous Council Action:

Vote: 5-0 approval

Date: June 15, 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 Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and adopt the Rezoning ordinance amendment in final form for Whisper Rock at Quail Cove changing the zoning from Residential Medium Density (RM-8) to Single Family Residential (R-1), subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragesser *KAT*

**STAFF REVIEWS:**

Department Director	<i>KA</i>
Appropriations/Finance	
Legal	<i>JS</i>
Agenda Acceptance	<i>RTG</i>

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

Published In	<i>Des Moines Register</i>	
Date(s) Published	May 29, 2015	
Letter sent to surrounding property owners	May 27, 2015	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development and Planning		
Date Reviewed	April 9, 2015		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**

Exhibit I - Proposed Rezoning Ordinance

Prepared by: KTragesser, Development Services, PO 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

**ORDINANCE NO.**

**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 4: ZONING DISTRICTS AND MAP**

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

**SECTION 1. AMENDMENT:** The Zoning Map of the City of West Des Moines, Iowa, is hereby amended by rezoning 10.42 acres located at the 5200 block of Cherrywood Drive from Residential Medium Density (RM-8) to Single Family Residential (R-1) district, in compliance with the adopted City of West Des Moines Comprehensive Plan Land Use Map.

**Legal Description**

Lot 30 Quail Cove Plat 1, an official plat now in and forming a part of the  
City of West Des Moines, Polk County, Iowa

**SECTION 2. SAVINGS CLAUSE.** If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

**SECTION 3. VIOLATIONS AND PENALTIES.** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in title 1, Chapter 4, Section 1 and Section 2 of the City Code of the City of West Des Moines, Iowa.

**SECTION 4. OTHER REMEDIES.** In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm, or corporation for violation of any section or subsection of this Ordinance.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Approved and passed by the City Council on the 29<sup>th</sup> day of June, 2015.

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Steven K. Gaer, Mayor



**ATTEST:**

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Ryan T. Jacobson  
City Clerk

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_  
2015.

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Ryan T. Jacobson  
City Clerk

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**NO CHANGE FROM FIRST READING**

**ITEM:**

**DATE: June 29, 2015**

Second reading, waiver of third reading, and final approval of proposed Ordinance to amend Title 6, Chapters 4 and 5 of the Municipal Code to align the City Code with the applicable Iowa Code provisions.

**FINANCIAL IMPACT:**

This proposed Ordinance amendment should have a positive financial impact to the City because the City receives a much greater percentage of the traffic citation fines when police officers issuing traffic tickets cite the City Code instead of the State Code.

**BACKGROUND:**

This proposed Ordinance would better align the traffic regulations included in the City Code with the applicable State Code provisions as additional minor changes have been made to the State Code in recent years. This proposed Ordinance would also add more traffic regulations to the City Code that are already contained in the State Code related to traffic enforcement. Issuing traffic tickets under the City Code enables West Des Moines to receive a much higher percentage of the fines in cases where the City's police and legal departments handle the enforcement and prosecution of the traffic laws.

The Public Safety City Council subcommittee approved of this proposed new Ordinance at its meeting held on June 5, 2015. The City Council unanimously approved of the first reading of this proposed Ordinance at its meeting held on June 15, 2015.

**OUTSTANDING ISSUES (if any):**           None

**RECOMMENDATION:**

Approval of the second reading, waiver of the third reading, and final approval of this proposed Ordinance.

Lead Staff Member: Jason B. Wittgraf, Assistant City Attorney *JBW*

**STAFF REVIEWS**

Department Director	Richard J. Scieszinski, City Attorney
Appropriations/Finance	<i>W</i>
Legal	
Agenda Acceptance	<i>RTG</i>

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

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Public Safety		
Date Reviewed	June 5, 2015		
Recommendation	Yes	No	Split

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 6, "MOTOR VEHICLES AND TRAFFIC", CHAPTER 4, "TRAFFIC CONTROL DEVICES", AND CHAPTER 5 "RULES OF THE ROAD"**

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

**SECTION 1:** Title 6, Chapter 4, Sections 6, 7, and 9 are hereby amended by deleting ~~strike~~ ~~through~~ text and adding underline text.

**6-4-6: OFFICIAL TRAFFIC-CONTROL SIGNALS:**

A. For the purposes of this Section "stop at the official traffic-control signal" means stopping at the first opportunity at either the clearly marked stop line or before entering the crosswalk or before entering the intersection.

B. Official traffic-control signals consisting of colored lights or colored lighted arrows shall regulate vehicle and pedestrian traffic in the following manner:

1. A "steady circular red" light means vehicular traffic shall stop. Vehicular traffic shall remain standing until a signal to proceed is shown or vehicular traffic, unless prohibited by a sign, may cautiously enter the intersection to make a right turn from the right lane of traffic or a left turn from a one-way street to a one-way street from the left lane of traffic on a one-way street onto the left most lane of traffic on a one-way street. Turns made under this subsection shall be made in a manner that does not interfere with other vehicular or pedestrian traffic lawfully using the intersection. Pedestrian traffic facing a steady circular red light shall not enter the roadway unless the pedestrian can safely cross the roadway without interfering with any vehicular traffic.

2. A "steady circular yellow" or "steady yellow arrow" light means vehicular traffic is warned that the related green movement is being terminated and vehicular traffic shall no longer proceed into the intersection and shall stop. If the stop cannot be made in safety, a vehicle may be driven cautiously through the intersection. Pedestrian traffic is warned that there is insufficient time to cross the intersection and any pedestrian starting to cross the roadway shall yield the right of way to all vehicles.

3. A "steady circular green" light means vehicular traffic may proceed straight, turn right or turn left through the intersection unless otherwise specifically prohibited. Vehicular traffic shall yield the right of way to other vehicular and pedestrian traffic lawfully within the intersection.

4. A "steady green arrow" light shown alone or with another official traffic-control signal means vehicular traffic may cautiously enter the intersection and proceed in the direction indicated by the arrow. Vehicular traffic shall yield the right of way to other vehicles and pedestrians lawfully within the intersection.

5. A "flashing circular red" light means vehicular traffic shall stop and after stopping may proceed cautiously through the intersection yielding to all vehicles not required to stop or yield which are within the intersection or approaching so closely as to constitute a hazard, but then may proceed.

6. A "flashing yellow" light means vehicular traffic shall proceed through the intersection or past such signal with caution.

7. A "flashing yellow arrow" light shown alone or with another official traffic-control signal means vehicular traffic may cautiously enter the intersection and proceed only in the direction indicated by the arrow. Vehicular traffic shall yield the right-of-way to other vehicles and pedestrians lawfully within the intersection and any vehicle on the opposing approach which is approaching so closely as to constitute an immediate hazard during the time the driver is moving within the intersection.

7 8. A "don't walk" or "steady upraised hand" light is a pedestrian signal which means that pedestrian traffic facing the illuminated pedestrian signal shall not start to cross the roadway in the direction of the pedestrian signal, and pedestrian traffic in the crossing shall proceed to a safety zone.

9. A "flashing upraised hand" or "upraised hand with countdown" light is a pedestrian signal which means that pedestrian traffic facing the illuminated pedestrian signal shall not start to cross the roadway in the direction of the pedestrian signal, and pedestrian traffic in the crossing shall proceed to a safety zone. The "upraised hand with countdown" light is a pedestrian signal that also provides the time remaining for the pedestrian to complete the crossing.

8 10. A "walk" or "walking person" light is a pedestrian signal which means that pedestrian traffic facing the illuminated pedestrian signal may proceed to cross the roadway in the direction of the pedestrian signal and shall be given the right of way by drivers of all vehicles.

#### **6-4-7: ARRANGEMENT OF LIGHTS ON OFFICIAL TRAFFIC-CONTROL SIGNALS:**

A. Colored lights placed on a vertical official traffic-control signal face shall be arranged from the top to the bottom in the following order when used: circular red, steady and/or flashing left turn red arrow, steady and/or flashing right turn red arrow, circular yellow, circular green, straight through yellow arrow, straight through green arrow, steady left turn yellow arrow, flashing left turn yellow arrow, left turn green arrow, steady right turn yellow arrow, flashing right turn yellow arrow, and right turn green arrow.

B. Colored lights placed on a horizontal official traffic-control signal face shall be arranged from the left to the right in the following order when used: circular red, steady and/or flashing left turn red arrow, steady and/or flashing right turn red arrow, circular yellow, steady left turn yellow arrow, flashing left turn yellow arrow, left turn green arrow, circular green, straight through yellow arrow, straight through green arrow, steady right turn yellow arrow, flashing right turn yellow arrow, and right turn green arrow.

**6-4-9: INTERFERENCE WITH DEVICES, SIGNS, OR SIGNALS; UNLAWFUL POSSESSION; TRAFFIC SIGNAL PREEMPTION DEVICES:**

Iowa Code (2015) section 321.260 is adopted by reference.

~~A person who wilfully and intentionally, without lawful authority, attempts to or in fact alters, defaces, injures, knocks down or removes an official traffic control device, an authorized warning sign or signal or barricade, whether temporary or permanent, a railroad sign or signal, an inscription, shield or insignia on any of such devices, signs, signals or barricades, or any other part thereof, shall, upon conviction, be guilty of a simple misdemeanor and shall be required to make restitution to the affected jurisdiction.~~

~~It shall be unlawful for any person to have in the person's possession any official traffic control device except by reason of the person's employment. Any person convicted of unauthorized possession of any official traffic control device shall, upon conviction, be punished as provided in Iowa Code, for a simple misdemeanor.~~

**SECTION 2.** Title 6, Chapter 5, Article A, Sections 3, 4, and 5 are hereby amended by deleting ~~strike through~~ text and adding underline text.

**6-5A-3: SCHOOL BUSES:**

Iowa Code (2015) section 321.372 is adopted by reference.

~~The following school bus safety regulations shall apply within the City:~~

~~A. Signals: The driver of any school bus used to transport children to and from a public or private school shall, when stopping to receive or discharge pupils at any point within the City, turn on the flashing stop warning signal lights at a distance of not less than one hundred feet (100'), nor more than three hundred feet (300') from the point where said pupils are to be received or discharged from the bus. At the point of receiving or discharging pupils, the driver of the bus shall bring the bus to a stop and extend the stop arm. After receiving or discharging pupils, the bus driver shall turn off the flashing stop warning lights, retract the stop arm and then proceed on the route. No school bus shall stop to load or unload pupils unless there is at least three hundred feet (300') of clear vision in each direction.~~

~~B. Lights On: The driver of a school bus shall, while carrying passengers, have its headlights turned on.~~

~~C. Discharging Pupils: All pupils shall be received and discharged from the right front entrance of every school bus and if said pupils must cross the street or highway, they shall be required to pass in front of the bus, look in both directions and proceed to cross the street or highway only on signal from the bus driver.~~

~~D. Passing Prohibited: The driver of any vehicle overtaking a school bus shall not pass a school~~

~~bus when flashing stop warning signal lights are flashing and shall bring said vehicle to a complete stop not closer than fifteen feet (15') of the school bus when it is stopped and stop arm is extended and shall remain stopped until the stop arm is retracted and school bus resumes motion or until signalled by the driver to proceed.~~

~~E. Stop When Meeting: The driver of any vehicle when meeting a school bus on which the amber warning signal lights are flashing shall reduce the speed of said vehicle to not more than twenty (20) miles per hour, and shall bring said vehicle to a complete stop when signal arm is extended and said vehicle shall remain stopped until the stop arm is retracted after which driver may proceed with due caution.~~

~~F. Multi Lane Roads: The driver of a vehicle upon a highway or street providing two (2) or more lanes in each direction need not stop upon meeting a school bus which is traveling in the opposite direction even though said school bus has stopped.~~

~~G. Application: This Section shall apply to the business, residential and suburban districts of the City.~~

#### **6-5A-4: FUNERAL OR OTHER PROCESSIONS:**

Iowa Code (2015) section 321.324A is adopted by reference.

The following regulations shall apply to funeral or other processions within the City:

~~A. Identified: A funeral or other procession composed of vehicles shall be identified as such by the display upon the outside of each vehicle of a pennant or other identifying insignia or by such other method as may be determined and designated by the Police Chief.~~

~~B. Manner of Driving: Each driver in a funeral or other procession shall drive as near to the right hand side of the roadway as practical and shall follow the vehicle ahead as closely as is practical and safe.~~

~~C. Interrupting Procession: No driver of any vehicle shall drive between the vehicles comprising a funeral or other authorized procession while they are in motion and when such vehicles are conspicuously designated as required in this Chapter. This provision shall not apply at intersections where traffic is controlled by traffic control signals or peace officers.~~

#### **6-5A-5: SQUEALING TIRES CARELESS DRIVING:**

Iowa Code (2015) section 321.277 is adopted by reference.

~~No person shall drive any vehicle in such a manner as to cause the repeated or prolonged squealing of tires through too rapid of acceleration or too high of speed on turning of such vehicle.~~

**SECTION 3.** Title 6, Chapter 5, Article C, Sections 4, 5, and 6 are hereby amended by deleting ~~strike-through~~ text and adding underline text.

**6-5C-4: FAILURE TO RECOGNIZE SIGNAL:**

Iowa Code section 321.300 has been repealed.

~~Any driver of a vehicle that is overtaken by a faster moving vehicle who fails to heed the signal of the overtaking vehicle when it is given under such circumstances that the driver of the overtaken vehicle could, by the exercise of ordinary care and observation and precaution, hear such signal and who fails to yield that part of the traveled way as herein provided, shall be guilty of a misdemeanor punishable as provided in Iowa Code, section 321.482.~~

**6-5C-5: BURDEN OF PROOF:**

Iowa Code section 321.301 has been repealed.

~~Upon proof that a signal was given as contemplated by Section 6-5C-4 of this Chapter, the burden shall rest upon the accused to prove that the accused did not hear said signal.~~

**6-5C-6: OVERTAKING AND PASSING ON THE RIGHT:**

Iowa Code (2015) section 321.302 is adopted by reference.

~~A. The driver of a vehicle may overtake and pass upon the right of another vehicle which is making or about to make a left turn.~~

~~B. The driver of a vehicle may overtake and, allowing sufficient clearance, pass another vehicle proceeding in the same direction either upon the left or upon the right on a roadway with unobstructed pavement of sufficient width for four (4) or more lines of moving traffic when such movement can be made in safety. No person shall drive off the pavement or upon the shoulder of the roadway in overtaking or passing on the right.~~

**SECTION 4:** Title 6, Chapter 5, Article E, Section 6 is hereby amended by deleting ~~strike~~ through text and adding underline text, and Section 7 is hereby created by adding underline text.

**6-5E-6: OPERATION ON APPROACH OF EMERGENCY VEHICLES:**

Iowa Code (2015) section 321.324 is adopted by reference.

~~A. Upon the immediate approach of an authorized emergency vehicle with any lamp or device displaying a red light, or an authorized emergency vehicle of the Fire Department displaying a blue light or flashing white light of E.M.S. Department, or when the driver is giving audible signal by siren, exhaust whistle or bell, the driver of every other vehicle shall yield the right of way and shall immediately drive to a position parallel to, and as close as possible to, the right-hand edge or curb of the highway clear of any intersection and shall stop and remain in such~~

~~position until the authorized emergency vehicle has passed, except when otherwise directed by a police officer. For the purposes of this Section, "red light", "blue light" or "white light" means a light or lighting device that, when illuminated, will exhibit a solid flashing or strobing red, blue or white light.~~

~~B. This Section shall not operate to relieve the driver of an authorized emergency vehicle from the duty to drive with due regard for the safety of all persons using the highway.~~

**6-5E-7: APPROACHING CERTAIN STATIONARY VEHICLES:**

Iowa Code (2015) section 321.323A is adopted by reference.

**SECTION 5:** Title 6, Chapter 5, Article F, Section 1 is hereby amended by deleting ~~strike~~ through text and adding underline text.

**6-5F-1: OBEDIENCE TO SIGNAL INDICATING APPROACH OF RAILROAD TRAIN OR RAILROAD TRACK EQUIPMENT:**

When a person driving a vehicle approaches a railroad grade crossing and warning is given by automatic signal, crossing gates, a flag person or otherwise of the immediate approach of a railroad train or railroad track equipment, the driver of the vehicle shall stop within fifty feet (50') but not less than fifteen feet (15') from the nearest rail and shall not proceed until the driver can do so safely.

The driver of a vehicle shall stop and remain standing and not traverse such a grade crossing when a crossing gate is lowered or when a human flagman gives or continues to give a signal of the approach or passage of a railroad train or railroad track equipment.

**SECTION 6:** Title 6, Chapter 5, Article G, Section 10 is hereby amended by deleting ~~strike~~ through text and adding underline text.

**6-5G-10: GENERAL TRAFFIC REGULATIONS:**

A. Proof of security against liability - driving without liability coverage. Iowa Code (2011) section 321.20B is adopted by reference.

B. Operation without registration. Iowa Code (2011) section 321.98 is adopted by reference.

C. Fraudulent use of registration. Iowa Code (2011) section 321.99 is adopted by reference.

D. Operation without proper driver's license. Iowa Code (2011) section 321.174 is adopted by reference.

E. Child restraint devices. Iowa Code (2011) section 321.446 is adopted by reference.

F. Safety belts and safety harnesses - use required. Iowa Code section 321.445 is adopted by



reference.

G. Operation of motor vehicle with expired license. Iowa Code (2015) section 321.174A is adopted by reference.

H. Permitting unauthorized minor to drive. Iowa Code (2015) section 321.219 is adopted by reference.

I. Permitting unauthorized person to drive. Iowa Code (2015) section 321.220 is adopted by reference.

J. Display of plates. Iowa Code (2015) section 321.37 is adopted by reference.

K. Injuring or tampering with vehicle. Iowa Code (2015) section 321.78 is adopted by reference.

**SECTION 7. REPEALER.** All Ordinances or parts of Ordinances in conflict with the provision of this Ordinance are hereby repealed.

**SECTION 8. SAVINGS CLAUSE.** If any section, provision, sentence, clause, phrase, or part of this 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 9. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, adoption, and publication as required by law.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**CHANGE FROM PREVIOUS READING**

**ITEM:**

**DATE: June 29, 2015**

Second reading, waiver of third reading, and final approval of proposed Ordinance to amend Section 12 of Title 6, Chapter 9 of the Municipal Code to revise the City's truck route regulations.

**FINANCIAL IMPACT:**

This proposed Ordinance amendment should have no financial impact to the City, other than to help protect City roadways from deterioration by lessening the amount of truck traffic on roadways not designed or built to accommodate heavy truck travel.

**BACKGROUND:**

This proposed Ordinance would revise truck route regulations within West Des Moines and specifically provide that the weight limitations would be governed by the weight rating of the vehicle instead of the actual weight of the vehicle and any particular load carried by the vehicle at that time. This change would make it easier for our police officers to enforce the City's ordinance by not requiring that all vehicles must be weighed following a traffic stop. The purpose of the ordinance remains to keep vehicles that are capable of carrying heavy loads on the truck route as much as possible. All trucks making a delivery or stop within the City can travel off of the truck route in a direct path and similarly return to the truck route once the delivery or stop has been made. This ordinance also contains a penalty provision stating that violations are subject to a \$100.00 civil penalty instead of a fine. That distinction should hopefully enable truck drivers to keep a moving violation for this type of offense off of their driving records so that they are not in jeopardy of losing their commercial driver's licenses.

The Public Safety City Council subcommittee approved of this proposed new Ordinance at its meeting held on June 5, 2015. The City Council unanimously approved of the first reading of this proposed Ordinance at its meeting held on June 15, 2015. The one change to this proposed Ordinance since the first reading is to increase the weight limit from 10,000 pounds to 14,000 pounds.

**OUTSTANDING ISSUES (if any):**           None

**RECOMMENDATION:**

Approval of the second reading, waiver of the third reading, and final approval of this proposed Ordinance.

**Lead Staff Member:** Jason B. Wittgraf, Assistant City Attorney JBW

**STAFF REVIEWS**

Department Director	Richard J. Scieszinski, City Attorney
Appropriations/Finance	<i>RS</i>
Legal	
Agenda Acceptance	<i>RTG</i>

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

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Public Safety		
Date Reviewed	June 5, 2015		
Recommendation	Yes	No	Split

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 6, "MOTOR VEHICLES AND TRAFFIC", CHAPTER 9, "TRAFFIC SCHEDULES", SECTION 12 "LOAD LIMITS; TRUCK ROUTES", SUBSECTION 2 "TRUCK ROUTE"**

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

**SECTION 1:** Title 6, Chapter 9, Section 12, Subsection 2 is hereby amended by deleting ~~strike~~ through text and adding underline text.

**6-9-12-2: TRUCK ROUTE:**

Truck route regulations are established as follows:

A. Truck Routes Designated: Every motor vehicle or combination of vehicles, including attached trailers, with an actual weight, gross vehicle weight rating, or gross combination weight rating of weighing ~~ten fourteen~~ thousand (10,000) (14,000) pounds or more, when loaded or empty, having no fixed terminal within the city or making no scheduled or definite stops within the city for the purpose of loading or unloading cargo or passengers at specific locations within the city shall not travel over or upon any and all the following streets within the city except through streets defined as truck routes as follows, and none other:

<u>Street</u>	<u>From</u>	<u>To</u>
Army Post Road	East corporate limits	West corporate limits
Ashworth Road	East corporate limits	West corporate limits
Buffalo Road	East corporate limits	Nineteenth Street Place
E.P. True Parkway	Grand Avenue	West corporate limits
Fuller Road	Railroad Avenue	Grand Avenue
Grand Avenue	East corporate limits	West corporate limits
Industrial Circle	Nineteenth (South) Street	Eighteenth (South) Street
Jordan Creek Parkway	North corporate limits	Bridgewood Boulevard
Jordan Creek (South) Parkway	Bridgewood Boulevard	South terminus
Lincoln Street	First (South) Street	Eleventh (South) Street

	Thirteenth (South) Street	Fuller Road
Maffitt Lake Road	Southwest connector	Twentieth (South) Street
	Thirty Fifth (South) Street	Fiftieth (South) Street
Mills Civic Parkway	E.P. True Parkway	Terminus at Mills Civic Parkway
Raccoon River Drive	Grand Avenue	West corporate limits
Railroad Avenue	East corporate limits	Grand Avenue
Southwest connector	Army Post Road	Southern terminus
Stagecoach Drive	Mills Civic Parkway	West terminus
University Avenue	Twenty Second Street	West corporate limits (south side only)
Vista Drive	Sixtieth Street	Jordan Creek Parkway
Westown Parkway	Nineteenth Street Place	West corporate limits
First Street	North corporate limits	Railroad Avenue
First (South) Street contiguous with Iowa Highway 28	Railroad Avenue	East corporate limits
Eighth Street	North corporate limits	Grand Avenue
Eleventh (South) Street	Railroad Avenue	Lincoln Street
Thirteenth (South) Street	Railroad Avenue	Lincoln Street
Eighteenth (South) Street	Fuller Road	Industrial Circle
Nineteenth Street	Ashworth Road	E.P. True Parkway
Nineteenth (South) Street	Fuller Road	Industrial Circle
Twentieth (South) Street	Maffitt Lake Road	South corporate limits
Twenty Second Street	North corporate limits	Ashworth Road
Thirty Fifth Street	North corporate limits	E.P. True Parkway
Thirty Fifth (South) Street	Army Post Road	Maffitt Lake Road
Forty Second (South) Street	Walnut Woods Drive	Army Post Road
Fiftieth Street	North corporate limits	574 feet south of centerline

		of E.P. True Parkway
Fiftieth (South) Street	574 feet south of centerline of E.P. True Parkway	Grand Avenue
	Maffitt Lake Road	South corporate limits
Sixtieth Street	North corporate limits	Wistful Vista Drive
Sixtieth (South) Street	Wistful Vista Drive	Mills Civic Parkway
Sixty Eighth Street	E.P. True Parkway	Wistful Vista Drive
Sixty Eighth (South) Street	Wistful Vista Drive	South terminus
Ninety Second Street	University Avenue	Ashworth Road

**B. Deliveries Off Truck Route:** Any motor vehicle or combination of vehicles, including attached trailers, with an actual weight, gross vehicle weight rating, or gross combination weight rating of ~~weighing ten fourteen~~ weighing ten fourteen thousand (10,000) (14,000) pounds or more, when loaded or empty, ~~having a fixed terminal~~, making a scheduled or definite stop within the city for the purpose of loading or unloading cargo or passengers at a specific location within the city shall proceed over or upon the designated truck routes set out in this section to the nearest point of its scheduled or definite stop and shall proceed thereto, load or unload and return by the most direct route to its point of departure from said designated route. The motor vehicle operator shall provide a bill of lading or other proof of delivery upon request by a police officer to ascertain whether the driver has satisfied the requirements of this subsection.

**C. Employer's Responsibility:** The owner or any other person, employing or otherwise directing the driver of any vehicle shall not require or knowingly permit the operation of such vehicle upon a street in any manner contrary to this section.

**D. Exempt Vehicles:** This section does not prohibit the following:

1. **Emergency Vehicles:** The operation of emergency vehicles upon any street within the city.
2. **Public Utilities:** The operation of trucks owned or operated by the city, public utilities or any contractor ~~or material men~~, while engaged in the repair, maintenance or construction of streets, public improvements or street utilities in the city.
3. **Buses:** The operation of any school bus or public bus upon any street in the city.
4. **Waste Removal Vehicles:** The operation of trucks upon any street in the city for purposes of removing solid waste, yard waste, or recycling from businesses and residences located within the city.
5. **Recreational Vehicles:** The operation of any recreational vehicles and vans used for private, non-commercial transport and recreational activities.
4. **Detoured Trucks:** The operation of trucks upon any officially established detour in any case where such trucks could lawfully operate upon the street for which such detour is established.

**E. Clerk Maintains Maps:** The city clerk or designee shall keep and maintain accurate maps

setting out truck routes and streets upon which truck traffic is permitted; the maps shall be kept on file in the office of the city clerk or designee and shall be available to the public.

F. Signs Posted: Signs shall be posted along all truck routes showing the direction thereof and to notify motor vehicle operators of the use, approach, and entrance of such truck routes. ~~the type of trucks prohibited from using other streets of the city.~~

G. Weigh In: When the gross vehicle weight rating or gross combination weight rating of a motor vehicle cannot be immediately determined, the City's police officers chief of police shall have the authority to require any person driving or in control of any commercial motor vehicle not proceeding over a truck route or street over which truck traffic is permitted, to proceed to any public or private scale available for the purpose of weighing and determining whether this section has been violated, if the police officer has a reasonable and articulable basis to believe that the actual weight of the vehicle in question exceeds ten fourteen thousand (10,000) (14,000) pounds. The City shall not be required to prove the actual weight of the vehicle or combination of vehicles, including attached trailers, in question if it has been determined that the gross vehicle weight rating or gross combination weight rating exceeds ten fourteen thousand (10,000) (14,000) pounds.

H. Special Permit: Any driver or owner of any ~~truck or commercial~~ motor vehicle prohibited from traveling or traversing any street other than a as designated truck route or falling within the exceptions herein stated, may make written application to the city public works engineering department for a special permit to use any street within the city and said department may grant such permit imposing terms and conditions as the said department deems appropriate.

I. Violation and Penalty: It is unlawful for any driver or owner of a motor vehicle to violate the provisions of this section. Violations of this section are declared to be municipal infractions and may be punished as provided in Title 1, Chapter 4 of this Code. Police officers shall also be authorized to issue citation complaints. A one hundred dollar (\$100.00) civil penalty shall be imposed for each violation where a citation complaint has been issued. Any driver or owner of a motor vehicle traveling in violation of this section may be subject to a municipal infraction and/or a citation complaint.

**SECTION 2. REPEALER.** All Ordinances or parts of Ordinances in conflict with the provision of this Ordinance are hereby repealed.

**SECTION 3. SAVINGS CLAUSE.** If any section, provision, sentence, clause, phrase, or part of this 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 4. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, adoption, and publication as required by law.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

**ATTEST:**

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**5(f)**

**DATE: June 29, 2015**

**ITEM:**

Resolutions - Approval of Special Assessment Procedures  
2014 Sidewalk Improvement Program - Phase I

**FINANCIAL IMPACT:**

The total project cost is estimated to be \$286,737.43. The City's share of the proposed assessment project is \$34,379.15. All remaining costs will be Specially Assessed to benefited property owners. Payments to the Contactor will be made from budgeted account number 4254.75.820.6.7910.

**SYNOPSIS:**

The Council action listed under recommendation is required to begin the assessment process and move the project toward construction. These actions only establish a Public Hearing on the improvements for 5:35 p.m. on Monday, July 27, 2015.

The assessed parties are listed in the Preliminary Plat and Schedule of Assessments that is enclosed in this packet.

**BACKGROUND:**

This project will repair the sidewalks in the areas shown on the attached Preliminary Plat. A total of 833 properties were identified with sidewalks needing to be constructed or repaired in this program. The affected property owners were provided an opportunity to construct the improvements on their own as with past projects. There were 506 of the properties identified in the original program where the sidewalks were repaired by property owners or were removed from the program for other reasons after field review. Four (4) applications for economic hardship sidewalk waiver were received and approved.

The City portion to install handicapped ramps in accordance with the Americans With Disability Act will be included in a separate Phase II project. There will be no special assessments associated with the Phase II project.

**OUTSTANDING ISSUES:** None

**RECOMMENDATION:**

City Council Adopt:

- Resolution for Approval of Preliminary Order for Construction
- Resolution for Fixing Value of Lots
- Resolution for Approval of Preliminary Plat and Schedule
- Resolution for Approval of Proposed Resolution of Necessity

**Lead Staff Member:** Joseph C. Cory, P.E.

**STAFF REVIEWS**

Department Director	Bret Hodne, Public Works Director <i>RBH</i>
Appropriations/Finance	Tim Stiles, Finance Director <i>TS</i>
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	<i>RTJ</i>

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

Published In	
Dates(s) Published	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Public Works Council		
Date Reviewed	June 22, 2015		
Recommendation	Yes	No	Split



**RESOLUTION FOR THE CONSTRUCTION OF  
SIDEWALK IMPROVEMENTS IN THE  
CITY OF WEST DES MOINES**

**WHEREAS**, this Council, after a study of the requirements, is of the opinion that it is necessary and desirable that sidewalks be improved and/or constructed within West Des Moines, Iowa, as hereinafter described, and

**WHEREAS**, it is proposed that said improvements be constructed as a single improvement under authority granted by the Code of Iowa:

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST DES MOINES, IOWA;**

Section A. That the City of West Des Moines, Iowa, improve and/or construct sidewalks and other miscellaneous work as hereinafter described.

Section B. The area in which said improvements shall be constructed shall be as follows:

<b>SUBDIVISION</b>	<b>LOT(S)</b>
ASHAWA	E 1/2 ALLEY LYG W & ADJ & W 1/2 WALNUT ST LYG E & ADJ & LTS 1 THRU 5 BLK 3 & E 1/2 WALNUT ST LYG W & ADJ & LTS 10 THRU 14 & ALLEY LYG W & ADJ & LTS 1 THRU 5 BLK 4
ASHAWA ESTATES PLAT 1	1, 2, 6, 12, 22, 23, 24
ASHAWA ESTATES PLAT 2	3, 7, 12, 25, 26
ASHAWA ESTATES PLAT 3	3, 7, 28, S 10F LT 29 & ALL LT 30, 37, 38, 39
ASHAWA ESTATES PLAT 4	8, 20, 23, 26, 36, 37, 38
ASHAWA ESTATES PLAT 5	3, 9, 10, 21
ASHAWA ESTATES PLAT 6	1, 2, 4, 6, 8
ASHWORTH 35	7
ASHWORTH ESTATES PLAT 8	13
BEVERLY HILLS	N 90F W 180F LOT 12, N 84F LOT 17 & S 16F LOT 18, 20, 42 43, 44 & 45
BEVERLY HILLS PLAT 4	1
BEVERLY HILLS PLAT 5	-EX BEG NW COR LT 1 BEVERLY HILLS PLAT 5 THN SW 150.44F S 14.4F W 40.02F TO W LN LT 1 COUNTRY CLUB ESTATES PLAT 3 S 31.36F NE 63.99F NE 160.81F TO POB- PRT LT 1 BNG 40F VAC ROW LYG W OF & ADJ LOT 2 & N 44.4F LT 3 BEVERLY HILLS PLAT 5 COUNTRY CLUB ESTATES PLAT 3; AND LTS 1 & 2 & N44.4F LT 3 BEVERLY HILLS PLAT 5, 8, 15, E 18F ON N LN & E 6F ON S LN LT 26 & ALL LT 27, TRI PC BNG E 9F ON N LN LT 25 & -EX E 18F ON N LN & E 6F ON S LN- LT 26, 35, 44, 54

BEVERLY HILLS PLATS 6 AND 7	OUTLOT X BEVERLY HILLS PLAT NO 7; AND -EX S 5F- LT 5 BEVERLY HILLS PLAT NO 6
BEVERLY HILLS PLT 3	2, 8, 23
BLUE CREEK	10
CARMIKE PLACE	-EX S 15F & W 17F- LOT 2
CHATEAU MANOR PLAT 2	7
CLOVER HILLS PLACE	45
COUNTRY CLUB ESTATES	E 90 F N 213 F LT 14, N 141 F W 215 F S 1/2 LOT 30, E 270F S 83F LT 33, E 200F LT 34
CROWN FLAIR ESTATES	5, 9, 11, 19, 31, 33, 34, 48
CROWN FLAIR ESTATES PLAT 2	2
FAIRMEADOWS	1, 12, -EX S 25F- LOT 19 & ALL LOT 18, 33, 37, E 45F LOT 42 & W 40F LOT 43
FAIRMEADOWS NO 8	8, LT 20 & TRI PC LT 37 MEAS E 2.75F ON S LN & E ZERO F ON N LN, 26, 34, 35, 38, 39, 44, 49, 60
FAIRMEADOWS PLAT 3	LOT 10 & W 5F LOT 11, -EX W 5F- LOT 13, 22, 23, 34, S 30F LOT 50 & N 36F LOT 51, S 24F LOT 51 & N 42F LOT 52, 61, N 15F LT 76 & ALL LT 77
FAIRMEADOWS PLAT 5	PARCEL D BK 6813 PG 19 OUTLOT Y FAIRMEADOWS PLAT 13; AND -EX BEG 96F S OF NE COR THN SWLY TO SW COR LT 81 FAIRMEADOWS PLAT 5 NW 131.15F N290F NW74.4F N 188.16F E 298.62F TO POB- OL B LYG N OF VINE ST, 27, 33, 64, -EX E 3F- LOT 68, 72, SELY 10F OL B LYG W OF & ADJ & NWLY 50F LT 82, E 20F LOT 88 & W 50F LOT 89, 97, 100
FAIRMEADOWS PLAT 6	TRI PC IN SE COR BNG S 3F ON E LN & E 30F ON S LN LOT 1 FAIRMEADOWS PLAT 8; AND LOT 2 FAIRMEADOWS PLAT 6, 21, -EX TRI PC BNG N 10F ON E LN TO NW CORNER ON W LN- LOT 22, 27, 31, 37, 41, 47, 51, 56, 70, 71, 72, 76, 78, 86, 87, OUTLOT D RPLT LTS 5 & 6 FAIRMEADOWS PLT NO. 29; AND LOT 93 FAIRMEADOWS PLAT 6, LT 14 FAIRMEADOWS PLT 9; OUTLOT F RPLT LTS 5 & 6 FAIRMEADOWS PLT NO.29; AND LT 91 FAIRMEADOWS PLAT 6, OUTLOT B RPLT LTS 5 & 6 FAIRMEADOWS PLT NO. 29; AND LOT 95 FAIRMEADOWS PLAT 6, 98
FAIRMEADOWS PLAT 7	1, S 50F LOT 10 & N 20F LOT 11, S 40F LOT 11 & N 25F LOT 12, 20, 36, -EX S 64.8F- LOT 49 & ALL LOT 50, S 5F LOT 55 & N 70F LOT 56, 62, 65, 81
FAIRMEADOWS PLAT NO 10	7, 12, 24, 28, 33, 38, 40, 44, 50, 53, 62
FAIRMEADOWS PLAT NO 11	12, 23, 28, 40, 43, 44, 47, 53

FAIRMEADOWS PLAT NO 12	8, 32, 34, 38, 39, 51
FAIRMEADOWS PLAT 13	3, 8, -EX W 2.5F- LOT 26, -EX E 2 F- LOT 33
FAIRMEADOWS PLAT 14	7, 8
FAIRMEADOWS PLAT 15	5, 10, 14, 17, 22
FAIRMEADOWS PLAT 16	1, 2, 6
FAIRMEADOWS PLAT NO 17	10, 16, 19, 23, 36
FAIRMEADOWS PLAT 18 CORRECTED	13, 15, 16, -EX S 15 F- LT 18
FAIRMEADOWS PLAT 19	4, 9, 11, 12
FAIRMEADOWS PLAT 20	1, 2, W 4F LOT 9 & ALL LOT 10 & E 8F LOT 11
FAIRMEADOWS PLAT 21	1, 2, 9, 12, 16, 25, 28
FAIRMEADOWS PLAT NO 24	6, 23
FAIRMEADOWS PLAT NO 25	-EX W 3.5F- LOT 3, -EX N 15 F- LOT 5 & N 1.5F LOT 6, -EX N 1.5 F- LT 6, -EX E 9 F- LT 11 & E 9F LOT 12, 16, 17
FAIRMEADOWS PLAT NO 26	17, 18, 19, 29
FAIRMEADOWS PLAT 29	1 & 3
FAIRMEADOWS PLAT 30	5
FRIAR PLACE	E 4F LT 9 & ALL LT 10
JORDAN GLEN PLAT 1	-EX S 17F RD EAS- OUTLOT X
MEADOW PARK CIRCLE	7, 12, 13, 18, 25
MEADOW POINT PLAT 2	4, 24, 25, 39, 45, E 5FT LT 47 & ALL LT 48, 49, 50
MEADOW POINT PLAT 3	2, 3, 6, 7, 14, 23, 29
MEADOW POINT PLAT 4	4, 17, 19, 23
MEADOW POINT PLAT 5	16, 24, 28, 47, 54, 55
MEADOW POINT PLAT 6	8, 19, 26, 34
MEADOW POINT PLAT 8	8, 13, 19, 21, 25, 27, 28, 33, 34, 35, 54, 58, 59
MEADOW POINT PLAT 9	1, 6, 13, 18, 20, 32, 33, 39
MEADOW POINT PLAT 10	1, 2, 4, 7, 10, 12, 19, 21, 22, 44, 49
MEADOW POINT PLAT 11	1, 2, 12, 14, -EX BEG SE COR THN SW13F NE14.23F TO E LN SLY5.2F TO POB LT 20, 33, 36
SEC 4-78-25	-EX W OF LN BEG 902.73F N & 94.97F E OF SW COR THN SW 37.01F S 167.55F TO N ROW LN I- 235- & -EX E 48.5F- BEG 902.8F N & 50F E OF SW COR THN E 1063.72F NELY 250.34F S 574.79F W 497.81F NW 732.86F NW 125.86F N 165.15F TO POB W 1/2 NW FRL 1/4
SEC 9-78-25	BEG 33F S & 489.48F E NW COR THN E 200.07F S 217.59F W 200.25F N 217.30F TO POB NW 1/4 NE 1/4
SOUTHWICK	1, 3
THE PINES AT MEADOW POINT	3, 5, 6, 7, 8, 14, 22
THE PINES AT MEADOW POINT PLAT 2	1, 23, 26

WESTOWN COMMONS	OUTLOT Z
WESTOWN PARK	BEG 33F E OF SW COR LT H THN N 387.65F E 175F NELY 263.89F SE 164.25F E 273.06F S 349.18F SW194.1F W610.56F TO POB LTS 2 & H, 15
WILLOW CREST PLAT 2	5
WILLOW CREST PLAT 4	1
WILLOW CREST PLAT 5	3
WOODLAND HEIGHTS PLAT 2	3
WOODLAND HEIGHTS PLAT 3	6, 33, 34
WOODLAND HEIGHTS PLAT 4	5, 9
WOODLAND HEIGHTS PLAT 5	2, 7, 18, 31, 32, 34, 41, -EX W 3F- LOT 47

**PASSED AND APPROVED** this 29<sup>th</sup> of June, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan Jacobson  
City Clerk

## RESOLUTION FIXING VALUE OF LOTS

**WHEREAS**, this Council, after full investigation, has arrived at a determination of the value of each lot located within the West Des Moines, Iowa, 2014 Sidewalk Improvement Program – Phase I, Project No. 0510-036-2014, said valuation being set forth in a preliminary schedule entitled “2014 Sidewalk Improvement Program – Phase I,” Project No. 0510-036-2014 under the column headed “Council Valuation”:

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST DES MOINES, IOWA;** that said schedule of values, hereinabove referred to, be and the same is adopted as the valuations of the lots, with the proposed public improvements completed, within the boundaries of said improvements and the Clerk is hereby directed to forthwith deliver the same to the Engineering Division of the City of West Des Moines, Iowa, the engineer, for said project, said Engineer to insert said values in the schedule of assessments which is to be prepared and filed with this Council.

**PASSED AND APPROVED** this 29th day of June, 2015.

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Steven K. Gaer, Mayor

ATTEST:

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Ryan Jacobson  
City Clerk

**RESOLUTION ADOPTING PRELIMINARY PLAT  
AND SCHEDULE, ESTIMATE OF COST,  
AND PROPOSED PLANS AND SPECIFICATIONS**

**WHEREAS**, this Council has caused to be prepared Preliminary Plat, Schedule, and Estimate of Cost, together with Plans, Specifications, for the construction of the West Des Moines, Iowa, 2014 Sidewalk Improvement Program – Phase I, Project No. 0510-036-2014, and this Council has fixed the valuations of the property proposed to be assessed as shown therein;

and,

**WHEREAS**, the Council finds that each lot separately assessed in the Schedule of Assessments meets the definition of a lot as described in the Iowa Code or in the case of lots consisting of multiple parcels that the parcels have been assembled into a single unit for the purpose of use of development;

and,

**WHEREAS**, said Plat and Schedule, Estimate of Cost, and Plans and Specifications appear to be proper for the purpose intended:

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, that said Plat and Schedule, Estimate of Cost, and Plans and Specifications be and the same are hereby adopted as the Proposed Plat, Schedule, Estimate of Cost and Plans and Specifications for said improvements and are hereby ordered placed on file with the Clerk for public inspection.

**BE IT FURTHER RESOLVED**, that the boundaries of the District for the making of said improvements, as shown in the Engineer's plat, be and the same are hereby fixed as the boundaries for said West Des Moines, Iowa, 2014 Sidewalk Improvements Program – Phase I, Project No. 0510-036-2014.

**PASSED AND APPROVED** this 29th day of June, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan Jacobson  
City Clerk

## **RESOLUTION OF NECESSITY (Proposed)**

**WHEREAS**, Preliminary Plans and Specifications, Plat, Schedule, and Estimate of Cost are now on file in the office of the City Clerk showing the boundaries of the District, containing the properties and lots to be assessed, locations of the improvements, each lot proposed to be assessed, together with a valuation of each lot as fixed by the Council, and Estimate of the Cost of the entire proposed improvements, stating the cost of each type of construction and kind of materials to be used, and an estimate of the amount proposed to be assessed against each lot, for the construction of the West Des Moines, Iowa, 2014 Sidewalk Improvement Program – Phase I, Project No. 0510-036-2014, as hereinafter described, in West Des Moines, Iowa;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST DES MOINES, IOWA;** that it is deemed desirable, advisable, and necessary to construct as an improvement the West Des Moines, Iowa, 2014 Sidewalk Improvement Program – Phase I, in West Des Moines, Iowa.

Said District containing the properties to be assessed is set out and described in the following “Notice to Property Owners” set out in the Resolution.

Said improvements within said District are located and described in the following “Notice to Property Owners” set out in this Resolution.

This method of construction shall be by contract.

Costs of said improvements will be assessed to the properties within the boundaries of the District. No property shall be assessed more than it benefits by the improvements no more than 25% of its value on the date of its assessment.

A Plat and Schedule and Estimate of Costs are now on file in the office of the Clerk as required by law.

Any difference between the amount which is derived from cash payments made by property owners during the thirty day collection period and the sale of Improvement Bonds issued against assessments on benefited properties and the total cost of the improvements, shall be paid for from the proceeds derived from the issuance and sale of Bonds as authorized by the City Code of Iowa, and/or from such other funds of said Municipality as may be legally used for such purpose.

**BE IT RESOLVED**, that this Council meet at 5:35 p.m. on Monday, July 27, 2015, in the Council Chambers of City Hall for the purpose of hearing property owners subject to assessment and interested parties for or against the improvement, its cost, the assessment, or the boundaries of the District. Unless a property owner files objections with the Clerk at the time of the hearing on this Resolution, he/she shall be deemed to have waived all objections pertaining to the regularity of the proceedings and the legality of using special assessment procedure.

**BE IT FURTHER RESOLVED**, that the Clerk is hereby instructed to cause Notice to be published and mailed as required by law of the pendency of this Resolution and of the time and place of hearing objections thereto, and to the said preliminary plans and specifications, estimate of costs and to the making of said improvements.

