

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

Meeting Date: October 10, 2016

Item: Browns Woods Estates – West of Veterans Parkway and South of Browns Woods Drive – Rezone property from Residential Estate (RE-1A) and Residential Medium Density (RM-8) to Single Family Residential (RS-20) and Single Family Residential (R-1) – Venture Homes LLC – ZC-003167-2016/CPA-003244-2016 (deferred from September 26, 2016)

Resolution: Approval of Comprehensive Plan Amendment
Resolution: Approval of Rezoning Request

Requested Action: Approval of Comprehensive Plan Land Use Map and Zoning Amendments

Case Advisor: Kara Tragesser, AICP 

Applicant's Request: Venture Homes LLC is seeking approval to change the zoning of property that lies about one quarter mile south of Browns Woods Drive on the west side of Veterans Parkway. The proposed change would include the property zoned Residential Estate (RE-1A) and Residential Medium Density (RM-8) being changed to Residential Single Family RS-20 and Single Family Residential R-1 zoning (see Attachment C – Location Map and Attachment D – Zoning Maps).

History: The property was approved for voluntary annexation into the city in 1988; subsequently the City of Des Moines sued the City of West Des Moines and the annexation wasn't final until 1991. In 1998, the City of West Des Moines zoned the property to Low Density Residential (RE-1A) as part of a city-wide project to zone property to be consistent with the Comprehensive Plan that was adopted in 1993. The notes from that zoning indicate that due to the lack of sanitary sewer, the larger lot designation was appropriate. In 2004, the City Council approved a Comprehensive Plan Amendment to implement a new land use plan in the area bounded by the Raccoon River on the north, I-35 on the West, and the planning area boundaries on the east and south. A consistency rezoning was undertaken for that same area in 2005, resulting in the current land use designations of RE-1A and RM-8.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on July 11, 2016 and August 8, 2016. On July 11th, the Subcommittee reviewed a concept for development of the property as single family residential; this meeting was held before an official application for a zone change was submitted to the City. The Subcommittee expressed support for the project with one-half acres lots to the west and north to transition to smaller lots in the east and south (See Attachment E - Development and Planning Subcommittee minutes for July 11, 2016 related to this item). On August 8, 2016, the project was presented to the Subcommittee as an informational item under 'Upcoming Projects' (see Attachment F - Development and Planning Subcommittee minutes for August 8, 2016).

Citizen Comments: Included in Attachment G - Citizen Comments are communications and other attachments received by staff for communication to the Plan & Zoning Commission.

Commission Chair Request: Chair Erickson requested information regarding other areas of the City where other transitions from RE-1A have occurred. Included in Attachment H - Transition Areas are three areas, Oakwood Area, Lakeview Heights/Pheasant Ridge Area, and the Browns Woods Area. Transitions in these areas are varied in the combinations of zoning districts used.

Also, the Chair requested that the average valuation for a half acre lot in the city be researched. Staff selected from county assessor data those lots city-wide that are between 19,500 sq. ft. and 20,500 sq. ft. The average valuation of those properties is \$302,206.00. The Chair requested recent examples of that development density and there are no recent developments that have been designated RS-20 for comparison.

Comprehensive Plan Discussion – Chair Request: Chair Erickson also requested some discussion regarding the Comprehensive Land Use Plan and if there are any thoughts on the direction over the broad area including this particular area may be taking in the future. Staff is in the very preliminary stages of updating the Comprehensive Plan at this time.

We've been taking a more environmental approach to see how land use may change with the introduction of topography to the review process and identifying land uses more appropriate to environmental elements. In the area of SE Browns Woods Drive, Veterans Parkway, Iowa 5, and I-35 we've done some very preliminary assignments of land use, which appear to result in no significant changes to the area. Staff has looked at extending the single family land uses south from SE Browns Woods Drive to SE 11th Street, with the inclusion of multi-family land uses closer to Veterans Parkway and near SE 11th Street. For simplified planning purposes, the Comprehensive Plan draft only utilizes single family land use, it does not include low density residential. Staff has not discussed the specific zoning districts that will be recommended for single family land use areas. At this time, there is no proposed land use map as the work has been amongst staff and is very preliminary and has not been reviewed for traffic and sewer capacities, or by any recommending body or city official.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff notes the following:

Pre-Application recommendations: On June 1, 2015, a pre-application for a concept of ½ acre lots was reviewed by the Development Review Team. Staff recommended that ½ acres lots be located on the north and west boundaries of the property. On March 1, 2016, another development concept was reviewed by the Development Review team. This request was for a mix of smaller lot single family residential and townhomes. Again, Staff recommended that 20,000 sq. ft. lots be located along the north and west boundary of the project. On May 10, 2016, the current developer of the property brought to the Development Review Team a concept plan for the property which identified 108 lots for single family development. Staff recommended at that time that the lots abutting the property on the north and west be ½ acre or larger to respect adjacent development context.

The Location of Residential Single Family zoning in relation to Residential Estate Single Family Zoning: The Comprehensive Plan provides a compatibility table which indicates that Residential Single Family (RS) zoning is partially compatible with Low Density Residential land use designations. The compatibility is provided for cases such as this where the RS zoning district is used to transition between single family density; in this case the RS-20 (20,000 sq. ft. lot size) is being used to transition from the RE-1A (40,000 sq. ft. lot size) to R-1 (a minimum of 7,500 sq. ft. lot size). Also, the City has the ability through the comprehensive plan to 'down-zone' property by one level of density; therefore the rezoning of the RE-1A area to RS and RM-8 area to R-1 are compatible with the Comprehensive Plan and therefore, a Comprehensive Plan Land Use amendment is not needed. While not required to be done and therefore not included in the Public Hearing notice for the rezoning, Staff has included a resolution for a Comprehensive Plan Amendment to Single Family Residential for the entire property for map clarity with illustrations showing the current land use designations and the proposed land use designations.

Bulk Density Regulation: Staff notes that the following is bulk density information for the RE-1A district and the RS-20 district:

- RE zoning: minimum 40,000 sf lot; setbacks are 50' front and rear; 20' side yards. Developers aim for a 50-60' deep buildable area for the home. With 60' of house depth, the lots could be as small as 160' deep. Detached accessory structures must be setback a minimum of 20' from the side and rear boundaries. Up to 10% of the lot may be detached accessory structures (10% of 40,000sf lot = 4,000sf).
- RS zoning: minimum lot size varies and is set as part of zoning; setbacks are 35' front and rear; 8 & 12' side yards. With the same 60' of house depth, the lots could be as small as 130' deep. Detached accessory structures can be as close as 5' to a rear &/or side lot line. Detached accessory structures is limited to 1,000sf.

In attempt to push the homes as far away from the existing RE zoned properties immediately adjacent, staff requested, and the applicant has agreed to the following platting requirements for those lots that share a boundary with adjacent RE-1A zoned ground:

- Lots will be a minimum of 20,000sf (RS-20 zoning designation)
- Lots will be a minimum of 200' deep.
- In lieu of the 35' rear yard setback for the primary structure, an 80' rear-yard setback will be designated.
- In lieu of a 5' rear yard setback for detached accessory structures, a 50' rear yard setback will be designated.
- The total square footage of detached accessory structures shall not exceed 1,000sf in accordance with City Code for the RS zoning district

Staff believes that this approach provides appropriate buffering of the neighbors in this situation; however, should the Plan and Zoning Commission disagree with Staff's recommendation, staff requests that the Commission designate zoning with an appropriate lot size for any lot sharing a common boundary with the existing, immediately adjacent RE lots.

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 September 16th, notice for the September 26, 2016, Plan and Zoning Commission and October 3, 2016, City Council public hearings on this project was published in the Des Moines Register Community Section. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on September 9, 2016. A courtesy notice of the deferral to this October 10th Commission meeting and subsequent October 17th City Council was mailed to surrounding property owners on September 20th.

Staff Recommendation and Conditions of Approval - Comprehensive Plan Amendment: 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 a Comprehensive Plan Land Use Map change for property lying west of Veterans Parkway approximately one quarter mile south of SE Browns Woods Drive from Low Density Residential (LD) and Medium Density Residential (MD) to Single Family Residential (SF) as illustrated in staff report Attachment A - Resolution. As noted in the staff report, this amendment is not required for the rezoning to occur; however is being requested for map clarity.

Staff Recommendation and Conditions of Approval – Rezoning Request: 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 a zone change for property lying west of Veterans Parkway approximately one quarter mile south of SE Browns Woods Drive from Residential Estate Single Family (RE-1A) and Residential Medium Density (RM-8) to Residential Single Family (RS-20) and Residential Single Family (R-1) as illustrated in staff report Attachment B, Exhibit C - Zoning Maps, with the following conditions of approval:

1. As part of the platting process, the developer conducting the necessary storm water studies and preparing the required Storm Water Management Plan that demonstrates existing ponds located to the west and north will not be adversely affected; and,
2. That platting of the Residential Single Family (RS-20) lots within the subject property which share a boundary with existing adjacent RE-1A zoned property be a minimum of 20,000sf in size, be a minimum of 200' in depth, require an 80' rear yard setback for the primary dwelling structure, and require a 50' rear yard setback for all detached accessory structures.

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution – Comprehensive Plan Land Use Map Amendment
Exhibit A	-	Legal Description
Exhibit B	-	Land Use Map
Attachment B	-	Plan and Zoning Commission Resolution – Zoning Map Amendment
Exhibit A	-	Conditions of Approval
Exhibit B	-	Legal Description
Exhibit C	-	Zoning Map
Exhibit D	-	Proposed Ordinance
Attachment C	-	Location Map
Attachment D	-	Zoning Map
Attachment E	-	Development and Planning Subcommittee minutes for July 11, 2016
Attachment F	-	Development and Planning Subcommittee minutes for August 8, 2016
Attachment G	-	Citizen Comments
Attachment H	-	Transition Areas

RESOLUTION NO. PZC

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE COMPREHENSIVE PLAN LAND USE MAP AMENDMENT (CPA-003244-2016) FOR THE PURPOSE OF CHANGING THE LAND USE DESIGNATION OF PROPERTY LOCATED WEST OF VETERANS PARKWAY APPROXIMATELY ONE QUARTER MILE SOUTH OF SE BROWNS WOODS DRIVE FROM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL TO SINGLE FAMILY RESIDENTIAL

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Venture Homes LLC has requested approval of a Comprehensive Plan Land Use Map Amendment for that property legally described in Exhibit A;

Legal Description

See Exhibit A

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 October 10, 2016, this Commission held a duly-noticed hearing to consider the application for Comprehensive Plan Amendment (CPA-003244-2016);

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

SECTION 1. The request for a change in the land use designation from Low Density Residential (LD) and Medium Density Residential (MD) to Single Family Residential (SF) for property legally described in Exhibit A and illustrated in Exhibit B is recommended to the City Council for approval.

PASSED AND ADOPTED on October 10, 2016.

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 October 10, 2016, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

Recording Secretary

EXHIBIT A
Legal Description

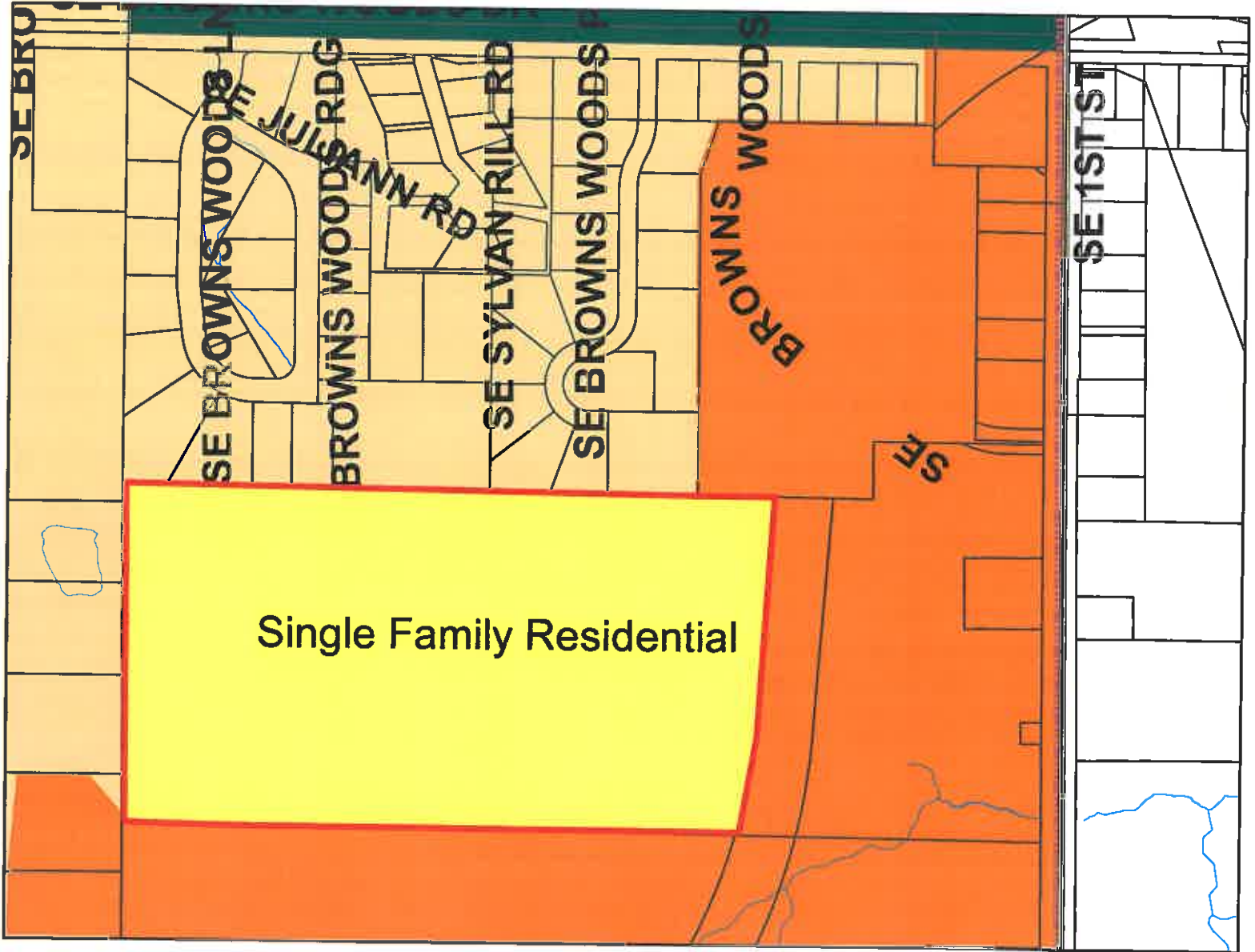
A tract of land being a part of the Northwest $\frac{1}{4}$ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa. Said tract of land being more particularly described as follows:

Beginning at Northwest Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa; thence $N00^{\circ}18'26''W$, 54.40 feet along the West Line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 26; thence $S89^{\circ}42'48''E$, 1829.08 feet to the Westerly Right-of-Way of Veterans Parkway as it is presently established; thence $S04^{\circ}34'23''W$, 655.00 feet along said Westerly Right-of-Way Line to a point of curvature of a 1554.42 feet radius curve concave to the Northeast; thence Southwesterly, 303.06 feet along said Westerly Right-of-Way Line and said curve, said curve has a chord length of 302.58 feet and a chord bearing of $S10^{\circ}09'30''W$; thence $N89^{\circ}34'26''W$, 1716.53 feet to the West Line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 26; thence $N00^{\circ}22'28''W$, 902.73 feet along said West Line, to the Northwest Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 26 and to the Point of Beginning.

