CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 11, 2018

ITEM: Cedar Ridge, Northwest corner of Mills Civic Parkway and S. 88th Street – Amend the Comprehensive Plan Land Use Map to change the land use designation for approximately 9.31 acres from Office and Medium Density Residential to Single-Family Residential, approximately 1.3 acres from Single-Family Residential to Medium Density Residential and approximately 13.48 acres from Office to High Density Residential and 2.28 acres from Medium Density Residential to Open Space and rezone 34.73 acres from "Unzoned" to Cedar Ridge PUD– Chayse Holdings LLC – ZC-003839-2018/CPA-003840-2018

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

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Chayse Holdings LLC, represented by Jared Murray of Civil Design Advantage, is requesting approval of a Comprehensive Plan Land Use amendment and establishment of a Planned Unit Development (PUD) for that property located at the northwest corner of the intersection of Mills Civic Parkway and S. 88th Street. The applicant is requesting the Comprehensive Plan Amendment to change approximately 9.31 acres from Office and Medium Density Residential to Single-Family Residential, approximately 1.3 acres from Single-Family Residential to Medium Density Residential and approximately 13.48 acres from Office to High Density Residential.

Upon changing the Comprehensive Plan Land Use designations on the property, the applicant is requesting the establishment of a Planned Unit Development (PUD) to govern the development of a Continuum Care Retirement Community, a Special Needs Residential Community, detached townhomes and single-family homes.

Plan and Zoning Commission Action:
Vote: 6-0 Approval, Commissioner Costa was absent.
Date: June 4, 2018
Motion: Adopt a resolution recommending the City Council approve an amendment to the Comprehensive Plan, Land Use Map and Rezoning from 'Unzoned' to Planned Unit Development (PUD).

Plan and Zoning Commission Discussion:
Two owners of property directly adjacent to the western edge of this development spoke at the Commission meeting voicing concern about future access to their property. Both individuals own lots from the original Cedar Ridge subdivision plat that was approved by Dallas County in 1980. That plat was recorded and at some point, lots were sold. However, the construction and dedication of public improvements such as streets did not occur. The adjacent property owners were seeking assurance that once this proposal developed they would have to access to their property. During the hearing, the developer confirmed that he would ensure they have access to their properties and agreed to add language to the PUD. With the developer's consent, staff has added the following language to the PUD Section 4 to assure access is provided:

> *11. Access to Adjacent Properties: The Developer shall provide street, sanitary and water utilities connections to a point that is adjacent and available to properties directly west of Parcel D.*

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions.

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 & Planning: April 16, 2018*
- Staff Review and Comments

- Comprehensive Plan Consistency
- Noticing Information
- Staff Recommendations and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

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 an amendment to the Comprehensive Plan Land Use Map for approximately 9.31 acres from Office and Medium Density Residential to Single-Family Residential, approximately 1.3 acres from Single-Family Residential to Medium Density Residential and approximately 13.48 acres from Office to High Density Residential and 2.28 acres from Medium Density Residential to Open Space and rezone 34.73 acres from "Unzoned" to Cedar Ridge PUD, subject to the applicant meeting all City Code requirements.

Lead Staff Member: J. Bradley Munford

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	*Des Moines Register*	
Date(s) Published	May 30, 2018	
Letter sent to surrounding property owners		May 25, 2018

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	4/16/2018		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution – Comprehensive Plan Amendment
- Attachment B - Plan and Zoning Commission Resolution – Rezoning
  - Exhibit A - Conditions of Approval
- Attachment C - Location Maps
- Attachment D Proposed PUD Ordinance *(moved to Exhibit II)*

Exhibit II - Council Resolution – Approval of Comprehensive Plan Amendment

Exhibit III - Proposed PUD Ordinance

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: June 4, 2018

Item: Cedar Ridge, Northwest corner of the intersection of Mills Civic Parkway and S. 88th Street – Amend the Comprehensive Plan Land Use Map to change the land use designation for approximately 9.31 acres from Office and Medium Density Residential to Single-Family Residential, 9.10 acres from Medium Density Residential and Single-Family Residential to Medium Density Residential and approximately 13.48 acres from Office To High Density Residential and establish a Planned Unit Development (PUD) to allow development of a Continuum Care Retirement Community, a Special Needs Community, detached townhomes and single-family homes.– Chayse Holdings LLC – ZC-003839-2018/CPA-003840-2018

Requested Action: Recommend approval of a Comprehensive Plan Amendment and Rezoning request establish a Planned Unit Development (PUD)

Case Advisor: J. Bradley Munford, Planner

Applicant's Request: The applicant, Chayse Holdings LLC, represented by Jared Murray of Civil Design Advantage, is requesting approval of both a Comprehensive Plan Land Use amendment and establishment of a Planned Unit Development (PUD) for that property located at the Northwest corner of the intersection of Mills Civic Parkway and S. 88th Street. The applicant is requesting the Comprehensive Plan Amendment to change approximately 9.31 acres from Office and Medium Density Residential to Single-Family Residential, 9.10 acres from Medium Density Residential and Single-Family Residential to Medium Density Residential and approximately 13.48 acres from Office To High Density Residential.

Upon changing the Comprehensive Plan Land Use designations on the property, the applicant is also requesting the establishment of a Planned Unit Development (PUD) to allow development of a Continuum Care Retirement Community, a Special Needs Community, detached townhomes and single-family homes.

History: The Cedar Ridge subdivision was platted in Dallas County September 19, 1980. Lots 1-8 were developed as single family homes, but Lots 9-46 never developed. The area was annexed into the city in 2007 as a part of the PCarroll Annexation. On August 7, 2017 the City Council approved RE-1A zoning designation for Lots 1-8 of the Cedar Ridge subdivision. Zoning for the remainder of the subdivision has never been established. However, in 2010 the Comprehensive Plan designated Lots 9-20 and 35-46 of Cedar Ridge as Office, Lots 21-24 and 31-34 as Medium Density Residential and Lot 30 as Single Family Residential.

City Council Subcommittee: This request to amend the Comprehensive Plan Land Use and establish the Cedar Ridge Planned Unit Development was reviewed by the Development and Planning City Council Subcommittee on April 16, 2018. The Subcommittee was supportive of the request.

Staff Review and Comment: There are no outstanding issues. Staff would note that subsequent to the amendment to the Comprehensive Plan and establishment of the PUD, the applicant will be submitting Preliminary and Final Plats to create the necessary lots and Site Plans detailing the development of the Medium and High Density ground.

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 May 30, 2018, a notice of the June 4, 2018, Plan and Zoning Commission and June 11, 2018 City Council public hearings was published in the *Des Moines Register*. Notice of this public hearing also was mailed to all surrounding property owners within 370 feet of the subject property on May 25, 2018.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution recommending the City Council approve an amendment to the Comprehensive Plan Land Use Map for approximately 9.31 acres from Office and Medium Density Residential to Single-Family Residential, 9.10 acres from Medium Density Residential and Single-Family Residential to Medium Density Residential and approximately 13.48 acres from Office to High Density Residential and establishing the Cedar Ridge Planned Unit Development to allow development of a Continuum Care Retirement Community, a Special Needs Community, detached townhomes and single-family homes, subject to the applicant meeting all City Code requirements.

Applicant:

Chayse Holdings LLC
Toby Torstenson
9550 Hickman Road Suite 101
Clive, Iowa 50325
Toby@priorityexc.com

Applicant Representative:

Civil Design Advantage
Jared Murray
3405 SE Crossroads Drive, Suite G
Grimes, Iowa 50111
Jaredm@cda-eng.com

Attachments:

Attachment A - Plan and Zoning Commission Resolution – Comprehensive Plan Amendment
Attachment B - Plan and Zoning Commission Resolution – PUD Amendment
Exhibit A - Conditions
Attachment C - Location Maps
Attachment D - Proposed PUD Ordinance Amendment

RESOLUTION NO. PZC–18–029

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 9.31 ACRES FROM OFFICE AND MEDIUM DENSITY RESIDENTIAL TO SINGLE-FAMILY RESIDENTIAL, 9.10 ACRES FROM MEDIUM DENSITY RESIDENTIAL AND SINGLE-FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND APPROXIMATELY 13.48 ACRES FROM OFFICE TO HIGH DENSITY RESIDENTIAL

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Chayse Holdings LLC, has requested an amendment to the Comprehensive Plan Land Use Map (CPA-003840-2018) to change the land use designation of approximately 9.31 acres from Office and Medium Density Residential to Single-Family Residential, 9.10 acres from Medium Density Residential and Single-Family Residential to Medium Density Residential and approximately 13.48 acres from Office to High Density Residential located within part of the area legally described as:

Legal Description

OUTLOT 'V', SILVERWOOD PLAT 1 AND A PART OF CEDAR RIDGE, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 30, SAID CEDAR RIDGE; THENCE NORTH 83°12'37" EAST ALONG THE NORTH LINE OF SAID CEDAR RIDGE, 704.67 FEET; THENCE SOUTH 06°47'23" EAST, 2.00 FEET; THENCE NORTH 83°12'37" EAST, 824.12 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 42.41 FEET AND WHOSE CHORD BEARS SOUTH 48°11'42" EAST, 37.50 FEET; THENCE SOUTH 00°23'58" WEST, 22.25 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 2560.00 FEET, WHOSE ARC LENGTH IS 100.80 FEET AND WHOSE CHORD BEARS SOUTH 00°43'43" EAST, 100.80 FEET; THENCE SOUTH 02°14'40" EAST, 244.50 FEET; THENCE SOUTH 07°21'24" EAST, 536.70 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'V'; THENCE SOUTH 37°29'00" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'V', 42.61 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'V'; THENCE SOUTH 37°29'00" WEST, 56.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2082.50 FEET, WHOSE ARC LENGTH IS 746.67 FEET AND WHOSE CHORD BEARS SOUTH 71°01'12" WEST, 742.68 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1931.19 FEET, WHOSE ARC LENGTH IS 257.39 FEET AND WHOSE CHORD BEARS SOUTH 67°51'27" WEST, 257.20 FEET TO THE EAST LINE OF LOT 8, SAID CEDAR RIDGE; THENCE NORTH 00°23'44" EAST ALONG SAID EAST LINE, 279.00 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID CEDAR RIDGE; THENCE SOUTH 83°08'48" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 299.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 00°23'08" EAST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 123.71 FEET TO THE SOUTHEAST CORNER OF LOT 25, SAID CEDAR RIDGE; THENCE NORTH 34°45'12" WEST ALONG THE EASTERLY LINE OF SAID LOT 25, A DISTANCE OF 476.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF LOTS 25 AND 26, AND THE EASTERLY LINE OF LOT 27, SAID CEDAR RIDGE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 274.39 FEET AND WHOSE CHORD BEARS NORTH 65°43'07" WEST, 90.55 FEET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOT 28, SAID CEDAR RIDGE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 35.79 FEET AND WHOSE CHORD BEARS NORTH 44°47'17" EAST, 35.03 FEET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOTS 28 AND 29, SAID CEDAR RIDGE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 219.74 FEET, WHOSE ARC LENGTH IS 169.18 FEET AND WHOSE CHORD BEARS NORTH

40°31'29" EAST, 165.04 FEET TO THE SOUTHWEST CORNER OF LOT 30, SAID CEDAR RIDGE; THENCE NORTH 26°25'48" WEST ALONG THE WEST LINE OF SAID LOT 30, A DISTANCE OF 242.80 FEET TO THE POINT OF BEGINNING.

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 June 4, 2018, this Commission held a duly-noticed hearing to consider the application for Comprehensive Plan Amendment (CPA-003840-2018);

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 from 9.31 acres from Office and Medium Density Residential to Single-Family Residential, 9.10 acres from Medium Density Residential and Single-Family Residential to Medium Density Residential and approximately 13.48 acres from Office to High Density Residential generally located at the Northwest corner of the intersection of Mills Civic Parkway and S. 88th Street is recommended to the City Council for approval.

PASSED AND ADOPTED on June 4, 2018.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Jennifer Canaday
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 June 4, 2018, by the following vote:

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

ATTEST:

Jennifer Canaday
Recording Secretary

RESOLUTION NO. PZC -18-030

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN ORDINANCE ESTABLISHING THE CEDAR RIDGE PUD

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Chayse Holdings LLC, has requested approval of a rezoning to establish the Cedar Ridge PUD, for that 34.73 acre property generally located at the Northwest corner of the intersection of Mills Civic Parkway and S. 88th Street and legally described as:

Legal Description

OUTLOT 'V', SILVERWOOD PLAT 1 AND A PART OF CEDAR RIDGE, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 30, SAID CEDAR RIDGE; THENCE NORTH 83°12'37" EAST ALONG THE NORTH LINE OF SAID CEDAR RIDGE, 704.67 FEET; THENCE SOUTH 06°47'23" EAST, 2.00 FEET; THENCE NORTH 83°12'37" EAST, 824.12 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 42.41 FEET AND WHOSE CHORD BEARS SOUTH 48°11'42" EAST, 37.50 FEET; THENCE SOUTH 00°23'58" WEST, 22.25 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 2560.00 FEET, WHOSE ARC LENGTH IS 100.80 FEET AND WHOSE CHORD BEARS SOUTH 00°43'43" EAST, 100.80 FEET; THENCE SOUTH 02°14'40" EAST, 244.50 FEET; THENCE SOUTH 07°21'24" EAST, 536.70 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'V'; THENCE SOUTH 37°29'00" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'V', 42.61 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'V'; THENCE SOUTH 37°29'00" WEST, 56.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2082.50 FEET, WHOSE ARC LENGTH IS 746.67 FEET AND WHOSE CHORD BEARS SOUTH 71°01'12" WEST, 742.68 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1931.19 FEET, WHOSE ARC LENGTH IS 257.39 FEET AND WHOSE CHORD BEARS SOUTH 67°51'27" WEST, 257.20 FEET TO THE EAST LINE OF LOT 8, SAID CEDAR RIDGE; THENCE NORTH 00°23'44" EAST ALONG SAID EAST LINE, 279.00 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID CEDAR RIDGE; THENCE SOUTH 83°08'48" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 299.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 00°23'08" EAST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 123.71 FEET TO THE SOUTHEAST CORNER OF LOT 25, SAID CEDAR RIDGE; THENCE NORTH 34°45'12" WEST ALONG THE EASTERLY LINE OF SAID LOT 25, A DISTANCE OF 476.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF LOTS 25 AND 26, AND THE EASTERLY LINE OF LOT 27, SAID CEDAR RIDGE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 274.39 FEET AND WHOSE CHORD BEARS NORTH 65°43'07" WEST, 90.55 FEET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOT 28, SAID CEDAR RIDGE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 35.79 FEET AND WHOSE CHORD BEARS NORTH 44°47'17" EAST, 35.03 FEET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOTS 28 AND 29, SAID CEDAR RIDGE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 219.74 FEET, WHOSE ARC LENGTH IS 169.18 FEET AND WHOSE CHORD BEARS NORTH 40°31'29" EAST, 165.04 FEET TO THE SOUTHWEST CORNER OF LOT 30, SAID CEDAR RIDGE; THENCE NORTH 26°25'48" WEST ALONG THE WEST LINE OF SAID LOT 30, A DISTANCE OF 242.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.73 ACRES (1,512,925 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is

made a part of this record and herein incorporated by reference;

WHEREAS, on June 4, 2018, this Commission held a duly-noticed hearing to consider the application for Rezoning Request (ZC-003839-2018);

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 June 4, 2018, or as amended orally at the Plan and Zoning Commission hearing of June 4, 2018, are adopted.

