

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

**Meeting Date:** March 26, 2018

**Item:** Browns Woods Hollow – West of Veterans Parkway and South of Browns Woods Drive – Change the Land Use Designation from Medium Density Residential to Single Family Residential and Rezone property from Medium Density Residential (RM-8) to Browns Woods Hollow Planned Unit Development (Single Family Residential (RS-5)) – City Initiated – CPA-003823-2018/ZC-003792-2018

Resolution: Approval of Comprehensive Plan Amendment

Resolution: Approval of Rezoning Request

**Requested Action:** Recommend approval of an Amendment to the Comprehensive Plan Land Use Map and Zone Change

**Case Advisor:** Mackenzie Locey



**Applicant's Request:** The City of West Des Moines is requesting approval of a Comprehensive Plan Land Use amendment to change the land use designation of property located approximately ¼ mile south of Browns Woods Drive on the west side of Veterans Parkway from Medium Density Residential to Single Family Residential. The City also is requesting the approval of the zone change from Residential Medium Density (RM-8) to Browns Woods Planned Unit Development (PUD) with underlying zoning of Residential Single Family (RS-5). (see Attachment C – Location Map, Attachment A – Land Use Map, and Attachment D - Ordinance).

**History:** The property was approved for voluntary annexation into the city in 1988; subsequently the City of Des Moines sued the City of West Des Moines and the annexation wasn't final until 1991. In 2004, the City Council approved a Comprehensive Plan Amendment to implement a new land use plan in the area bounded by the Raccoon River on the north, I-35 on the West, and the planning area boundaries on the east and south. A consistency rezoning was undertaken for that same area in 2005, resulting in the current land use designations of RM-8. The property is currently undeveloped.

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on March 5, 2018. The committee was supportive of the change.

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

*Comprehensive Plan Land Use Amendment:* Staff requests a change in land use designation of the property from Medium Density Residential to Single Family Residential. The property owner proposed a detached multi-family development on 5,000 sq. ft. 'postage stamp' lots to avoid having a homeowners association to maintain common areas. Staff reviewed the development plan and indicated that the zoning code had no provision to accommodate the proposal due to the size of the postage stamp lot and that Staff would request a change in the Comprehensive Plan Land Use Map to allow a single family development on the property.

*Zone Change:* Staff requests that the zone change from Residential Medium Density (RM-8) to a Browns Wood Hollow Planned Unit Development (PUD) with underlying zoning of Residential Single Family (RS-5). The property owner wishes to provide single family homes on smaller lot sizes to provide a more attainable housing product, however, the RS-5 zoning designation requires that lots greater than 5,000 sq. ft. have larger minimum lot frontages. Staff has been working on a Code amendment to address building separation and bulk requirements for residential development. In analysis of the provision of the larger street frontage requirement with a greater lot size in the RS zoning district, staff could not find a valid reason for requiring the additional width as all other bulk regulations can be met with the smaller lot width. Staff will be recommending removal of that requirement. Instead of delaying the applicant until the amendment is formally approved by the City Council, the use of a PUD was recommended.

**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 March 16th, notice for the March 26, 2018, Plan and Zoning Commission and April 2, 2018, 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 March 9, 2018.

**Staff Recommendation and Conditions of Approval - Comprehensive Plan Amendment:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of a Comprehensive Plan Land Use Map change for property lying west of Veterans Parkway approximately one quarter mile south of SE Browns Woods Drive from Medium Density Residential (MD) to Single Family Residential (SF) as illustrated in staff report Attachment A - Resolution. Staff notes that this amendment is not required for the rezoning to occur; however is being requested for map clarity.

**Staff Recommendation and Conditions of Approval – Rezoning Request:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending to the City Council approval of a zone change for property lying west of Veterans Parkway approximately one quarter mile south of SE Browns Woods Drive from Residential Medium Density (RM-8) to a Browns Woods Planned Unit Development (PUD) with underlying zoning of Residential Single Family (RS-5).