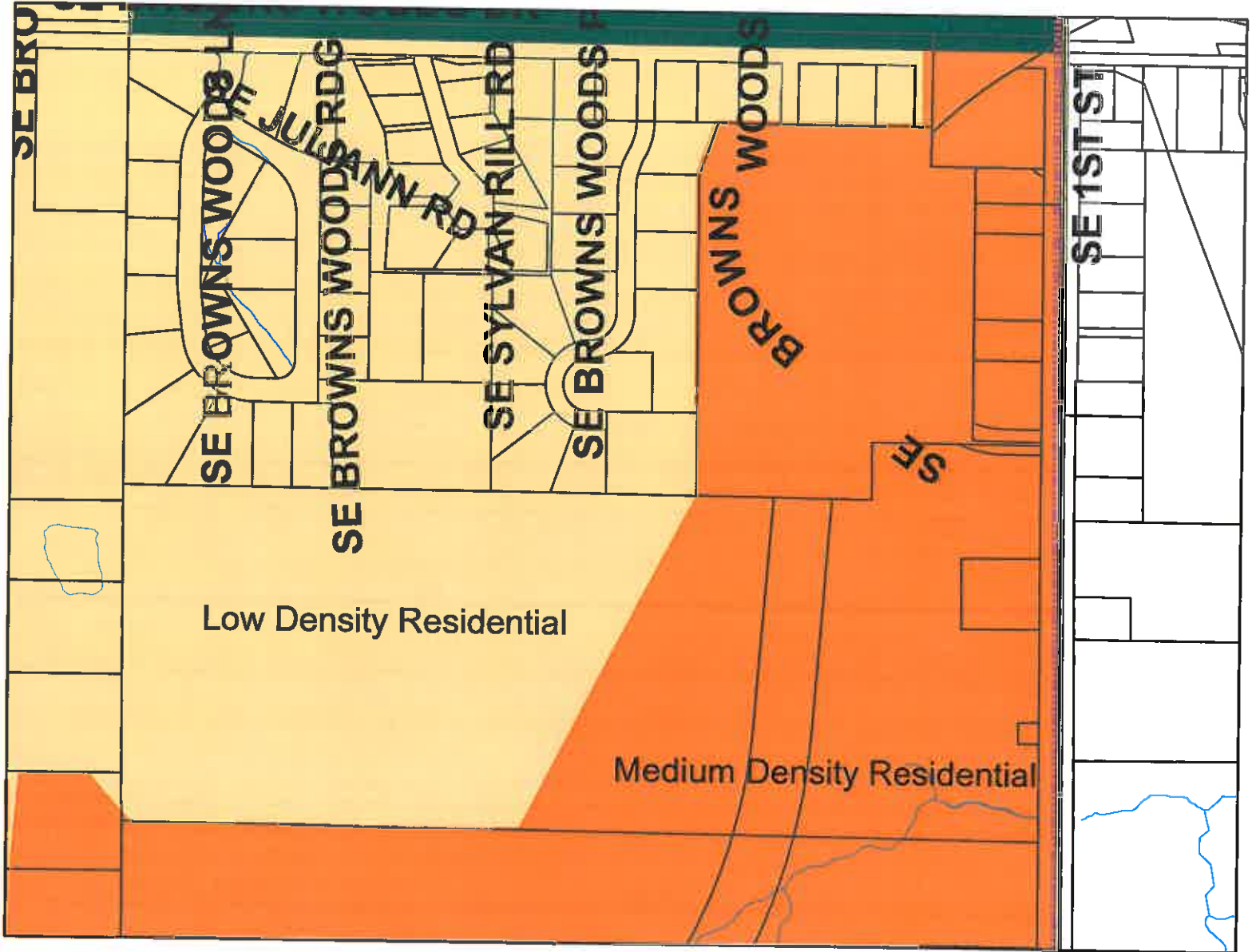
Said tract of land contains 39.297 acres more or less.

Said tract of land being subject to all easements of record.

Proposed Land Use Designations



Current Land Use Designations



RESOLUTION NO. PZC

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE REZONING REQUEST (ZC-003167-2016) FOR THE PURPOSE OF CHANGING THE ZONING OF PROPERTY LOCATED WEST OF VETERANS PARKWAY APPROXIMATELY ONE QUARTER MILE SOUTH OF SE BROWNS WOODS DRIVE FROM RESIDENTIAL ESTATE (RE-1A) ZONING AND MEDIUM DENSITY RESIDENTIAL (RM-8) TO RESIDENTIAL SINGLE FAMILY (RS-20) AND SINGLE FAMILY RESIDENTIAL (R-1)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq. of the West Des Moines Municipal Code, Venture Homes LLC has requested approval of a Rezoning Request for that property legally described in Exhibit B;

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 October 10, 2016, this Commission held a duly-noticed hearing to consider the application for the Rezoning Request (ZC-003167-2016);

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

SECTION 1. The findings, for approval, in the staff report, dated October 10, 2016, or as amended orally at the Plan and Zoning Commission hearing of October 10, 2016, are adopted.

SECTION 2. REZONING REQUEST (ZC-003167-2016) to change the zoning of the property legally described in Exhibit B and illustrated in Exhibit C is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated October 10, 2016, including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 10, 2016.

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 October 10, 2016, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. As part of the platting process, the developer conducting the necessary storm water studies and preparing the required Storm Water Management Plan that demonstrates existing ponds located to the west and north will not be adversely affected; and,
2. That platting of the Residential Single Family (RS-20) lots within the subject property which share a boundary with existing adjacent RE-1A zoned property be a minimum of 20,000sf in size, be a minimum of 200' in depth, require an 80' rear yard setback for the primary dwelling structure, and require a 50' rear yard setback for all detached accessory structures.

Exhibit B
LEGAL DESCRIPTION

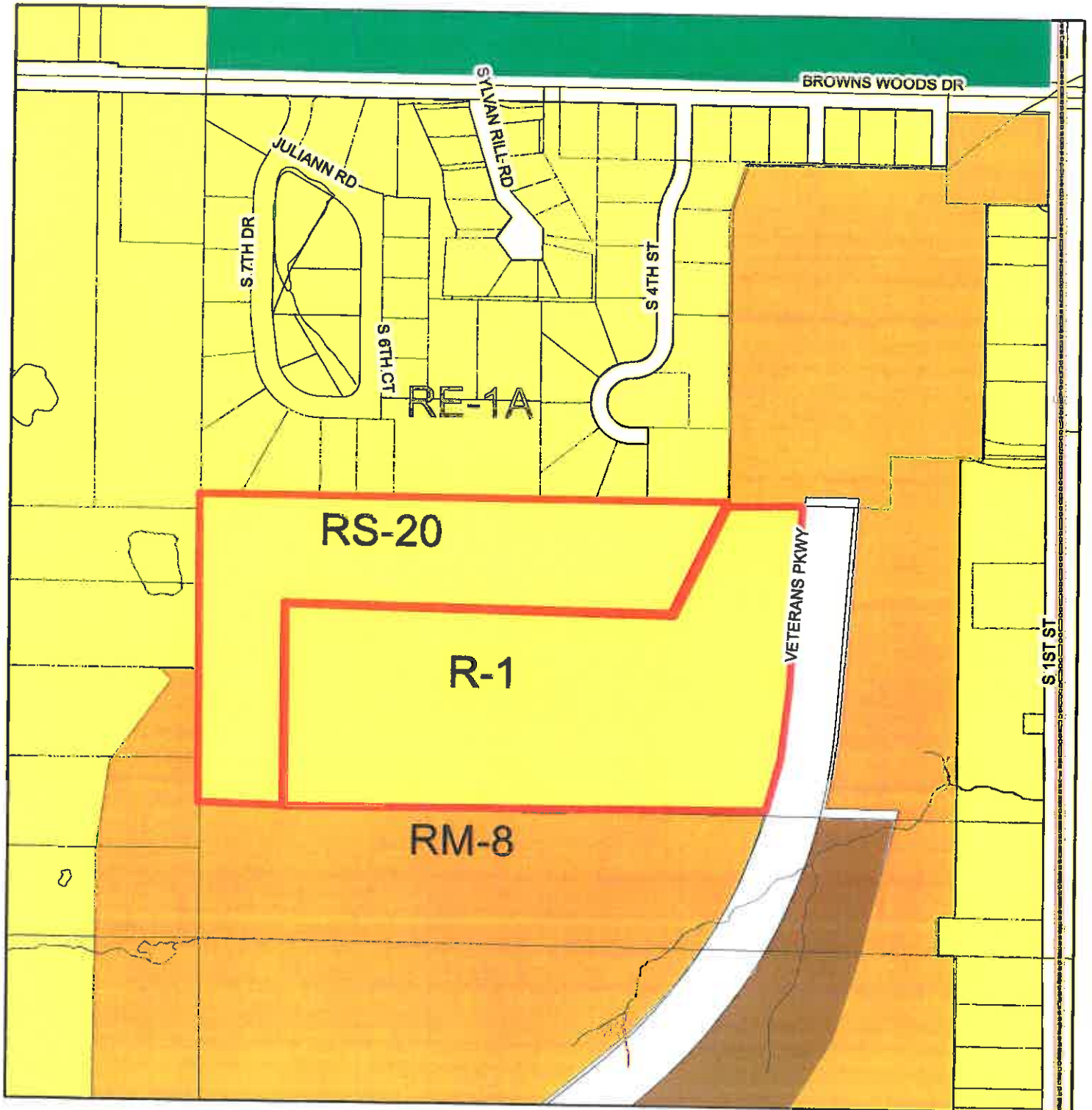
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Said tract of land contains 39.297 acres more or less.

Said tract of land being subject to all easements of record.

Proposed Zoning Map



Prepared by: K. Tragesser, 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 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 changing the zoning of property on the west side of Veterans Parkway approximately one-quarter mile south of SE Browns Woods Drive and legally described below from Residential Estate Single Family (RE-1A) and Residential Medium Density (RM-8) to Residential Single Family (RS-20) and Single Family Residential (R-1) and as illustrated in Exhibit B;

Legal Description

SEE EXHIBIT A

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 ____ day of _____, 2016

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____
_____, 2016.

Ryan T. Jacobson
City Clerk

EXHIBIT B
Legal Description

A tract of land being a part of the Northwest $\frac{1}{4}$ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa. Said tract of land being more particularly described as follows:

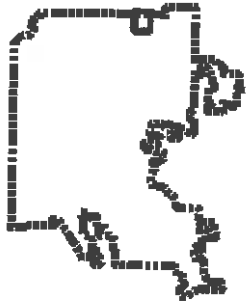
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Browns Wood Estates



