CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: February 21, 2017

ITEM: Phenix, NE corner of 7th Street between Walnut Street and Locust Street - Amend the Comprehensive Plan for approximately 2.49 acres of the 3.51 acre site from Single Family Residential to Medium Density Residential; and Rezone the entire property 3.51 acres from Single Family - Valley Junction Residential (SF-VJ) to Phenix Planned Unit Development – City Initiated – CPA-003274-2016 / ZC-003273-2016

RESOLUTION: Approval of Comprehensive Plan Amendment
ORDINANCE: Approval of First Reading of Ordinance

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines is seeking approval to change the Comprehensive Plan Land Use designation from Single Family Residential (SF) to Medium Density Residential (MD) for that property that lies on the east side of 7th Street generally between Walnut and Locust streets and the center four lots on the west side of 6th Street between Walnut and Locust streets (see Attachments C and D: Comprehensive Plan Land Use). In addition, staff is requesting the rezoning of the entire one block area at the northeast corner of 7th Street between Walnut Street and Locust Street to change the zoning designation of the property from Valley Junction - Single Family Residential (SF-VJ) to Phenix Planned Unit Development (PUD) (see Attachment E, Exhibit A: PUD Sketch Plan).

Plan and Zoning Commission Action:
Comprehensive Plan Amendment:
Vote: 5-1 approval, Commissioner Hatfield voting 'No'; Commissioner Anderson absent
Date: February 21, 2017
Motions: Adopt a resolution recommending the City Council approve the request to amend the City's Comprehensive Plan Land Use Map

Rezoning Request:
Vote: 4-2 approval, Commissioners Hatfield and Southworth voting 'No'; Commissioner Anderson absent
Date: February 21, 2017
Motions: Adopt a resolution recommending the City Council approve the rezoning request.

Commissioners Hatfield and Southworth indicated they voted against the rezoning request as they believe a school, in accordance with many residents' wishes, would be the most appropriate use.

Plan and Zoning Commission Discussion:
Community and Economic Development Director presented the request and gave a history of the events leading up to this point. There was discussion about the use of the property and building. It was noted by Commissioner Erickson, the recent Historic West Des Moines Plan supports the development of Phenix into apartments.

Nine residents spoke at the public hearing; some opposed to the rezoning and some in support. Sam Erickson, with CHI, as well as City staff answered questions from the residents and the commissioners. The questions answered were in regard to fair housing, rents of the proposed units, screening of tenants, property values, storm water, the City's process of how the development came to be, traffic, and funding of the development.

HISTORY: The property was formerly used by the West Des Moines Community School District as Phenix Elementary. The West Des Moines Community School District (CSD) made the decision to close Phenix Elementary Early Education Center at the end of the 2013-14 school year. City staff, not wanting the building to fall into disrepair, and seeing it as a potential asset to the neighborhood, discussed with Council the idea of purchasing the building from the school district and converting it into housing. Staff knew of several other buildings in Iowa being converted into housing and began to explore the concept in depth. Community Housing Initiatives (CHI) was brought into the discussion based on its history with school building conversions and its previous investment in the Valley Junction neighborhood. In addition, in June,

2014, the City became aware of available Community Development Block Grant (CDBG) funding from the Iowa Economic Development Authority (IEDA) with a grant application deadline of September 2, 2014.

The concept of purchasing and converting the building was first discussed with the City Council Finance & Administration Subcommittee, with the City Council ultimately approving submittal of an IEDA grant application on August 25, 2014. On September 8, 2014 the City Council approved an option agreement with the school district to purchase the property, contingent upon receiving grant funds from IEDA.

On January 8, 2015 the City received the IEDA grant award and on February 27, 2015 the City purchased the Phenix building and surrounding property from the West Des Moines CSD. In March, 2015 the City was notified by IEDA that the building was purchased prematurely, requiring the receipt of a waiver from the U.S. Department of Housing and Urban Development that was not obtained until August 10, 2016.

Between June 2014 and August 2016 the City Council held seven public meetings in which either the purchase, future use or funding of Phenix School was discussed, including the conversion of the school to 17 mixed-income apartments. Throughout the process Council maintained its support for the proposed purchase and conversion of the school to apartments. As authorized and directed by Council and signed by Mayor Gaer, the City submitted two grant applications (IEDA Community Development Block Grant Program and Iowa Finance Authority [IFA] Workforce Housing Loan Program) and the federally-required Environmental Review.

Separate from the Phenix project, the City hired Teska Associates, Inc. to create a Master Plan for Historic West Des Moines. A major goal for the plan was to "...communicate a vision for the redevelopment of the area to ensure it remains a vital part of the City of West Des Moines." The Phenix site, as 17 mixed-income apartments, was extensively discussed as part of the Master Plan process. The study took eleven months and included many outreach efforts: development of a dedicated website and mobile app, interviews with stakeholders, steering committee meetings and workshops, focus groups, survey and polls and public open houses. The Phenix site redevelopment was listed as a priority item in the Master Plan and five tasks were recommended related to the site including, "Adopt site master plan...approve new plat (and zoning if needed)."

When the Historic West Des Moines Master Plan was presented to City Council at a workshop on September 19, 2016, several citizens attended and voiced their concerns regarding Valley Junction, closing of the school by the West Des Moines CSD, and the proposed plan for Phenix. The Historic West Des Moines Master Plan, which included plans for conversion of the school to apartments, was received by the City Council at the workshop, with the understanding that the proposed plan for Phenix would be subsequently discussed in greater detail. Further discussion regarding the redevelopment of Phenix was held at a workshop on November 28, 2016, at which time the City Council directed staff to explore all options for the redevelopment of Phenix school and the surrounding site. At the January 9, 2017 City Council meeting, the council considered all of the options for the building and narrowed the list to two viable use options: (1) Community Housing Initiatives (CHI) develop Phenix into 17 mixed income apartments within the building and (2) sell the building to a public or private school.

On January 23, 2017, the City Council held a public hearing to consider the two use options for the Phenix site redevelopment. The discussion included presentations from Community Housing Initiatives, New Horizons Academy, and Iowa Christian Academy. There was also numerous public comments made. A motion was made by Councilman Trevillyan, seconded by Councilman Sandager to approve the use of the property as a school. Council member Sandager stated he believes both options are good options, as he believes Community Housing Initiatives is a quality organization and there is a demand for affordable housing in West Des Moines, but he doesn't believe this property is the appropriate location for it, so he will vote to support the school use. Council member Trevillyan stated he supports the school use, because the residents have spoken loud and clear in opposition to the proposed Community Housing Initiatives project because they do not want any apartments in that area. Council member Messerschmidt stated he supports the proposed Community Housing Initiatives project because he believes there is a demand for affordable housing in West Des Moines, CHI has a proven track record of success with these types of projects, and there would be a financial risk in choosing the school use over the CHI project. Council member Mickelson stated he supports the proposed Community Housing Initiatives project because he also believes there would be a financial risk in choosing the school use over the CHI project. Council member Trimble stated he would have supported the school use if either of them (the schools) could guarantee they had the funds to make it work; however since neither of them were able to provide that guarantee tonight, he also believes there would be a financial risk in choosing the school use, so he will vote in support of the proposed Community Housing Initiatives project. The motion for a school use failed on a 2-3 vote. A motion was then made by Councilman Messerschmidt, second by Councilman Michelson to approve the use of the property as apartments for the

proposed Community Housing Initiatives project. Council member Sandager stated since the school use is no longer an option, he would now vote in support of the apartment use. The motion carried with a 4-1 vote.

