

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

Meeting Date: January 30, 2017

Item: Hurd Wellmark, Northwest corner S. Jordan Creek Parkway and Mills Civic Parkway – Amend the Bridgewood PUD to remove Parcel L from the PUD and Amend the Comprehensive Plan Land Use Map to change approximately 15.9 acres of Office and 12.3 acres of Support Office to Community Commercial and change approximately 1.75 acres of Office and 0.71 acres of Medium Density Residential to Open Space to allow for an office and commercial development – Hurd Real Estate Services – CPA-003326-2016/ ZC-003323-2016

Requested Action: Approval of Comprehensive Plan Amendment and Rezoning

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

Applicant's Request: The applicant, Hurd Real Estate Services, in association with the property owner, Wellmark Holdings, Inc., is requesting approval of an amendment to the Bridgewood PUD and a Comprehensive Plan Land Use Amendment for property located at the northwest corner of S. Jordan Creek Parkway and Mills Civic Parkway. The applicant is requesting to amend the Bridgewood PUD to remove PUD Parcel L as it is not intended to be developed with additional Medium Density dwellings, but rather incorporated into a separate office and commercial development. The property will subsequently be included in a Specific Plan Ordinance along with the remaining vacant property located between this subject area and S. 81st Street (see Attachment D: Future Specific Plan area). In conjunction with the removal of the ground from the PUD, the applicant is requesting to change the land use designation of the northwest corner to accommodate future office and commercial development. The applicant is requesting to change approximately 15.9 acres of Office and 12.3 acres of Support Office to Community Commercial and change approximately 1.75 acres of Office and 0.71 acres of Medium Density Residential to Open Space. As discussed below, the applicant initially requested a Regional Commercial Land Use designation, but after being informed of concerns of residents in the area, the applicant is agreeable to a Community Commercial Land Use designation. The exact area of the commercial land use will ultimately be determined by a roadway that connects the existing Coachlight Drive stub to the signalized access point into the Athene property. The property east of the roadway will be the commercial area. West of this roadway, the existing Office land use that is currently designated will remain as is.

History: The property was annexed into the City in 1997. In 1998, a portion of the subject property (Parcel L) was included in the larger Bridgewood PUD. Parcel L was designated for medium density development with a maximum of 330 dwelling units permitted. On June 4, 2007, the City Council approved an Area Development Plan, called Jordan Square, which allowed for an 18 acre Community Commercial development. No details for the development were known. The property was subsequently sold to Wellmark.

City Council Subcommittee: This item was presented at the January 9, 2017 Development and Planning City Council Subcommittee as an informational item. A few residents of the Bridgewood subdivision attended the meeting expressing their concern about the removal of the property from the Bridgewood PUD and the proposed Comprehensive Plan Amendment to change the land use of the property to Regional Commercial. Council member Sandager indicated a preference for the Community Commercial designation over Regional Commercial.

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

- **Revised Land Use Designation:** The public notice for this project stated that the request was to change the existing Office and Support Office land use designations of the subject property to Regional Commercial. After concerns from adjacent residents were expressed about the types of uses that would be allowed in a Regional Commercial designated property, the applicant agreed to modify his request to a Community Commercial land use designation.

- **Existing Land Use Designation:** The western half of the property is currently designated as Office (OF) land use. This portion of the property is not proposed to be changed. The applicant has a potential office user for the ground immediately adjacent to the City's Fire/EMS station, but no users identified for the remainder of the Office designated area.
- **Open Space Land Use:** The applicant proposes landscape buffers, berming, and possibly storm water detention in that area immediately north and adjacent to the existing Coachlight Drive. The applicant was agreeable to designating these areas as Open Space land use areas to provide assurances that no structures or parking will be built in the Open Space designated areas. It is anticipated however, that these open space designated areas will be utilized to aid in providing the minimum open space percentage for the commercial areas. Minimum buffering and parking lot landscape requirements will still be required.
- **Effects of Parcel Removal on the Bridgewood Owners Association:** At the January 9, 2017 Development and Planning City Council Subcommittee meeting, the Bridgewood residents in attendance expressed concern about removing the property from the Bridgewood PUD and the effects that would have on the Bridgewood Owners Association. Subsequent to that meeting, the Bridgewood Owners Association provided information that indicates that Parcel L is no longer a part of the Bridgewood Owners Association. When Parcel L was sold to Wellmark in 2007, the property owner at the time, Rottland, through use of an affidavit to the covenants for the association, removed the parcel from the association and the association covenants, conditions and restrictions (CC&R's). As a result, the Master Association has no authority to assess or collect dues at any time from the property, nor is the parcel subject to any other restrictions imposed by the Association or its covenants.
- **Bridgewood Dwelling Units:** The Bridgewood PUD Ordinance allowed for up to 330 dwelling units on Parcel L. With the removal of Parcel L from the PUD, the PUD Ordinance is proposed to be amended to reduce the number of dwelling units allowed in the development from 1,168 to 838 units.
- **Incorporation into a Specific Plan Ordinance:** The subject property, along with the remainder of the vacant ground immediately west, excluding the City's Fire/EMS station, will be incorporated into a Specific Plan Ordinance. It is anticipated that the developer will be submitting the Specific Plan application within the next month or so. With the removal of the property from Bridgewood PUD zoning, and in anticipation of the delay in the adoption of a Specific Plan Ordinance, staff recommends that the Parcel L area be designated as "unzoned" on the City's zoning map. The area immediately to the west which is also to be included in the Specific Plan, is also considered to be "unzoned". Because of this 'unzoned' designation, staff also recommends a condition of approval restricting development of the property to only grading and construction of the streets, including all appurtenances until such time that the associated Specific Plan Ordinance is officially adopted by the City Council. The applicant is required to submit grading and public improvement construction plans for the appropriate approvals prior to initiating any work within the site.

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 January 20, 2017, notice for the January 30, 2017, Plan and Zoning Commission and February 6, 2017, City Council Public Hearings on this project was published in the Des Moines Register. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on January 18, 2017.

Staff Recommendation And Conditions Of Approval – PUD 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 the City Council approve the rezoning request to remove Parcel L from the Bridgewood PUD and designate as 'unzoned', subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging and agreeing that no development of the property, other than mass grading and construction of public improvements, including all appurtenances, may occur until such time that the

associated Specific Plan Ordinance for the property is officially approved and adopted by the City Council. The applicant further acknowledging and agreeing that the appropriate plans and applications for grading and public improvement construction shall be submitted to the City for review and approval by the appropriate authority prior to initiating any work within the property.

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 the City Council approve the Comprehensive Plan Land Use map amendment for approximately 15.9 acres of Office (OF) and 12.3 acres of Support Office (SO) to Community Commercial (CMC) and change approximately 1.75 acres of Office (OF) and 0.71 acres of Medium Density Residential (MD) to Open Space (OS), subject to the applicant meeting all City Code requirements.