Legend

- Parcels
- Parks
- Greenways



1: 5,226

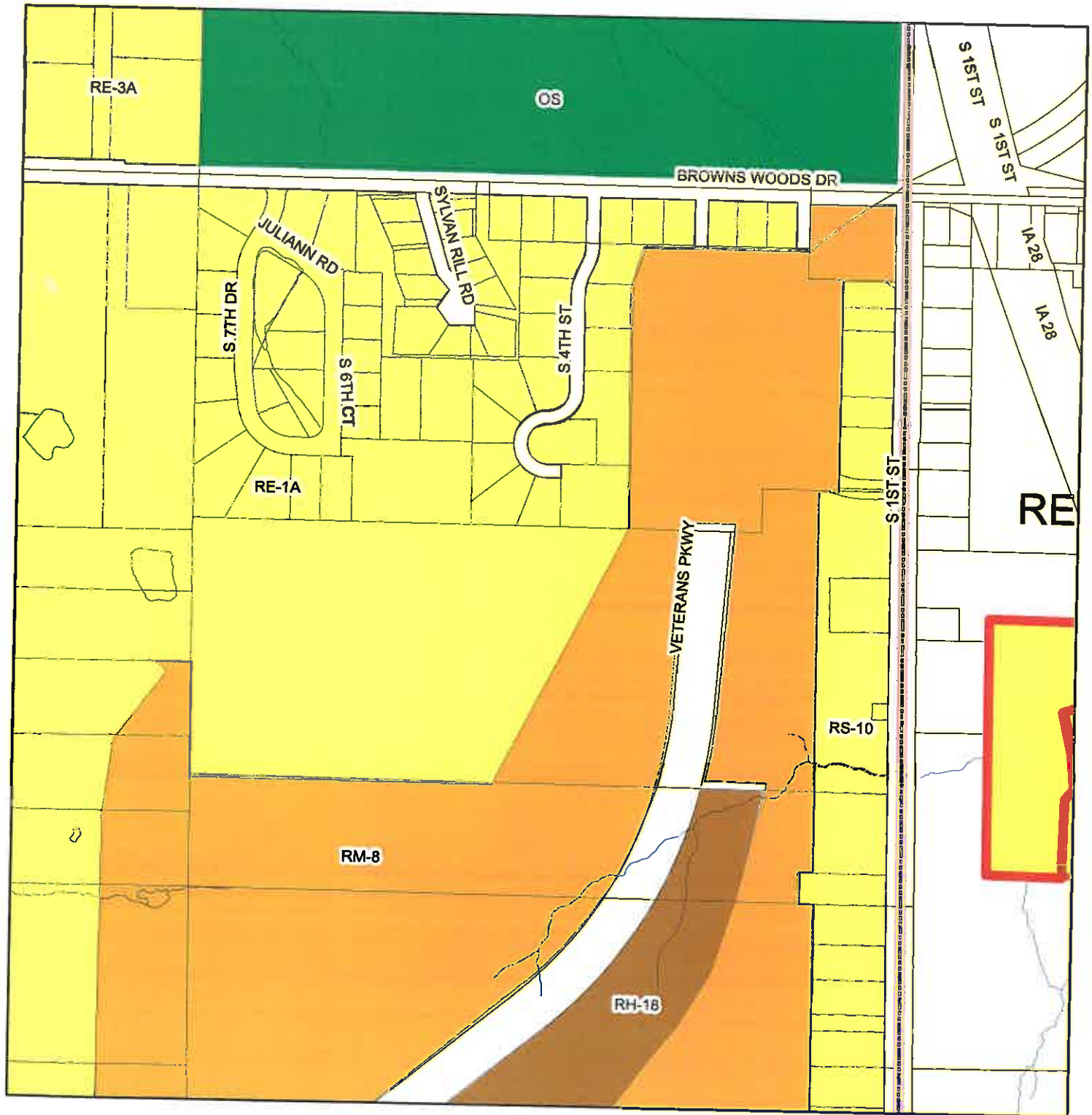


Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

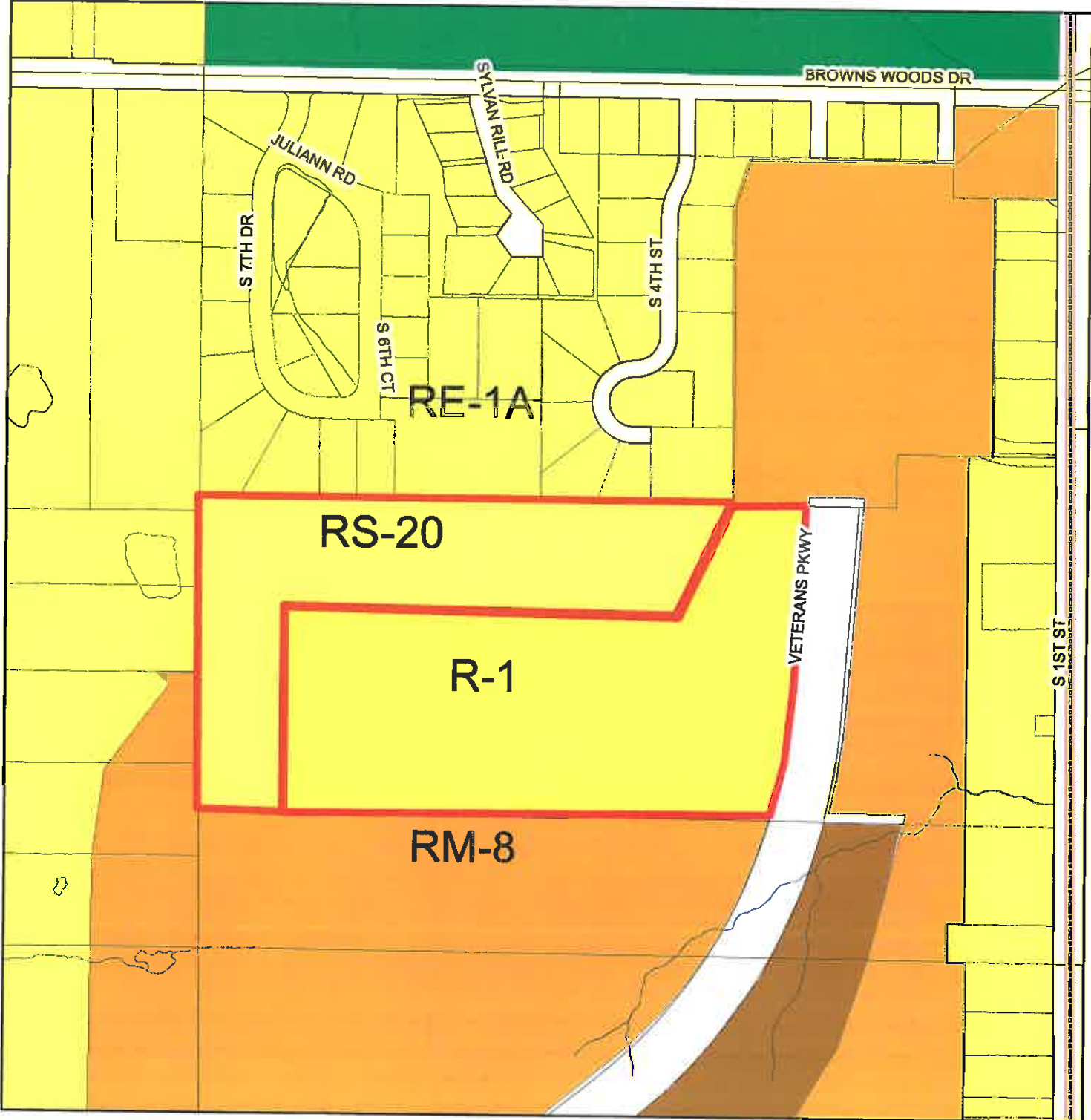
THIS MAP IS NOT TO BE USED FOR NAVIGATION

871.1
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 © City of West Des Moines, Iowa

Current Zoning Map



Proposed Zoning Map



**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Training Room**

Monday, July 11, 2016

Attending:

Council Member John Mickelson
Council Member Jim Sandager
City Manager Tom Hadden
City Attorney Dick Scieszinski
Deputy City Manager Jamie Letzring
Finance Director Tim Stiles
Communications Specialist Lucinda Stephenson

Development Director Lynne Twedt
Chief Building Inspector Rod VanGenderen
Planner Brad Munford
Planner Kara Tragesser
Principal Engineer Brian Hemesath
Principal Engineer Ben McAlister
Principal Engineer Eric Petersen

Guests:

Item #1 – Brown’s Woods Estates
Steve Grubb – Venture Homes
Shirley Bolton – Venture Homes
Kevin Crawford - Cooper Crawford

Item #2 - Former Dahl’s Store 5003 EP True
Tyler Dingle – Affordable Family Storage
Clark Matthews – Kum & Go

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 a.m.

1. Brown’s Woods Estates

Development Director Twedt pointed out on a map the proposed Brown’s Woods Estates project which is located between Veteran’s Parkway and SE 11th Street. She continued that with the completion of infrastructure in the area, there has been interest for development.

Council Member Sandager inquired as to the current zoning. Ms. Twedt replied that there was a mix of designations. Currently, the area has a Residential Estate (RE-1A) designation with Medium Density along Veteran’s Parkway. The RE designation requires a minimum of 40,000 sf lots, but some of the existing lots in the area do not meet this requirement. At the request of the residents when the land was annexed, the estate zoning was designated to maintain the rural character of the area. The medium density allows a maximum density of eight units per acre for this development.

Director Twedt indicated that she has had discussions with the property owners immediately to the west, Mark Larson and Dr. Brown, who understand that the area will develop, but their strong preference would be that the entire area be developed with minimum one acre lots. At a very minimum, they would like the west to develop with one acre lots with a transition to smaller lot sizes as you move east. Development Director Twedt continued that staff could support larger lots to the west and north with smaller lots as you move east and south. It was noted that the neighbors have indicated different preferences ranging from no development at all, only development with acre lots, and development at a higher density such as apartments.

Kevin Crawford, Cooper Crawford & Associates, stated that 78 lots were proposed for the parcel. He indicated he felt that the entire site developing as single family would be a good compromise and has indicated there would be half acre lots adjoining the adjacent properties.

Mr. Crawford continued that a neighborhood meeting was held to discuss the potential development, and that two neighbors do not even want street lights. A few neighbors understood that there would be development and stated that they definitely did not want apartments and townhomes. The neighbors felt that this developer would try to meet their needs, especially with the width and depth of the lots to the north.

Council Member Sandager asked about size of the existing lots to the north. Mr. Grubb thought that probably 20% of the lots were the same size or smaller and that 80% would be larger lots.

Council Member Sandager asked about the size of the existing lots to the west. It was indicated that those lots immediately adjacent are well over an acre, but that smaller lots exist west of SE 11th.

Council Member Sandager commented that it seemed like the proposed street would be going through the entire parcel. Director Twedt interjected that the ultimate street would run from Veterans Parkway and eventually connect to SE 11th Street. Principal Engineer Hemesath provided that it could be quite some time before the parcel to the west developed, and that there could be half acre lots in this location.

Council Member Sandager stated that he was fine with this project moving forward. He expressed that an important part of the decision making process was listening to the concerns and issues of the neighbors, but that he thought that the applicant had adequately articulated the discussions that took place with the neighbors regarding this development.

Direction: Council Members expressed support for the project with one half acre lots to the west and north with a transition to smaller lots to the east and south.

2. Former Dahl's Store at 5003 E.P. True Parkway

Director Twedt provided that there has been a request to re-use the former Dahls's store located at 5003 EP True Parkway for a combination of retail and indoor mini-storage with a possible community garden/farmers market located in the parking lot. The applicant would incorporate 8,000 to 10,000sf of retail/office and add a mezzanine to increase the indoor storage space square footage to approximately 70,000.

Director Twedt reminded the committee members that a code amendment was recently passed by City Council to allow indoor storage in office districts. Allowing indoor storage in commercial districts was considered, but was not part of the recently approved amendment. Staff was not necessarily opposed to indoor storage in commercial areas, but there are concerns with allowing a use that would have low activity levels in an area where high activity levels are desired. A retail store front component would be supported that would generate activity with the indoor storage to the back of the store. Exact figures have not been identified, but it was thought that a minimum of 75% of the building front should be retail with the storage secondary. It is not the square footage of the building itself, but more a factor of the linear frontage.

Ms. Twedt stated that as proposed, it appears the retail component proposed by the applicant is less than 25% of the building front which orients towards 50th Street and the new Kum & Go store. She pointed out that whatever is decided, this would be a global amendment that applies across the City.

Council Member Mickelson commented that he thought there was a concern about parking. Director Twedt stated that parking would be ample enough for mini-storage, but that it needs to be determined what can be allowed for retail to have activity and not just dead space. There was continued discussion regarding the length of the building and what portion of the area needed to be predominantly commercial.

Mr. Dingle stated that the initial proposal was to obtain community involvement with some type of office space. He thought that a large retail center would not suit this building as the parking requirements could not be met. Their building would have 147 spaces. Mini-storage seemed like a good solution for the back portion of the building, with some type of community involvement identified for the store front. He was open for suggestions.

Council Member Sandager stated that it was known that Kum & Go would absorb a large portion of the parking and that different solutions needed to be identified that would make sense for the City.

Director Twedt asked if there was support for having indoor storage in Commercial areas with mixed use in buildings.

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Training Room**

Monday, August 8, 2016

Attending:

Council Member John Mickelson
Council Member Jim Sandager
City Manager Tom Hadden
City Engineer Duane Wittstock
Principal Engineer Ben McAlister
Finance Director Tim Stiles
Community & Economic Director Clyde Evans

Development Coordinator Linda Schemmel
Chief Building Inspector Rod VanGenderen
Planner Brian Portz
Planner Kara Tragesser
Public Works Deputy Director Joe Cory
Deputy City Manager Jamie Letzring
Communications Specialist Lucinda Stephenson

Guests:Item #1 – WDM Public Services Facility

Rob Denhart – EMS Assistant Chief

Item #2 - Roger Farm West Television Antenna Tower

Kirsten Rimes – Edward Rose & Sons

Mike Robhe – Edward Rose & Sons

Tim Kelly – Edward Rose & Sons

Item #3 - Restaurants & Drinking EstablishmentsGeneral and Light Industrial and Business Park Districts

Jorgen Jensen – Rock Island Development Company

Brett Hyel – Slate Urban Real Estate

Evan Seth – Invision Architecture

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 a.m.

1. WDM Public Services Facility – Emergency Communications Tower

Development Coordinator Schemmel stated that as a follow up to the Council workshop for the Public Services facility, there is the possibility that WestCom would have their operations housed at this location. WestCom has certain requirements for communication towers which would need to be included into the PUD standards for the development.

Planner Tragesser continued that a lattice tower has been proposed for the site. Ms. Tragesser introduced Assistant EMS Chief Rob Dehnert representing Westcom to explain their communication needs. A picture depicting two types of poles was displayed. To the left, a lattice tower structure was shown which is located at Camp Dodge at 180 ft. The picture to the right was a monopole which was approved for construction at 4101 EP True Parkway. To install a lattice tower would be a departure from what has been installed in the past (monopoles), and if there is a concern with lattice towers, a distinction in the operation or equipment for this specific installation will need to be determined so that precedent would not be established with regard to other communication towers. Mono-pine towers were mentioned and pictures provided. Mr. Denhart expressed that the mono pine would not meet the essential requirements or the WestCom communication tower.

Council Member Sandager inquired what type of pole would be allowed. Ms. Tragesser stated that there are no code provisions indicating the type of tower that can be installed. In the past, encouraging installation of monopoles for cellular communications has been very successful.