CITY COUNCIL SUBCOMMITTEE: Staff provided a summary of the proposed Phenix project and anticipated costs at the October 31, 2016 Development and Planning City Council Subcommittee meeting. No opposition to the proposal was expressed.

OUTSTANDING ISSUES: There are no outstanding issues. Staff notes the following items of interest:

- *Comprehensive Plan Amendment & Rezoning*: In order to convert and reuse the existing building as apartments, it is necessary to amend the Comprehensive Plan from Single Family Residential (SF) to Medium Density Residential (MD) and rezone the property. In examining the land use map of the property surrounding the subject site, the property to the east, north, and west are designated as Single Family Residential (SF). The property to the south is designated as Medium Density Residential (MD). It would be staff's intent to extend the Medium Density Residential to the north onto the subject site as illustrated in Attachment D. Staff proposes a Planned Unit Development (PUD) to direct and govern development of the entire block (see Attachment E, Exhibit A: PUD Sketch Plan). The main components of the PUD are as follows:
    - Parcel A as indicated on the sketch plan would be owned by Community Housing Initiatives (CHI) for the development of the apartments. Based upon CHI's 2.49 acres and proposed 17 total dwelling units, the density is 6.8 dwelling units per acre, well within the range of 6.1-12.0 dwelling units per acre for Medium Density Residential zoning. CHI will use the former school's existing parking lot for their residents. For the proposed 17 dwelling units, a minimum of 35 parking spaces is required. The existing lot provides 42 stalls. The PUD requires that the parking lot edges adjacent to the single-family lots be visually screened. The use of the gymnasium is unknown at this time. Depending on the ultimate use, if additional parking beyond the current parking lot is required for the use, it is anticipated that a small parking lot could be constructed immediately south of the building.
    - Parcels A-1 and A-2 initially will be owned by CHI. Upon completion of their project and confirmation that CHI does not need the ground to serve their development or a use within the gymnasium, these areas may be reacquired by the City and turned into up to four single family home lots.
    - Parcels B and C are intended for six traditional VJ 50' wide single family lots. It is anticipated that upon completion of CHI's conversion of the school to apartments that the City will then sell the lots for construction of homes. It is unknown at this time if all of the lots will be sold to a single developer or sold individually. To reinforce and respect the existing context of the area and create a neighborhood identity that recognizes the area's original development history, a deed restriction will be placed on the single family lots within these parcels to prevent assembling adjacent lots to increase buildable area for a dwelling. Additionally, in order to maintain home designs characteristic of the Valley Junction area, architectural precedent images are included in the PUD illustrating typical 1900's to 1930's home designs. It is not the intent of the precedent images to dictate the actual design, but rather to communicate that modern home designs are not desired.

- *Existing Playgrounds*: The existing playgrounds do not meet City standards for safety. The playground at the northern end of the block is located partially within the intended single family lots owned by the City. To make room for the future homes, and since this playground does not meet the City's minimum safety standards, it will be removed. The playground at the south end will, at least initially, be located on ground owned by CHI. It will be up to CHI to determine whether to keep or remove the playground. If at some time in the future, this ground is transferred back to the City, the playground would be removed.

- *Existing Platted Alley & Sewers*: With the original subdivision of the block, an alley running north-south through the middle of the block was platted. The alley itself does not exist. There is no City reason to keep this alley, therefore, staff recommends vacating the alley lot and including the ground in Parcel A. A public sanitary sewer line does run down the alley. Prior to disposing of the property or prior to issuance of the first occupancy permits, including temporary occupancy, the appropriate Public Sanitary Sewer Easement will need to be dedicated by the owner of Parcel A. Additionally, a storm sewer line crosses through Parcel C. Although formal studies have not been done, it appears that the sewer can be routed to the street and the pipe within the lots themselves removed. This sewer line will need to be relocated prior to construction of any dwellings in this area. It is unknown at this time whether the City or future developer of the lots will be required to modify the sewer.

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 February 3, 2017, notice for the February 13, 2017, Plan and Zoning Commission and the February 21, 2017, 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 February 1, 2017. Notice was also sent to every person who signed petitions that were presented to City Council during the use of the property discussions that were held by the City Council.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Comprehensive Plan Land Use map amendment for approximately 2.49 acres of the 3.51 acre site from Single Family Residential to Medium Density Residential; and Rezone the entire property 3.51 acres from Single Family – Valley Junction Residential (SF-VJ) to Phenix Planned Unit Development, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Clyde Evans, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register	
Date(s) Published	February 3, 2017	
Letter sent to surrounding property owners		Feb 1, 2017

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	October 31, 2016		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Resolution – Approval of the Comprehensive Plan Amendment
  - Exhibit A - Conditions of Approval
- Attachment B - Resolution – Approval of the Rezoning
  - Exhibit A - Conditions of Approval
- Attachment C - Public Comment Letters
- Attachment D - Existing Comprehensive Plan Land Use Map
- Attachment E - Proposed Comprehensive Plan Land Use Map
- Attachment E - Proposed PUD Ordinance and Sketch Plan *(moved to Exhibit III)*

Exhibit II - Council Resolution – Approval of Comprehensive Plan Amendment

Exhibit III - Proposed PUD Ordinance
- Exhibit A - PUD Sketch Plan
- Exhibit B - Architecture Illustrations

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: February 13, 2017

Item: Phenix, NE corner of 7th Street between Walnut Street and Locust Street - Amend the Comprehensive Plan for approximately 2.49 acres of the 3.51 acre site from Single Family Residential to Medium Density Residential; and Rezone the entire property 3.51 acres from Single Family - Valley Junction Residential (SF-VJ) to Phenix Planned Unit Development – City Initiated –
CPA-003274-2016 / ZC-003273-2016

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

Case Advisor: Clyde E. Evans, AICP

Applicant's Request: The City of West Des Moines is seeking approval to change the Comprehensive Plan Land Use designation from Single Family Residential (SF) to Medium Density Residential (MD) for that property that lies on the east side of 7th Street generally between Walnut and Locust streets and the center four lots on the west side of 6th Street between Walnut and Locust streets (see Attachments C and D: Comprehensive Plan Land Use). In addition, staff is requesting the rezoning of the entire one block area at the northeast corner of 7th Street between Walnut Street and Locust Street to change the zoning designation of the property from Valley Junction - Single Family Residential (SF-VJ) to Phenix Planned Unit Development (PUD) (see Attachment E, Exhibit A: PUD Sketch Plan).

History: The property was formerly used by the West Des Moines Community School District as Phenix Elementary. The West Des Moines Community School District (CSD) made the decision to close Phenix Elementary Early Education Center at the end of the 2013-14 school year. City staff, not wanting the building to fall into disrepair, and seeing it as a potential asset to the neighborhood, discussed with Council the idea of purchasing the building from the school district and converting it into housing. Staff knew of several other buildings in Iowa being converted into housing and began to explore the concept in depth. Community Housing Initiatives (CHI) was brought into the discussion based on its history with school building conversions and its previous investment in the Valley Junction neighborhood. In addition, in June, 2014, the City became aware of available Community Development Block Grant (CDBG) funding from the Iowa Economic Development Authority (IEDA) with a grant application deadline of September 2, 2014.

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City Council Subcommittee: Staff provided a summary of the proposed Phenix project and anticipated costs at the October 31, 2016 Development and Planning City Council Subcommittee meeting. No opposition to the proposal was expressed.