Property Owner: Wellmark Holdings, Inc.
1331 Grand Avenue
Des Moines, IA 50309
crowleymj@wellmark.com

Applicant: Hurd Real Estate Services
2000 Fuller Road
West Des Moines, IA 50266
Richard.hurd@hurdrealty.com

Applicant's Representative: Shive-Hattery, Inc.
4125 Westown Parkway, Suite 100
West Des Moines, IA 50265
cbauer@shive-hattery.com

ATTACHMENTS:

- Attachment A - Plan and Zoning Commission Resolution – Rezoning Request
 - Exhibit A - Conditions of Approval
 - Exhibit B - Proposed PUD Ordinance Amendment
 - Exhibit C - Bridgewood PUD Sketch Plan
- Attachment B - Plan and Zoning Commission Resolution – Comprehensive Plan Amendment
 - Exhibit A - Conditions of Approval
 - Exhibit B - Existing Comprehensive Plan Land Use Map
 - Exhibit C - Proposed Comprehensive Plan Land Use Map
- Attachment C - Location Map
- Attachment D - Future Specific Plan Area
- Attachment E - Letters of Opposition

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 AN AMENDMENT TO THE BRIDGEWOOD PUD TO REMOVE PARCEL L FROM THE PUD

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hurd Real Estate Services, in cooperation with the property owner, Wellmark Holdings, Inc., has requested an amendment to the Bridgewood PUD (ZC-003323-2016) to remove Parcel L from the PUD.

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

WHEREAS, on January 30, 2017, this Commission held a duly-noticed hearing to consider the application for Rezoning Request (ZC-003323-2016);

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 January 30, 2017, or as amended orally at the Plan and Zoning Commission hearing of January 30, 2017, are adopted.

SECTION 2. REZONING REQUEST (ZC-003323-2016) to remove Parcel L from the PUD is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated January 30, 2017, 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 January 30, 2017.

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 January 30, 2017, by the following vote:

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

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. The applicant acknowledging and agreeing that no development of the property, other than mass grading and construction of public improvements, including all appurtenances, may occur until such time that the associated Specific Plan Ordinance for the property is officially approved and adopted by the City Council. The applicant further acknowledging and agreeing that the appropriate plans and applications for grading and public improvement construction shall be submitted to the City for review and approval by the appropriate authority prior to initiating any work within the property.

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

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, AND ORDINANCE #1276, 1322, 1335, 1401, 1438, 1482, 1628, 1748, 1809, AND 1962, PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES.

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

SECTION 1. AMENDMENT, Ordinance #1276, 1322, 1335, 1401, 1438, 1482, 1628, 1748, 1809, and 1962, pertaining to the **Bridgewood Planned Unit Development (PUD)**, Section 048-01: *Legal Description*; is hereby amended by adding the following bolded italicized text:

The legal description for the Bridgewood PUD is as follows:

A parcel of land in the NW¹/₄NE¹/₄ and the NE¹/₄NE¹/₄ and the SE¹/₄NE¹/₄, section 14, township 78 north, range 26 west of the 5th P.M., Dallas County, Iowa, that is more particularly described as follows:

Beginning at the N¹/₄ Corner of said Section 14; thence N83°04'23"E, 2564.33 feet along the North line of said Section 14 to a point on the West right-of-way (R.O.W.) line of Jordan Creek Parkway, said point being 55.00 feet West of the East line of said Section 14; thence S00°07'43"E, 2431.26 feet along said West R.O.W. line of Jordan Creek Parkway to a point; thence S83°52'35"W, 193.63 feet to a point; thence N03°27'25"W, 108.40 feet to a point; thence S80°40'35"W, 200.20 feet to a point; thence S02°26'25"E, 252.35 feet to a point on the North R.O.W. line of 335th Street, said point being 50.00 feet North of the centerline of said Street; thence S82°57'35"W, 867.44 feet along said North R.O.W. line of 335th Street to a point; thence N00°05'29"W, 1266.45 feet along the West line of said SE¹/₄NE¹/₄ to the NW Corner of the SE¹/₄NE¹/₄ of Section 14; thence S83°00'59"W, 1310.99 feet along the South line of said NW¹/₄NE¹/₄ to the SW Corner of NW¹/₄NE¹/₄ of Section 14; thence N00°03'16"W, 1318.23 feet along the West line of said NW¹/₄NE¹/₄ to the point of beginning and containing 111.404 acres more or less.

AND

A parcel of land in the SE ¹/₄ of Section 11, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, more particularly described as follows:

Beginning at the South ¹/₄ Corner of said Section 11; thence N00°00'12"E, 2630.82 feet along the West line of said SE¹/₄ to the NW Corner of SE¹/₄ of Section 11; thence N83°16'21"E, 1194.98 feet along the North line of said SE¹/₄ to a point; thence S00°00'00"E, 309.05 feet to a point; thence N83°16'21"E, 1368.13 feet to a point on the West right-of-way (R.O.W.) line of Jordan Creek Parkway, said point being 55.00 feet West of the East line of said Section 11; thence S00°00'00"E, 296.99 feet along said West R.O.W. line to a point; thence S02°51'45"W, 300.37

feet along said West R.O.W. line to a point; thence S04°17'21"E, 200.56 feet along said West R.O.W. line to a point; thence S23°44'58"E, 54.63 feet along said West R.O.W. line to a point; thence S00°00'00"E, 215.00 feet along said West R.O.W. line to a point; thence S90°00'00"W, 22.00 feet along said West R.O.W. line to a point; thence S00°00'00"E, 1250.78 feet along said West R.O.W. line to a point on the South line of said SE¹/₄ of Section 11, said point being 55.00 feet West of the East line of Section 11; thence S83°04'23"W, 2564.33 feet along the South line of said Section 11 to the point of beginning and containing 143.870 acres more or less.

Excluding:

Parcel A of the survey of parcel Z in the SE ¹/₄ of section 11, township 78 north, range 26 west of the 5th P.M., city of West Des Moines, as shown in book 2002, page 17509 in the office of the recorder of Dallas County, Iowa, except that part of said parcel A conveyed to the city of West Des Moines in deed filed in book 2004, page 3761.

Said property is more particularly described as follows:

Commencing as a point of reference at the E ¹/₄ corner of section 11-78-26; thence S00°00'07"W, 855.09 feet along the east line of section 11 to a point; thence N89°59'59"W, 82.67 feet to the point of beginning on the west right-of-way line of Jordan Creek Parkway; thence S00°00'07"W, 1105.69 feet along said west right-of-way line to a point on the north line of lot 33, Bridgewood plat 1, an official plat; thence N89°59'53"W, 592.24 feet along said north line to a point; thence S45°05'04"W, 94.76 feet to a point; thence N45°01'53"W, 126.89 feet to a point; thence N69°32'48"W, 204.69 feet to a point; thence N44°10'53"W, 1027.22 feet to a point on the south line of Bridgewood School, an official plat; thence N40°54'26"E, 186.35 feet along said south line to a point; thence N12°58'12"W, 276.547 feet along the east line of Bridgewood School to a point; thence N25°57'55"E, 204.18 feet along said east line to a point on the south right-of-way line of E.P. True Parkway; thence S62°11'29"E, 371.10 feet along said south right-of-way line to a point of curvature; thence easterly along a curve to the left having a radius of 960.00 feet, an arc length of 465.91 feet and a chord bearing of S76°05'41"E to a point of tangency; thence S89°59'53"E, 696.41 feet along said south right-of-way line to a point; thence S44°52'19"E, 49.61 feet to the point of beginning and containing 37.246 acres more or less.