Mr. Denhart explained that the monopole has directional panel antennas that blend in well and are usually used by commercial cellular carriers. The antennas used in public safety are omni-directional antennas that need to radiate out in all directions. These antennas are depicted on the top lattice example provided to the committee. Two six-foot microwave dishes are also located on the lattice pole and provide the connectivity for emergency frequencies. Mr. Denhart expressed that the lattice pole lends itself better for the mounting

of these types of antennas used in public safety. He continued that there is a 75 ft. monopole at Public Safety Station 17 used for safety and has a large triangular mounting platform which gets the antennas out from the steel structure. The mounting system for the lattice pole is sleeker, more aesthetically pleasing, and does not require platforms.

Council Member Mickelson asked if the prongs located on top of the lattice example could be installed on the monopole. Mr. Dehnert replied that the triangle platform would have to be installed to attach the prongs to the monopole.

Council Member Sandager asked for a site where a triangular platform was located on a monopole. Mr. Dehnert replied that Public Safety Station 19 has an example of this use where there is a 75 ft. pole with a platform that is 10 ft. on each side of the triangle with the antennas mounted on each side of the triangle.

Council Member Sandager inquired the size difference between the monopole and the lattice pole. Mr. Dehnert replied, at 180 ft. the base would be 10-12 ft. for the monopole. The lattice would be about the same. The difference between the two structures is basically the appearance. He continued that the monopole is a solid opaque structure which you cannot see through. The lattice has less steel in the air and lends itself better for the types of safety antennas to be installed.

Council Member Mickelson asked the cost differential between the two types of poles. The assumption is that a lattice tower should be less expensive because it has less steel.

Development Coordinator Schemmel interjected that the goal would be to make the pole as least obtrusive as possible. Due to the specific equipment requirements for WestCom, the lattice tower would mitigate some of the view. The legal department is researching tower criteria as it relates to the communication devices installed.

Council Member Sandager asked if the use could be limited if allowed in this situation. Ms. Tragesser explained that a provision could add a limitation in the PUD with an explanation of the type of use.

Council Member Mickelson stated that his preference was for neither pole.

Staff will provide the Council Members with photos of the monopole and lattice poles, as well as addresses where they can drive by and view the actual poles. Also, language will be drafted which will outline what can be installed on sites.

Examples of the pine tree pole were provided. There was no support for this type of pole, especially since 100 ft. pine trees are not indigenous to Iowa.

Direction: This item will be revisited after Council Members have had an opportunity to see examples of monopoles and lattice poles.

2. Rogers Farm West Television Antenna Tower

Development Coordinator Schemmel stated that the location of Rogers Farm West was on Jordan Creek Parkway and the south side of Stage Coach Drive. The developer is proposing to install a lattice tower to provide television service.

Kristin Rimes, Edward Rose & Sons, stated that the proposal was for an 80 ft. lattice tower for antenna service so that cable and internet service can be offered to their residents free-of-charge. She continued to describe the one and two bedroom apartment unit project on an approximately 40 acre site. The location of the proposed tower was shown on a map. The tower would be in the middle of the project near the community building surrounded by three-story apartment buildings. An example was provided of one of their 80 ft. towers. The picture depicted a satellite dish which is no longer needed due to advanced

technology. Ms. Rimes continued that they need a tower that is unobstructed which will not allow for co-locate with another carrier.

Ms. Schemmel added that this particular parcel was medium density, and that communication towers are not allowed in this zoning district.

Council Member Mickelson asked the rationale for installing a lattice design rather than the monopole. Mr. Robhe responded that the lattice tower was self-supporting, easy to maintain, and less visible. The monopole is harder to work on, set up, and maintain.

Council Member Mickelson inquired about the maintenance of the tower. Mr. Robhe stated that hopefully there would be low maintenance, but that the connectors would have to be connected to the co-axel cables to the antenna and checked periodically.

Council Member Sandager asked if there was a similar offering in West Des Moines. Mr. Robhe answered not in West Des Moines, but in Ankeny. There are current plans to install a 50 ft. tower in Grimes as there is a transmission tower located nearby. It was determined that West Des Moines would need an 80 ft. tower to function properly.

Council Member Mickelson commended the developer for offering this free service to tenants, and that a large tower would work at this location, but may not for other smaller projects. Ms. Schemmel expressed that to enable this request, an amendment to the ordinance would be required to allow towers in multi-family housing designations, meaning towers would be allowed for all multi-family projects. Setback requirements may limit installation in smaller sites. The recommended amendment would likely designate communication towers as a permitted conditional use.

Ms. Tragesser asked if the units would each have an antenna and was informed that there would be underground cable. Thus, this would be a receiving tower and not a broadcast tower.

Council Member Mickelson worried about the proliferation of towers. He liked it for this situation, but was not interested in changing City Code and he did not want to set precedent. Council Member Sandager was in agreement. Ms. Schemmel stated she did not see a way to accomplish this without changing code, but staff could follow-up with the City Attorney's office to see if there was a method to address this specific situation without a code amendment. Planner Tragesser will follow-up after presenting the issue to the City's attorney.

Direction: Council Members were not in support of amending City code to allow towers in Medium Density designations.

3. Restaurants and Drinking Establishments in General Industrial, Light Industrial, and Business Park districts – possible Zoning Code Amendment

Ms. Schemmel introduce the topic and informed the committee members that this request for an ordinance amendment to allow restaurants and bars in the industrial districts was generated by a request for a bar and restaurant in a General Industrial district where those uses are not allowed. If the Council is supportive of the request, Staff would recommend a change to the zoning ordinance as the allowance of those uses could not be enabled by establishing a planned unit development (PUD).

Ms. Tragesser provided information on the Foundry project located at 111 S 11th Street (illustrations of the Foundry project were presented to the subcommittee), commonly known as the Al Schroeder building, which has a General Industrial zoning designation. She continued that the concept being proposed is for having a commercial kitchen that would work in concert with food trucks which would be allowed in this zoning designation. There is the potential for producing liquor on the east side of the property which would also be an allowed use in this zoning district. The project also proposes to offer food and beverage which

would be open to the public. This would constitute a restaurant and drinking establishment and is not an allowed use in General Industrial zones.

Jorgen Jensen further explained the project concept. Commitments have been obtained from three tenants to use approximately 25,000 sf. for food preparation, catering, and baking. The center space would be for community use to eat and drink, similar to that of a beer hall. A distillery has also been proposed. It was understood that the current zoning would not allow for serving alcohol and food, but it was felt that this would be the heart of the proposal as it would create an interactive mix of uses. Mr. Jensen continued that he thought this would be the highest and best use for the property which would respect the historic value while engaging the public.

Council Member Mickelson asked how this was different from what was allowed for the Fox Brewery. Ms. Tragesser responded that Fox is a brewery which obtained approval for a tap room within the industrial designation. Fox Brewery does not have a full bar, offers no food, and the size of the allowed space is regulated. This request would be for a full bar and restaurant. A distillery would not have a tap room, but there would be a tasting room.

Council Member Mickelson inquired if all the same requirements would have to be addressed for this project, i.e., parking, storm water. Ms. Tragesser replied yes, which would not be a large challenge for this building, but could be for other industrial district locations.

Council Member Sandager asked what was depicted on the drawing to the space on the left of the proposed beer hall. Mr. Jensen responded that it was a messanine with mechanicals on top and restrooms on the bottom.

Council Member Sandager wondered if food trucks would be selling at this location. Mr. Jensen responded that a food truck may sell once a week. This could be an opportunity for a point-of-sale inside the building. He realizes that currently there is a required separation between food trucks, and that having multiple food trucks is prohibited. Ms. Schemmel interjected that the second reading of the food truck ordinance would be going forward to City Council for approval which would modify allowances for multiple mobile food trucks.

Mr. Jensen added that the food program would be modified by season. In the summer, the intent is to provide food on site. In the winter, multiple food trucks would be allowed to serve out of the kitchen on a regular basis. He added that the Des Moines metro has a huge shortage of space caterers, bakers, etc.

Council Member Sandager asked what could be the repurposing of the building in the event food trucks and/or beer gardens were no longer viable. Mr. Jensen responded that there are many options and that the space could ultimately become a brewery or an event space.

Community and Economic Director Evans interjected that there has been a huge number of inquiries for commercial kitchens, particularly for caterers.

Council Member Mickelson expressed that he liked the proposal as it was a creative use for a building that has been vacant.

Ms. Schemmel summarized that staff can work with the applicant on their approval process in parallel with drafting an ordinance amendment to allow a drinking establishment or restaurant in light industrial districts if the Council is supportive of the change. If income is primarily from liquor sales (drinking establishment), a permitted conditional use permit would have to be obtained from the Board of Adjustment. If revenue is primarily from food sales, staff will determine if a permitted conditional use permit would be required for a restaurant in an industrial designation. The applicant also has the option of moving forward with an application for only the uses that are permitted.

Direction: Council Members expressed support for moving ahead with the amendment as presented by staff.

4. Update on Building Separation

Ms. Schemmel stated that this was an update from the previous subcommittee meeting and was initiated from several requests from multi-family developers to change building separation requirements in City code. Currently, a detached townhome building can be up to 14 ft. apart yet all other multi-family buildings have a 30 ft. separation requirement. A stepped approach on separation distance based on building size would address a majority of the concerns expressed by the multi-family developers. Ms. Schemmel also noted the need to clean up terms used in code related to ownership as they are being used interchangeably with the building type. Sometimes a multi-family development does not have a property line between buildings requiring the need to call out building separation as well as setback requirements in the code.

Based on information received at the previous meeting, staff is proposing for modifications:

- Detached townhomes retain the minimum separation of 14 ft.
- For an attached product, two story up to four units will retain the separation of up to 14 ft. If more than four units that are two stories or three story of four units or less, up to 20 ft. of separation would be allowed.
- A three story of more than four attached units, the separation would be 30 ft. (the current distance required).

Council Member Mickelson asked if the density would remain the same. Ms. Schemmel stated that the density would be unchanged.

Ms. Schemmel continued to elaborate on the separation requirements. As a building goes to a four-story, 10 ft. of separation is required for every additional story. Staff has also realized current building separation requirements do not address a situation with outdoor living area between the buildings. Measurements would now be taken from wall-to-wall or outdoor space to wall. Building projections to include overhang, fireplaces, bay windows, etc. can encroach up to two feet into the separation distance. The new modification would also allow front porches to encroach into the front yard setbacks to avoid the protruding “snout” house look for townhomes.

Ms. Schemmel continued that the other issue discussed at the last meeting was allowance of detached townhomes to be located in single family residential. There are two levels to consider when enabling this: (1) just to allow another ownership type for single family or (2) the ability to cluster homes on a site. Clustering homes would not change the allowed density of a development, but would allow the buildings to be moved together leaving a portion of the site undeveloped. Overall density would match the zoning with a requirement that the remaining parcel area would remain as open space. A mechanism would be in place to inform future owners that the open space could not be developed.

Ms. Schemmel will complete the final draft for City Council review and approval.

Direction: Council Members were supportive of the proposed draft for separation modification as presented by staff.

5. Upcoming Projects – A map was provided with a brief description of each provided by the case planner.

- a. 1611 Fuller Road Warehouse Grading Plan: Grading of accumulated soil in preparation for a future warehouse. (GP-003165-2016)

- b. Browns Woods Estates Rezoning: Rezone property along Veterans Parkway from Residential Estate (RE-1A) and Medium Residential (RM-8) to Residential Single Family (RS-20) or ½ acre lots next to existing platted Residential Estate Lots and Single Family (R-1). Ms. Traggerer stated that there has been neighborhood opposition, and that there will be public noticing when the rezoning goes through for approval. The proposed park will be redefined to obtain access. Council Member Mickelson stated that the property owner to the south has expressed concern that the proposed road would split his property in half which would make it undevelopable. Ms. Schemmel stated that there have been a development proposal from property owners further south and they have also been asked to work with the adjacent property owners to make sure connections are viable for everyone. (ZC-003167-2016)
- c. Val Gate Preliminary Plat: Subdivide the property located at the SW corner of 1st Street and Grand Avenue into seven (7) lots for construction of a commercial development and one (1) street lot (7' dedication of right-of-way along Grand Avenue). Ms. Schemmel commented that the applicant has been working with his attorney and the City's attorney to resolve the question on if the overhead power replacement would be the responsibility of the applicant. (PP-002895-2015)
- d. Lutheran Church of Hope classroom/nursery addition – PC: Construction of an approximately 1,900 square foot, two-story building addition to include nursery and classroom space for Lutheran Church of Hope, located at 925 Jordan Creek Parkway. Architecture would match the existing building. (PC-003172-2016)

6. Minor Modifications

- a. The Flats (formerly known as Warren House and Warren Terrace), 3000 Westown Parkway: new owners propose addition of a clubhouse and parking, demolition of garages, and modification of paint colors on buildings. (MML2-003173-2016)

7. Other Matters

- a. 4101 EP True Parkway cell Tower – Mono-Pine Structure

Mono-pine structures were discussed earlier in the meeting. Council Members were not supportive and did not elaborate further.

The meeting adjourned at 8:32 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is August 22, 2016.

Linda Schemmel, Development Services Coordinator

Kim Taylor, Recording Secretary

Tragesser, Kara

From: Lynn <lynn@515productions.com>
Sent: Friday, September 09, 2016 7:16 PM
To: Tragesser, Kara
Subject: Browns Woods Estates Rezoning request

When I tell people I live in West Des Moines, they usually assume that I live in a beige, cookie-cutter home wedged into an over-crowded subdivision next to a strip mall. That is the reputation this town has earned over the past decade. And this rezoning request would only further cement that sad reputation. Because it will result in yet another cookie-cutter housing development in WDSM.

My neighborhood is one of the few remaining areas of WDSM that doesn't look like all the rest. It has character, which is the reason why we bought our house and choose to live here.

I feel communities need variety and diversity. That's what attracts a diverse populace made up of people from different backgrounds and income brackets. Conversely, when a town is made up of one similar sub-division after another, it attracts a monolithic populace with no diversity and no character. A growing number of people aren't interested in living in communities like that anymore. Especially millenials, who, by the sheer number of them, will replace baby boomers in their earning power by the next decade. For them, WDSM already is and will continue to be a place in which they don't want to live.