Staff Review and Comment: This request has been discussed with various City departments. There are no outstanding issues. Staff notes the following items of interest:

- *Comprehensive Plan Amendment & Rezoning*: In order to convert and reuse the existing building as apartments, it is necessary to amend the Comprehensive Plan from Single Family Residential (SF) to Medium Density Residential (MD) and rezone the property. In examining the land use map of the property surrounding the subject site, the property to the east, north, and west are designated as Single Family Residential (SF). The property to the south is designated as Medium Density Residential (MD). It would be staff's intent to extend the Medium Density Residential to the north onto the subject site as illustrated in Attachment D. Staff proposes a Planned Unit Development (PUD) to direct and govern development of the

entire block (see Attachment E, Exhibit A: PUD Sketch Plan). The main components of the PUD are as follows:

- Parcel A as indicated on the sketch plan would be owned by Community Housing Initiatives (CHI) for the development of the apartments. Based upon CHI's 2.49 acres and proposed 17 total dwelling units, the density is 6.8 dwelling units per acre. Well within the range of 6.1-12.0 dwelling units per acre for Medium Density Residential zoning. CHI will use the former school's existing parking lot for their residents. For the proposed 17 dwelling units, a minimum of 35 parking spaces is required. The existing lot provides 42 stalls. The PUD requires that the parking lot edges adjacent to the single-family lots be visually screened. The use of the gymnasium is unknown at this time. Depending on the ultimate use, if additional parking beyond the current parking lot is required for the use, it is anticipated that a small parking lot could be constructed immediately south of the building.
- Parcels A-1 and A-2 initially will be owned by CHI. Upon completion of their project and confirmation that CHI does not need the ground to serve their development or a use within the gymnasium, these areas may be reacquired by the City and turned into up to four single family home lots.
- Parcels B and C are intended for six traditional VJ 50' wide single family lots. It is anticipated that upon completion of CHI's conversion of the school to apartments that the City will then sell the lots for construction of homes. It is unknown at this time if all of the lots will be sold to a single developer or sold individually. To reinforce and respect the existing context of the area and create a neighborhood identity that recognizes the area's original development history, a deed restriction will be placed on the single family lots within these parcels to prevent assembling adjacent lots to increase buildable area for a dwelling. Additionally, in order to maintain home designs characteristic of the Valley Junction area, architectural precedent images are included in the PUD illustrating typical 1900's to 1930's home designs. It is not the intent of the precedent images to dictate the actual design, but rather to communicate that modern home designs are not desired.

- *Existing Playgrounds*: The existing playgrounds do not meet City standards for safety. The playground at the northern end of the block is located partially within the intended single family lots owned by the City. To make room for the future homes, and since this playground does not meet the City's minimum safety standards, it will be removed. The playground at the south end will, at least initially, be located on ground owned by CHI. It will be up to CHI to determine whether to keep or remove the playground. If at some time in the future, this ground is transferred back to the City, the playground would be removed.

- *Existing Platted Alley & Sewers*: With the original subdivision of the block, an alley running north-south through the middle of the block was platted. The alley itself does not exist. There is no City reason to keep this alley, therefore, staff recommends vacating the alley lot and including the ground in Parcel A. A public sanitary sewer line does run down the alley. Prior to disposing of the property or prior to issuance of the first occupancy permits, including temporary occupancy, the appropriate Public Sanitary Sewer Easement will need to be dedicated by the owner of Parcel A. Additionally, a storm sewer line crosses through Parcel C. Although formal studies have not been done, it appears that the sewer can be routed to the street and the pipe within the lots themselves removed. This sewer line will need to be relocated prior to construction of any dwellings in this area. It is unknown at this time whether the City or future developer of the lots will be required to modify the sewer.

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 February 3, 2017, notice for the February 13, 2017, Plan and Zoning Commission and the February 21, 2017, 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 February 1, 2017. Notice was also sent to every person who signed petitions that were presented to City Council during the use of the property discussions that were held by the City Council.

Staff Recommendation - 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 the subject property as illustrated in staff report Attachment D, from Single Family Residential (SF) to Medium Density Residential (MD).

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 located between 6th and 7th Streets and Walnut and Locust Streets from Single Family – Valley Junction Residential (SF-VJ) to Phenix Planned Unit Development (PUD).

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution – Comprehensive Plan Amendment
Exhibit A	-	Conditions of Approval
Attachment B	-	Plan and Zoning Commission Resolution – Rezoning Request
Exhibit A	-	Conditions of Approval
Attachment C	-	Public Comment Letter(s)
Attachment D	-	Existing Comprehensive Plan Land Use
Attachment E	-	Proposed Comprehensive Plan Land Use
Attachment F	-	Proposed Phenix Planned Unit Development Ordinance
Exhibit A	-	PUD Sketch Plan
Exhibit B	-	Architecture Illustrations

RESOLUTION NO. PZC-17-012

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 FOR THE APPROXIMATELY 2.49 ACRES GENERALLY LOCATED ON THE NORTHEAST CORNER OF 7TH STREET BETWEEN WALNUT STREET AND LOCUST STREET TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP DESIGNATION FROM SINGLE FAMILY RESIDENTIAL (SF) TO MEDIUM DENSITY RESIDENTIAL (MD)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the City of West Des Moines, requests an amendment to the Comprehensive Plan Land Use Map (CPA-00003274-2016) to change the land use designation of approximately 2.49 acres located at the northeast corner of 7th Street between Walnut Street and Locust Street and located within the area legally described as follows from Single Family Residential (SF) to Medium Density Residential (MD):

Legal Description

Lots 4, 5, 6, 7, and Lots 11 through 20, Block 23, 1st Addition to Valley Junction, an Official Plat now in and forming a part of the City of West Des Moines, Polk County, Iowa

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

WHEREAS, on February 13, 2017, this Commission held a duly-noticed hearing to consider the application for Comprehensive Plan Amendment (CPA-003274-2016);

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 Single Family Residential (SF) to Medium Density Residential (MD) for that approximately 2.49 acres generally located on the northeast corner of 7th Street between Walnut Street and Locust Street is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated February 13, 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 February 13, 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 February 13, 2017, by the following vote:

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

ATTEST:

Recording Secretary

S:__DEVELOPMENT PROJECTS\PHENIX\CPA AND PUD\CPA-003274-2016_ZC-003273-2016_PHENIX_PZ_02-13-2017.DOCX

Exhibit A
Conditions of Approval

No conditions

RESOLUTION NO. PZC-017-013

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-003273-2016) FOR THE PURPOSE OF ZONING THE APPROXIMATELY 3.51 ACRE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF 7TH STREET BETWEEN WALNUT STREET AND LOCUST STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the City of West Des Moines requests approval of a Rezoning Request for that approximately 3.51 acre property located the northeast corner of 7th Street between Walnut Street and Locust Street and located within the area legally described as follows from Single Family –Valley Junction Residential (SF-VJ) to Phenix Planned Unit Development (PUD):

Legal Description

Lots 1 through 20, Block 23, 1st Addition to Valley Junction, an Official Plat now in and forming a part of the City of West Des Moines, Polk County, Iowa

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

WHEREAS, on February 13, 2017, this Commission held a duly-noticed hearing to consider the application for the Rezoning Request (ZC-003273-2016);

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 February 13, 2017, or as amended orally at the Plan and Zoning Commission hearing of February 13, 2017, are adopted.

