CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **May 15, 2017**

ITEM: Whisper Rock at Quail Cove, north of Cherrywood Drive and west of S. 50th Place – Approval of Revised Preliminary Plat Landscaping Plan and Extension of Entitlement – Prairie Building and Development - PP-0027802-2015

RESOLUTION: **Approval of a Preliminary Plat**
RESOLUTION: **Approval of Extension of Entitlement**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: David Albright, Prairie Building and Development, is requesting approval of a revised Preliminary Plat for approximately 10.42 acres located north of Cherrywood Drive and west of S. 50th Place. The applicant proposes to revise the landscape plan for the preliminary plat (see Exhibit I - Attachment C – Location Map and Attachment D – Preliminary Plat Landscape Plan). Also, the applicant is requesting an extension of entitlement for the preliminary plat.

Plan and Zoning Commission Action:
Vote: 4-0 approval, Commissioners Brown, Crowley, and Erickson absent
Date: May 8, 2017
Motion: Adopt a resolution recommending the City Council approve the revised Preliminary Plat Landscape request

OUTSTANDING ISSUES: There are no outstanding issues. The applicant is in agreement with the recommended conditions of approval.

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

- Applicant's Request
- History
- City Council Subcommittee – *Development and Planning* (*Not presented due to timing of the request and meeting dates*)
- Staff Review and Comments
  - Revised Preliminary Plat Landscape Plan
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

STAFF REVIEW AND COMMENT: ***Extension of Entitlement*:** On October 5, 2014, the City Council approved a preliminary plat to subdivide property into 18 lots for single family development, one outlot for dedication to the City for parkland, three outlots for common space, and one outlot for storm water detention. On October 3, 2016, the applicant received approval for the extension of this entitlement to October 5, 2017. At this time the applicant is requesting an extension to the entitlement for the preliminary plat to October 5, 2018, as the final plat will not be presented to the City Council by October 5, 2017.

FINDINGS FOR EXTENSION OF ENTITLEMENT: This request has been review by city staff, and based upon that review, the following findings have been made:

1. There have been no changes to the provisions of the comprehensive plan or zoning regulations applicable to the project since the approval of the entitlement;
2. There have been no changes in the character of the site or its surroundings which affect how the standards of the comprehensive plan or zoning regulations apply to the project; and,
3. There have been no changes in the character of the site or its surroundings which detrimentally affect the environment.

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 adopt a resolution to approve the revised Preliminary Plat to revise the landscaping plan, subject to the applicant meeting all City Code requirements. Also staff recommends the City Council adopt a resolution to extend the entitlement for the preliminary plat to October 5, 2018.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
- Attachment B - Location Map
- Attachment C - Preliminary Plat Landscape Plan

Exhibit II - City Council Resolution – Approval of Revised Preliminary Plat

Exhibit III - City Council Resolution – Approval of Extension of Entitlement

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: May 8, 2017

Item: Whisper Rock at Quail Cove, north of Cherrywood Drive and west of S. 50th Place – Approval of Revised Preliminary Plat Landscaping Plan – Prairie Building and Development - PP-0027802-2015

Resolution: Approval of Revised Preliminary Plat Landscape Plan

Requested Action: Approval of Revised Preliminary Plan Landscaping Plan

Case Advisor: Kara Tragesser, AICP

Applicant's Request: David Albright, Prairie Building and Development, is requesting approval of a revised Preliminary Plat for approximately 10.42 acres located north of Cherrywood Drive and west of S. 50th Place. The applicant proposes to revise the landscape plan for the preliminary plat (see Attachment C – Location Map and Attachment D – Preliminary Plat Landscape Plan).

History: This property currently is undeveloped. In 2004, a site plan for 5 condominiums was approved for the site, but never constructed. In 2006, a major modification was approved to construct 27 detached townhomes. After that approval the developer ceased operations and the project was not constructed. On May 5, 2015, the City Council approved a preliminary plat and site plan to construct 22 detached townhomes. That project was not constructed. On June 29, 2015, the City Council approved a rezoning request to change from Residential Medium Density (RM-8) to Single Family Residential (R-1). On August 17, 2015, the Plan & Zoning Commission approved a grading plan to grade the site for single family development. On October 5, 2014, the City Council approved a preliminary plat to subdivide property into 18 lots for single family development, one outlot for dedication to the City for parkland, three outlots for common space, and one outlot for storm water detention. On October 3, 2016, the applicant received approval for the extension of this entitlement to October 5, 2017.