I am not opposed to development. But I am opposed to this rezoning request. The current zoning (RE-1A) is appropriate for this neighborhood.

I respectfully request a response to this email.

Thank you-

Lynn Melling Planchon
2235 SE Browns Woods Lane

Tragesser, Kara

To: Tragesser, Kara
Subject: FW: Please forward to P&Z
Attachments: Plans released June 7th.JPG; Proposed Brown's Woods Estates Development.docx; Plans released May 25th.JPG; Dev & Planning Subcommittee_MN_7-11-2016.doc

From: Lynn [mailto:lynn@515productions.com]
Sent: Wednesday, September 14, 2016 10:10 AM
To: Taylor, Kimberly <Kimberly.Taylor@wdm.iowa.gov>
Subject: Please forward to P&Z

Hello Kimberly, could you please forward this on to the P&Z commission, and make sure to include the attachments. Also, could you please respond to this email, so I know that you received it? Thank you! -Lynn

Dear members of the Plan and Zoning Commission-

I hope you all received my initial email expressing my opposition to the rezoning request by Venture Homes along Browns Woods Drive, which will be discussed at a P&Z hearing on 9/26.

In addition, it has come to the attention of the neighbors that we have been left in the dark on this matter, while the developer and city have been in discussions for months. We also feel Venture has used deceptive tactics to further its agenda. Attached are two documents to illustrate that claim. One is a plan submitted to neighbors on May 25th, showing a very crowded, scary subdivision. A second plan was submitted less than two weeks later and before the neighborhood could even offer its opinion on the matter, which was a much less "scary" plan. We feel this was a scare tactic used to make us feel better about the plan the developer is proposing.

The third attachment outlines concerns we have about the process. There are a number of questions in that attachment. I would appreciate any answers you could provide.

The fourth attachment is the minutes from the subcommittee meeting, which is what the third attachment refers to.

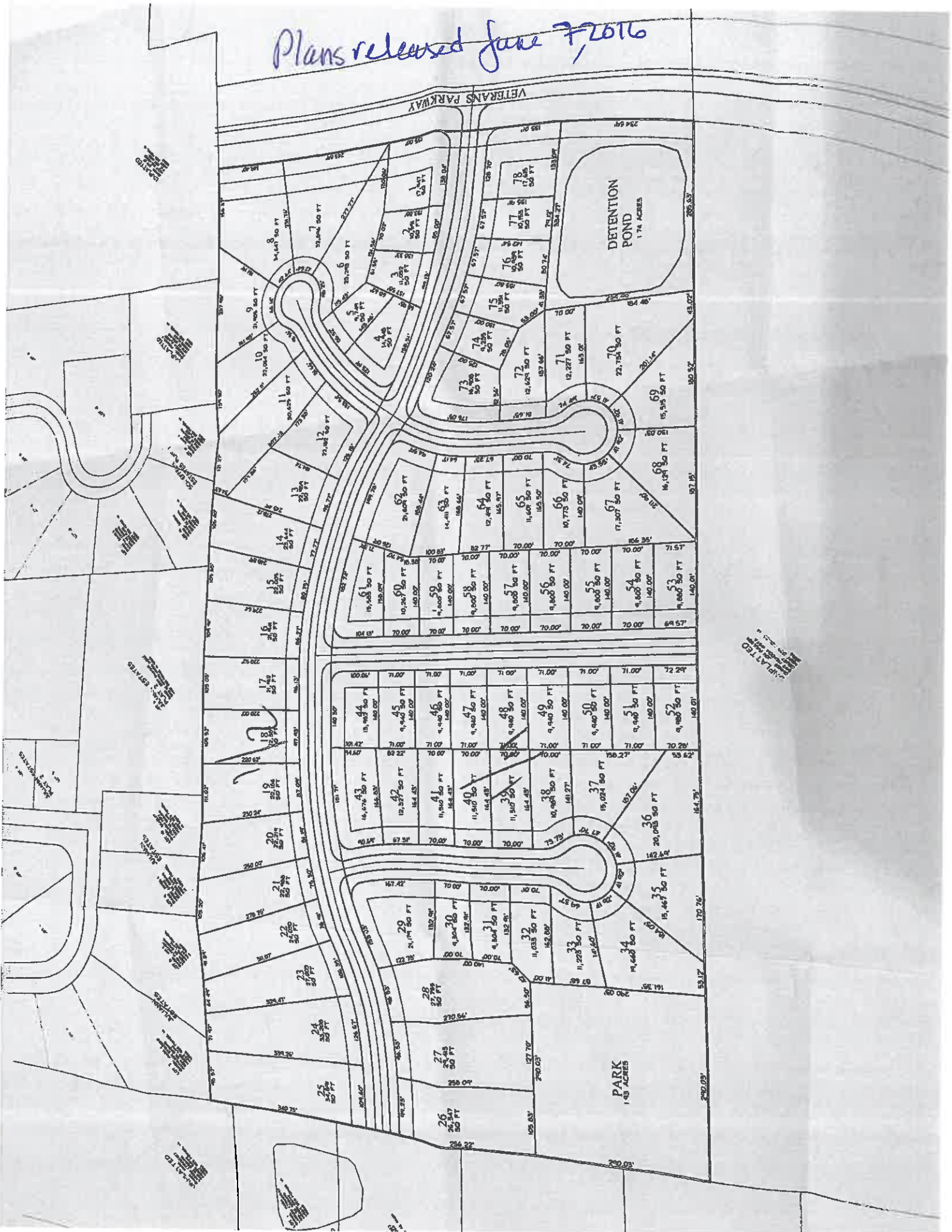
Given how this process has unfolded so far, we have no reason to trust that the process moving forward will be in the best interest of the neighborhood. Venture has not proven it is prepared to deal with the challenges of developing this land, specifically drainage which impacts a private community pond downstream. If that pond is reduced to a dirt pit, the property values of neighboring residents will suffer irreversible damage as a result.

Venture has lost the trust of neighboring property owners/taxpayers. We are on the front lines of this project. And I feel it is the duty of the city to protect existing property owners/taxpayers, before lending its trust to a developer who has already proven it does not deserve that trust.

I would greatly appreciate a response to this email, just so I know that you received it.

Thank you-
Lynn Melling Planchon
2235 SE Browns Woods Lane

Plans released June 7, 2016



UNLAWFUL

UNLAWFUL

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DETECTION POND
1.74 ACRES

PARK
1.43 ACRES

Lot #	Area (sq ft)	Width (ft)	Depth (ft)
1	11,447	50	229.27
2	10,184	50	203.67
3	10,184	50	203.67
4	10,184	50	203.67
5	10,184	50	203.67
6	10,184	50	203.67
7	10,184	50	203.67
8	10,184	50	203.67
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80	10,184	50	203.67

In regards to the minutes from West Des Moines Development and Planning City Council Subcommittee Meeting Held on July 11th, 2016:

1. Residents of Julianne Estates (adjacent property owners to the subject parcel) were not notified of this meeting. However, the agenda included items pertaining to their interests where only parties from the developer were invited as guests.
2. In Ms. Twedt's report on the current zoning of the proposed Brown's Woods Estates development, she correctly listed the current zoning of the parcel. She also provided input that "some of the existing lots in the area do not meet this requirement," referring to the RE-1A zoning designation. This is immaterial to the matter at hand, as the existing development was in place prior to West Des Moines annexing the parcel in question and it should have no bearing on the rezoning of this parcel.
3. Ms. Twedt also stated that **"at the request of the residents when the land was annexed (by WDM), the estate zoning was designated to maintain the rural character of the area."** The agreement between the City of West Des Moines and the residents of this area was that this land would be zoned appropriately to maintain the interest of the existing residents. The effort to change the zoning is in direct disregard to the agreement made with the existing residents at the time of annexation. It is not in the residents' interest to change the zoning or it would have been zoned differently at the time of annexation.
4. Kevin Crawford of Cooper Crawford & Associates indicated that "he felt that the entire site developing as single family would be a good compromise." Given that Mr. Crawford's opinion is being weighted so heavily by the Council Members, I would like to know who has contracted Mr. Crawford. Is Cooper Crawford & Associates an independent third party civil engineering firm contracted with the City of West Des Moines, or have they been hired by Venture Homes for the purpose of developing the site? If the latter is true, why would the opinion of the contracted firm be of value to the City when making an objective opinion?
5. In regards to the statement of "Mr. Crawford continued that a neighborhood meeting was held to discuss the potential development, and that two neighbors did not even want street lights. A few neighbors understood that there would be development and stated that they definitely didn't not want apartments and townhomes." The existing zonings of RE-1A and RM-8 for the plat in question would not allow for apartments. The fact that Mr. Crawford stated that residents stated that they did not want apartments indicates that someone led them to believe that apartments could be built on the property unless the zoning was changed in the developers' favor. RM-8 designation allow for up to 8 dwelling units per acre, which would not allow for apartments. It appears that scare tactics of "apartments" were used to scare residents into thinking that the rezoning was their best option.
6. In regards to the statement of "Council Member Sandager asked about the size of the existing lots to the west. It was indicated that those lots immediately adjacent are well over an acre, but that small lots exist west of SE 11th." Discussion of lots to the west of SE 11th is immaterial to the topic of the current zoning of this property.
7. In regards to the statement of "Principal Engineer Hemesath provided that it could be quite some time before the parcel to the west developed, and that there could be half acre lots in this

location.” This is inaccurate information provided to the committee as the parcels discussed are currently zoned as RE-1A. Therefore, it should be assumed that lots in this location will be at least 1 acre in size. Principal Engineer Hemesath provided incorrect information in stating that there could be half acre lots in this location.

8. In regards to the statement of Council Member Sandager “expressed that an important part of the decision making process was listening to the concerns and issues of the neighbors, but he thought that the applicant had adequately articulated the discussions that took place with the neighbors regarding this development.” This statement is in dispute by the adjacent residents to the proposed *Browns Woods Estates* development.

In summary, the existing residents adjacent to the proposed Browns Woods Estates object to the rezoning of this parcel. The zoning was established to “maintain the rural character of the area,” and changing that zoning is undoing the agreement made between the City of West Des Moines and the existing residents at the time of annexation. The existing zoning should remain.

Plan released May 25, 2016

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

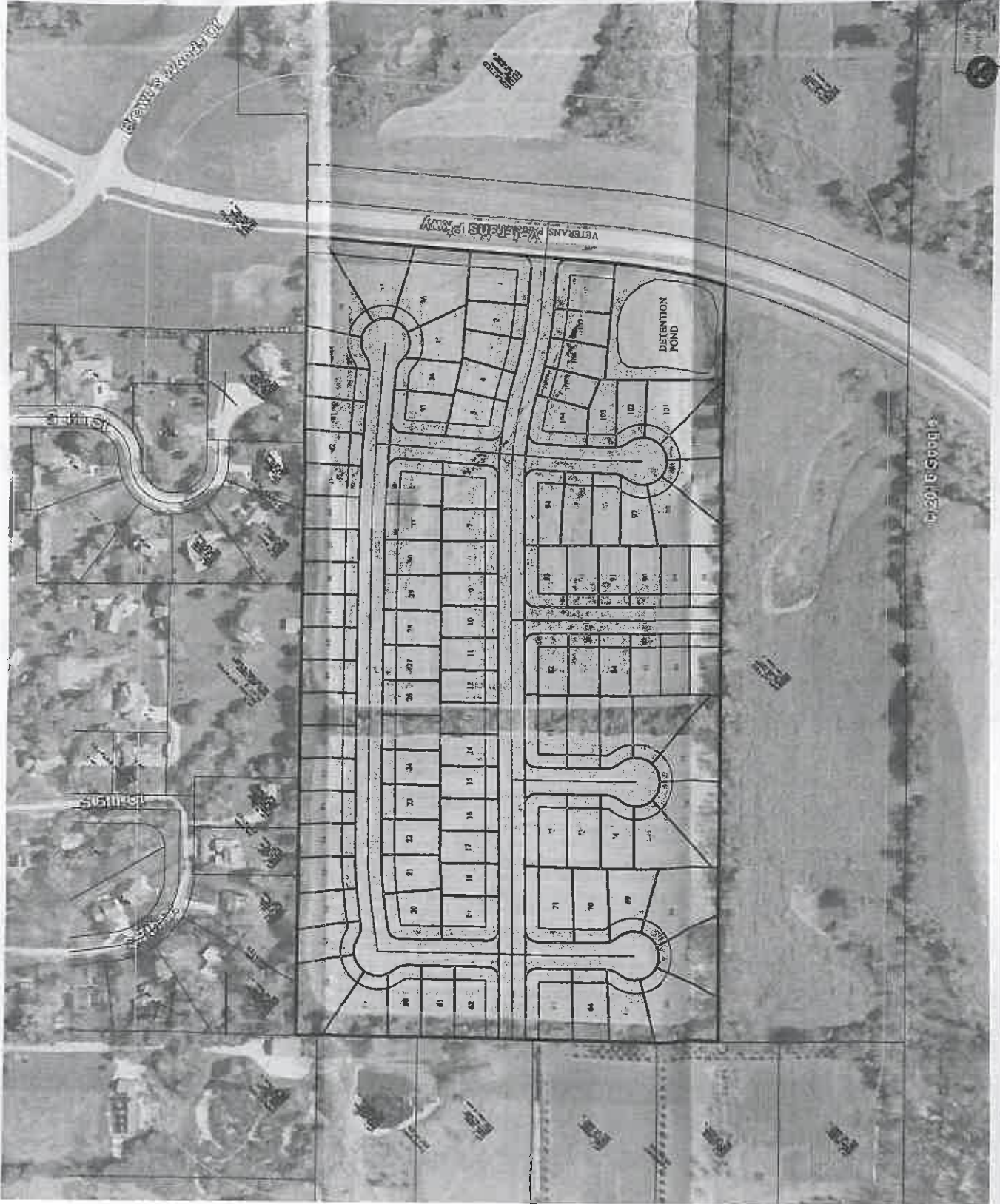
175 S. SHIPLEY AVENUE, WEST DES MOINES, IOWA 50319
PHONE: 515-281-5154 FAX: 515-281-5155
WWW.COOPER-CRAWFORD.COM

CC
1864

SCALE: 1"=100'

CONCEPT PLAN
HECKMAN PROPERTY

SHEET
1 OF 1



**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Training Room**

Monday, July 11, 2016

Attending:

Council Member John Mickelson
Council Member Jim Sandager
City Manager Tom Hadden
City Attorney Dick Scieszinski
Deputy City Manager Jamie Letzring
Finance Director Tim Stiles
Communications Specialist Lucinda Stephenson

Development Director Lynne Twedt
Chief Building Inspector Rod VanGenderen
Planner Brad Munford
Planner Kara Tragesser
Principal Engineer Brian Hemesath
Principal Engineer Ben McAlister
Principal Engineer Eric Petersen

Guests:

Item #1 – Brown’s Woods Estates

Steve Grubb – Venture Homes
Shirley Bolton – Venture Homes
Kevin Crawford - Cooper Crawford

Item #2 - Former Dahl’s Store 5003 EP True

Tyler Dingle – Affordable Family Storage
Clark Matthews – Kum & Go

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 a.m.