SECTION 2. REZONING REQUEST (ZC-003273-2016) to designate approximately 3.51 acres as Phenix PUD is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated February 13, 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 February 13, 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 February 13, 2017, by the following vote:
AYES: Brown, Costa, Crowley, Erickson
NAYS: Hatfield, Southworth
ABSTENTIONS: -0-
ABSENT: Andersen

ATTEST:

Recording Secretary

S:___DEVELOPMENT PROJECTS\PHENIX\CPA AND PUD\CPA-003274-2016_ZC-003273-2016_PHENIX_PZ_02-13-2017.DOCX

Exhibit A
Conditions of Approval

No Conditions

Development Service Director

I would not like to see Former phenix school bld change zoning, STAY Single Family Residential

Dennis Hect

DENNIS HECT
401 ½ 5th St
West DES MOINES, IA
50265
515-255-2462

600 34th Street
West Des Moines, IA 50265

January 23, 2017

To: West Des Moines City Council

Re: Phenix Project

Sirs:

Although I am out of state, I was able to listen to the live broadcast of West Des Moines City Council, particularly as it pertains to the discussion and vote on the Phenix Project.

I was astounded to hear Mr. Trimble, the swing vote, offer his rationale in voting against selling the building for a school. His reason, "fiscal responsibility", came down to this:

> SELLING the building to a school, at an opening bid of $350,000, is a greater "fiscal risk" than GIVING a building that cost the City $535,000, to CHI.

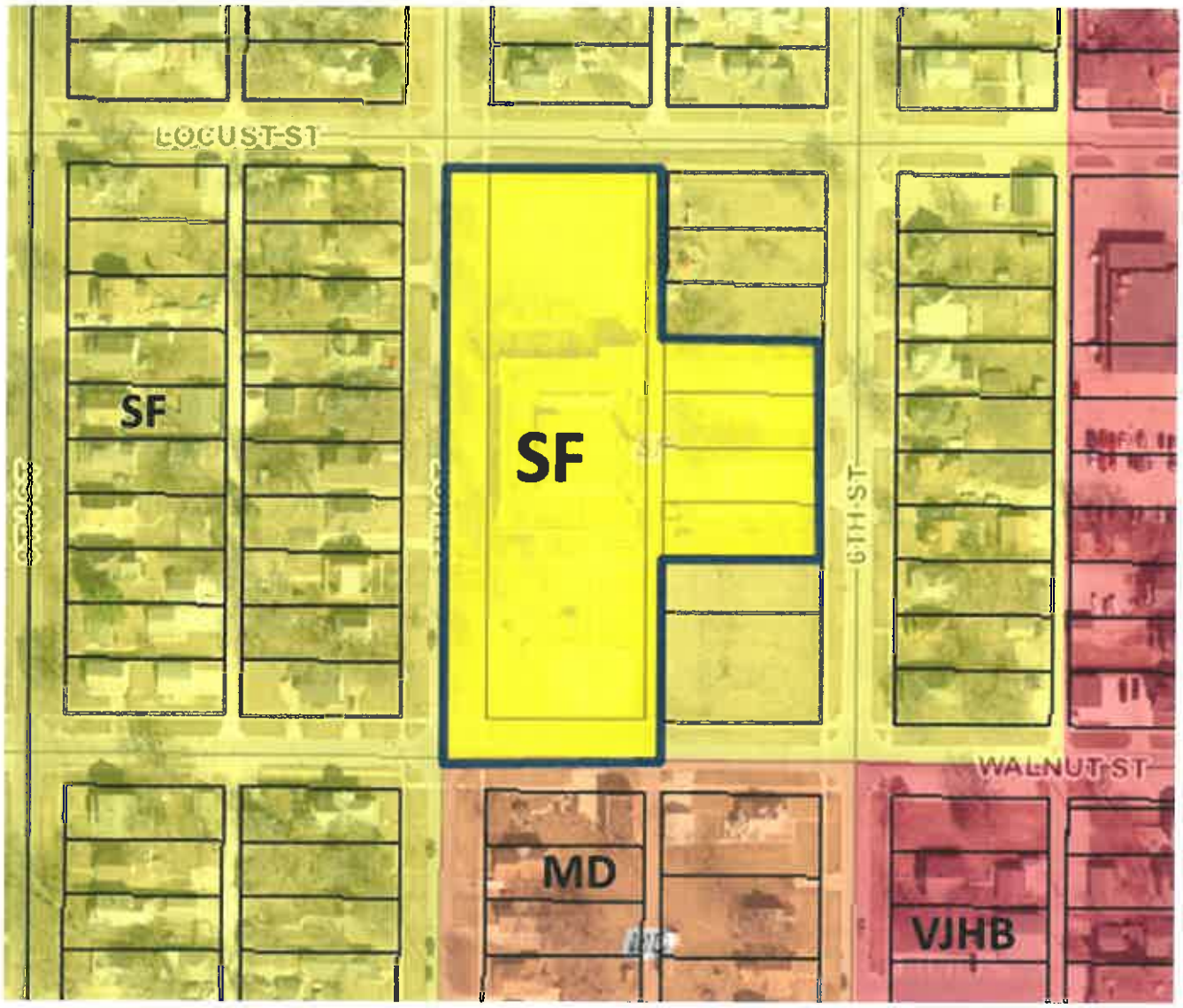
I regret the resident-ignoring process that brought the fiscal risk to West Des Moines residents and taxpayers. Obviously, they could have been queried as to rezoning before any steps were taken. Mr. Cooper did it for free in a few days.

I regret even more the loss of a school to the area because we need an educated citizenry. It is obvious tonight that members of the City Council do not know the difference between receiving $350,000 and giving away $535,000.