City Council Subcommittee: This item was not presented to the Development and Planning City Council Subcommittee due to timing of the request and meeting dates.

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

Revised Preliminary Plat Landscape Plan: The current landscape plan for the property is based upon the original preliminary plat for townhome development and required a minimum of 25% open space and landscaping according to city code. With the replatting of the property to single family lots, these requirements no longer need to be met. Also, the buffer area adjacent to the single family development to the east, when the zoning was medium density residential, is no longer required since the zoning changed from medium density residential to single family residential. This buffer was removed with the replatting of the property from medium density to single family. The applicant is proposing to remove the landscaping that would have been required for open space. The landscaping required on the west side of the plat for a buffer between the development and the interstate is not changed.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

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

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has

been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the revised Preliminary Plat Landscape Plan to remove open space landscaping, subject to the applicant meeting all City Code requirements and the following:

1. That final landscape plans be submitted for city approval prior to the final plat proceeding to the City Council.

Owner/Applicant: Prairie Building and Development
12119 Stratford Drive
Clive IA 50325
David Albright
515-360-5063

Applicant Rep: Same as Owner

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution – Approval of Revised Preliminary Plat Landscape Plan
Attachment B	-	Location Map
Attachment C	-	Revised Preliminary Plat Landscape Plan

ATTACHMENT A

RESOLUTION NO. PZC-17-036

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A REVISED PRELIMINARY PLAT LANDSCAPE PLAN FOR WHISPER ROCK AT QUAIL COVE

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Prairie Building and Development, has requested approval for a revised Preliminary Plat (PP-002702-2015) to remove open space landscaping in the 10.42 acre property located north of Cherrywood Drive and west of South 50th Place;

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 May 8, 2017, this Commission held a duly-noticed public meeting to consider the application for a revised Preliminary Plat landscape plan for Whisper Rock at Quail Cove;

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

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

SECTION 2. Revised Preliminary Plat (PP-002702-2015) to remove open space landscaping is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 8, 2017.

Chris Costa

Chris Costa, Vice Chairperson
Plan and Zoning Commission

ATTEST:

Michelle Riesenberg

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 May 8, 2017, by the following vote:

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

ATTEST:

Michelle Riesenberg

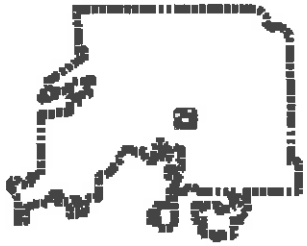
Recording Secretary

S:__Development Projects\Whisper Rock at Quail Cove\Preliminary Plat 2015\PP-002702-2015_SR_Whisper Rock at Quail Cove_Landscape_05-08-2017_PZ.docx

Exhibit A
CONDITIONS OF APPROVAL

1. That final landscape plans be submitted for city approval prior to the final plat proceeding to the City Council.

Whisper Rock at Quail Cove



Legend

- Parcels

671.0 0 335.49 671.0 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.