1. Brown’s Woods Estates

Development Director Twedt pointed out on a map the proposed Brown’s Woods Estates project which is located between Veteran’s Parkway and SE 11th Street. She continued that with the completion of infrastructure in the area, there has been interest for development.

Council Member Sandager inquired as to the current zoning. Ms. Twedt replied that there was a mix of designations. Currently, the area has a Residential Estate (RE-1A) designation with Medium Density along Veteran’s Parkway. The RE designation requires a minimum of 40,000 sf lots, but some of the existing lots in the area do not meet this requirement. At the request of the residents when the land was annexed, the estate zoning was designated to maintain the rural character of the area. The medium density allows a maximum density of eight units per acre for this development.

Director Twedt indicated that she has had discussions with the property owners immediately to the west, Mark Larson and Dr. Brown, who understand that the area will develop, but their strong preference would be that the entire area be developed with minimum one acre lots. At a very minimum, they would like the west to develop with one acre lots with a transition to smaller lot sizes as you move east. Development Director Twedt continued that staff could support larger lots to the west and north with smaller lots as you move east and south. It was noted that the neighbors have indicated different preferences ranging from no development at all, only development with acre lots, and development at a higher density such as apartments.

Kevin Crawford, Cooper Crawford & Associates, stated that 78 lots were proposed for the parcel. He indicated he felt that the entire site developing as single family would be a good compromise and has indicated there would be half acre lots adjoining the adjacent properties.

Mr. Crawford continued that a neighborhood meeting was held to discuss the potential development, and that two neighbors do not even want street lights. A few neighbors understood that there would be development and stated that they definitely did not want apartments and townhomes. The neighbors felt that this developer would try to meet their needs, especially with the width and depth of the lots to the north.

Council Member Sandager asked about size of the existing lots to the north. Mr. Grubb thought that probably 20% of the lots were the same size or smaller and that 80% would be larger lots.

Council Member Sandager asked about the size of the existing lots to the west. It was indicated that those lots immediately adjacent are well over an acre, but that smaller lots exist west of SE 11th.

Council Member Sandager commented that it seemed like the proposed street would be going through the entire parcel. Director Twedt interjected that the ultimate street would run from Veterans Parkway and eventually connect to SE 11th Street. Principal Engineer Hemesath provided that it could be quite some time before the parcel to the west developed, and that there could be half acre lots in this location.

Council Member Sandager stated that he was fine with this project moving forward. He expressed that an important part of the decision making process was listening to the concerns and issues of the neighbors, but that he thought that the applicant had adequately articulated the discussions that took place with the neighbors regarding this development.

Direction: Council Members expressed support for the project with one half acre lots to the west and north with a transition to smaller lots to the east and south.

2. Former Dahl's Store at 5003 E.P. True Parkway

Director Twedt provided that there has been a request to re-use the former Dahls's store located at 5003 EP True Parkway for a combination of retail and indoor mini-storage with a possible community garden/farmers market located in the parking lot. The applicant would incorporate 8,000 to 10,000sf of retail/office and add a mezzanine to increase the indoor storage space square footage to approximately 70,000.

Director Twedt reminded the committee members that a code amendment was recently passed by City Council to allow indoor storage in office districts. Allowing indoor storage in commercial districts was considered, but was not part of the recently approved amendment. Staff was not necessarily opposed to indoor storage in commercial areas, but there are concerns with allowing a use that would have low activity levels in an area where high activity levels are desired. A retail store front component would be supported that would generate activity with the indoor storage to the back of the store. Exact figures have not been identified, but it was thought that a minimum of 75% of the building front should be retail with the storage secondary. It is not the square footage of the building itself, but more a factor of the linear frontage.

Ms. Twedt stated that as proposed, it appears the retail component proposed by the applicant is less than 25% of the building front which orients towards 50th Street and the new Kum & Go store. She pointed out that whatever is decided, this would be a global amendment that applies across the City.

Council Member Mickelson commented that he thought there was a concern about parking. Director Twedt stated that parking would be ample enough for mini-storage, but that it needs to be determined what can be allowed for retail to have activity and not just dead space. There was continued discussion regarding the length of the building and what portion of the area needed to be predominantly commercial.

Mr. Dingle stated that the initial proposal was to obtain community involvement with some type of office space. He thought that a large retail center would not suit this building as the parking requirements could not be met. Their building would have 147 spaces. Mini-storage seemed like a good solution for the back portion of the building, with some type of community involvement identified for the store front. He was open for suggestions.

Council Member Sandager stated that it was known that Kum & Go would absorb a large portion of the parking and that different solutions needed to be identified that would make sense for the City.

Director Twedt asked if there was support for having indoor storage in Commercial areas with mixed use in buildings.

Council Member Sandager expressed that he would support having indoor storage in the Commercial zoning district City-wide. He stated that it would need to be determined how much retail would be required.

Mr. Dingle stated that conversions were hard to define. The numbers would work for them, especially with the installation of the mezzanine. They are proposing to construct a “first class” facility with an investment of 3-4 million dollars into the building which would be climate controlled.

Council Member Sandager inquired about the parking in regards to this proposal. Planner Tragesser responded that there would be 225 stalls available for parking which could support 30,000 sf of retail in the building. Mini-storage does not require much parking and would be located to the back of the building.

Council Member Sandager was open to working out the details. He liked having the frontage retail as it was a better use than office for purposes of activity. It was indicated that staff would work on determining a percentage across the City based on store front and not square footage of the building. Staff’s main objective was not so much the overall building square footage as it is that the store front maintain activity. For any building across the City, staff would be looking for this particular percentage of building frontage to be retail. In this particular case, it appears that they would be locating the retail/office square footage more into the store and not linear across the front.

Director Twedt interjected that outdoor storage would not be allowed and that more details are needed regarding the “Community space/Farmer’s Market” concept. Mr. Dingle stated that this was just an idea discussed with the architect to obtain community involvement.

Mr. Dingle inquired if the different buildings across the City could be monitored by requiring a Conditional Use Permit which could be building specific so that a full footprint would not be required. Director Twedt responded that the City’s Permitted Conditional Use Permits are tied to the land use and not with the buildings or parcels themselves.

Council Member Sandager thought that Mr. Dingle was asking how much latitude the City would have for denial if the requirements were met. Ms. Twedt stated that there was nothing in place to allow indoor storage at this time. An ordinance would have to be passed to allow mini-storage with certain performance standards identified. A site can have multiple uses, and would need to adhere to the most restrictive measures, but if all zoning requirements are met, there would be no basis for denial.

Council Member Sandager expressed enthusiasm for the new version of the Kum & Go Store at this location. He expressed that he wanted to ensure that this project would be complimentary and work for all those involved.

Direction: Council Members expressed support for mini-storage in commercial; staff will determine an appropriate percentage to be used globally across the City.

3. Roger’s Farm West Traffic Study Fee

Principal Engineer Petersen stated that a traffic impact study (TIS) was recently completed for the property located at the SE corner of S. Jordan Creek Parkway and Stagecoach Drive. Kirsten Rimes, a representative of Edward Rose & Sons, had recently requested relief for the traffic study fee as it was considerably more than originally communicated. Mr. Petersen provided background on this request.

The original traffic and rezoning studies took place in 2014 which was almost two years ago. Preliminary recommendations were provided at that time. In August 2016, the applicant attended a pre-application meeting and was quoted a TIS fee estimate of \$1,700.00. Mr. Petersen stated that the traffic fee matrix was established and approved by Council indicating that if the application was submitted within a year of the original study, it would be one equation; if submitted over a year, it would be a different equation which would result in a higher fee. The thought was that this would expedite development and that the longer the wait, it would be likely that the preliminary recommendations would become invalid. In June 2016, the

applicant submitted a formal development application which triggered a new TIS to evaluate the proposed development. The study was generated more than one year from the previous study; and, therefore, the applicant was billed the full amount of \$4,045.20 for the new study. The developer thought that this was a significant increase.

Council Member Sandager inquired if the developer was aware of the one year deadline. Mr. Petersen stated that the developer had access to the matrix, but that he did not know if there was a full understanding that there would be an increase.

Director Twedt provided that a traffic estimate is given at the pre-application meetings, but that the one-year time frame is not mentioned. She continued that this developer has been actively looking at property to develop in West Des Moines for over three years and has been working on the storm water management agreement language for this particular property.

Mr. Petersen stated that there have not been many changes during the last year. The land use and layout have remained consistent and have not affected the preliminary recommendations. He expressed that this was the first time he had seen a case which landed on the other side of the one year.

Council Member Sandager asked for clarification of the development credit as was mentioned in the correspondence received from Kirsten Rimes. Mr. Erickson stated that this was in reference to the one-year price difference.

Council Member Sandager stated that because this has not happened before, he suggested that from now on staff inform an applicant of the one-year deadline and also communicate to the applicant when the eleven month time frame was reached. Thus, this situation would be avoided in the future. Council Member Sandager stated that he felt that the applicant needed to take some responsibility so he would support splitting the difference. City Attorney Scieszinski interjected that this decision to split the traffic fee cost was at the discretion of the committee.

Council Member Mickelson was supportive of reducing the traffic fee cost as the developer had been actively pursuing development of the site in West Des Moines.

Direction: Council Members agreed to split the traffic study fee difference with the developer.

4. Upcoming Projects – A map was provided with a brief description of each was provided by the case planner.

- a. West Green Industrial Park Final Plat (175 S 9th Street): Subdivide property into 52 lots to allow for condominium regime and one outlot for common ownership. Staff has reviewed the site plan for 90,000 square feet of self-storage. The applicant is now interested in condos (postage stamp lots). Staff is in the process of reviewing the preliminary and final plat for the property. (FP-003126-2016)
- b. King's Landing Grading (SW corner of S. 95th Street and Stagecoach Drive): Rough grade property for future single family residential development. (GP-003121-2016)
- c. Des Moines Golf & Country Club (1600 Jordan Creek Pkwy): Phase 4 of golf course grading for the renovation of golf tees, greens, sand traps, etc. (GP-003122-2016)
- d. Woodland Hills of WDM Plat 3 (West of S 91st Street at Greenway Dr) Subdivide into 14 postage-stamp lots for construction of detached townhomes. (PP-003129-2016 & SP-003130-2016)
- e. Woodland Hills of WDM Plat 4 (South side of Cascade Ave, south of Edgewater): Subdivide property into 9 postage-stamp lots for construction of detached townhomes. (PP-003131-2016 & SP-003132-2016)
- f. Galleria PUD Amendment: Amend PUD to allow taller sign at Red Robin in exchange for reduction in overall total number of ground monument signs within the development. (ZCSP-003140-2016)

- g. **Mobile Vendors:** Amend code to modify and establish regulations for mobile vendors. Director Twedt explained that currently a long-term temporary use permit is used by a property owner to allow a food truck. With this proposal, a truck could locate on private property if written permission was obtained from the property owner. Director Twedt stated that staff felt that there needed to be some regulations in place for trucks to monitor performance, safety, fire inspection, code enforcement, and recover administrative costs. Council Member Sandager inquired what the permitting charge would be. Director Twedt responded that was to be determined by the City Council, but that staff had suggested the \$200 range. (AO-003135-2016)
- h. **Scoreboards:** Amend code to add a definition of a scoreboard and establish regulations governing it as an accessory structure to a recreational facility. The scoreboard would be considered an accessory structure intended for viewing by those attending a function and not considered an electronic sign meant to draw the attention of the general public. Staff has been working with the parks department to identify additional landscaping to mitigate views of the scoreboard. (AO-003136-2016)

5. Minor Modifications

- a. **3737 Westown RTUs:** Addition of two roof-top mechanical units (MML1-003133-2016)
- b. **Clocktower Square Parking Lot (2800 University):** Reconfiguration of parking lot and addition of garage door on rear façade. (MML1-003139-2016)
- c. **West Lakes Office Parking Addition (6000 Westown Parkway):** Addition of 37 parking stalls. (MML2-003137-2016)

6. Other Matters

The meeting adjourned at 8:55 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is July 25, 2016.

Lynne Twedt, Development Services Director

Kim Taylor, Recording Secretary

RECEIVED

JUL 25 2016

CITY OF WDM
MAYOR/COUNCIL

Mark and Kathy Larson
880 SE Browns Woods Drive
West Des Moines, Iowa 50265

C. Tom H
Council
✓ Lynne T.

July 22, 2016

Mr. Kevin Trevillyan, Councilman
The City of West Des Moines
4200 Mills Civic Parkway
P.O. Box 65320
West Des Moines, Iowa 50265

Dear Mr. Trevillyan,

There is a possible development on the Heckman Farm that would require the city to amend its long term zoning plan and make the area more dense. We want to inform you that we, along with many neighbors oppose such a move, as I witnessed at the first meeting Kevin Crawford had June 7, 2016.