SECTION 2. REZONING REQUEST (ZC-003839-2018) to establish the Cedar Ridge PUD is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated June 4, 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 June 4, 2018.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Jennifer Canaday
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 June 4, 2018, by the following vote:

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

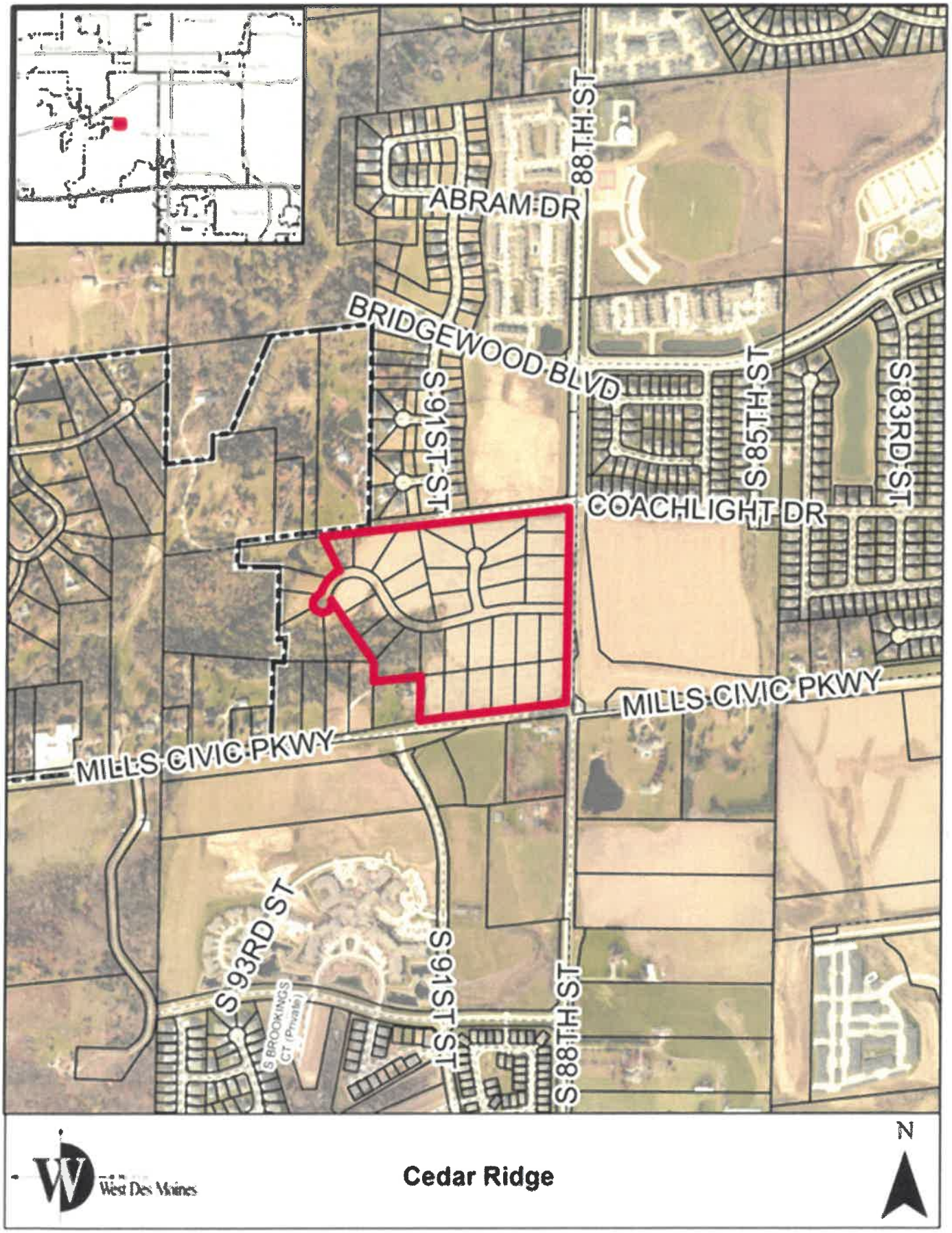
ATTEST:

Jennifer Canaday
Recording Secretary

Exhibit A
CONDITIONS

1. No Conditions of Approval

ATTACHMENT C



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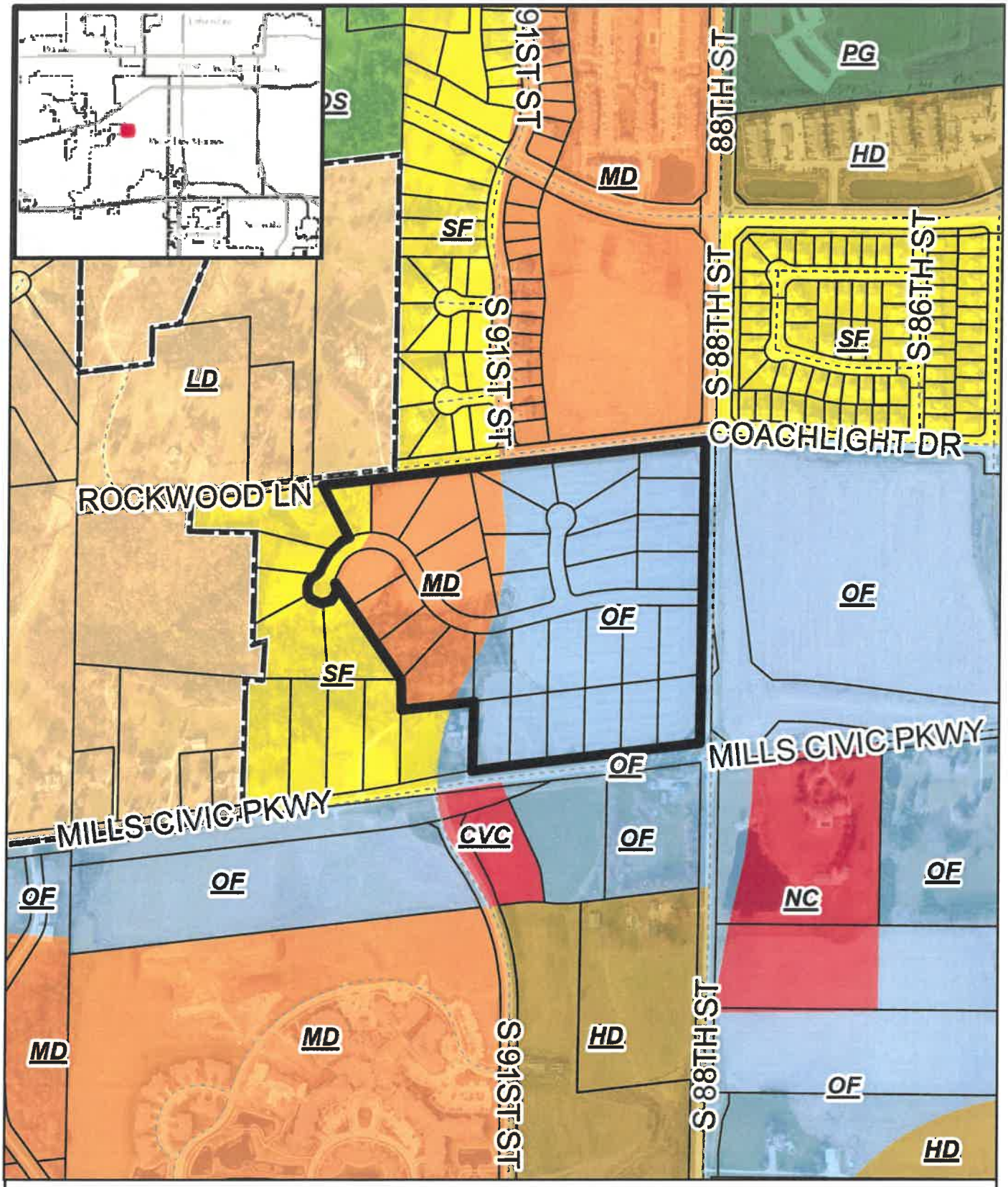
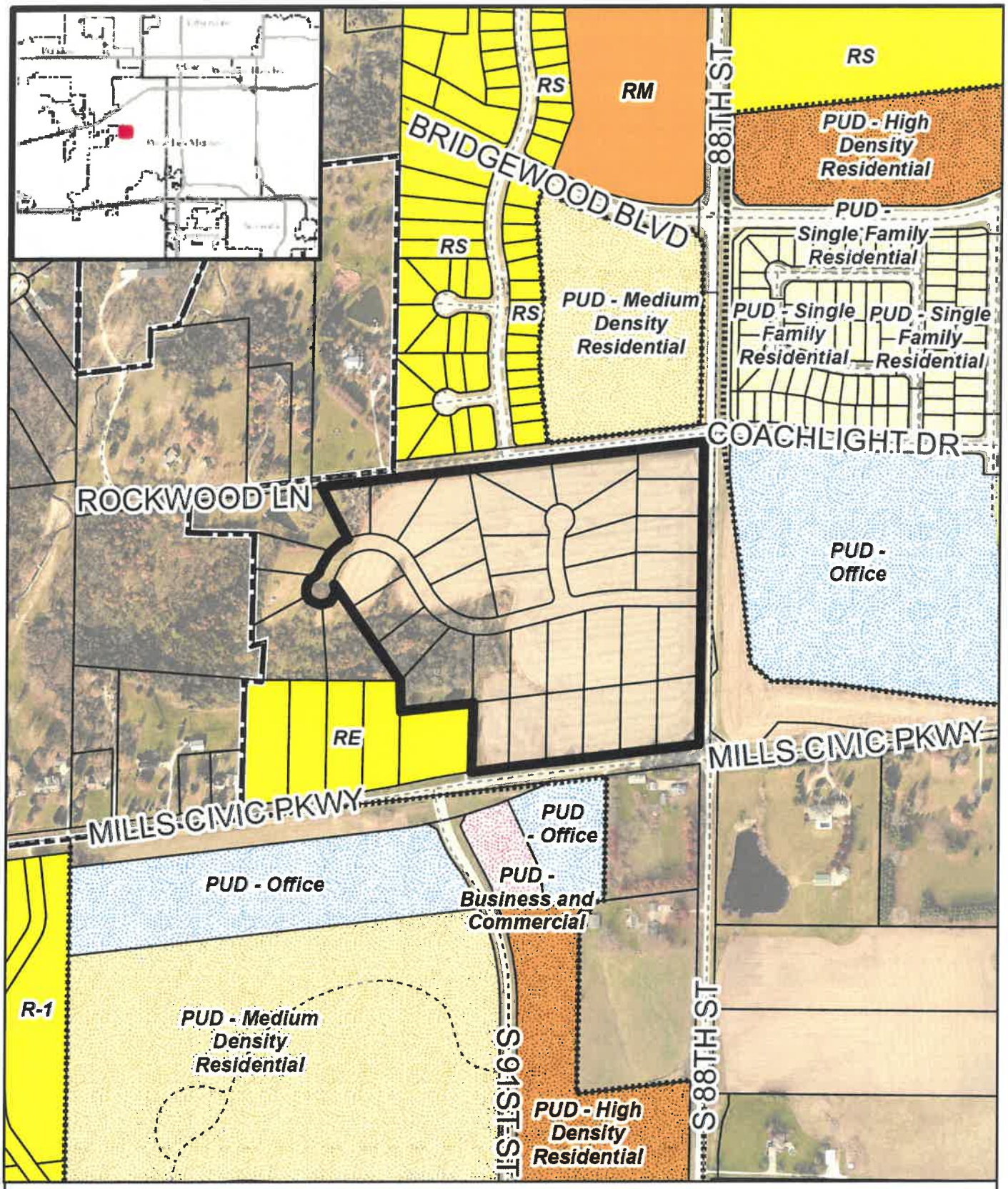


Cedar Ridge
Current Comprehensive
Plan Designation

N

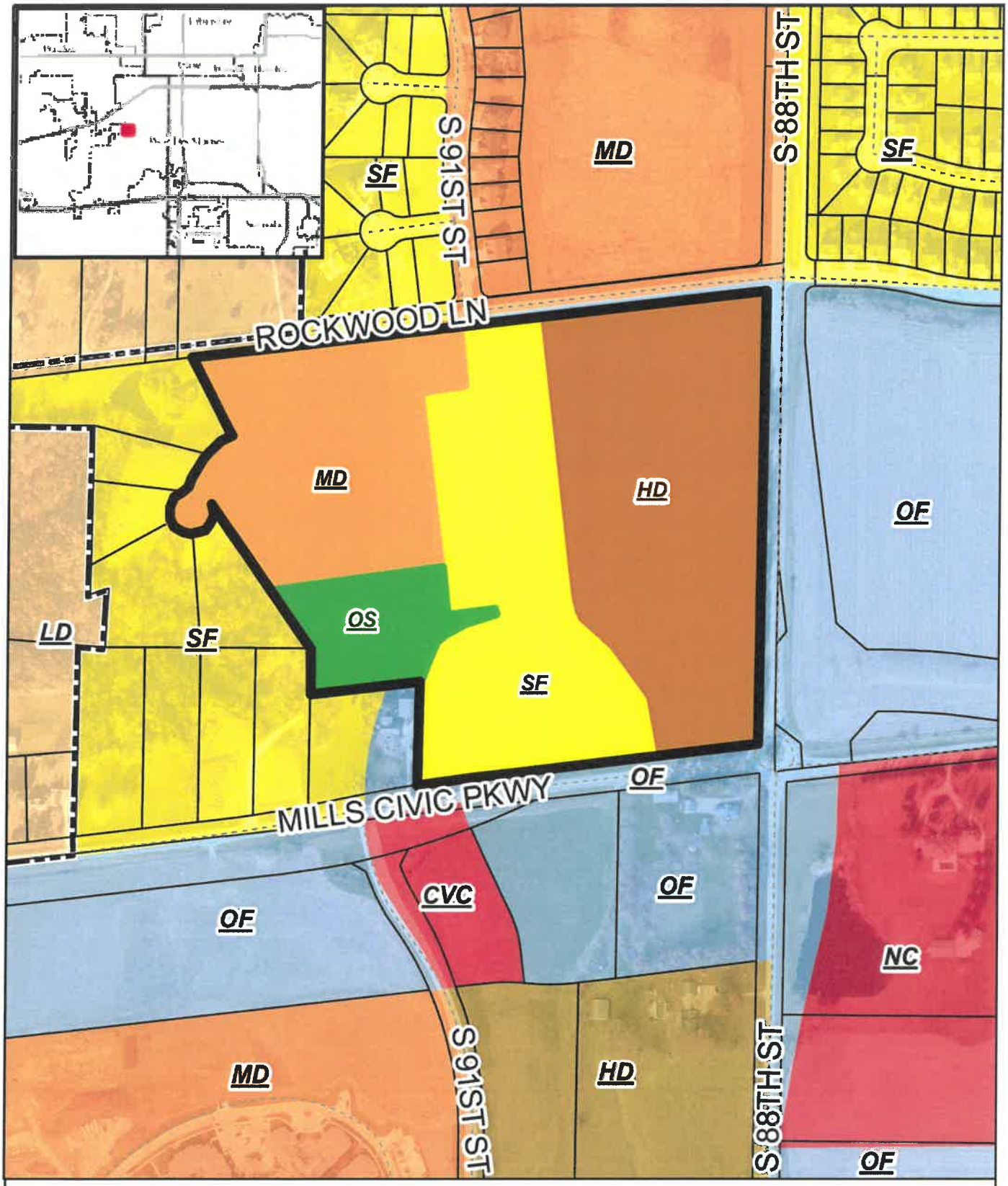
S:___Development Projects\Cedar Ridge\Sandahl Property\PUD\ZC-003839-2018_CPA-003840-2018_SR_Sandahl Property_PZ_06-04-2018.docx



THE CITY OF West Des Moines

Cedar Ridge
Current Zoning

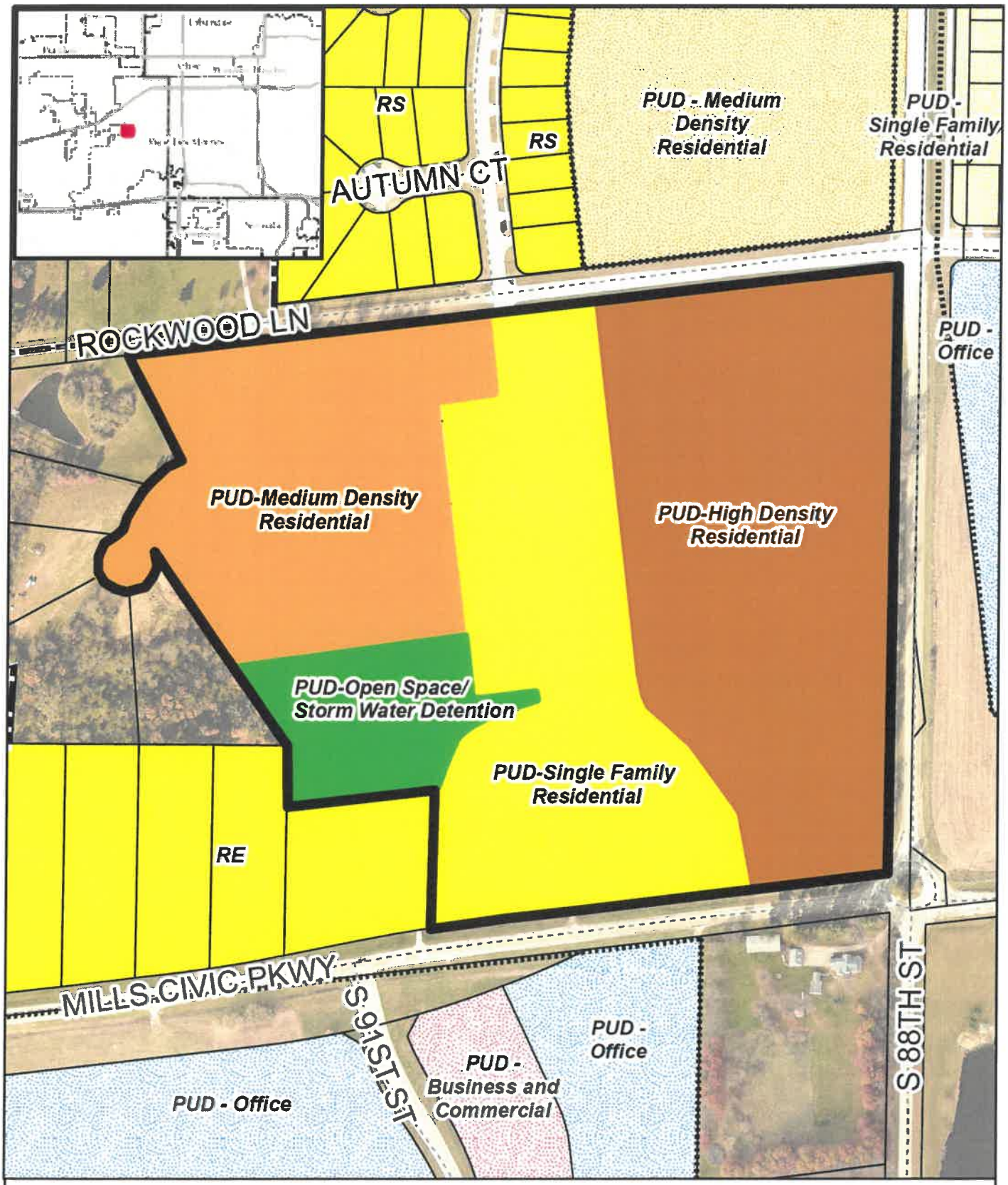
N



Cedar Ridge
Proposed Comprehensive Plan Amendment

N

S:___Development Projects\Cedar Ridge\Sandahl Property\PUD\ZC-003839-2018_CPA-003840-2018_SR_Sandahl Property_PZ_06-04-2018.docx



THE CITY OF West Des Moines.

Cedar Ridge
Proposed Zoning

N

P&Z Attachment D, Proposed PUD Ordinance have been moved to Exhibit II

EXHIBIT II

Prepared by: J.B. Munford, 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 APPROVING THE COMPREHENSIVE PLAN AMENDMENT (CPA-003840-2018) TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FOR APPROXIMATELY 9.31 ACRES FROM OFFICE AND MEDIUM DENSITY RESIDENTIAL TO SINGLE-FAMILY RESIDENTIAL, APPROXIMATELY 1.3 ACRES FROM SINGLE-FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND APPROXIMATELY 13.48 ACRES FROM OFFICE TO HIGH DENSITY RESIDENTIAL AND 2.28 ACRES FROM MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owner, Chayse Holdings LLC, has requested an amendment to the Comprehensive Plan Land Use Map (CPA-003840-2018) to change the land use designation of approximately 9.31 acres from Office and Medium Density Residential to Single-Family Residential, approximately 1.3 acres from Single-Family Residential to Medium Density Residential and approximately 13.48 acres from Office to High Density Residential and 2.28 acres from Medium Density Residential to Open Space and located within the area legally described as follows:

LEGAL DESCRIPTION

OUTLOT 'V', SILVERWOOD PLAT 1 AND A PART OF CEDAR RIDGE, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 30, SAID CEDAR RIDGE; THENCE NORTH 83°12'37" EAST ALONG THE NORTH LINE OF SAID CEDAR RIDGE, 704.67 FEET; THENCE SOUTH 06°47'23" EAST, 2.00 FEET; THENCE NORTH 83°12'37" EAST, 824.12 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 42.41 FEET AND WHOSE CHORD BEARS SOUTH 48°11'42" EAST, 37.50 FEET; THENCE SOUTH 00°23'58" WEST, 22.25 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 2560.00 FEET, WHOSE ARC LENGTH IS 100.80 FEET AND WHOSE CHORD BEARS SOUTH 00°43'43" EAST, 100.80 FEET; THENCE SOUTH 02°14'40" EAST, 244.50 FEET; THENCE SOUTH 07°21'24" EAST, 536.70 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'V'; THENCE SOUTH 37°29'00" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'V', 42.61 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'V'; THENCE SOUTH 37°29'00" WEST, 56.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2082.50 FEET, WHOSE ARC LENGTH IS 746.67 FEET AND WHOSE CHORD BEARS SOUTH 71°01'12" WEST, 742.68 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1931.19 FEET, WHOSE ARC LENGTH IS 257.39 FEET AND WHOSE CHORD BEARS SOUTH 67°51'27" WEST,

257.20 FEET TO THE EAST LINE OF LOT 8, SAID CEDAR RIDGE; THENCE NORTH 00°23'44" EAST ALONG SAID EAST LINE, 279.00 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID CEDAR RIDGE; THENCE SOUTH 83°08'48" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 299.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 00°23'08" EAST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 123.71 FEET TO THE SOUTHEAST CORNER OF LOT 25, SAID CEDAR RIDGE; THENCE NORTH 34°45'12" WEST ALONG THE EASTERLY LINE OF SAID LOT 25, A DISTANCE OF 476.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF LOTS 25 AND 26, AND THE EASTERLY LINE OF LOT 27, SAID CEDAR RIDGE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 274.39 FEET AND WHOSE CHORD BEARS NORTH 65°43'07" WEST, 90.55 FEET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOT 28, SAID CEDAR RIDGE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 35.79 FEET AND WHOSE CHORD BEARS NORTH 44°47'17" EAST, 35.03 FEET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOTS 28 AND 29, SAID CEDAR RIDGE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 219.74 FEET, WHOSE ARC LENGTH IS 169.18 FEET AND WHOSE CHORD BEARS NORTH 40°31'29" EAST, 165.04 FEET TO THE SOUTHWEST CORNER OF LOT 30, SAID CEDAR RIDGE; THENCE NORTH 26°25'48" WEST ALONG THE WEST LINE OF SAID LOT 30, A DISTANCE OF 242.80 FEET TO THE POINT OF BEGINNING.

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 June 4, 2018, the Plan and Zoning Commission did recommend the City Council approve the Comprehensive Plan Amendment (CPA-003840-2018);

WHEREAS, on June 11, 2018, this City Council held a duly-noticed public hearing to consider the application for Comprehensive Plan Amendment (CPA-003840-2018);

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 June 11, 2018, or as amended orally at the City Council hearing of June 11, 2018, are adopted.

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

PASSED AND ADOPTED on June 11, 2018.

_____
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 June 11, 2018, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT III

Prepared by: J. B. Munford, 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 zoning the following legally described property to Cedar Ridge Planned Unit Development (PUD) of West Des Moines, Iowa:

Legal Description

OUTLOT 'V', SILVERWOOD PLAT 1 AND A PART OF CEDAR RIDGE, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 30, SAID CEDAR RIDGE; THENCE NORTH 83°12'37" EAST ALONG THE NORTH LINE OF SAID CEDAR RIDGE, 704.67 FEET; THENCE SOUTH 06°47'23" EAST, 2.00 FEET; THENCE NORTH 83°12'37" EAST, 824.12 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 42.41 FEET AND WHOSE CHORD BEARS SOUTH 48°11'42" EAST, 37.50 FEET; THENCE SOUTH 00°23'58" WEST, 22.25 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 2560.00 FEET, WHOSE ARC LENGTH IS 100.80 FEET AND WHOSE CHORD BEARS SOUTH 00°43'43" EAST, 100.80 FEET; THENCE SOUTH 02°14'40" EAST, 244.50 FEET; THENCE SOUTH 07°21'24" EAST, 536.70 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'V'; THENCE SOUTH 37°29'00" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'V', 42.61 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'V'; THENCE SOUTH 37°29'00" WEST, 56.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2082.50 FEET, WHOSE ARC LENGTH IS 746.67 FEET AND WHOSE CHORD BEARS SOUTH 71°01'12" WEST, 742.68 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1931.19 FEET, WHOSE ARC LENGTH IS 257.39 FEET AND WHOSE CHORD BEARS SOUTH 67°51'27" WEST, 257.20 FEET TO THE EAST LINE OF LOT 8, SAID CEDAR RIDGE; THENCE NORTH 00°23'44" EAST ALONG SAID EAST LINE, 279.00 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID CEDAR RIDGE; THENCE SOUTH 83°08'48" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 299.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 00°23'08" EAST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF

123.71 FEET TO THE SOUTHEAST CORNER OF LOT 25, SAID CEDAR RIDGE; THENCE NORTH 34°45'12" WEST ALONG THE EASTERLY LINE OF SAID LOT 25, A DISTANCE OF 476.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF LOTS 25 AND 26, AND THE EASTERLY LINE OF LOT 27, SAID CEDAR RIDGE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 274.39 FEET AND WHOSE CHORD BEARS NORTH 65°43'07" WEST, 90.55 FEET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOT 28, SAID CEDAR RIDGE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 35.79 FEET AND WHOSE CHORD BEARS NORTH 44°47'17" EAST, 35.03 FEET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOTS 28 AND 29, SAID CEDAR RIDGE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 219.74 FEET, WHOSE ARC LENGTH IS 169.18 FEET AND WHOSE CHORD BEARS NORTH 40°31'29" EAST, 165.04 FEET TO THE SOUTHWEST CORNER OF LOT 30, SAID CEDAR RIDGE; THENCE NORTH 26°25'48" WEST ALONG THE WEST LINE OF SAID LOT 30, A DISTANCE OF 242.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.73 ACRES (1,512,925 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND 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 Cedar Ridge 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:

A. Preliminary Plat/Final Plat: Prior to or in conjunction with development of any portion of the property covered by this PUD, said area shall be platted in accordance with the City's Subdivision Ordinance.

B. Site Plan Development Applications: Prior to development of the respective parcels, site plans as required per city code for the proposed development shall be submitted to the City for review through the development review process and approval by the appropriate approval body.

SECTION 4. CONDITIONS: Whereas, Title 9, Chapter 9, Planned Unit Development District of the City Code, establishes certain regulations and guidelines pertaining to accompanying information required on plat and site plan documents. Unless otherwise specified within a specific development agreement, the following conditions, restrictions, and regulations are adopted as part of this approval. If there is a conflict between the PUD and City Code, the more restrictive shall apply:

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 and 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 Cedar Ridge PUD shall comply with the provisions of the Title 9, "Zoning", of the city code or any other applicable codes.

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 minimum opening elevation (including top of window well) less than two feet (2') above the determined level of the 100-year frequency flood event. Buildings shall only be permitted within twenty five feet (25') of any easement or property boundary of a major drainageway, storm water detention basin or pond if 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 plats and site plans. Developer shall be responsible for the costs of all streets, storm sewers, sanitary sewers, drainageway improvements, detention basins, water mains, buffers and other improvements as required for the development. Developer shall dedicate appropriate rights-of-way or public easements within the Cedar Ridge PUD, unless otherwise approved by the City Council. No final occupancy permits shall be issued until all necessary improvements applicable to the area/lot of structure requesting occupancy are installed and accepted by the City of West Des Moines. Nothing in this ordinance shall be construed to prevent the developer, its successors and/or assigns, if any, from entering into private agreement(s) as they may desire to share the cost of improvements.

5. Sanitary Sewer: Any proposed change in approved land use densities for the PUD will require an analysis of the downstream sanitary sewer capacity to assure that adequate capacity is available for the proposed change in approved land use densities.

6. Street Lighting: The Developer shall be responsible for all costs associated with the installation of public street lights within or adjacent to any area proposed to be platted or included within a development.

7. Mailboxes: The Developer shall be responsible for installation of any required Cluster Box Units (CBUs) as per the local U.S. Postal Service Post Office.

8. Parkland Dedication: An area of land calculated by a set formula based upon the residential density of the proposed development will be required to be dedicated for purposes of a public park and greenway as required per city code. With the agreement of the Parks and Recreation Department, in lieu of dedication of ground, the construction of physical recreational amenities that will serve the proposed development may be allowed. A Parkland Dedication Agreement, acceptable to the Park and Recreation Department, detailing the specifics related to the provision of Parkland Dedication requirements for the development of each area contained within the PUD will be required to be executed prior to the approval of each plat or site plan.

9. Property owners association: If necessary, in conjunction with the recordation of each plat for ground within this development, proper action shall be taken to establish a property owners association. The property owners association shall be responsible for the ongoing upkeep and maintenance of any privately owned roadways, shared structures, including development signs, common grounds such as the buffer parks, storm water detention facilities, greenbelts, parks and other specific development improvements noted as their responsibility in this ordinance.

10. Vehicle Circulation: Appropriate vehicle access and interior vehicle circulation shall be designed to provide maneuverability of emergency vehicles and allow for the safe and orderly movement of vehicles and pedestrians.

11. Access to Adjacent Properties: The Developer shall provide street, sanitary and water utilities connections to a point that is adjacent and available to properties directly west of Parcel D.

12. Pedestrian Circulation: Pedestrian circulation should be an integral part of the development. Organize the site so that the buildings frame and reinforce pedestrian circulation. Sidewalks adjacent to head-in parking stalls must be a minimum of six feet (6') in width to allow for vehicle overhang and a minimum of four foot (4') clear pedestrian path.

13. Screening of Negative Elements: Screening of undesirable site elements such as transformers, mechanical equipment, and loading and service areas shall be designed as an integral part of the site layout and/or building design and shall utilize one or more of the following methods:

a. Incorporated into the design of the building through the use of raised parapets or penthouse elements
b. Location behind primary or secondary buildings on site
c. Opaque screen walls or fences
d. Landscaping of sufficient size and appropriate species

Screening shall be of sufficient height to fully screen the elements and of a design to provide year-round visual mitigation of views thereof.

SECTION 5. ARCHITECTURE: The intent is to encourage a sense of place by allowing the imaginative and efficient utilization of land that engages residents with the street and neighborhood. Building design within the PUD should reinforce a sense of community by establishing a unique identity within a cohesive design theme. This can be accomplished by careful attention to building massing and human scale, choice of exterior building materials, details and site orientation. Porches should be made a part of the front façade of dwellings within the PUD to provide a useable outdoor room and promote community connectedness.

Building design should use materials such as brick, stone, stucco, lap siding or shakes, decorative trim or similar combination of material which represents a variation of architectural styles or elements. Materials choices should be durable, substantial and of a quality that will maintain their appearance over a prolonged time. 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.

SECTION 6. LAND USE DESIGN CRITERIA: In addition to the general criteria as stated previously, the following land use design criteria shall apply to the development areas designated on the Sketch Plan. The following development standards and use regulations shall apply to the development parcels:

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 District (RS-5) shall apply to any development proposal for property in Parcel A as shown on the sketch plan, unless noted otherwise in this ordinance.

1. Setbacks and Bulk Regulations:
All residential structures shall comply with a twenty-five foot (25') front yard setback, a thirty five foot (35') rear yard setback and a seven foot (7") side yard. Porches are allowed to encroach up to eight feet (8') into the front yard setback as long as the porch is a minimum of six feet (6') in depth in order to provide a useable seating area.

All setbacks or separations are measured from the closest part of the foundation. Building projections are allowed to encroach up to 2 feet (2') from each building into the minimum setback or separation. No window well or any ground mounted mechanical equipment may be closer than 3 feet to a property line.

It is encouraged that the house design be such that garage doors facing the street do not extend forward of the front facade of the house to minimize their dominance within the facade. It is desired but not required that the face of the garage be set back five feet (5') from the front facade of the home.

2. Lot Size: Minimum of five thousand square feet (5,000sf).

3. Architecture: It is desired that building architecture through Parcel A should be varied and provide strong visual interest through the use of design, materials, and detailing. Side and rear building facades shall incorporate a minimum of two material types. One primary and one accent material comprised of a different material type, color, or texture than the primary material. Facades that face a public or private street shall incorporate a third material of brick or stone in a percentage that provides a strong visual presence. Masonry materials shall start and stop at an interior corner created by a change in wall plane or wrap corners a minimum of two (2) feet to give authenticity to the material. Materials, trim and details used on the front façade shall be continued around all sides of the building, however, the level of detail can be reduced on the facades not visible from a street (public or private) or adjacent properties surrounding the development.

B. Parcels B: Parcel B is intended to be developed with a Continuum Care Retirement Community. All general use regulations and provisions set forth in Title 9, zoning of the West Des Moines City Code for Residential High Density (RH-18), as follows, shall apply to any development proposal for property in Parcels B, as shown on the sketch plan, unless noted otherwise in this ordinance.

1. Continuum Care Retirement Community: It is the developer's intent that the majority of the occupants of the dwellings within parcel B will be of the age of fifty-five (55) and over; however, short-term rehabilitation care may be provided for individuals under the age of fifty-five (55). Dwelling units shall consist of active senior, assisted living, and skilled care units with no more than 40 % of the facility being designated for active senior dwelling units. Any change to reduce the age restriction (non-rehabilitation units) or to increase the percentage of active senior units allowed will require City Council approval of a PUD amendment and may trigger additional development requirements to provide adequate infrastructure to serve the development.

2. Setbacks and Bulk Regulations: As provided in city code for the Residential High Density Zoning District shall be adhered to except for the following:
    a. Front and rear yard setbacks shall be a minimum of thirty-five feet (35'). For any building over three (3) stories, there needs to be an additional ten feet (10') of building setback for each story above three (3) stories.

3. Parking: Parking shall be provided within the site compliant with Title 9, Chapter 15 of city code.
    a. Parking per the ratios specified for SIC 805: Congregate Care Facility shall be provided for each assisted living and skilled care dwelling unit.
    b. Parking for all other dwelling and community use areas shall provide parking per the ratios specified for 'Multi Family dwelling.
    c. Any dwelling unit intended to be owner-occupied or for which a condominium regime is established shall provide a minimum of one 9'x19' covered space for each unit. Said covered space may be incorporated into the dwelling building or be a detached parking garage/structure.

4. Landscape Buffering: Parcel B shall provide a landscape buffer along its western property line in accordance with conditions, methods and standards stated in Title 9, Chapter 19, Section 8 of the city code.

5. Architecture: All facades of the building shall be treated with the same level of architectural style and detail (360 degree architecture). Variations in building form and design such as facade modulation and articulation (stepping back or extending forward a portion of the building) and changing the roof height and form by alternating dormers, stepped roofs, gables, or other roof elements - organized with the changes in plan shall be incorporated to lessen the plainness of appearance, mitigate the building mass and repetitive characteristic of large residential buildings. All building elevations shall incorporate a minimum of three material types. One primary material, one accent material, comprised of a different material type, color, or texture from the primary material and a third material comprised of brick or stone. Masonry materials shall be located principally on the base (lowest) story of the building and as the majority cladding of that story, and shall start and stop at an interior corner created by a change in wall plane or wrap corners a minimum of two (2) feet to give authenticity to the material. Variation in materials, material modules, and material heights along with expressed joints, textures, colors and details should be used to break up the mass of the buildings. The use of trim and detailing such as window and door trim, band boards, louvers, etc. shall be carried around all sides of the building and shall be appropriately sized to be noticeable and provide visual interest and detailing. Entrances into buildings should face the street and be easily identified through the use of building design and detailing. Door or window openings shall be incorporated on all sides of the building.

    Long blank walls are prohibited. The building and unit plans shall be designed and organized to provide variety and interest on all sides of the building. If function dictates the need for a segment of blank wall, its appearance shall be mitigated with one or more of the following strategies:
    a. Incorporating minor changes in building footprint and roof forms along with utilizing a variety of materials for visual interest and to break-up blank wall expanses.

b. Including door or window openings or changes in materials that mimic openings in a number and size that is in proportion to the other building facades. Accent windows can be located high enough that they don't interfere with furniture placement or trigger security concerns, but add interest to the façade and provide natural light to the interior of the space.

c. Building elements such as porches, arcades, awnings and accent lighting.

Attached garages facing any street shall be designed to minimize their appearance. When the building contains more than 4 garage bays per facade, the garage doors shall be enhanced by the addition of engaged columns, secondary roof forms or decorative garage doors to mitigate the dominant appearance of the doors.

Detached garages or accessory structures 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. Portions of accessory buildings visible from any street or adjacent property shall incorporate same level of detail as the primary buildings. Detached garages shall contain no more than eight (8) garage doors per facade.

6. Outdoor Living Area: All dwelling units within multi-family buildings shall provide a defined outdoor living space (deck or patio) with a minimum usable area of 40 square feet and a minimum usable dimension of five (5) feet deep in either direction. In lieu of outdoor living area for individual units, area(s) of common defined outdoor living space can be provided.

C. Parcels C: Parcel C is intended to be developed with a Special Needs Community. All general use regulations and provisions set forth in Title 9, zoning of the West Des Moines City Code for Residential High Density (RH-18), as follows, shall apply to any development proposal for property in Parcel C, as shown on the sketch plan, unless noted otherwise in this ordinance.

1. Special Needs Community Uses: It is the developer's intent that the dwelling units within Parcel C be occupied by adults with special needs and those individual necessary for support care. Uses within Parcel C are limited to the following specific groups included within SIC 8361 Residential Care:
   - Dwellings for the mentally handicapped, with health care incidental
   - Dwellings for the physically handicapped, with health care incidental

   Caregivers for special needs adults shall be allowed to occupy dwellings along with the special needs individual. Any change to the groups allowed under the special needs restriction will require City Council approval of a PUD amendment and may trigger additional development requirements.

2. Setbacks and Bulk Regulations: As provided in city code for the Residential High Density Zoning District shall be adhered to except for the following:
   a. Front and rear yard setbacks shall be a minimum of thirty-five feet (35'). For any building over four (4) stories, there needs to be an additional ten feet (10') of building setback for each story above four (4) stories.

3. Parking: Parking shall be provided within the site compliant with Title 9, Chapter 15 of city code.
   a. The facility shall provide parking per the ratios specified for 'Multi-family dwelling' included in Title 9, Chapter 15, Section 7 of city code.
   b. A minimum of one 9'x19' covered parking space shall be provided for any dwelling unit intended to be owner-occupied or for which a condominium regime is established which is not occupied by a special needs adult or caregiver to a special need adult. Said covered space may be incorporated into the dwelling building or be a detached parking garage/structure.
   c. With the approval of the City Council, installation of a portion of the parking stalls spaces and garages mentioned above, may be deferred until such time that the intended occupants of the dwellings changes from adults with special needs to a traditional market rate apartment complex or a parking shortage occurs as demonstrated by parking on non-designated parking areas or parking off-site occurs due to the lack of available parking stalls. Upon notice by the city, the applicant will be required to provide additional parking spaces in accordance with City regulations within the first available construction season. Should the implementation of additional parking be needed, the applicant shall construct them in compliance with an approved Site Plan or Minor Modification Site Plan that identifies the location

and engineering details for the stalls and/or covered parking spaces to be constructed.

4. Landscape Buffering: Parcel C shall provide a landscape buffer along its western property line in accordance with conditions, methods and standards in Title 9, Chapter 19, Section 8 of the city code.

5. Architecture: All facades of the building shall be treated with the same level of architectural style and detail (360 degree architecture). Variations in building form and design such as facade modulation and articulation (stepping back or extending forward a portion of the building) and changing the roof height and form by alternating dormers, stepped roofs, gables, or other roof elements - organized with the changes in plan shall be incorporated to lessen the plainness of appearance, mitigate the building mass and repetitive characteristic of large residential buildings. All building elevations shall incorporate a minimum of three material types. One primary material, one accent material, comprised of a different material type, color, or texture from the primary material and a third material comprised of brick or stone. Masonry materials shall be located principally on the base (lowest) story of the building and as the majority cladding of that story, and shall start and stop at an interior corner created by a change in wall plane or wrap corners a minimum of two (2) feet to give authenticity to the material. Variation in materials, material modules, and material heights along with expressed joints, textures, colors and details should be used to break up the mass of the buildings. The use of trim and detailing such as window and door trim, band boards, louvers, etc. shall be carried around all sides of the building and shall be appropriately sized to be noticeable and provide visual interest and detailing. Entrances into buildings should face the street and be easily identified through the use of building design and detailing. Door or window openings shall be incorporated on all sides of the building.

   Long blank walls are prohibited. The building and unit plans shall be designed and organized to provide variety and interest on all sides of the building. If function dictates the need for a segment of blank wall, its appearance shall be mitigated with one or more of the following strategies:

   a. Incorporating minor changes in building footprint and roof forms along with utilizing a variety of materials for visual interest and to break-up blank wall expanses.
   b. Including door or window openings or changes in materials that mimic openings in a number and size that is in proportion to the other building facades. Accent windows can be located high enough that they don't interfere with furniture placement or trigger security concerns, but add interest to the façade and provide natural light to the interior of the space.
   c. Building elements such as porches, arcades, awnings and accent lighting.

   Attached garages facing any street shall be designed to minimize their appearance. When the building contains more than 4 garage bays per facade, the garage doors shall be enhanced by the addition of engaged columns, secondary roof forms or decorative garage doors to mitigate the dominant appearance of the doors.