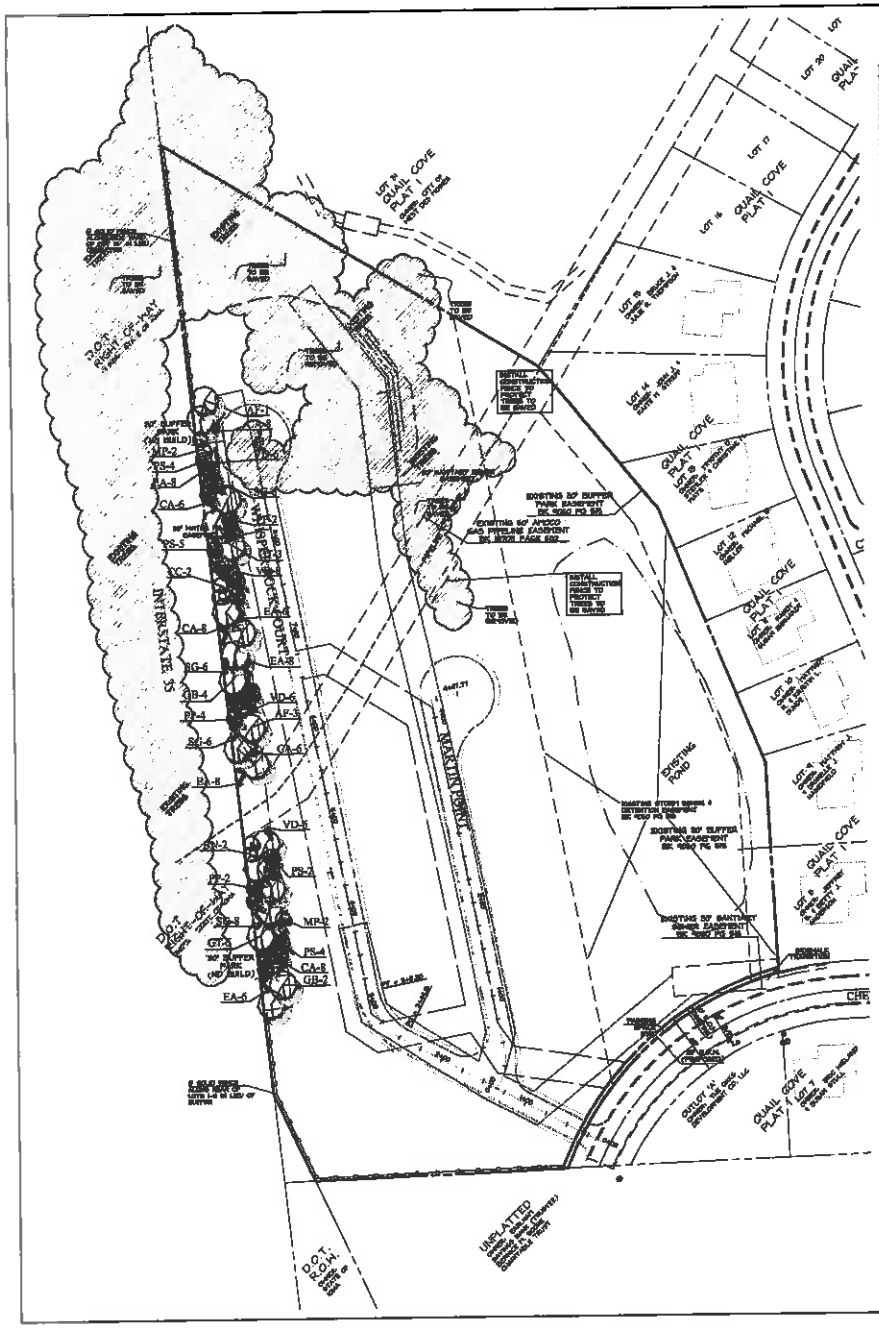
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

PRELIMINARY PLAT/SITE PLAN

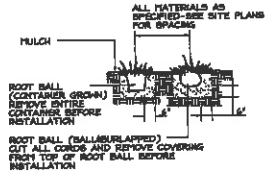
WHISPER ROCK AT QUAIL COVE

Sheet 4 of 5



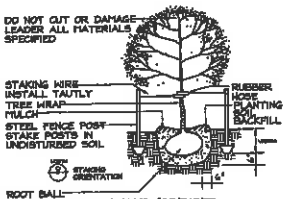
GENERAL NOTES:

1. ANY SUBSTITUTIONS OF MATERIAL IN EITHER SIZE OF SPECIES MUST HAVE APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. LANDSCAPE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN FIELD BEFORE STARTING WORK. LANDSCAPE CONTRACTOR SHALL ALSO MAKE A THOROGH FIELD INVESTIGATION BEFORE WORK BEGINS AND INFORM THE CITY OF WEST DES MOINES OF ANY CORRECTIVE MEASURES NEEDED. ALL DAMAGE TO UTILITIES OF OTHER UNDERGROUND STRUCTURES CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER.
3. THE LANDSCAPE ARCHITECT/OWNER SHALL RETAIN THE RIGHT TO INSPECT ALL MATERIAL BEFORE INSTALLATION, INCLUDING AT THE LANDSCAPE CONTRACTOR'S SOURCE NURSERY.
4. PLANT QUANTITIES SHOWN FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
5. THE LANDSCAPE CONTRACTOR SHALL STAKE OR PRELOCATE ALL MATERIAL FOR APPROVAL PRIOR TO INSTALLATION AND CONTACT LANDSCAPE ARCHITECT @ COOPER CRAWFORD & ASSOCIATES, LLC (224-1344).
6. LANDSCAPE CONTRACTOR RESPONSIBLE FOR FIRST INITIAL WATERING ON SAME DAY OF MATERIAL PLANTING AND SUBSEQUENT WATERINGS FOR A PERIOD OF TWO WEEKS FOLLOWING PLANTING. QUANTITY AND FREQUENCY OF WATERING WILL BE DETERMINED BY LANDSCAPE ARCHITECT AND WEATHER CONDITIONS AT THE TIME.
7. PROTECT ALL EXISTING STRUCTURES INCLUDING SIGNAGE, WILDFLOWER AREAS, PARKING LOTS, BUILDINGS, SIDEWALKS, AND EXISTING TREES. THE SITE TO BE CLEAN AND CLEAR OF ANY DEBRIS RESULTING FROM LANDSCAPE WORK.
8. PLACE A MINIMUM OF 3" OF SHREDDED BARK MULCH AROUND EACH INDIVIDUAL TREE, SHRUB AND PERENNIAL GROUPINGS WHERE SHOWN ON PLAN.
9. ALL DISTURBED TURF AREAS SHALL BE REPLACED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
10. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 - 1996" OR MOST RECENT EDITION.
12. PLANT BED PREPARATION FOR PERENNIAL AND GRASS LOCATIONS - SOIL IN THESE AREAS TO BE AMENDED WITH 2" HORSE MANURE, BLACK COMPOST, OR SPHAGNUM PEAT AND THOROGHLY TILLED IN. A 'DUSTING' OF PERLITE PRIOR TO TILLING WILL ALSO BE REQUIRED. 'TREFLAN' OR APPROVED EQUAL PRE-EMERGENT TO BE APPLIED PRIOR TO PLANTING.
13. NO TREES ARE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
14. THE LANDSCAPING BUFFER ALONG THE INTERSTATE WILL NEED TO BE INSTALLED PRIOR TO THE FINAL PLAT BEING APPROVED.



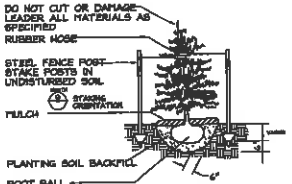
SHRUB PLANTING DETAIL

NO SCALE



DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE



EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE

(WEST) BUFFER PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
OVERSTORY TREES					
6	AF	Acer x freemanii 'Jeffersred' AUTUMN BLAZE FREEMAN MAPLE	2" cal.	B&B	SEE PLAN
4	GB	Ginkgo biloba GINKGO	2" cal.	B&B	SEE PLAN
5	GT	Gleditsia triacanthos 'Inermis' SKYLINE HONEYLOCUST	2" cal.	B&B	SEE PLAN
UNDERSTORY TREES					
2	BN	Betula nigra RIVER BIRCH	8'-10' ht.	B&B	MULTI-STEM
2	CC	Crataegus crusgalli inermis THORNLESS HAWTHORN	6'-7' ht.	B&B	MULTI-STEM
4	MF	Malus species 'Prairifire' PRAIRIFIRE CRABAPPLE	1 1/2" cal.	[illegible]	SEE PLAN
EVERGREEN TREES					
8	PP	Picea pungens glauca COLORADO BLUE SPRUCE	6'-8' ht.	B&B	SEE PLAN
16	PS	Pinus strobus WHITE PINE	6'-8' ht.	[illegible]	SEE PLAN
SHRUBS					
28	CA	Cornus sericea RED-TWIG DOGWOOD	5 gal.	CONT.	SEE PLAN
26	DG	Deutzia x 'Gracilis' GRACILIS DEUTZIA	18"-24" ht.	CONT.	SEE PLAN
26	VD	Viburnum dentatum ARROWWOOD VIBURNUM	18"-24" ht.	CONT.	SEE PLAN
26	EA	Euonymus alatus 'compacta' DWARF BURNINGBUSH	18"-24" ht.	CONT.	SEE PLAN

30' (WEST) BUFFER PARK REQUIREMENT

REQUIRED:
1 OVERSTORY, 2 UNDERSTORY AND 6 SHRUBS PER 36 LF. BUFFER.