And

A parcel of land being a part of and lying entirely within the Southeast 1/4 Quarter (SE 1/4), of the Northeast Quarter (NE 1/4), of Section 14, Township 78 North, Range 26 West of the 5th P.M., West Des Moines, Dallas County, Iowa, and is more particularly described as follows;

Commencing at the East 1/4 Corner of Section 14,

Thence along and upon the South line of the Northeast Quarter (NE 1/4) of said Section 14, N 83°41'21" E, a distance of 1312.13 feet to the Southwest corner of the Southwest Quarter (SW 1/4), of the Northeast Quarter (NE 1/4), of said Section 14;

Thence along the East line of the West 1/2, of the Northeast 1/4 of said Section 14 & the West line of Parcel "K", a distance of 83.11 feet to the Northerly Right-of-Way line of "Mills Civic Parkway" as presently established, also being the Point of Beginning;

Thence continuing along said East line N 00°39'35" E for a distance of 1233.25 feet, to the South line of "Bridgewood South" subdivision;

Thence along said South line N 83°45'28" E, a distance of 95.63 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 328.00 feet, said point being the Westerly corner of Lot 5 of "Gardens at Bridgewood" Plat #2, an official plat, now forming and being a part of the City of West Des Moines;

Thence running along a curve, said curve being the Southwesterly line of said Lot 5, a distance of 259.39 feet, whose chord bears N 66°38'49" E, 252.68 feet;

Thence continuing along the Southerly line of said Lot 5, S 89°21'18" E, a distance of 112.77 feet to the beginning of a curve concave Northerly, having a radius of 371.00 feet, said point also being the Southeast corner of said Lot 5 and the Southwest corner of Lot 4;

Thence running along a curve, said curve being the Southerly line of said Lot 4, a distance of 100.53 feet, whose chord bears N 82°52'57" E, 100.22 feet to the beginning of a curve concave Southerly, having a radius of 85.00;

Thence running along a curve, said curve being the Southerly line of said Lot 4, a distance of 58.87 feet, whose chord bears S 84°58'34" E, 57.70 feet;

Thence running along the extension of Southwesterly Right-of-Way line of "South 76th Street" S 65°05'41" E, a distance of 39.03 feet;

Thence S 08°55'37" E, a distance of 99.88 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 650.00 feet;

Thence along said curve a distance of 179.84 feet, whose chord bears N 73°06'49" E, 179.27 feet;

Thence N 64°55'34" E, a distance of 53.93 feet to the beginning of a curve concave Southeasterly, having a radius of 550.00 feet;

Thence along said curve a distance of 239.33 feet, whose chord bears N 77°53'36" E, 237.44 feet;

Thence S 89°24'29" E, a distance of 82.46 feet;

Thence S 44°26'06" E, a distance of 49.47 feet to a point on the Westerly Right-of-Way line of "Jordan Creek Parkway" as presently established;

Thence along said Westerly Right-of-Way line, S 00°34'53" W, a distance of 870.88 feet to the Southerly corner on the East line of Parcel "L", as recorded in Book 2005, Page 13730;

Thence along the North line of said Parcel "L", S 84°39'40" W, a distance of 166.17 feet;

Thence along the East line of said Parcel "L", N 02°43'21" W, a distance of 108.59' feet;

Thence along the North line of said Parcel "L", S 81°25'57" W, a distance of 200.34 feet;

Thence along the West line of Parcel "L", S 01°48'45" W, a distance of 220.13 feet, to a point on the Northerly Right-of-Way line of "Mills Civic Parkway" as presently established;

Thence along said Northerly Right-of-Way line, S 83°41'21" W, a distance of 866.11 feet to the Point of Beginning.

Containing 28.646 acres, more or less. Subject to all easements of record.

And

A parcel of land being a part of and lying entirely within Parcel "J" of the Southeast (SE 1/4), of the Northeast Quarter (NE 1/4), of Section 14, Township 78 North, Range 26 West of the 5th P.M., West Des Moines, Dallas County, Iowa, as recorded in Book 2002, Page 13008, and is more particularly described as follows;

Commencing at the East Quarter of Section 14,

Thence along and upon the East Line of the Southeast Quarter (SE ¼), of the Northeast Quarter (NE ¼), of said Section 14, N 00°34'53" E, a distance of 1186.15 feet;

Thence N 89°25'07" E, a distance of 60.00 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 25.00 feet, said point also being on the East line of said Parcel "J";

Thence along said curve a distance of 39.28 feet, whose chord bears N 44°25'49" W, 35.36 feet;

Thence along the north line of said Parcel "J", also being the Southerly Right-of-Way Line of "Wistful Vista Drive", N 89°26'32" W, a distance of 81.01 to the Point-of Beginning;

Thence continuing along the said Northerly line of said Parcel "J", N 89°26'32" W, a distance of 243.77 feet to the beginning of a curve concave Northerly, having a radius of 285.00 feet;

Thence along said curve a distance of 98.27 feet, whose chord bears N 79°26'54" W, 97.78 feet, to the beginning of a curve concave Southerly, having a radius of 25.00;

Thence along said curve a distance of 32.05 feet, whose chord bears S 74°29'06" W, 29.90 feet to the beginning of a curve concave Easterly, having a radius of 140.00 feet;

Thence along said curve a distance of 70.87 feet, whose chord bears S 17°09'47" W, 70.12 feet to the beginning of a curve concave Northeasterly, having a radius of 35.00 feet;

Thence along said curve a distance of 71.95 feet, whose chord bears S 56°12'06" E, 59.93 feet;

Thence N 65°02'12" E, a distance of 33.58 feet to the beginning of a curve concave Southeasterly, having a radius of 650.00 feet;

Thence along said curve a distance of 283.33 feet, whose chord bears N 77°50'04" E, 281.09 feet;

Thence S 89°14'04" E, a distance of 34.28 feet;

Thence N 00°16'23" E, a distance of 15.11 feet to the Point of Beginning.

Containing 0.412 Acres, more or less. Subject to all easements of record.

SECTION 2. AMENDMENT. Ordinance #1276, 1322, 1335, 1401, 1438, 1482, 1628, 1748, 1809, and 1962, pertaining to the **Bridgewood Planned Unit Development (PUD)**, Section 048-03: *Conditions*; Subsection A: *General Conditions*; Subsection 1; is hereby amended by deleting the following strike-thru highlighted text and adding the bolded italicized text:

- A. General Conditions: The sketch plan incorporates land uses which shall be distributed by area, types and location according to the sketch plan. Wherever conflict occurs between the written text in this document and the notations on the sketch plan, the written text shall prevail.

In addition, the following general site plan criteria shall be integrated into and made a part of the development criteria for the Bridgewood PUD.

1. The PUD shall incorporate a maximum of ~~one thousand one hundred sixty eight (1,168)~~ ***eight hundred thirty eight (838)*** residential dwelling units which shall be distributed by types and location according to the sketch plan as presented. Parcel M has been shown in the sketch plan to be developed as a church/daycare site. Should this parcel not be developed as a church and/or a daycare facility, a maximum of thirty five (35) additional single-family detached residential units may be developed in parcel M. Parcel A has been shown as a school/park site on the sketch plan. Should parcel A not be developed as a school/park site, a maximum of ninety five (95) additional single-family detached residential units may be developed in parcel A under the development standards stated herein for parcel A. The standards for development of each parcel is further defined in the land use design criteria section of this document.