   Detached garages or accessory structures 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. Portions of accessory buildings visible from any street or adjacent property shall incorporate same level of detail as the primary buildings. Detached garages shall contain no more than eight (8) garage doors per facade.

6. Outdoor Living Area: All dwelling units within multi-family buildings shall provide a defined outdoor living space (deck or patio) with a minimum usable area of 40 square feet and a minimum usable dimension of five (5) feet deep in either direction. In lieu of outdoor living area for individual units, area(s) of common defined outdoor living space can be provided.

D. Parcel D: Parcel D is intended to be developed with detached townhomes on postage stamp lots which encompasses the dwelling structure and individual dwelling unit dedicated outdoor living areas such as patios and decks with the balance of the ground under common association ownership. All general use regulations and provisions set forth in Title 9, zoning of the West Des Moines City Code for Residential Medium Density (RM-3) shall apply to any development proposal for property in Parcel D, as shown on the sketch plan, unless noted otherwise in this ordinance.

1. Building Setbacks:

Setbacks within Parcel D shall be as follows:

a. Building Setback: Front Yard: minimum of 25' front and rear yard and 7' side yard between units however, a minimum 15' side yard shall be provided from the perimeter boundary of parcel D. All setbacks or separations are measured from the closest part of the foundation. Building projections are allowed to encroach up to 2 feet (2') from each building into the minimum setback or separation. No window well or any ground mounted mechanical equipment may be closer than 3 feet to a property line.
b. Open porches of a minimum depth of six feet (6') are allowed to encroach up to eight feet (8') into the front yard setback.
c. No porches, decks or patios can encroach into the side yard setback.

2. Building separations: A minimum building separation of fourteen feet (14') shall be provided between buildings or outdoor spaces (porches, decks, etc.), if such is provided. Patios may extend up to one foot (1') from the postage stamp lot property line.

3. Lot Dimension: Individual postage stamp lots for each dwelling unit shall extend a maximum of ten feet (10') beyond the building foundation and encompass any outdoor living area associated with the unit.

4. Architecture: Building elevations on all sides shall incorporate a minimum of two material types. One primary and one accent material, comprising of a different material type, color, or texture from the primary material. Elevations that face a public or private street façade shall incorporate a third material of brick or stone. When used, these masonry materials shall start and stop at change in wall plane or wrap corners a minimum of two (2) feet to give authenticity to the material. Materials, trim and details used on the front façade shall be continued around all sides of the building, however, the level of detail can be reduced on the facades not visible from a street (public or private) or adjacent properties surrounding the development.

5. Outdoor Living Area: All dwelling units shall provide a defined outdoor living space (porch, deck or patio) with a minimum usable area of 120 square feet.

E. Parcel E: Parcel E as shown on the sketch plan shall be reserved and used for storm water detention and/or open area.

SECTION 7. SIGNAGE REGULATION: Signage restrictions shall be imposed to limit and reduce the negative impacts of sign clutter. Signage within each PUD parcel shall comply with all provisions of Title 9, Chapter 18 for zoning district designated for the parcel.

SECTION 8. STORM WATER MANAGEMENT: Specific Storm Water Management Plans will be required with the development of each parcel, demonstrating compliance with the approved Cedar Ridge PUD Master Storm Water Management Plan, on file with the city. The Developer will have said specific Storm Water Management Plans prepared by a Professional Engineer licensed in the State of Iowa, in conjunction with the submittal of a specific development proposals for a parcel within the PUD. All specific 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 within any portion of the property within the Cedar Ridge PUD.

Prior to issuance of a building permit for above ground construction for the first building within each PUD parcel, ownership and responsibility for storm water detention areas and private storm water detention outlet structures serving the parcel will need to be established.

SECTION 9. TRAFFIC REPORTS: A Traffic Impact Study (Traffic Report) dated May 3, 2018, has been prepared by the City of West Des Moines for the Cedar Ridge development. The Traffic Report caps the traffic generated from all ground within this PUD at 1,968 average daily trips, with 128 AM peak hour trips and 161 PM peak hour trips. Prior to, or in conjunction with the development 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. Approval of this proposed PUD does not constitute a guarantee that the proposed plan can be implemented. Development of all parcels will be limited by the available number of trips.

Should anticipated traffic exceed the total trips allocated for the Cedar Ridge development prior to full build out, further development of parcels may be limited or prohibited. Alternate uses to those planned within the Traffic Report and approved as part of PUD may be allowed, following completion of an amended traffic study analyzing the proposed alternative and appropriate city approval of an amendment to the respective PUD and/or map, if necessary, if the existing uses and the proposed change(s) collectively do not exceed the allocated trips identified above.

SECTION 10. 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 11. 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

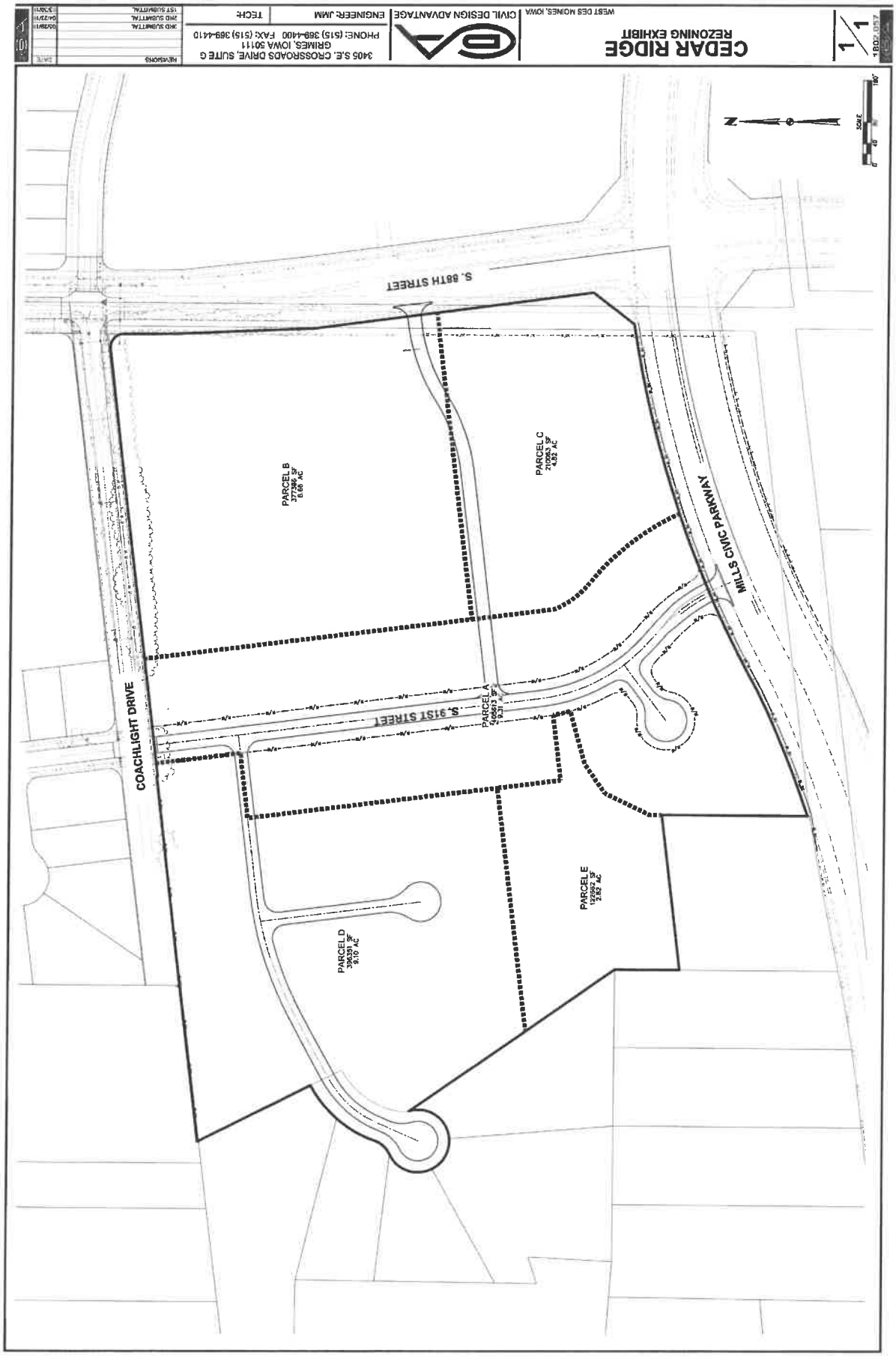
ATTEST:

_____
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

EXHIBIT A



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