**INTRODUCED AND PROPOSED** at a meeting held on the 29th day of June, 2015.

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Steven K. Gaer, Mayor

ATTEST:

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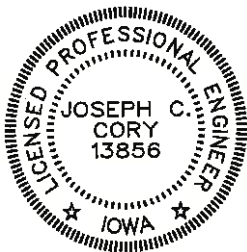
Ryan Jacobson  
City Clerk



**PRELIMINARY PLAT AND SCHEDULE OF ASSESSMENTS**

**FOR**

**2014 SIDEWALK IMPROVEMENT PROGRAM - PHASE I  
WEST DES MOINES, IOWA  
PROJECT NO. 0510-036-2014**



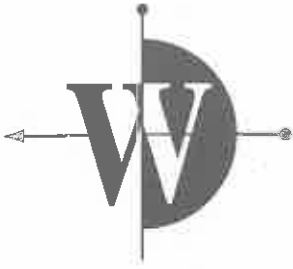
**I HEREBY CERTIFY THAT THIS PLAT AND SCHEDULE WAS  
PREPARED BY ME OR UNDER MY DIRECT PERSONAL  
SUPERVISION AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE  
OF IOWA.**

  
JOSEPH E. CORY, P.E.

  
Date

My License Renewal Date is December 31, 2016

Pages Covered by this Seal: All Sheets



THE CITY OF  
**West Des Moines®**  
www.wdm.iowa.gov

**Public Works**

560 South 16th Street  
P.O. Box 65320  
West Des Moines, IA 50265-0320

Phone  
515-222-3480

FAX  
515-222-3478

E-mail  
publicworks@wdm.iowa.gov

June 24, 2015

Honorable Mayor and  
Members of the City Council  
City of West Des Moines  
4200 Mills Civic Parkway  
West Des Moines, Iowa 50265

**Re: Preliminary Plat and Schedule of Assessments  
2014 Sidewalk Improvement Program – Phase I**

Honorable Mayor and Members of the City Council:

We submit for your consideration a Preliminary Plat and Schedule of Assessments for the construction of the 2014 Sidewalk Improvement Program – Phase I for West Des Moines, Iowa.

The construction will consist of the installation of new sidewalks, repair of existing sidewalks, and other related miscellaneous work associated with this type of construction in Polk County. The improvements will be constructed within the boundaries outlined in the attached Assessment and Benefit Areas and Methodology.

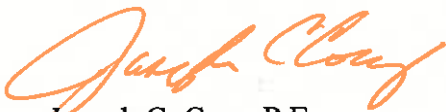
The repair and/or construction of sidewalks that have been identified in this project were required due to missing, cracked, raised, sunken, or general disrepair of the sidewalks which can cause harm and nuisance to the general public. A total of 833 properties were identified with sidewalks needing to be constructed or repaired in this program. The affected property owners were provided an opportunity to construct the improvements on their own as with past projects. There were 506 of the properties identified in the original program where the sidewalks were repaired by property owners or were removed from the program for other reasons after field review. Four applications for economic hardship sidewalk waiver were received and approved.

The estimated costs and quantities are as shown on the attached Project Cost Summary. The total cost of the project is estimated to be \$286,737.43. All properties are located in Polk County. The total assessable cost to property owners is \$252,358.28. The cost that is proposed to be assessed to each individual property is based on projected quantities and estimated unit costs for each respective section of sidewalk on a parcel by parcel basis. The remaining \$34,379.15 will be used to install new sidewalks on City property. The City portion to install handicapped ramps in accordance with the Americans With Disability Act will be included in a separate Phase II project.

**Preliminary Plat and Schedule of Assessments  
2014 Sidewalk Improvement Program – Phase I  
June 24, 2015**

Please note that the assessment schedule shows the Council Valuation of lots and parcels, the assessments computed utilizing the total project cost and any conditional deficiency for each lot and parcel as established by the Council. The property valuation for most of the parcels was arrived at by utilizing the Assessor's valuation for the property. For property where there was a nominal valuation, a value of \$10,000 per acre was assigned by staff for special assessment purposes. No appraisals were performed for this project. Any cost in excess of those shown will be paid from other City funds.

Respectfully submitted,



Joseph C. Cory, P.E.  
Deputy Public Works Director

Enclosure

JCC/pe

**PROJECT COST SUMMARY**  
**2014 SIDEWALK IMPROVEMENT PROGRAM**  
**WEST DES MOINES, IOWA**  
**PROJECT NO. 0510-036-2014**

<u>ITEM</u>	<u>UNIT</u>	<u>ESTIMATED QUANTITY</u>		<u>UNIT PRICE</u>	<u>EXTENDED PRICE</u>		<u>TOTAL</u>
		<u>ASSESSABLE</u>	<u>NON-ASSESSABLE</u>		<u>ASSESSABLE</u>	<u>NON-ASSESSABLE</u>	
4" SIDEWALK Remove, Replace	SF	13,673.0	2,278.0	\$10.25	\$140,148.25	\$23,349.50	\$163,497.75
4" SIDEWALK - Place	SF	4,356.0	0.0	\$8.50	\$37,026.00	\$0.00	\$37,026.00
6" SIDEWALK Remove, Replace	SF	1,570.0	288.0	\$10.75	\$16,877.50	\$3,096.00	\$19,973.50
ADDITIONAL FILL	TON	2.0	0.0	\$35.00	\$70.00	\$0.00	\$70.00
<b>Total Construction Cost</b>					<b>\$194,121.75</b>	<b>\$26,445.50</b>	<b>\$220,567.25</b>
Engineering, Legal and Administrative Cost							
(20% of Total Construction Cost)					<b>\$38,824.35</b>	<b>\$5,289.10</b>	<b>\$44,113.45</b>
Contingency (10% of Total Construction Cost)					<b>\$19,412.18</b>	<b>\$2,644.55</b>	<b>\$22,056.73</b>
<b>Total Project Cost</b>					<b>\$252,358.28</b>	<b>\$34,379.15</b>	<b>\$286,737.43</b>

**FINANCIAL IMPACT  
2014 SIDEWALK IMPROVEMENT PROGRAM  
PROJECT NO. 0510-033-2014**

<u>Category</u>	<u>Cost</u>	<u>Proportion of Total Project Cost</u>
<b>A) <u>NON-CITY SHARE</u></b>		
Assessable Costs	\$ 252,358.28	88.01%
<b>B) <u>CITY SHARE</u></b>		
Assessable Costs	\$ -	0.00%
Non-Assessable Costs	\$ 34,379.15	11.99%
Conditional Deficiency	\$ -	0.00%
Subtotal	<u>\$ 34,379.15</u>	<u>11.99%</u>
<b>TOTAL PROJECT COSTS (DIVISION I AND II)</b>	<u><u>\$286,737.43</u></u>	<u><u>100%</u></u>

**ASSESSMENT BENEFIT AREAS AND METHODOLOGY  
2014 SIDEWALK IMPROVEMENT PROGRAM - PHASE I  
POLK COUNTY  
WEST DES MOINES, IOWA  
PROJECT NO. 0510-036-2014**

ALL IMPROVEMENTS FRONTING A PUBLIC STREET RECEIVE A SPECIAL BENEFIT DUE TO THE CONSTRUCTION OF SIDEWALK. THE BENEFIT INCLUDES THE INCREASE IN THE VALUE OF THE PROPERTY, DECREASE IN LIABILITY FOR THE PROPERTY OWNERS AND OTHER MISCELLANEOUS RELATED BENEFITS. THE SIDEWALK COSTS ARE ASSESSED ON A FRONTAGE FOOT BASIS.

**LEGAL DESCRIPTION**

THE FOLLOWING TRACTS OF LAND ARE WITHIN THE ASSESSMENT DISTRICT AND ARE LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF WEST DES MOINES AND POLK COUNTY, IOWA, AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

<b>SUBDIVISION</b>	<b>LOT(S)</b>
ASHAWA	E 1/2 ALLEY LYG W & ADJ & W 1/2 WALNUT ST LYG E & ADJ & LTS 1 THRU 5 BLK 3 & E 1/2 WALNUT ST LYG W & ADJ & LTS 10 THRU 14 & ALLEY LYG W & ADJ & LTS 1 THRU 5 BLK 4
ASHAWA ESTATES PLAT 1	1, 2, 6, 12, 22, 23, 24
ASHAWA ESTATES PLAT 2	3, 7, 12, 25, 26
ASHAWA ESTATES PLAT 3	3, 7, 28, S 10F LT 29 & ALL LT 30, 37, 38, 39
ASHAWA ESTATES PLAT 4	8, 20, 23, 26, 36, 37, 38
ASHAWA ESTATES PLAT 5	3, 9, 10, 21
ASHAWA ESTATES PLAT 6	1, 2, 4, 6, 8
ASHWORTH 35	7
ASHWORTH ESTATES PLAT 8	13
BEVERLY HILLS	N 90F W 180F LOT 12, N 84F LOT 17 & S 16F LOT 18, 20, 42 43, 44 & 45
BEVERLY HILLS PLAT 4	1

SUBDIVISION	LOT(S)
BEVERLY HILLS PLAT 5	-EX BEG NW COR LT 1 BEVERLY HILLS PLAT 5 THN SW 150.44F S 14.4F W 40.02F TO W LN LT 1 COUNTRY CLUB ESTATES PLAT 3 S 31.36F NE 63.99F NE 160.81F TO POB- PRT LT 1 BNG 40F VAC ROW LYG W OF & ADJ LOT 2 & N 44.4F LT 3 BEVERLY HILLS PLAT 5 COUNTRY CLUB ESTATES PLAT 3; AND LTS 1 & 2 & N44.4F LT 3 BEVERLY HILLS PLAT 5, 8, 15, E 18F ON N LN & E 6F ON S LN LT 26 & ALL LT 27, TRI PC BNG E 9F ON N LN LT 25 &-EX E 18F ON N LN & E 6F ON S LN- LT 26, 35, 44, 54
BEVERLY HILLS PLATS 6 AND 7	OUTLOT X BEVERLY HILLS PLAT NO 7; AND -EX S 5F- LT 5 BEVERLY HILLS PLAT NO 6
BEVERLY HILLS PLT 3	2, 8, 23
BLUE CREEK	10
CARMIKE PLACE	-EX S 15F & W 17F- LOT 2
CHATEAU MANOR PLAT 2	7
CLOVER HILLS PLACE	45
COUNTRY CLUB ESTATES	E 90 F N 213 F LT 14, N 141 F W 215 F S 1/2 LOT 30, E 270F S 83F LT 33, E 200F LT 34
CROWN FLAIR ESTATES	5, 9, 11, 19, 31, 33, 34, 48
CROWN FLAIR ESTATES PLAT 2	2
FAIRMEADOWS	1, 12, -EX S 25F- LOT 19 & ALL LOT 18, 33, 37, E 45F LOT 42 & W 40F LOT 43
FAIRMEADOWS NO 8	8, LT 20 & TRI PC LT 37 MEAS E 2.75F ON S LN & E ZERO F ON N LN, 26, 34, 35, 38, 39, 44, 49, 60
FAIRMEADOWS PLAT 3	LOT 10 & W 5F LOT 11, -EX W 5F- LOT 13, 22, 23, 34, S 30F LOT 50 & N 36F LOT 51, S 24F LOT 51 & N 42F LOT 52, 61, N 15F LT 76 & ALL LT 77
FAIRMEADOWS PLAT 5	PARCEL D BK 6813 PG 19 OUTLOT Y FAIRMEADOWS PLAT 13; AND -EX BEG 96F S OF NE COR THN SWLY TO SW COR LT 81 FAIRMEADOWS PLAT 5 NW 131.15F N290F NW74.4F N 188.16F E 298.62F TO POB- OL B LYG N OF VINE ST, 27, 33, 64, -EX E 3F- LOT 68, 72, SELY 10F OL B LYG W OF & ADJ & NWLY 50F LT 82, E 20F LOT 88 & W 50F LOT 89, 97, 100

SUBDIVISION	LOT(S)
FAIRMEADOWS PLAT 6	TRI PC IN SE COR BNG S 3F ON E LN & E 30F ON S LN LOT 1 FAIRMEADOWS PLAT 8; AND LOT 2 FAIRMEADOWS PLAT 6, 21, -EX TRI PC BNG N 10F ON E LN TO NW CORNER ON W LN- LOT 22, 27, 31, 37, 41, 47, 51, 56, 70, 71, 72, 76, 78, 86, 87, OUTLOT D RPLT LTS 5 & 6 FAIRMEADOWS PLT NO. 29; AND LOT 93 FAIRMEADOWS PLAT 6, LT 14 FAIRMEADOWS PLT 9; OUTLOT F RPLT LTS 5 & 6 FAIRMEADOWS PLT NO.29; AND LT 91 FAIRMEADOWS PLAT 6, OUTLOT B RPLT LTS 5 & 6 FAIRMEADOWS PLT NO. 29; AND LOT 95 FAIRMEADOWS PLAT 6, 98
FAIRMEADOWS PLAT 7	1, S 50F LOT 10 & N 20F LOT 11, S 40F LOT 11 & N 25F LOT 12, 20, 36, -EX S 64.8F- LOT 49 & ALL LOT 50, S 5F LOT 55 & N 70F LOT 56, 62, 65, 81
FAIRMEADOWS PLAT NO 10	7, 12, 24, 28, 33, 38, 40, 44, 50, 53, 62
FAIRMEADOWS PLAT NO 11	12, 23, 28, 40, 43, 44, 47, 53
FAIRMEADOWS PLAT NO 12	8, 32, 34, 38, 39, 51
FAIRMEADOWS PLAT 13	3, 8, -EX W 2.5F- LOT 26, -EX E 2 F- LOT 33
FAIRMEADOWS PLAT 14	7, 8
FAIRMEADOWS PLAT 15	5, 10, 14, 17, 22
FAIRMEADOWS PLAT 16	1, 2, 6
FAIRMEADOWS PLAT NO 17	10, 16, 19, 23, 36
FAIRMEADOWS PLAT 18 CORRECTED	13, 15, 16, -EX S 15 F- LT 18
FAIRMEADOWS PLAT 19	4, 9, 11, 12
FAIRMEADOWS PLAT 20	1, 2, W 4F LOT 9 & ALL LOT 10 & E 8F LOT 11
FAIRMEADOWS PLAT 21	1, 2, 9, 12, 16, 25, 28
FAIRMEADOWS PLAT NO 24	6, 23
FAIRMEADOWS PLAT NO 25	-EX W 3.5F- LOT 3, -EX N 15 F- LOT 5 & N 1.5F LOT 6, -EX N 1.5 F- LT 6, -EX E 9 F- LT 11 & E 9F LOT 12, 16, 17
FAIRMEADOWS PLAT NO 26	17, 18, 19, 29
FAIRMEADOWS PLAT 29	1 & 3
FAIRMEADOWS PLAT 30	5
FRIAR PLACE	E 4F LT 9 & ALL LT 10
JORDAN GLEN PLAT 1	-EX S 17F RD EAS- OUTLOT X
MEADOW PARK CIRCLE	7, 12, 13, 18, 25
MEADOW POINT PLAT 2	4, 24, 25, 39, 45, E 5FT LT 47 & ALL LT 48, 49, 50
MEADOW POINT PLAT 3	2, 3, 6, 7, 14, 23, 29
MEADOW POINT PLAT 4	4, 17, 19, 23
MEADOW POINT PLAT 5	16, 24, 28, 47, 54, 55
MEADOW POINT PLAT 6	8, 19, 26, 34



SUBDIVISION	LOT(S)
MEADOW POINT PLAT 8	8, 13, 19, 21, 25, 27, 28, 33, 34, 35, 54, 58, 59
MEADOW POINT PLAT 9	1, 6, 13, 18, 20, 32, 33, 39
MEADOW POINT PLAT 10	1, 2, 4, 7, 10, 12, 19, 21, 22, 44, 49
MEADOW POINT PLAT 11	1, 2, 12, 14, -EX BEG SE COR THN SW13F NE14.23F TO E LN SLY5.2F TO POB LT 20, 33, 36
SEC 4-78-25	-EX W OF LN BEG 902.73F N & 94.97F E OF SW COR THN SW 37.01F S 167.55F TO N ROW LN I-235- & - EX E 48.5F- BEG 902.8F N & 50F E OF SW COR THN E 1063.72F NELY 250.34F S 574.79F W 497.81F NW 732.86F NW 125.86F N 165.15F TO POB W 1/2 NW FRL 1/4
SEC 9-78-25	BEG 33F S & 489.48F E NW COR THN E 200.07F S 217.59F W 200.25F N 217.30F TO POB NW 1/4 NE 1/4
SOUTHWICK	1, 3
THE PINES AT MEADOW POINT	3, 5, 6, 7, 8, 14, 22
THE PINES AT MEADOW POINT PLAT 2	1, 23, 26
WESTOWN COMMONS	OUTLOT Z
WESTOWN PARK	BEG 33F E OF SW COR LT H THN N 387.65F E 175F NELY 263.89F SE 164.25F E 273.06F S 349.18F SW194.1F W610.56F TO POB LTS 2 & H, 15
WILLOW CREST PLAT 2	5
WILLOW CREST PLAT 4	1
WILLOW CREST PLAT 5	3
WOODLAND HEIGHTS PLAT 2	3
WOODLAND HEIGHTS PLAT 3	6, 33, 34
WOODLAND HEIGHTS PLAT 4	5, 9
WOODLAND HEIGHTS PLAT 5	2, 7, 18, 31, 32, 34, 41, -EX W 3F- LOT 47

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4	Shoppes at Valley West LLC (T1) Mail To: 2400 86th St., Ste 24 Urbandale, IA 50322	3330 Westown Pkwy. 50266	-EX W OF LN BEG 902.73F N & 94.97F E OF SW COR THN SW 37.01F S 167.55F TO N ROW LN I-235-& -EX E 48.5F- BEG 902.8F N & 50F E OF SW COR THN E 1063.72F NELY 250.34F S 574.79F W497.81F NW 732.86F NW 125.86F N 165.15F TO POB W 1/2 NW FRL 1/4 SEC 4-78-25	5322100	320/00019-003-011	\$ 4,014,000	244	56	\$3,103.00	\$620.60	\$310.30	\$4,033.90	\$4,033.90	\$0.00	1.41%
7	Link Associates Foundation (T1)	1452 29th St. 50266	LOT 10 BLUE CREEK	5322200	320/00648-010-000	\$ 2,750,000		52	\$559.00	\$111.80	\$55.90	\$726.70	\$726.70	\$0.00	0.25%
14	Bre/Esa P Portfolio LLC (T1) Mail To: Prop Tax 0057 POB 49550 Charlotte, NC 28277-9550	2701 Westown Pkwy. 50266	-EX S 15F & W 17F- LOT 2 CARMIKE PLACE	5322300	320/00779-152-001	\$ 3,330,000	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
18	Westown Commons Owners (T1) Association (T2) Mail To: First American Bank POB 71156 Clive, IA 50325-0156	2501 Westown Pkwy. 50266	OUTLOT Z WESTOWN COMMONS	5322400	320/04947-030-507	\$ 464,000		36	\$387.00	\$77.40	\$38.70	\$503.10	\$503.10	\$0.00	0.18%
19	MDM EQUITY - 2015 LLC Mail To: Hubbell Property Management LLC 6900 Westown Pkwy. West Des Moines, IA 50266	1415 28th St. 50266	BEG 33F E OF SW COR LT H THN N 387.65F E 175F NELY 263.89F SE 164.25F E 273.06F S 349.18F SW194.1F W610.56F TO POB LTS 2 & H WESTOWN PARK	5322500	320/04947-031-102	\$ 5,900,000	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
29	Catalyst Westowne LLC (T1) Mail To: Catalyst Westowne LLC 1901 Avenue Of the Stars Ste 820 Los Angeles, CA 90067-6001	1530 22nd St. 50266	LOT 15 WESTOWN PARK	5322600	320/04947-031-068	\$ 976,000	16	96	\$1,196.00	\$239.20	\$119.60	\$1,554.80	\$1,554.80	\$0.00	0.54%
38	Richard K. Scupham (T1) Melanie S. Scupham (T2)	2916 Orchard Dr. 50266-2142	LT 7 CHATEAU MANOR PLAT 2	5322700	320/00780-029-000	\$ 298,500	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
39	Timothy J. Todd (T1) Jessalyn M. Todd (T2)	1128 28th St. 50266-2125	E 200F LT 34 COUNTRY CLUB ESTATES	5322800	320/01327-002-000	\$ 169,900	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
40	Kenneth A. Heimes (T1) Mark A. Gisler (C1) Mary P. Gisler (C2) Mail To: Mark A. Gisler	1142 28th St. 50266-2125	E 270F S 83F LT 33 COUNTRY CLUB ESTATES	5322900	320/01326-001-000	\$ 247,300	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
41	Michael M. Young (T1) Margaret M. Young (T2)	3208 Woodland Ave. 50266-2036	E 90 F N 213 F LT 14 COUNTRY CLUB ESTATES	5323000	320/01290-001-000	\$ 238,900	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
45	Noah L. Lacona (T1) Mail To: 2400 Ingersoll Ave. Des Moines, IA 50312-5234	1121 31st St. 50266	N 141 F W 215 F S 1/2 LOT 30 COUNTRY CLUB ESTATES	5323100	320/01319-001-000	\$ 425,000	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%

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PROP. NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	CERT. NO.	PARCEL NO.	COUNCIL VALUATION	SIDEWALK 4" (SF)	SIDEWALK 6" (SF)	CONSTRUCTION COST	ADMINISTRATION COST	CONTINGENCY	TOTAL BENEFIT	PRELIMINARY ASSESSMENT	CONDITIONAL DEFICIENCY	PROPORTION OF TOTAL COST
54	Craig Cunningham (T1) Tonya Cunningham (T2)	3115 Ashworth Rd. 50265-3251	E 4F LT 9 & ALL LT 10 FRIAR PLACE	5323200	320/02191-010-001	\$ 176,600	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
63	Ben Tebo (T1) Maggie Tebo (T2)	3004 Denny Ct. 50266-2009	LT 5 WILLOW CREST PLAT 2	5323300	320/04947-049-000	\$ 229,000	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
65	Robert J. Barnes (T1) Ida B. Huston (T2)	1201 32nd St. 50266-2012	LT 1 WILLOW CREST PLAT 4	5323400	320/04947-069-000	\$ 187,400	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
68	Sheryl J. Allen (T1)	3218 Pleasant St. 50266-2025	LOT 3 WILLOW CREST PLAT 5	5323500	320/04947-083-000	\$ 175,100	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
76	Julie A. Praski (T1) Jesse M. Praski (T2)	1256 33rd St. 50266-2016	LOT 3 WOODLAND HEIGHTS PLAT 2	5323600	320/04949-003-000	\$ 156,800	44		\$451.00	\$90.20	\$45.10	\$586.30	\$586.30	\$0.00	0.20%
88	Harlan K. Hanson (T1) Marilyn S. Roby (T2)	3308 Sylvania Dr. 50266-2153	LT 33 WOODLAND HEIGHTS PLAT 3	5323700	320/04949-045-000	\$ 154,100	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
89	John E. Passick (T1)	3314 Sylvania Dr. 50266-2153	LT 34 WOODLAND HEIGHTS PLAT 3	5323800	320/04949-046-000	\$ 152,500	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
91	Shirley A. Rachuy (T1)	1114 33rd St. 50266-2135	LT 6 WOODLAND HEIGHTS PLAT 3	5323900	320/04949-018-000	\$ 192,900	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
95	Steven Areges (T1) Bobbie Areges (T2)	3201 Orchard Cir. 50266-2140	LOT 5 WOODLAND HEIGHTS PLAT 4	5324000	320/04949-054-000	\$ 183,400	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
96	Donald H Devore And Alice M Devore Revocable Trust (T1)	3208 Orchard Cir. 50266-2140	LOT 9 WOODLAND HEIGHTS PLAT 4	5324100	320/04949-058-000	\$ 170,100	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
100	Kimberly Fox (T1) Huy Chan Tu (T2)	3001 Pleasant St. 50266-2022	-EX W 3F- LOT 47 WOODLAND HEIGHTS PLAT 5	5324200	320/04949-109-000	\$ 188,300	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
103	Deborah J. Synhorst (T1)	2800 Woodland Pl. 50266-2039	LT 18 WOODLAND HEIGHTS PLAT 5	5324300	320/04949-080-000	\$ 172,200	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
104	Donelda R. Olsasky (T1) Mail To: Julie Thomas 180 Loma Alta Ave. Los Gatos, CA 95030-6224	3000 Pleasant St. 50266-2010	LT 2 WOODLAND HEIGHTS PLAT 5	5324400	320/04949-064-000	\$ 163,800	20	36	\$592.00	\$118.40	\$59.20	\$769.60	\$769.60	\$0.00	0.27%
109	Jason Goemaat (T1)	1230 28th Pl. 50266-2001	LT 31 WOODLAND HEIGHTS PLAT 5	5324500	320/04949-093-000	\$ 160,200	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
110	William J. Mc Carthy (T1) Paulette L. Mc Carthy (T2)	1224 28th Pl. 50266-2001	LT 32 WOODLAND HEIGHTS PLAT 5	5324600	320/04949-094-000	\$ 187,500	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
112	Ronald W. Maly (Trustee) (T1) Maxine E. Maly (Trustee) (T2) Ronald W Maly Trust (T3) Maxine E Maly Trust (T4)	1231 28th Pl. 50266-2002	LT 34 WOODLAND HEIGHTS PLAT 5	5324700	320/04949-096-000	\$ 157,300		16	\$172.00	\$34.40	\$17.20	\$223.60	\$223.60	\$0.00	0.08%
115	Roger D. Williams (T1) Gail H. Williams (T2)	2821 Pleasant St. 50266-2019	LT 41 WOODLAND HEIGHTS PLAT 5	5324800	320/04949-103-000	\$ 195,600	184		\$1,886.00	\$377.20	\$188.60	\$2,451.80	\$2,451.80	\$0.00	0.86%

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118	Micheal L. Thompson (T1) Rebecca R. Thompson (T2)	1236 29th St. 50266-2003	LT 7 WOODLAND HEIGHTS PLAT 5	5324900	320/04949-069-000	\$ 151,900	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
122	John M. Dunlap (T1) Suella L. Dunlap (T2)	1045 24th St. 50266-2108	LOT 20 BEVERLY HILLS	5325000	320/00616-000-000	\$ 267,000	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
123	St Timothys Episcop Church (T1)	1020 24th St. 50266-2107	LTS 42, 43, 44 & 45 BEVERLY HILLS	5325100	320/00638-000-000	\$ 970,000	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
125	Michael Schneider (T1) Siobhan Schneider (T2)	1027 24th St. 50266-2108	N 84F LOT 17 & S 16F LOT 18 BEVERLY HILLS	5325200	320/00613-000-000	\$ 176,200	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
126	David S. Griffieon (T1) Aleimarie Bohorquez/Griffieon (T2)	1036 23rd St. 50266-2237	N 90F W 180F LOT 12 BEVERLY HILLS	5325300	320/00602-000-000	\$ 178,200	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
128	Michael G. Richmond (T1) Cheryl J. Richmond (T2)	2201 Woodland Ave. 50266-2244	LT 1 BEVERLY HILLS PLAT 4	5325400	320/00643-000-000	\$ 177,000		16	\$172.00	\$34.40	\$17.20	\$223.60	\$223.60	\$0.00	0.08%
129	Wayne B. Tendall (T1) Colleen T. Tendall (T2)	2201 Pleasant St. 50266	E 18F ON N LN & E 6F ON S LN LT 26 & ALL LT 27 BEVERLY HILLS PLAT 5	5325500	320/00644-027-002	\$ 129,400	40		\$410.00	\$82.00	\$41.00	\$533.00	\$533.00	\$0.00	0.19%
	Mail To: 33116 Fox Creek Dr. Waukee, IA 50263-7016														
130	Jeanne D. Larson (T1) Mail To: 2201 NW 82nd St. Clive, IA 50325-4455	1301 28th St. 50266-2129	-EX BEG NW COR LT 1 BEVERLY HILLS PLAT 5 THN SW 150.44F S 14.4F W 40.02F TO W LN LT 1 COUNTRY CLUB ESTATES PLAT 3 S 31.36F NE 63.99F NE 160.81F TO POB- PRT LT 1 BNG 40F VAC ROW LYG W OF & ADJ LOT 2 & N 44.4F LT 3 BEVERLY HILLS PLAT 5 COUNTRY CLUB ESTATES PLAT 3; AND LTS 1 & 2 & N44.4F LT 3 BEVERLY HILLS PLAT 5	5325600	320/00644-001-002	\$ 196,300	56		\$574.00	\$114.80	\$57.40	\$746.20	\$746.20	\$0.00	0.26%
134	Betty Stone (T1) Hugh Stone (T2) Mail To: 29181 338th Ct. Adel, IA 50003	2507 Pleasant St. 50266	LT 15 BEVERLY HILLS PLAT 5	5325700	320/00644-015-000	\$ 192,700	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
138	Jesse Burr (T1) Mindy Burr (T2)	1233 23rd St. 50266-2242	LT 35 BEVERLY HILLS PLAT 5	5325800	320/00644-035-000	\$ 215,200	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
139	Edward G. Reynolds (T1) Wendy K. Stroh (T2) Mail To: 9221 Albion S. Thornton, CO 80229-4129	1233 24th St. 50266-2112	LT 44 BEVERLY HILLS PLAT 5	5325900	320/00644-044-000	\$ 185,600	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
142	Lydell H. Marion (T1)	1232 25th St. 50266-2113	LT 54 BEVERLY HILLS PLAT 5	5326000	320/00644-054-000	\$ 205,200	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
145	Jay A. Gates (T1) Linda A. Gates (T2)	1218 26th St. 50266-2115	LT 8 BEVERLY HILLS PLAT 5	5326100	320/00644-008-000	\$ 199,300	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%

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149	Donald L. Newquist (T1) Rita K. Newquist (T2)	2207 Pleasant St. 50266-2245	TRI PC BNG E 9F ON N LN LT 25 &-EX E 18F ON N LN & E 6F ON S LN- LT 26 BEVERLY HILLS PLAT 5	5326200	320/00644-026-000	\$ 131,600	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
153	Richard P. Reese (T1) Sharon O. Reese (T2) Natalie R Reese (T3)	2301 Woodland Ave. 50266-2118	LOT 2 BEVERLY HILLS PLT 3	5326300	320/00642-002-000	\$ 169,000	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
154	Maria Perez (T1)	2316 Woodland Ave. 50266-2117	LOT 23 BEVERLY HILLS PLT 3	5326400	320/00642-023-000	\$ 191,200	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
159	Vera J. Taylor (T1)	2501 Woodland Ave. 50266-2122	LOT 8 BEVERLY HILLS PLT 3	5326500	320/00642-008-000	\$ 173,600	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
169	Jonathon W. Stout (T1) Petra L. DeVries Stout (T2)	801 Valley West Dr. 50265-3188	LOT 7 ASHWORTH 35	5326600	320/00521-057-000	\$ 235,400	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
171	Brian D. Latta (T1)	3108 Vine St. 50265-3247	LOT 10 FAIRMEADOWS PLAT 15	5326700	320/02190-066-000	\$ 164,700	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
172	Carl W. Mersereau (T1) Josephine Mersereau (T2)	3212 Vine St. 50265-3249	LOT 17 FAIRMEADOWS PLAT 15	5326800	320/02190-073-000	\$ 225,800	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
173	Joseph L. Dehner (T1) Rachael S. Dehner (T2)	3200 Vine St. 50265-3249	LOT 14 FAIRMEADOWS PLAT 15	5326900	320/02190-070-000	\$ 150,400	20	48	\$721.00	\$144.20	\$72.10	\$937.30	\$937.30	\$0.00	0.33%
175	Jason M. Andersen (T1)	3217 Vine St. 50265-3250	LOT 22 FAIRMEADOWS PLAT 15	5327100	320/02190-078-000	\$ 185,900	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
178	Christopher P. Carver (T1) Pamela J. Carver (T2)	907 32nd St. 50265-3226	LOT 5 FAIRMEADOWS PLAT 15	5327200	320/02190-061-000	\$ 164,600	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
180	Nolan R. Finnegan (T1)	3448 Ashworth Rd. 50265-3138	LOT 1 FAIRMEADOWS PLAT 16	5327300	320/02190-085-000	\$ 157,400	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
181	Robert E. Toye (T1) Rita J. Toye (T2)	3440 Ashworth Rd. 50265-3138	LOT 2 FAIRMEADOWS PLAT 16	5327400	320/02190-086-000	\$ 168,400	44		\$451.00	\$90.20	\$45.10	\$586.30	\$586.30	\$0.00	0.20%
182	Linda M. Fessler (T1)	3400 Ashworth Rd. 50265-3138	LOT 6 FAIRMEADOWS PLAT 16	5327500	320/02190-090-000	\$ 162,900	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
183	Shannon M. Burke (T1) Daniel P. Burke (T2)	540 33rd St. 50265-3163	LT 11 FAIRMEADOWS PLAT 19	5327600	320/02190-171-000	\$ 199,100	24	12	\$375.00	\$75.00	\$37.50	\$487.50	\$487.50	\$0.00	0.17%
184	Brian Mc Clarey (T1) Lori A. Mc Clarey (T2)	536 33rd St. 50265-3163	LT 12 FAIRMEADOWS PLAT 19	5327700	320/02190-172-000	\$ 182,600	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
191	Joanne E. Rothchild (T1)	616 33rd St. 50265-3114	LT 4 FAIRMEADOWS PLAT 19	5327800	320/02190-164-000	\$ 205,200	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
192	Thomas A. Revell (T1) Linda A. Revell (T2)	548 33rd St. 50265-3163	LT 9 FAIRMEADOWS PLAT 19	5327900	320/02190-169-000	\$ 159,200	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%

Assessment Schedule  
 2014 Sidewalk Improvement Program - Ph. 1  
 West Des Moines, Iowa  
 Project No. 0510-036-2014  
 Date: June 24, 2015

Bond No.: Polk Co. 2015-02

PROP. NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	CERT. NO.	PARCEL NO.	COUNCIL VALUATION	SIDEWALK 4" (SF)	SIDEWALK 6" (SF)	CONSTRUCTION COST	ADMINISTRATION COST	CONTINGENCY	TOTAL BENEFIT	PRELIMINARY ASSESSMENT	CONDITIONAL DEFICIENCY	PROPORTION OF TOTAL COST
193	Katherine C. Rynard (T1)	3401 Meadow Ln. 50265-3101	LOT 1 FAIRMEADOWS PLAT 21	5328000	320/02190-210-000	\$ 174,700	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
195	Sheri M. Begolka (T1)	532 34th St. 50265-3128	LOT 12 FAIRMEADOWS PLAT 21	5328100	320/02190-221-000	\$ 219,800	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
196	Richard Allen (T1) Ada Allen (T2) Mail To: PO Box 701 Des Moines, IA 50303	3404 Giles St. 50265-4025	LOT 16 FAIRMEADOWS PLAT 21	5328200	320/02190-225-000	\$ 172,800	72		\$738.00	\$147.60	\$73.80	\$959.40	\$959.40	\$0.00	0.33%
197	Jack L. Dodson (T1) Keetah A. Dodson (T2)	620 34th St. 50265-3130	LOT 2 FAIRMEADOWS PLAT 21	5328300	320/02190-211-000	\$ 253,200	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
199	Rodney J. Gamache (T1) Erin L. O'Brien (T2)	605 34th St. 50265-3131	LOT 28 FAIRMEADOWS PLAT 21	5328400	320/02190-237-000	\$ 199,100	56	0	\$574.00	\$114.80	\$57.40	\$746.20	\$746.20	\$0.00	0.26%
202	Lori L. Hartman (T1)	544 34th St. 50265-3128	LOT 9 FAIRMEADOWS PLAT 21	5328500	320/02190-218-000	\$ 166,700	64	0	\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
203	Sandra J. Petersen (T1) Kerry D. Petersen (T2)	545 34th St. 50265-3129	LT 25 FAIRMEADOWS PLAT 21	5328600	320/02190-234-000	\$ 207,900	69	0	\$707.25	\$141.45	\$70.73	\$919.43	\$919.43	\$0.00	0.32%
207	Miller D. Ferguson (T1) Jackie S. Ferguson (T2)	541 Valley West Dr. 50265-3181	LOT 5 FAIRMEADOWS PLAT 30	5328700	320/02190-405-000	\$ 202,400	64	0	\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
210	Michael C. Burton (T1)	620 31st St. 50265-3104	LOT 12 FAIRMEADOWS PLAT NO 10	5328800	320/02046-000-000	\$ 149,500	48	0	\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
215	Mark V. Martin (T1)	528 31st St. 50265-3102	LOT 24 FAIRMEADOWS PLAT NO 10	5328900	320/02058-000-000	\$ 142,400	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
217	Jacob C. Thomas (T1) Lisa M. Thomas (T2)	3104 Giles St. 50265-4001	LOT 28 FAIRMEADOWS PLAT NO 10	5329000	320/02065-000-000	\$ 147,700	148		\$1,517.00	\$303.40	\$151.70	\$1,972.10	\$1,972.10	\$0.00	0.69%
219	Lloyd D. Tomlinson (T1) Aileen Tomlinson (T2)	3004 Giles St. 50265-4117	LOT 33 FAIRMEADOWS PLAT NO 10	5329100	320/02070-000-000	\$ 135,700	144		\$1,476.00	\$295.20	\$147.60	\$1,918.80	\$1,918.80	\$0.00	0.67%
221	Thomas A. Meierotto (T1) Jessica N. Meierotto (T2)	525 30th St. 50265-4111	LOT 38 FAIRMEADOWS PLAT NO 10	5329200	320/02075-000-000	\$ 147,000	68		\$697.00	\$139.40	\$69.70	\$906.10	\$906.10	\$0.00	0.32%
222	Kenneth J. Taylor (T1) Kimberly D. Taylor (T2)	533 30th St. 50265-4111	LOT 40 FAIRMEADOWS PLAT NO 10	5329300	320/02077-000-000	\$ 165,700	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
225	Adam McCollom (T1) Marina McCollom (T2) Joan McCollom (T3)	549 30th St. 50265-4111	LOT 44 FAIRMEADOWS PLAT NO 10	5329400	320/02081-000-000	\$ 166,600	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
228	Thomas J. Armstrong (T1) Nichole L. Armstrong (T2)	3004 Meadow Ln. 50265-4138	LOT 50 FAIRMEADOWS PLAT NO 10	5329500	320/02087-000-000	\$ 146,100	100		\$1,025.00	\$205.00	\$102.50	\$1,332.50	\$1,332.50	\$0.00	0.46%
229	Leyna E. Wilson (T1) Scott W. Wilson (T2)	604 30th St. 50265-4112	LOT 53 FAIRMEADOWS PLAT NO 10	5329600	320/02090-000-000	\$ 154,500	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
235	Justin M. Clark (T1) Jessica L. Shea (T2)	524 30th St. 50265-4110	LOT 62 FAIRMEADOWS PLAT NO 10	5329700	320/02102-000-000	\$ 145,200	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%

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**West Des Moines, Iowa**  
 Project No. 0510-036-2014  
 Date: June 24, 2015

Bond No.: Polk Co. 2015-02

PROP. NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	CERT. NO.	PARCEL NO.	COUNCIL VALUATION	SIDEWALK 4" (SF)	SIDEWALK 6" (SF)	CONSTRUCTION COST	ADMINISTRATION COST	CONTINGENCY	TOTAL BENEFIT	PRELIMINARY ASSESSMENT	CONDITIONAL DEFICIENCY	PROPORTION OF TOTAL COST
240	Joseph M. Garcia (Trustee) (T1) The Trust Of Joseph M Garcia (T2)	3017 Meadow Ln. 50265-4139	LOT 7 FAIRMEADOWS PLAT NO 10	5329800	320/02041-000-000	\$ 152,100	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
249	Kristin Hilton (T1) Terri L. Steinmann (T2)	2915 Vine St. 50265-3244	LOT 12 FAIRMEADOWS PLAT NO 11	5329900	320/02143-000-000	\$ 159,600	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
251	Daniel H. Northey (T1) Rosamaria Northey (T2)	914 31st St. 50265-3223	LOT 23 FAIRMEADOWS PLAT NO 11	5330000	320/02154-000-000	\$ 176,600	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
252	William G. Stifel (T1) Mary Stifel (T2) Rena Stifel (T3)	931 31st St. 50265-3224	LOT 28 FAIRMEADOWS PLAT NO 11	5330100	320/02160-000-000	\$ 160,600	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
256	Robert L. Spidle (T1) Bonnie L. Spidle (T2)	3105 Vine St. 50265-3248	LOT 40 FAIRMEADOWS PLAT NO 11	5330200	320/02172-000-000	\$ 140,300	96		\$984.00	\$196.80	\$98.40	\$1,279.20	\$1,279.20	\$0.00	0.45%
258	Ross E. Roti (T1)	3005 Vine St. 50265-3246	LOT 43 FAIRMEADOWS PLAT NO 11	5330300	320/02175-000-000	\$ 177,600	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
259	Leonard E. Newgard, Jr. (T1)	3100 Vine St. 50265-3247	LOT 44 FAIRMEADOWS PLAT NO 11	5330400	320/02176-000-000	\$ 161,300	18	36	\$571.50	\$114.30	\$57.15	\$742.95	\$742.95	\$0.00	0.26%
262	Andrew J. Baker (T1) Natalie J. Bach (T2)	3004 Vine St. 50265-3245	LOT 47 FAIRMEADOWS PLAT NO 11	5330500	320/02179-000-000	\$ 162,600	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
264	Jennifer S. Risolvato (T1)	2912 Vine St. 50265-3243	LOT 53 FAIRMEADOWS PLAT NO 11	5330600	320/02185-000-000	\$ 176,600	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
275	Maureen E. Murphy (T1)	520 32nd St. 50265-3106	LOT 32 FAIRMEADOWS PLAT NO 12	5330700	320/02188-032-000	\$ 171,400	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
276	Faye E. Grandfield (T1)	528 32nd St. 50265-3106	LOT 34 FAIRMEADOWS PLAT NO 12	5330800	320/02188-034-000	\$ 146,500	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
279	Amy Ross (Trustee) (T1) 544 32nd Street Trust (T2) Mail To: Professional Services 328 5th St. West Des Moines, IA 50265-4632	544 32nd St. 50265	LOT 38 FAIRMEADOWS PLAT NO 12	5330900	320/02188-038-000	\$ 139,300	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
280	James L. Cashman (T1)	548 32nd St. 50265-3106	LOT 39 FAIRMEADOWS PLAT NO 12	5331000	320/02188-039-000	\$ 143,600	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
285	Tracy Murphy (T1) Todd Murphy (T2)	3204 Brookview Dr. 50265-3148	LOT 51 FAIRMEADOWS PLAT NO 12	5331100	320/02188-051-000	\$ 166,000	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
286	Joseph Uzel (T1) Chandelle Uzel (T2)	701 32nd St. 50265-3111	LOT 8 FAIRMEADOWS PLAT NO 12	5331200	320/02188-008-000	\$ 151,600	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
288	Brian A. Bolick (T1) Manda A. Bolick (T2)	727 33rd St. 50265-3117	LOT 10 FAIRMEADOWS PLAT NO 17	5331300	320/02190-105-000	\$ 146,600	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%