As you might remember, the City worked with this neighborhood to cut Veterans Parkway through the middle of the area and in exchange put in the buffer of "one-acre estate" in the current long term plan. We feel a zoning plan that would make the area even more dense would have a negative impact on our property values, because many of the homes in the area sit on large acreages.

If you hear this matter may come before the City Council, we would appreciate speaking with you and ask for your support. Thank you.

Sincerely,



Mark and Kathy Larson

Cc: Mayor Steven Gaer

Tragesser, Kara

From: Tragesser, Kara
Sent: Tuesday, October 04, 2016 2:00 PM
To: Tragesser, Kara
Subject: FW: Rezoning Issue

From: Mark Barnhill [mailto:mrkbarnhill8@gmail.com]
Sent: Sunday, September 18, 2016 6:55 PM
To: Taylor, Kimberly <Kimberly.Taylor@wdm.iowa.gov>
Subject: Rezoning Issue

Please forward on to the P&Z commissioners.

To: Members of the West Des Moines City Planning and Zoning Council

This is in regards to the rezoning request by Venture Homes for the property on the west side of Veterans Parkway approximately 500 feet south of SE Browns Woods Drive.

In 1986 I moved to Julianne Estates at that time a part of unincorporated Polk County. The woods and relative seclusion in the area as well as the rural character of the area were reasons we were attracted there. Within two years we became the center of a contentious struggle between Des Moines and West Des Moines to annex the area in which we lived. Most of us would have preferred to remain as unincorporated Polk County but that was not a choice.

Des Moines chose to pursue an involuntary annexation of the area before WDM entered the fray. Residents in our area realizing that we were going to be annexed by one of the two parties decided to petition WDM for voluntary annexation. All but four households in the area signed that petition. We signed the petition because our kids already attended WDM schools and we did almost all of shopping in WDM not DM. WDM assured us of several things at the time: 1. We would receive services from WDM and 2. We were assured that zoning would remain rural or estates so that we would not have large developments with small lots being built next to us. For the residents in this area preserving the rural character of the area was extremely important and it is still true today.

The resident's petition for voluntary annexation was important in the eventual decision by the City Development Board, the district court on appeal and eventually the Iowa Supreme Court. WDM used that petition and the voluntary request as the major part of their argument for annexation something DM could not match.

Now we are faced with a situation where WDM is wanting to rezone the area noted above in essence breaking a promise to residents of this area when we were annexed.

Council Member Sandager has "expressed that an important part of the decision making process was listening to the concerns and issues of the neighbors, but he thought that the applicant had adequately articulated the discussions that took place with neighbors regarding this development."

This statement is disputed by the residents adjacent to the proposed Browns Woods Estate development.

In summary, rezoning of this property is a betrayal of a promise made to residents who signed the voluntary annexation petition years ago. We object to rezoning this parcel. The zoning was established to "maintain the rural character of the area" and existing zoning should remain unchanged. to preserve that.

Mark Barnhill
2075 SE Browns Woods Lane
West Des Moines, Iowa 50265
515-729-8847

Dear members of the West Des Moines City Council-

In regards to the rezoning request by Venture Homes for the property on the west side of Veterans Parkway approx 500 ft south of SE Browns Woods Drive: I am strongly opposed to this rezoning request. I am unable to attend the city council hearing in person on Sept 26, due to my work schedule. I ask that you please consider this opinion as you make this decision.

When I tell people I live in West Des Moines, they usually assume that I live in a beige, cookie-cutter home wedged into an over-crowded subdivision next to a strip mall. That is the reputation this town has earned over the past decade. And this rezoning request would only further cement that reputation. Because it will result in yet another cookie-cutter housing development in WDSM.

My neighborhood is one of the few remaining areas of WDSM that doesn't look like all the rest. It has character, which is the reason why we bought our house and choose to live here. By denying this rezoning request, you are giving WDSM an opportunity to maintain a unique corner of the community that is enjoyed by those who come to visit Browns Woods and Walnut Woods. This is the closest thing WDSM has to the unique and beloved South of Grand neighborhood in DSM. After this property is rezoned, there is no going back.

I feel communities need variety and diversity. That's what attracts a diverse populace made up of people from different backgrounds and income brackets. Conversely, when a town is made up of one similar sub-division after another, it attracts a monolithic populace with no diversity and no character. A growing number of people aren't interested in living in communities like that anymore. I am one of those people.

I am not opposed to development. But I am opposed to this rezoning request. The current zoning (RE-1A) is appropriate for this neighborhood.

Thank you for listening. And thank you for your service to our community.

Respectfully,
Lynn Melling Planchon
2235 SE Browns Woods Lane

Tragesser, Kara

From: andersenb@mchsi.com
Sent: Wednesday, October 05, 2016 10:07 AM
To: Tragesser, Kara
Cc: andersenb
Subject: Plan & Zoning meeting October 10th

Kara,

My name is Bob Andersen, I live at 2190 SE Browns Woods Ridge in the Julianne Estates Neighborhood.

I am writing to voice my concern about a proposal to change the zoning requirement's of a property adjacent to our neighborhood. I have lived at this address for 29 years, before this area became a part of the city of West Des Moines. The residents in this area requested and were granted voluntary annexation into West Des Moines because of the school system, the community and the understanding that this area would remain an exclusive semi-rural area. Zoning in adjacent undeveloped properties were established as one acre estates, thus maintaining the feel, privacy and integrity of the area.

As the City grows and develops property in the Southeast portion of the city, I understand that these properties are attractive to developers. But the property values and quality of life of existing residents should be considered. I feel that high density development not only changes the intent of keeping the area semi-rural, but also could negatively affect our property values. Julianne Estates was designed with homes built around a pond. Today, this pond is a major focus and attraction for the homeowners. This pond takes it's water shed from the adjacent property that is being considered for possible development. I believe that any development of the property that affects the quality and quantity of water that flows into the Julianne Estates pond and continues North to Brown's Woods should be thoroughly reviewed and designed to assure that Julianne Estates and Brown's Woods are not negatively affected.

I attended a Julianne Estates Home Owners Association meeting last week to discuss this issue, and the consensus among the group was the same as I have stated.

I vigorously oppose any zoning change that would negatively affect the homeowners in this area.

Please attach this letter of concern with documents the Plan & Zoning Commission will be reviewing at their next meeting.

Thank You

Bob Andersen

H - 515-287-3532

C - 515-240-9431

10/05/2016

Attn: Kara Tragesser
City of West Des Moines

RE: Rezoning request by Venture Homes
for the property on the west side of
Veterans Parkway approx 500 ft south
of SE Browns Woods Drive

Dear Kara,

My name is Wendy Crane and my family lives at 2245 SE Browns Woods Lane in West Des Moines. Our property directly borders the land in question that Venture Homes is currently trying to rezone.

My husband and I want to make it very clear that we are very much OPPOSED to the rezoning request. The effort that has been made to change the zoning is in direct disregard to the agreement made with the existing residents at the time of annexation. It is most certainly not in our interest to change the zoning or it would have been zoned differently at that time. Changing that zoning is undoing the original agreement made between the City of West Des Moines and the residents. The existing zoning should remain.

We share and join our fellow neighbors and respectfully ask the West Des Moines Plan and Zoning Commission and the West Des Moines City Council to deny this rezoning request and the leave the current zoning as it stands. We ask that our opinion and request to please be passed on to the city council and P&Z.

My husband and I both plan to attend the meeting Monday night. If you have any questions or need additional information, please feel free to contact me at 515-577-2531 or email me at wcrane7@gmail.com.

Respectfully,

James and Wendy Crane
2245 SE Browns Woods Lane
West Des Moines, Iowa 50265

Tragesser, Kara

From: Taylor, Kimberly
Sent: Monday, October 03, 2016 11:55 AM
To: Tragesser, Kara
Subject: FW: Browns Woods Rezoning Request

From: Kathleen Stelford [mailto:oakenacreskathy@gmail.com]
Sent: Friday, September 16, 2016 10:55 AM
To: Taylor, Kimberly <Kimberly.Taylor@wdm.iowa.gov>
Subject: Browns Woods Rezoning Request

Dear Ms. Taylor,

I would ask that you please forward this email to the Planning and Zoning Commissioners. Thank you.

My husband was transferred to the Des Moines area 7 years ago while working for John Deere. We chose to buy a home in Juliann Estates because it felt a bit more like home, a rural feel. It's quiet. You can see the stars at night from our backyard. We have lots of wildlife that visit our backyard. All of that will change if the proposed development that lies adjacent to our property is allowed to move forward.

We all have things we value and sometimes cherish about our homes. For most of us in Juliann Estates, the peaceful rural ambience of our subdivision is a top priority. This development will rob us of the main attraction of buying our homes here.

I would urge you to consider the desires of the people already living here and paying taxes rather than just the potential for future development. Thank you.

--

Kathy Stelford
Oaken Acres Wildlife Center, Founder ~ www.oakenacres.org
TAILS Humane Society, Founding President
National Wildlife Rehabilitators Association, Board member
International Wildlife Rehabilitation Council, Member

Every life matters!

Tragesser, Kara

From: Matt Weller <isuweller@gmail.com>
Sent: Wednesday, October 05, 2016 4:56 PM
To: Tragesser, Kara
Subject: Proposed Rezoning of Land South of Julianne Estates

Good afternoon Ms. Tragesser,

I am emailing you to express my opposition to the rezoning of land immediately south of Julianne Estates in West Des Moines. I am a resident of Julianne Estates and purchased my home approximately 3 years ago. During the process of looking at this home and surrounding areas I reviewed the existing zoning to have a better understand of who my future neighbors might be and what the corn fields around me might become. Seeing that the adjacent zoning was RE-1A I understood that the future development would include estate lots that would maintain the feel of the area. Changing this zoning would change the look and feel of my neighborhood which is the reason that we originally moved here. I ask you to reconsider the rezoning of this area. Just because the selling price of the land is too high to justify the current zoning of estate lots doesn't mean that the land should be rezoned in order to achieve the necessary density to justify the asking price. It is the city's planning and zoning department and the city council's responsibility to look after the best interest of the city and of the residents. By changing the zoning of this area you are failing both of these groups.

Please ensure that this letter is included in the packet for the Planning and Zoning Committee and the City Council.

Respectfully,
Matt Weller
Julianne Estates Resident

September 30, 2016

Lynne Twedt
Development Services Director
City of West Des Moines

Regarding the Development Project/Browns Woods Estates Rezoning

I ask that the density of this proposed development be compared to that of the existing surrounding neighborhoods.

A plan to build 130 homes on approximately the same number of acres that supports 28 in the Sylvan Rill, Julian and Schieffelin Estates neighborhoods would result in sudden and jarring contrast. A well thought-out development would reflect a feeling of continuity and ease.

A more acceptable number of homes on this ground would be in the range of 50 to 60, and any housing developments further to the south could be built on lots decreasing in size.

Please consider this perspective.

David & Norma Aldridge
2160 SE Browns Woods Pl
WDM, IA 50265

David Aldridge
Norma Aldridge

Rick Hickman
2155 SE Browns Woods
WDM, IA 50265

Rick Hickman

Cindy Crocker
2118 SE 4th

Judy Hankins
2195 SE Browns Woods Pl.

Olson Hickman
2155 SE Browns Woods Pl
WDM IA 50265

RECEIVED
CITY OF WDM

OCT 07 2016

DEVELOPMENT
SERVICES

In regards to the rezoning request by Venture Homes for the property on the west side of Veterans Parkway approx 500 ft south of SE Browns Woods Drive:

We, the undersigned, are opposed to this rezoning request.

The effort to change the zoning is in direct disregard to the agreement made with the existing residents at the time of annexation. It is not in the residents' interest to change the zoning or it would have been zoned differently at that time. Changing that zoning is undoing the original agreement made between the City of West Des Moines and the residents. The existing zoning should remain.

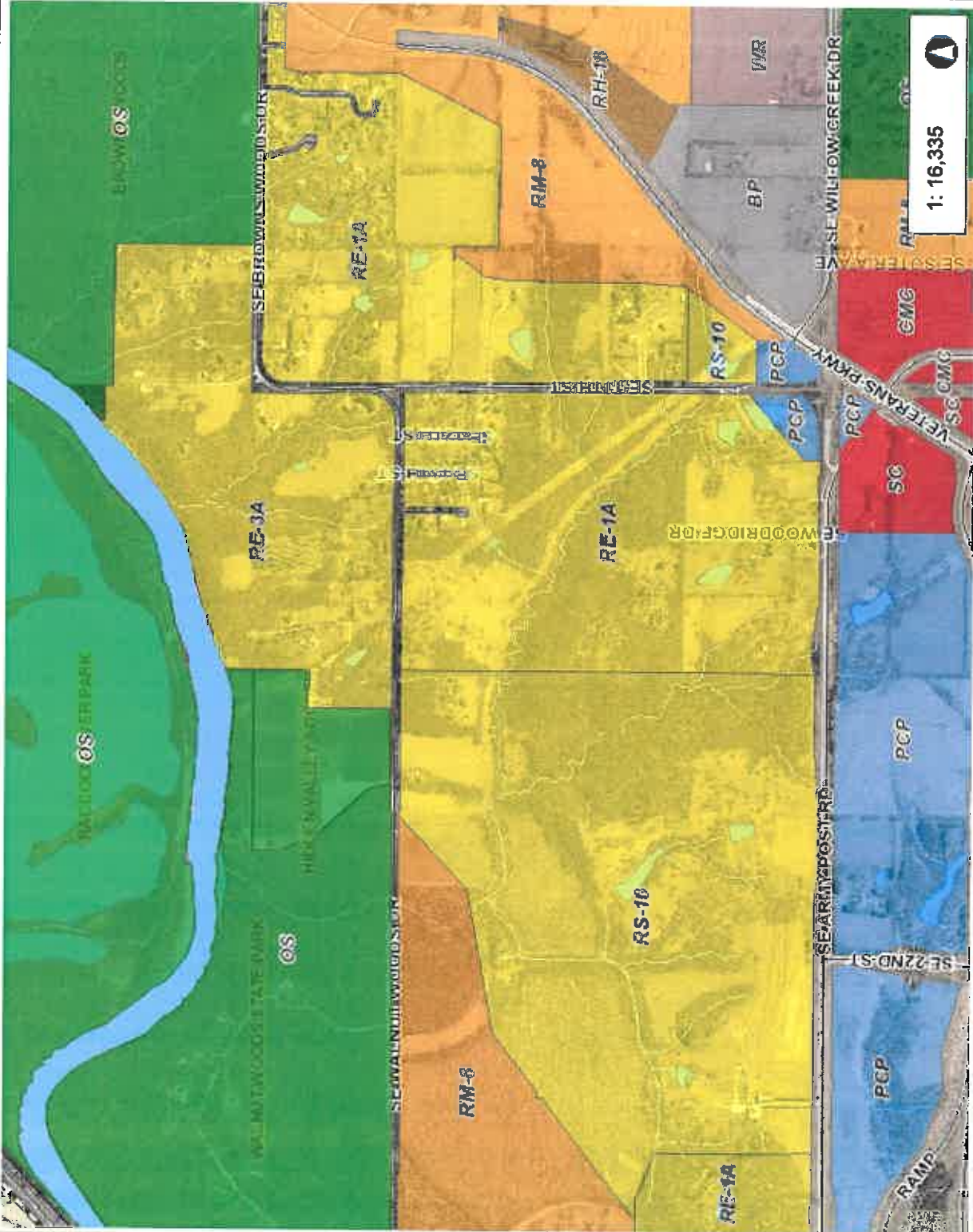
We respectfully ask the West Des Moines Plan and Zoning Commission and the West Des Moines City Council to deny this rezoning request and leave the current zoning as it stands.

