


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

Meeting Date: January 30, 2017

Item: Quail Park Woods, 4101 Grand Avenue – Establish a Planned Unit Development (PUD) Ordinance to reduce side yard setbacks and enhance architectural standards – Neighborhood Builders – ZC-003325-2016

Requested Action: Resolution: Approval of Planned Unit Development

Case Advisor: Kara V. Tragesser, AICP 

Applicant's Request: Jake Reid of Neighborhood Builders is requesting that a Planned Unit Development (PUD) ordinance be established for Quail Park Woods located at 4101 Grand Avenue (see Attachment B – Location Map). The property is zoned Residential Estate (RE-1A); as part of the ordinance, Mr. Reid requests that the side yard setbacks be reduced from the standards of 20 feet on each side to 15 feet on each side and proposes that the PUD include architectural standards specific to this development.

History: The 9.9 acre property has had one house on it since at least the late 1950's. In approximately 1998, the property was zoned Residential Estate (RE-1A).

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee at the November 28, 2015 meeting. The Subcommittee was supportive of the allowing the 15 foot side yard setbacks and identifying architectural guidelines through a planned unit development ordinance.

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 items of interest:

- **Setback Modification:** The Residential Estate (RE-1A) zoning district requires side yard setbacks of 20 feet on each side. Mr. Reid requests that the side yard setbacks be 15 feet on each side to provide more buildable width on the lots. The lots are about 100 to 105 wide, providing more buildable width with the reduced setbacks. Also, some of the lots are pie shaped due to the cul-de-sac and the shape of the property where the desired buildable lot width is a challenge to create without relief of the setbacks.
- **Architecture Standards.** Mr. Reid indicated that he was willing to place architectural standards in the PUD which would enhance the architecture from what may otherwise be constructed. In the PUD there are provisions that limit the amount of vinyl siding, provisions for a mix of materials to be used on three sides of the house, and provisions dealing with the placement of garages either behind the plane of the front façade or protruding from the front plane of the façade.
- **Tree Preservation.** Included in the PUD is a section which provides for preservation of trees on the property. The property currently has some significant stands of trees and development of the property most likely will remove some of these trees. Staff has included a provision for the mitigation of tree removal that is borrowed from the City of Des Moines' tree preservation ordinance where for every 2,000 sq. ft. of tree canopy removed, that one tree be planted to mitigate the removal of that canopy; 2,000 sq. ft. is roughly the size of one over-story tree canopy.
- **Rear Yard Setbacks.** Included in the PUD is a provision for greater rear yard setbacks for all structures again put in place to provide the opportunity for tree preservation. The rear yard setback has been increased from 50 feet to 80 feet.

Comprehensive Plan Consistency: The proposed Planned Unit Development amendment has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed amendment 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.

Staff Recommendations and Conditions of Approval Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Planned Unit Development Ordinance for Quail Park Woods, subject to the applicant meeting all City Code requirements.

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

Property Owner: Ruth E. Lounsbury, Trustee
4101 Grand Avenue
West Des Moines IA 50265

Applicant: Neighborhood Builders
Jake Reid
6205 Mills Civic Parkway, Suite 200
West Des Moines IA 50266

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution – Rezoning
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Comment Letters
Attachment D	-	Proposed Ordinance Amendment

PLAN AND ZONING COMMISSION RESOLUTION # _____

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-003325-2016) FOR THE PURPOSE OF ESTABLISHING THE QUAIL PARK WOODS PLANNED UNIT DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Neighborhood Builders has requested approval to establish the Quail Park Planned Unit Development (PUD) to set requirements for setbacks and architectural standards for property located at 4101 Grand Avenue;

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, 2016 this Commission held a duly-noticed hearing to consider the application for a Rezoning Request;

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-0003325-2016) to establish the Quail Park Woods Planned Unite Development 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:

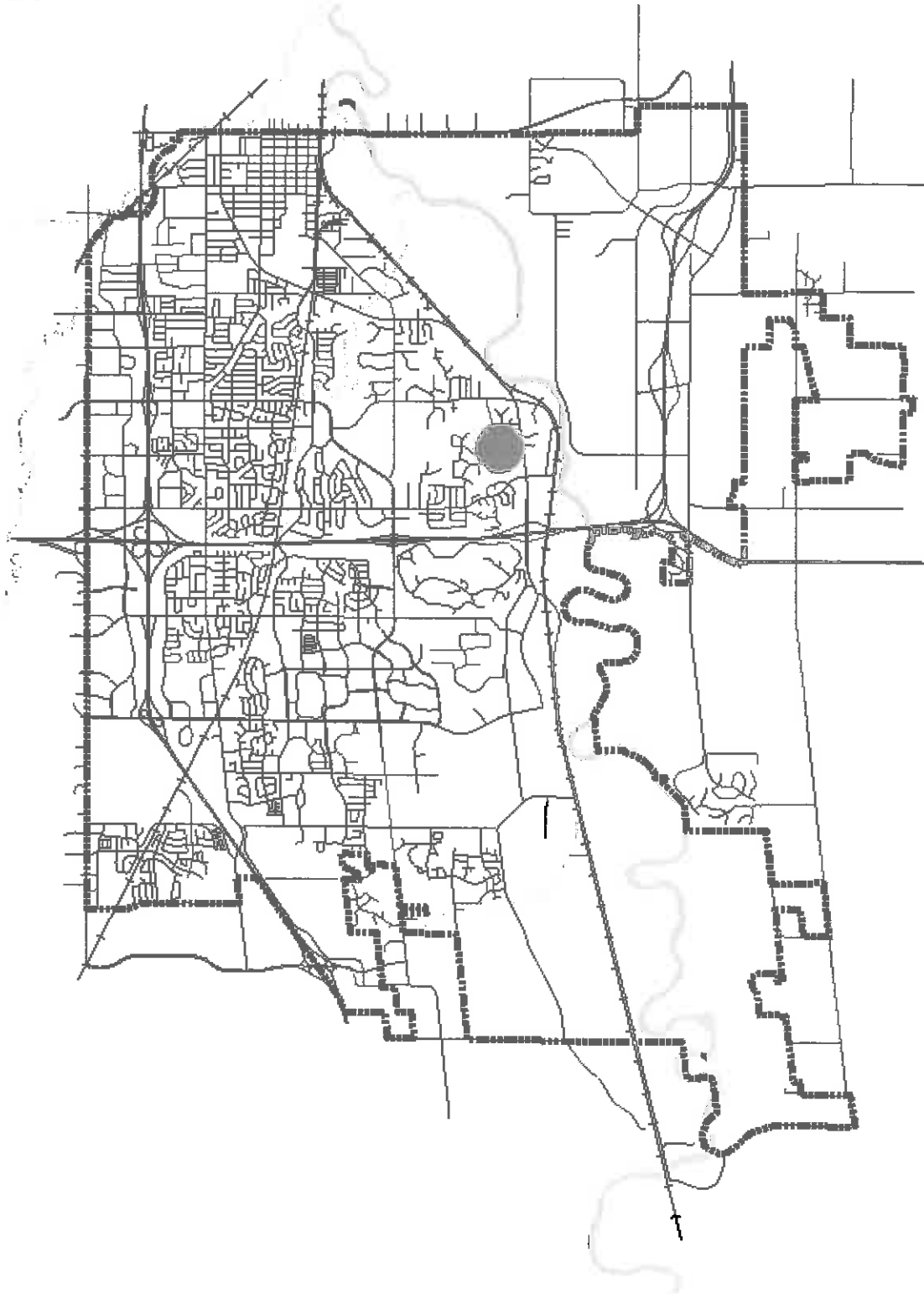
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

None.