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291	Benjamin S. Stein (T1)	718 33rd St. 50265-3116	LOT 16 FAIRMEADOWS PLAT NO 17	5331400	320/02190-111-000	\$ 157,100	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
292	Steven M. Mc Gee (T1)	736 33rd St. 50265-3116	LOT 19 FAIRMEADOWS PLAT NO 17	5331500	320/02190-114-000	\$ 158,300	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
293	Amanda Krenz (T1)	751 34th St. 50265-3133	LOT 23 FAIRMEADOWS PLAT NO 17	5331600	320/02190-118-000	\$ 161,900	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
295	Ruth K. Freed (T1)	736 34th St. 50265-3132	LOT 36 FAIRMEADOWS PLAT NO 17	5331700	320/02190-131-000	\$ 170,500	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
304	Joseph F. Tomaso (T1) Joanna Runella (T2)	754 34th Pl. 50265-3126	LT 23 FAIRMEADOWS PLAT NO 24	5331800	320/02190-290-000	\$ 205,900	40		\$410.00	\$82.00	\$41.00	\$533.00	\$533.00	\$0.00	0.19%
305	Joseph Bantz (T1) Valerie E. Bantz (T2)	3419 Brookview Dr. 50265-3153	LT 6 FAIRMEADOWS PLAT NO 24	5331900	320/02190-273-000	\$ 193,400		52	\$559.00	\$111.80	\$55.90	\$726.70	\$726.70	\$0.00	0.25%
312	Sondra L. Stuck (T1)	520 34th Pl. 50265-3122	LT 17 FAIRMEADOWS PLAT NO 26	5332000	320/02190-336-000	\$ 215,800	60		\$615.00	\$123.00	\$61.50	\$799.50	\$799.50	\$0.00	0.28%
313	Rachel Keating (T1)	3420 Giles St. 50265-4025	LT 18 FAIRMEADOWS PLAT NO 26	5332100	320/02190-337-000	\$ 208,000	264	68	\$3,437.00	\$687.40	\$343.70	\$4,468.10	\$4,468.10	\$0.00	1.56%
314	Kevin Powell (T1)	3416 Giles St. 50265-4025	LT 19 FAIRMEADOWS PLAT NO 26	5332200	320/02190-338-000	\$ 197,200	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
320	Marilynn L. Bunn (T1)	601 34th Pl. 50265-3125	LT 29 FAIRMEADOWS PLAT NO 26	5332300	320/02190-348-000	\$ 191,700	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
328	Carole A. Hayes (Trustee) (T1) Carole A. Hays Revocable Trust (T2)	836 25th St. 50265-3206	LOT 11 CROWN FLAIR ESTATES	5332400	320/01431-011-000	\$ 388,900	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
333	Steven W. McCullough (T1) M Beth McCullough (T2)	843 26th St. 50265-3262	LOT 19 CROWN FLAIR ESTATES	5332500	320/01431-019-000	\$ 336,000	72		\$738.00	\$147.60	\$73.80	\$959.40	\$959.40	\$0.00	0.33%
337	Kevin J. Brownell (T1) Maria E. Brownell (T2)	843 27th St. 50265-3258	LOT 31 CROWN FLAIR ESTATES	5332600	320/01431-031-000	\$ 262,600	36	36	\$756.00	\$151.20	\$75.60	\$982.80	\$982.80	\$0.00	0.34%
338	Margaret A. Thomson (T1)	831 27th St. 50265-3258	LOT 33 CROWN FLAIR ESTATES	5332700	320/01431-033-000	\$ 366,800	40		\$410.00	\$82.00	\$41.00	\$533.00	\$533.00	\$0.00	0.19%
339	Steven H. Sims (T1) Marcia L. Sims (T2)	830 27th St. 50265-3203	LOT 34 CROWN FLAIR ESTATES	5332800	320/01431-034-000	\$ 324,500	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
342	Bradley G. Lathrop (T1) Mail To: 16032 Northpark Dr. Urbandale, IA 50323	2714 Ashworth Rd. 50265-3259	LOT 48 CROWN FLAIR ESTATES	5332900	320/01431-048-000	\$ 461,200	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
343	Douglas G. Peckumn (T1) Debra A. Thomas (T2)	901 25th St. 50265-3209	LOT 5 CROWN FLAIR ESTATES	5333000	320/01431-005-000	\$ 279,300	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
345	Brian L. Hahn (T1) Michelle A. Hahn (T2)	831 25th St. 50265-3207	LOT 9 CROWN FLAIR ESTATES	5333100	320/01431-009-000	\$ 237,100	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%



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346	Christopher L. Hamlett (T1) Naomi A. Hamlett (T2)	2509 Crown Flair Dr. 50265-3271	LT 2 CROWN FLAIR ESTATES PLAT 2	5333200	320/01431-052-000	\$ 316,400	96		\$984.00	\$196.80	\$98.40	\$1,279.20	\$1,279.20	\$0.00	0.45%
352	Ronald L. Mc Clain (T1) Judy A. Mc Clain (T2)	544 28th St. 50265-4106	LOT 26 FAIRMEADOWS NO 8	5333300	320/01957-000-000	\$ 149,400	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
354	Sergio E. Pinon (T1)	533 29th St. 50265-4109	LOT 34 FAIRMEADOWS NO 8	5333400	320/01965-000-000	\$ 147,000	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
355	Deborah L. Noe (T1) Lance J. Noe (T2)	529 29th St. 50265-4109	LOT 35 FAIRMEADOWS NO 8	5333500	320/01966-000-000	\$ 153,600	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
356	Jeremy S. Shoars (T1) Katie L. Stifel (T2)	520 29th St. 50265-4108	LOT 38 FAIRMEADOWS NO 8	5333600	320/01971-000-000	\$ 153,000	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
357	Richard W. Robbins (T1) Cherie L. Robbins (T2)	524 29th St. 50265-4108	LOT 39 FAIRMEADOWS NO 8	5333700	320/01972-000-000	\$ 140,400	132		\$1,353.00	\$270.60	\$135.30	\$1,758.90	\$1,758.90	\$0.00	0.61%
359	Mie M. Napa (T1)	544 29th St. 50265-4108	LOT 44 FAIRMEADOWS NO 8	5333800	320/01977-000-000	\$ 139,100	24		\$246.00	\$49.20	\$24.60	\$319.80	\$319.80	\$0.00	0.11%
362	Kathryn L. Mandsager (T1) Mail To: 6733 Augustine Ct. Johnston, IA 50131-4700	2908 Meadow Ln. 50265-4136	LOT 49 FAIRMEADOWS NO 8	5333900	320/01982-000-000	\$ 161,300	56	44	\$1,047.00	\$209.40	\$104.70	\$1,361.10	\$1,361.10	\$0.00	0.47%
365	Kaleb Foshe (T1)	2715 Meadow Ln. 50265-4133	LOT 60 FAIRMEADOWS NO 8	5334000	320/01993-000-000	\$ 154,800	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
366	Gilbert A. Wheeler (Trustee) (T1) Gilbert A Wheeler Trust (T2) Phyllis E Wheeler (Trustee) (T3) Phyllis E Wheeler Trust (T4)	529 28th St. 50265-4107	LOT 8 FAIRMEADOWS NO 8	5334100	320/01939-000-000	\$ 141,300	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
367	Colby G. Larsen (T1) Carrie L. Larsen (T2)	520 28th St. 50265-4106	LT 20 & TRI PC LT 37 MEAS E 2.75F ON S LN & E ZERO F ON N LN FAIRMEADOWS PLAT 8	5334200	320/01951-001-000	\$ 145,300	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
369	Lee M. Lathrop (T1) Bonita J. Lathrop (T2)	2413 Fairlawn Dr. 50265-3231	-EX E 2 F- LOT 33 FAIRMEADOWS PLAT 13	5334300	320/02190-033-000	\$ 156,800	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
370	Justin Igarashi (T1)	2301 Fairlawn Dr. 50265-3339	-EX W 2.5F- LOT 26 FAIRMEADOWS PLAT 13	5334400	320/02190-026-000	\$ 143,300	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
372	Chad Robeoltman (T1) Susan Robeoltman (T2)	2701 Fairlawn Dr. 50265-3204	LOT 3 FAIRMEADOWS PLAT 13	5334500	320/02190-003-000	\$ 140,800	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
373	Stephen R. Wolfe (T1) Jana Wolfe (T2)	2516 Fairlawn Dr. 50265-3232	LOT 8 FAIRMEADOWS PLAT 13	5334600	320/02190-008-000	\$ 149,300	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
374	Tim A. Roemmich (T1) Mari B. Roemmich (T2)	833 23rd St. 50265-3320	LOT 7 FAIRMEADOWS PLAT 14	5334700	320/02190-052-000	\$ 231,800		16	\$172.00	\$34.40	\$17.20	\$223.60	\$223.60	\$0.00	0.08%
375	Gayle A. Perbera (T1)	837 23rd St. 50265-3320	LOT 8 FAIRMEADOWS PLAT 14	5334800	320/02190-053-000	\$ 166,000	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%

**Assessment Schedule**  
**2014 Sidewalk Improvement Program - Ph. I**  
**West Des Moines, Iowa**  
**Project No. 0510-036-2014**  
**Date: June 24, 2015**

**Bond No.: Polk Co. 2015-02**

PROP. NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	CERT. NO.	PARCEL NO.	COUNCIL VALUATION	SIDEWALK 4" (SF)	SIDEWALK 6" (SF)	CONSTRUCTION COST	ADMINISTRATION COST	CONTINGENCY	TOTAL BENEFIT	PRELIMINARY ASSESSMENT	CONDITIONAL DEFICIENCY	PROPORTION OF TOTAL COST
378	Melvin Bryson (T1) Mail To: POB 7544 Urbandale, IA 50323-7544	2210 Ashworth Rd. 50265	-EX S 15 F- LT 18 FAIRMEADOWS PLAT 18 CORRECTED	5334900	320/02190-157-000	\$ 300,800	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
380	Bart Ross (T1) Kara Ross (T2)	903 23rd St. 50265-3322	LOT 13 FAIRMEADOWS PLAT 18 CORRECTED	5335000	320/02190-152-000	\$ 171,400	32	16	\$500.00	\$100.00	\$50.00	\$650.00	\$650.00	\$0.00	0.23%
381	Rusel Mc Querry (T1) Victoria Olson-Mc Querry (T2)	2208 Crown Flair Dr. 50265-3334	LOT 15 FAIRMEADOWS PLAT 18 CORRECTED	5335100	320/02190-154-000	\$ 170,400	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
382	Edna L. Uedelhofen (T1) Susan Uedelhofen (T2)	921 23rd St. 50265-3323	LOT 16 FAIRMEADOWS PLAT 18 CORRECTED	5335200	320/02190-155-000	\$ 180,200	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
389	Vine Street Properties LLC (T1) Mail To: Betty Hill Swander 145 5th St. West Des Moines, IA 50265-4717	2600 Vine St. 50265	LOTS 1 & 3 FAIRMEADOWS PLAT 29	5335300	320/02190-389-001	\$ 532,000	40		\$410.00	\$82.00	\$41.00	\$533.00	\$533.00	\$0.00	0.19%
393	Danny R. Beaty (T1) Pamela A. Beaty (T2)	2304 Vine St. 50265-4810	E 20F LOT 88 & W 50F LOT 89 FAIRMEADOWS PLAT 5	5335400	320/01707-000-000	\$ 135,700	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
397	Alicia A. Trainer (T1)	605 24th St. 50265-4839	-EX E 3F- LOT 68 FAIRMEADOWS PLAT 5	5335500	320/01685-000-000	\$ 132,100	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
401	Robert A. Nandell (T1) Diane E. Nandell (T2)	551 22nd St. 50265-4101	LOT 100 FAIRMEADOWS PLAT 5	5335600	320/01718-000-000	\$ 141,400	32	16	\$500.00	\$100.00	\$50.00	\$650.00	\$650.00	\$0.00	0.23%
406	Vonda L. Hill (T1)	2304 Prospect Ave. 50265-3345	LOT 27 FAIRMEADOWS PLAT 5	5335700	320/01643-000-000	\$ 113,200	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
409	Dwight D. Porter (T1) Amy M. Porter (T2)	2201 Hillside Ave. 50265-4842	LOT 33 FAIRMEADOWS PLAT 5	5335800	320/01649-000-000	\$ 162,100	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
410	Benjamin M. Lortz (T1) Amy Lortz (T2)	2309 Park Ln. 50265-4856	LOT 64 FAIRMEADOWS PLAT 5	5335900	320/01681-000-000	\$ 162,500	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
413	Lynne M. Klaus (T1)	724 24th St. 50265-4840	LOT 72 FAIRMEADOWS PLAT 5	5336000	320/01689-000-000	\$ 119,200	20	28	\$506.00	\$101.20	\$50.60	\$657.80	\$657.80	\$0.00	0.23%
416	Kurt Musgrave (T1)	2120 Vine St. 50265-4806	LOT 97 FAIRMEADOWS PLAT 5	5336100	320/01715-000-000	\$ 143,200	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
417	Kesterson Investment Corp (T1)	2625 Vine St. 50265-3286	PARCEL D BK 6813 PG 19 OUTLOT Y FAIRMEADOWS PLAT 13; AND -EX BEG 96F S OF NE COR THN SWLY TO SW COR LT 81 FAIRMEADOWS PLAT 5 NW 131.15F N290F NW74.4F N 188.16F E 298.62F TO POB- OL B LYG N OF VINE ST FAIRMEADOWS PLAT 5	5336200	320/01720-006-003	\$ 5,570,000	144		\$1,476.00	\$295.20	\$147.60	\$1,918.80	\$1,918.80	\$0.00	0.67%
419	Dennis D. Schutt (T1)	2400 Vine St. 50265-4812	SELY 10F OL B LYG W OF & ADJ & NWLY 50F LT 82 FAIRMEADOWS PLT 5	5336300	320/01699-000-000	\$ 104,700	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%

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PROP. NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	CERT. NO.	PARCEL NO.	COUNCIL VALUATION	SIDEWALK 4" (SF)	SIDEWALK 6" (SF)	CONSTRUCTION COST	ADMINISTRATION COST	CONTINGENCY	TOTAL BENEFIT	PRELIMINARY ASSESSMENT	CONDITIONAL DEFICIENCY	PROPORTION OF TOTAL COST
421	Michael L. Niklawski (T1) Constance A. Niklawski (T2)	525 25th St. 50265-4105	-EX TRI PC BNG N 10F ON E LN TO NW CORNER ON W LN- LOT 22 FAIRMEADOWS PLAT 6	5336400	320/01745-000-000	\$ 147,100	16	16	\$336.00	\$67.20	\$33.60	\$436.80	\$436.80	\$0.00	0.15%
424	Michael D. Kimball (T1)	521 25th St. 50265-4105	LOT 21 FAIRMEADOWS PLAT 6	5336500	320/01744-000-000	\$ 129,900	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
426	Stephanie M. Hanson (T1)	528 24th St. 50265-4102	LOT 27 FAIRMEADOWS PLAT 6	5336600	320/01750-000-000	\$ 148,700	80		\$820.00	\$164.00	\$82.00	\$1,066.00	\$1,066.00	\$0.00	0.37%
429	John N. Hickling (T1) Charlene F. Hickling (T2)	512 24th St. 50265-4102	LOT 31 FAIRMEADOWS PLAT 6	5336700	320/01754-000-000	\$ 138,000		72	\$774.00	\$154.80	\$77.40	\$1,006.20	\$1,006.20	\$0.00	0.35%
432	Jodie A. Wilkening-Bright (T1) Virgil L. Bright (T2)	509 24th St. 50265-4103	LOT 37 FAIRMEADOWS PLAT 6	5336800	320/01762-000-000	\$ 168,400	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
433	Katherine M. Halsch (T1)	525 24th St. 50265-4103	LOT 41 FAIRMEADOWS PLAT 6	5336900	320/01766-000-000	\$ 164,600	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
437	Cathy H. Nguyen (T1)	2208 Meadow Ln. 50265-4125	LOT 47 FAIRMEADOWS PLAT 6	5337000	320/01772-000-000	\$ 135,900	204		\$2,091.00	\$418.20	\$209.10	\$2,718.30	\$2,718.30	\$0.00	0.95%
440	Clayton R. Lewis (T1) Darcie L. Lewis (T2)	2225 Locust St. 50265-4151	LOT 51 FAIRMEADOWS PLAT 6	5337100	320/01776-000-000	\$ 142,900	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
441	Weckman Properties LC (T1) Mail To: 2800 University Ave. Ste 155 West Des Moines, IA 50266-1261	2428 Locust St. 50265-4123	LOT 56 FAIRMEADOWS PLAT 6	5337200	320/01781-000-000	\$ 139,000	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
448	Patrick Hennessy (T1) Stephanie Hennessy (T2)	2300 Locust St. 50265-4121	LOT 70 FAIRMEADOWS PLAT 6	5337300	320/01797-000-000	\$ 136,300	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
449	William J. Reese (T1)	2224 Locust St. 50265-4119	LOT 71 FAIRMEADOWS PLAT 6	5337400	320/01798-000-000	\$ 143,800	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
450	Robert Faith (T1) Marla Faith (T2)	2220 Locust St. 50265-4119	LOT 72 FAIRMEADOWS PLAT 6	5337500	320/01799-000-000	\$ 134,800	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
452	Clint M. Jiras (T1) Mail To: 7962 S Regatta Dr. Apt 304 Cordova, TN 38016-1359	2204 Locust St. 50265-4119	LOT 76 FAIRMEADOWS PLAT 6	5337600	320/01803-000-000	\$ 143,900	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
453	Dane Anderson (T1) Jennifer M. Smith (T2) Mail To: 7894 Aspen Dr. West Des Moines, IA 50266-2673	2201 Meadow Ln. 50265-4126	LOT 78 FAIRMEADOWS PLAT 6	5337700	320/01805-000-000	\$ 141,200	76		\$779.00	\$155.80	\$77.90	\$1,012.70	\$1,012.70	\$0.00	0.35%
454	Alissa J. Winn (T1) Andrew R. Winn (T2)	2305 Meadow Ln. 50265-4127	LOT 86 FAIRMEADOWS PLAT 6	5337800	320/01813-000-000	\$ 156,600	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
455	Glee M. Davis (T1)	2309 Meadow Ln. 50265-4127	LOT 87 FAIRMEADOWS PLAT 6	5337900	320/01814-000-000	\$ 131,400	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
458	Clark E. Richardson (T1)	2505 Meadow Ln. 50265-4131	LOT 98 FAIRMEADOWS PLAT 6	5338000	320/01827-000-000	\$ 141,700	128		\$1,312.00	\$262.40	\$131.20	\$1,705.60	\$1,705.60	\$0.00	0.59%

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459	Kathy J. Karn (T1)	2401 Meadow Ln. 50265-4129	LT 14 FAIRMEADOWS PLT 9; OUTLOT F RPLT LTS 5 & 6 FAIRMEADOWS PLT NO.29; AND LT 91 FAIRMEADOWS PLAT 6	5338100	320/01820-000-000	\$ 164,800	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
460	Kathy Jacobson (T1) Mail To: 3004 Sherry Ln. Des Moines, IA 50322-6878	2417 Meadow Ln. 50265-4129	OUTLOT B RPLT LTS 5 & 6 FAIRMEADOWS PLT NO. 29; AND LOT 95 FAIRMEADOWS PLAT 6	5338200	320/01824-000-000	\$ 139,500	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
461	Chad R. Nelson (T1)	2409 Meadow Ln. 50265-4129	OUTLOT D RPLT LTS 5 & 6 FAIRMEADOWS PLT NO. 29; AND LOT 93 FAIRMEADOWS PLAT 6	5338300	320/01822-000-000	\$ 128,100	40		\$410.00	\$82.00	\$41.00	\$533.00	\$533.00	\$0.00	0.19%
462	Courtney S. Schooley (T1) Troy S. Schooley (T2)	2516 Meadow Ln. 50265-4130	TRI PC IN SE COR BNG S 3F ON E LN & E 30F ON S LN LOT 1 FAIRMEADOWS PLAT 8; AND LOT 2 FAIRMEADOWS PLAT 6	5338400	320/01725-001-001	\$ 153,500	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
465	Kent Williams (T1)	928 28th St. 50265-3214	-EX S 64.8F- LOT 49 & ALL LOT 50 FAIRMEADOWS PLAT 7	5338500	320/01889-000-000	\$ 200,000	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
466	Richard Keller (T1)	931 28th St. 50265-3215	LOT 1 FAIRMEADOWS PLAT 7	5338600	320/01839-000-000	\$ 163,400	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
468	Justin D. Atwood (T1) Spenser A. Atwood (T2)	2731 Vine St. 50265-3240	LOT 20 FAIRMEADOWS PLAT 7	5338700	320/01858-000-000	\$ 153,700	68		\$697.00	\$139.40	\$69.70	\$906.10	\$906.10	\$0.00	0.32%
470	Lawrence M. Crowell (Trustee) (T1) Lawrence Michael Crowell Rev Liv Trust Mail To: 14985 Scotch Ridge Rd. Carlisle, IA 50047-3134	708 28th St. 50265-3210	LOT 36 FAIRMEADOWS PLAT 7	5338800	320/01875-000-000	\$ 142,100	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
477	Sandra S. Crawford (T1)	809 29th St. 50265-3217	LOT 62 FAIRMEADOWS PLAT 7	5338900	320/01903-000-000	\$ 150,400	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
478	Bradley E. Reineke (T1)	717 29th St. 50265-3253	LOT 65 FAIRMEADOWS PLAT 7	5339000	320/01906-000-000	\$ 185,500	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
482	Frank Demarco (T1) Mary Demarco (T2) Mail To: 14107 S Shore Dr. Clive, IA 50325	920 29th St. 50265-3205	LOT 81 FAIRMEADOWS PLAT 7	5339100	320/01922-000-000	\$ 180,900	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
484	Ecoadvantage Properties LLC (T1)	809 28th St. 50265-3213	S 40F LOT 11 & N 25F LOT 12 FAIRMEADOWS PLAT 7	5339200	320/01849-000-000	\$ 155,100	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
485	Craig Jones (T1)	813 28th St. 50265-3213	S 50F LOT 10 & N 20F LOT 11 FAIRMEADOWS PLAT 7	5339300	320/01848-000-000	\$ 158,300	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
486	Lisle H. Shires (Trustee) (T1) Julia A. Shires (Trustee) (T2) Shires Family Trust (T3)	917 29th St. 50265-3218	S 5F LOT 55 & N 70F LOT 56 FAIRMEADOWS PLAT 7	5339400	320/01895-000-000	\$ 173,300	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%

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491	Morris A. Knutsen (T1) Kathleen F. Knutsen (T2)	2500 Ashworth Rd. 50265-3202	BEG 33F S & 489.48F E NW COR THN E 200.07F S 217.59F W 200.25F N 217.30F TO POB NW 1/4 NE 1/4 SEC 9-78-25	5339500	320/00143-012-001	\$ 266,800	72		\$738.00	\$147.60	\$73.80	\$959.40	\$959.40	\$0.00	0.33%
493	Joanne R. Melby (Trustee) (T1) Joanne R Melby Trust (T2)	2001 Vine St. 50265-4847	E 45F LOT 42 & W 40F LOT 43 FAIRMEADOWS	5339600	320/01488-000-000	\$ 155,800	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
494	Gregory J. Hennigan (T1) Nicole R. Hennigan (T2)	2012 Vine St. 50265-4848	-EX S 25F- LOT 19 & ALL LOT 18 FAIRMEADOWS	5339700	320/01463-000-000	\$ 158,600	48	16	\$664.00	\$132.80	\$66.40	\$863.20	\$863.20	\$0.00	0.30%
495	Andrew A. Moss (T1)	1900 Locust St. 50265-4142	LOT 1 FAIRMEADOWS	5339800	320/01446-000-000	\$ 141,700	72		\$738.00	\$147.60	\$73.80	\$959.40	\$959.40	\$0.00	0.33%
496	Marleen A. Dixon (T1)	2100 Locust St. 50265-4146	LOT 12 FAIRMEADOWS	5339900	320/01457-000-000	\$ 118,800	68		\$697.00	\$139.40	\$69.70	\$906.10	\$906.10	\$0.00	0.32%
502	Deborah Fitzgerald (T1)	1908 Vine St. 50265-4837	LOT 33 FAIRMEADOWS	5340000	320/01479-000-000	\$ 137,000	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
505	Ted A. Grob 3rd (T1) Mail To: 800 S 50th St. Ste 101 West Des Moines, IA 50265-5382	2000 Vine St. 50265-4848	LOT 37 FAIRMEADOWS	5340100	320/01483-000-000	\$ 107,600	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
512	Brian W. Mulcahy (T1)	2205 Crown Flair Dr. 50265-3335	LT 1 FAIRMEADOWS PLAT 20	5340200	320/02190-196-000	\$ 172,300	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
513	Michael C. Hughes (T1) Stacy G. Hughes (T2)	2201 Crown Flair Dr. 50265-3335	LT 2 FAIRMEADOWS PLAT 20	5340300	320/02190-197-000	\$ 171,600	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
514	Suzanne M. Johnson (T1) Brian C. Johnson (T2)	2116 Crown Flair Dr. 50265-3332	W 4F LOT 9 & ALL LOT 10 & E 8F LOT 11 FAIRMEADOWS PLAT 20	5340400	320/02190-205-000	\$ 191,200	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
517	Paul J. Mostrom (T1) Ellen R. Mostrom (T2)	1901 Prospect Ave. 50265-3301	-EX W 5F- LOT 13 FAIRMEADOWS PLAT 3	5340500	320/01529-000-000	\$ 132,100	88		\$902.00	\$180.40	\$90.20	\$1,172.60	\$1,172.60	\$0.00	0.41%
518	Sergey N. Lozovich (T1) Lyubov Lozovich (T2)	1913 Prospect Ave. 50265-3301	LOT 10 & W 5F LOT 11 FAIRMEADOWS PLAT 3	5340600	320/01526-000-000	\$ 132,400	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
521	David J. Makin (T1) Gina R. Wernimont (T2)	709 20th St. 50265-4824	LOT 22 FAIRMEADOWS PLAT 3	5340700	320/01538-000-000	\$ 152,000	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
522	Dianne H. Brown (T1)	705 20th St. 50265-4824	LOT 23 FAIRMEADOWS PLAT 3	5340800	320/01539-000-000	\$ 128,900	80		\$820.00	\$164.00	\$82.00	\$1,066.00	\$1,066.00	\$0.00	0.37%
525	S & K Management LLC (T1) Mail To: 174 S 58th Ct. West Des Moines, IA 50266-2860	626 20th St. 50265-4821	LOT 34 FAIRMEADOWS PLAT 3	5340900	320/01550-000-000	\$ 135,400	40		\$410.00	\$82.00	\$41.00	\$533.00	\$533.00	\$0.00	0.19%
532	Jason Ward (T1)	604 21st St. 50265-4825	LOT 61 FAIRMEADOWS PLAT 3	5341000	320/01578-000-000	\$ 140,800	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
535	J Travis Sutton (T1) Teresa L. Sutton (T2)	728 21st St. 50265-4827	N 15F LT 76 & ALL LT 77 FAIRMEADOWS PLAT 3	5341100	320/01594-000-000	\$ 169,000	28		\$287.00	\$57.40	\$28.70	\$373.10	\$373.10	\$0.00	0.13%

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PROP. NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	CERT. NO.	PARCEL NO.	COUNCIL VALUATION	SIDEWALK 4" (SF)	SIDEWALK 6" (SF)	CONSTRUCTION COST	ADMINISTRATION COST	CONTINGENCY	TOTAL BENEFIT	PRELIMINARY ASSESSMENT	CONDITIONAL DEFICIENCY	PROPORTION OF TOTAL COST
537	Laurie A. Courtney (T1)	713 21st St. 50265-4828	S 24F LOT 51 & N 42F LOT 52 FAIRMEADOWS PLAT 3	5341200	320/01569-000-000	\$ 131,600	80		\$820.00	\$164.00	\$82.00	\$1,066.00	\$1,066.00	\$0.00	0.37%
538	Robert Berger (T1) Beth Berger (T2)	717 21st St. 50265-4828	S 30F LOT 50 & N 36F LOT 51 FAIRMEADOWS PLAT 3	5341300	320/01568-000-000	\$ 142,800	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
543	Sonja A. Hansen-Smith (T1) Derek A. Smith (T2)	2010 Meadow Brook Dr. 50265-3349	-EX E 9 F- LT 11 & E 9F LOT 12 FAIRMEADOWS PLAT NO 25	5341400	320/02190-311-000	\$ 182,600	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
544	Sharon L. Dixon (T1)	916 20th St.	-EX N 1.5 F- LT 6 FAIRMEADOWS PLAT NO 25	5341500	320/02190-306-000	\$ 193,200	68		\$697.00	\$139.40	\$69.70	\$906.10	\$906.10	\$0.00	0.32%
545	Paul A. Day (T1) Sindi K. Day (T2)	922 20th St. 50265-3356	-EX N 15 F- LOT 5 & N 1.5F LOT 6 FAIRMEADOWS PLAT NO 25	5341600	320/02190-305-000	\$ 217,600	56		\$574.00	\$114.80	\$57.40	\$746.20	\$746.20	\$0.00	0.26%
547	Dennis Marten (T1) Karen Marten (T2)	2007 Crown Flair Dr. 50265-3331	-EX W 3.5F- LOT 3 FAIRMEADOWS PLAT NO 25	5341700	320/02190-303-000	\$ 179,900	100		\$1,025.00	\$205.00	\$102.50	\$1,332.50	\$1,332.50	\$0.00	0.46%
549	Jordon W. Korell (T1) Barbara L. Korell (T2)	2004 Crown Flair Dr. 50265-3330	LT 16 FAIRMEADOWS PLAT NO 25	5341800	320/02190-316-000	\$ 181,100	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
550	James R. Swett (T1) Jodi M. Swett (T2)	2010 Crown Flair Dr. 50265-3330	LT 17 FAIRMEADOWS PLAT NO 25	5341900	320/02190-317-000	\$ 201,700	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
555	Dennis J. Irvin (T1) Kimberly A. Carr-Irvin (T2)	500 33rd St. 50265-3112	LT 1 ASHAWA ESTATES PLAT 1	5342000	320/00442-001-000	\$ 174,900	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
556	Howard L. Holm (T1) Bernita C. Holm (T2)	401 32nd St. 50265-4007	LT 12 ASHAWA ESTATES PLAT 1	5342100	320/00442-012-000	\$ 176,800	68		\$697.00	\$139.40	\$69.70	\$906.10	\$906.10	\$0.00	0.32%
558	Ian D. Strachan (T1) Darlene C. Strachan (T2)	3221 Locust St. 50265-4031	LT 2 ASHAWA ESTATES PLAT 1	5342200	320/00442-002-000	\$ 217,900	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
559	Floyd E. Sturgeon (T1) Elizabeth A. Sturgeon (T2)	416 33rd St. 50265-4012	LT 22 ASHAWA ESTATES PLAT 1	5342300	320/00442-022-000	\$ 182,100	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
560	Lawrence E. Thompkins (T1) Sheryl L. Thompkins (T2)	420 33rd St. 50265-4012	LT 23 ASHAWA ESTATES PLAT 1	5342400	320/00442-023-000	\$ 190,200	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
561	Allan J. Drees (T1)	424 33rd St. 50265-4012	LT 24 ASHAWA ESTATES PLAT 1	5342500	320/00442-024-000	\$ 178,300	104		\$1,066.00	\$213.20	\$106.60	\$1,385.80	\$1,385.80	\$0.00	0.48%
568	Robert E. Nolan (T1) Rita C. Nolan (T2)	3205 Locust St. 50265-4031	LT 6 ASHAWA ESTATES PLAT 1	5342600	320/00442-006-000	\$ 181,400	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
569	Karla M. Ramon (T1)	414 34th St. 50265-4022	LT 12 ASHAWA ESTATES PLAT 2	5342700	320/00442-050-000	\$ 196,200	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
571	Emanuel Palmer (T1)	419 34th St. 50265-4023	LT 25 ASHAWA ESTATES PLAT 2	5342800	320/00442-063-000	\$ 179,800	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
572	James J. Miller (T1) Elaine C. Watkins-Miller (T2)	423 34th St. 50265-4023	LT 26 ASHAWA ESTATES PLAT 2	5342900	320/00442-064-000	\$ 190,400		80	\$860.00	\$172.00	\$86.00	\$1,118.00	\$1,118.00	\$0.00	0.39%

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573	Grant T. Logan (T1)	3401 Locust St. 50265-4033	LT 3 ASHAWA ESTATES PLAT 2	5343000	320/00442-041-000	\$ 171,300	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
575	Gregory M. Hazen (T1)	3410 Locust St. 50265-4033	LT 7 ASHAWA ESTATES PLAT 2	5343100	320/00442-045-000	\$ 192,000	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
585	David P. Anderson (T1) Shelley R. Anderson (T2)	209 34th St. 50265-4019	LT 28 ASHAWA ESTATES PLAT 3	5343200	320/00442-096-000	\$ 201,100	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
586	Austin B. Froerer (T1) Karen Froerer (T2)	301 33rd St. 50265-4011	LT 3 ASHAWA ESTATES PLAT 3	5343300	320/00442-071-000	\$ 187,300	68		\$697.00	\$139.40	\$69.70	\$906.10	\$906.10	\$0.00	0.32%
588	Cindy K. Brunson Trust (T1) Mail To: City State Bank Trust & Investment POB 370 Norwalk, IA 50211-0370	224 34th St. 50265	LT 37 ASHAWA ESTATES PLAT 3	5343400	320/00442-105-000	\$ 176,400	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
589	Denis G. Biscobing (T1)	300 34th St. 50265-4020	LT 38 ASHAWA ESTATES PLAT 3	5343500	320/00442-106-000	\$ 165,900	52		\$533.00	\$106.60	\$53.30	\$692.90	\$692.90	\$0.00	0.24%
590	Lori Dalton Miksch (T1)	308 34th St. 50265-4020	LT 39 ASHAWA ESTATES PLAT 3	5343600	320/00442-107-000	\$ 160,800	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
591	Jami J. Hagemeyer (T1)	217 33rd St. 50265-4009	LT 7 ASHAWA ESTATES PLAT 3	5343700	320/00442-075-000	\$ 176,200	208		\$2,132.00	\$426.40	\$213.20	\$2,771.60	\$2,771.60	\$0.00	0.97%
593	Cheryl J. Erickson (T1)	201 34th St. 50265-4019	S 10F LT 29 & ALL LT 30 ASHAWA ESTATES PLAT 3	5343800	320/00442-098-001	\$ 185,700	196		\$2,009.00	\$401.80	\$200.90	\$2,611.70	\$2,611.70	\$0.00	0.91%
596	Mark A. Opsal (T1) Sue A. Opsal (T2)	400 Jordan Dr. 50265-4042	LOT 20 ASHAWA ESTATES PLAT 4	5343900	320/00442-130-000	\$ 168,600	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
598	Lori L. Trotter (T1)	300 34th Ct. 50265-4016	LOT 23 ASHAWA ESTATES PLAT 4	5344000	320/00442-133-000	\$ 164,100	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
599	Kathy Jo Arndorfer (T1) Douglas Arndorfer (T2)	212 34th Ct. 50265-4014	LOT 26 ASHAWA ESTATES PLAT 4	5344100	320/00442-136-000	\$ 159,200	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
602	Dax L. Wedemeyer (T1)	301 34th Ct. 50265-4017	LOT 36 ASHAWA ESTATES PLAT 4	5344200	320/00442-146-000	\$ 170,700	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
603	Terry L. Peterson (T1) Michelle A. Peterson (T2)	220 Jordan Dr. 50265-4026	LOT 37 ASHAWA ESTATES PLAT 4	5344300	320/00442-147-000	\$ 161,800	68		\$697.00	\$139.40	\$69.70	\$906.10	\$906.10	\$0.00	0.32%
604	Blake S. Battani (T1) Elizabeth M. Bunn (T2)	216 Jordan Dr. 50265-4026	LOT 38 ASHAWA ESTATES PLAT 4	5344400	320/00442-148-000	\$ 165,700	18		\$184.50	\$36.90	\$18.45	\$239.85	\$239.85	\$0.00	0.08%
608	Roger Asher (T1) Sharon Asher (T2)	301 Jordan Dr. 50265-4029	LOT 8 ASHAWA ESTATES PLAT 4	5344500	320/00442-118-000	\$ 170,900	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
610	Jack D. Boettcher (T1) Vicki L. Boettcher (T2)	305 Valley West Dr. 50265-3907	LT 10 ASHAWA ESTATES PLAT 5	5344600	320/00442-170-000	\$ 151,000	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%

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611	Beth D. Steinfeldt (T1)	417 Valley West Dr. 50265-3909	LT 21 ASHAWA ESTATES PLAT 5	5344700	320/00442-181-000	\$ 147,800	96	44	\$1,457.00	\$291.40	\$145.70	\$1,894.10	\$1,894.10	\$0.00	0.66%
614	Helen J. Whannel (T1) Mail To: 8308 Colby Pkwy Apt. 200 Urbandale, IA 50322-7006	209 Valley West Dr. 50265-3905	LT 3 ASHAWA ESTATES PLAT 5	5344800	320/00442-163-000	\$ 147,600	208		\$2,132.00	\$426.40	\$213.20	\$2,771.60	\$2,771.60	\$0.00	0.97%
616	Linda S. Horner (T1)	301 Valley West Dr. 50265-3907	LT 9 ASHAWA ESTATES PLAT 5	5344900	320/00442-169-000	\$ 153,900	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
617	Systematic Investment Partners LLC (T1) Mail To: Mukesh Tayal 13880 Lakeview Dr. Clive, IA 50325	3200 Maple St. 50265-4043	LT 1 ASHAWA ESTATES PLAT 6	5345000	320/00442-201-000	\$ 172,800	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
619	Carolyn Whitehead Revocable Trust (T1) Carolyn Whitehead (Trustee) (T2)	3204 Maple St. 50265-4043	LT 2 ASHAWA ESTATES PLAT 6	5345100	320/00442-202-000	\$ 182,500	56		\$574.00	\$114.80	\$57.40	\$746.20	\$746.20	\$0.00	0.26%
620	Justin E. Blietz (T1) Abby L. Blietz (T2)	3300 Maple St. 50265-4035	LT 4 ASHAWA ESTATES PLAT 6	5345200	320/00442-204-000	\$ 166,700	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
621	Glenda M. Powell (T1)	3308 Maple St. 50265-4035	LT 6 ASHAWA ESTATES PLAT 6	5345300	320/00442-206-000	\$ 159,800	80		\$820.00	\$164.00	\$82.00	\$1,066.00	\$1,066.00	\$0.00	0.37%
623	James D. Barr (T1) Ma Merlita Barr (T2)	3400 Maple St. 50265-4038	LT 8 ASHAWA ESTATES PLAT 6	5345400	320/00442-208-000	\$ 164,200	100	16	\$1,197.00	\$239.40	\$119.70	\$1,556.10	\$1,556.10	\$0.00	0.54%
627	Jordan Glen Twnhmes Association (T1) Mail To: Smart Management 545 5th St. West Des Moines, IA 50265-4637	3305 EP True Pkwy.	-EX S 17F RD EAS- OUTLOT X JORDAN GLEN PLAT 1	5345500	320/02826-080-049	\$ 35,700	236		\$2,419.00	\$483.80	\$241.90	\$3,144.70	\$3,144.70	\$0.00	1.10%
628	Dustin H. Hockman (T1) Erin A. Hockman (T2)	2904 Boulder Dr. 50265-4150	LOT 1 MEADOW POINT PLAT 10	5345600	320/03026-953-001	\$ 216,600	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
629	Craig A. Schimonitz (T1) Amanda D. Schimonitz (T2)	509 31st St. 50265-3154	LOT 10 MEADOW POINT PLAT 10	5345700	320/03026-953-010	\$ 212,000	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
631	Triet M. Trinh (T1) Thanh T. Pham (T2)	501 31st St. 50265-3154	LOT 12 MEADOW POINT PLAT 10	5345800	320/03026-953-012	\$ 204,600		32	\$344.00	\$68.80	\$34.40	\$447.20	\$447.20	\$0.00	0.16%
634	Mark A. Schroder (T1)	333 31st St. 50265-4003	LOT 19 MEADOW POINT PLAT 10	5345900	320/03026-953-019	\$ 230,800		16	\$172.00	\$34.40	\$17.20	\$223.60	\$223.60	\$0.00	0.08%
635	Shaun Thompson (T1) Andrea Thompson (T2)	2908 Boulder Dr. 50265-4150	LOT 2 MEADOW POINT PLAT 10	5346000	320/03026-953-002	\$ 214,400	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
636	James M. Arganbright (T1) Julie A. Arganbright (T2)	332 31st St. 50265-4000	LOT 21 MEADOW POINT PLAT 10	5346100	320/03026-953-021	\$ 259,500	96	20	\$1,199.00	\$239.80	\$119.90	\$1,558.70	\$1,558.70	\$0.00	0.54%
637	Joshua R. Button (T1) Samahara N. Button (T2)	400 31st St. 50265-4034	LOT 22 MEADOW POINT PLAT 10	5346200	320/03026-953-022	\$ 226,300		36	\$387.00	\$77.40	\$38.70	\$503.10	\$503.10	\$0.00	0.18%
644	Bryson E. Winsky (T1) Amy M. Steger (T2)	2916 Boulder Dr. 50265-4150	LOT 4 MEADOW POINT PLAT 10	5346300	320/03026-953-004	\$ 189,800		36	\$387.00	\$77.40	\$38.70	\$503.10	\$503.10	\$0.00	0.18%



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647	Rosemary B. Neel (T1)	2901 Boulder Dr. 50265-4154	LOT 44 MEADOW POINT PLAT 10	5346400	320/03026-953-044	\$ 227,400	152		\$1,558.00	\$311.60	\$155.80	\$2,025.40	\$2,025.40	\$0.00	0.71%
649	Bradley L. Renberg (T1)	2900 Boulder Dr. 50265-4150	LOT 49 MEADOW POINT PLAT 10	5346500	320/03026-953-049	\$ 229,000	20	36	\$592.00	\$118.40	\$59.20	\$769.60	\$769.60	\$0.00	0.27%
650	April J. Cochran (T1) Mail To: 3405 Woodland Ave. Unit 25 West Des Moines, IA 50266-1916	3008 Boulder Dr. 50265-4155	LOT 7 MEADOW POINT PLAT 10	5346600	320/03026-953-007	\$ 185,800	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
652	Dirk K. Thieben (T1) Lynne M. Thieben (T2)	508 29th Ct. 50265-6100	-EX BEG SE COR THN SW13F NE14.23F TO E LN SLY5.2F TO POB LT 20 MEADOW POINT PLAT 11	5346700	320/03026-954-040	\$ 240,000		88	\$946.00	\$189.20	\$94.60	\$1,229.80	\$1,229.80	\$0.00	0.43%
653	Clint Papin (T1) Kimberly Papin (T2)	2500 Locust St. 50265-4152	LOT 1 MEADOW POINT PLAT 11	5346800	320/03026-954-001	\$ 188,600	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
654	Jolene G. Taylor (T1)	2916 Locust St. 50265-4157	LOT 12 MEADOW POINT PLAT 11	5346900	320/03026-954-012	\$ 208,600	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
655	Belinda B. Karis-Nace (T1)	413 29th St. 50265-4149	LOT 14 MEADOW POINT PLAT 11	5347000	320/03026-954-014	\$ 205,800	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
658	Nathan C. Brennecke (T1) Tarissa J. Lee (T2)	2600 Locust St. 50265-4159	LOT 2 MEADOW POINT PLAT 11	5347100	320/03026-954-002	\$ 226,300	80		\$820.00	\$164.00	\$82.00	\$1,066.00	\$1,066.00	\$0.00	0.37%
662	Michael Sonoiki (T1)	512 28th Ct. 50265-6257	LOT 33 MEADOW POINT PLAT 11	5347200	320/03026-954-033	\$ 244,800	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
663	Rickey L. Davis (T1) Mary J. Davis (T2)	505 28th Ct. 50265-6257	LOT 36 MEADOW POINT PLAT 11	5347300	320/03026-954-036	\$ 209,800		72	\$774.00	\$154.80	\$77.40	\$1,006.20	\$1,006.20	\$0.00	0.35%
667	Michael G. Crabtree (T1) Rebecca L. Crabtree (T2)	305 29th St. 50265-4147	LOT 1 MEADOW POINT PLAT 9	5347400	320/03026-952-001	\$ 249,800	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
668	Bradley Brody (T1) Amy Brody (T2)	2800 Walnut St. 50265-6253	LOT 13 MEADOW POINT PLAT 9	5347500	320/03026-952-013	\$ 206,900	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
669	Dennis Uhlenhopp (T1) Allyson K. Uhlenhopp (T2)	2801 Walnut St. 50265-6254	LOT 18 MEADOW POINT PLAT 9	5347600	320/03026-952-018	\$ 194,300	48		\$527.00	\$105.40	\$52.70	\$685.10	\$685.10	\$0.00	0.24%
671	George G. Havens (T1) Joan J. Havens (T2)	2809 Walnut St. 50265-6254	LOT 20 MEADOW POINT PLAT 9	5347700	320/03026-952-020	\$ 199,500		50	\$537.50	\$107.50	\$53.75	\$698.75	\$698.75	\$0.00	0.24%
675	Justin Oliver (T1) Lynsey Oliver (T2)	301 31st St. 50265-4003	LOT 32 MEADOW POINT PLAT 9	5347800	320/03026-952-032	\$ 224,500	72		\$738.00	\$147.60	\$73.80	\$959.40	\$959.40	\$0.00	0.33%
676	Timothy J. Waugh (T1)	305 31st St. 50265-4003	LOT 33 MEADOW POINT PLAT 9	5347900	320/03026-952-033	\$ 219,700	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
678	Calvin R. Mc Kelvogue (T1) Michelle A. Mc Kelvogue (T2)	316 31st St. 50265-4000	LOT 39 MEADOW POINT PLAT 9	5348000	320/03026-952-039	\$ 219,300		16	\$172.00	\$34.40	\$17.20	\$223.60	\$223.60	\$0.00	0.08%
680	Kendra B. Kelly (T1) John D. Kelly (T2)	2832 Walnut St. 50265-6253	LOT 6 MEADOW POINT PLAT 9	5348100	320/03026-952-006	\$ 226,300	40	16	\$582.00	\$116.40	\$58.20	\$756.60	\$756.60	\$0.00	0.26%