Sincerely,

Suzan Kelsey Brooks

Existing Comprehensive Plan Land Use Map



Proposed Comprehensive Plan Land Use Map

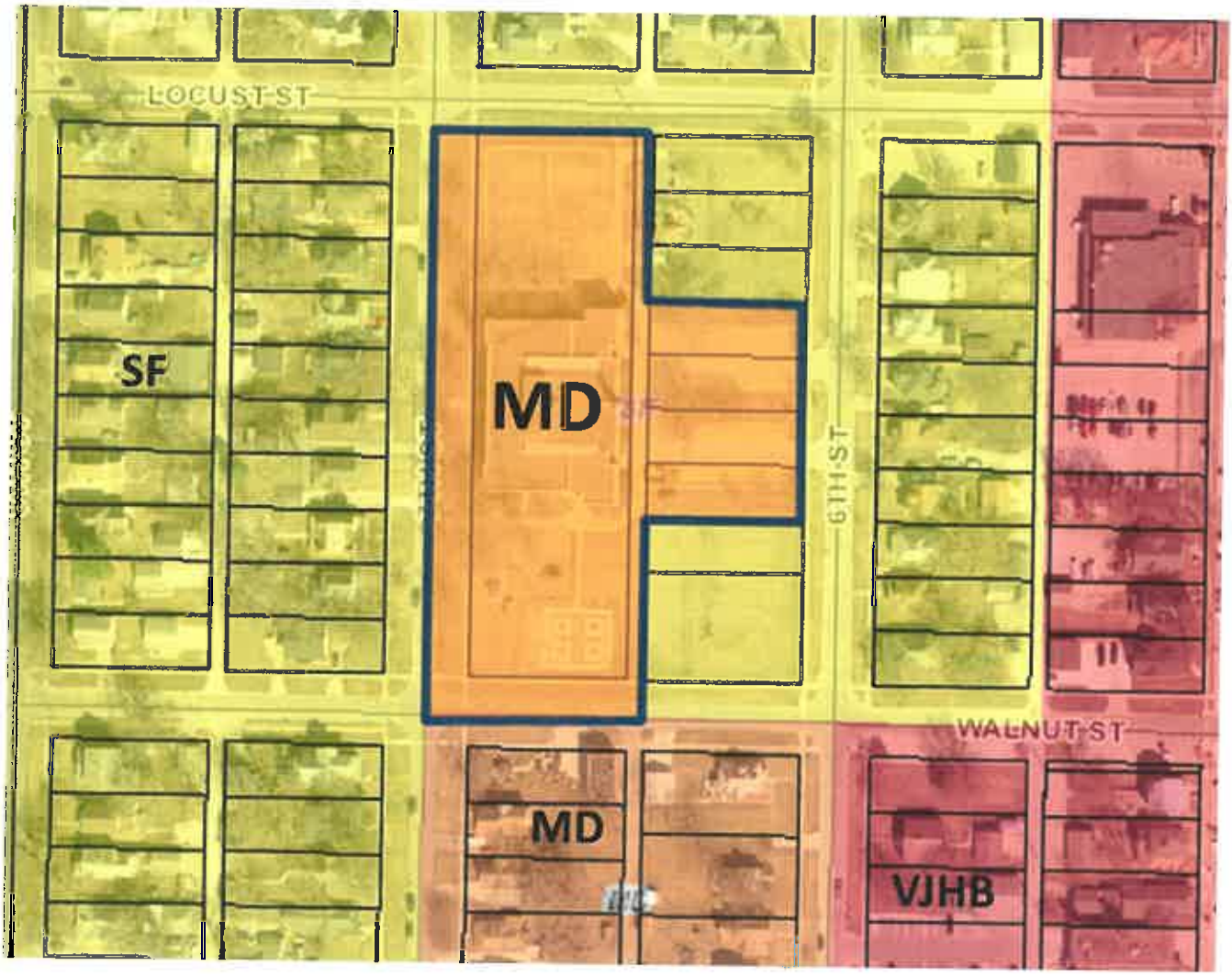


EXHIBIT II

Prepared by: L. Twedt, Development Services Dept., PO Box 65320 West Des Moines IA 50265-0320 (515) 273-0770
When Recorded, Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES APPROVE AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP FOR THE APPROXIMATELY 2.49 ACRES GENERALLY LOCATED ON THE NORTHEAST CORNER OF 7TH STREET BETWEEN WALNUT STREET AND LOCUST STREET TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP DESIGNATION FROM SINGLE FAMILY RESIDENTIAL (SF) TO MEDIUM DENSITY RESIDENTIAL (MD)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the City of West Des Moines, requests an amendment to the Comprehensive Plan Land Use Map (CPA-003274-2016) to change the land use designation of approximately 2.49 acres located at the northeast corner of 7th Street between Walnut Street and Locust Street and located within the area legally described as follows from Single Family Residential (SF) to Medium Density Residential (MD):

Legal Description

Lots 4, 5, 6, 7, and Lots 11 through 20, Block 23, 1st Addition to Valley Junction, an Official Plat now in and forming a part of the City of West Des Moines, Polk County, Iowa

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

WHEREAS, on February 13, 2017, the Plan and Zoning Commission did recommend the City Council approve the Comprehensive Plan Amendment (CPA-003274-2016);

WHEREAS, on February 21, 2017, this City Council held a duly-noticed public hearing to consider the application for Comprehensive Plan Amendment (CPA-003274-2016);

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

SECTION 1. The findings as stated in the staff report, dated February 21, 2017, or as amended orally at the City Council hearing of February 21, 2017, are adopted.

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

PASSED AND ADOPTED on February 21, 2017.

_____
Steven K. Gaer, Mayor

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on February 21, 2017, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Prepared by: L. Twedt, Development Services, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265
Return To: City Clerk, City of West Des Moines, P.O. Box 65320, West De s Moines, IA 50265

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**. The Zoning Map of the City of West Des Moines, Iowa, is hereby amended by rezoning property from Single Family - Valley Junction (SF-VJ) to **Phenix Planned Unit Development** (PUD) for property legally described below:

Legal Description
Lots 1 through 20, Block 23, 1st Addition to Valley Junction, an official plat now 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 Phenix 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 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 notations on the Sketch Plan, the written text shall prevail.

SECTION 3. **INTENT.** The Phenix PUD intends to provide a framework for development standards reflective of the realities and constraints of redevelopment of an existing structure that has been an integral part of the community of West Des Moines, and to establish design standards to reinforce and respect the context of the area and create a neighborhood identity that recognizes the area's original development history. Because of existing nature of the building and site, certain zoning code provisions will need to be modified to accommodate reuse of the building. All applicable Building and Fire Codes related to the reuse of the existing former school building shall apply.

SECTION 4. **REQUIRED PLANS.** Development within the Phenix PUD must meet the intent of the approved PUD. The following plans shall be required as a part of the development or redevelopment of property contained within the Phenix PUD:

A. Development Applications (Site Plans or Modifications to a Site Plan): Site Plans or Modifications to a Site

Plan shall be submitted to the City of West Des Moines for review and approval prior to the development of any portion of Parcel A. Site plans for permitted uses which comply (as determined by the Director of Development Services or designee) with the design intent as set forth in this PUD will be subject to review via the City's review process and if required, receive final approval from the City Council following a recommendation from the Plan and Zoning Commission. Site plans for uses identified as Permitted Conditional (PC) shall require approval from the Board of Adjustment. At the discretion of the Director of Development Services, an amendment to the Phenix PUD may be required to bring consistency between the ordinance and site plan development proposed.

SECTION 5. GENERAL CONDITIONS. Whereas, Title 9 of the West Des Moines City Code includes Chapter 9, Planned Unit Development District (P.U.D.) establishes certain regulations and guidelines pertaining to accompanying information required on development applications and documents for the PUD subject property.

A. Now, therefore, the following conditions, restrictions, and regulations are adopted as part of this approval and the following general site plan criteria shall be integrated into and made a part of the development criteria for the Phenix PUD, to wit:

1. Compliance with Codes: Unless otherwise specified herein, the development of ground within the Phenix PUD shall comply with the provisions of City Code.

2. In all areas within a 100 year frequency flood hazard zone, or adjoining drainageways or detention areas involving potential flood hazards, no building shall be erected which has a lowest floor, including basements, less than two (2) foot above the determined level of the one hundred (100) year frequency flood event or flood proofed to the same elevation in accordance with the West Des Moines Floodplain Ordinance, and no building shall be erected within twenty-five (25) feet of any major drainage, storm water detention basin or pond.

3. Unless otherwise agreed to via proper legal documentation, the Developer, their successors and assigns, if any, shall pay all construction and engineering costs for the development of the Planned Unit Development, in accordance with the current City policies at the time of development, as required by this Ordinance, the Subdivision Ordinance of the City of West Des Moines, and the Des Moines Metropolitan Design Standards as adopted by the City of West Des Moines, for all streets, storm sewers, sanitary sewers, drainage improvements, detention basins, water mains, buffers and other improvements within the PUD as may be required.

SECTION 6. LAND USE AND DESIGN CRITERIA. In addition to the general conditions requirements stated within this document, the following land use design criteria shall apply to development areas, Parcels A, A-1, A-2, B, and C as indicated on the sketch plan.

A. Land Use:

1. Parcel A, A-1, and A-2: All general use regulations and provisions set forth in Title 9, Zoning, of the West Des Moines City Code for the Residential Medium Density (RM-12) district, shall apply to any development proposal for this parcel as shown on the sketch plan for the PUD Ordinance, unless noted elsewhere within this Ordinance. A maximum of seventeen (17) dwelling units shall be allowed within the former Phenix School building.

   a. Uses:

      1) Single-family homes consistent with Single-Family Valley Junction Residential zoning and bulk regulations, unless otherwise modified within this PUD.