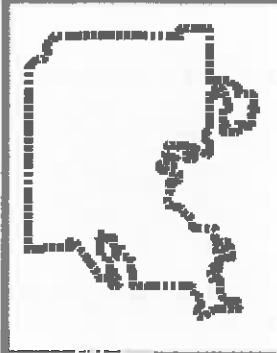
Quail Park Woods 4101 Grand Avenue



1: 91,059



Legend



15,178.4 0 7,588.22 15,176.4 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

Development Services Department
Attn: Kara Tragesser
4200 Mills Civic Parkway, Suite 2D
PO Box 65320
West Des Moines, IA 50265-0320

Re: 4101 Grand Ave- Rezoning

Dear Kara,

I reside at 4001 Quail Park Drive in West Des Moines. Wanted to send a quick note and let you know that I support the PUD zoning requests with 15 feet side yard setbacks at 4101 Grand Avenue/Quail Park Woods PUD. I think Neighborhood Builders will do an excellent job and this will be a great addition to the neighborhood.

Thank you in advance.

Best Regards,



Dave Harmeyer

Prepared by: K Tragesser, Development Services, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265
Return To: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265
Tax Statement: Not Applicable

ORDINANCE NO.

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

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

SECTION 1. AMENDMENT: Amend the Zoning Map of the City of West Des Moines, Iowa, to change the zoning of the following legally described property from RE-1A to **Quail Park Woods Planned Unit Development (PUD)**:

Legal Description

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25, WEST OF THE FIFTH P.M., THENCE EASTERLY ALONG THE CENTER LINE OF IOWA HIGHWAY NO. 90, 3,891.0 FEET, THENCE NORTHWEST AT RIGHT ANGLES TO THE CENTER LINE OF SAID IOWA HIGHWAY 90, 113.6 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING IN A STRAIGHT LINE 548.15 FEET, THENCE SOUTHWEST PARALLEL TO AND 661.75 FEET DISTANT FROM SAID CENTER LINE OF IOWA HIGHWAY NO. 90, 803 FEET, THENCE SOUTHEAST ON A LINE WHICH IS AT RIGHT ANGLES TO NORTH LINE OF HIGHWAY 90, 544.25 FEET TO A POINT WHICH IS 117.5 FEET NORMALLY DISTANT FROM SAID CENTER LINE OF HIGHWAY 90, THENCE NORTHEAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 90, 225.0 FEET TO A POINT WHICH IS 120.0 FEET NORMALLY DISTANT FROM CENTER LINE OF HIGHWAY 90, THENCE NORTHEAST ALONG SAID RIGHT-OF-WAY LINE 578.0 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH P.M., AND CONTAINING 10.475 ACRES MORE OR LESS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

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

SECTION 3. REQUIRED PLANS: Prior to or in conjunction with development or transfer of ownership of any portion of the property covered by this PUD, the following plans shall be required:

Preliminary Plat and Final Plat: The PUD area shall be platted in accordance with the City's Subdivision Ordinance. Parcels created via the Plat-of-Survey process and platted Outlots identified on a plat shall be unbuildable until such time that the plat-of-survey parcel and/or Outlot is re-platted into a developable lot through the preliminary plat and final plat process.

SECTION 4. CONDITIONS: Whereas, Title 9, Chapter 9, PUD Planned Unit Development District of the City Code, establishes certain regulations and guidelines pertaining to accompanying information required on plat and site plan documents. Now, therefore, the following conditions, restrictions, and regulations are adopted as part of this approval:

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

1. **General Conformance To Subdivision Ordinance:** All subdivisions, public and private streets, public or private street rights-of-way and general development shall adhere to the standards and design criteria set forth in the West Des Moines Subdivision Ordinance and/or established City policies pertaining thereto, unless otherwise stated within this Ordinance.
2. **General Conformance to Zoning Ordinance:** Unless otherwise specified herein, the development of the PUD shall comply with the provisions of the West Des Moines Zoning Ordinance.
3. **Flood Hazard:** In all areas within a 100-year frequency flood hazard zone, or adjoining drainage ways, and detention ponding areas involving potential flood hazards, no building shall be erected which has a lowest level floor, including basements, less than one foot (1') above the determined level of the 100-year frequency flood event. Buildings shall not be permitted within twenty five feet (25') of any easement or property boundary of a major drainage way, storm water detention basin or pond unless said location is approved as part of the development entitlement by the city council and said building is structurally designed accordingly.
4. **Developer Responsibilities:** The Developer, their successors and/or assigns, if any, shall pay all planning, engineering, and construction costs for the development of the planned unit development, as required by this Ordinance and approved site plans. Developer shall be responsible for cost of all streets, storm sewers, sanitary sewers, drainage way improvements, detention basins, water mains, buffers and other improvements as required of the development. Developer shall dedicate appropriate rights-of-way and/or public easements required within the PUD, unless otherwise approved by the City Council.
5. **Sanitary Sewer:** Any proposed change in approved land use densities for the PUD will require an analysis of the downstream sanitary sewer capacity to assure that adequate capacity is available for the proposed change in approved land use densities.
6. **Street Lighting:** The Developer shall be responsible for all costs associated with the installation of public street lights within or adjacent to any area proposed to be platted or included within a development.
7. **Mailboxes:** The Developer shall be responsible for installation of any required Cluster Box Units (CBUs / mailboxes) required by the local U.S. Postal Service Post Office.

SECTION 5. LAND USE DESIGN CRITERIA: In addition to the general criteria as stated above, the following land use regulations, development standards, and design criteria shall apply to the development of all areas designated on the Sketch Plan:

All general use regulations and provisions set forth in Title 9, Zoning of the West Des Moines City Code for Residential Estate (RE-1A) shall apply to any development proposal for the property, unless noted otherwise in this ordinance.

1. The minimum lot size permitted in this development shall be 40,000 square feet.
2. Minimum lot width shall be no less than 100' as measured at the front building setback line.

3. Building height shall be in accordance with the requirements for the Residential Estate zoning district as set forth in Title 9, Chapter 7.
4. Building Setbacks: Setbacks for all residential development shall be as follows:
 - a. Front Yard: a minimum of 50' setback along the internal street within the development. Building shall be set as close to the front yard setback line as possible so as to preserve as many trees in the rear and side yards as possible and minimize grading of the site. Front building setbacks will not be consistent throughout the development due to the shape of the lot and the point at which the lot width reaches 100'.
 - b. Rear Yard: 80' on the west and east perimeter; 50' on the north and south perimeter of the PUD.
 - c. Side Yard: 15' as measured to the closest element of the building, which includes roof overhangs window wells, egress wells, fireboxes, bay windows, etc.
 - d. Detached accessory structures shall not be located in the front yard and shall maintain a minimum 20' setback from side property lines and a minimum of 80 feet from rear property lines on the west, south, and east perimeter and 50 feet from the north perimeter of the PUD.
5. Homes within the PUD that are 8,000 square feet or larger must have a fire sprinkler system according to the West Des Moines Fire Code. On a cul-de-sac, any home beyond the length of 750 feet from the center line of the cross street as measured along the centerline of the cul-de-sac must have a fire sprinkler systems. Cul-de-sacs shall not be longer than 1,000 ft. in length.

SECTION 6. PARKLAND DEDICATION: An area of land calculated by a set formula based upon the density (total number of dwelling units) of the proposed development is required to be dedicated for purposes of a public park and greenway as per city code. A Parkland Dedication Agreement, acceptable to the Park and Recreation Department, detailing the specifics related to the Parkland Dedication requirements for the development of any area contained within the PUD is required to be submitted with subdivision of the land within the PUD.

SECTION 7. MASTER PROPERTY OWNERS ASSOCIATION: If deemed applicable, proper action shall be taken to establish a master property owners association. The property owners association shall be responsible for the ongoing upkeep and maintenance of any privately owned common grounds such as buffer parks, storm water detention facilities, greenbelts, plazas and other common space, as outlined in the association documents and any other specific development improvements noted as their responsibility in this ordinance.