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PROP. NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	CERT. NO.	PARCEL NO.	COUNCIL VALUATION	SIDEWALK 4" (SF)	SIDEWALK 6" (SF)	CONSTRUCTION COST	ADMINISTRATION COST	CONTINGENCY	TOTAL BENEFIT	PRELIMINARY ASSESSMENT	CONDITIONAL DEFICIENCY	PROPORTION OF TOTAL COST
686	James R. Holman (T1) Jean M. Holman (T2)	2117 Walnut St. 50265-6264	LOT 12 MEADOW PARK CIRCLE	5348200	320/03026-580-412	\$ 214,300	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
687	Michael O. Ericson (T1) Deborah S. Keller-Ericson (T2)	2133 Walnut St. 50265-6264	LOT 13 MEADOW PARK CIRCLE	5348300	320/03026-580-413	\$ 212,100	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
689	Kun-Liang Lu (T1) Qingxia Yang (T2)	2048 Walnut St. 50265-6262	LOT 18 MEADOW PARK CIRCLE	5348400	320/03026-580-418	\$ 220,100	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
691	Curt Carpenter (T1) Julie Carpenter (T2)	1916 Walnut St. 50265-6260	LOT 25 MEADOW PARK CIRCLE	5348500	320/03026-580-425	\$ 239,300	80		\$820.00	\$164.00	\$82.00	\$1,066.00	\$1,066.00	\$0.00	0.37%
692	Danelle M. Sage (T1)	2001 Walnut St. 50265-6265	LOT 7 MEADOW PARK CIRCLE	5348600	320/03026-580-407	\$ 203,100	28		\$287.00	\$57.40	\$28.70	\$373.10	\$373.10	\$0.00	0.13%
693	Joe Marturello (T1) Thelma Marturello (T2)	2805 Maple St. 50265-6212	E 5FT LT 47 & ALL LT 48 MEADOW POINT PLAT 2	5348700	320/03026-668-001	\$ 194,100	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
697	Scott R. Green (T1) Jennifer W. Green (T2)	301 27th St. 50265-6247	LOT 24 MEADOW POINT PLAT 2	5348800	320/03026-644-000	\$ 209,400	68		\$697.00	\$139.40	\$69.70	\$906.10	\$906.10	\$0.00	0.32%
698	John S. Swanson (T1)	2601 Maple St. 50265-6210	LOT 25 MEADOW POINT PLAT 2	5348900	320/03026-645-000	\$ 176,400	56		\$574.00	\$114.80	\$57.40	\$746.20	\$746.20	\$0.00	0.26%
704	Philip Schriver (T1) Melanie Schriver (T2)	2916 Elm St. 50265-6217	LOT 39 MEADOW POINT PLAT 2	5349000	320/03026-659-000	\$ 233,000	68		\$697.00	\$139.40	\$69.70	\$906.10	\$906.10	\$0.00	0.32%
705	Mark A. Wellman (T1) Jacqueline M. Wellman (T2)	3012 Elm St. 50265-6218	LOT 4 MEADOW POINT PLAT 2	5349100	320/03026-624-000	\$ 217,100	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
707	Ralph Moisa (T1) Carol Moisa (T2)	2901 Maple St. 50265-6213	LOT 45 MEADOW POINT PLAT 2	5349200	320/03026-665-000	\$ 213,800	84		\$861.00	\$172.20	\$86.10	\$1,119.30	\$1,119.30	\$0.00	0.39%
708	Steven G. Griffin (T1) Lela M. Griffin (T2)	2801 Maple St. 50265-6212	LOT 49 MEADOW POINT PLAT 2	5349300	320/03026-669-000	\$ 194,500	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
709	Blair M. Hillen (T1) Celeste Hillen (T2)	2709 Maple St. 50265-6211	LOT 50 MEADOW POINT PLAT 2	5349400	320/03026-670-000	\$ 187,800	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
712	Jeffrey L. Crawford (T1)	2413 Maple St. 50265-6208	LOT 14 MEADOW POINT PLAT 3	5349500	320/03026-714-000	\$ 191,100	20		\$205.00	\$41.00	\$20.50	\$266.50	\$266.50	\$0.00	0.09%
714	Eric J. Riesberg (T1)	2501 Maple St. 50265-6209	LOT 2 MEADOW POINT PLAT 3	5349600	320/03026-702-000	\$ 176,600	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
715	Darla Hassebroek (T1)	213 24th St. 50265-6226	LOT 23 MEADOW POINT PLAT 3	5349700	320/03026-723-000	\$ 163,400	32	20	\$543.00	\$108.60	\$54.30	\$705.90	\$705.90	\$0.00	0.25%
718	Tonia L. Nesbit (T1)	208 23rd St. 50265-6223	LOT 29 MEADOW POINT PLAT 3	5349800	320/03026-729-000	\$ 169,300	28		\$287.00	\$57.40	\$28.70	\$373.10	\$373.10	\$0.00	0.13%
719	Tricia L. Kubicek (T1)	201 25th St. 50265-6228	LOT 3 MEADOW POINT PLAT 3	5349900	320/03026-703-000	\$ 176,100	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%

Assessment Schedule  
2014 Sidewalk Improvement Program - Ph. 1  
West Des Moines, Iowa  
Project No. 0510-036-2014  
Date: June 24, 2015

Bond No.: Polk Co. 2015-02

PROP. NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	CERT. NO.	PARCEL NO.	COUNCIL VALUATION	SIDEWALK 4" (SF)	SIDEWALK 6" (SF)	CONSTRUCTION COST	ADMINISTRATION COST	CONTINGENCY	TOTAL BENEFIT	PRELIMINARY ASSESSMENT	CONDITIONAL DEFICIENCY	PROPORTION OF TOTAL COST
721	Ron Scott (T1)	2445 Maple St. 50265-6208	LOT 6 MEADOW POINT PLAT 3	5350000	320/03026-706-000	\$ 171,100	44	16	\$623.00	\$124.60	\$62.30	\$809.90	\$809.90	\$0.00	0.28%
722	John R. Wilts (T1) Josephine Wilts (T2)	2441 Maple St. 50265-6208	LOT 7 MEADOW POINT PLAT 3	5350100	320/03026-707-000	\$ 189,200	32	24	\$586.00	\$117.20	\$58.60	\$761.80	\$761.80	\$0.00	0.27%
724	Daniel F. Gronke (T1)	2705 Meadow Point Ct. 50265-6255	LOT 17 MEADOW POINT PLAT 4	5350200	320/03026-767-000	\$ 201,700	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
726	Sarah Woo (T1) Byungmin Woo (T2)	2700 Walnut St. 50265-6251	LOT 19 MEADOW POINT PLAT 4	5350300	320/03026-769-000	\$ 185,100	144		\$1,476.00	\$295.20	\$147.60	\$1,918.80	\$1,918.80	\$0.00	0.67%
728	Todd Smith (T1) Heather Smith (T2)	2709 Walnut St. 50265-6252	LOT 23 MEADOW POINT PLAT 4	5350400	320/03026-773-000	\$ 219,300	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
731	Brent L. Leistner (T1) Kimberly A. Reeder (T2)	2712 Meadow Point Ct. 50265-6248	LOT 4 MEADOW POINT PLAT 4	5350500	320/03026-754-000	\$ 189,200	96		\$1,019.00	\$203.80	\$101.90	\$1,324.70	\$1,324.70	\$0.00	0.46%
734	Cooper Messenger (T1) Kelsey Messenger (T2)	224 25th St. 50265-6227	LOT 16 MEADOW POINT PLAT 5	5350600	320/03026-816-000	\$ 181,800		40	\$430.00	\$86.00	\$43.00	\$559.00	\$559.00	\$0.00	0.19%
735	John M. Ringland (T1) Elaine K. Ringland (T2)	213 25th St. 50265-6228	LOT 24 MEADOW POINT PLAT 5	5350700	320/03026-824-000	\$ 174,400	32	16	\$500.00	\$100.00	\$50.00	\$650.00	\$650.00	\$0.00	0.23%
736	John C. Whitlow (T1) Mary L. Whitlow (T2)	301 25th St. 50265-6244	LOT 28 MEADOW POINT PLAT 5	5350800	320/03026-828-000	\$ 181,800	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
741	Linda R. Blake (T1)	240 24th St. 50265-6224	LOT 47 MEADOW POINT PLAT 5	5350900	320/03026-847-000	\$ 188,600	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
743	Brent D. Jackson (T1) Karen L. Jackson (T2)	225 24th St. 50265-6226	LOT 54 MEADOW POINT PLAT 5	5351000	320/03026-854-000	\$ 190,900	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
744	Nicole M. Carlson (T1) Brian M. Craun (T2)	229 24th St. 50265-6226	LOT 55 MEADOW POINT PLAT 5	5351100	320/03026-855-000	\$ 173,600	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
758	Sean J. Kastli (T1) Jennifer L. Kastli (T2)	237 23rd St. 50265-6225	LOT 19 MEADOW POINT PLAT 6	5351200	320/03026-919-000	\$ 184,000		16	\$172.00	\$34.40	\$17.20	\$223.60	\$223.60	\$0.00	0.08%
760	Hai Yang (T1)	236 23rd St. 50265-6223	LOT 26 MEADOW POINT PLAT 6	5351300	320/03026-926-000	\$ 175,100	72		\$738.00	\$147.60	\$73.80	\$959.40	\$959.40	\$0.00	0.33%
763	Bradley D. Hauser (T1)	264 23rd St. 50265-6223	LOT 34 MEADOW POINT PLAT 6	5351400	320/03026-934-000	\$ 179,300	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
767	Jeffrey J. Houchin (T1) Sharon H. Houchin (T2)	313 23rd St. 50265-6250	LOT 8 MEADOW POINT PLAT 6	5351500	320/03026-908-000	\$ 188,200	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
769	Tiffany Tamm (T1)	153 27th Ct. 50265-6239	LOT 13 MEADOW POINT PLAT 8	5351600	320/03026-950-013	\$ 182,000		16	\$172.00	\$34.40	\$17.20	\$223.60	\$223.60	\$0.00	0.08%
770	Kate L. Gainer (T1) Robert Gainer (T2)	129 27th Ct. 50265-6239	LOT 19 MEADOW POINT PLAT 8	5351700	320/03026-950-019	\$ 189,100		20	\$215.00	\$43.00	\$21.50	\$279.50	\$279.50	\$0.00	0.10%

Assessment Schedule  
 2014 Sidewalk Improvement Program - Ph. 1  
 West Des Moines, Iowa  
 Project No. 0510-036-2014  
 Date: June 24, 2015

Bond No.: Polk Co. 2015-02

PROP. NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	CERT. NO.	PARCEL NO.	COUNCIL VALUATION	SIDEWALK 4" (SF)	SIDEWALK 6" (SF)	CONSTRUCTION COST	ADMINISTRATION COST	CONTINGENCY	TOTAL BENEFIT	PRELIMINARY ASSESSMENT	CONDITIONAL DEFICIENCY	PROPORTION OF TOTAL COST
772	Sandra K. Rippenkroeger (T1)	121 27th Ct. 50265-6268	LOT 21 MEADOW POINT PLAT 8	5351800	320/03026-950-021	\$ 181,700	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
774	Iowa-Missouri Conf. Assoc. Of (T-1) Seventh-Day Advents (T2) Mail To: Iowa-Missouri Conf. Assoc. Of POB 65665 West Des Moines, IA 50265-0665	140 27th Ct. 50265-6237	LOT 25 MEADOW POINT PLAT 8	5351900	320/03026-950-025	\$ 198,000	64		\$656.00	\$131.20	\$65.60	\$852.80	\$852.80	\$0.00	0.30%
776	Melvin Harper (T1) Maria V. Ramirez (T2) Mail To: 1667 NW 93rd Ct. Clive, IA 50325-6231	152 27th Ct. 50265-6237	LOT 27 MEADOW POINT PLAT 8	5352000	320/03026-950-027	\$ 176,300	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
777	Andrew Stonewall (T1) Melany Stonewall (T2)	156 27th Ct. 50265-6237	LOT 28 MEADOW POINT PLAT 8	5352100	320/03026-950-028	\$ 183,100	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
778	Kayla Waters (T1)	141 28th Ct. 50265-6240	LOT 33 MEADOW POINT PLAT 8	5352200	320/03026-950-033	\$ 164,500	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
779	Tad D. Kennedy (T1) Sheila K. Kennedy (T2)	137 28th Ct. 50265-6240	LOT 34 MEADOW POINT PLAT 8	5352300	320/03026-950-034	\$ 177,900	40		\$410.00	\$82.00	\$41.00	\$533.00	\$533.00	\$0.00	0.19%
780	Lisa Buelow (T1)	133 28th Ct. 50265-6240	LOT 35 MEADOW POINT PLAT 8	5352400	320/03026-950-035	\$ 181,900	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
789	Brad Basart (T1) Kristy Basart-Morse (T2)	2904 Maple St. 50265-6206	LOT 54 MEADOW POINT PLAT 8	5352500	320/03026-950-054	\$ 194,100	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
792	Jerry D. Swertfager (T1) Charlene R. Swertfager (T2)	3008 Maple St. 50265-6207	LOT 58 MEADOW POINT PLAT 8	5352600	320/03026-950-058	\$ 203,700	24		\$246.00	\$49.20	\$24.60	\$319.80	\$319.80	\$0.00	0.11%
793	Donna M. White (T1)	3100 Maple St. 50265-4055	LOT 59 MEADOW POINT PLAT 8	5352700	320/03026-950-059	\$ 185,500	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
796	Caleb Pearson (T1) Lauren Pearson (T2)	128 26th Ct. 50265-6200	LOT 8 MEADOW POINT PLAT 8	5352800	320/03026-950-008	\$ 182,800	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
800	Lynn K. Hiller (T1)	138 Evergreen Pl. 50265-7055	LOT 14 THE PINES AT MEADOW POINT	5352900	320/04127-090-014	\$ 121,700	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
801	Larry M. Phillips (T1) Mail To: 4131 SE 22nd St. Des Moines, IA 50320-2625	141 Evergreen Pl. 50265-7055	LOT 22 THE PINES AT MEADOW POINT	5353000	320/04127-090-022	\$ 123,200	48		\$492.00	\$98.40	\$49.20	\$639.60	\$639.60	\$0.00	0.22%
802	Cherese R. Schirck (T1)	159 Evergreen Pl. 50265-7057	LOT 3 THE PINES AT MEADOW POINT	5353100	320/04127-090-003	\$ 121,600	36		\$369.00	\$73.80	\$36.90	\$479.70	\$479.70	\$0.00	0.17%
803	Joanne Daniels (T1)	178 Evergreen Pl. 50265-7057	LOT 5 THE PINES AT MEADOW POINT	5353200	320/04127-090-005	\$ 126,500	40		\$410.00	\$82.00	\$41.00	\$533.00	\$533.00	\$0.00	0.19%
804	Janelle Heusinger (T1)	174 Evergreen Pl. 50265-7057	LOT 6 THE PINES AT MEADOW POINT	5353300	320/04127-090-006	\$ 109,900	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%

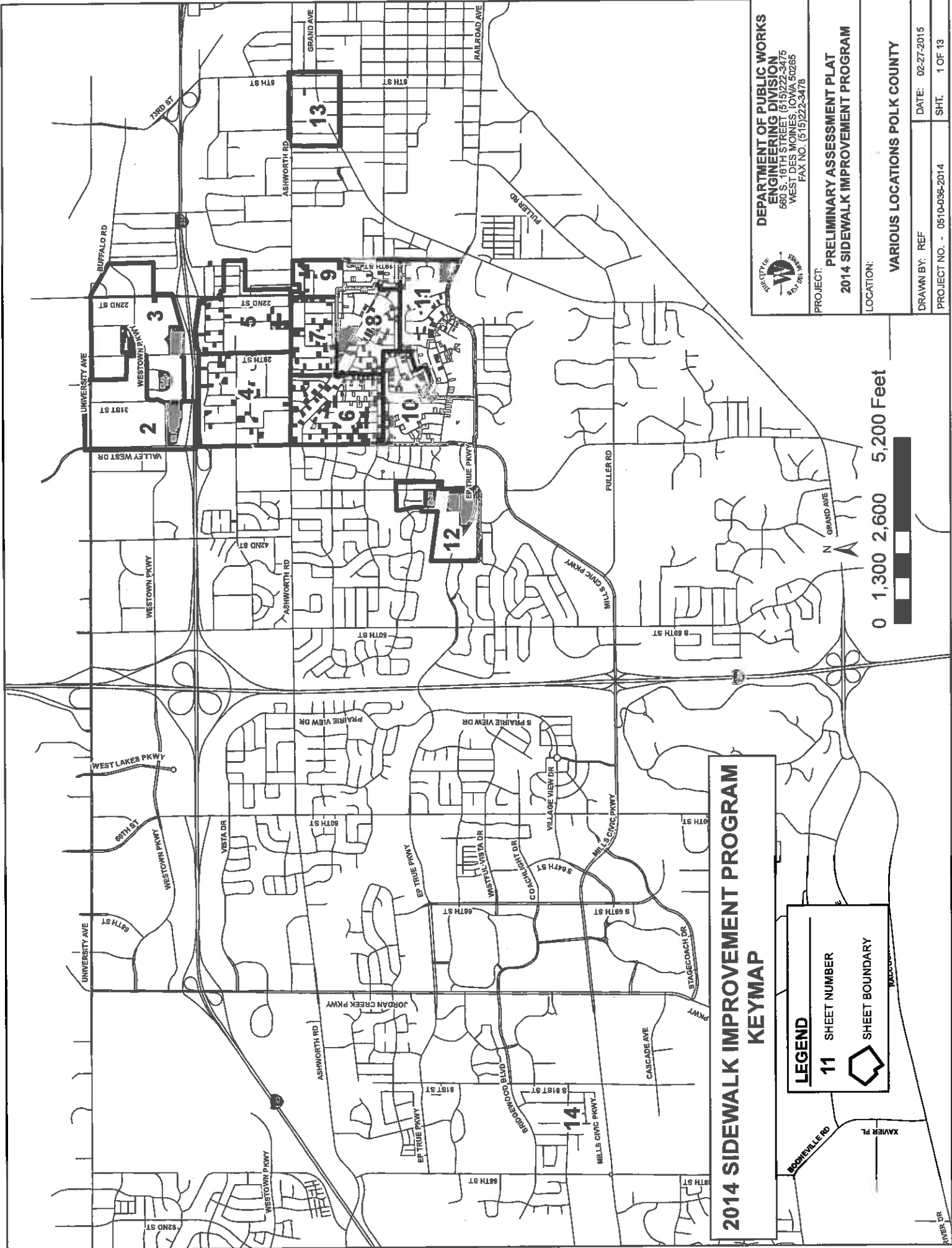
**Assessment Schedule**  
**2014 Sidewalk Improvement Program - Ph. 1**  
**West Des Moines, Iowa**  
**Project No. 0510-036-2014**  
**Date: June 24, 2015**

Bond No.: Polk Co. 2015-02

PROP. NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	CERT. NO.	PARCEL NO.	COUNCIL VALUATION	SIDEWALK 4" (SF)	SIDEWALK 6" (SF)	CONSTRUCTION COST	ADMINISTRATION COST	CONTINGENCY	TOTAL BENEFIT	PRELIMINARY ASSESSMENT	CONDITIONAL DEFICIENCY	PROPORTION OF TOTAL COST
805	Barbara A. Harger (T1)	170 Evergreen Pl. 50265-7057	LOT 7 THE PINES AT MEADOW POINT	5353400	320/04127-090-007	\$ 127,400	36	16	\$541.00	\$108.20	\$54.10	\$703.30	\$703.30	\$0.00	0.25%
806	Michelle Herndon (T1)	166 Evergreen Pl. 50265-7057	LOT 8 THE PINES AT MEADOW POINT	5353500	320/04127-090-008	\$ 114,000		28	\$301.00	\$60.20	\$30.10	\$391.30	\$391.30	\$0.00	0.14%
808	Ryan Zarling (T1)	148 25th Ct. 50265-6256	LOT 1 THE PINES AT MEADOW POINT PLAT 2	5353600	320/04127-090-051	\$ 212,200	16	16	\$336.00	\$67.20	\$33.60	\$436.80	\$436.80	\$0.00	0.15%
814	Mary T. Myers (T1)	141 25th Ct. 50265-6256	LOT 23 THE PINES AT MEADOW POINT PLAT 2	5353700	320/04127-090-073	\$ 190,400	16		\$164.00	\$32.80	\$16.40	\$213.20	\$213.20	\$0.00	0.07%
815	Jay C. Lauridsen (T1)	147 25th Ct. 50265-6256	LOT 26 THE PINES AT MEADOW POINT PLAT 2	5353800	320/04127-090-076	\$ 179,900	72		\$738.00	\$147.60	\$73.80	\$959.40	\$959.40	\$0.00	0.33%
822	IA Medical Society (T1) Mail To: 1001 Grand Ave. West Des Moines, IA 50265-3502	916 9th St. 50265-3612	LOT 45 CLOVER HILLS PLACE	5353900	320/01120-000-000	\$ 32,900	32		\$328.00	\$65.60	\$32.80	\$426.40	\$426.40	\$0.00	0.15%
823	Jaime Longenecker (T1)	1233 20th St. 50265-2210	OUTLOT X BEVERLY HILLS PLAT NO 7; AND -EX S 5F- LT 5 BEVERLY HILLS PLAT NO 6	5354000	320/00645-005-001	\$ 253,100	16		\$136.00	\$27.20	\$13.60	\$176.80	\$176.80	\$0.00	0.06%
830	Westbrooke Residential Coop (T1) Mail To: 4010 University Ave. West Des Moines, IA 50311-3563	3901 EP True Pkwy. 50265	LOT 1 SOUTHWICKE	5354100	320/04116-338-001	\$ 9,965,000	1772		\$15,062.00	\$3,012.40	\$1,506.20	\$19,580.60	\$19,580.60	\$0.00	6.83%
831	The Rugby Foundation	120 39th St. 50265-3930	LOT 3 SOUTHWICKE	5354200	320/04116-338-003	\$ 414,000	648		\$5,508.00	\$1,101.60	\$550.80	\$7,160.40	\$7,160.40	\$0.00	2.50%
832	Jon A. Arnold (T1) Robin E. Cosner (T2)	200 39th St. 50265-3938	E 1/2 ALLEY LYG W & ADJ & W 1/2 WALNUT ST LYG E & ADJ & LTS 1 THRU 5 BLK 3 & E 1/2 WALNUT ST LYG W & ADJ & LTS 10 THRU 14 & ALLEY LYG W & ADJ & LTS 1 THRU 5 BLK 4 ASHAWA	5354300	320/00440-004-000	\$ 187,200	1792		\$15,232.00	\$3,046.40	\$1,523.20	\$19,801.60	\$19,801.60	\$0.00	6.91%
833	Thomas R. Clark (T1) Jill H. Herwig (T2)	201 39th St. 50265-3931	LT 13 ASHWORTH ESTATES PLAT 8	5354400	320/00520-513-000	\$ 187,700	128		\$1,088.00	\$217.60	\$108.80	\$1,414.40	\$1,414.40	\$0.00	0.49%
<b>PROJECT TOTALS</b>															
							18,029.00								
								1,570.00							
									\$ 194,121.75						
										\$ 38,824.35					
											\$ 19,412.18				
												\$ 252,358.28			
													\$ 252,358.28		
														\$	
															88%
															\$ 286,737.43


**Notes:**

- (1) Council Valuation established at \$10,000/Acre for special assessment purposes for Parcel No. 627
- (2) Proportion of Total Project Cost is the Assessable cost divided by the Total Project Cost.



# 2014 SIDEWALK IMPROVEMENT PROGRAM KEYMAP

**LEGEND**

- 11 SHEET NUMBER
-  SHEET BOUNDARY

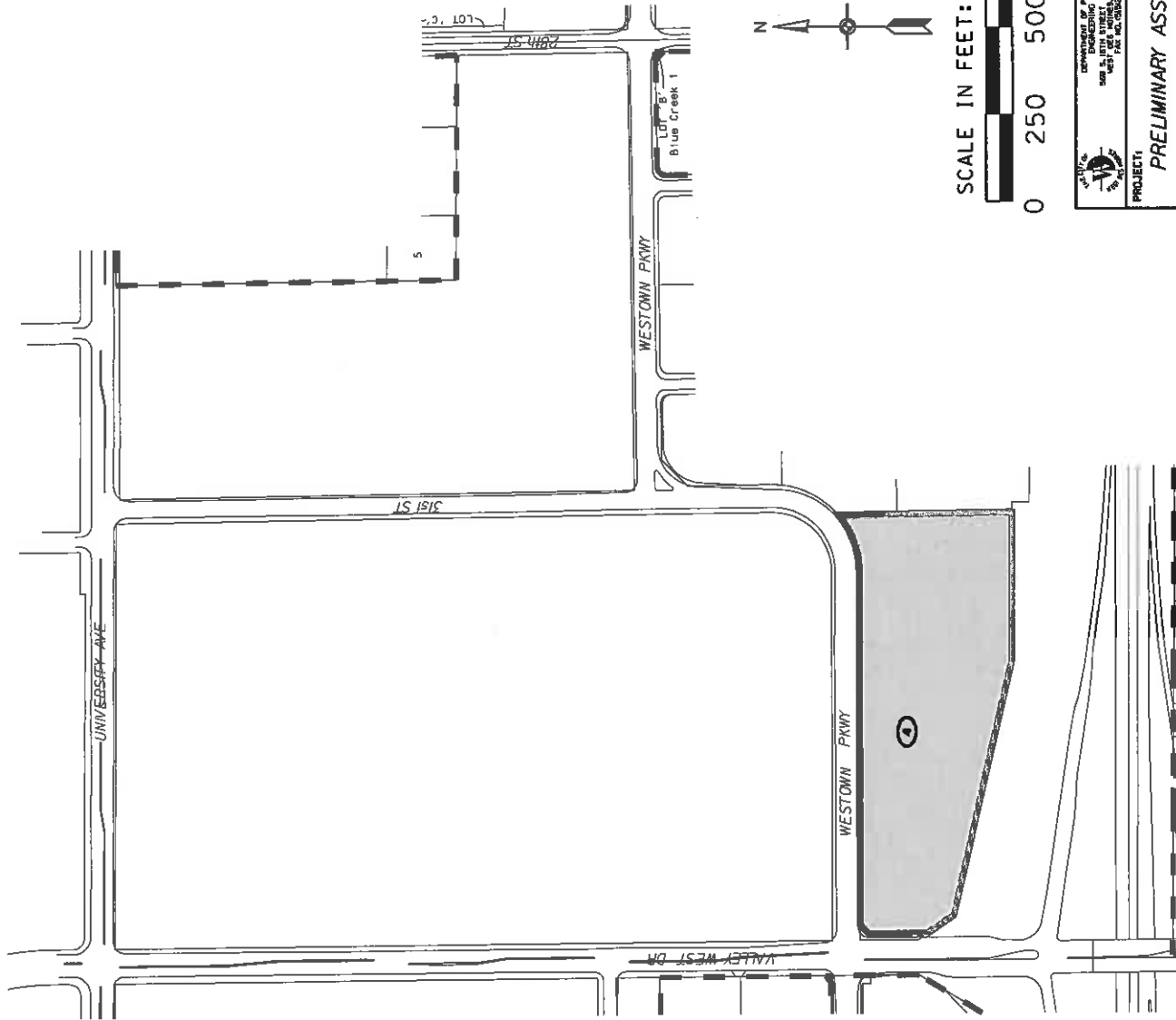


**DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION**  
 560 S. 16TH STREET (515)222-3475  
 WEST DES MOINES, IOWA 50265  
 FAX NO. (515)222-3478

**PROJECT:**  
 PRELIMINARY ASSESSMENT PLAT  
 2014 SIDEWALK IMPROVEMENT PROGRAM

**LOCATION:**  
 VARIOUS LOCATIONS POLK COUNTY

**DRAWN BY:** REF      **DATE:** 02-27-2015  
**PROJECT NO.:** 0510-036-2014      **SHT.** 1 OF 13

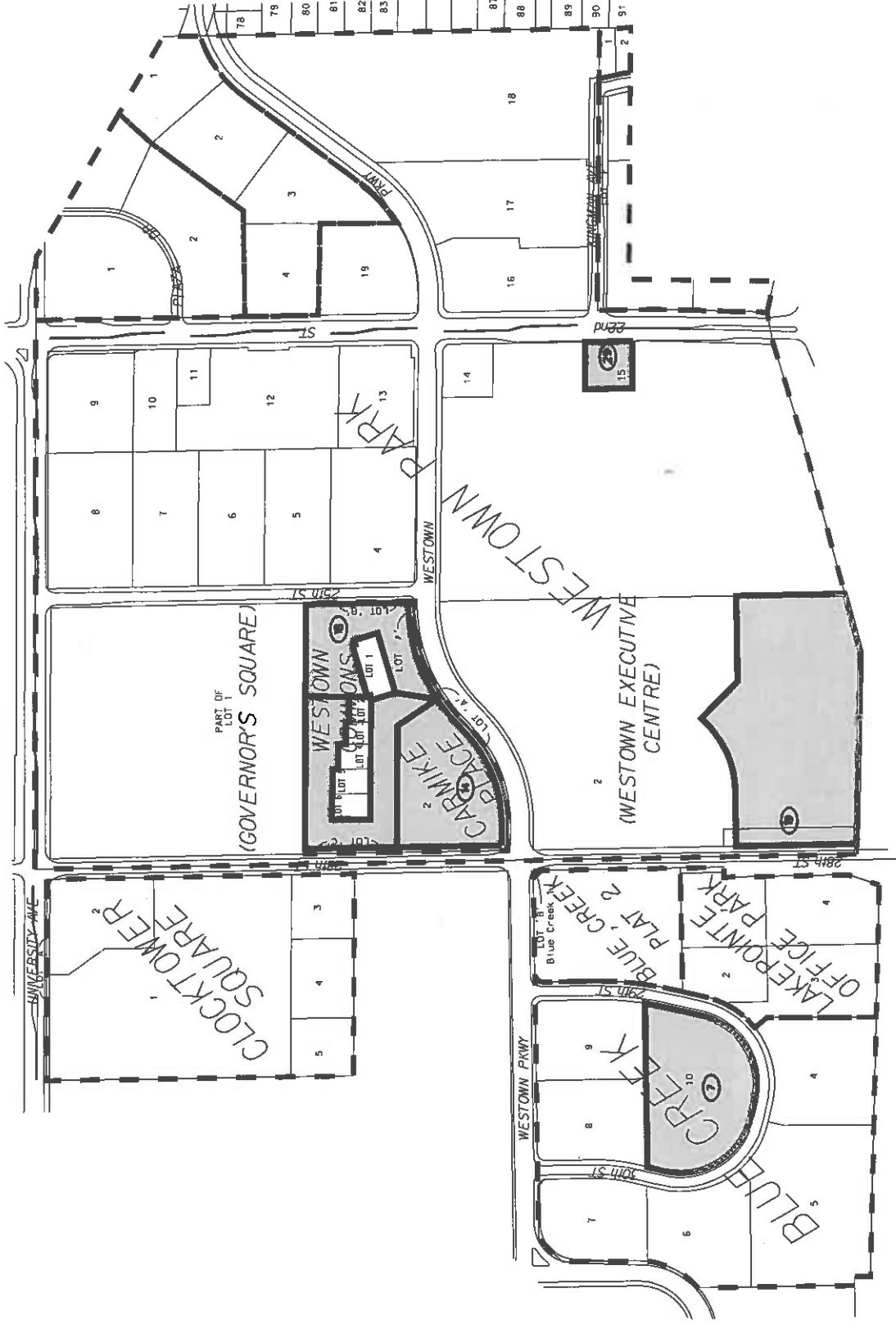


SCALE IN FEET: 1" = 500'

0 250 500 1000

- LEGEND**
- 2014 SIDEWALK PROGRAM BOUNDARY
  - ▭ PARCELS FOR SIDEWALK IMPROVEMENTS
  - - - SUBDIVISION BOUNDARY
  - ⊙ PROPERTY NUMBER

 OFFICE OF PUBLIC WORKS 100 S. CITY STREET, SUITE 3075 WEST PALM BEACH, FL 33411-3075 TEL: 561.832.3178	DATE: 02-27-15 PERIOD:
	PROJECT: <b>PRELIMINARY ASSESSMENT PLAT          2014 SIDEWALK IMPROVEMENT PROGRAM</b>
LOCATION: <b>VARIOUS LOCATIONS POLK COUNTY</b>	
DRAWN BY: REF	SCALE: 1" = 500'
PROJECT NO. 0510-036-2014	
SHEET 2 OF 13	

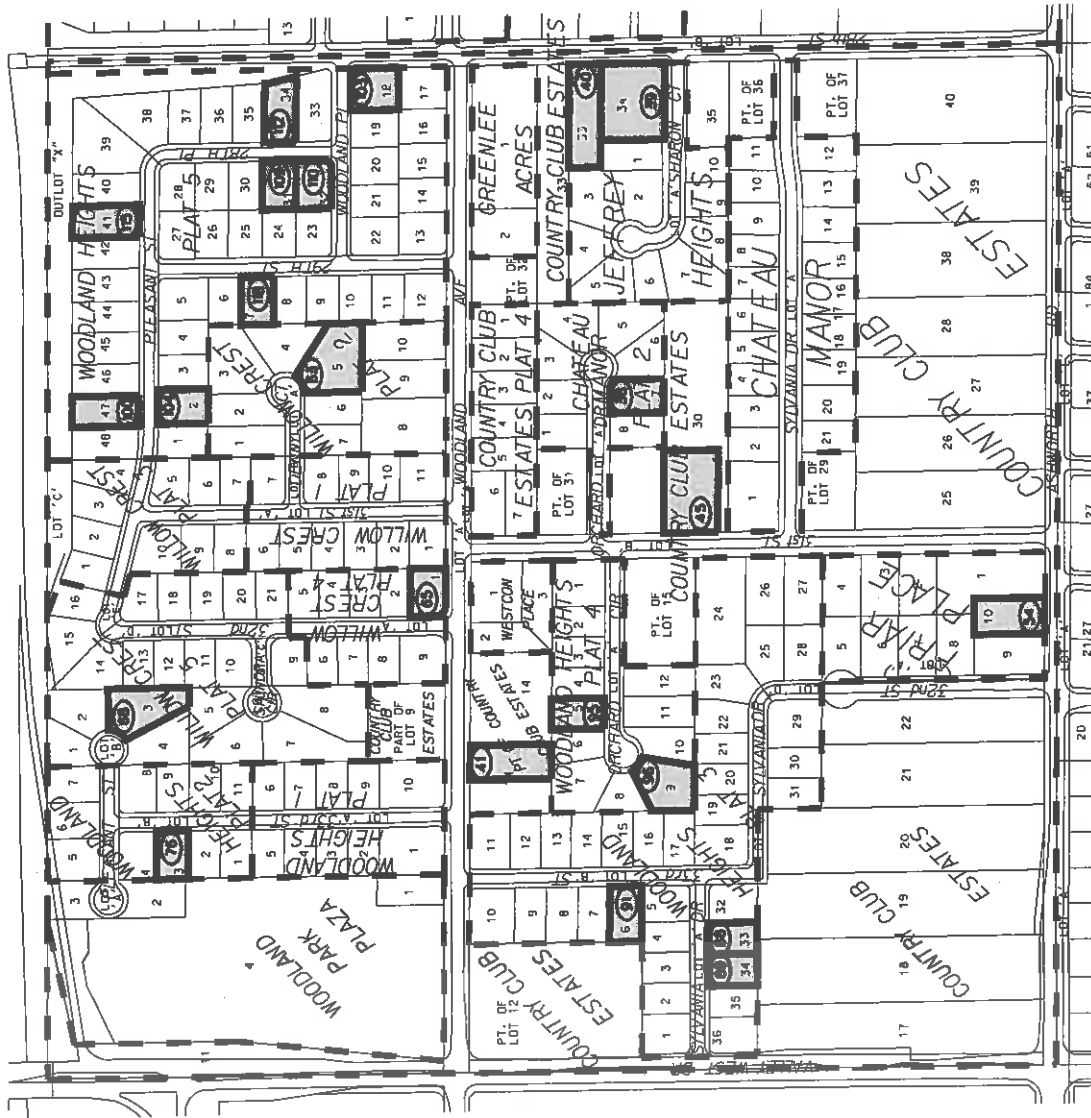


- LEGEND**
- 2014 SIDEWALK PROGRAM BOUNDARY
  - ▭ PARCELS FOR SIDEWALK IMPROVEMENTS
  - - - SUBDIVISION BOUNDARY
  - ⊙ PROPERTY NUMBER



	DATE: 02-27-15
	PROJECT: PRELIMINARY ASSESSMENT PLAT 2014 SIDEWALK IMPROVEMENT PROGRAM
LOCATION: VARIOUS LOCATIONS POLK COUNTY	PROJECT NO. 0510-036-2014
PLAN NO. REF	SHEET NO. 3 OF 13





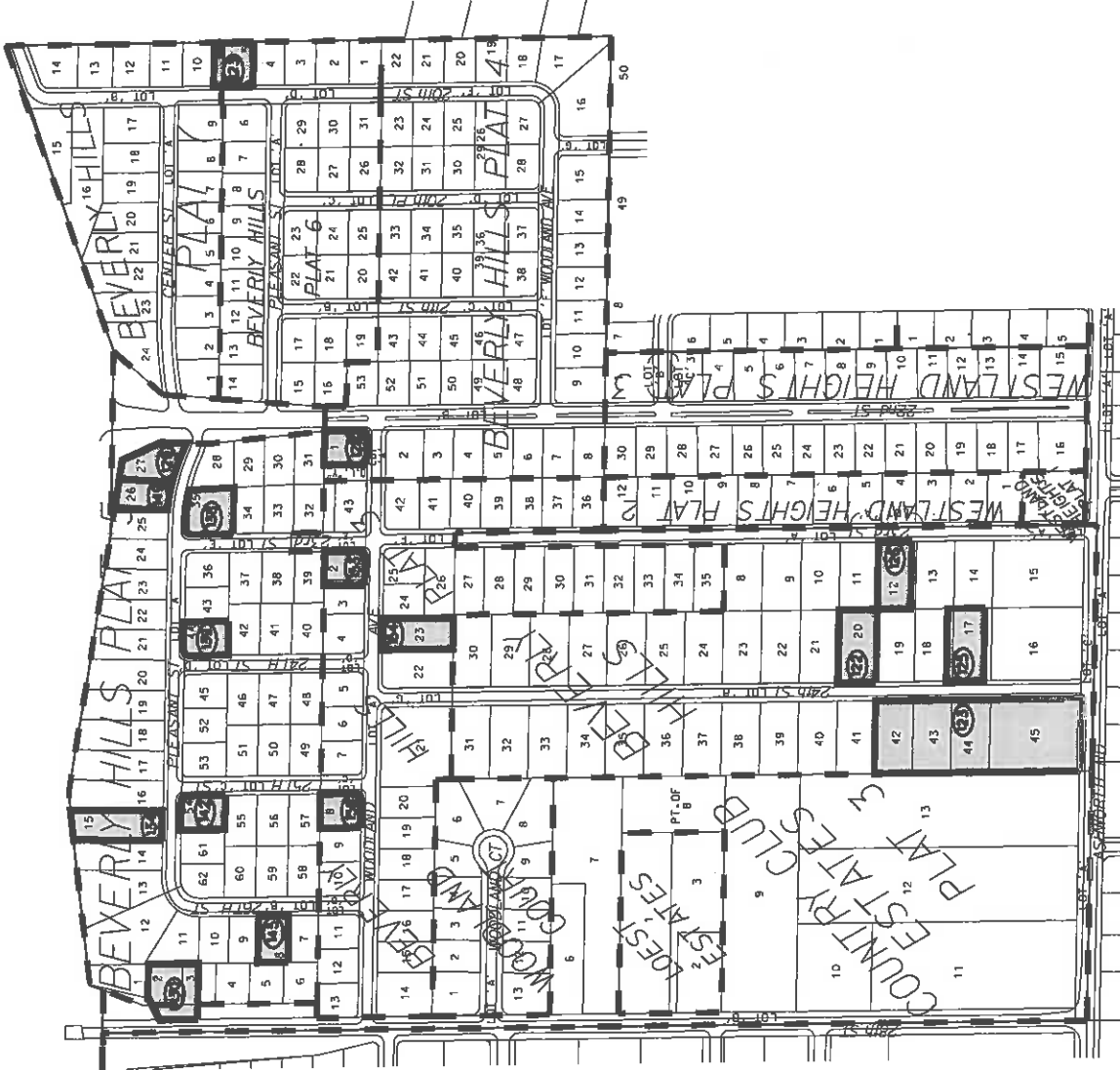
**LEGEND**

- 2014 SIDEWALK PROGRAM BOUNDARY
- ▭ PARCELS FOR SIDEWALK IMPROVEMENTS
- - - SUBDIVISION BOUNDARY
- ⊙ PROPERTY NUMBER

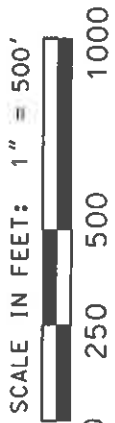
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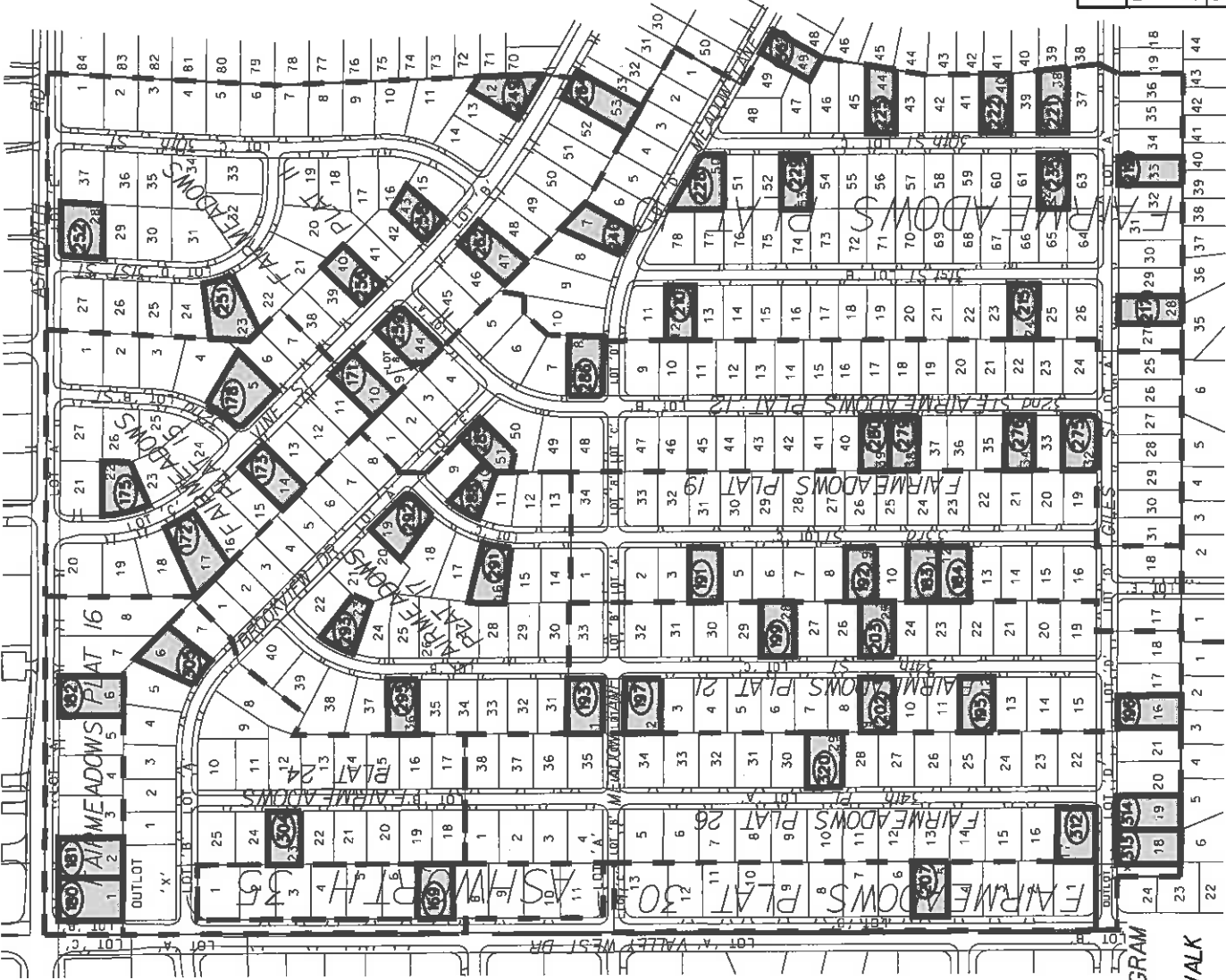
DATE	02-27-15
PROJECT	PRELIMINARY ASSESSMENT PLAT 2014 SIDEWALK IMPROVEMENT PROGRAM
LOCATION	VARIOUS LOCATIONS POLK COUNTY
PLAN NO.	REF
PROJECT NO.	0510-036-2014
SHEET	1" = 500'
SHT.	4 OF 13



- LEGEND**
- 2014 SIDEWALK PROGRAM BOUNDARY
  - ▭ PARCELS FOR SIDEWALK IMPROVEMENTS
  - - - SUBDIVISION BOUNDARY
  - ⓪ PROPERTY NUMBER



		DATE: 02-27-15
PROJECT: <b>PRELIMINARY ASSESSMENT PLAT</b> <b>2014 SIDEWALK IMPROVEMENT PROGRAM</b>		
LOCATION: <b>VARIOUS LOCATIONS POLK COUNTY</b>		
DATE: REF	ISSUED BY:	SCALE: 1" = 500'
PROJECT NO. 0510-036-2014		SHEET: 5 OF 13