**ATTACHMENTS:**

- Attachment A - Plan and Zoning Commission Resolution – Comprehensive Plan Land Use Map Amendment
  - Exhibit A - Legal Description
  - Exhibit B - Land Use Map
- Attachment B - Plan and Zoning Commission Resolution – Zone Change
  - Exhibit A - Legal Description
  - Exhibit B - Zone Change Map
- Attachment C - Location Map
- Attachment D - Proposed Ordinance
  - Exhibit A - Sketch Plan

# ATTACHMENT A

## RESOLUTION NO. PZC-18-012

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE COMPREHENSIVE PLAN LAND USE MAP AMENDMENT (CPA-003823-2018) FOR THE PURPOSE OF CHANGING THE LAND USE DESIGNATION OF PROPERTY LOCATED WEST OF VETERANS PARKWAY APPROXIMATELY ONE QUARTER MILE SOUTH OF SE BROWNS WOODS DRIVE FROM MEDIUM DENSITY RESIDENTIAL TO SINGLE FAMILY RESIDENTIAL**

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

### **Legal Description**

See Exhibit A

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

**WHEREAS**, on March 26, 2018, this Commission held a duly-noticed public hearing to consider the application for Comprehensive Plan Amendment (CPA-003823-2018);

**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 Medium Density Residential (MD) to Single Family Residential (SF) for property legally described in Exhibit A and illustrated in Exhibit B is recommended to the City Council for approval.

**PASSED AND ADOPTED on March 26, 2018.**

\_\_\_\_\_  
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 March 26, 2018, by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary

**EXHIBIT A**  
**Legal Description**

**EXHIBIT A**

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

Beginning at the West 1/4 Corner of section 26, Township 78 North, Range 25 West of 5th P.M., West Des Moines, Polk County, Iowa; thence S00°18'26"E, 420.19 feet along the West line of said section 26; thence S89°34'26"E, 1716.54 feet to the Westerly Right-of -Way of Veterans Parkway as it is presently established and to a non-tangent 1554.52 feet radius curve concave to the Northwest; thence Southwesterly 452.09 feet along said Westerly Right-of-Way and said curve, said curve has a chord length of 450.50 feet and a chord bearing of S24°04'33"W, to the South line of said Northwest 1/4; thence N89°51'14"W, 1529.98 feet along said South line to the West 1/4 Corner of section 26 and the Point of Beginning.

Said tract of land contains 15.623 acres more or less.

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

**ATTACHMENT B**

**RESOLUTION NO. PZC -18-013**

**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-003792-2016) FOR THE PURPOSE OF CHANGING THE ZONING OF PROPERTY LOCATED WEST OF VETERANS PARKWAY APPROXIMATELY ONE QUARTER MILE SOUTH OF SE BROWNS WOODS DRIVE FROM MEDIUM DENSITY RESIDENTIAL (RM-8) TO A BROWNS WOODS HOLLOW PLANNED UNIT DEVELOPMENT WITH UNDERLYING ZONING OF RESIDENTIAL SINGLE FAMILY (RS-5)**

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

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

**WHEREAS**, on March 26, 2018, this Commission held a duly-noticed hearing to consider the application for the Rezoning Request (ZC-003792-2018);

**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 March 26, 2018, or as amended orally at the Plan and Zoning Commission hearing of March 26, 2018, are adopted.

**SECTION 2.** REZONING REQUEST (ZC-003792-2018) to change the zoning of the property legally described in Exhibit B and illustrated in Exhibit C is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated March 26, 2018, 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 March 26, 2018.

\_\_\_\_\_  
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 March 26, 2018, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary

**EXHIBIT A**  
**Legal Description**

**EXHIBIT A**

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

Beginning at the West 1/4 Corner of section 26, Township 78 North, Range 25 West of 5th P.M., West Des Moines, Polk County, Iowa; thence S00°18'26"E, 420.19 feet along the West line of said section 26; thence S89°34'26"E, 1716.54 feet to the Westerly Right-of -Way of Veterans Parkway as it is presently established and to a non-tangent 1554.52 feet radius curve concave to the Northwest; thence Southwesterly 452.09 feet along said Westerly Right-of-Way and said curve, said curve has a chord length of 450.50 feet and a chord bearing of S24°04'33"W, to the South line of said Northwest 1/4 ; thence N89°51'14"W, 1529.98 feet along said South line to the West 1/4 Corner of section 26 and the Point of Beginning.