      2) Ancillary space within the building (gymnasium) shall abide by the following:

         a) Unless otherwise modified here within, any Permitted (P) or Permitted Conditional (Pc) use otherwise allowed per City Code within the Residential Medium Density (RM) zoning district shall be allowed with approval by the appropriate review body if it is demonstrated that the proposed use will not have a negative effect on the surrounding single family residential neighborhood. Negative effects will include, but is not limited to inadequacies in parking

resulting in excessive on-street parking, noise audible to the surrounding neighborhood, late evening or early morning activities that are atypical and potentially disruptive to traditional residential neighborhoods, etc.

b) Public uses under the direction of any department of the City shall be allowed, with the exception of law enforcement holding facilities, if adequate on-site parking facilities are provided and exterior impacts of the use are negligible.

c) No dwelling uses may be located within the gymnasium.

3) The following uses shall be prohibited within the former Phenix School building:

a) Any use not otherwise Permitted or Permitted Conditionally per City Code in the RM zoning district.

b) Commercial and noncommercial greenhouses

c) Funeral services of any nature (SIC 7261)

d) Individual and Family Social Services (SIC 8322)

e) Job Training – vocational rehabilitation services (SIC 8331)

f) Social Services not elsewhere classified (SIC 8399)

2. Parcels B and C: All general use regulations and provisions set forth in Title 9, Zoning, of the West Des Moines City Code for the Single-Family Valley Junction Residential (SF-VJ) district, shall apply to any development proposal for parcels B and C as shown on the sketch plan for the PUD Ordinance, unless noted elsewhere within this Ordinance. To reinforce and respect the existing context of the area and create a neighborhood identity that recognizes the area's original development history, no lot shall be combined or lot-tied with any adjacent lot or lots to increase buildable area for a dwelling.

3. In the event Parcels A-1 and A-2 are used for single family detached homes, development of the properties shall abide by all regulations as provided in this ordinance for Parcels B and C.

B. Minimum Lot Size and Frontage:

1. Phenix school and related parking shall be provided within a lot which is a minimum of 80,000sf in size and provides a minimum of 150 feet of street frontage.

2. Single family uses shall be provided on residential lots which meet the minimum lot size and frontage required by City Code for the Single-Family Valley Junction (SF-VJ) zoning district.

C. Building Setbacks:

1. Phenix Building:
   a. Existing Building: Minimum 10' setback from any property line.
   b. New Structures or Additions to Existing Building: Minimum 30' Front and Side Yard setback, Minimum 35' Rear Yard setback.
2. Single Family Dwellings:
   a. Front: Minimum 20' setback.

      In any existing platted property where the average front yard setback is different than the minimum 20' setback, the front yard setback for the subject lot shall be equal to the average of the front yard depths of any existing dwellings within 200 feet on the same side of the street. Front yard setback measured between the lot line and the face of any garage accessed from the street shall be a minimum of 25 feet regardless of the averaged front yard depth of adjacent existing dwellings.

   b. Rear: Minimum 35' setback.
   c. Side: Minimum 5' setback.
   d. No part of any structure, including eaves and overhangs, may be closer than 5 feet to a property line.

D. Building Height: All exterior modifications or building additions to the Phenix building shall not exceed the current height of the building, excluding roof-top mechanical unit (RTU) enclosures, communication equipment, and penthouse elements. Single family dwellings shall not exceed 35 feet in height. Accessory structures shall comply with the height requirements as noted in Title 9 of City Code.

E. Parking:
   1. Required:
      a. Phenix Dwelling Parking:
         1) 1.5 spaces per efficiency unit
         2) 2.0 spaces per 1-2 bedroom unit
         3) 2.5 spaces per 3+ bedroom unit
         4) 1 space per 100sf GFA of multi-purpose recreational use areas
         5) Unless otherwise waived by the City Council, any dwelling which is owner-occupied, shall provide a minimum of one 9'x19' enclosed parking space.
      b. Phenix Gymnasium Parking: Per city code for the primary, or highest generating use if multiple activities/uses are implemented.
      c. Single Family residentially developed properties shall comply with Title 9 of City Code.
   2. Setbacks: Off-street parking lots shall be setback so as to provide a minimum of fifteen feet (15') from the ultimate street right-of-way of the surrounding streets and fifteen feet (15') from any common property line with single family developed property.
   3. A landscaped edge or 'streetscape' shall be provided to screen parking lots adjacent to a street or developed single family lot. These streetscapes are intended to provide desired green to the City and provide visual screening of parking and other negative site elements. Landscape vegetation shall be implemented within the area to provide screening of off-street parking areas to a minimum height of three (3) feet. To aid in achieving this, a minimum of two (2) trees and ten (10) shrubs shall be required for every fifty linear feet (50 lf) of streetscape distance. A minimum of 50% of the shrubs shall be evergreen in nature. Of the required number of trees, at least one-half (1/2) must be overstory in nature unless prevented by overhead utilities or underground utility easements. No substitution of shrubs for required trees shall be allowed. Landscaping plan must accommodate required vision clearances at street and drive intersections.
   4. Dimension, design, landscaping, and surfacing of new parking lots shall be in accordance with city code.

F. Buffers: No buffers to separate different land uses shall be required between the former Phenix School building and adjacent single family designated properties.

G. Lighting: As a part of the review of any Site Plan, if new exterior lighting is proposed, a photometric plan must be submitted. During the review, the applicant must demonstrate how lighting will not adversely affect adjoining properties or patrons utilizing the public street system.
   1. Site Lighting: Fixtures shall be of a design to direct light downward (full cut-off) and shall not have bulbs which are exposed and extend below the frame of the light fixture. Said fixtures shall not exceed twenty five feet (25') in height as measured from the ground to the top of the light structure.
   2. Building Lighting: No wall packs, or floodlighting without shields to direct the light to its intended target are allowed. In addition to cut-off fixtures, particular attention shall be given to eliminate hot spots and light glare. Decorative building lighting is allowed and will be reviewed as part of a Site Plan.

H. Screening of Negative Site Elements: Electrical transformers, trash dumpsters, service areas and loading docks, heating, ventilation, air conditioning, generators, utility meters, and other mechanical equipment which is located on, besides or adjacent to any building shall be visually screened from views from adjacent roadways and properties.

I. Open Space: Due to the nature of the intended redevelopment in respect to existing development patterns and improvements, the amount and locations of open space and green space/vegetation within the redevelopment area will vary. As a general rule, the maximum amount of 'green' (open lawn areas and vegetation) should be provided within a site. To allow the most flexibility in planning, Parcel A shall attempt to provide a minimum

of twenty-five percent (25%) open space; however, no less than twenty percent (20%) open space or more than eighty-five percent (80%) impervious surface will be allowed. Vegetation required as part of the open space is in addition to, streetscape and parking areas or required landscape for screening. Required open space landscape can utilize existing plant material, with the remainder needed to be in conformance with city code to be installed within PUD Parcel A prior to issuance of a Temporary Occupancy Permit for any dwelling unit within the former Phenix School building.

SECTION 7. **ALLEY VACATION.** Although not constructed, a parcel for an alley was included in the original platting of the single family lots (Lots 1-20, Block 23, 1st Addition to Valley Junction). This platted alley shall be vacated and the property legally tied to PUD parcel A. If single family lots are created in PUD parcels A-1 and/or A-2, the vacated alley ground may be incorporated into the adjacent single family lots with the execution of the appropriate legal documents transferring ownership.