SECTION 3. AMENDMENT. Ordinance #1276, 1322, 1335, 1401, 1438, 1482, 1628, 1748, 1809, and 1962, pertaining to the **Bridgewood Planned Unit Development (PUD)**, Section 048-05: *Land Use Design Criteria*; Subsection I: *Parcel L*; is hereby amended by deleting the following highlighted text and replacing with the bolded italicized text:

I. ~~Parcel L: *Parcel L is hereby removed from the Bridgewood PUD. While parcel L is incorporated into the Bridgewood PUD, the layout of the parcel has not been presented as a part of the illustrative plan. Prior to the development of parcel L, an amendment to the illustrative plan or a master plan for the parcel shall be required to be reviewed and approved by the West Des Moines city council following a review and recommendation of the planning and zoning commission. The general use regulations and provisions set forth in title 9, "Zoning", of the city code for RM residential medium density district shall apply to any development proposal for all property within parcel L.*~~

~~1. **Density:** Parcel L shall incorporate approximately thirty three (33) acres, with a density of ten (10) dwelling units per acre or a maximum of three hundred thirty (330) dwelling units permitted.~~

~~The overall development standards shall be consistent with the standards established for parcel K; however, at the time of the review of the master plan for parcel L, the specifics of the buffer parks and buffer easements, setbacks and architecture shall be refined to be site specific for parcel L based upon the current development trends in the area. It should be noted that as a part of the development of parcel L, a public street connection shall be required from the public street shown on the sketch plan along the southern boundary of parcel K and the northern boundary of parcel L, that shall extend southward to Mills Civic Parkway to provide for vehicular movement through the development. This street shall be considered a minor collector with a minimum of seventy feet (70') of right of way. The required right of way shall be dedicated to the city and all costs associated with the paving of a thirty one foot (31') b/b public street and associated improvements shall be the responsibility of the developer at the time of platting.~~

~~2. **Setbacks:** Residential structures and garages shall meet a minimum front yard setback of twenty five feet (25') and porches shall meet a minimum front yard setback of twenty feet (20') from the property line for those properties that front on public streets.~~

~~If the property abuts a private street, garages shall meet a front yard setback of twenty five feet (25'), to be measured from the garage opening to the back of a curb or to the back of a sidewalk, whichever is more restrictive. In no case shall any residential structure be located any closer than fifteen feet (15') from the back of a curb or back of a sidewalk. (Ord. 1322, 8-10-1998)~~

SECTION 4. AMENDMENT. Ordinance #1276, 1322, 1335, 1401, 1438, 1482, 1628, 1748, 1809, and 1962 pertaining to the **Bridgewood PUD**, complete ordinance; is hereby amended by replacing the PUD sketch plan with Exhibit A.

SECTION 5. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 6. VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in 1-4-1 of the City Code of the City of West Des Moines, Iowa.

SECTION 7. 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 8. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council on the ____ day of _____, 2017.

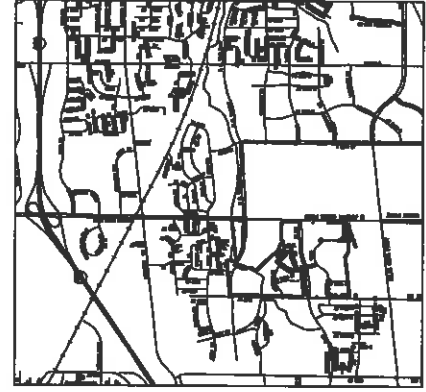
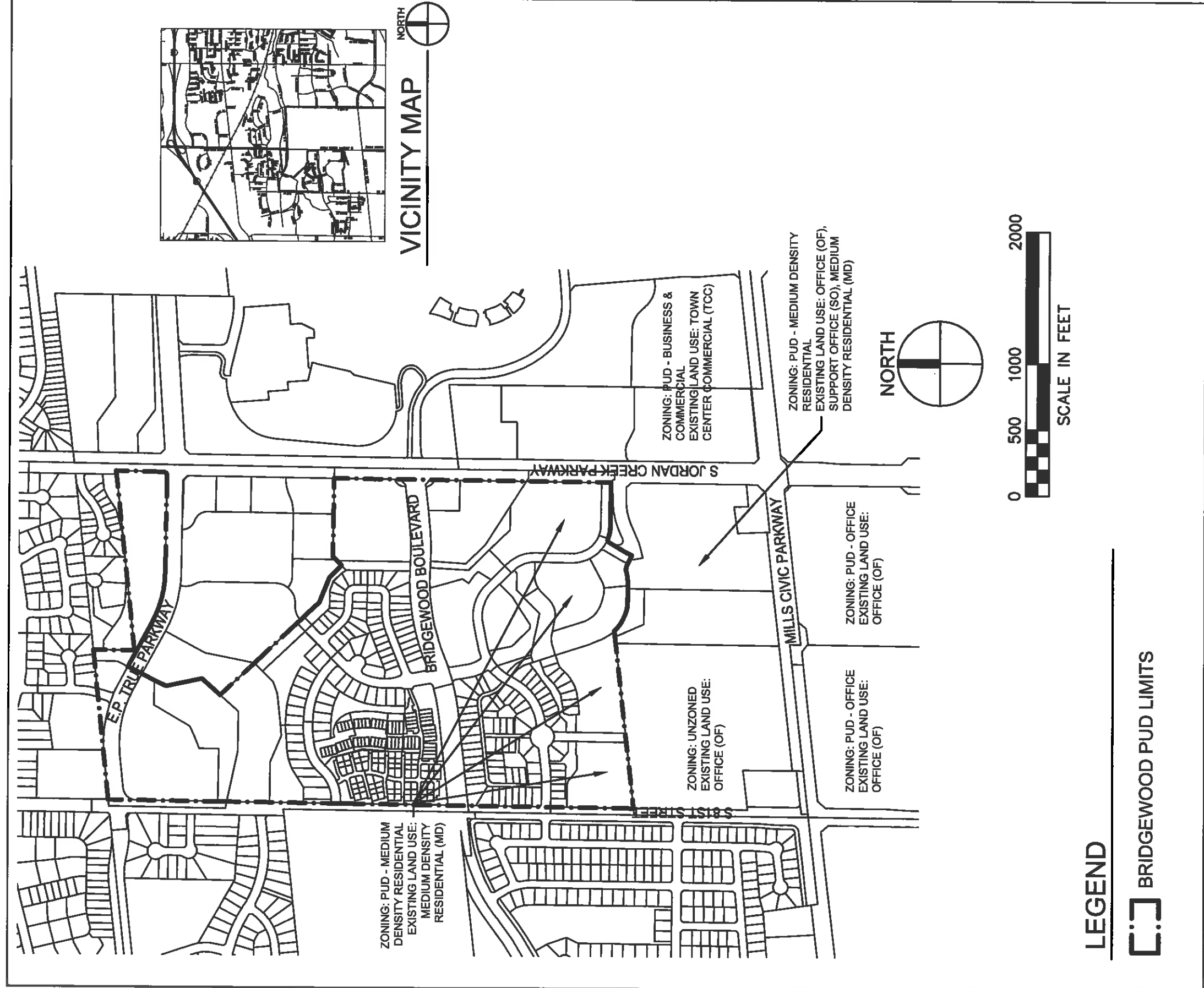
Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____,
2017.