Said tract of land contains 15.623 acres more or less.

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

# Browns Woods Hollow Location Map



- Legend**
- Corporate Limits
  - Parcels



1: 9,028

1,504.7  
0 752.33 1,504.7 Feet

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

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City of West Des Moines, Iowa

Prepared by: M. Locey, 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 # \_\_\_\_\_

**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, by changing the following legally described property from “Unzoned” to **Browns Woods Hollow Planned Unit Development (PUD)** of West Des Moines, Iowa:

**Legal Description**

A TRACT OF LAND BEING A PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 25 WEST OF 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA; THENCE S00°18'26"E, 420.19 FEET ALONG THE WEST LINE OF SAID SECTION 26; THENCE S89°34'26"E, 1716.54 FEET TO THE WESTERLY RIGHT-OF-WAY OF VETERANS PARKWAY AS IT IS PRESENTLY ESTABLISHED AND TO A NON-TANGENT 1554.52 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY 452.09 FEET ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 450.50 FEET AND A CHORD BEARING OF S24°04'33"W, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 ; THENCE N89°51'4"W, 1529.98 FEET ALONG SAID SOUTH LINE TO THE WEST 1/4 CORNER OF SECTION 26 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 15.623 ACRES MORE OR LESS. SAID TRACT OF LAND BEING SUBJECT TO ALL EASEMENTS OF RECORD.

**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 Browns Woods Hollow PUD marked Exhibit "A". Wherever conflict occurs between the written text in this document and the notations on the Sketch Plan, the written text shall prevail. 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.



**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:

- A. Preliminary Plat and Final Plat: The area included within the PUD shall be platted in accordance with the City's Subdivision Ordinance. Parcels identified on a plat as Outlots shall be unbuildable until such time that the Outlot is re-platted into a developable lot via the Preliminary and Final Platting processes.

**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:

- A. 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 Browns Woods Hollow 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 and the cost of all streets, storm sewers, sanitary sewers, drainageway improvements, detention basins, water mains, buffers and other improvements as required for rights-of-way or public easements within the Browns Woods Hollow PUD, unless otherwise approved by the City Council.
  6. 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.
  7. 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.
  8. Mailboxes: The Developer shall be responsible for installation of any required Cluster Box Units (CBUs / mailboxes) as per the local U.S. Postal Service Post Office.

**SECTION 5. 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 Parks and Recreation Department, detailing the specifics related to the Parkland Dedication requirements for the development of any area contained within the PUD is required prior to the associated Final Plat being approved.

**SECTION 6. MASTER PROPERTY OWNERS ASSOCIATION:** If deemed applicable, proper action shall be taken to establish a master property owners association. The Browns Woods Hollow property owners association shall be responsible for the ongoing upkeep and maintenance of any privately owned common grounds such as the buffer parks, storm water detention facilities, greenways, 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 7. 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:

- A. Parcel A: All general use regulations and provisions set forth in Title 9, Zoning of the West Des Moines City Code for Residential Single Family (RS-5) zoning district shall apply to Parcel A as identified on the PUD sketch (Exhibit A), unless noted otherwise in this ordinance.
  - 1. All lots shall be a minimum of fifty feet (50') in width, except corner lots which shall provide an additional 25'. No additional lot width shall be required on those non-corner lots which exceed 5,000 square feet in lot size.

**SECTION 8. ARCHITECTURE:** The intent is to provide a variety of building façades throughout this development for visual interest. This may be accomplished by such things as variety of building types, attention in application of exterior building details, use of various window and doors styles, change in building mass or roof forms, and varied use of materials and colors.