SECTION 8. **ARCHITECTURE.** The architecture of any new construction within the Phenix PUD shall build on and reinforce the context of the existing building or of the surrounding residential area to create a development identity that recognizes the history and incorporates the forms and elements typical of the original development period of the area (1900's to the 1930's). In addition to the architectural language below, illustrative examples of the architectural precedent images shall serve to guide the design of all buildings within the Phenix PUD. Specific architecture for all multi & single family buildings shall be evaluated as part of the Site Plan for Parcel A or Building Permit review and approval process for Parcels B, C and A-1 and A-2 if developed with single family homes.

A. Phenix Building (Parcel A): All exterior modifications, building additions or accessory structures to the former Phenix School building shall be compatible with the historic character of the existing building. Building design for new construction should incorporate the form, scale, elements and detailing typical to a 1930's art deco concrete structure. Materials should be high quality, durable, and maintain their appearance over a prolonged time. Repair and/or replacement shall be of like kind or revert back to the original historic appearance if not replacing original material. It is strongly recommended that any alterations or additions follow *The Secretary of the Interior's Standards for Rehabilitation* by the National Park Service.

B. Single Family Residential Buildings (Parcels A-1, A-2, B, and C): Attached to this ordinance as Exhibit B (or on file with the City) are illustrative examples of acceptable single family detached home designs. Alterative home designs to these examples may be deemed appropriate by the City if designs incorporate the form, scale, elements and detailing typical to a 1900's to 1930's wood framed home. Appropriate massing includes one story, story and a half, and two story dwellings. Roofs shall be pitched with overhangs as typical for the period. Building design should give the appearance of brick, stucco or concrete masonry units for the exposed foundation, lap siding, stucco or shakes for the remainder of the exterior walls. Decorative trim which represents a variation of architectural styles or elements shall be incorporated on all sides. Use of natural materials is encouraged, composite materials such as fiber cement and wood composites are appropriate substitutions. Vinyl siding may be used only with appropriately scaled trim. Changes in materials should be aligned with changes in plan or roof form to emphasize these changes in building mass. Trim and structural elements such as posts or columns shall be sized to the scale of the building and detailed appropriately to the style. When used, masonry materials shall be limited to the foundation or main level of the home. Masonry materials shall start and stop at changes in wall plane or wrap structural elements to give authenticity to the material. Fenestration (door and window openings) shall be sized to the scale of the building and be compatible to the chosen architectural style. Detached garage buildings are preferred, with exterior design and detailing similar to the associated dwelling unit.

SECTION 9. **TRAFFIC STUDY REQUIRED.** A Traffic Impact Study (Traffic Report) dated November 17, 2016, has been prepared by the City of West Des Moines for the Phenix site development. The Traffic Report establishes the traffic generated from all property within this PUD, including 17 apartments, a maximum of ten single family lots and use of the gymnasium as a satellite library at 609 average daily trips (ADT), with 24 AM peak hour trips and 73 PM peak hour trips. If the use of the gymnasium differs from that studied, a revised traffic study may be required to insure that the new use does not impact the surrounding public street road network. No modifications to surrounding street infrastructure is necessary to accommodate the proposed

development as studied in the 2016 report.

SECTION 10. **SANITARY SEWER EASEMENT.** City Code requires utility easements for sewers to be a minimum of 30 feet wide or twice the depth, whichever is greater. Prior to issuance of an occupancy permit, including temporary occupancy of any dwelling within the former Phenix School building or a new single family home within the PUD, a 30 foot wide sanitary sewer easement, centered on the sewer pipe shall be established for the existing north-south line located immediately east of the Phenix building. Due to the proximity of the Phenix building to the existing line, a full 30 foot wide easement may not be possible adjacent to the building, thus adjacent to the building only, a narrower easement may be accepted. In the event that the Phenix building is ever demolished, the additional width necessary to achieve a minimum 30 foot wide easement, or greater if determined necessary at that time, shall be granted at no cost to the City.

SECTION 11. **STORM WATER MANAGEMENT PLAN.** Storm Water Management Plans (SWMP) will be required with the submittal of site development plans for PUD parcel A where the increase in impervious area exceeds 2000 square feet. The Specific Storm Water Plans shall be prepared at the developer's expense, by a Professional Engineer licensed in the State of Iowa. All Storm Water Management Plans must follow the recommendations in the SE Basin Stormwater Study by LE Leon, prepared for the City and shall comply with the City's applicable design standards for storm water management existing at the time each development (site plan) is approved.

SECTION 12. **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 13. **VIOLATIONS AND PENALTIES.** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

SECTION 14. **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 15. **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 16. **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