Ryan T. Jacobson
City Clerk



VICINITY MAP

LEGEND

--- BRIDGEWOOD PUD LIMITS

File Path: \\shive-hattery\it\DATA\Projects\DM4\165680\Deliverables\Drawings\17_XREF\XR-ZONING.dwg
 Printed: Jan 27, 2017 - 8:57am

SHIVE-HATTERY
 ARCHITECTURE + ENGINEERING
 4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
 515.223.8104 | fax: 515.223.0622 | www.shive-hattery.com
 Iowa | Illinois | Indiana

BRIDGEWOOD PUD REMOVAL SKETCH

JORDAN CREEK PARKWAY
 AND MILLS CIVIC PARKWAY DEVELOPMENT

DATE	01/27/17	SCALE	AS SHOWN
DRAWN	KAR	FIELD BOOK	
APPROVED	CRB	REVISION	

PROJECT NO.
416668-0

SHEET NO.
EX 1

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 AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP TO CHANGE APPROXIMATELY 15.9 ACRES OF OFFICE AND 12.3 ACRES OF SUPPORT OFFICE TO COMMUNITY COMMERCIAL AND CHANGE APPROXIMATELY 1.75 ACRES OF OFFICE AND 0.71 ACRES OF MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE TO ALLOW FOR OFFICE AND COMMERCIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hurd Real Estate Services, in coordination with the property owner, Wellmark Holdings, Inc., has requested an amendment to the Comprehensive Plan Land Use Map (CPA-003326-2016) to change the land use designation of approximately 15.9 acres of Office (OF) and 12.3 acres of Support Office (SO) to Community Commercial (CMC) and change approximately 1.75 acres of Office (OF) and 0.71 acres of Medium Density Residential (MD) to Open Space (OS) as shown on Exhibit B and located within the area legally described as follows:

Legal Description

A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN THE SOUTH HALF (S ½), OF THE NORTHEAST QUARTER (NE ¼), OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SECTION 14, THENCE ALONG AND UPON THE WEST LINE OF THE SOUTHWEST QUARTER (SW ¼), OF THE NORTHEAST QUARTER (NE ¼), OF SAID SECTION 14, N 00°44'17" E, A DISTANCE OF 1318.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼), OF THE NORTHEAST QUARTER (NE ¼), OF SAID SECTION 14;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW ¼), OF THE NORTHEAST QUARTER (NE ¼), OF SAID SECTION 14, ALSO BEING THE SOUTH LINE OF "BRIDGEWOOD SOUTH" SUBDIVISION, AN OFFICIAL PLAT, NOW FORMING AND BEING PART OF THE CITY OF WEST DES MOINES, N 83°45'28" E, A DISTANCE OF 50.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF "SOUTH 81ST STREET" AS PRESENTLY ESTABLISHED, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF SAID "BRIDGEWOOD SOUTH" SUBDIVISION, N 83°45'28" E, A DISTANCE OF 1355.38 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 328.00 FEET, SAID POINT BEING THE WESTERLY CORNER OF LOT 5 OF "GARDENS AT BRIDGEWOOD" PLAT #2, AN OFFICIAL PLAT, NOW FORMING AND BEING A PART OF THE CITY OF WEST DES MOINES;

THENCE RUNNING ALONG A CURVE, SAID CURVE BEING THE SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 259.39 FEET, WHOSE CHORD BEARS N 66°38'49" E, 252.68 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 5, S 89°21'18" E, A DISTANCE OF 112.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 371.00 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF LOT 4;

THENCE ALONG A CURVE, SAID CURVE BEING THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 100.53 FEET, WHOSE CHORD BEARS N 82°52'57" E, 100.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 85.00;

THENCE RUNNING ALONG A CURVE, SAID CURVE BEING THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 58.87 FEET, WHOSE CHORD BEARS S 84°58'34" E, 57.70 FEET;

THENCE RUNNING ALONG THE EXTENSION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "SOUTH 76TH STREET" S 65°05'41" E, A DISTANCE OF 39.03 FEET;

THENCE S 08°55'37" E, A DISTANCE OF 99.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 650.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 179.84 FEET, WHOSE CHORD BEARS N 73°06'49" E, 179.27 FEET;

THENCE N 64°55'34" E, A DISTANCE OF 53.93 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 550.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 239.33 FEET, WHOSE CHORD BEARS N 77°53'36" E, 237.44 FEET;

THENCE S 89°24'29" E, A DISTANCE OF 82.46 FEET;

THENCE S 44°26'06" E, A DISTANCE OF 49.47 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "JORDAN CREEK PARKWAY" AS PRESENTLY ESTABLISHED;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 00°34'53" W, A DISTANCE OF 952.92 FEET TO THE SOUTHERLY CORNER ON THE EAST LINE OF PARCEL "L", AS RECORDED IN BOOK 2005, PAGE 13730;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "L", S 42°08'54" W, A DISTANCE OF 82.26 FEET TO EASTERLY CORNER ON THE SOUTH LINE OF SAID PARCEL "L";

THENCE ALONG THE SOUTH LINE OF SAID PARCEL "L", ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF "MILLS CIVIC PARKWAY", S 83°41'21" W, A DISTANCE OF 304.20' FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "L";

THENCE ALONG THE WEST LINE OF PARCEL "L", N 01°48'45" W, A DISTANCE OF 22.57 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "MILLS CIVIC PARKWAY" AS PRESENTLY ESTABLISHED;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S83°41'21" W, A DISTANCE OF 1848.90 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DEEDED TO THE CITY OF WEST DES MOINES AS RECORDED IN BOOK 2003, PAGE 23123;

THENCE ALONG SAID EAST LINE, N00°44'00" E, A DISTANCE OF 370.44 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE ALONG NORTH LINE OF SAID TRACT OF LAND, S 83°38'54" W, A DISTANCE OF 278.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF "SOUTH 81ST STREET" AS PRESENTLY ESTABLISHED;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 00°44'17 E, A DISTANCE OF 864.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.367 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

AND

A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITHIN PARCEL "J" OF THE SOUTHEAST (SE 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, AS RECORDED IN BOOK 2002, PAGE 13008, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER OF SECTION 14,

THENCE ALONG AND UPON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SAID SECTION 14, N 00°34'53" E, A DISTANCE OF 1186.15 FEET;

THENCE N 89°25'07" E, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING ON THE EAST LINE OF SAID PARCEL "J";

THENCE ALONG SAID CURVE A DISTANCE OF 39.28 FEET, WHOSE CHORD BEARS N 44°25'49" W, 35.36 FEET;

THENCE ALONG THE NORTH LINE OF SAID PARCEL "J", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF "WISTFUL VISTA DRIVE", N 89°26'32" W, A DISTANCE OF 81.01 TO THE POINT-OF BEGINNING;

THENCE CONTINUING ALONG THE SAID NORTHERLY LINE OF SAID PARCEL "J", N 89°26'32" W, A DISTANCE OF 243.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 98.27 FEET, WHOSE CHORD BEARS N 79°26'54" W, 97.78 FEET, TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00;

THENCE ALONG SAID CURVE A DISTANCE OF 32.05 FEET, WHOSE CHORD BEARS S 74°29'06" W, 29.90 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 70.87 FEET, WHOSE CHORD BEARS S 17°09'47" W, 70.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 71.95 FEET, WHOSE CHORD BEARS S 56°12'06" E, 59.93 FEET;

THENCE N 65°02'12" E, A DISTANCE OF 33.58 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 650.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 283.33 FEET, WHOSE CHORD BEARS N 77°50'04" E, 281.09 FEET;

THENCE S 89°14'04" E, A DISTANCE OF 34.28 FEET;

THENCE N 00°16'23" E, A DISTANCE OF 15.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.412 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

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 January 30, 2017, this Commission held a duly-noticed hearing to consider the application for Comprehensive Plan Amendment (CPA-003326-2016);

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

SECTION 1. The **Comprehensive Plan Land Use Map Amendment** request for a change in the land use designation for approximately 15.9 acres of Office (OF) and 12.3 acres of Support Office (SO) to Community Commercial (CMC) and to change approximately 1.75 acres of Office (OF) and 0.71 acres of Medium Density Residential (MD) to Open Space (OS) located on the northwest corner of Jordan Creek Parkway and Mills Civic Parkway and legally described above is recommended to the City Council for approval.

PASSED AND ADOPTED on January 30, 2017.