- A. Buildings should use materials such as brick, stone, stucco, siding or shakes, decorative trim or combination of materials to enhance architectural style and building elements. Exterior designs should implement appropriately scaled trim to provide detailing, rationalize façade changes, and provide visual interest. Changes in materials should generally be aligned with changes in plane or roof form to emphasize these changes in building mass. 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 start and stop at changes in wall plane or wrap corners a suitable distance 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.
- B. Entrances into buildings should be easily identified through the use of building design and detailing. Buildings in which the garage projects in front of the main plane and/or entry to the house should look for ways to draw visual attention to the entry and away from the garage. Projected or recessed entryways, porches or extended rooflines along with changes in building material are examples that can create this effect.
- C. Detached garages should be clad in the same materials and incorporate similar architectural details of the primary buildings with the use of roof forms, windows, doors and other facade detailing.

**SECTION 9. LANDSCAPING:** Buffering between districts or parcels and uses shall be required as set forth in Title 9, Chapter 5 and Chapter 19 of the Zoning Ordinance, except as noted otherwise in this Ordinance.

- A. All double frontage lots shall provide a minimum 30' buffer in accordance with city code. Rear yard setbacks for single family lots are measured from the interior boundary of the buffer.
- B. No buffer shall be required along the western boundary of the property.
- C. A 30' Buffer Park shall be provided for all lots adjacent to Veterans Parkway, with landscaping according to Title 9, Chapter 19.
- D. If the parcel to the south is already developed as Residential Medium Density at the time of the development of this parcel, a 30' Buffer Park shall be required along the southern boundary of the parcel due to this change of land use to a lesser density land use than the property to the south. If the property to the south is approved for a zone change to a lesser density, then the buffer is no longer required.
- E. Trees that will encroach into any vehicle or pedestrian use area or travel lane shall be of a variety that will accommodate pruning to allow for the minimum clearance height (fourteen feet (14') over vehicle travel lanes; eight feet (8') over pedestrian travel lanes) without adversely affecting the overall natural shape of the variety. Maintaining trees to these clearance levels is the responsibility of the property owner.
- F. No vegetation which obstructs visibility shall be located within the site triangle of intersecting streets and drives.

**SECTION 10. SIGNAGE REGULATIONS:** Signage shall comply with all provisions and standards of Title 9, Chapter 18 of the West Des Moines City Code for the Residential Single Family (RS-5) zoning district.

**SECTION 11. STORM WATER MANAGEMENT:** Storm Water Management Plans prepared by a Professional Engineer licensed in the State of Iowa, will be required in conjunction with the submittal of a Preliminary Plat. All Storm Water Management Plans 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 any development proposal.

At time of platting ownership and repair and maintenance 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.

**SECTION 12. PUBLIC IMPROVEMENTS AND RIGHT-OF-WAY DEDICATION:** 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 will comply with all City Ordinances. At the time of subdivision platting into developable lots, the subdivider shall construct, provide the necessary surety or city acceptable agreements to provide for the construction and/or installation of all required public infrastructure improvements in accordance with the City's Subdivision Ordinance.

**SECTION 13. TRAFFIC REPORTS:** A Traffic Impact Study (Traffic Report) dated February 20, 2018, has been prepared by the City of West Des Moines for the Browns Woods Hollow development. The Traffic Report caps the traffic generated from all property within this PUD at 489 average daily trips, with 36 AM peak hour trips and 46 PM peak hour trips. The Traffic Report, along with previous studies for the area, outlines the ultimate geometry for the major roadways in the vicinity of the Browns Woods Hollow development. Prior to, or in conjunction with the subdivision of any parcel, or portion of a parcel, the Developer shall have the traffic report reviewed by the City's traffic consultant to ensure that the provisions and assumptions of the original traffic report are still valid and applicable.

**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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Steven K. Gaer, Mayor

**ATTEST:**

\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

I certify that the foregoing was published as Ordinance No. \_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 2018.