SCALE IN FEET: 1" = 400'

0 200 400 800

DEPARTMENT OF PUBLIC WORKS  
 904 S. IOWA STREET, SPOKESMAN, IOWA 50588  
 PHONE: 515-281-2300 FAX: 515-281-2307

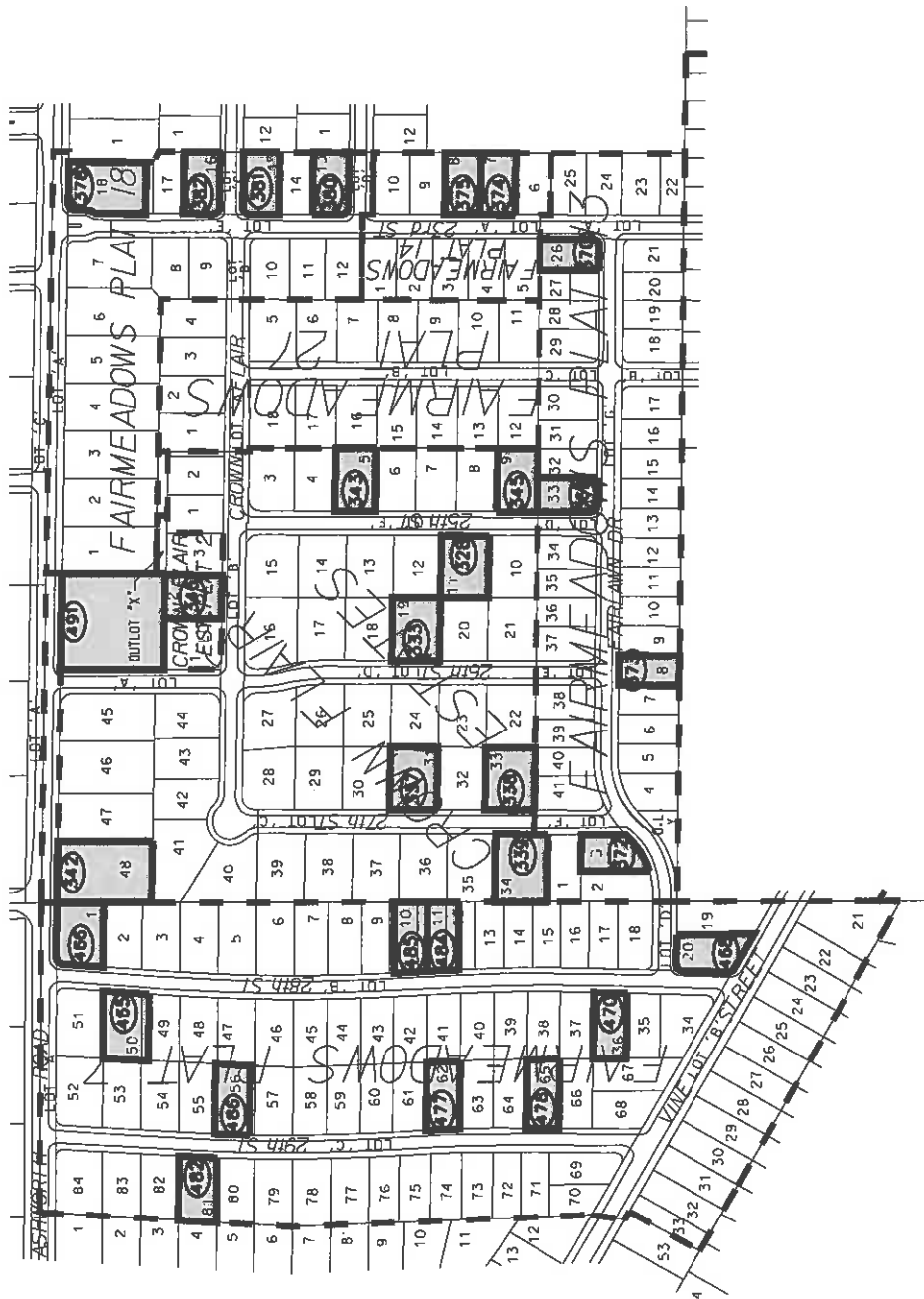
PROJECT: PRELIMINARY ASSESSMENT PLAN  
 2014 SIDEWALK IMPROVEMENT PROGRAM

LOCATION: VARIOUS LOCATIONS POLK COUNTY

SHEET NO. REF: 0510-036-2014 SHEET 6 OF 13

**LEGEND**

- 2014 SIDEWALK PROGRAM BOUNDARY
- ▭ PARCELS FOR SIDEWALK IMPROVEMENTS
- - - SUBDIVISION BOUNDARY
- ⊙ PROPERTY NUMBER

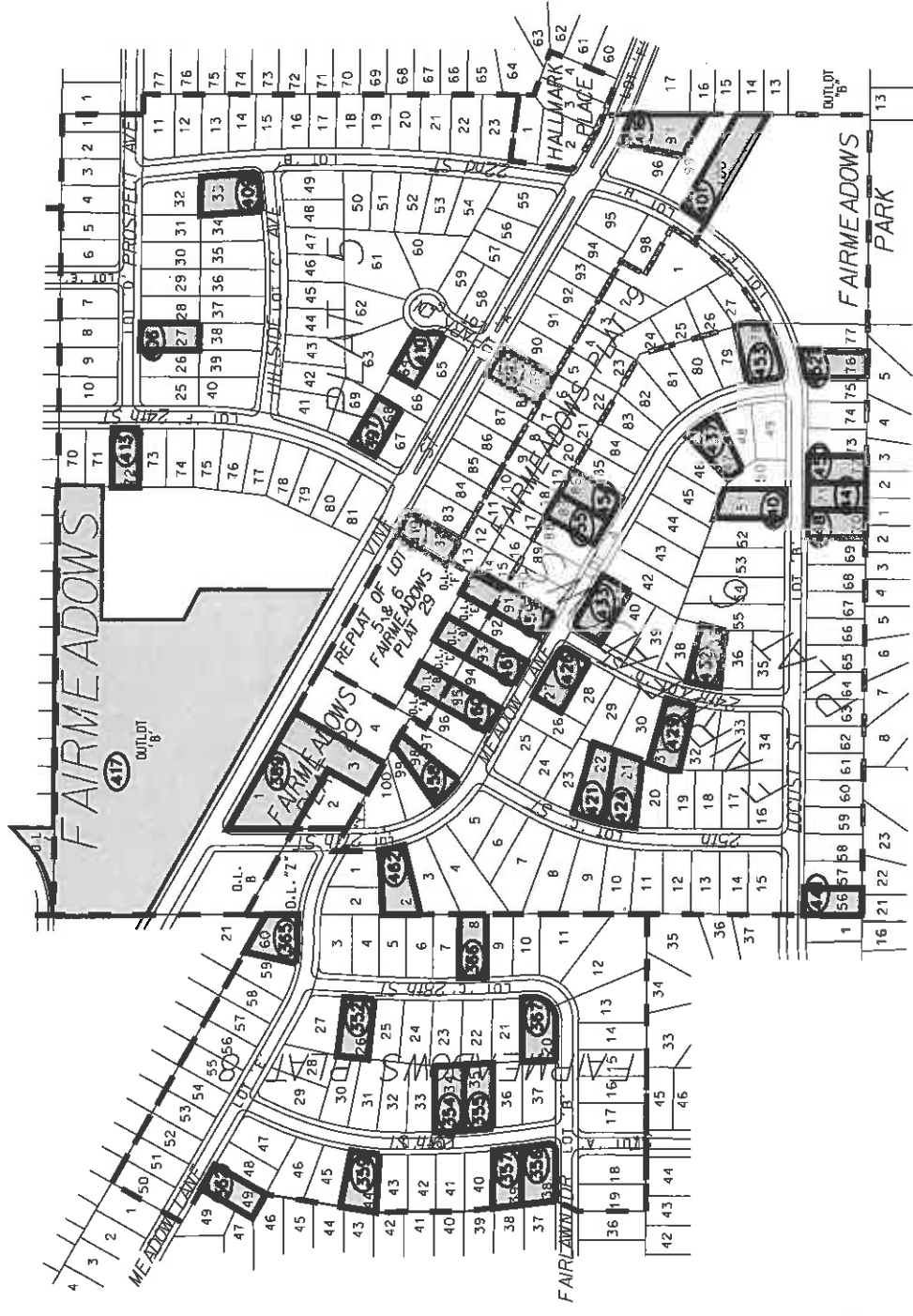


		DATE: 02-27-15 DRAWN BY: J. W. [unreadable] CHECKED BY: [unreadable]
<b>PROJECT:</b> PRELIMINARY ASSESSMENT PLAT 2014 SIDEWALK IMPROVEMENT PROGRAM		
<b>LOCATION:</b> VARIOUS LOCATIONS POLK COUNTY		
DRAWN BY: REF	CHECKED BY:	SCALE: 1" = 400' SHEET: 7 OF 13
PROJECT NO. 0510-036-2014		

**LEGEND**

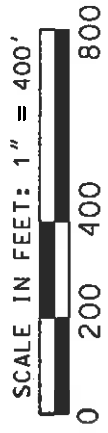
- 2014 SIDEWALK PROGRAM BOUNDARY
- ▒ PARCELS FOR SIDEWALK IMPROVEMENTS
- - - SUBDIVISION BOUNDARY
- Ⓞ PROPERTY NUMBER





**LEGEND**

- 2014 SIDEWALK PROGRAM BOUNDARY
- ▭ PARCELS FOR SIDEWALK IMPROVEMENTS
- - - SUBDIVISION BOUNDARY
- ⓪ PROPERTY NUMBER



DEPARTMENT OF PUBLIC WORKS  
 908 SOUTH STREET  
 DES MOINES, IOWA 50319-3475  
 WWW.IOWA.PUBLICWORKS.DPS

DATE: 02-27-15

PROJECT: PRELIMINARY ASSESSMENT PLAT  
 2014 SIDEWALK IMPROVEMENT PROGRAM

LOCATION: VARIOUS LOCATIONS POLK COUNTY

DATE REF: 0510-036-2014  
 SHEET: 9 OF 13

- LEGEND**
- 2014 SIDEWALK PROGRAM BOUNDARY
  - ▒ PARCELS FOR SIDEWALK IMPROVEMENTS
  - - - SUBDIVISION BOUNDARY
  - Ⓞ PROPERTY NUMBER





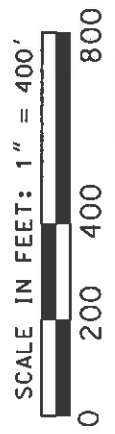


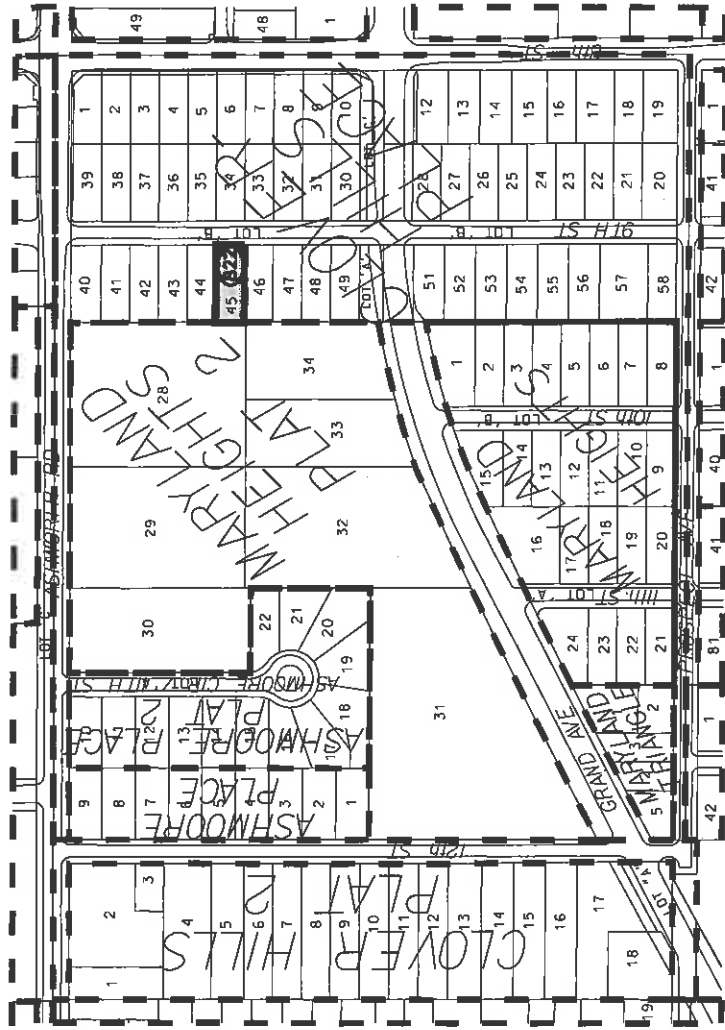


		DATE: 02-27-15 DRAWN BY: JMM
PROJECT: PRELIMINARY ASSESSMENT PLAT 2014 SIDEWALK IMPROVEMENT PROGRAM		
LOCATION: VARIOUS LOCATIONS POLK COUNTY		
SHEET NO.: REF	SHEET OF: 12 OF 13	SCALE: 1" = 400'
PROJECT NO.: 0510-036-2014		

**LEGEND**

- 2014 SIDEWALK PROGRAM BOUNDARY
- ▒ PARCELS FOR SIDEWALK IMPROVEMENTS
- - - SUBDIVISION BOUNDARY
- ⊙ PROPERTY NUMBER





**LEGEND**

- 2014 SIDEWALK PROGRAM BOUNDARY
- ▬ PARCELS FOR SIDEWALK IMPROVEMENTS
- - - SUBDIVISION BOUNDARY
- Ⓞ PROPERTY NUMBER



	DEPARTMENT OF PUBLIC WORKS 808 S. 10TH STREET, SUITE 207 WEST POLK, IOWA 50249-2071	DATE: 02-27-15 DRAWN BY:
	PROJECT: <b>PRELIMINARY ASSESSMENT PLAT          2014 SIDEWALK IMPROVEMENT PROGRAM</b>	LOCATION: <b>VARIOUS LOCATIONS POLK COUNTY</b>

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

Date: June 29, 2015

**ITEM:** St. Francis of Assisi, 6975 Woodland Avenue – Amend Comprehensive Plan Land Use Map from Office to High Density Residential – City Initiated – CPA-002710-2015

**Resolution: Approval of Comprehensive Plan Amendment**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The City of West Des Moines requests an amendment to the Comprehensive Plan Land Use Map for property located at 6975 Woodland Avenue (See Exhibit I - Attachment A – Location Map) to amend the land use designation of the property from Office (OF) to High Density Residential (HD) (See Exhibit I - Attachment B – Current and Proposed Land Use Maps). The proposed amendment will bring consistency with the High Density Residential land use designations on the properties immediately to the east and west of the subject property.

**Plan and Zoning Commission Action:**

Vote: 5-0 approval with Commissioners Brown and Hatfield absent

Date: June 22, 2015

Motion: Adopt a resolution recommending the City Council approve the Comprehensive Plan Amendment

**OUTSTANDING ISSUES:** There are no outstanding issues.

**Citizen Comments:** Comments provided to the City regarding this project are included in the staff report under Exhibit I - Attachment C – Citizen Comments.

Additionally, the following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Request
- History
- City Council Subcommittee *Development and Planning (May 21, 2015)*
- Citizen Comments
- Staff Review and Comments
  - *Comprehensive Plan Land Use Amendment*
- Comprehensive Plan Consistency
- Noticing Information
- Staff Recommendations and Conditions of Approval
- 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, the Plan and Zoning Commission recommends the City Council approve the Comprehensive Plan Land Use map amendment to change the land use designation for property at 6975 Woodland from Office (OF) to High Density Residential (HD), subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragesser 

**STAFF REVIEWS:**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

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

Published In	<i>Des Moines Register</i>	
Date(s) Published	June 12, 2015	
Letter sent to surrounding property owners	June 11, 2015	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development and Planning		
Date Reviewed	May 21, 2015		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**


- Exhibit I- Plan and Zoning Communication
  - Attachment A - Location Map
  - Attachment B - Current and Proposed Comprehensive Plan Land Use Maps
  - Attachment C - Citizen Comment
  - Attachment D - PUD Sketch Plans
  - Attachment E - Plan and Zoning Commission Resolution Comprehensive Plan Amendment
    - Exhibit A - Conditions of Approval (none)
    - Exhibit B - Proposed Comprehensive Plan Land Use Map
- Exhibit II - City Council Resolution Comprehensive Plan Land Use Map Amendment

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** June 22, 2015

**Item:** St. Francis of Assisi, 6975 Woodland Avenue – Amend Comprehensive Plan Land Use Map from Office to High Density Residential – City Initiated – CPA-002710-2015

**Requested Action:** Approval of Comprehensive Plan Amendment

**Case Advisor:** Kara Tragesser, AICP, Planner 

**Applicant's Request:** The City of West Des Moines requests an amendment to the Comprehensive Plan Land Use Map for property located at 6975 Woodland Avenue (See Attachment A – Location Map) to amend the land use designation of the property from Office (OF) to High Density Residential (HD) (See Attachment B – Current and Proposed Land Use Maps). The proposed amendment will bring consistency with the High Density Residential land use designations on the properties immediately to the east and west of the subject property.

It should be noted, also under consideration at tonight's meeting as a separate item is a request to amend the Country Club Office Plaza PUD and Ashworth Corridor PUD to clarify the boundaries of each to eliminate the overlap of property currently indicated as being included in both PUDs.

**History:** The property currently is undeveloped and used as a recreational field by St. Francis of Assisi School. A Permitted Conditional Use Permit to install an athletic track on the property for school use was approved by the Board of Adjustment at their June 3, 2015, meeting and is anticipated to be constructed this summer.

**City Council Subcommittee:** The request for a Comprehensive Plan Amendment was reviewed by the Development and Planning City Council Subcommittee on May 21, 2015. The Subcommittee was supportive of these requests.

**Citizen Comments:** Comments provided to the City regarding this project area included in the staff report under Attachment C – Citizen Comments.

**Staff Review and Comment:** There are no outstanding issues. Staff notes the following:

**Comprehensive Plan Land Use Amendment:** This subject property is currently included in two different Planned Unit Developments (PUD), the Country Club Office Plaza and the Ashworth Corridor (see Attachment D – PUD Sketch Plans). As a separate staff report at this meeting, Staff is recommending amendments to the PUDs to remove the parcel from the Country Club Office Plaza PUD. It appears that the Country Club Office Plaza PUD didn't reference this parcel until a 2004 amendment where it was included in the PUD and zoned for Office development. The Ashworth Road Corridor PUD appears to have included the parcel since 1992 and zoned the parcel as High Density Residential. Staff's recommendation will be to remove the parcel from the Country Club Office Plaza PUD to correct the apparent error of including the parcel in two PUDs.

With the Ashworth Corridor PUD zoning the parcel for High Density Development, staff is recommending that the land use designation of the parcel be changed from Office to High Density Residential to be compatible with the Ashworth Corridor PUD.

**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.

**Noticing Information:** On June 12, 2015, notice of the June 22, 2015, Plan and Zoning Commission public hearing was published in the *Des Moines Register*. Notice of this public hearing also was mailed to all surrounding property owners within 370 feet of the subject property affected by these amendments on June 11, 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 Comprehensive Plan land use designation as illustrated on the Proposed Comprehensive Plan Land Use Map, subject to the applicant meeting all City Code requirements.

**Applicant:** Development Services  
City of West Des Moines  
4200 Mills Civic Parkway  
West Des Moines IA 50265-0320  
Kara Tragesser  
515-222-3620  
Kara.tragesser@wdm.iowa.gov

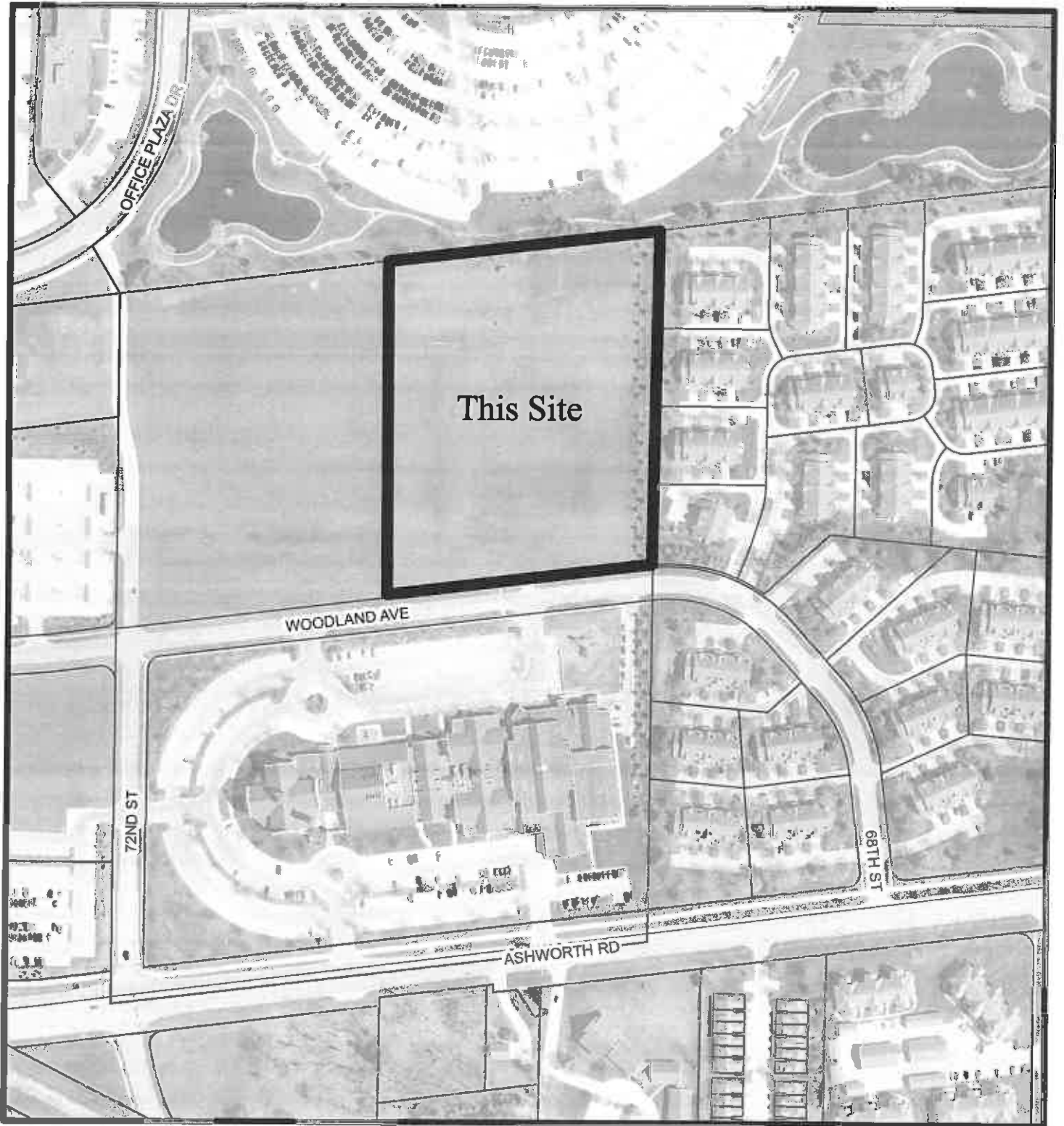
**Owners:** St. Francis of Assisi School Corporation of West Des Moines Iowa

**Applicant's Representatives:** Same as Applicant

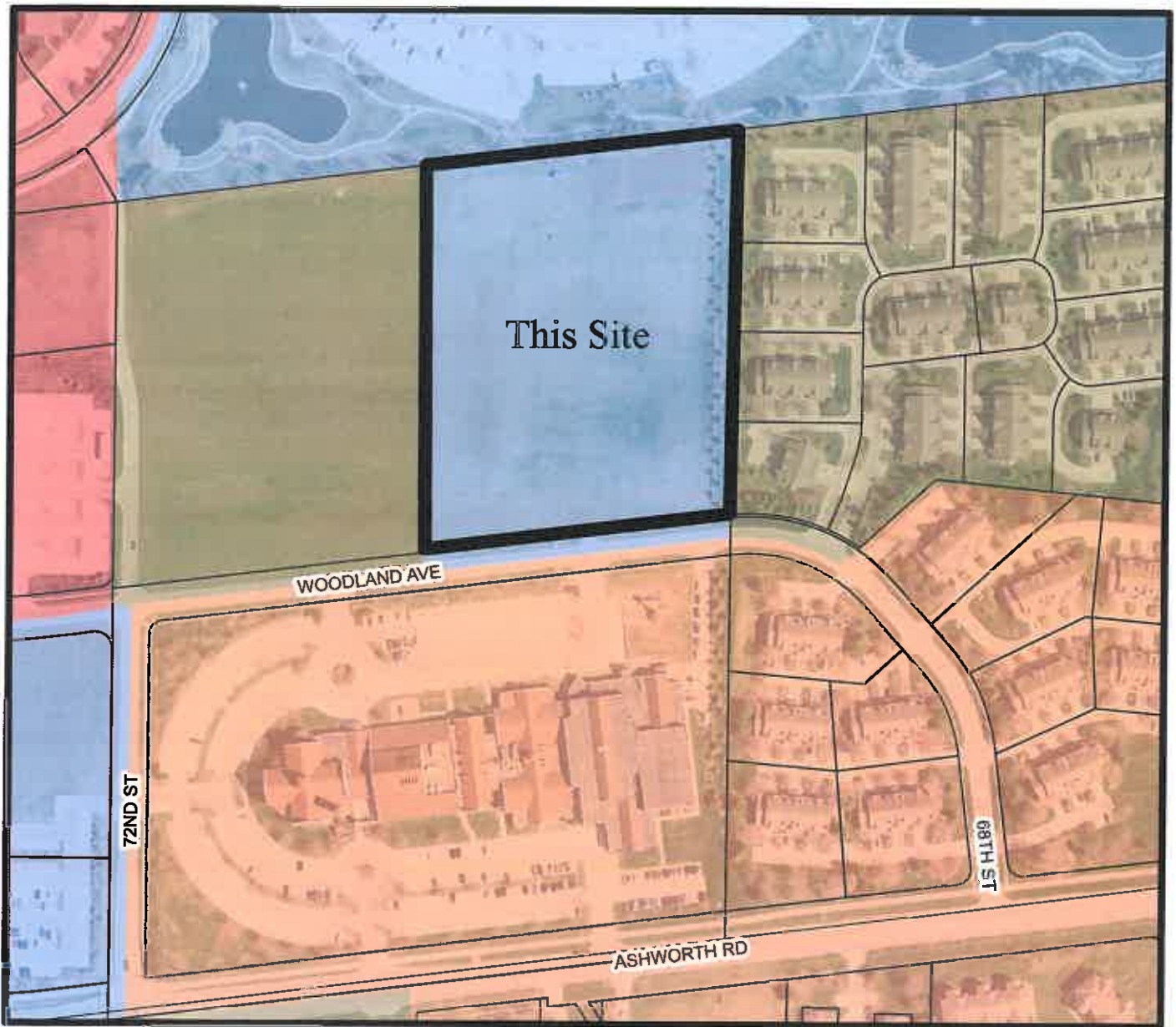
**Attachments:**

- Attachment A - Location Map
- Attachment B - Current and Proposed Comprehensive Plan Land Use Maps
- Attachment C - Citizen Comment
- Attachment D - PUD Sketch Plans
- Attachment E - Plan and Zoning Commission Resolution Comprehensive Plan Amendment
- Exhibit A - Conditions of Approval (none)
- Exhibit B - Proposed Comprehensive Plan Land Use Map

























**General Location Map  
St. Francis of Assisi  
6975 Woodland Avenue**



# Comprehensive Plan Land Use Current Land use Map 6975 Woodland Avenue

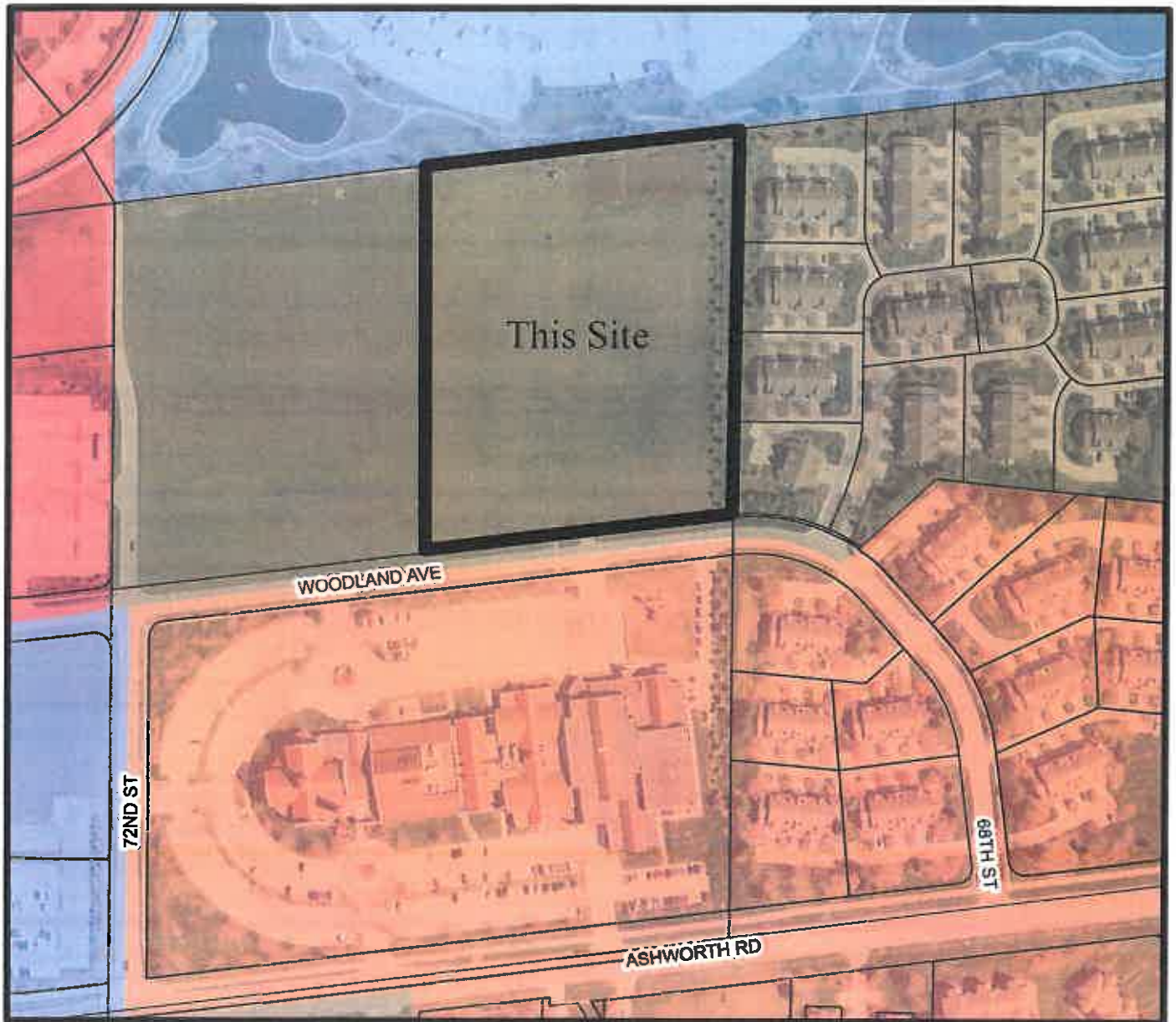


## Legend

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



# Comprehensive Plan Land Use Proposed Land use Map 6975 Woodland Avenue



## Legend

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

**Tragesser, Kara**

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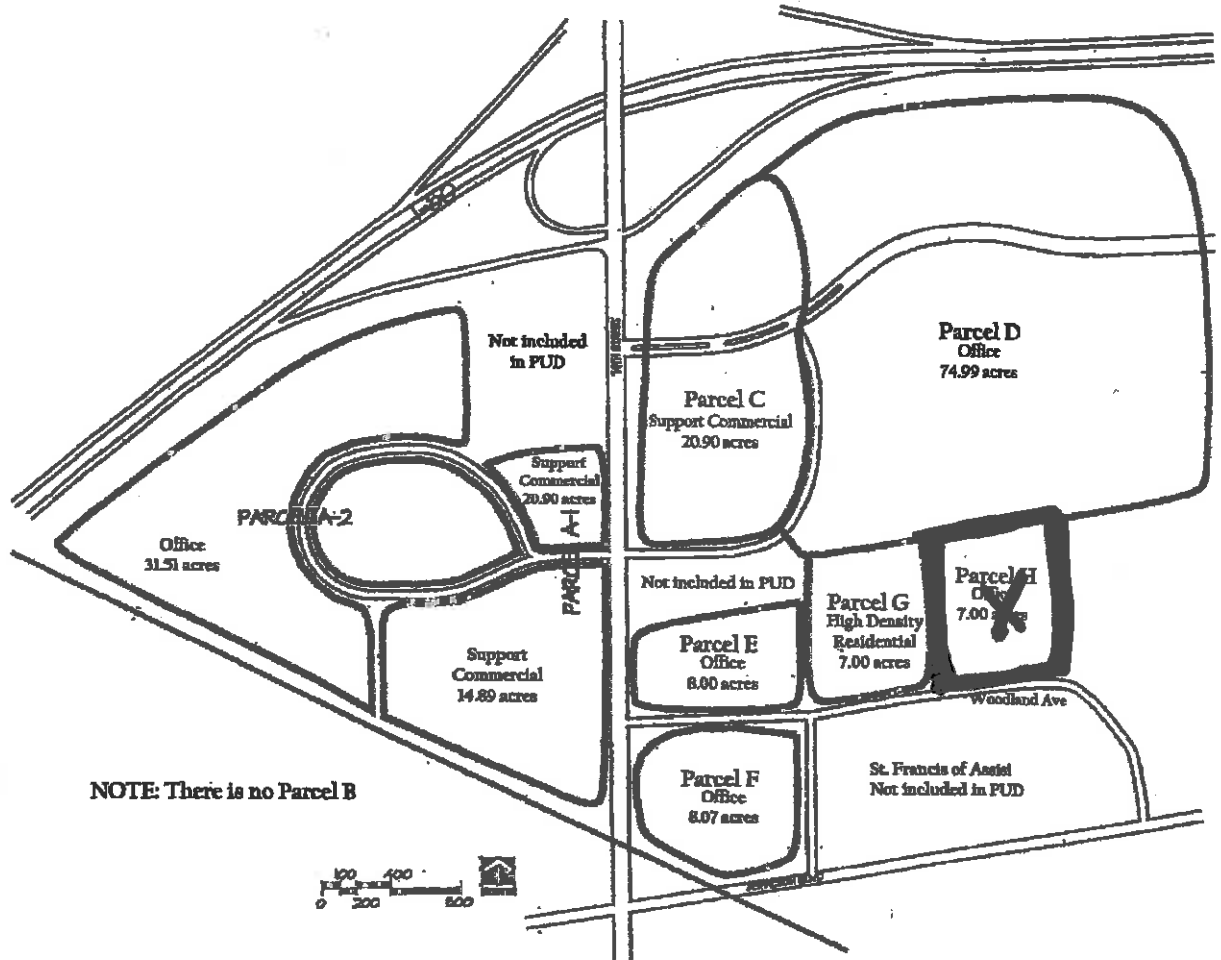
**From:** Peterson, Joseph @ Clive <Joseph.Peterson@cbre.com>  
**Sent:** Saturday, June 13, 2015 7:31 PM  
**To:** Tragesser, Kara  
**Subject:** 6975 Woodland

I support the movement to build a track in the proposed space. I received three notices all stating different movements. On record I do not support the space for the building of an apartment complex, I believe that is what is referred to from the high density residential designation.

Joe Peterson  
1065 68th street unit 8

Thanks!

**Joe Peterson | Regional Engineering Manager**  
**CBRE I Corporate Services**  
Serving Wells Fargo  
1 Home Campus  
**MAC ID - X2300-L16**  
Des Moines, IA 50328-0001  
**I C 515-865-9050 | O 515-324-2377 | F 515-864-0185**  
[Joseph.Peterson@cbre.com](mailto:Joseph.Peterson@cbre.com)  
[www.cbre.com](http://www.cbre.com)

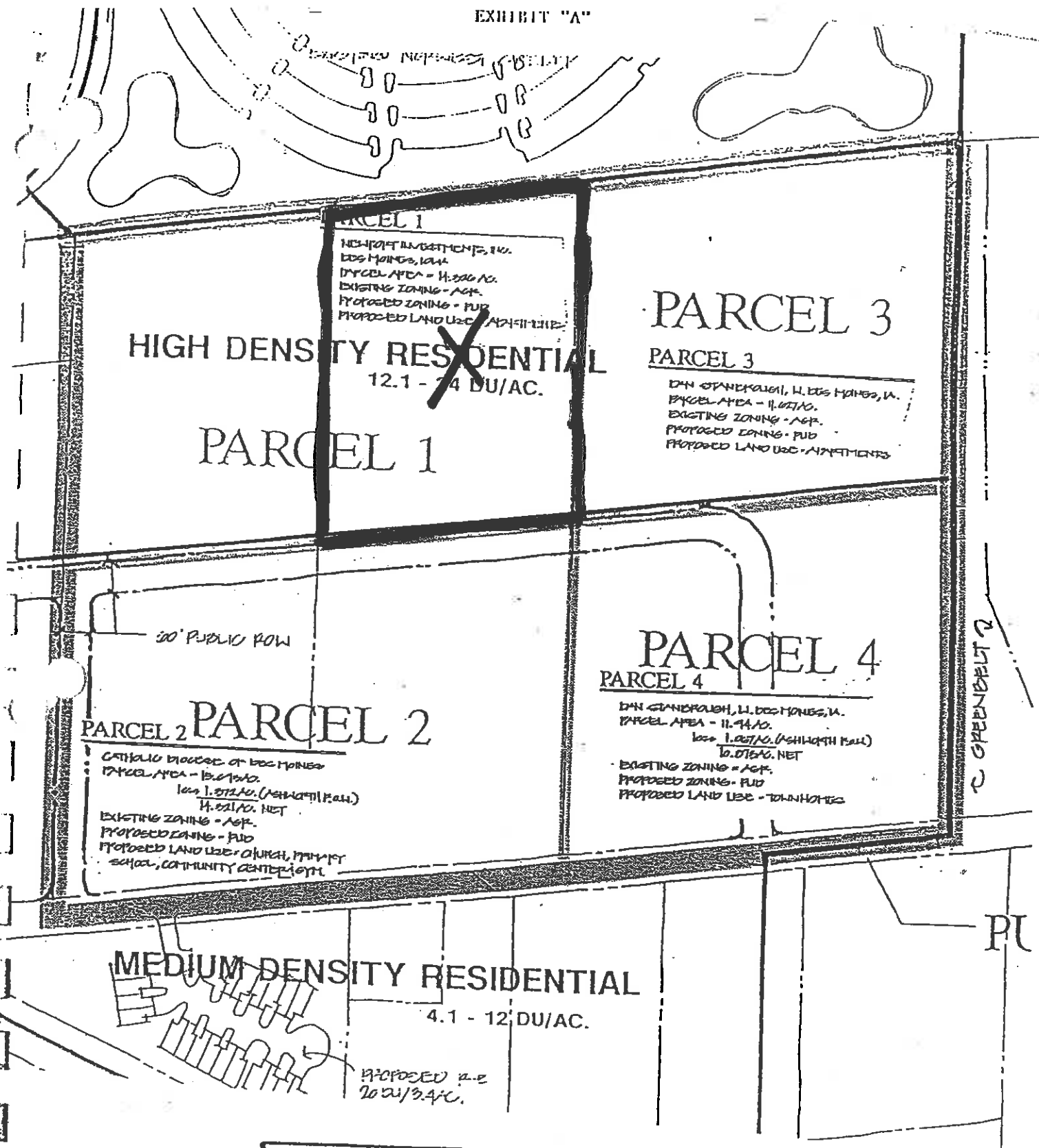


NOTE: There is no Parcel B

### COUNTRY CLUB OFFICE PLAZA (CCOP) PUD

aka: Fountain West PUD

Revised Sketch Plan: December 2012

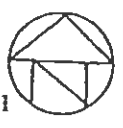


REVISED REZONING SKETCH PLAN

REZONING REQUEST - 74TH & ASHWORTH

NEWPORT DEV./ROMAN CATHOLIC DIOCESE AND STANBROUGH / HOSIER

SUBMITTED ON JULY 22, 1992



RESOLUTION NO. PZC-15-045

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A COMPREHENSIVE PLAN LAND USE MAP AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF LOT 1, WOODLAND AVENUE PLAT 1 FROM OFFICE TO HIGH DENSITY RESIDENTIAL**

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the City of West Des Moines, requested approval to amend the Comprehensive Plan Land Use Map for Lot 1, Woodland Avenue Plat 1 (a/k/a the St. Francis of Assisi Track) (CPA-002710-2015) to change the land use designation from Office (OF) to High Density Residential (HD) for property legally described as:

**Legal Description  
Lot 1, Woodland Avenue Plat 1 an official plat now in and forming a part of the  
City of West Des Moines, Dallas 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 June 22, 2015, this Commission held a duly-noticed hearing to consider the application to amend the Comprehensive Plan Land Use Map;

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 for this hearing or as amended orally at the hearing are adopted.

SECTION 2. The Comprehensive Plan Land Use Map Amendment, to change the land use designation of Lot 1, Woodland Avenue Plat 1 from Office to High Density Residential as illustrated on attached Exhibit B, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, 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 June 22, 2015.

  
Craig Erickson, 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 June 22, 2015, by the following vote:

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

ATTEST:

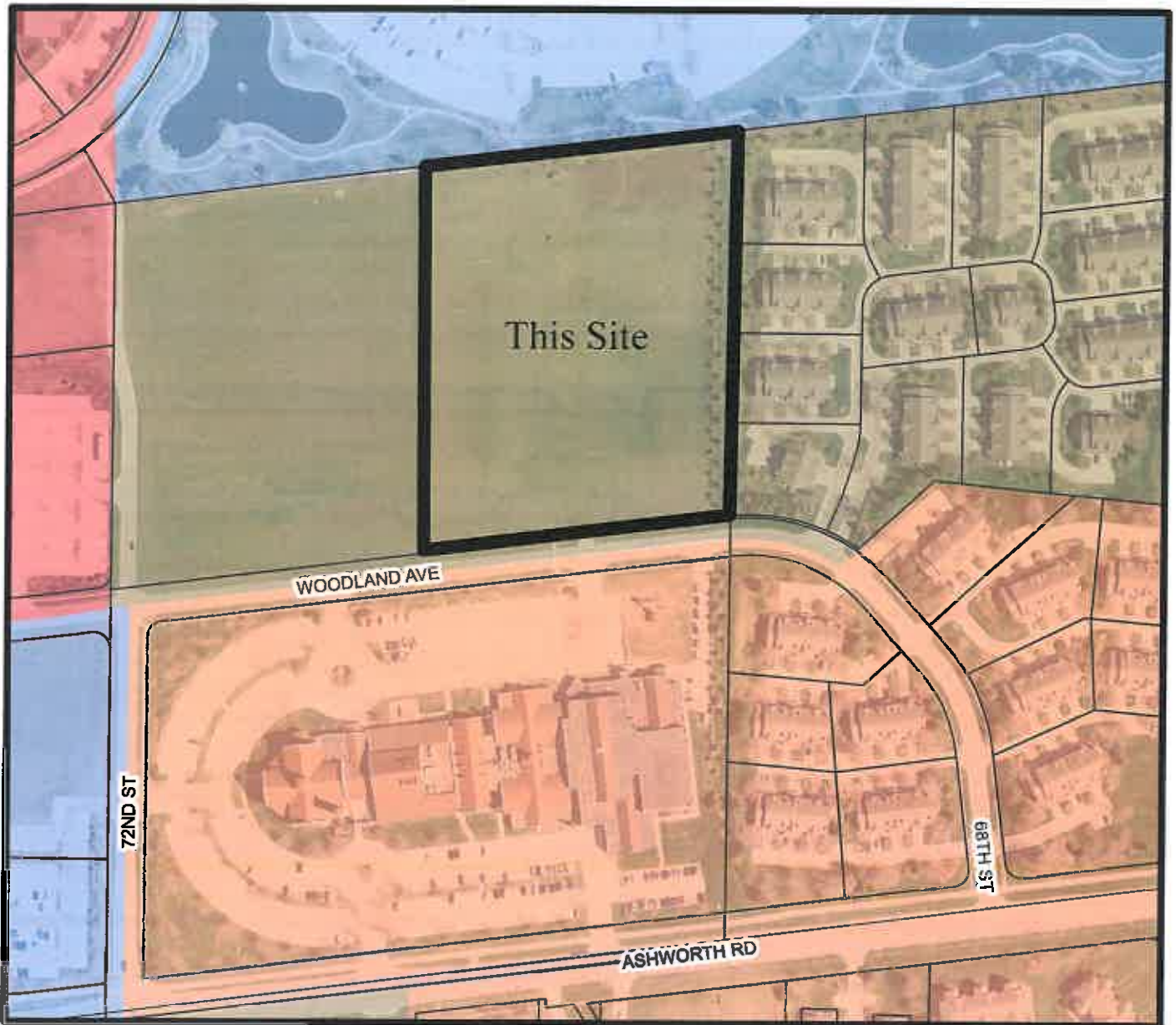
  
Recording Secretary

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**

None

# Comprehensive Plan Land Use Proposed Land use Map 6975 Woodland Avenue

EXHIBIT B



## Legend

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

Prepared by: KTragesser, Development Services PO 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 TO APPROVE A COMPREHENSIVE PLAN LAND USE MAP AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 6975 WOODLAND AVENUE FROM OFFICE (OF) 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 City of West Des Moines has requested approval for a Comprehensive Plan Amendment to amend the Comprehensive Plan Land Use Map for property located at 6975 Woodland Avenue to change the land use designation from Office (OF) to High Density Residential (HD), and legally described as:

**Legal Description**

**Lot 1, Woodland Avenue Plat 1, an official plat now in and forming a part of the city of West Des Moines, Dallas 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 June 22, 2015, the Plan and Zoning Commission did recommend the City Council approve the Comprehensive Plan Amendment;

**WHEREAS**, on June 29, 2015, this City Council held a duly-noticed public hearing to consider the application for Comprehensive Plan Amendment;

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

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

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



PASSED AND ADOPTED on June 29, 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 June 29, 2015, by the following vote:

ATTEST:

---

Ryan Jacobson  
City Clerk

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**Date: June 29, 2015**

**ITEM:** Country Club Office Plaza PUD and Ashworth Corridor PUD, 7171 and 6975 Woodland Avenue – Amend Planned Unit Developments to remove an overlap in PUD boundaries and clarify development regulations in the Ashworth Corridor PUD – City Initiated – CPA-002711-2015/ZC-002712-2015/ZC-002711-2015

**Ordinance: Approval of First Reading of Ashworth Corridor PUD**

**Ordinance: Approval of First Reading of Country Club Office Plaza PUD**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The City of West Des Moines requests PUD amendments to remove Parcel H from the Country Club Office Plaza Planned Unit Development (PUD) and to remove the west ½ of Parcel 1 from the Ashworth Corridor PUD (see Exhibit I, Attachment A – Location Map, Attachment B - Country Club Office Plaza Sketch Plan and Attachment C - Ashworth Corridor Sketch Plan). Recently it was identified that the PUDs overlapped thus including the same ground in both PUDs. The former west ½ of Parcel 1, identified as parcel ‘A’ on Exhibit I, Attachment D – Revised PUD Boundaries, will be part of the Country Club Office Plaza PUD and is home to the recently completed Sierra Pointe Apartments. Former Parcel H, identified as parcel ‘B’ on Exhibit I, Attachment D, will be part of the Ashworth Corridor PUD. An athletic track for use by the school for PE classes, recess, and WDM Schools track practices was recently approved for construction on this parcel by the Board of Adjustment.