SECTION 8. TREE PRESERVATION: The intent of this section is to recognize existing canopied areas containing trees of significant size, value, and quantity such that the environmental aesthetic is enhanced by these areas. At the time of platting, existing tree cover on the site shall be protected and any loss mitigated. Removal of trees will be permitted for diseased, dead, or of a species not commonly recognized as being desirable. For every 2,000 square feet of tree canopy removal as measured on an aerial photograph after July 1, 2015, at least one evergreen or over-story species tree, at least 2 inches in caliper or a minimum of 6 feet tall, is to be planted on the lot to mitigate the permanent loss of canopy.

1. Trees shall not be planted closer than five feet (5') to a sidewalk as measured from the center of the tree or shrub base.
2. No vegetation which obstructs visibility shall be located within the site triangle of intersecting streets and drives.

SECTION 9: ARCHITECTURE: The intent of these regulations is to create building façades throughout this development that are varied and articulated to provide visual interest. Architectural design for single family dwellings shall accomplish this by careful attention to exterior building materials and details, use of windows and doors, and change in building mass within the plan and roof design. Materials, fenestration, and trim used on the front façade shall be continued around all sides of the building. However, the level of detail can be reduced on the facades not facing a street. Care should be taken in the design of the building to keep grading and tree removal to a minimum.

Exteriors of the dwellings and accessory structures shall incorporate materials such as brick, stone, lap or vertical siding, shakes, decorative trim or similar combination of material which incorporates elements typical of the chosen architectural style. Use of natural materials is encouraged, composite materials such as fiber cement and wood composites are appropriate substitutions. Vinyl siding may be used only with appropriately scaled and detailed trim and not as the primary cladding material. Changes in materials should be aligned with changes in plan or roof form to emphasize these changes in building mass and shall have the appearance of 3-dimensional elements. Trim and structural elements such as posts or columns shall be sized to the scale of the building and detailed appropriately to the style. Masonry shall be incorporated into the building architecture on the front and side facades, and in a proportion that provides a strong visual presence. Fenestration (door and window openings) shall be sized to the scale of the building and be compatible with the chosen architectural style.

Detached garages or accessory structures should incorporate architectural details of the primary building with the use of roof forms, materials, fenestration and other facade detailing.

Garage Orientation: Garages shall be sited to minimize the visual presence to the street. To facilitate this requirement, acceptable garage orientations include:

A. Street Oriented Garage: garages that open to the street should be recessed behind the front plane of the house a minimum of five feet (5'). In no case shall the garage project more than seven feet (7') in front of the plane of the house.

1. In situations where the garage is located less than five feet (5') behind the front plane of the house, the third car garage, if applicable, must be stepped back a minimum of four feet (4') from the front of the two (2) car garage with all garage doors to be individual one car doors.
2. In situations where the garage projects up to seven feet (7') in front of the plane of the house, a covered porch shall be constructed that is at least the width equal to twenty five percent (25%) of the total width of the house and at least seven feet (7') in depth.

B Side Loaded Garage: garages that open to the side yard. This garage orientation can be located in front of the house equal to the building setback for the house. Side loaded garages should incorporate architectural details such as windows, doors, and other detailing on the street facade in order to present a house appearance thus disguising the garage function.

SECTION 10. SIGNAGE REGULATION: Signage shall comply with all provisions and standards of Title 9, Chapter 18 for the Residential Estate (RE) Zoning District.

SECTION 11. STORM WATER MANAGEMENT: A Storm Water Management Plan will be required with the platting of this property. The Developer will have said Storm Water Management Plan prepared by a Professional Engineer licensed in the State of Iowa, in conjunction with the submittal of a preliminary plat for the development of the property. The Storm Water Management Plan shall comply with the City's current design standards for storm water management. The method of storm water management and the storm water conveyance system shall be determined prior to City approval of a preliminary plat.