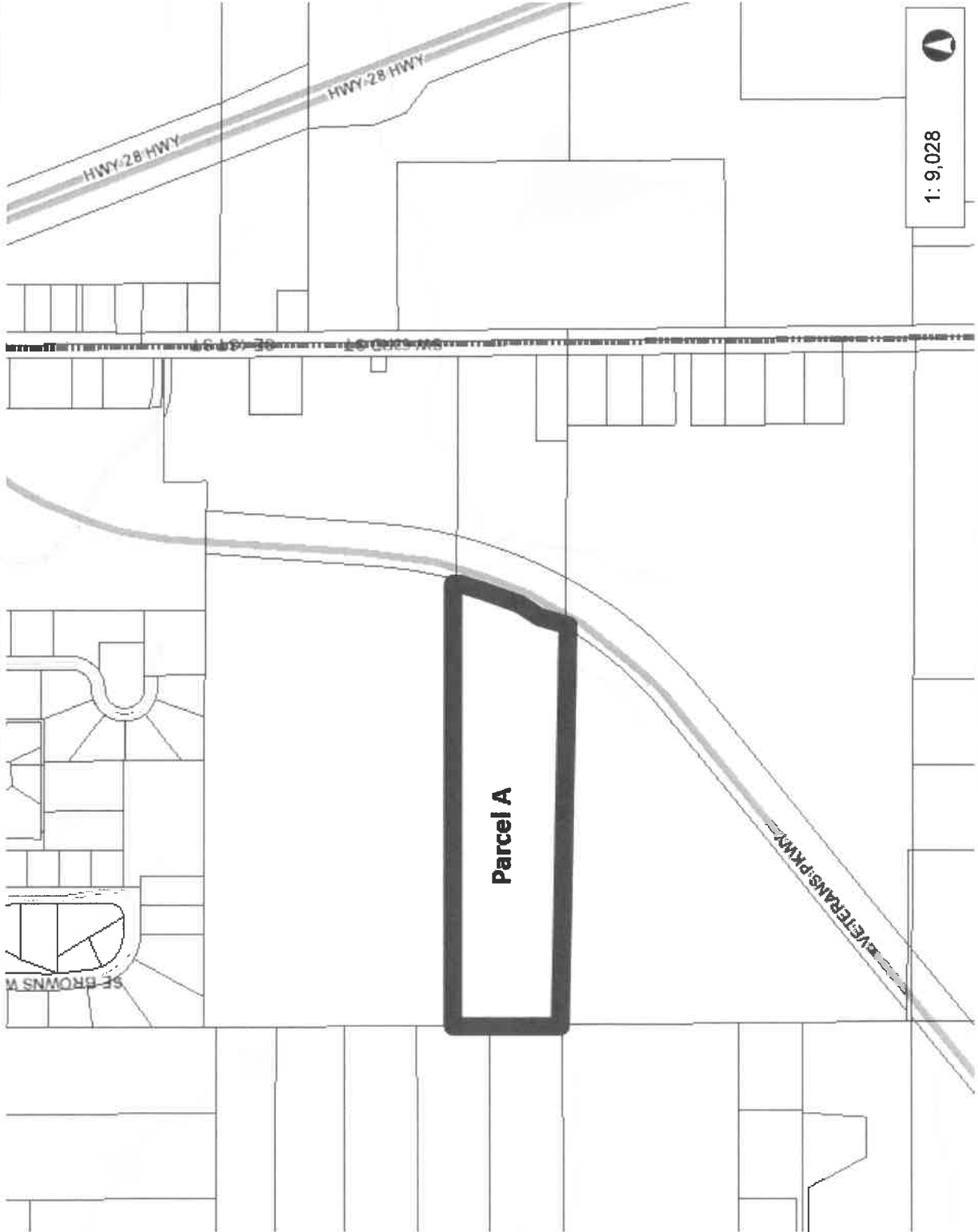
\_\_\_\_\_  
Ryan T. Jacobson, City Clerk

# Browns Woods Hollow Planned Unit Development



## Legend

- Corporate Limits
- Parcels



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



1,504.7  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City of West Des Moines, Iowa

EXHIBIT A