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 January 30, 2017, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

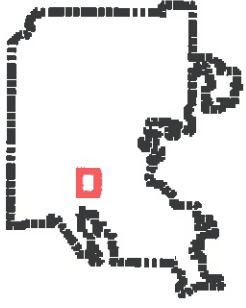
ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. **The applicant acknowledging and agreeing that no development of the property, other than mass grading and construction of public improvements, including all appurtenances, may occur until such time that the associated Specific Plan Ordinance for the property is officially approved and adopted by the City Council. The applicant further acknowledging and agreeing that the appropriate plans and applications for grading and public improvement construction shall be submitted to the City for review and approval by the appropriate authority prior to initiating any work within the property.**

Current Comprehensive Plan Land Uses

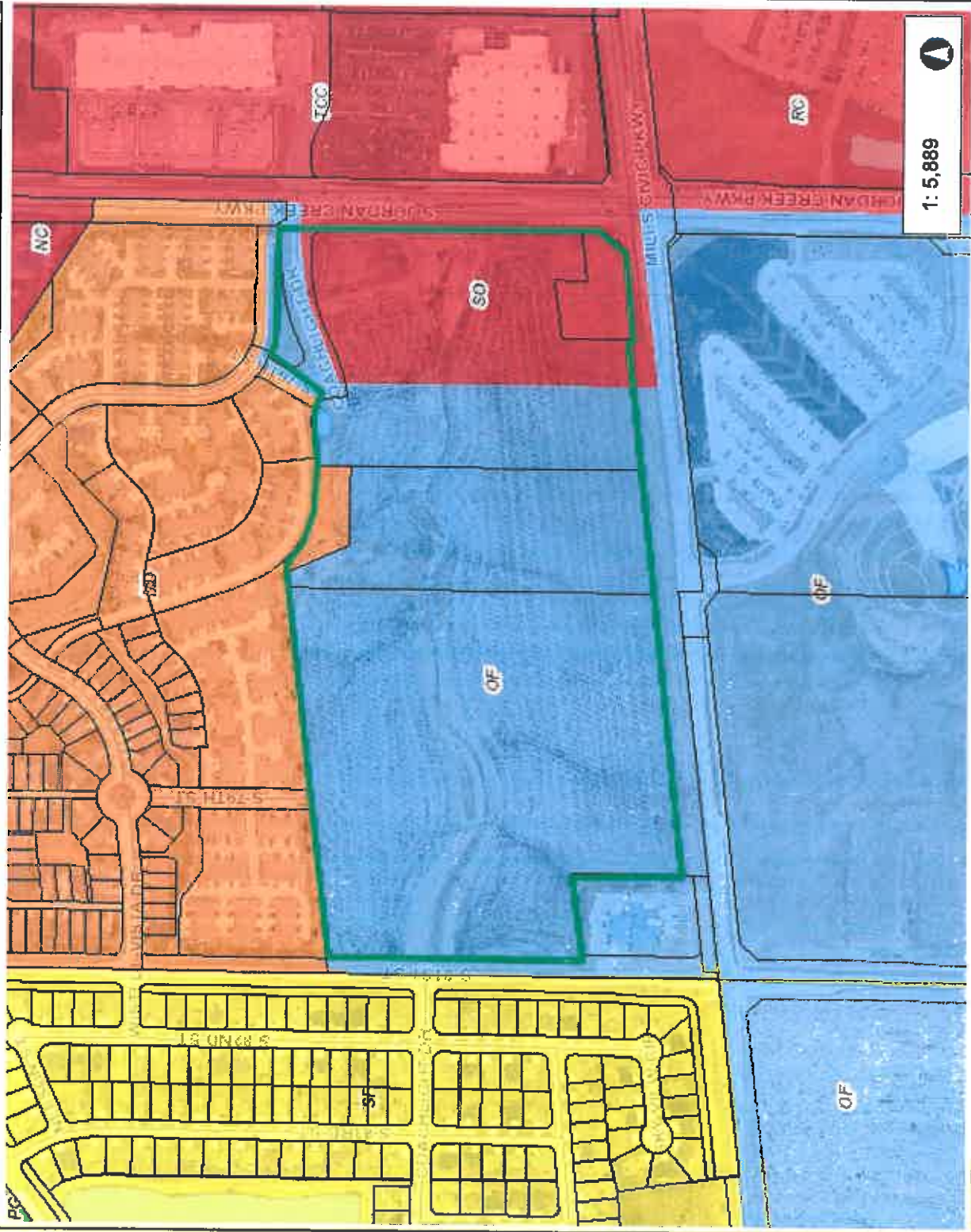


Legend

Parcels

Comprehensive Plan Land Use

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



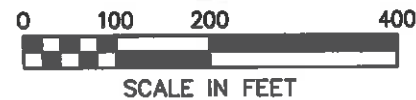
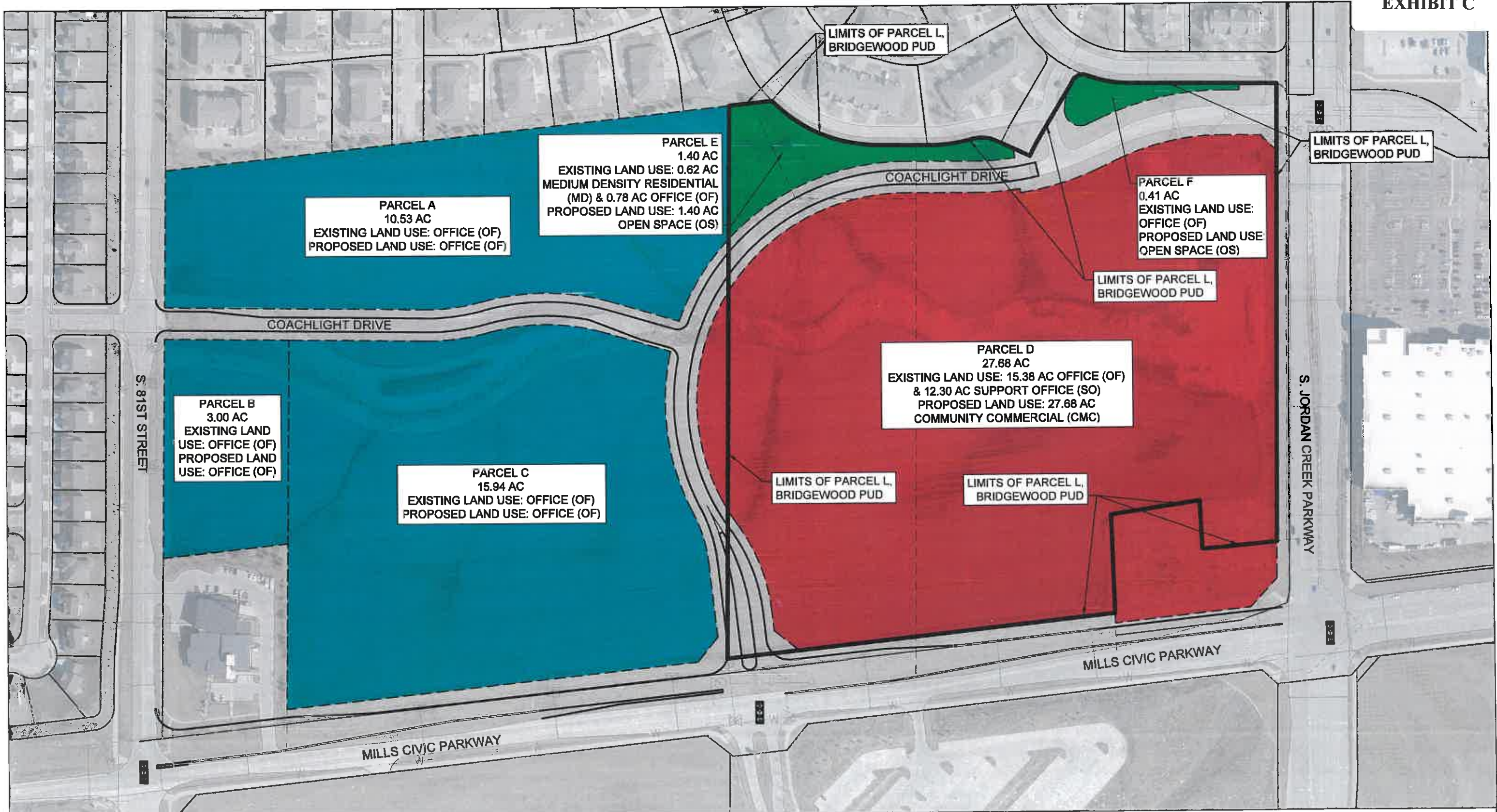
981.5 490.77 981.5 Feet