At time of platting, ownership and responsibility for all storm water detention areas and private storm water detention outlet structures will need to be established through the execution of a Storm Water Facility Maintenance Agreement prepared by the City with information provided by the developer. This agreement essentially provides that the property owner will maintain and repair their storm water facilities. If they fail to do so, the city will make repairs or perform maintenance and assess all costs back to the property owner. As part of the maintenance agreement, the property owner will be responsible to provide a letter certifying the detention facility in in conformance with the approved Storm Water Management Plan. The property owner also will need to provide as-built drawings of the detention facilities. Both the letter and as-builts will need to be signed and sealed in accordance with Chapter 6, 193c-6.1(542B0 of the Iowa Code.

SECTION 12. PUBLIC IMPROVEMENTS: The developer shall be responsible for constructing and/or installing the public infrastructure necessary to support development within the subdivision in a manner that will assure that the public infrastructure functions at an acceptable level of service (per the City's Comprehensive Plan) and that it complies with all City Ordinances. Public improvements must be accepted by the city prior to any occupancy permit.

SECTION 14. 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 15. EFFECTIVE DATE: This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

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

Steve 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

QUAIL PARK WOODS

PUD SKETCH

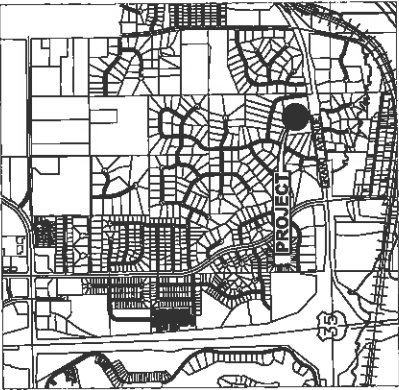


3405 SE Crossroads Drive, Suite G
Grimes, Iowa 50111
PH: (515) 369-4400 FAX: (515) 369-4410

DATE	REVISED

VICINITY MAP

NOT TO SCALE



OWNER
RUTH E LOUNSBURY (TRUSTEE)
4101 GRAND AVENUE
WEST DES MOINES, IA 50395

APPLICANT
NEIGHBORHOOD BUILDERS
6230 HILLS CIRCLE NORTH, SUITE 200
WEST DES MOINES, IA 50369

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 24 WEST, COUNTY OF WORTH, IOWA, AND PROCEEDING WEST ALONG THE CENTER LINE OF JOHN HORNBY RD. 90.00 FEET, THENCE NORTHWEST AT RIGHT ANGLES TO THE CENTER LINE OF SAID JOHN HORNBY RD. 90.00 FEET, THENCE NORTHWEST PARALLEL TO AND 807.75 FEET DISTANT FROM SAID CENTER LINE OF JOHN HORNBY RD. 80.00 FEET, THENCE SOUTHWEST ON A BEARING OF 117.15 DEGREES AND A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTHWEST ALONG SAID BEARING OF 117.15 DEGREES AND A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTHWEST ALONG SAID BEARING OF 117.15 DEGREES AND A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTHWEST ALONG SAID BEARING OF 117.15 DEGREES AND A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTHWEST ALONG SAID BEARING OF 117.15 DEGREES AND A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTHWEST ALONG SAID BEARING OF 117.15 DEGREES AND A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PROJECT SITE ADDRESS

4101 GRAND AVENUE, WEST DES MOINES, IOWA

COMPREHENSIVE PLAN LAND USE

LOW DENSITY RESIDENTIAL

ZONING

UNDERLYING ZONING—RESIDENTIAL ESTATE (RE-1A)
PROPOSED ZONING—RESIDENTIAL ESTATE (RE-1A)
UNDERLYING ZONING—RESIDENTIAL ESTATE (RE-1A)

LAND USE AND DENSITY

SINGLE FAMILY ESTATE LOTS — 8 LOTS
PUD BOUNDARY — 10.02 ACRES
6.90 UNITS PER ACRE