Thank you.

Signed:

Home	10/6/2016	Petition for rezoning request	Signature 2
Owner	Signature 1		
655 SE Juliann Rd.	Tuinstra, Ellen		
2025 SE Browns Woods Lane	Fafinski, Margaret	Invalid - doesn't answer phone or door	
2075 SE Browns Woods Lane	Barnhill, Mark and Kathryn	<i>Mark Barnhill</i>	<i>Mark Barnhill</i>
2101 SE Browns Woods Lane	Jordan, David and Maria	<i>David Jordan</i>	<i>Maria Jordan</i>
2135 SE Browns Woods Lane	Weller, Matt and Becca	<i>Matt Weller</i>	<i>Becca Weller</i>
2165 SE Browns Woods Lane	Kiner, Kyle and Darci	<i>Kyle Kiner</i>	<i>Darci Kiner</i>
2170 SE Browns Woods Lane	Curtis, Chris and Stigen, Ciara	<i>Chris Curtis</i>	<i>Ciara Stigen</i>
2205 SE Browns Woods Lane	Graziano, Louis and Karen	<i>Louis Graziano</i>	<i>Karen Graziano</i>
2210 SE Browns Woods Lane	Armstrong, Kevin and Paulson, Christine	<i>Kevin Armstrong</i>	<i>Christine Paulson</i>
2225 SE Browns Woods Lane	Stelford, Mark and Kathy	<i>Mark Stelford</i>	<i>Kathy Stelford</i>
2235 SE Browns Woods Lane	Planchon, Ian and Lynn	<i>Ian Planchon</i>	<i>Lynn Planchon</i>
2245 SE Browns Woods Lane	Crane, James M. & Wendy	<i>James M. Crane</i>	<i>Wendy Crane</i>
2255 SE Browns Woods Lane	Neff, Brad and Melinda	<i>Brad Neff</i>	<i>Melinda Neff</i>
2090 SE Browns Woods Ridge	Kiener, Frank and Tlotta, Michele	<i>Frank Kiener</i>	<i>Michele Tlotta</i>
2105 SE Browns Woods Ridge	Perry, Michael and Doris	<i>Michael Perry</i>	<i>Doris Perry</i>
2120 SE Browns Woods Ridge	Spaeth, Jerry and Deb	<i>Jerry Spaeth</i>	<i>Deb Spaeth</i>
2135 SE Browns Woods Ridge	Mathison, Sue	<i>Sue Mathison</i>	<i>Sue Mathison</i>
2140 SE Browns Woods Ridge	TeBockhorst, Andrew and Teri	<i>Andrew TeBockhorst</i>	<i>Teri TeBockhorst</i>

Browns Wood Area



1: 16,335

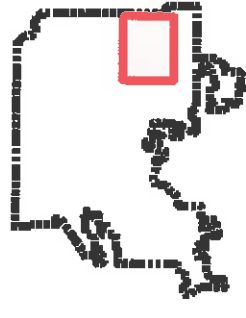


Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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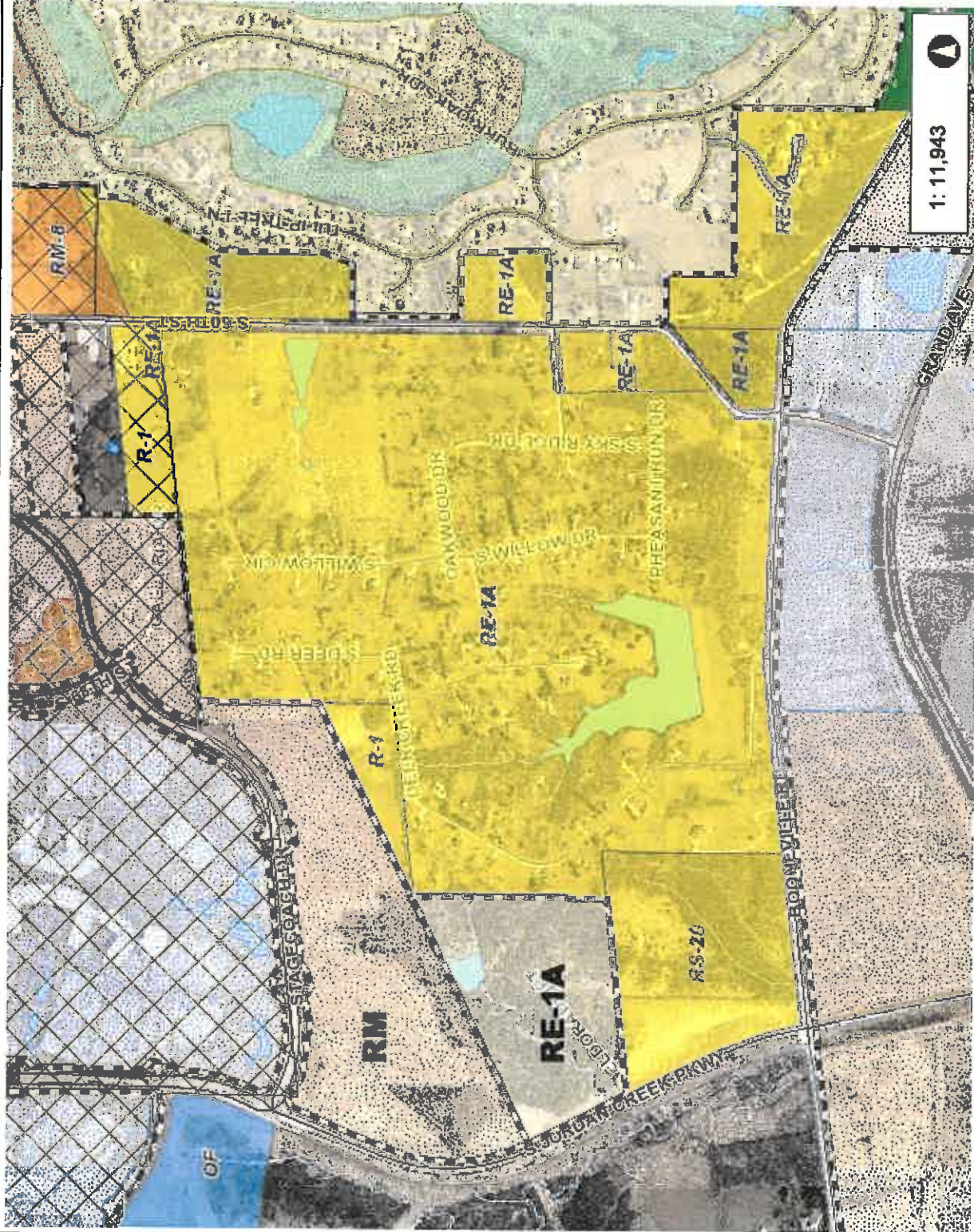
Legend

- Zoning Area Labels
- Town Center Overlay District
- Zoning Conditional Zones
- Zoning PUD Boundaries
- Zoning
 - Unzoned
 - Open Space/Agricultural (OS)
 - Residential Estates (RE)
 - Residential Single-Family (RS)
 - Single-Family Residential (R-1)
 - Single-Family - Commerce Resider
 - Single-Family - Valley Junction Res
 - Manufactured Housing (MH)
 - Residential Medium-Density (RM)
 - Residential High-Density (RH)
 - Neighborhood Commercial (NC)
 - Convenience Commercial (CVC)
 - Valley Junction Historic Business (V)
 - Valley Junction Commercial (VJC)
 - Community Commercial (CMC)
 - Support Commercial (SC)
 - Regional Commercial (RC)
 - Office (OF)
 - Professional Commerce Park (PI)
 - Warehouse Retail (WR)
 - Business Park (BP)
 - Valley Junction Light Industrial (V)
 - Light Industrial (LI)
 - General Industrial (GI)
 - PUD - Open Space
 - PUD - Single Family Residential





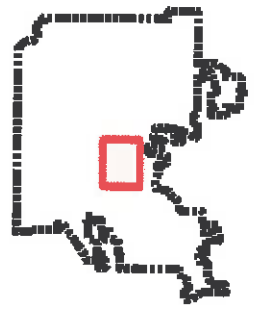
Lakeview Heights Area/Pheasant Ridge



1: 11,943



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

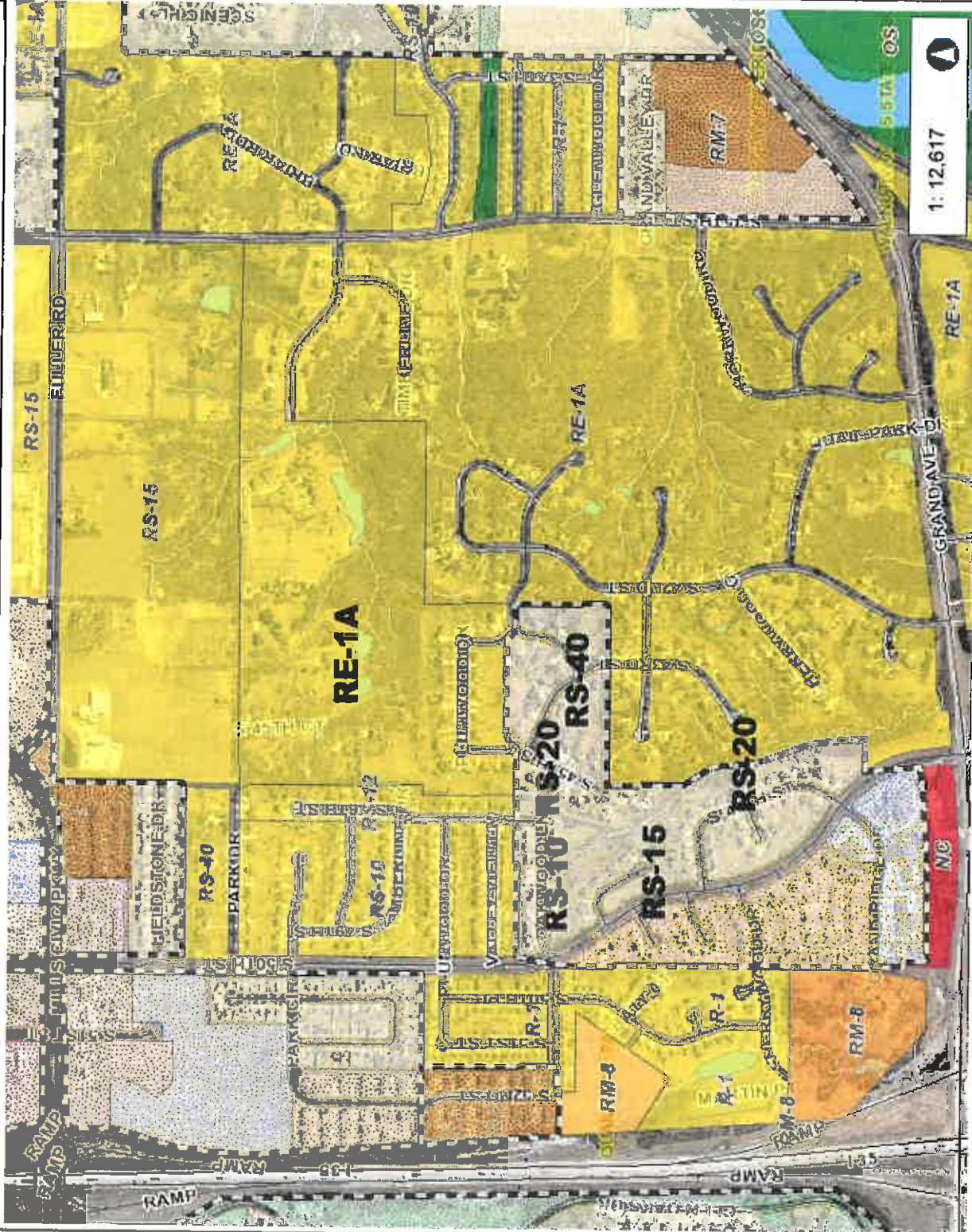


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Oakwood Area



2,102.9

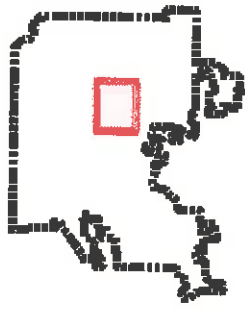
1,051.46

2,102.9 Feet

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NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
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