1: 5,889

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

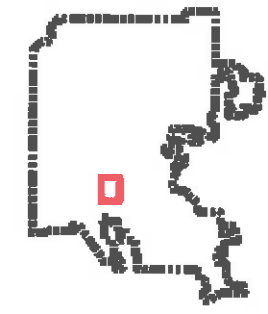
NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa



HURD PROPERTIES
JORDAN CREEK & MILLS CIVIC PARKWAY
PROPOSED LAND USE

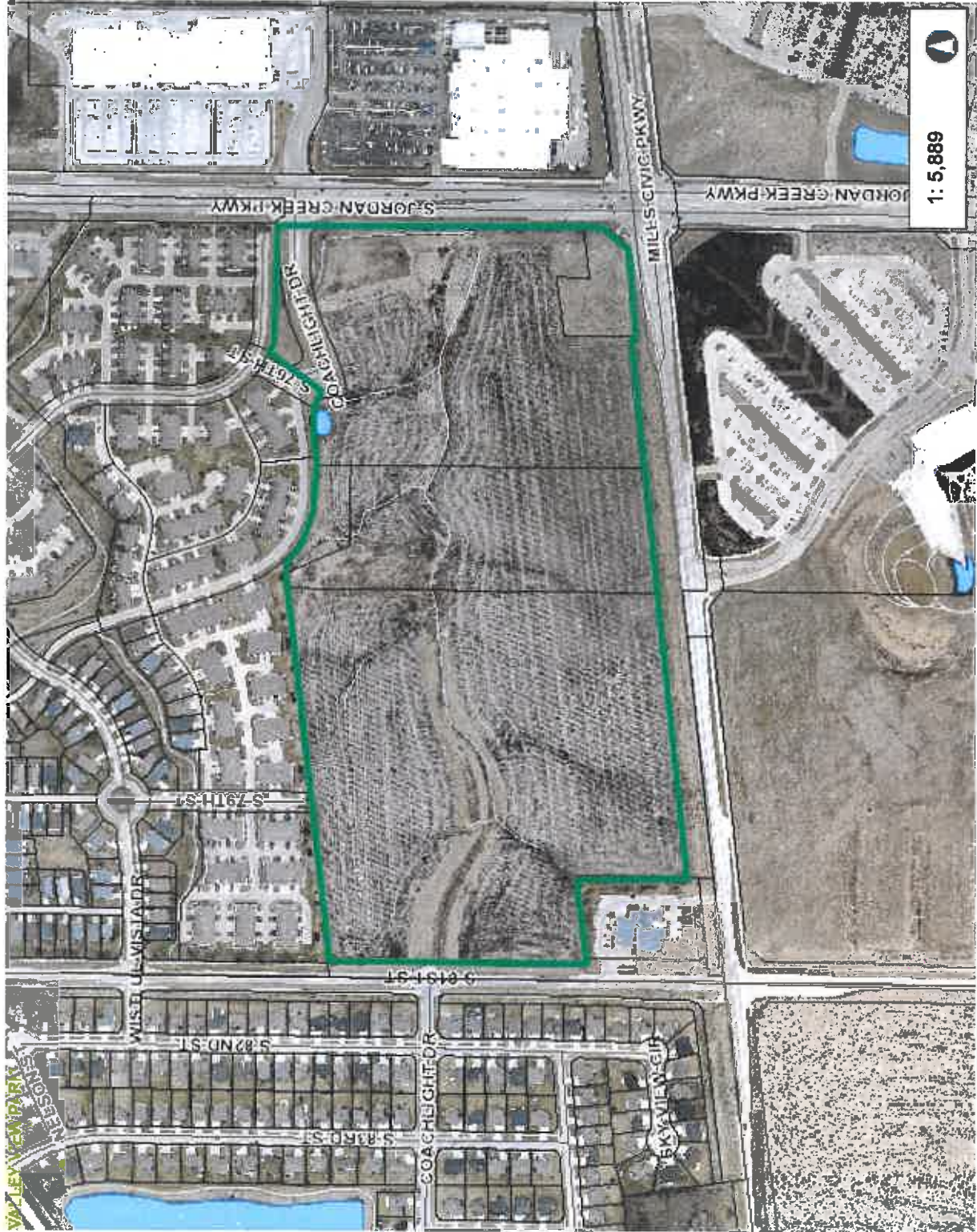
JANUARY 27, 2017

SHIVEHATTERY
ARCHITECTURE+ENGINEERING



- Legend**
- Parcels
 - Parks
 - Greenways

Location Map



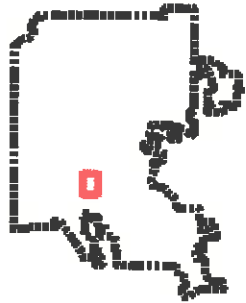
981.5 0 490.77 981.5 Feet
 NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 © City of West Des Moines, Iowa