**Plan and Zoning Commission Action:**

Vote: 5-0 approval, Commissioners Brown and Hatfield being absent

Date: June 22, 2015

Motion: Adopt a resolution recommending the City Council approve the Rezoning request.

**OUTSTANDING ISSUES:** There are no outstanding issues. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Request
- History
- City Council Subcommittee: *Development & Planning (May 21, 2015)*
- Citizen Comment
- Staff Review and Comments
- Comprehensive Plan Consistency
- Noticing Information
- Staff Recommendations and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

**RECOMMENDATION:** Based upon the preceding review and a finding of consistency with the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the rezoning requests to amend the Country Club Office Plaza PUD and the Ashworth Corridor PUD to remove an overlap in PUD boundaries and clarify development regulations in the Ashworth Corridor PUD, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragessa 

**STAFF REVIEWS:**

Department Director	<del>_____</del>
Appropriations/Finance	<del>_____</del>
Legal	<del>_____</del>
Agenda Acceptance	<del>_____</del> <i>RTg</i>

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

Published In	<i>Des Moines Register</i>	
Date(s) Published	June 12, 2015	
Letter sent to surrounding property owners	June 11, 2015	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development and Planning		
Date Reviewed	May 21, 2015		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**


- Exhibit I - Plan and Zoning Communication
- Attachment A - Location Map
- Attachment B - Current Country Club Office Plaza PUD Sketch Plan
- Attachment C - Current Ashworth Corridor PUD Sketch Plan
- Attachment D - Revised PUD Boundaries
- Attachment E - Citizen Comment
- Attachment F - Plan and Zoning Commission Resolution PUD Amendments
- Exhibit A - Conditions of Approval (none)
- Exhibit B - Proposed Country Club Office PUD Ordinance (now Exhibit II)
- Exhibit C - Proposed Ashworth Corridor PUD Ordinance (now Exhibit III)
- Exhibit II - Proposed Country Club Office PUD Ordinance
- Exhibit III - Proposed Ashworth Corridor PUD Ordinance

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** June 22, 2015

**Item:** Country Club Office Plaza PUD and Ashworth Corridor PUD, 7171 and 6975 Woodland Avenue – Amend Planned Unit Developments to remove an overlap in PUD boundaries and clarify development regulations in the Ashworth Corridor PUD – City Initiated – CPA-002711-2015/ZC-002712-2015/ZC-002711-2015

**Requested Action:** Approval of a PUD Amendment Ordinances

**Case Advisor:** Kara Tragesser, AICP, Planner 

**Applicant's Request:** The City of West Des Moines requests PUD amendments to remove Parcel H from the Country Club Office Plaza Planned Unit Development (PUD) and to remove the west ½ of Parcel 1 from the Ashworth Corridor PUD (see Attachment A – Location Map, Attachment B - Country Club Office Plaza Sketch Plan and Attachment C - Ashworth Corridor Sketch Plan). Recently it was identified that the PUDs overlapped thus including the same ground in both PUDs. The former west ½ of Parcel 1, identified as parcel 'A' on Attachment D – Revised PUD Boundaries, will be part of the Country Club Office Plaza PUD and is home to the recently completed Sierra Pointe Apartments. Former Parcel H, identified as parcel 'B' on Attachment D, will be part of the Ashworth Corridor PUD. An athletic track for use by the school for PE classes, recess, and WDM Schools track practices was recently approved for construction on this parcel by the Board of Adjustment.

It should be noted, also under consideration at tonight's meeting is a Comprehensive Plan Land Use Amendment for what was formerly Parcel H within the Country Club Office Plaza, but is now Parcel 1, Ashworth Corridor PUD. Under the Country Club Office Plaza PUD, this parcel has a land use designation of Office (OF) and that is what is reflected on the City's Adopted Comprehensive Plan Land Use Map. The parcel to the west, Sierra Pointe Apartments is designated as High Density Residential (HD), as well as The Villas at Woodland Lake Condos situated to the east of Ashworth Corridor PUD Parcel 1. Staff is recommending the Comprehensive Plan Land Use for Parcel 1, Ashworth Corridor PUD be designated as High Density Residential (HD) consistent with the adjoining parcels.

The Ashworth Corridor PUD already provided for multi-family residential uses to be allowed on Parcel 1; however, based on the originally anticipated 15 acre Parcel 1 when it included the Country Club Office Plaza ground, the PUD allows for up to 250 dwelling units or 16 dwelling units per acre. Staff is comfortable with 16 dwelling units per acre as this is less than the maximum number of dwelling units allowed in the Residential High Density (RH) zoning district. Staff is not comfortable with the allowance of 250 units now that Parcel 1 has been reduced in size by almost half. The draft PUD includes language limiting the density to 16 DU/acre and places a maximum of 118 dwelling units that may be constructed in Parcel 1. Furthermore, the church has indicated a desire to someday potentially construct an ancillary building to the church and school for administrative offices. Staff has included language allowing this with the approval of a site plan by the City Council as part of the site plan process. Finally, the draft PUD includes miscellaneous changes to clean up inaccurate information.

**History:** The Ashworth Corridor PUD was adopted in October 1992 and has not been amended since. The PUD has been developed with townhomes, St. Francis Church and School, and most recently an athletic track was approved by the Board of Adjustment. The Country Club Office Plaza PUD was adopted in July of 1990 and has been amended several times since. The Country Club Office Plaza has been developed with office buildings, a retail strip centers, fast food restaurants and most recently with the Sierra Point Apartments at 7171 Woodland Avenue.

**City Council Subcommittee:** The request for an amendment to the Country Club Office Plaza PUD and the Ashworth Corridor PUD was reviewed by the Development and Planning City Council Subcommittee on May 21, 2015. The Subcommittee was supportive of the request.

**Citizen Comments:** Comments provided to the City regarding this project are included in the staff report under Attachment E – Citizen Comments.

**Staff Review and Comment:** There are no outstanding issues.

**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.

**Noticing Information:** On June 12, 2015, notice of the June 22, 2015, Plan and Zoning Commission public hearing was published in the *Des Moines Register*. Notice of this public hearing also was mailed to all surrounding property owners within 370 feet of the subject property affected by these amendments on June 11, 2015.

**Staff Recommendations and Conditions of Approval – PUD Ordinance:** Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution recommending the City Council approve the amendments to the Country Club Office Plaza PUD and the Ashworth Corridor PUD to remove an overlap in PUD boundaries and clarify development regulations in the Ashworth Corridor PUD, subject to the applicant meeting all City Code requirements.

**Owners:**           **Country Club Office Plaza PUD Parcel**  
Sierra Point LLC  
c/o R&R Realty Group Ltd  
1225 Jordan Creek Parkway, Suite 200  
West Des Moines IA 50266

**Ashworth Corridor PUD Parcel**  
St. Francis of Assisi School Corporation of West Des Moines Iowa  
7075 Ashworth Road  
West Des Moines IA 50266

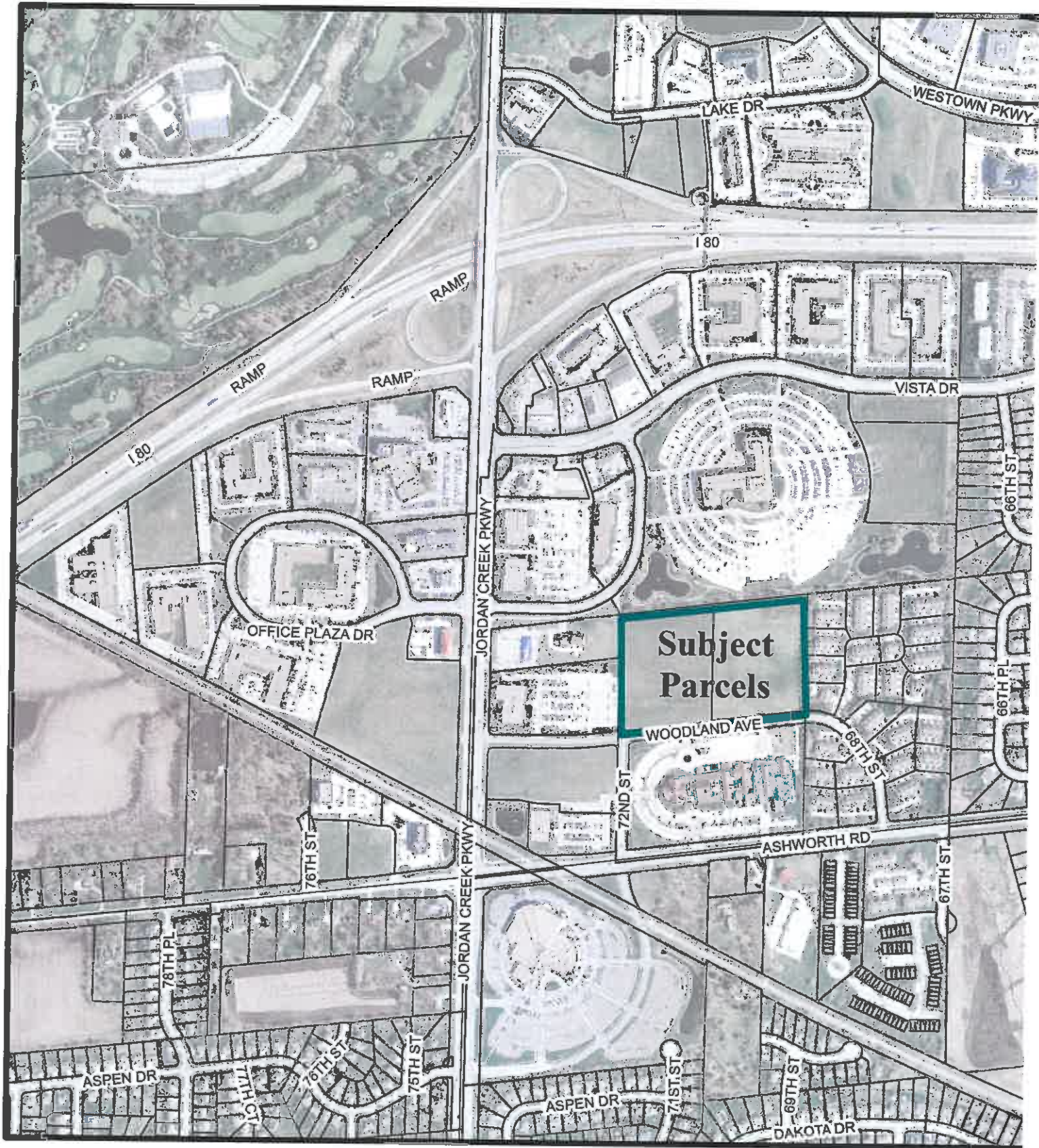
**Applicant:**       City of West Des Moines  
Development Services  
4200 Mills Civic Parkway, Suite 2D  
West Des Moines, IA 50265-0320  
Kara Tragesser  
515-222-3620  
Kara.tragesser@wdm.iowa.gov

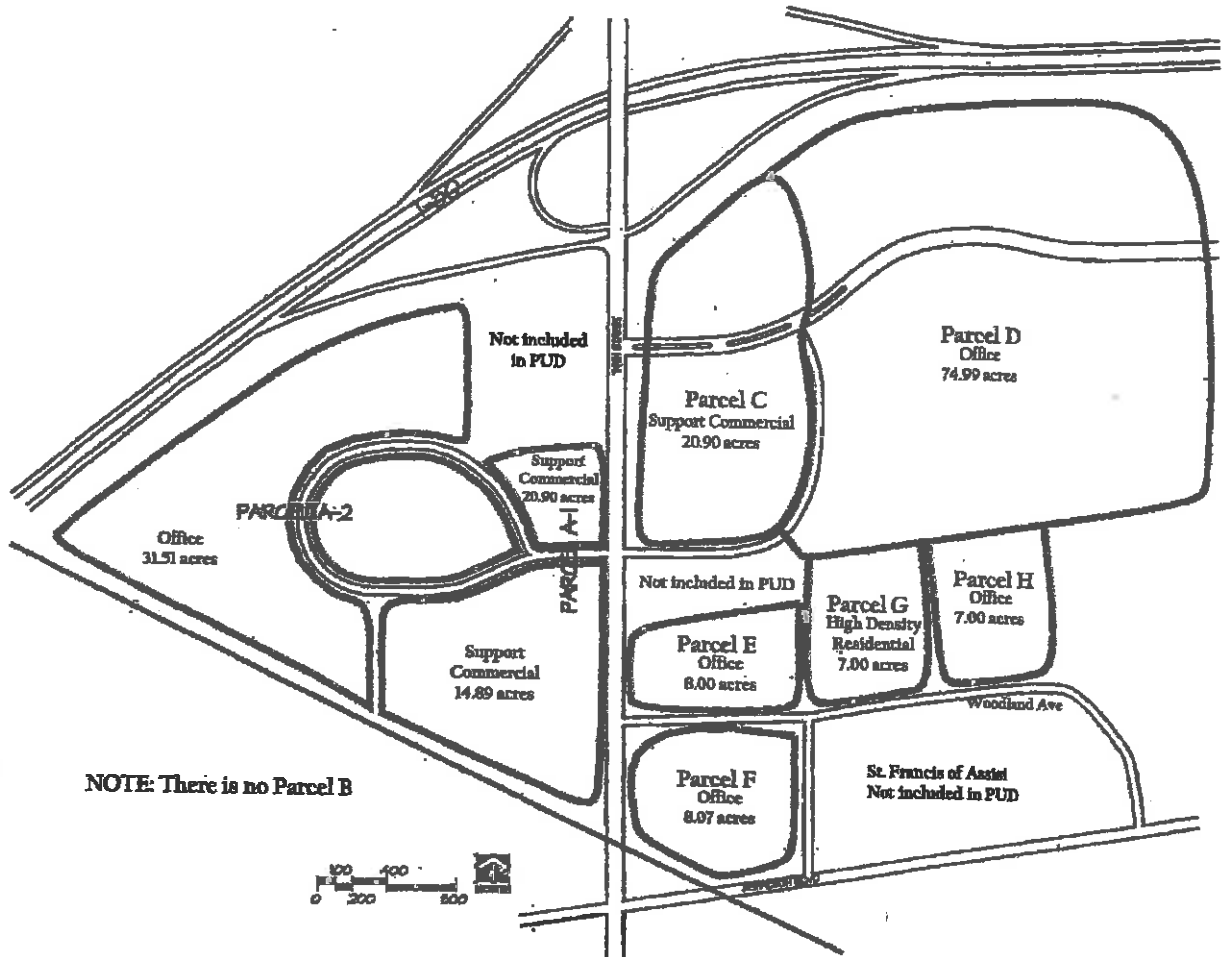
**Applicant's Representatives:** Same as Applicant

**Attachments:**

- |              |   |  |
|--------------|---|--|
| Attachment A | - | Location Map   |
| Attachment B | - | Current Country Club Office Plaza PUD Sketch Plan    |
| Attachment C | - | Current Ashworth Corridor PUD Sketch Plan            |
| Attachment D | - | Revised PUD Boundaries                               |
| Attachment E | - | Citizen Comment                                      |
| Attachment F | - | Plan and Zoning Commission Resolution PUD Amendments |
| Exhibit A    | - | Conditions of Approval (none)                        |
| Exhibit B    | - | Proposed Country Club Office PUD Ordinance           |
| Exhibit C    | - | Proposed Ashworth Corridor PUD Ordinance             |

# Location Map





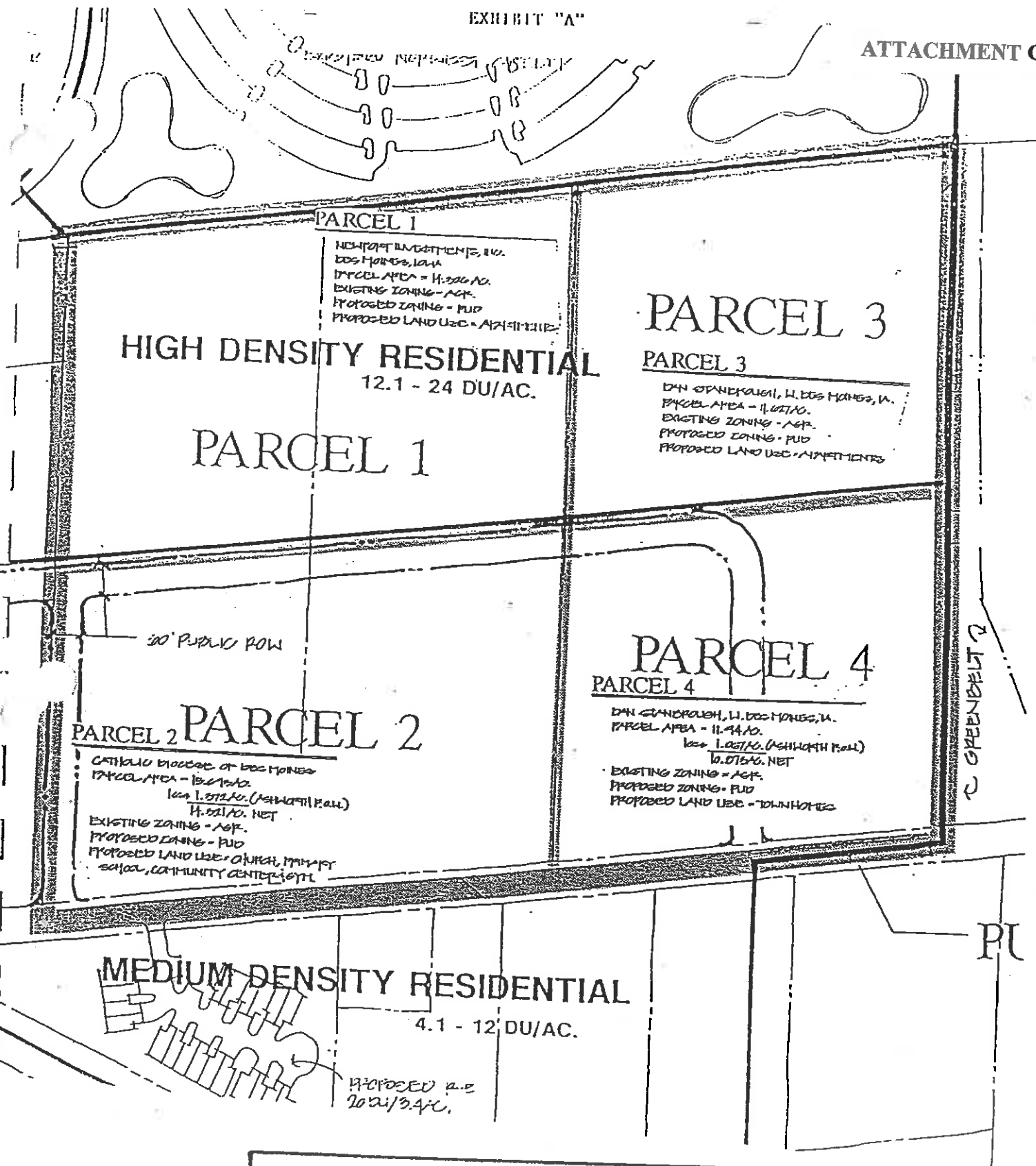
NOTE: There is no Parcel B

**COUNTRY CLUB OFFICE PLAZA (CCOP) PUD**  
aka: Fountain West PUD

Revised Sketch Plan: December 2012

Exhibit A



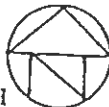


REVISED REZONING SKETCH PLAN

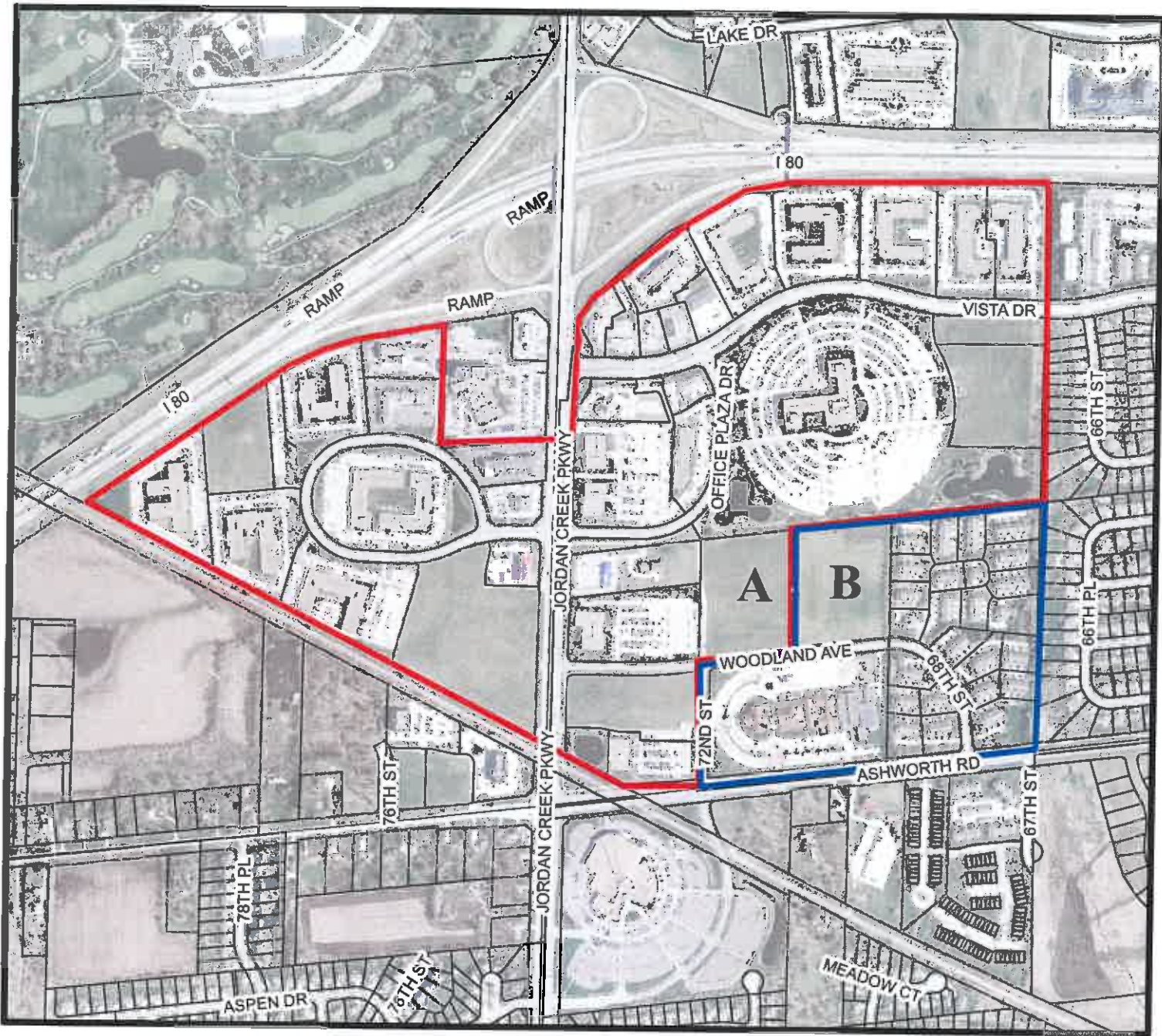
REZONING REQUEST - 74TH & ASHWORTH

NEWPORT DEV./ROMAN CATHOLIC DIOCESE AND  
 STANBROUGH / HOSIER

SUBMITTED ON JULY 22, 1992



# Revised PUD Boundaries



Country Club Office Plaza PUD Boundary



Ashworth Corridor PUD Boundary

**Tragesser, Kara**

---

**From:** Peterson, Joseph @ Clive <Joseph.Peterson@cbre.com>  
**Sent:** Saturday, June 13, 2015 7:31 PM  
**To:** Tragesser, Kara  
**Subject:** 6975 Woodland

I support the movement to build a track in the proposed space. I received three notices all stating different movements. On record I do not support the space for the building of an apartment complex, I believe that is what is referred to from the high density residential designation.

Joe Peterson  
1065 68th street unit 8

Thanks!

**Joe Peterson | Regional Engineering Manager**  
**CBRE I Corporate Services**  
Serving Wells Fargo  
1 Home Campus  
**MAC ID - X2300-L16**  
Des Moines, IA 50328-0001  
**I C 515-865-9050 | O 515-324-2377 | F 515-864-0185**  
[Joseph.Peterson@cbre.com](mailto:Joseph.Peterson@cbre.com)  
[www.cbre.com](http://www.cbre.com)

## RESOLUTION NO. PZC-15-046

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AMENDMENTS TO THE COUNTRY CLUB OFFICE PLAZA PLANNED UNIT DEVELOPMENT AND THE ASHWORTH CORRIDOR PLANNED UNIT DEVELOPMENT TO REMOVE AN OVERLAP IN PUD BOUNDARIES AND TO CLARIFY DEVELOPMENT REGULATIONS WITHIN THE ASHWORTH CORRIDOR PUD**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the City of West Des Moines has requested approval to amend the Country Club Office Plaza Planned Unit Development (PUD) and the Ashworth Corridor PUD to remove an overlap in PUD boundaries and to clarify development regulations within the Ashworth Corridor PUD;

**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 June 22, 2015, this Commission held a duly-noticed hearing to consider the application to amend the PUD ordinances;

**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 for this hearing or as amended orally at the hearing are adopted.

**SECTION 2.** The ordinance amendments to the Country Club Office Plaza PUD and the Ashworth Corridor PUD are recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, 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 June 22, 2015.

  
 Craig Erickson, 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 June 22, 2015, by the following vote:

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

ATTEST:

  
 Recording Secretary

**EXHIBIT A  
CONDITIONS OF APPROVAL**

None

Prepared by: KTragesser City of West Des Moines, PO Box 65320, West Des Moines, IA 50265 515-222-3620  
Return To: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265 515-222-3610  
Tax Statement: Not Applicable

**ORDINANCE #**

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA 2014, AND ORDINANCE #917, #1077, #1079, #1080, #1198, #1227, #1288, #1295, #1325, #1445, #1601, #1645, #1865, and #1975 (ALSO KNOWN AS PUD #28 COUNTRY CLUB OFFICE PLAZA) PERTAINING TO PUD (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.** Ordinances #917, #1077, #1079, #1080, #1198, #1227, #1288, #1295, #1325, #1445, #1601, #1645, #1865, and #1975 Country Club Office Plaza PUD Section 1 LEGAL DESCRIPTION is hereby amended by deleting strikethrough text as follows:

The legal description for the Country Club Office Plaza PUD is as follows:

West Parcel (Parcel A-1 and A-2): A tract of land in the Southeast 1/4 of Section 2, Township 78 North, Range 26 West of the 5th P.M., now in and forming part of the City of West Des Moines, Dallas County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of Section 2; thence N00°00'00"E along the east line of said Section 2, 312.19 feet to the point of beginning, said point also being on the northerly railroad right of way line; thence N63°40'00"W along said northerly right of way line, 2,057.38 feet; thence N63°48'36"W along said northerly right of way line, 690.54 feet to a point on the southerly right-of-way line of Interstate Highway number 80; thence N54°05'32"E along said southerly line 762.54 feet; thence N55°03'47"E along southerly line, 416.58 feet; thence N61°48'52"E along said southerly line, 322.00 feet; thence N70°54'40"E along said southerly line, 252.55 feet; thence N79°42'15"E along said southerly line, 382.55 feet, thence S00°04'26"E, 654.46 feet; thence N82°49'12"E, 609.44 feet to a point on the east line of said Section 2; thence S00°00'00"E along said east line, 1627.96 feet to the point of beginning and containing 65.209 acres (2,840,510 S.F.) of which 2.217 acres (96,560 S.F.) are within existing road right of way more or less.

There is no Parcel 'B'.

East Parcel (Parcels C & D): A tract of land in Government Lots 5 and 6 Section 1, Township 78 North, Range 26 West of the 5th Principal Meridian, and in the North Half of the Southwest Quarter of Section 1, Township 78 North, Range 26 West of the 5th Principal Meridian, Dallas County, Iowa, more particularly described as follows:

Commencing in the West Quarter Corner of Section 1, T78N, R26W of the 5th P.M., Dallas County, Iowa; thence S00°00'00", 507.00 feet along the west line of said Section 1, to the point of beginning. Thence N90°00'00"E 40.00 feet; thence along the southerly right-of-way line of Interstate Highway No. 80, N04°02'55"E 431.10 feet; thence N00°58'50"E 162.48 feet; thence N48°18'04"E 500.43 feet; thence N60°17'18"E 468.58 feet; thence N84°42'50"E 677.11 feet; thence N89°05'29"E 899.68 feet; thence leaving said right of way line, S00°24'29"E 1,674.57 feet to the SE Corner of the NE1/4 of the SW1/4 of said Section 1; thence S82°18'14"W 1,289.04 feet to the SE Corner of the NW1/4 of the SW1/4 of said Section 1; thence S82°15'35"W 1,265.88 feet to the SW Corner of the NW1/4 of the SW1/4 of said Section 1; thence N00°00'00", 816.15 feet along the west line of said Section 1, to the point of beginning. Said tract of land contains 97.079 acres including 1.183 acres of County Road right of way.

East Parcel (Parcels E & F): Lots 2 & 3 of Christ's Church Subdivision, Section 1, Boone Twp 1-78-26, Dallas County, Iowa. Lot 2 includes 7.25 acres and Lot 3 includes 8.75 acres.

(Parcel G & H): Lot 4 of Christ's Church Subdivision in the City of West Des Moines, Dallas County, Iowa, except the south 693.95 feet thereof (as measured on the east line thereof); ~~and the west 500 feet of the SE1/4 of Section 1, Township 78N, Range 26W of the 5th P.M., West Des Moines, Dallas County, Iowa (as measured along the south line thereof) except the south 693.95 feet thereof (as measured along the east line thereof (the "Real Estate").~~  
(Ord. 1601, 9-28-2004)

**SECTION 2. AMENDMENT.** Ordinances #917, #1077, #1079, #1080, #1198, #1227, #1288, #1295, #1325, #1445, #1601, #1645, #1865, and #1975 Country Club Office Plaza PUD Section 2 SKETCH PLAN is hereby amended by deleting strikethrough text and adding bold text as follows:

Exhibit A, on file in the city and made a part of this rezoning approval for concept description and delineation, is the sketch plan document for the Country Club Office Plaza planned unit development (PUD) dated ~~December 2012~~ **June 2015**. It is recognized, minor shifts or modifications to a sketch plan layout may be necessary and compatible with the need to acquire workable street patterns, grades and usable building sites, but the sketch plan layout, including the relationship of uses to each other and the relationship of land use to the sketch plan framework, and development requirements shall be used as the implementation guide. 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. 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 4. VIOLATIONS AND PENALTIES:** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

**SECTION 5. 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 6. 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 \_\_\_\_\_ day \_\_\_\_\_ 2015.

\_\_\_\_\_  
Steven K Gaer, Mayor

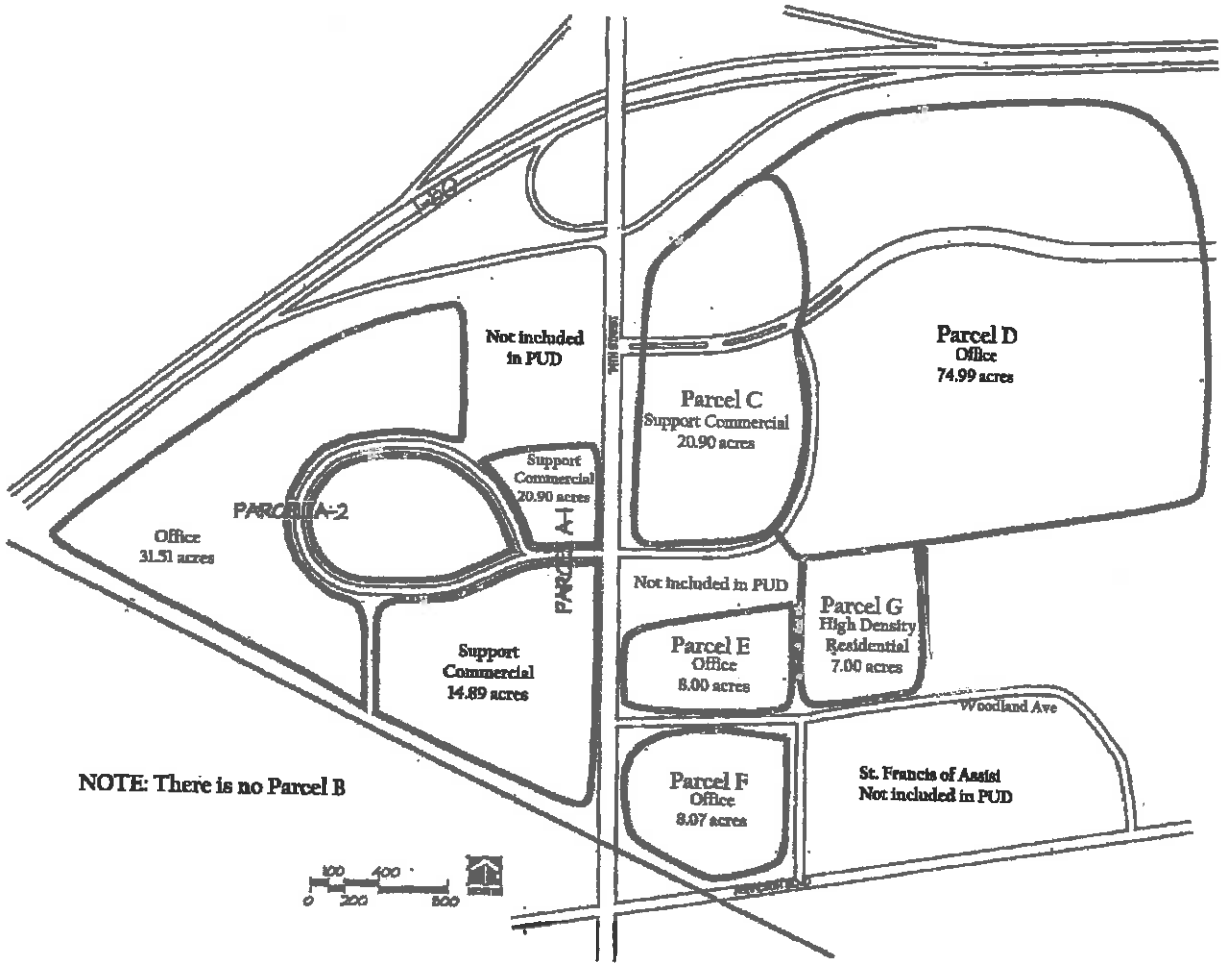
**ATTEST:**

\_\_\_\_\_  
Ryan Jacobson  
City Clerk

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
Ryan Jacobson  
City Clerk





NOTE: There is no Parcel B



**COUNTRY CLUB OFFICE PLAZA (CCOP) PUD**  
 fka: Fountain West PUD

Revised Sketch Plan: JUNE 2015

Exhibit A

Prepared by: KTragesser City of West Des Moines, PO Box 65320, West Des Moines, IA 50265 515-222-3620  
Return To: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265 515-222-3610  
Tax Statement: Not Applicable

**ORDINANCE #**

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA 2014, AND ORDINANCE #1031 (ALSO KNOWN AS PUD #31 ASHWORTH CORRIDOR) 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.** Ordinances 1031 Ashworth Corridor PUD Section 1 LEGAL DESCRIPTION is hereby amended by replacing the text in its entirety with the following:

Lot 1, Woodland Avenue Plat 1 and lots 1 through 11 Villas of Ashworth Glen, Lots 1 through 14 Woodland Lake, and Outlot A Ashworth Glen Acquisition Plat filed at Book 799 Page 960, all plats now in and forming a part of the City of West Des Moines, Dallas County, Iowa.

**SECTION 2. AMENDMENT.** Ordinances 1031 Ashworth Corridor PUD Section 3 CONDITIONS, Paragraph B, Subparagraph 1 is hereby amended by deleting strikethrough text and adding bolded text as follows:

1. Parcel 1: ~~All general use regulations, performance standards and provisions set forth in Article XI of Ordinance 430 for the R-3 Multi Family Residential District~~ **All general use regulations and provisions set forth in Title 9, "Zoning", of the West Des Moines City Code for Residential High Density (RH-16) shall apply to any development proposal for the property within Parcel 1 as shown on the sketch plan, except as shall be further provided herein. This parcel shall encompass a maximum of ~~fifteen (15) acres~~ seven and one half (7.5) acres.**

a. Permitted Uses: Permitted uses within Parcel 1 shall include:

~~All uses permitted within the R-3 Multi Family Residential District, except professional and semi-professional office uses shall be prohibited.~~ **All uses permitted in the Residential High Density Zoning District and offices as an ancillary use St. Francis of Assisi Church or School.**

b. Development Standards: ~~All general use regulations, performance standards and provisions set forth in Article XI of Ordinance 430 for the R-3 Multi Family Residential District shall apply to any development proposal for all property within Parcel 1 as shown on the sketch plan of the Ashworth Corridor PUD unless noted otherwise in this Ordinance. This area shall incorporate a maximum of fifteen (15) acres, with a maximum of two hundred fifty (250) dwelling units permitted.~~

**SECTION 3. AMENDMENT.** Ordinances 1031 Ashworth Corridor PUD Section 3 CONDITIONS, Paragraph B, Subparagraph 3 is hereby amended by deleting strikethrough text and adding bolded text as follows:

3. Parcel 3: ~~All general use regulations, performance standards and provisions set forth in Article XI of Ordinance 430 for the R-3 Multi-Family Residential District~~ **All general use regulations and provisions set forth in Title 9, "Zoning", of the West Des Moines City Code for Residential High Density (RH-16)** shall apply to any development proposal for the property within Parcel 13 as shown on the sketch plan, except as shall be further provided herein. This parcel shall encompass a maximum of twelve (12) acres.

a. ~~Permitted Uses: Permitted uses within Parcel 1 shall include:~~

~~All uses permitted within the R-3 Multi-Family Residential District, except professional and semi-professional office uses shall be prohibited.~~

b. ~~Development Standards: All general use regulations, performance standards and provisions set forth in Article XI of Ordinance 430 for the R-3 Multi-Family Residential District (medium density) shall apply to any development proposal for all property within Parcel 3 as shown on the sketch plan of the Ashworth Corridor PUD unless noted otherwise in this Ordinance. This area shall incorporate a maximum of twelve (12) acres, with a maximum of two hundred (200) dwelling units permitted.~~

**SECTION 4. 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 5. VIOLATIONS AND PENALTIES:** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

**SECTION 6. 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 7. 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 \_\_\_\_\_ day \_\_\_\_\_ 2015.

\_\_\_\_\_  
Steven K Gaer, Mayor

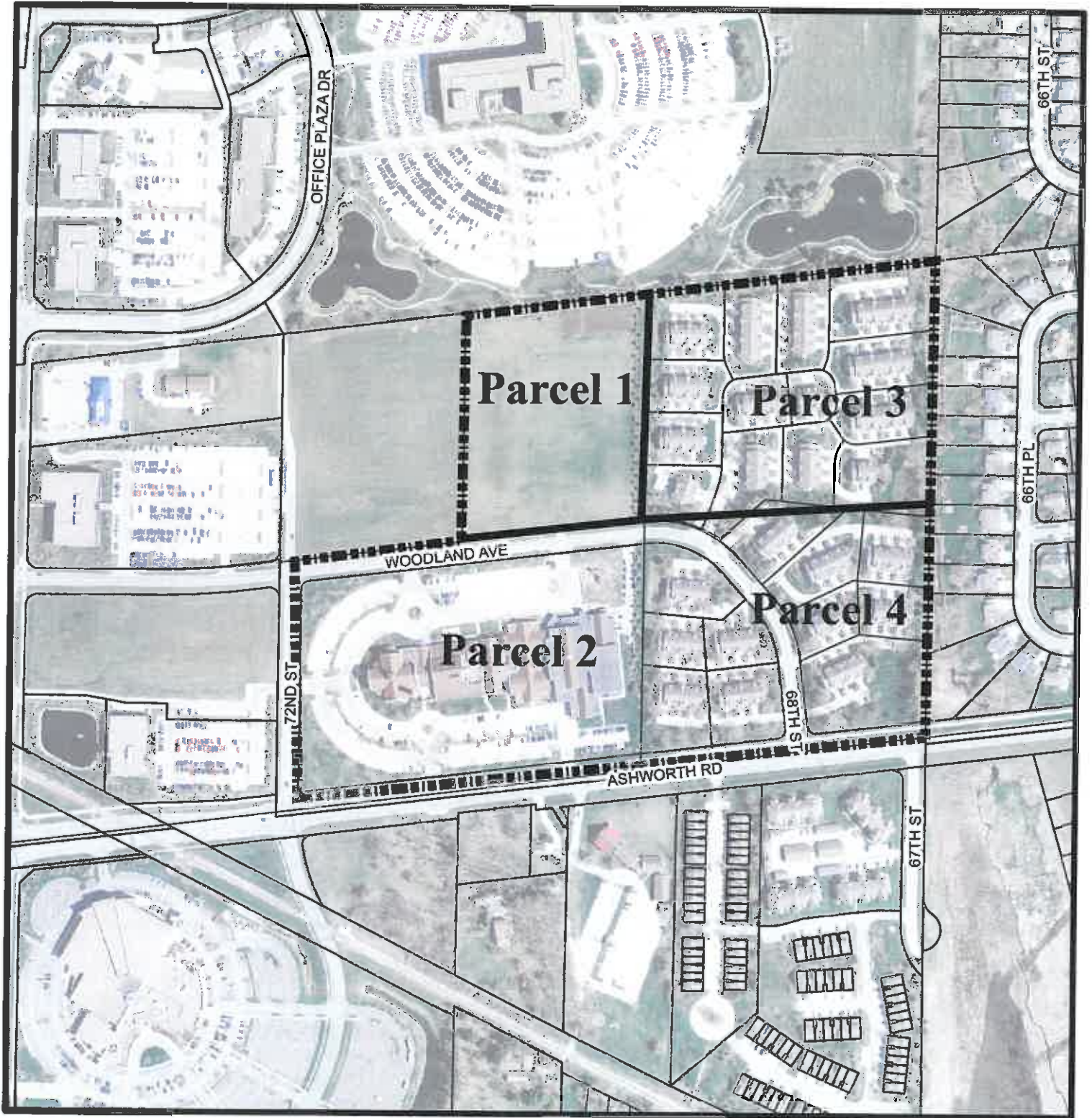
**ATTEST:**

\_\_\_\_\_  
Ryan Jacobson  
City Clerk

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
Ryan Jacobson  
City Clerk

# Ashworth Corridor PUD Sketch



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**6(c)**

**ITEM:**

**DATE: June 29, 2015**

- Public Hearing (5:35 p.m.)
- Dixie Acres Sanitary Sewer Connection Fee District
- Approval of First Reading

**FINANCIAL IMPACT:**

None at this time. The City would be required to construct the sanitary sewer improvements when ordered by the Council and would be reimbursed at the time the property was subdivided, or as part of a site plan approval process, or when building permits are issued, or when service is requested from the property owners. The total estimated cost of the improvements covered by this ordinance is approximately \$224,500.00. Specific details are included in the draft ordinance.