BASED ON 642 LF. BUFFER
REMAINING 726 LF. TO BE FENCED IN LIEU OF LANDSCAPING

OVERSTORY TREES - 19
UNDERSTORY TREES - 37
SHRUBS - 110

PROPOSED:
OVERSTORY TREES - 26
EVERGREEN TREES - 36
UNDERSTORY TREES - 12
SHRUBS - 172

EXISTING TREES TO SATISFY THE REMAINDER OF REQUIRED PLANTINGS

BUFFER PARKS

30' BUFFER PARK
(PER WEST DES MOINES ZONING ORDINANCE)

BENCHMARK

BM 8041
Intersection of Grand Avenue and Booneville Road, Southeast corner of intersection, 71.8 feet South of the centerline of Grand Avenue, 572 feet East of the centerline of Booneville Road. Standard Benchmark.

WDM DATUM - 56.57 feet
NAVD88 - 880.56 feet

BM 8042
4000 Block of Commerce Drive, 20 feet North of the centerline of Commerce Drive, 15 feet West of the centerline of concrete entrance to 4025 Commerce Drive. Standard Benchmark.

WDM DATUM - 60.97 feet
NAVD88 - 842.45 feet

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE (MULTI-STEM)
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

IOWA ONE-CALL

COOPER CRAWFORD
& ASSOCIATES, L.L.C
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IA
PHONE: (515) 224-1344 FAX: (515) 224-134

DATE: 4-27-2015
REVISIONS: 9-11-2015
3-03-2017

SCALE: 1"=50'

APPROVED: — INITIALED: — AS-BUILT: —

LANDSCAPE PLAN
WHISPER ROCK AT QUAIL COVE

ATTACHMENT C

EXHIBIT II

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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE REVISED PRELIMINARY PLAT LANDSCAPE PLAN (PP-002705-2015) TO REMOVE OPEN SPACE LANDSCAPE REQUIREMENTS AND LANDSCAPE MATERIALS

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Prairie Building and Development requests approval for a revised preliminary plat to remove open space landscape requirements and landscape materials from the plan for property legally described as:

Legal Description of Property

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

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 May 8, 2017, the Plan and Zoning Commission recommend to the City Council approval of the Revised Preliminary Plat; and

WHEREAS, on May 15, 2017, this City Council held a duly-noticed meeting to consider the application for the Revised Preliminary Plat.

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

SECTION 1. The findings, for approval, in the staff report for the revised preliminary plat, or as amended orally at the City Council hearing on this date, are adopted.

SECTION 2. The Revised Preliminary Plat to remove open space landscape requirements and landscape material from the plan is approved, subject to compliance with all the conditions in the staff report, including conditions added at the Hearing, and attached hereto as Exhibit "A" is approved. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 15, 2017.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

None

EXHIBIT III

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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING AN EXTENSION OF ENTITLEMENT FOR AN APPROVED PRELIMINARY PLAT FOR WHISPER ROCK AT QUAIL COVE LOCATED NORTH OF CHERRYWOOD DRIVE AND WEST OF S. 50TH PLACE TO SUBDIVIDE THE PROPERTY INTO 18 LOTS FOR SINGLE FAMILY DEVELOPMENT, ONE OUTLOT FOR DEDICATION TO THE CITY FOR PARKLAND, THREE OUTLOTS FOR COMMON SPACE, AND ONE OUTLOT FOR STORM WATER DETENTION

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Prairie Building and Development, has requested an extension of entitlement for the approved Preliminary Plat Whisper Rock at Quail Cove:

Legal Description of Property

LOT 30, QUAIL COVE PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

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, May 15, 2017, this City Council held a duly-noticed meeting to consider the request for an extension of entitlement for the approved Whisper Rock at Quail Cove Preliminary Plat to a date of October 5, 2018;

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

SECTION 1. The findings, as stated in the staff report, dated May 15, 2017, or as amended orally at the City Council meeting of May 15, 2017, are adopted.

SECTION 2. EXTENSION OF ENTITLEMENT for Whisper Rock at Quail Cove preliminary plat is approved, subject to compliance with all the conditions in the staff report, dated May 15, 2017, including conditions added at the Hearing, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 15, 2017.

_____
Steve Gaer, Mayor

S:___Development Projects\Whisper Rock at Quail Cove\Preliminary Plat 2015\PP-002702-2015_SR_Whisper Rock at Quail Cove_landsEntitlements_CC_05-15-2017.docx

ATTEST: _____

Ryan Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on May 15, 2017, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST: _____

Ryan Jacobson
City Clerk

EXHIBIT A

None