Exhibit A
PUD Sketch Plan

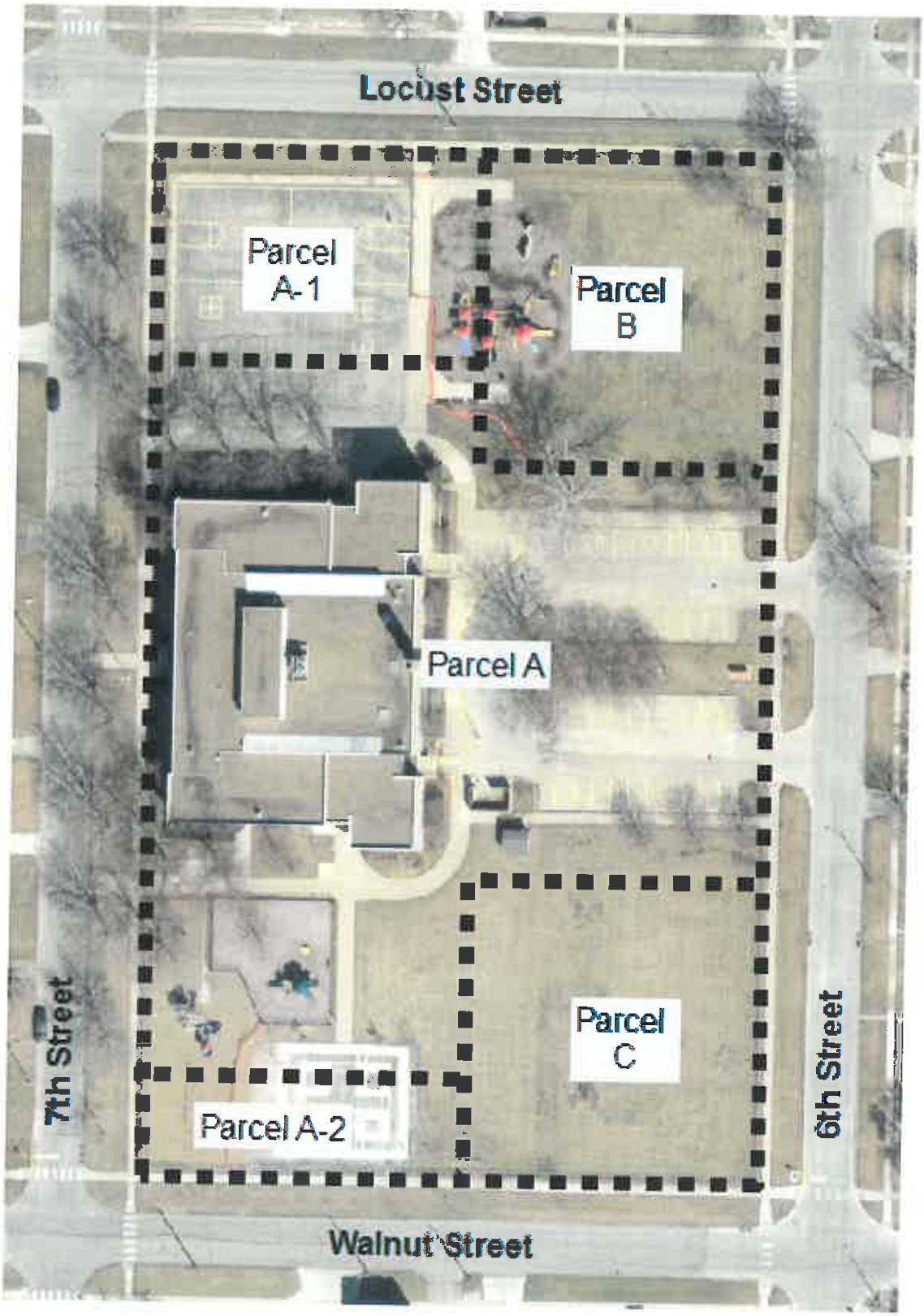
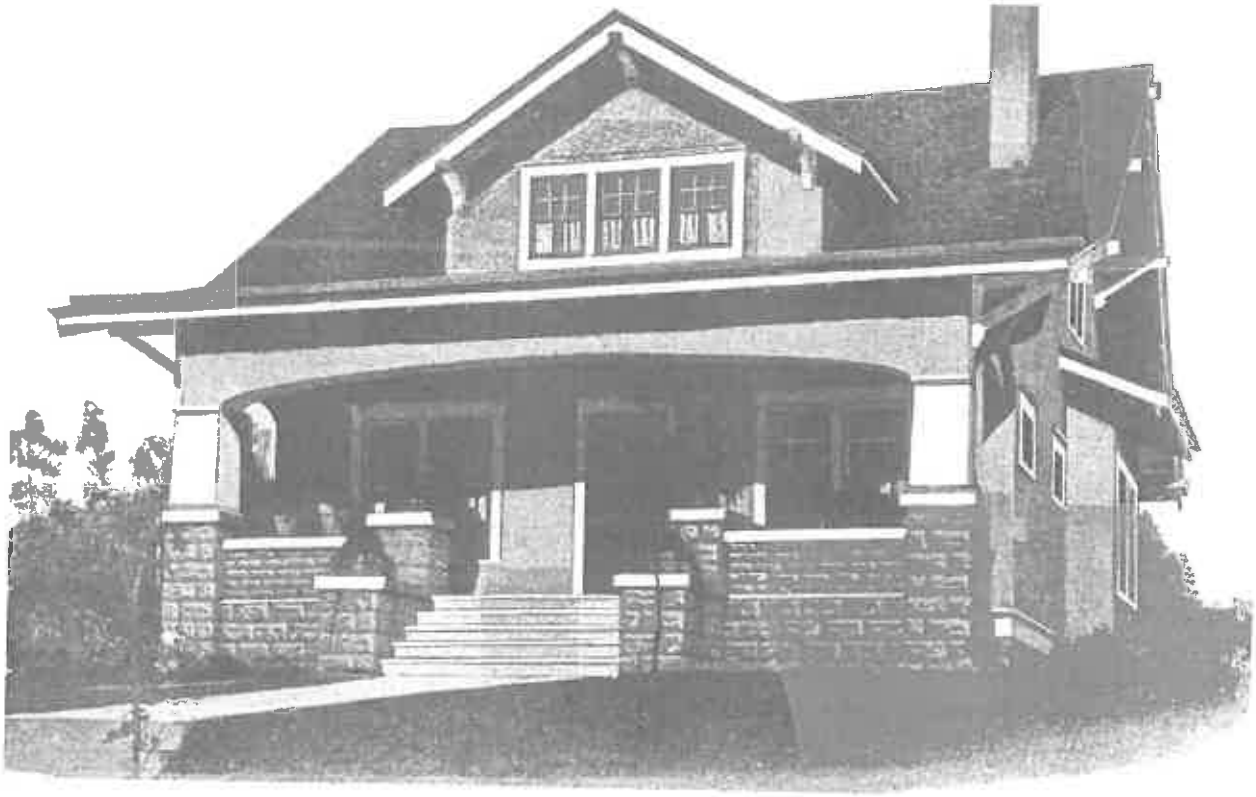
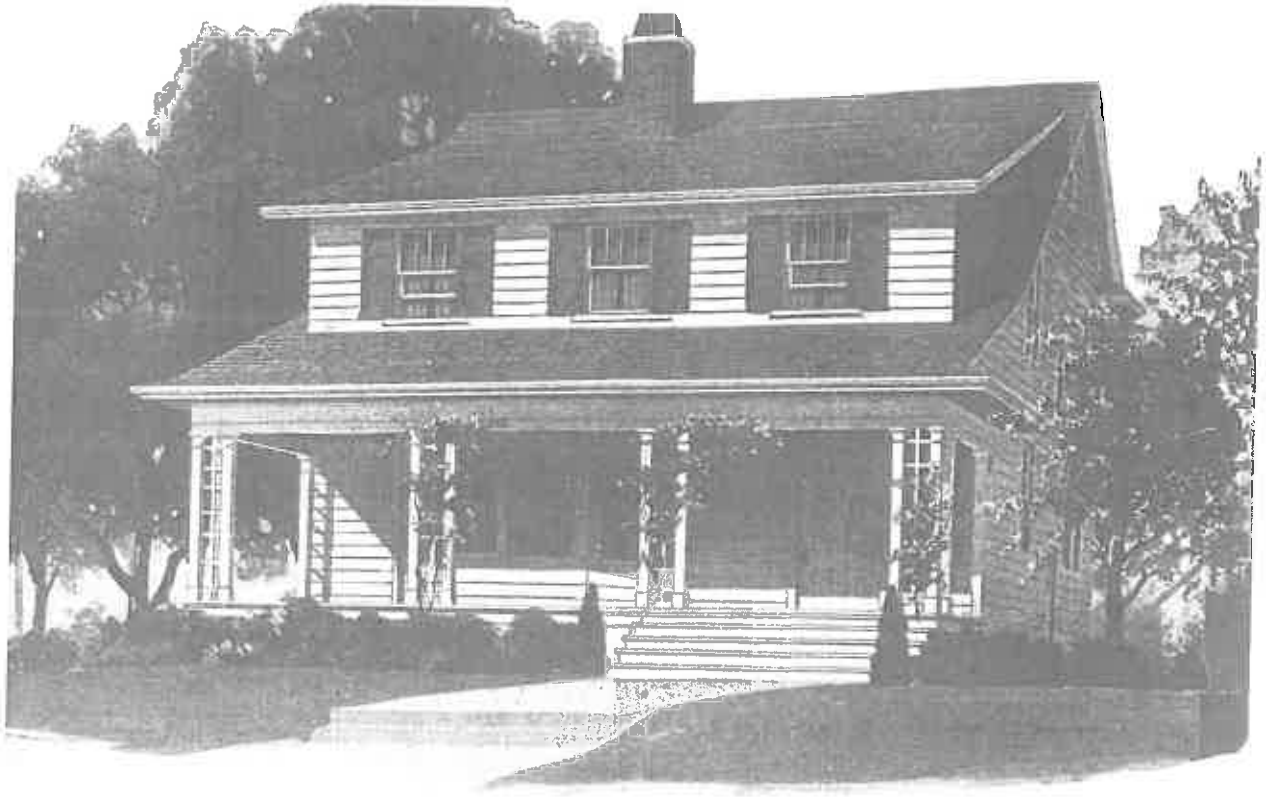


Exhibit B: Architecture Illustrations
1-Story Massing

1 and 1½-Story Massing



2-Story Massing