**BACKGROUND:**

The Dixie Acres Sanitary Sewer Connection Fee District includes eight single family residences within the Dixie Acres Plat 1 subdivision north of Ashworth Road on 54<sup>th</sup> Street. The improvements would consist of a gravity sewer constructed in existing street right-of-way and proposed easements with service connections extending to the street right-of-way line.

This item was discussed at Public Works Council Committee meetings on December 8, 2014, December 22, 2014, March 2, 2015, May 13, 2015, and May 26, 2015. Public meetings were also conducted on February 26, 2015, May 5, 2015, and May 19, 2015.

The Public Hearing should be held and public comments received. Once the hearing is closed, Council should consider approving the first reading of an ordinance creating the Dixie Acres Sanitary Sewer Connection Fee District with amendments as they deem appropriate. If approved, the sanitary sewer improvements would be constructed after authorization by the Council. The City is not making any guarantees regarding when and if improvements would be available to any particular property. Fees apply only when and if the property is subdivided, is part of a site plan approval process, during a building permit process, or at the request of the property owner.

**OUTSTANDING ISSUES:** None

**RECOMMENDATION:**

- City Council Adopt:
- Motion approving First Reading of Ordinance

**Lead Staff Member: Duane C. Wittstock, P.E., L.S., City Engineer**

**STAFF REVIEWS**

Department Director	Duane C. Wittstock, City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

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

Published In	Des Moines Register
Dates(s) Published	June 8 & 15, 2015

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Public Works		
Date Reviewed	June 22, 2015		
Recommendation	Yes	No	Split

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, 2014 BY AMENDING TITLE 7, PUBLIC WAYS AND PROPERTY, CHAPTER 8, ARTICLE C, SANITARY SEWER SERVICE CHARGES**

**WHEREAS**, on the 2<sup>nd</sup> day of November, 1998, this City Council passed Ordinance No. 1337, an ordinance to amend the Municipal Code of the City of West Des Moines, by adding and enacting thereto a new section relating to the procedure to be utilized in establishing connection fees to recover the cost of constructing major sanitary sewer facilities; and

**WHEREAS**, upon due notice and hearing the City Council finds that the general health and welfare of the community will be benefitted by establishment of a sewer district consisting of an area located along the easterly and westerly side of 54<sup>th</sup> Street extending from Ashworth Road northerly a distance of four lots on each side of 54<sup>th</sup> Street located within the corporate limits of the City of West Des Moines (the "Dixie Acres Sanitary Sewer Connection Fee District").

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AS FOLLOWS:**

**SECTION 1. SANITARY SEWER CONNECTION FEE DISTRICT.** Title 7, Public Ways and Property, Chapter 8, Article C, Sanitary Sewer Service Charges is amended by adding the following:

**7-8C-14-8: DIXIE ACRES SANITARY SEWER CONNECTION FEE DISTRICT**

The Dixie Acres Sanitary Sewer Connection Fee District shall consist of a tract of land located in Section 6, Township 78 North, Range 25 West of the 5th Principal Meridian, Polk County, Iowa, more particularly described as follows:

Starting at the southeast corner of Lot 1 Dixie Acres Plat 1, thence north along the east line of Dixie Acres Plat 1 to the northeast corner of Lot 4 Dixie Acres Plat 1, thence west along the north line of Lot 4 Dixie Acres Plat 1 to the northwest corner of Lot 4 Dixie Acres Plat 1, thence west across the right-of-way of 54<sup>th</sup> Street to the northeast corner of Lot 5 Dixie Acres Plat 1, thence west along the north line of Dixie Acres Plat 1 to the northwest corner of Lot 5 Dixie Acres Plat 1, thence south along the west line of Dixie Acres Plat 1 to the southwest corner of Lot 8 Dixie Acres Plat 1, thence east along the south line of Dixie Acres Plat 1 to the Point of Beginning.

Connection fees are hereby established and shall be imposed upon owners of properties within the Dixie Acres Sanitary Sewer Connection Fee District, pursuant to Ordinance 1337 as amended by Ordinance 1895 at the time of application to connect their properties to said sewer facilities, as follows:

A. Fee Schedule: From the effective date hereof through June 30, 2016 the connection fee for properties served by the sewer facility shall be:

Connection Fee  
(Dollars per Residential Dwelling Unit)

\$28,063.00

The Per Acre Connection Fee shall be adjusted annually as of July 1 of each year according to the annual adjustment in the ENR construction cost index as provided in 7-8C-14.

B. Payment: The determination that a property is to be connected to the sewer facilities shall occur, and the appropriate connection fee shall be paid prior to issuance of a plumbing permit to connect to the sewer or connection to the sewer, whichever occurs first. The connection fee may be paid in advance of issuance of a plumbing permit or connection based on the applicable fee at the time of payment and no additional connection fee is charged at the time of issuance of a plumbing permit or connection to the sewer.

C. Single-Family Residence: The connection fee shall be based on each single-family residential dwelling unit. The fee paid shall be applicable only to that single-family residential unit. Any division of an existing property that results in the creation of additional single-family lots or the construction of any additional single-family residences shall subject such additional lots or residences to the payment of the appropriate connection fee.

D. Effect of Schedule: The above established connection fee schedule shall remain in force and effect until such time that the City Council adopts an ordinance to adjust the connection fees to be imposed within subsequent years for the Dixie Acres Sanitary Sewer Connection Fee District. Nothing herein is intended to restrict the City Council from appropriate adjustment of the connection fee schedule to reflect future construction costs.

E. Sewers Constructed: The City shall be responsible to design and construct sewers within the Dixie Acres Sanitary Sewer Connection Fee District as graphically depicted on Exhibit B attached to Ordinance \_\_\_\_\_ and on file in the office of the City Clerk.



**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

**SECTION 3. SEVERABILITY.** If any section, provisions, sentence, clause, phrase or part of this 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, clauses, phrase or part hereof not adjudged invalid or unconstitutional.

**SECTION 4. VIOLATION.** Any person who violates the provisions of this Ordinance, upon conviction, shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

**SECTION 5. OTHER REMEDIES.** In addition to the provisions set out in the Violation 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 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect on September 1, 2015, provided its passage, adoption and publication as required by law.

**PASSED AND APPROVED** this \_\_\_ day of \_\_\_\_\_, 2015.

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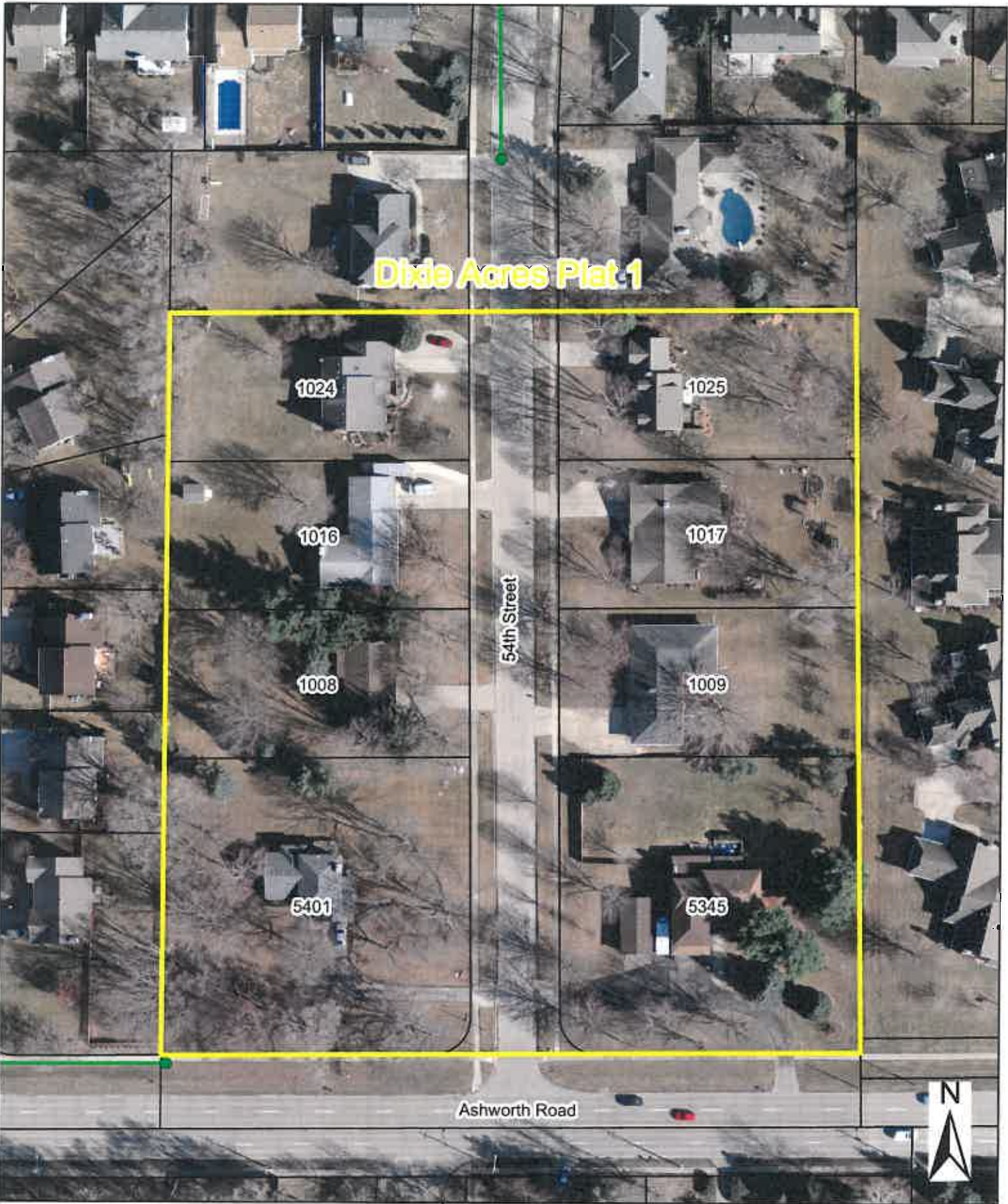
Steven K. Gaer  
Mayor

ATTEST:

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Ryan T. Jacobson  
City Clerk

Published in the Des Moines Register on June 8, 2015 and June 15, 2015.



**DEPARTMENT OF ENGINEERING SERVICES**  
 4200 MILLS CIVIC PARKWAY (515) 222-3620  
 WEST DES MOINES, IOWA 50265  
 FAX NO. (515) 273-0602

PROJECT:	<b>Dixie Acres Sanitary Sewer Project No. 0305-012</b>	
LOCATION:	<b>Dixie Acres Plat 1 (54th &amp; Ashworth)</b>	
DRAWN BY:	JMS	DATE: 06/01/15
		SHT. 1 OF 1

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**DATE:** June 29, 2015

- ITEM:** Public Hearing – Holiday Park Baseball Field Improvements-Phase 3:
1. Resolution – Approval of Plans and Specifications
  2. Motion – Receive and File Report of Bids
  3. Resolution – Approve Contract

**FINANCIAL IMPACT:** Total expense of \$619,000.00. There is \$570,800 budgeted in FY 15-16 for this project including \$50,000 in Hotel/Motel Tax funds. The remaining \$520,800 in budgeted funds are in the following C.I.P. account: Holiday Park Improvements (6515.75.840.6.7910). The shortfall of \$48,200 will be covered out of funds budgeted in the Parks C.I.P. budget for the Grand Avenue Trail – Jordan Creek to Fuller Road. These funds will be re-budgeted for the Grand Avenue Trail in FY 16-17. The estimate for the Holiday Park Baseball Fields Improvements – Phase 3 project was \$517,402.00.

**BACKGROUND:** The Council is asked to approve the plans and specifications for the Holiday Park Baseball Field Improvements – Phase 3 project and to receive and file the report of bids that is attached. Three bids were received for the project. The lowest responsible bid of \$619,000.00 was submitted by Joiner Construction Co. of Plano, Iowa.


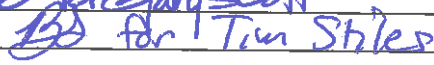

The project involves the renovation of two baseball fields (Fields 6 and 11) in Holiday Park (see attached map showing Phase 3). Work includes demolition, grading, addition of amended topsoil in outfields, storm water drainage infrastructure, new infields and warning tracks, paving of bleacher areas and walkways to meet accessibility requirements, new dugouts and player benches, minor fencing adjustments, new irrigation, new batting cages, electrical improvements, new practice pitching mounds, sodding of outfields, and other small miscellaneous items. Due to the higher than budgeted price, no add alternates are being recommended.

**OUTSTANDING ISSUES:** None.

**RECOMMENDATION:** That the Council hold the public hearing and pass the resolution to approve the plans and specifications, move to receive and file the report of bids, and award the contract for the Holiday Park Baseball Field Improvements – Phase 3 project in the amount of \$619,000.00.

**Lead Staff Member:** Sally Ortgies 

**STAFF REVIEWS**

Department Director	
Appropriations/Finance	 for Tim Stiles
Legal	
Agenda Acceptance	

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

Published In	Des Moines Register
Dates(s) Published	June 12, 2015

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes	No	Split

**Resolution Adopting Plans,  
Specifications, Form of Contract, and  
Estimate of Cost**

**WHEREAS**, on June 1, 2015 Plans, Specifications, Form of Contract, and Estimate of Cost were filed with the City Clerk for the following described public improvement:

**Holiday Park Baseball Field Improvements  
Phase 3**

and,

**WHEREAS**, notice of hearing on Plans, Specifications, Form of Contract, and Estimate of Cost for said public improvements was published as required by law;

therefore

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, that the Plans, Specifications, Form of Contract, and Estimate of Cost for said public improvement are hereby approved.

**PASSED AND APPROVED** this 29<sup>th</sup> day of June, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan Jacobson, City Clerk

## **Resolution Approving Contract**

**WHEREAS**, the City Council of the City of West Des Moines has heretofore directed advertisement for bids for the following described public improvement:

### **Holiday Park Baseball Field Improvements Phase 3**

and,

**WHEREAS**, bids have been received and opened by the City Clerk, Deputy City Clerk, or designee and placed on file by the City Council.

and,

**WHEREAS**, the bid of Joiner Construction Co. of Plano, Iowa in the amount of \$619,000.00 is the lowest responsible bid received for said public improvement, therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA**, that a contract for the Holiday Park Baseball Field Improvements – Phase 3 project is hereby awarded to Joiner Construction Co. in the amount of \$619,000.00 and the bond of said bidder for the project is hereby fixed in the same amount.

**BE IT FURTHER RESOLVED** that the Director of Parks and Recreation is authorized and directed to return bid bonds and/or checks to any unsuccessful bidder.

**BE IT FURTHER RESOLVED** that work on said project may commence as soon as the final contract and bond have been approved by the Director of Parks and Recreation and have been signed by the Director of Finance and after the contractor is given a written notice to proceed by the Director of Parks and Recreation.

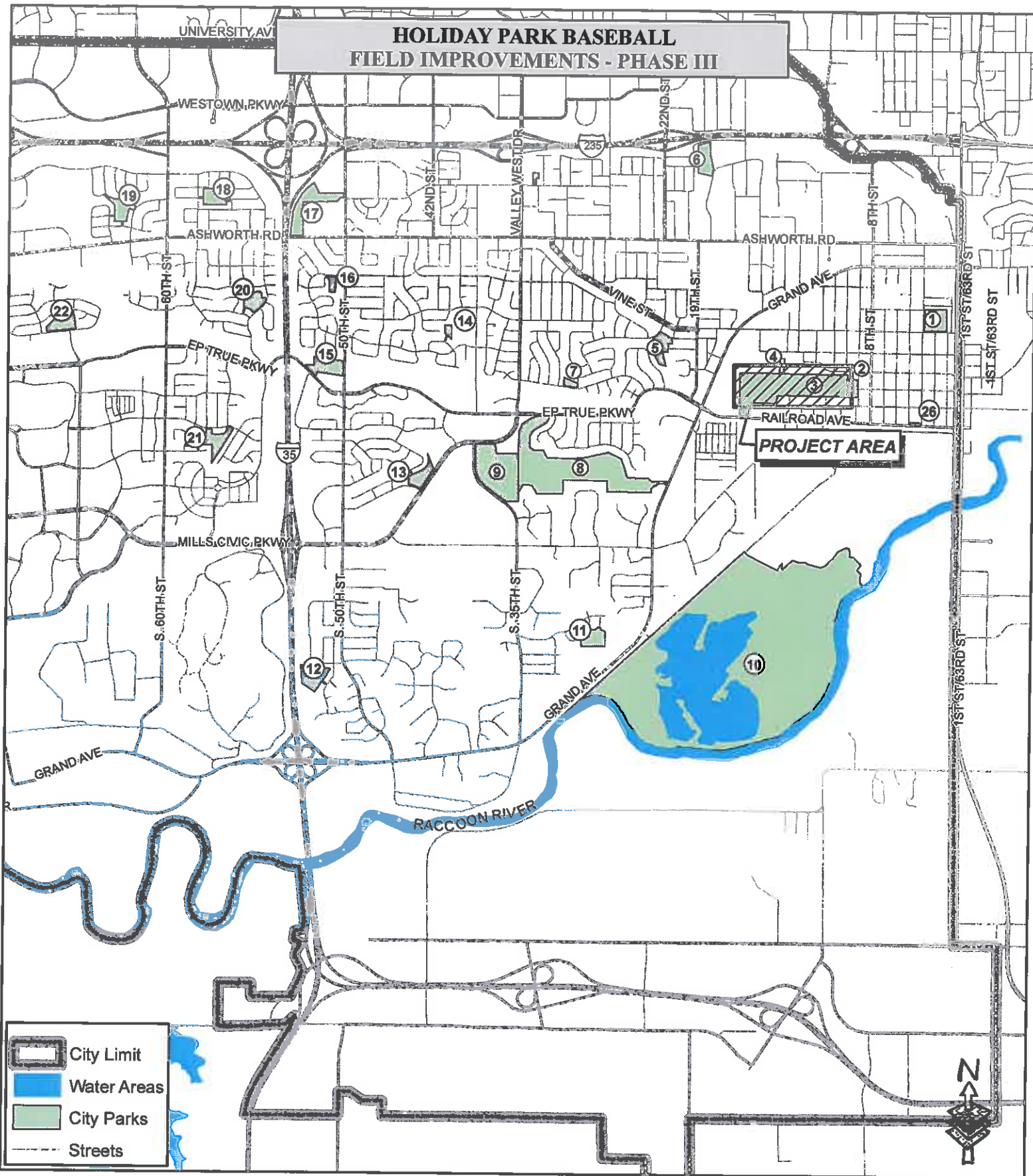
**PASSED AND APPROVED** this 29<sup>th</sup> day of June, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

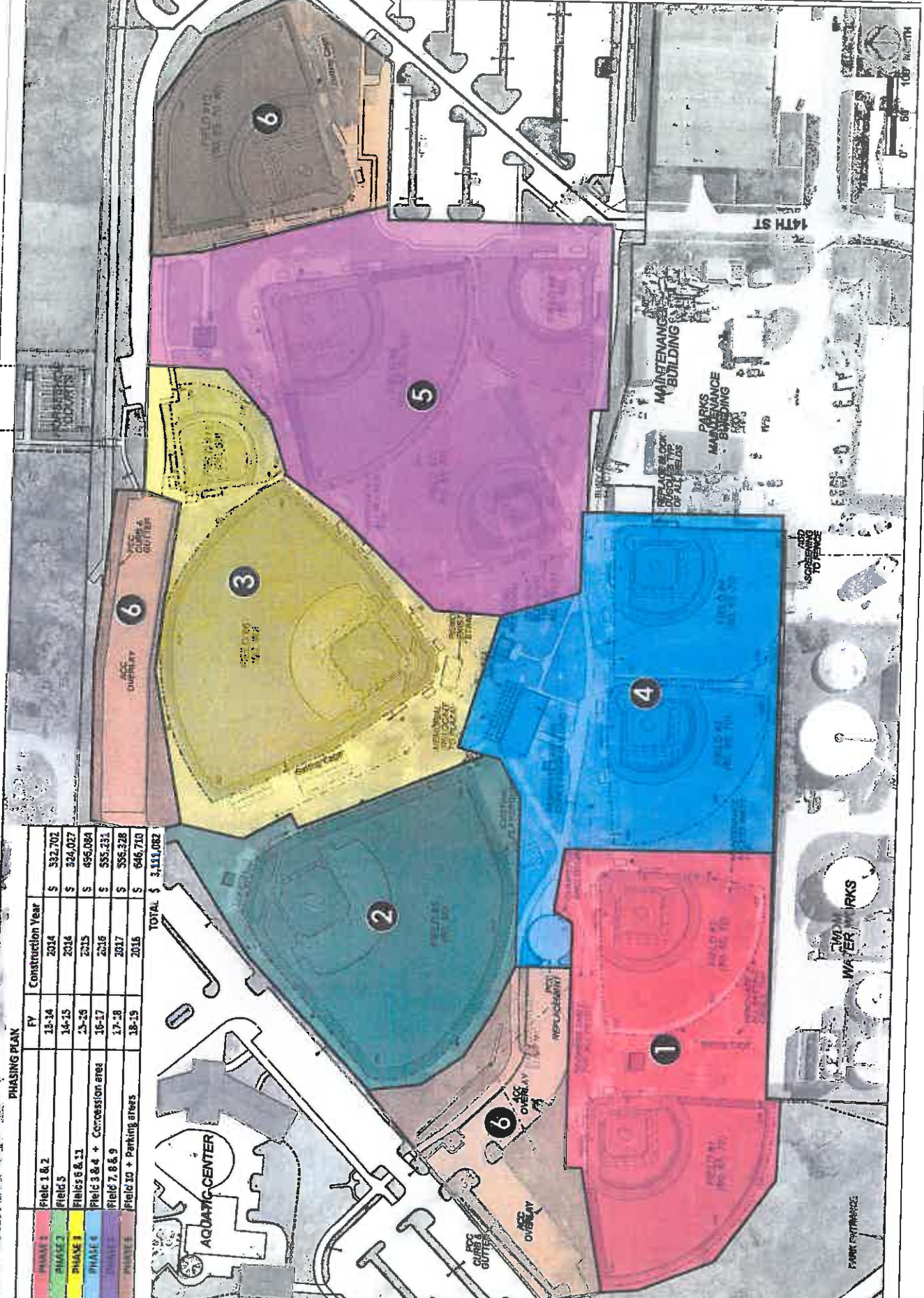
\_\_\_\_\_  
Ryan Jacobson, City Clerk

# HOLIDAY PARK BASEBALL FIELD IMPROVEMENTS - PHASE III



- |                     |                           |                         |                         |
|---------------------|---------------------------|-------------------------|-------------------------|
| 1. Legion Park      | 8. East Jordan Creek Park | 15. Jordan Creek Park   | 22. Wild Rose Park      |
| 2. Wilson Park      | 9. Southwoods Park        | 16. Knolls Park         | 23. Brookview Park      |
| 3. Holiday Park     | 10. Raccoon River Park    | 17. CrossRoads Park     | 24. Valley View Park    |
| 4. Florer Park      | 11. Scenic Valley Park    | 18. Jaycee Park         | 25. Maple Grove Park    |
| 5. Fairmeadows Park | 12. Quail Cove Park       | 19. Peony Park          | 26. Railroad Park       |
| 6. Pearson Park     | 13. Ashawa Park           | 20. Meadowview Park     | 27. Huston Ridge Park   |
| 7. Kiwanis Park     | 14. Western Hills Park    | 21. Willow Springs Park | 28. Woodland Hills Park |





**PHASING PLAN**

Phase	FY	Construction Year	Cost
Phase 1	13-14	2014	\$ 582,702
Phase 2	14-15	2014	\$ 324,027
Phase 3	15-16	2015	\$ 456,081
Phase 4	16-17	2016	\$ 555,331
Phase 5	17-18	2017	\$ 356,528
Phase 6	18-19	2018	\$ 646,710
<b>TOTAL</b>			<b>\$ 3,119,082</b>



# HOLIDAY PARK YOUTH BASEBALL FIELD IMPROVEMENTS

## Phase 3

### Project # PR - 03 - 2015

### Project Estimate \$517,402

### City of West Des Moines

I hereby certify that this is a true and correct tabulation of bids received on June 17, 2015 for the Holiday Park Youth Baseball Field Improvements in West Des Moines, Iowa.

Jeffrey L. Bruce, PLA License #308 June 17, 2015

	UNIT	Joiner Construction Co. Plano, IA		Hanson Company Johnston, IA		Lansink Construction, Inc. Johnstons, IA		Opinion of Cost
		UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	
LUMP SUM BASE BID PROPOSAL	LS		\$ 619,000.00		\$ 624,240.00		\$ 645,000.00	\$ 517,402.00
ALTERNATE #1-BULLPEN CONCRETE EDGING	LS		\$ 18,500.00		\$ 21,000.00		\$ 17,000.00	\$ 12,735.00
ALTERNATE #2-BLEACHERS	LS		\$ 10,000.00		\$ 13,000.00		\$ 8,000.00	\$ 6,900.00
ALTERNATE #3-PHASE 1 & 2 CONCRETE EDGING	LS		\$ 46,000.00		\$ 63,000.00		\$ 54,000.00	\$ 34,942.00
<b>UNIT PRICING</b>								
1. 8' High Galvanized Chainlink Fencing	LF		\$ 30.00		\$ 28.00		\$ 24.00	
2. 6' High Galvanized Chainlink Fencing	LF		\$ 26.00		\$ 24.00		\$ 21.00	
3. 6' High Double Swing Gate for 3' Opening	EA		\$ 600.00		\$ 500.00		\$ 450.00	
4. 6' High Double Swing Gate for 12' Opening	EA		\$ 950.00		\$ 875.00		\$ 825.00	
5. 3" OD PVC Irrigation Mainline	LF		\$ 8.00		\$ 350.00		\$ 3.00	
6. 4" OD OVC Irrigation Mainline	LF		\$ 9.00		\$ 450.00		\$ 4.00	
7. 2" OD PVC Irrigation Mainline	LF		\$ 7.00		\$ 250.00		\$ 2.00	
8. Quick Coupler Assembly and Valve Box	EA		\$ 550.00		\$ 425.00		\$ 400.00	
9. Non-Playing Field Grass Seeding	SF		\$ 0.16		\$ 0.20		\$ 0.20	
10. Playing Field Sod	SY		\$ 39.00		\$ 25.00		\$ 25.00	
11. 5" Tk Concrete Pavement (No Reinforcing)	SY		\$ 45.00		\$ 50.00		\$ 45.00	
12. 6" Tk Concrete Pavement (w/ Reinforcing)	SY		\$ 50.00		\$ 58.00		\$ 55.00	
13. 12" Storm Drainage Pipe	LF		\$ 45.00		\$ 45.00		\$ 50.00	
14. Circular Area Intake Concrete Collar	EA		\$ 350.00		\$ 2,600.00		\$ 350.00	
15. Circular Area Intake, 18" w/ 18" Sump (Same as Plans)	EA		\$ 2,250.00		\$ 1,600.00		\$ 1,800.00	
16. Cleanup	EA		\$ 500.00		\$ 1,200.00		\$ 500.00	
17. Processed Sand blended w/ Existing Soil from the existing playing field per Spec Section 329100	SY		\$ 18.00		\$ 19.00		\$ 20.00	
18. Imported Fill Material from City Stockpile (The stockpile is +/- 1 mile from the site to the south. Unit price should be to load, haul to the site and install.)	SY		\$ 20.00		\$ 12.00		\$ 10.00	
19. Remove Asphalt Curbing and Install Concrete Curb and Gutter along Asphalt Parking Lot. (Curb shall meet West Des Moines City Standard.)	LF		\$ 45.00		\$ 57.00		\$ 55.00	



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**Date: June 29, 2015**

**ITEM:** Lindsey Farm Plat 1, 1001 Timber Brook Avenue – Subdivide property into three lots for single family development – Frank Lindsey – FP-002739-2015 (Extra Territorial Review)

**RESOLUTION: Approval and Release of Final Plat by Extra Territorial Review**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** Frank Lindsey, represented by Joel Romey of Raccoon Valley Land Surveying, is requesting approval of a Final Plat for approximately 29.12 acres generally located at 1001 Timberbrook Avenue in rural Madison County (see Exhibit I – Location Map). The City Council approved a preliminary plat for Lindsey Farms Plat 1 on May 4, 2015, for 9 single family lots. The Final Plat proposes to subdivide the property into three lots (see Exhibit II – Final Plat). By master planning and preliminary platting for nine lots, the property owner has planned for potential further subdivision of the property at a later date. This plat is not within the current corporate limits, but is located within our two-mile extraterritorial review boundary.

**CITY COUNCIL SUBCOMMITTEE:** The preliminary plat was reviewed by the Subcommittee on November 14, 2014 and March 26, 2015. The final plat is consistent with the preliminary plat therefore the final plat was not presented again to the Subcommittee.

**OUTSTANDING ISSUES:** There are no outstanding issues.

**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.

**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 Final Plat, Lindsey Farm Plat 1, to subdivide property into three lots for single family development, subject to the applicant complying with all applicable City Code requirements and the following:

1. That the City Council waive the requirement for an agreement and waiver for public improvements including but not limited to the reconstruction of Timberbrook Avenue, the installation of public sidewalks, and the installation of street lights along public streets adjacent to this development.
2. That the west roadway be allowed which exceeds the City's maximum dead end length until such time that the roadway can be extended to connect to a secondary roadway as shown on the City's Ultimate Streets Plan. In the interim, access roads should be 20 feet in width, constructed and surfaced with materials that will withstand 75,000 pounds of gross vehicle weight, and maintain a vertical clearance of 14 feet.
3. That the City Council waive the requirement for the installation of dry sewers.

Lead Staff Member: Kara V. Tragesser, AICP

**STAFF REVIEWS:**

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

*JK*  
*MS*  
*RTG*

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

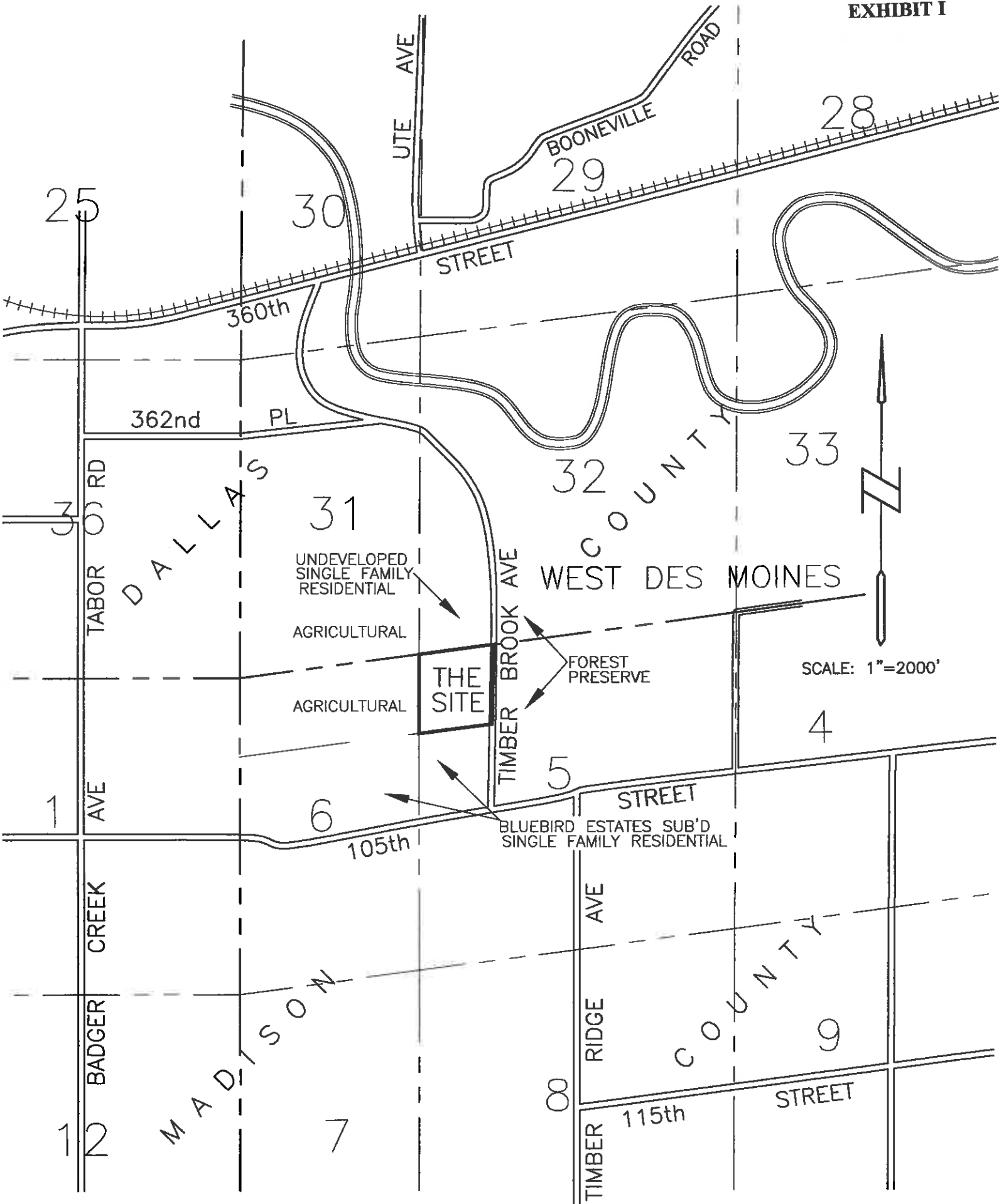
Published In	n/a
Date(s) Published	n/a
Letter sent to surrounding property owners	n/a

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	n/a		
Date Reviewed	n/a		
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**

- Exhibit I            Location Map
- Exhibit II           Final Plat
- Exhibit III          Resolution: Approval and Release of Final Plat



LOCATION MAP

RECEIVED  
CITY OF WDM

JUN 08 2015

DEVELOPMENT  
SERVICES

# LINDSEY FARM PLAT ONE FINAL PLAT



PROPRIETOR/DEVELOPER:  
**FRANK LINDSEY**  
3700 BEISSER DRIVE  
GRIMES, IOWA 50111  
PHONE: 515.988.5568

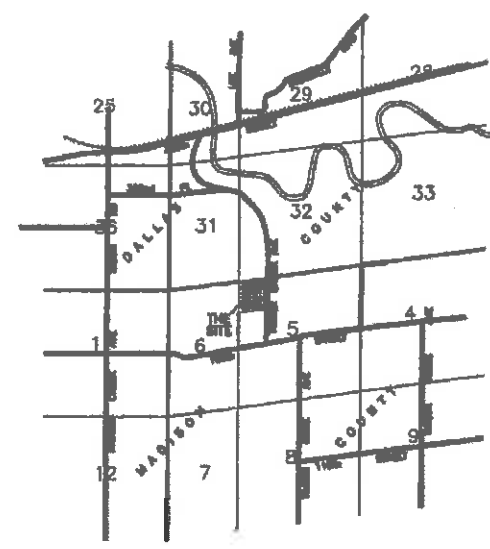
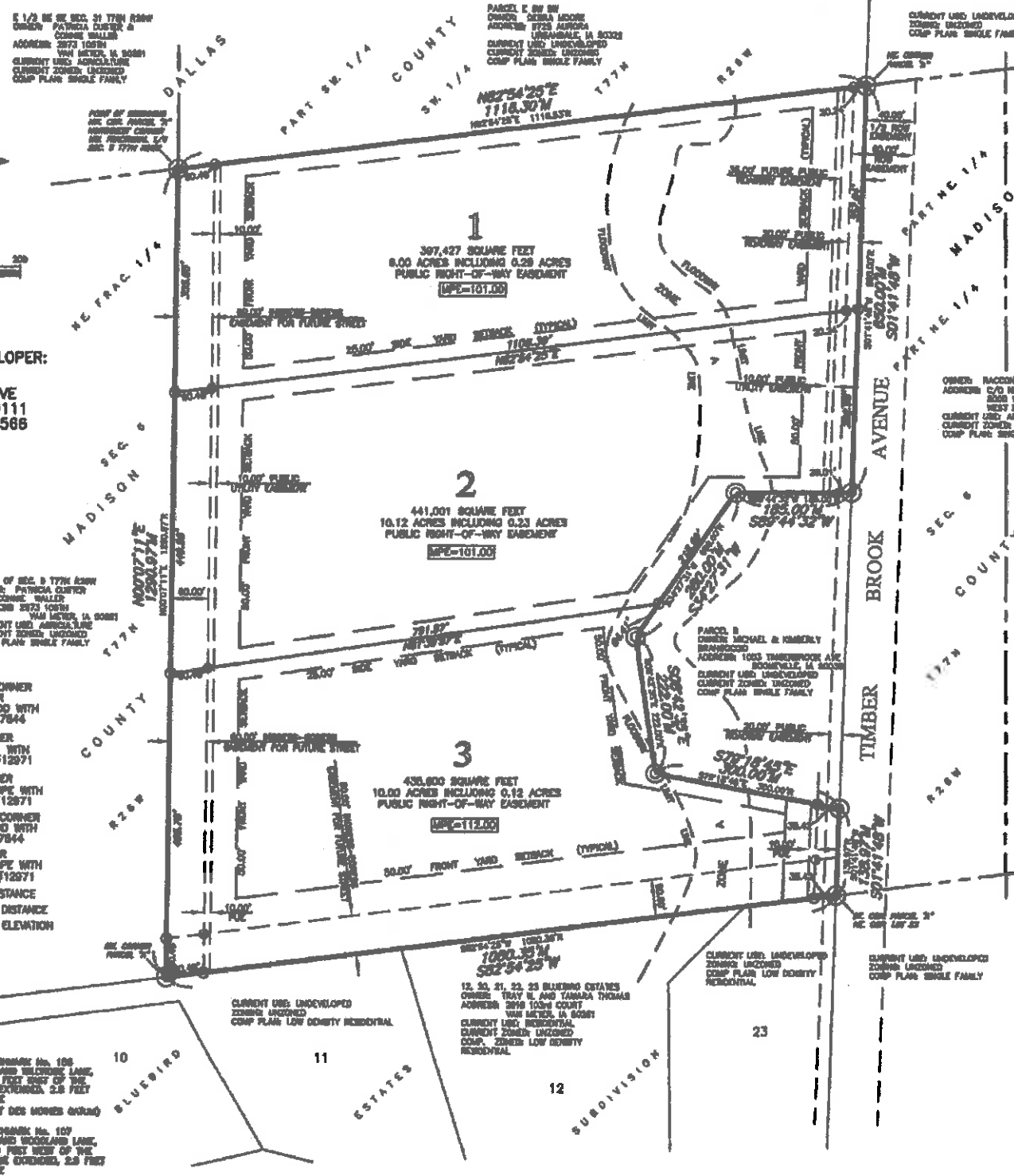
**LEGEND:**

- ◆ INDICATES SECTION CORNER OR 1/4-1/4 CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #7844
- INDICATES PLAT CORNER FOUND 5/8" IRON ROD WITH ORANGE PLASTIC ID #12971
- ⊙ INDICATES PLAT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID #12871
- INDICATES PROPERTY CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #7844
- INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID #12971
- R INDICATES RECORD DISTANCE
- M INDICATES MEASURED DISTANCE
- ▭ MINIMUM PROTECTION ELEVATION
- ▭ RIGHT-OF-WAY EASE EASEMENT

**BENCH MARKS:**

CITY OF WEST DES MOINES BENCHMARK NO. 108  
SUBSTATION OF 108th STREET AND TIMBER LAKE  
SOUTH OF THE INTERSECTION, 4 FEET WEST OF THE  
CENTERLINE OF TIMBER LAKE, ELEVATION: 2.8 FEET  
NORTH OF THE EAST/WEST FENCE  
ELEVATION=108.00 (CITY OF WEST DES MOINES SURV)

CITY OF WEST DES MOINES BENCHMARK NO. 107  
SUBSTATION OF 108th STREET AND WOODLAND LAKE  
NORTH OF THE INTERSECTION, 21 FEET WEST OF THE  
CENTERLINE OF WOODLAND LAKE, ELEVATION: 2.8 FEET  
SOUTH OF THE EAST/WEST FENCE  
ELEVATION=107.26 (CITY OF WEST DES MOINES SURV)



**PROPERTY DESCRIPTION:**

**PARCEL 'A':**  
THAT PART OF THE NW 1/4 OF THE NW QUARTER 1/4 OF SECTION 5, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 2ND P.M., MADISON COUNTY, IOWA, LIES WEST OF THE CENTERLINE OF THE EXISTING COUNTY ROAD MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NW CORNER OF SECTION 5, T77N, R28W, THENCE N62°54'25"E ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 5 FOR 1116.30 FEET TO THE CENTERLINE OF THE EXISTING COUNTY ROAD; THENCE S1°41'46"W ALONG SAID CENTERLINE FOR 880.00 FEET; THENCE S89°44'36"W FOR 168.00 FEET; THENCE S34°27'31"W FOR 280.00 FEET; THENCE S8°42'38"E FOR 222.00 FEET; THENCE S77°18'46"E FOR 300.00 FEET TO THE SAID CENTERLINE OF EXISTING ROAD; THENCE S1°41'46"W ALONG SAID CENTERLINE FOR 138.87 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4; THENCE S82°54'25"W ALONG SAID LINE FOR 1080.86 FEET TO THE SW CORNER OF SAID NW 1/4 OF THE NW 1/4; THENCE N07°07'11"E ALONG THE WEST LINE OF SAID NW 1/4 OF THE NW 1/4 FOR 1280.87 FEET TO THE POINT OF BEGINNING. THIS PARCEL, CONTAINS 25.13 ACRES INCLUDING 0.80 ACRES FOR ROADWAY EASEMENT AND IS SUBJECT TO EASEMENTS OF RECORD.

**NOTES:**

THIS PLAT HAS AN ERROR CORRECTION OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CORRECTION OF LESS THAN 1 FOOT IN 5,000 FEET.  
ALL MONUMENTS PLACED ARE A 3/4" DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP NO. 12971.  
LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO FUTURE ASSIGNMENTS IMPOSED BY THE CITY OF WEST DES MOINES FOR PUBLIC INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO STORMWATER SEWER MAIN, AND STREET EXTENSIONS AND IMPROVEMENTS.  
FIRE HYDRANTS SHALL BE INSTALLED ONCE TOWNHIP WATER DISTRICT CAN PROVIDE FLOOD PROTECTION TO SERVE FIRE HYDRANTS AND WHEN THE DEVELOPMENT IS ADDED INTO THE CITY OF WEST DES MOINES.  
OWNERS OF 4,000 SQUARE FEET OR LARGER INCLUDING THE GARAGE AREA SHALL INSTALL FIRE SPRINKLER SYSTEMS.  
SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON THE STREET SYSTEM SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FEDERAL HIGHWAY ADMINISTRATION.

**WEST DES MOINES COMPREHENSIVE PLAN:**

SINGLE FAMILY RESIDENTIAL

**MADISON COUNTY ZONING:**

UNZONED

**BULK REGULATIONS:**

MADISON COUNTY

LOT SIZE = 40,000 SQUARE FEET

LOT WIDTH = 180 FEET

FRONT YARD SETBACK = 80 FEET

REAR YARD SETBACK = 75 FEET

SIDE YARD SETBACK = 25 FEET

NOTE: MADISON COUNTY SETBACK REGULATIONS REFER TO THE CITY OF WEST DES MOINES WHICH OR EXCEEDS THE CITY OF WEST DES MOINES SETBACK REGULATIONS FOR RESIDENTIAL ZONING DISTRICT

**FLOOD ZONE:**

A PORTION OF THIS PROPERTY LIES WITHIN ZONE 'X', SPECIAL FLOOD HAZARD AREA SUBJECT TO REGULATION BY THE FEDERAL GOVERNMENT. REFER TO THE FLOOD INSURANCE RATE MAP FOR MADISON COUNTY, IOWA, DATED 78 OF 400 MAP NUMBER 01512C0201, WITH AN EFFECTIVE DATE OF OCTOBER 6, 2010 AND BE SHOWN ON THE PLAT. THE MAJORITY OF THE PROPERTY IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

Raccoon Valley  
Land Surveying  
33235 L Avenue Adel Iowa

PRELIMINARY  
JANEL R. RONEY P.L.S. 12871

Prepared by: KTragesser, City of West Des Moines 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 AND RELEASING THE FINAL PLAT, LINDSEY FARM PLAT 1 (FP-002739-2015) FOR THE PURPOSE OF PLATTING PROPERTY INTO THREE LOTS FOR SINGLE FAMILY DEVELOPMENT**

**WHEREAS**, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, Frank Lindsey, has requested approval for a Final Plat (FP-002739-2015) for that 29.12 acres located at 1001 Timber Brook Avenue for the purpose of subdividing the property into three lots for single family development;

Legal Description

**See Exhibit B**

**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**, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Lindsey Farm Plat 1 and recommended approval on April 27, 2015;

**WHEREAS**, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Lindsey Farm Plat 1 that was reviewed and approved by the City Council on May 4, 2015;

**WHEREAS**, on June 29, 2015, this City Council held a duly-noticed meeting to consider the application for Lindsey Farm Plat 1 Final Plat;

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

**SECTION 1.** The findings of consistency with the Comprehensive Plan as stated in the staff report, or as amended orally at the City Council meeting, are adopted.