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

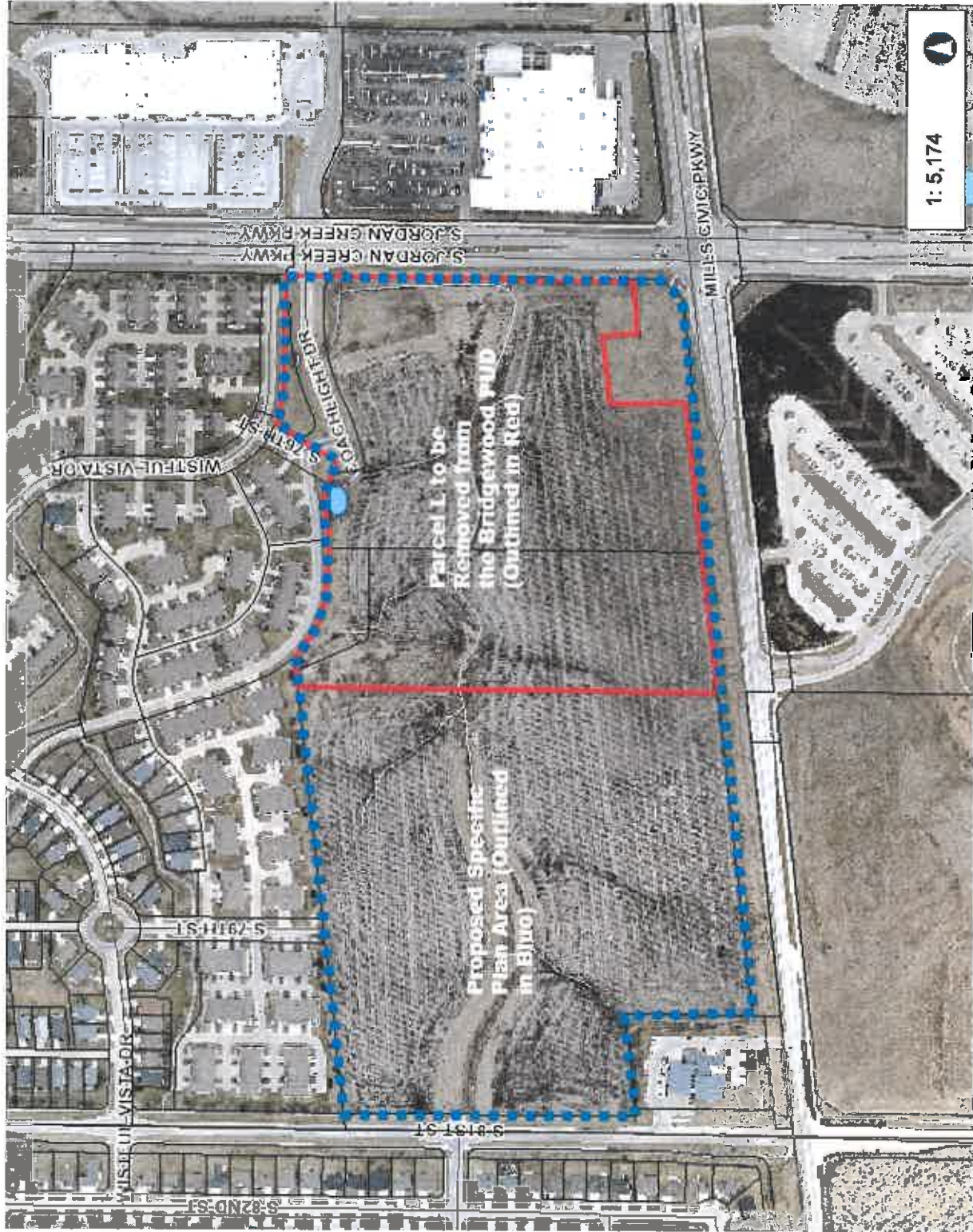
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Bridgewood PUD Parcel L Removal



- Legend**
- Parcels
 - Parks
 - Greenways



862.3 0 431.16 862.3 Feet

1:5,174

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

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

January 25, 2017

TO: WEST DES MOINES PLANNING AND ZONING COMMISSION

FROM: Mike and Jane Carlstrom
7848 Wistful Vista Drive
West Des Moines, IA 50266

Members of the Commission:

We are writing in response to the Notice of Public Hearing we received in the mail from the city's development department. This notice is regarding a request to make changes in zoning and PUD classification for property located adjacent to Jordan Creek Parkway and Mills Civic Parkway on the northwest corner.

We, along with some of our neighbors, attended a development subcommittee meeting of the City Council on January 9 where we voiced our concerns about the development of this property. Subsequent to that, we also had a meeting with Lynne Twedt, Brian Portz and Linda Schemmel to clarify some issues and again voice our concerns about some of the requested changes.

The portion of the request that we are particularly concerned about is that which requests a zoning classification change to regional commercial for the easternmost part of the property at the corner of Jordan Creek and Mills Civic. We purchased our home in Bridgewood in March, 2000. Of course there have been many changes to this area since that time. While the area in question was originally zoned for medium density housing, we also realize that market demand and the various developers dictate how land is ultimately developed. We personally are not concerned with the fact that this is not going to be developed as more housing, although it is possible some of our neighbors might be. Our concern is the requested regional commercial zoning designation. Such a zoning type allows different and bigger types of projects than a lesser type of zoning, such as community commercial, office or office support would. We believe that big box stores, such as those that are on the other side of Jordan Creek Parkway or large hotel/convention centers, among other possible projects permitted by this zoning, are not compatible with the adjacent neighborhood housing.

We do also understand that restrictions can be placed on development through the Specific Plan Ordinance but in the end, if a project comes along that fits with the type of zoning for the area and fits within the Comprehensive Plan, that project will likely win out once the zoning is in place.

Therefore, our request is that the Planning and Zoning commission, and ultimately the City Council, would zone this area on the eastern portion of the property as community commercial or office rather than regional commercial, primarily because of the types of development that each of those allows. Regardless of what is developed there, it would be our hope that a substantial buffering would be placed between the housing and commercial properties and that all those involved would be sensitive to the noise involved with loading docks or trash pickups that either face, back up to or immediately adjoin residential property.

Also, we would like to let you know that we did some research regarding the removal of Parcel L from the PUD and the impact it would have on the Association that governs the entire Bridgewood area. We were able to determine that when that piece of property was sold to Wellmark in 2007, Rottlund Homes, through an affidavit attached to the covenants for the association, removed that parcel from the association. Therefore, taking it out of the PUD will have no effect on the homeowners association.

Thank you for your time and consideration of our comments.

Jane Carlstrom
Mike Carlstrom
Mike and Jane Carlstrom

Portz, Brian

From: Twedt, Lynne
Sent: Monday, January 23, 2017 12:54 PM
To: Portz, Brian
Subject: FW: Zoning Meeting 1/30/17

Make sure it is included in staff report or memo on dais.

From: West Des Moines, IA [mailto:webmaster@wdm.iowa.gov]
Sent: Monday, January 23, 2017 12:38 PM
To: Twedt, Lynne <Lynne.Twedt@wdm.iowa.gov>
Subject: Zoning Meeting 1/30/17

Message submitted from the <West Des Moines, IA> website.

Site Visitor Name: Sharen McClure
Site Visitor Email: smcclure@lintvanlines.com

This email is to oppose the rezoning of the parcel of land between Jordan Creek and 81st. My husband, Doug, and I are opposed to rezoning the PUD area to more commercial. We live at 328 S. 82nd St. and our backyard backs up to 81st St. We are opposed to any commercial property because it will decrease our property values, cause more traffic congestion and be a safety hazard for ourselves, children and pets. This property should be left for condos or apartment and be residential property. We are unable to change our schedules to come to the zoning meeting because of the late notice. We also don't have enough time to write a letter and mail it and be received in time for the meeting. I wish you to take our opposition before the zoning committee. Thank you, Sharen McClure 515-707-0131 cell.

To: Mickelson, John

Subject: Email contact from West Des Moines, IA

Message submitted from the <West Des Moines, IA> website.

Site Visitor Name: Sharen McClure

Site Visitor Email: smcclure@lintvanlines.com

Hello, My name is Sharen McClure and live at 328 S. 82nd St.in West Des Moines. My husband, Doug, and I are opposed to the rezoning of the parcel of land lying between Jordan Creek Parkway and 81st St. The rezoning is to amend the Bridgewood Planned Unit Development to commercial zoning. We are unable to attend the public hearing and wish to make our opposition known to you so you can relay it at the meeting. By rezoning this land, it set precedence on the rest of the parcels. With this land so close to residential property, we are against it for traffic, safety and property value concerns. We would appreciate it if you can relay this or send to the Planning and Zoning Commission. The letter does not give email addresses to send your comments. It just give the address to send a letter, and at this time, they wouldn't receive it in time. If you wish to talk to me I can be reached at 515-707-0131 cell. Thanks, Sharen McClure