**SECTION 2.** Final Plat, Lindsey Farm Plat 1 is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, if any, and attached hereto as Exhibit "A". 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.

**SECTION 3.** This resolution does release the Lindsey Farm Plat 1 Final Plat for recordation. The City Council of West Des Moines directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on June 29, 2015 and Roll Call No. \_\_\_\_\_.

**CERTIFICATE**

I, Ryan T. Jacobson, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on June 29, 2015, among other proceedings, Roll Call No. \_\_\_\_\_ approved said plat on June 29, 2015, and released said Final Plat for recordation.

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

**IN WITNESS WHEREOF**, I have hereunto set my hand this 29<sup>th</sup> day of June 2105.

\_\_\_\_\_  
Steven K. Gear, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson  
City Clerk

**EXHIBIT A**  
**Conditions of Approval**

1. That the City Council waive the requirement for an agreement and waiver for public improvements including but not limited to the reconstruction of Timberbrook Avenue, the installation of public sidewalks, and the installation of street lights along public streets adjacent to this development.
2. That the west roadway be allowed which exceeds the City's maximum dead end length until such time that the roadway can be extended to connect to a secondary roadway as shown on the City's Ultimate Streets Plan. In the interim, access roads should be 20 feet in width, constructed and surfaced with materials that will withstand 75,000 pounds of gross vehicle weight, and maintain a vertical clearance of 14 feet.
3. That the City Council waive the requirement for the installation of dry sewers.

PROPERTY DESCRIPTION:

PARCEL "A":

THAT PART OF THE NW 1/4 OF THE NW FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, LYING WEST OF THE CENTERLINE OF THE EXISTING COUNTY ROAD MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SECTION 5, T77N, R26W, THENCE N82°54'25"E ALONG THE NORTH LINE OF THE NW FR 1/4 OF SAID SECTION 5 FOR 1116.53 FEET TO THE CENTERLINE OF THE EXISTING COUNTY ROAD; THENCE S1°41'48"W ALONG SAID CENTERLINE FOR 650.00 FEET; THENCE S89°44'35"W FOR 185.00 FEET; THENCE S34°27'31"W FOR 280.00 FEET; THENCE S8°42'35"E FOR 222.00 FEET; THENCE S79°18'45"E FOR 300.00 FEET TO THE SAID CENTERLINE OF EXISTING ROAD; THENCE S1°41'48"W ALONG SAID CENTERLINE FOR 138.97 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE NW FR 1/4; THENCE S82°54'25"W ALONG SAID LINE FOR 1080.58 FEET TO THE SW CORNER OF SAID NW 1/4 OF THE FR NW 1/4; THENCE N0°07'11"E ALONG THE WEST LINE OF SAID NW FR 1/4 FOR 1290.97 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 29.13 ACRES INCLUDING 0.60 ACRES FOR ROADWAY EASEMENT AND IS SUBJECT TO EASEMENTS OF RECORD.



**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**Date: June 29, 2015**

**ITEM:** Creekside Glynn, South of Ashworth Road and east and west sides of future 81<sup>st</sup> Street – Subdivide property into thirty nine (39) lots, eight (8) street lots, and two (2) Outlots for construction of a single family residential development – Creekside Glynn, LLC – PP-002664-2015

**RESOLUTION: Approval of Preliminary Plat**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The applicant, Creekside Glynn, LLC, represented by Ed Arp with Civil Engineering Consultants, is requesting approval of a Preliminary Plat for approximately 23.8 acres generally located at the Southeast corner of Ashworth Road and future 81<sup>st</sup> Street. The applicant proposes to subdivide the property into thirty nine (39) lots, eight (8) street lots for dedication to the City, and two (2) outlots (one for private storm water detention and one for future development) for construction of a single family residential development.

**Plan and Zoning Commission Action:**

Vote: 5-0 approval, with Commissioners Hatfield and Brown absent.

Date: June 22, 2015

Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat request.

**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):

- Request
- History
- City Council Subcommittee - *Development & Planning: July 3, 2014, September 11, 2014, October 23, 2014, November 6, 2014, January 29, 2015, & February 12, 2015*
- Staff Review and Comments
  - *Access to properties along Ashworth Road*
  - *81<sup>st</sup> Street Alignment*
  - *Aspen Drive Alignment*
  - *Secondary Access to 7920 Ashworth Road*
  - *Buffer Park Easement*
  - *Lot 22*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

**RECOMMENDATION:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Preliminary Plat to subdivide the property into thirty nine (39) lots for residential development, eight (8) street lots, and two (2) outlots (one for private storm water detention and one for future development), subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.

2. The 30' buffer park easement and 30' building setback required for Lot 19 along 81<sup>st</sup> Street shall be permitted to overlap. Any fence placed along 81<sup>st</sup> Street on Lot 19, shall be required to be setback 30' to align with where fences could be located on the lots immediately to the north due to the 30' buffer.
3. No driveway access shall be allowed on the north side of Lot 22 from 79<sup>th</sup> Court. No accessory structures shall be allowed within the 35' rear setback along the north side of Lot 22.

Lead Staff Member: Brian Portz, AICP *BP*

**Staff Reviews:**

Department Director	<i>[Signature]</i>
Appropriations/Finance	<i>[Signature]</i>
Legal	<i>[Signature]</i>
Agenda Acceptance	<i>[Signature]</i> <i>RTJ</i>

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

Published In	Not required
Date(s) Published	
Letter sent to surrounding property owners	

**SUBCOMMITTEE REVIEW (if applicable)**

Committee	Development & Planning		
Date Reviewed	July 3, 2014, September 11, 2014, October 23, 2014, November 6, 2014, January 29, 2015, & February 12, 2015		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

**ATTACHMENTS:**

- Exhibit I - Plan and Zoning Commission Communication
  - Attachment A - Commission Resolution
  - Exhibit A - Conditions of Approval
  - Attachment B - Location Map
  - Attachment C - Preliminary Plat
- Exhibit II - City Council Resolution
  - Exhibit A - Conditions of Approval

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** June 22, 2015

**Item:** Creekside Glynn, South of Ashworth Road and east and west sides of future 81<sup>st</sup> Street – Subdivide property into thirty nine (39) lots, eight (8) street lots, and two (2) Outlots for construction of a single family residential development – Creekside Glynn, LLC – PP-002664-2015

**Requested Action:** Approval of Preliminary Plat

**Case Advisor:** Brian S. Portz, AICP *BP*

**Applicant's Request:** The applicant, Creekside Glynn, LLC, represented by Ed Arp with Civil Engineering Consultants, is requesting approval of a Preliminary Plat for approximately 23.8 acres generally located at the Southeast corner of Ashworth Road and future 81<sup>st</sup> Street. The applicant proposes to subdivide the property into thirty nine (39) lots, eight (8) street lots for dedication to the City, and two (3) outlots (one for private storm water detention and one for future development) for construction of a single family residential development.

**History:** This property was annexed into the City as part of the Ashworth Road annexation, approved by the City Council on February 21, 2002. A Comprehensive Plan land use change from Office (OF) to Single Family Residential and consistency zoning to Single Family Residential (R-1) was approved for the portion of the property east of 81<sup>st</sup> Street in September 2014. On June 1, 2015, the City Council approved a Comprehensive Plan Amendment from Office to Single Family Residential and a consistency zoning request to R-1 for 8180 Ashworth Road (west of 81<sup>st</sup> Street), which is a part of the Creekside Glynn development. Also, on June 1, 2015, the City Council approved a rezoning of the undeveloped property behind 8220 Ashworth Road from RS-20 to R-1. This property was formerly a part of the Brody Place Estates (now known as Aspen Valley) development. The applicant purchased this property from the Aspen Valley developer to add to the Creekside Glynn development.

**City Council Subcommittee:** Discussions regarding one aspect or another in respect to the land uses, development of Creekside Glynn, and alignment of 81<sup>st</sup> Street have been discussed at the following Development & Planning City Council Subcommittee meetings:

- July 3, 2014
- September 11, 2014
- October 23, 2014
- November 6, 2014
- January 29, 2015
- February 12, 2015

The request to amend the Comprehensive Plan Land Use Map and rezone the Creekside Glynn property east of 81<sup>st</sup> Street from office to single family residential was reviewed by the Development and Planning City Council Subcommittee on July 3, 2014; the Subcommittee was supportive of the changes. Discussion at the September 11<sup>th</sup> meeting, centered on need for two accesses and interface with the property at 7920 Ashworth Road and the need to provide that property a connection to a road within the Creekside Glynn subdivision so that they have two ways in and out. The Subcommittee was supportive of the proposed subdivision plans and directed staff to reach out to the property owner at 7920 Ashworth about changing their land use. The owner indicated they had no immediate intent to redevelop the property with office or subdivide into additional residential lots and expressed a desire for the land use designation to remain as office.

At the November 6, 2015 meeting, a potential land swap was discussed between the then owner of 8180 Ashworth Road and the developer of Creekside Glynn. The previous owner of 8180 Ashworth (Shawn Koehn) indicated that he also had authority over 8120 Ashworth. Mr. Koehn desired to keep his office land use as he felt it was prime office ground. The Creekside Glynn developer attempted to execute a land swap with Mr. Koehn which would have placed the office land use immediately adjacent to and parallel with Ashworth Road, with single family located south of the

office. This swap would have placed office land use adjacent to 7920 Ashworth thus justifying that property maintaining their office land use. While the Subcommittee was supportive of this concept, ultimately, a land swap deal could not be made and the Creekside Glynn developer moved forward with land use changes for the property east of 81<sup>st</sup> Street. Ultimately, the Creekside Glynn developer purchased the 8180 Ashworth Road property with the intent to implement single family, not office. With a request to take this property to single family land use, only 8120 and 7920 remained as office. The Subcommittee directed staff to initiate a land use change for these remaining two office parcels in conjunction with the change to the former Koehn property at 8180 Ashworth. This land use change was approved by the City Council on June 1, 2015.

The remaining meetings with the Subcommittee were in respect to 81<sup>st</sup> Street alignment. The applicant is proposing shifting 81<sup>st</sup> east so that almost all of the right-of-way is on his property and not on 8120 Ashworth, allowing 81<sup>st</sup> to be constructed. The possibility of aligning the road to the west was also discussed, but the east alignment was agreed to since there is pending development activity.

**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 key points of interest:

- **Access to properties along Ashworth Road:** With potential future improvements to Ashworth Road, access to the properties that currently front onto and access directly to Ashworth Road may be limited to right-in/right-out movements only. As a part of the preliminary plat for development of the 39 single family lots, the applicant has provided a master plan showing a “frontage” street that could be constructed parallel to Ashworth Road connecting 81<sup>st</sup> Street with 84<sup>th</sup> Street to the west. This will provide properties north of the Creekside Glynn and Aspen Valley developments a parallel road which will allow property owners along Ashworth Road the ability to get to 81<sup>st</sup> and 84<sup>th</sup> Streets and full-turn movements onto Ashworth Road.
- **81<sup>st</sup> Street Alignment:** Due to the owner of 8120 Ashworth Road not being interested in redevelopment of his property, 81<sup>st</sup> Street right-of-way will swing to the east and be located entirely on the applicant’s property except for a small portion of the southeast corner of 8120 Ashworth Road. This segment of right-of-way will be acquired at such time when the 8120 Ashworth Road property redevelops.
- **Aspen Drive Alignment:** The alignment of Aspen Drive to the proposed Aspen Valley development to the west has been coordinated between the two developments and will provide an east/west connection between 81<sup>st</sup> Street and 84<sup>th</sup> Street.
- **Secondary Access to 7920 Ashworth Road:** A 40’ public ingress/egress easement will be provided at the east end of Springfield Court to provide for future secondary access to the property at 7920 Ashworth Road should it develop with more single family housing in the future. The easement is shown on the preliminary plat and will be recorded with the Final Plat for the subdivision.
- **Buffer Park Easement:** A 30’ buffer park easement is proposed along the rear yards of Lots 13-18, the west yard of Lot 19, and the rear yards of Lots 23-26. According to City Code, Lot 19 actually has two front yards. Additionally, per City Code, required front, rear and side yard setbacks shall be measured from the interior or private side of a buffer boundary. Since the buffer will be extended across Lot 19, it will essentially have a 60’ setback along 81<sup>st</sup> Street (30’ buffer park easement + 30’ front yard setback). This large setback will essentially make Lot 19 unbuildable. Given that the intent of measuring building setbacks from the interior side of the buffer is to ensure that a property owner has some useable back yard outside of the buffer area; and since the corner lot would still have a rear yard as any other traditional corner lot, staff supports a request to overlap the 30’ buffer and 30’ front yard setback from 81<sup>st</sup> Street for Lot 19. Staff recommends, however, that fence placement along 81<sup>st</sup> Street on Lot 19, be required to be setback 30’ to align with where fences could be located on the lots immediately to the north due to the buffer.
- **Lot 22:** Lot 22 is surrounded by streets on 3 of the 4 sides of the property. The lot is bounded on the north and east by 79<sup>th</sup> Court and by Springfield Court on the south side. Homes constructed on Lot 22 must face either Springfield Court to the south or 79<sup>th</sup> Court to the east. A 30’ buffer park easement was added to the north to help screen what would be the back yard of Lot 22 directly adjacent to the front yard of Lot 18. Also, staff recommends that no accessory structures may be located within the 35’ rear yard setback along the north

side of the lot. In addition, there is a note on the plat indicating that no driveways will be allowed on the north side of Lot 22 from 79<sup>th</sup> Court.

**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.

**Findings:** This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that 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.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation And Conditions Of Approval:** 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 the City Council approve the Preliminary Plat to create thirty nine (39) lots for residential development, eight (8) street lots, and two (2) outlots (one for private storm water detention and one for future development), subject to the applicant meeting all City Code requirements and the following:

1. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.
2. The 30' buffer park easement and 30' building setback required for Lot 19 along 81<sup>st</sup> Street shall be permitted to overlap. Any fence placed along 81<sup>st</sup> Street on Lot 19, shall be required to be setback 30' to align with where fences could be located on the lots immediately to the north due to the 30' buffer.
3. No driveway access shall be allowed on the north side of Lot 22 from 79<sup>th</sup> Court. No accessory structures shall be allowed within the 35' rear setback along the north side of Lot 22.

**Property Owner/Applicant:** Creekside Glynn, LLC  
2400 86<sup>th</sup> Street, Suite 24  
Urbandale, Iowa 50322  
Attn: Jerry Bussanmas  
[jerry@jerrybus.com](mailto:jerry@jerrybus.com)

**Applicant's Representative:** Ed Arp  
Civil Engineering Consultants  
2400 86<sup>th</sup> Street, Suite 12  
Des Moines, Iowa 50322  
[bcooper@cooper-crawford.com](mailto:bcooper@cooper-crawford.com)

**Attachments:**

- Attachment A - Commission Resolution
- Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat

RESOLUTION NO. PZC-15-047

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 39 LOTS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, 8 STREET LOTS AND 2 OUTLOTS**

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Creekside Glynn, LLC, has requested approval for a Preliminary Plat (PP-002663-2015) to create thirty nine (39) lots for single family residential development, eight (8) street lots for future dedication to the City and two (2) outlots (one for private storm water detention and one for future development) on a 23.8 acre site generally located on the southeast corner of Ashworth Road and future 81<sup>st</sup> Street;

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 June 22, 2015, this Commission held a duly-noticed public meeting to consider the application for Creekside Glynn Preliminary Plat (PP-002664-2015);

**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 or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Preliminary Plat (PP-002664-2015) to subdivide the property into thirty nine (39) lots for single family residential development, eight (8) street lots and two (2) outlots, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report dated June 22, 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 June 22, 2015.

  
Craig Erickson, Chairperson  
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 June 22, 2015, by the following vote:

AYES: Andersen, Costa, Crowley, Erickson, Southworth

NAYS: -0-

ABSTENTIONS: -0-

ABSENT: Hatfield, Brown

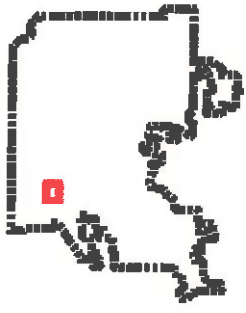
ATTEST:

  
Recording Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**

1. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.
2. The 30' buffer park easement and 30' building setback required for Lot 19 along 81<sup>st</sup> Street shall be permitted to overlap. Any fence placed along 81<sup>st</sup> Street on Lot 19, shall be required to be setback 30' to align with where fences could be located on the lots immediately to the north due to the 30' buffer.
3. No driveway access shall be allowed on the north side of Lot 22 from 79<sup>th</sup> Court. No accessory structures shall be allowed within the 35' rear setback along the north side of Lot 22.





- Legend**
- Parcels
  - Parks
  - Greenways

# Creekside Glynn



708.3 Feet

354.17

0

708.3

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





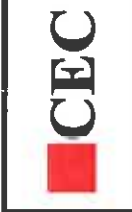


CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	37°19'	382.00'	16.88'	14.07'	14.44'	N89°04'56"E
C2	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C3	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C4	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C5	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C6	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C7	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C8	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C9	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C10	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C11	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C12	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C13	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C14	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C15	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C16	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C17	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C18	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C19	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C20	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C21	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C22	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C23	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C24	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C25	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C26	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C27	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C28	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C29	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C30	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C31	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C32	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C33	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C34	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C35	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C36	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C37	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C38	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C39	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W
C40	87°04'01"	23.00'	8.34'	23.27'	23.29'	S87°04'01"W

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C41	75°00'	600.00'	92.44'	48.34'	92.07'	N54°00'00"E
C42	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C43	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C44	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C45	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C46	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C47	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C48	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C49	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C50	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C51	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C52	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C53	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C54	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C55	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C56	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C57	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C58	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C59	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E
C60	87°04'01"	170.00'	18.24'	16.71'	18.58'	N75°04'01"E

GENERAL CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C61	87°04'01"	600.00'	178.81'	61.92'	178.27'	S89°04'01"E
C62	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C63	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C64	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C65	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C66	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C67	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C68	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C69	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C70	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C71	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C72	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C73	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C74	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C75	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E
C76	87°04'01"	600.00'	178.81'	61.92'	178.27'	N89°04'01"E

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



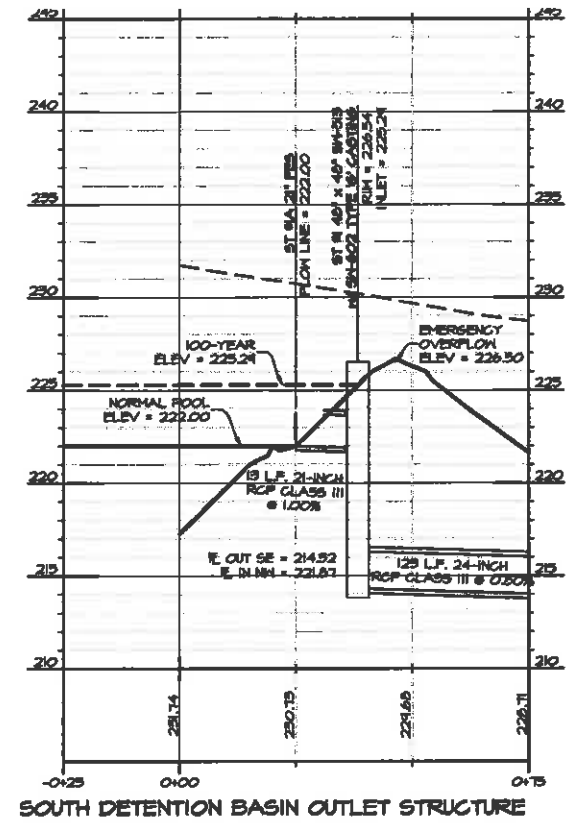
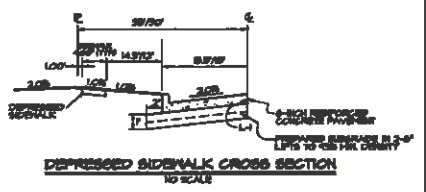
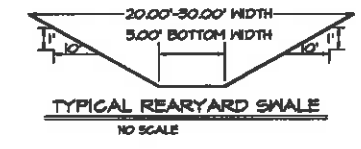
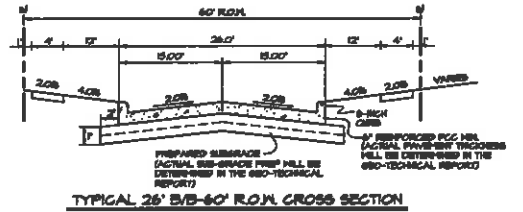
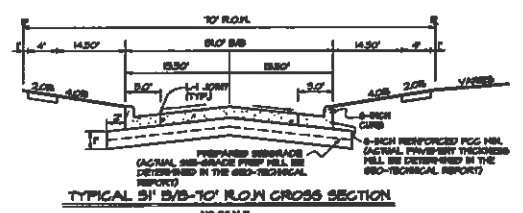
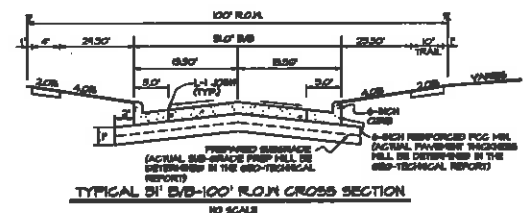
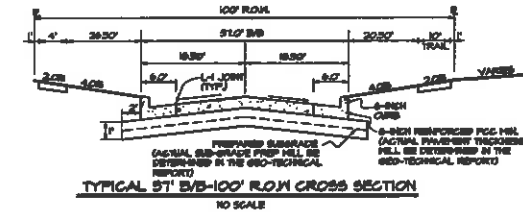
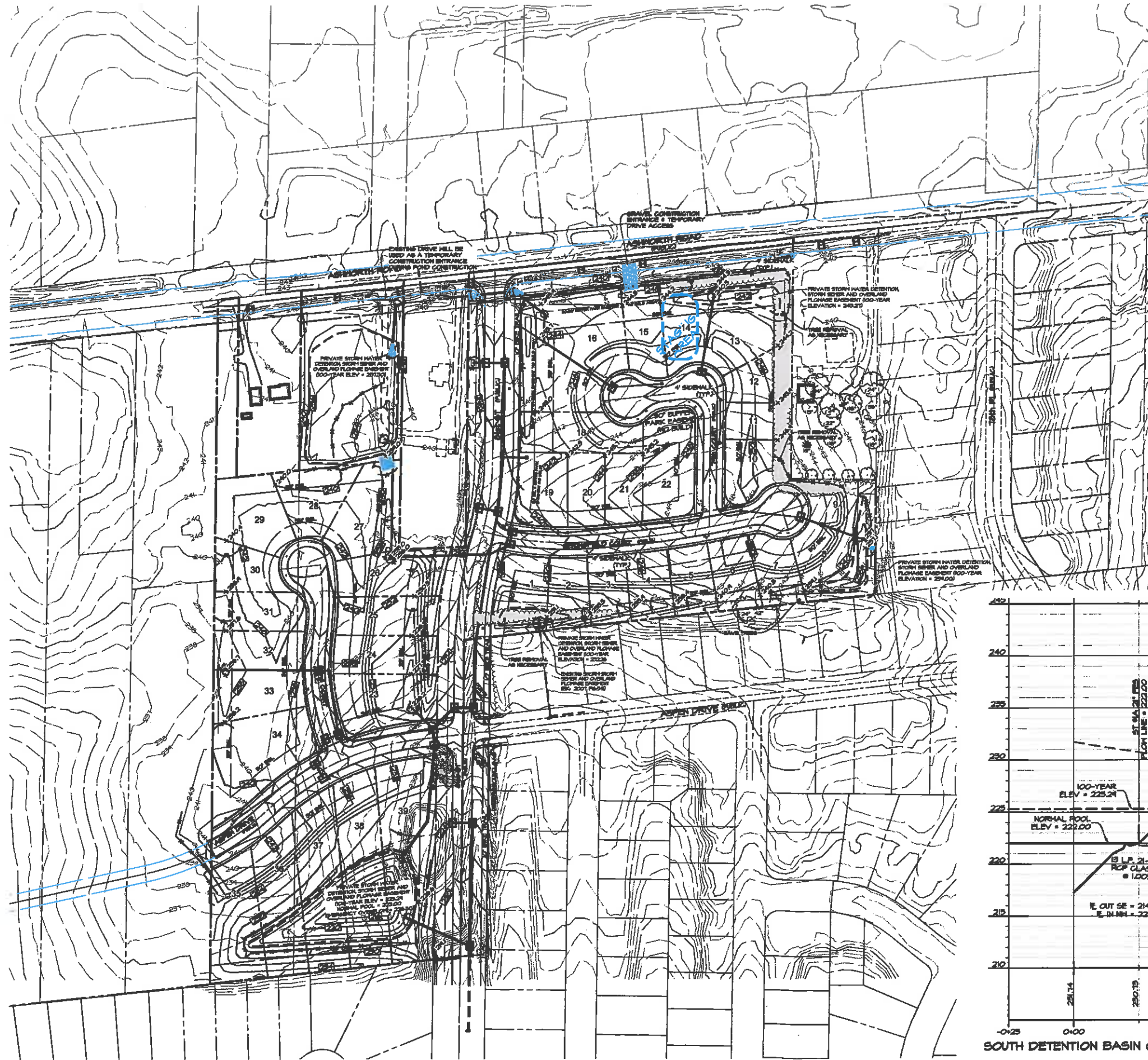
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FEBRUARY 16, 2015	1	04-24-2015
	2	08-05-2015
	3	08-11-2015
	4	08-17-2015
	5	
	6	



CREEKSIDE GLYNN PLAT I  
 WEST DES MOINES, IOWA  
 PRELIMINARY PLAT / DIMENSION PLAN  
 SHEET 9 OF 5  
 A-1674

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 NORTH  
  
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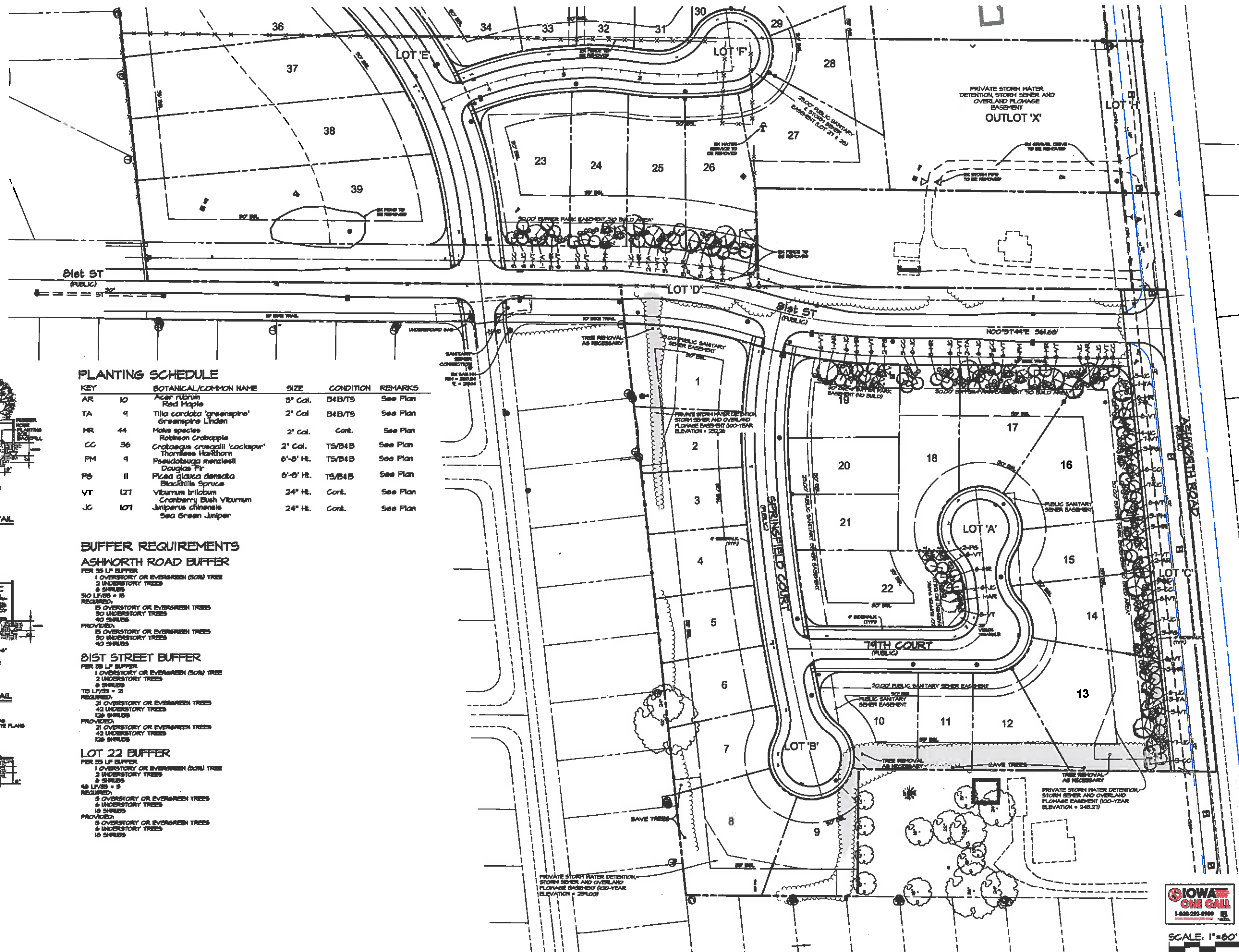

DATE	REVISIONS	COMMENTS
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08-09-2015	2	
08-11-2015	3	
08-11-2015	4	
11/11	5	
	CM	

CREEKSIDE GLYNN FLAT I  
 WEST DES MOINES, IOWA  
 PRELIMINARY FLAT / GRADING PLAN

SHEET  
**4**  
 9 5  
 A-1674

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





**PLANTING SCHEDULE**

KEY	BOTANICAL/Common Name	SIZE	CONDITION	REMARKS
AR	10 Acer rubrum Red Maple	3" Cal.	B4/B75	See Plan
TA	9 Tilia cordata 'greenspire' greenspire Linden	2" Cal.	B4/B75	See Plan
HR	44 Malva species Robinson Crabapple	2" Cal.	Cont.	See Plan
CC	36 Crataegus crugata 'lockapur' Thornless Hawthorn	2" Cal.	T5/B4B	See Plan
PM	4 Pseudotsuga menziesii Douglas Fir	6'-8" Ht.	T5/B4B	See Plan
PS	11 Picea glauca densata BlackHills Spruce	6'-8" Ht.	T5/B4B	See Plan
VT	127 Viburnum trilobum Cranberry Bush Viburnum	24" Ht.	Cont.	See Plan
JC	107 Juniperus chinensis Sea Green Juniper	24" Ht.	Cont.	See Plan

**BUFFER REQUIREMENTS**

**ASHWORTH ROAD BUFFER**

PER 25 LF BUFFER  
 1 OVERSTORY OR EVERGREEN (EON) TREE  
 2 UNDERSTORY TREES  
 6 SHRUBS  
 510 LF/25 = 15 REQUIRED  
 15 OVERSTORY OR EVERGREEN TREES  
 30 UNDERSTORY TREES  
 40 SHRUBS  
 PROVIDED:  
 15 OVERSTORY OR EVERGREEN TREES  
 30 UNDERSTORY TREES  
 40 SHRUBS

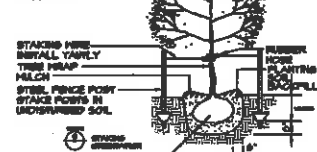
**81ST STREET BUFFER**

PER 25 LF BUFFER  
 1 OVERSTORY OR EVERGREEN (EON) TREE  
 2 UNDERSTORY TREES  
 6 SHRUBS  
 TS LF/25 = 21 REQUIRED  
 21 OVERSTORY OR EVERGREEN TREES  
 42 UNDERSTORY TREES  
 126 SHRUBS  
 PROVIDED:  
 21 OVERSTORY OR EVERGREEN TREES  
 42 UNDERSTORY TREES  
 126 SHRUBS

**LOT 22 BUFFER**

PER 25 LF BUFFER  
 1 OVERSTORY OR EVERGREEN (EON) TREE  
 2 UNDERSTORY TREES  
 6 SHRUBS  
 14 LF/25 = 5 REQUIRED  
 5 OVERSTORY OR EVERGREEN TREES  
 10 UNDERSTORY TREES  
 16 SHRUBS  
 PROVIDED:  
 5 OVERSTORY OR EVERGREEN TREES  
 10 UNDERSTORY TREES  
 16 SHRUBS

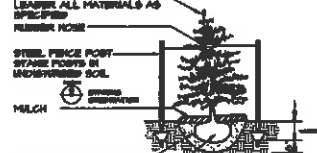
DO NOT CUT OR DAMAGE LEAVES ALL MATERIALS AS SPECIFIED



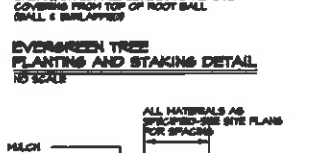
DO NOT CUT OR DAMAGE LEAVES ALL MATERIALS AS SPECIFIED



DO NOT CUT OR DAMAGE LEAVES ALL MATERIALS AS SPECIFIED



DO NOT CUT OR DAMAGE LEAVES ALL MATERIALS AS SPECIFIED



DO NOT CUT OR DAMAGE LEAVES ALL MATERIALS AS SPECIFIED



DO NOT CUT OR DAMAGE LEAVES ALL MATERIALS AS SPECIFIED



DATE	REVISIONS	COMMENTS
FEBRUARY 16, 2015	1	04-24-2015
	2	08-05-2015
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	5	
	6	

CREEKSIDE GLYNN FLAT I  
 WEST DES MOINES, IOWA  
 PRELIMINARY FLAT / LANDSCAPE & DEMOLITION PLAN

**IOWA ONE CALL**  
 1-800-252-5999  
 SCALE: 1"=60'  
 NORTH

DATEPLOT:HWY001\_CAD Drawing:PLANS:PL:LANDSCAPE:015.dwg, 6/17/2015 4:02:11 PM, version: 11

Prepared by: B. Portz, City of West Des Moines 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 THE CREEKSIDE GLYNN PRELIMINARY PLAT (PP-002664-2015) TO SUBDIVIDE THE PROPERTY INTO 39 LOTS FOR RESIDENTIAL DEVELOPMENT, 8 STREET LOTS AND 2 OUTLOTS**

**WHEREAS**, pursuant to the provisions of Title 10, Subdivision Regulations, and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Creekside Glynn, LLC, has requested approval for a Preliminary Plat (PP-002664-2015) to create thirty nine (39) lots for single family residential development, eight (8) street lots for future dedication to the City, and two (2) outlots for future development and detention on a 23.8 acre site located on the southeast corner of Ashworth Road and future 81<sup>st</sup> Street and legally described as follows;

**Legal Description of Property**

LOT 2, WESTBRIDGE CHURCH SUBDIVISION, AN OFFICIAL PLAT RECORDED IN BOOK 804, PAGE 1000 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND PARCEL 'C' OF NE1/4 NW1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. , CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 1999, PAGE 13920 AT THE DALLAS COUNTY RECORDER'S OFFICE, AND PARCEL 'A' OF THE NE1/4 NW1/4, SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AS SHOWN ON BOOK 790, PAGE 299 AT THE DALLAS COUNTY RECORDER'S OFFICE, IOWA, AND ALL THAT PART OF THE EAST 322.00 FEET OF SAID NE1/4 NW1/4 LYING WEST OF SAID PARCEL 'A' THAT IS ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N1/4 CORNER OF SAID SECTION 11, SAID N1/4 CORNER ALSO BEING THE NW CORNER OF LOT 2 OF SAID WESTBRIDGE CHURCH SUBDIVISION; THENCE N83°56'59"E, 625.54 FEET ALONG THE NORTH LINE OF SAID SECTION 11 AND THE NORTH LINE OF SAID LOT 2 TO THE NE CORNER OF SAID LOT 2; THENCE S00°30'54"W, 463.77 FEET ALONG THE EAST LINE OF SAID LOT 2 TO A POINT; THENCE S89°29'06"E, 164.68 FEET ALONG SAID EAST LINE TO A POINT, SAID POINT ALSO BEING ON THE WEST LINE OF WESTBRIDGE, AN OFFICIAL PLAT RECORDED IN BOOK 1999, PAGE 13841 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S00°31'42"W, 220.03 FEET ALONG SAID EAST LINE OF LOT 2 AND WEST LINE OF WESTBRIDGE, TO THE SE CORNER OF SAID LOT 2, SAID SE CORNER ALSO BEING THE SW CORNER OF SAID WESTBRIDGE AND BEING ON THE NORTH LINE OF BARTLETT FARM PLAT 5, AN OFFICIAL PLAT RECORDED IN BOOK 2003, PAGE 6030 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S83°56'17"W, 416.85 FEET ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID NORTH LINE OF BARTLETT FARM PLAT 5, TO THE NW CORNER OF SAID BARTLETT FARM PLAT 5, SAID NW CORNER ALSO BEING THE NE CORNER OF BARTLETT FARM PLAT 7, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 535 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S83°39'41"W, 376.07 FEET ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID BARTLETT FARM PLAT 7 TO THE SW CORNER OF SAID LOT 2, SAID SW CORNER ALSO BEING THE NW CORNER OF SAID BARTLETT FARM PLAT 7 AND LYING ON THE EAST LINE OF SAID PARCEL 'A' AND THE WEST LINE OF SAID NE1/4 NW1/4; THENCE S00°37'49"W, 608.80 FEET ALONG EAST LINE OF SAID PARCEL 'A' AND THE WEST LINE

OF SAID BARTLETT FARM PLAT 7 TO THE SE CORNER OF SAID PARCEL 'A', SAID SE CORNER ALSO BEING THE NE CORNER OF HERITAGE HILLS PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 2009 PAGE 11270 AT THE DALLAS COUNTY RECORDER'S OFFICE AND THE SE CORNER OF SAID NE1/4 NW1/4; THENCE S83°50'21"W, 271.64 FEET ALONG THE SOUTH LINE OF SAID NE1/4 NW1/4, SAID SOUTH LINE ALSO COINCIDING WITH THE SOUTH LINE OF SAID PARCEL 'A' AND SAID PARCEL 'C' AND ALSO BEING THE NORTH LINE OF SAID HERITAGE HILLS PLAT 4, TO THE SW CORNER OF SAID PARCEL 'C'; THENCE N00°34'10"E, 1314.48 FEET ALONG THE WEST LINE OF SAID PARCEL 'C' TO THE NW CORNER OF SAID PARCEL 'C', SAID NW CORNER ALSO BEING ON THE NORTH LINE OF SAID NE1/4 NW1/4; THENCE N83°57'03"E, 39.95 FEET ALONG THE NORTH LINE OF SAID PARCEL 'C' AND SAID NE1/4 NW1/4 TO THE NW CORNER OF PARCEL 'B', AN OFFICIAL PARCEL RECORDED IN SAID BOOK 1999, PAGE 13920 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S00°34'41"W, 344.72 FEET ALONG THE WEST LINE OF SAID PARCEL 'B' TO THE SW CORNER OF SAID PARCEL 'B'; THENCE N83°57'03"E, 120.98 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'B' TO THE SE CORNER OF SAID PARCEL 'B', SAID SE CORNER ALSO BEING ON THE WEST LINE OF SAID EAST 322.00 FEET OF THE NE1/4 NW1/4; THENCE N00°33'18"E, 344.71 FEET ALONG THE EAST LINE OF SAID PARCEL 'B' AND SAID WEST LINE OF EAST 322.00 FEET OF THE NE1/4 NW1/4 TO THE NE CORNER OF SAID PARCEL 'B', SAID NE CORNER ALSO BEING ON THE NORTH LINE OF SAID NE1/4 NW1/4; THENCE N83°57'03"E, 197.34 FEET ALONG SAID NORTH LINE, SAID NORTH LINE ALSO COINCIDING WITH THE NORTH LINE OF SAID PARCEL 'A', TO THE NE CORNER OF SAID PARCEL 'A'; THENCE S00°51'31"W, 517.41 FEET ALONG THE EAST LINE OF SAID PARCEL 'A' TO A POINT; THENCE N87°57'00"E, 126.52 FEET ALONG SAID EAST LINE TO A POINT ON THE EAST LINE OF SAID NE1/4 NW1/4; THENCE N00°37'49"E, 526.05 FEET ALONG THE EAST LINE OF SAID NE1/4 NW1/4 TO THE POINT OF BEGINNING AND CONTAINING 22.92 ACRES MORE OR LESS INCLUDING 1.10 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT.

**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 June 22, 2015, the Plan and Zoning Commission did recommend to the City Council approval of the Creekside Glynn Preliminary Plat (PP-002664-2015);

**WHEREAS**, on, June 29, 2015, this City Council held a duly-noticed meeting to consider the application for Creekside Glynn Preliminary Plat (PP-002664-2015);

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

**SECTION 1.** The finding of consistency with the Comprehensive Plan as stated in the staff report, dated June 29, 2015 or as amended orally at the City Council meeting of June 29, 2015, are adopted.

**SECTION 2.** Creekside Glynn Preliminary Plat (PP-002664-2014) to subdivide the property into thirty nine (39) lots for single family residential development, eight (8) street lots, and two (2) outlots is approved, subject to compliance with all the conditions in the staff report, dated June 29, 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 entitlement, as well as any other remedy which is available to the City.



**PASSED AND ADOPTED** on June 29, 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 June 29, 2015, by the following vote:

ATTEST:

---

Ryan T. Jacobson  
City Clerk

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**

1. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.
2. The 30' buffer park easement and 30' building setback required for Lot 19 along 81<sup>st</sup> Street shall be permitted to overlap. Any fence placed along 81<sup>st</sup> Street on Lot 19, shall be required to be setback 30' to align with where fences could be located on the lots immediately to the north due to the 30' buffer.
3. No driveway access shall be allowed on the north side of Lot 22 from 79<sup>th</sup> Court. No accessory structures shall be allowed within the 35' rear setback along the north side of Lot 22.

**CITY OF WEST DES MOINES  
CITY COUNCIL MEETING COMMUNICATION**

**DATE:** June 29, 2015

**ITEM:** Amendment to City Code, Title 7 (Public Ways and Property), Chapter 11 (Park Regulations) City Initiated  
1. Ordinance – Approval of First Reading

**FINANCIAL IMPACT:** None

**BACKGROUND:** Staff is recommending that the "Parking" section of Title 7 (Public Ways and Property), Chapter 11 (Park Regulations) be amended for clarification. The amended ordinance will restrict parking within parks to designated parking lots and marked stalls only, unless authorized by the Parks and Recreation Director or designee. The amended ordinance is attached.

The changes were reviewed by the Assistant City Attorney and approved by the Parks and Recreation Advisory Board on June 18, 2015.

**OUTSTANDING ISSUES:** None

**RECOMMENDATION:** That the Council approve the first reading of the Ordinance.

**Lead Staff Member:** Sally Orgies *SO*

**STAFF REVIEWS**

Department Director	<i>for Gay Scott</i>
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTG</i>

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

Published In	N/A
Dates(s) Published	

**SUBCOMMITTEE REVIEW** (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 7, "PUBLIC WAYS AND PROPERTY", CHAPTER 11, "PARK REGULATIONS", SECTION 2, "RULES AND REGULATIONS"**

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

**SECTION 1:** Title 7, Chapter 11, Section 2, "Rules and Regulations", is hereby amended by deleting ~~strike through~~ text and adding underline text.

**7-11-2: RULES AND REGULATIONS:**

C. Parking: ~~Automobiles and v~~Vehicles shall be parked in designated parking lots areas and marked stalls only, unless the Parks and Recreation Director or designee has specifically authorized parking on the grass or outside designated parking lots. ~~No vehicle shall be parked upon the grass or along roadways where posted. The department may allow for overflow parking on grass where posted.~~ No vehicle shall be parked or allowed to remain within or upon any park area or facility for a period in excess of twenty four (24) hours. No person(s) shall obstruct or impede the normal flow of traffic within a park.

**SECTION 2. REPEALER.** All Ordinances or parts of Ordinances in conflict with the provision of this Ordinance are hereby repealed.

**SECTION 3. SAVINGS CLAUSE.** If any section, provision, sentence, clause, phrase, or part of this 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 4. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, adoption, and publication as required by law.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Steven K. Gaer, Mayor

ATTEST:

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk