

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

Meeting Date: November 19, 2018

Item: Willow Creek Villas, Jerry's Homes Inc. – West Side of Veterans Parkway
Approximately 2,300 Feet North of the Intersection of Veterans Parkway and SE 11th Street – Amend the Comprehensive Plan Land Use Map and Change the Zoning of Property from Medium Density Residential to Single Family Residential – CPA-004119-2018/ZC-004121-2018

Resolution: Recommend Approval of Comprehensive Plan Land Use Map Amendment
Resolution: Recommend Approval of Zone Change

Requested Action: Recommend Approval of Comprehensive Plan Land Use Map Amendment and Zone Change

Case Advisor: Kara Tragesser, AICP 

Applicant's Request: Jerry's Homes Inc. is seeking approval to amend the Comprehensive Plan Land Use Map and change the zoning of property that lies west of Veterans Parkway approximately 2,300 feet north of the intersection of SE 11th Street and Veterans Parkway. The proposed land use designation amendment will change approximately 19.26 acres from Medium Density Residential to Single Family Residential Land Use. The Zone Change will change the zoning of the same acreage from Residential Medium Density (RM-8) to Residential Single Family (RS-5) in order to plat full depth lots for single family detached dwellings (see Attachment C – Location Map, Attachment A – Exhibit B, Land Use Amendment, and Attachment B, Zone Change).

History: The property is undeveloped. 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 designation of Medium Density Residential and Residential Medium Density (RM-8). The total parcel is 25.1 acres, the balance of the property will remain designated Residential Medium Density (RM-8). A subdivision plat has been submitted and is under review. The parcel immediately adjacent on the north (Browns Woods Hollow) was rezoned in April 2018 from Medium Density (RM-8) to Single Family (RS-5). Also rezoned in November 2016 was a parcel known at Browns Woods Estates, which is located two parcels north of this property, which was changed from Residential Estate (R-1A) and Medium Density (RM-8) to Residential Single Family (R-1 and R-30)

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on November 12, 2018. The Subcommittee supported the amendments.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. No comments were received.

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: Notice of the November 19, 2018, Plan and Zoning Commission public hearing and the November 26, 2018, City Council public hearing was published in the Des Moines Register on November 9, 2018. Notice of these public hearings was mailed to owners of property within 370 feet of the subject property on November 7, 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 amendment for 19.26 acres of property lying west of Veterans Parkway

approximately 2,300 feet north of the intersection of SE 11th Street and Veterans Parkway from Medium Density Residential to Single Family Residential as illustrated in staff report Attachment A - Resolution.

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 2,300 feet north of the intersection of SE 11th Street and Veterans Parkway from Residential Medium Density (RM-8) to Residential Single Family (RS-5).

ATTACHMENTS:

- Attachment A - Plan and Zoning Commission Resolution – Comprehensive Plan Land Use Map Amendment
- Exhibit A - Land Use Illustration
- Attachment B - Plan and Zoning Commission Resolution – Zone Change
- Exhibit A - Conditions of Approval (none)
- Exhibit B - Zoning Map Illustration
- Attachment C - Location Map
- Attachment D - Current Zoning Illustration

RESOLUTION NO. PZC-18-076

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-004119-2018) FOR THE PURPOSE OF CHANGING THE LAND USE DESIGNATION OF PROPERTY LOCATED WEST OF VETERANS PARKWAY APPROXIMATELY 2,300 FEET NORTH OF THE INTERSECTION OF SE 11TH STREET AND VETERANS PARKWAY FROM MEDIUM DENSITY RESIDENTIAL TO SINGLE FAMILY RESIDENTIAL

WHEREAS, pursuant to the provisions of Title 9 of the West Des Moines Municipal Code Jerry's Homes Inc. requests approval of a Comprehensive Plan Land Use Map Amendment for property legally described as;

Legal Description

The north 19.26 acres of that part of the north half of the southwest quarter of Section 26, Township 78 North, Range 25 West of the 5th P.M. West Des Moines, Polk County Iowa, lying north and west of the west line of the Southwest Connection conveyed to the City of West Des Moines in the warranty deed filed February 16, 2010 in Book 13357 Page 732 and filed October 12, 2009 in Book 13236 Page 992 in the Office of the Polk County Recorder

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 November 19, 2018, this Commission held a duly-noticed hearing to consider the application for Comprehensive Plan Amendment;

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 Medium Density Residential to Single Family Residential for property legally above and illustrated in Exhibit A is recommended to the City Council for approval.

PASSED AND ADOPTED on November 19, 2018.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

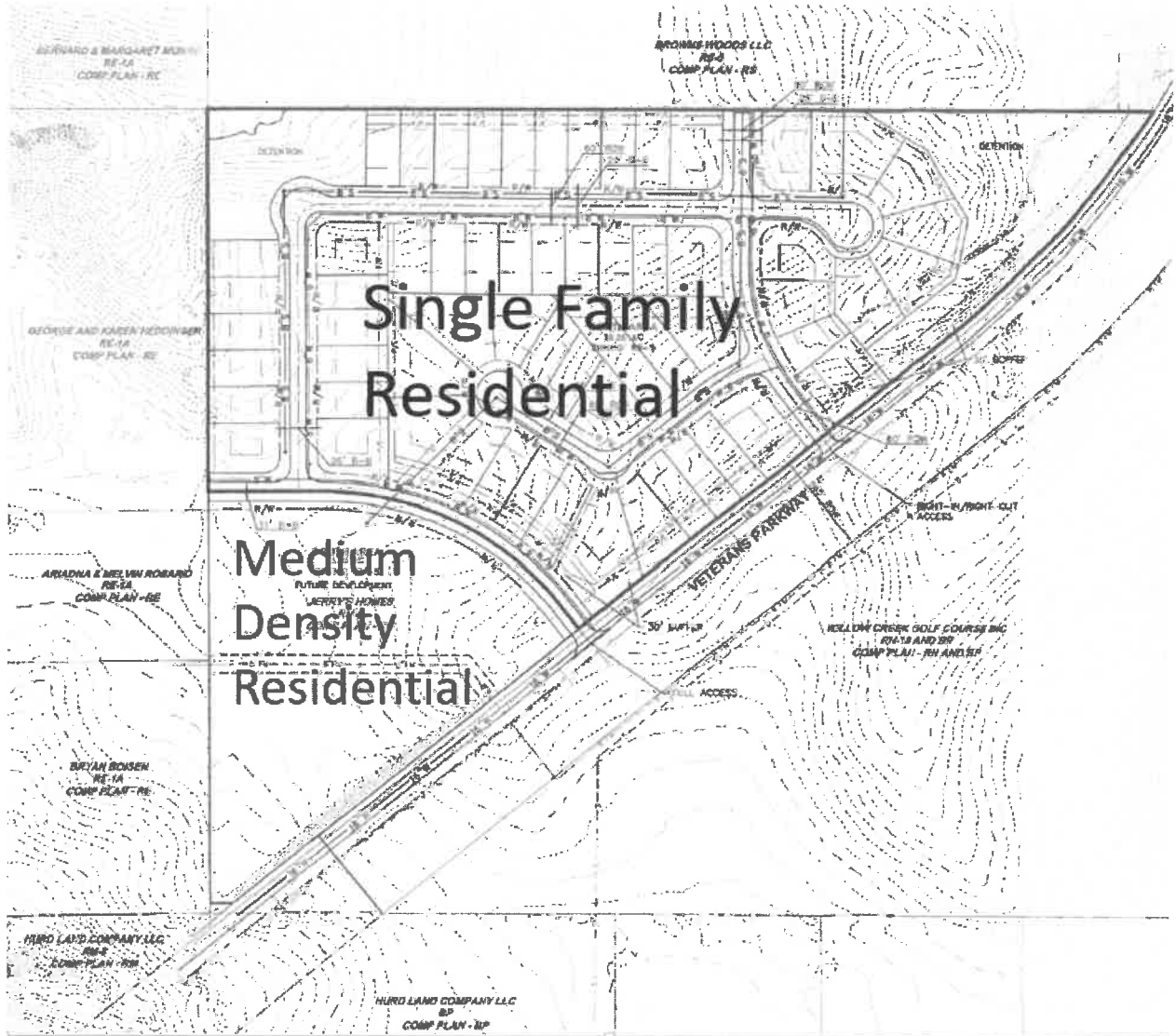
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on November 19, 2018, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

Recording Secretary

EXHIBIT A
Illustration



RESOLUTION NO. PZC 18-077

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE ZONE CHANGE (ZC-004121-2018) TO CHANGE THE ZONING OF PROPERTY LOCATED WEST OF VETERANS PARKWAY APPROXIMATELY 2,300 FEET NORTH OF THE INTERSECTION OF SE 11TH STREET AND VETERANS PARKWAY FROM RESIDENTIAL MEDIUM DENSITY (RM-8) ZONING TO RESIDENTIAL SINGLE FAMILY (RS-5) ZONING

WHEREAS, pursuant to the provisions of Title 9 of the West Des Moines Municipal Code, Jerry’s Homes Inc. requests approval of a Zone Change for property legally described as:

Legal Description

The north 19.26 acres of that part of the north half of the southwest quarter of Section 26, Township 78 North, Range 25 West of the 5th P.M. West Des Moines, Polk County Iowa, lying north and west of the west line of the Southwest Connection conveyed to the City of West Des Moines in the warranty deed filed February 16, 2010 in Book 13357 Page 732 and filed October 12, 2009 in Book 13236 Page 992 in the Office of the Polk County Recorder

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 November 19, 2018, this Commission held a duly-noticed hearing to consider the application for a Zone Change (ZC-004121-2018);

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 November 19, 2018, or as amended orally at the Plan and Zoning Commission hearing of November 18, 2018, are adopted.

SECTION 2. The Zone Change requests (ZC-004121-2018) to change the zoning of the property illustrated in Exhibit B is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated November 19, 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 November 19, 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 November 19, 2018, by the following vote:

- AYES:
NAYS:
ABSTENTIONS:
ABSENT:

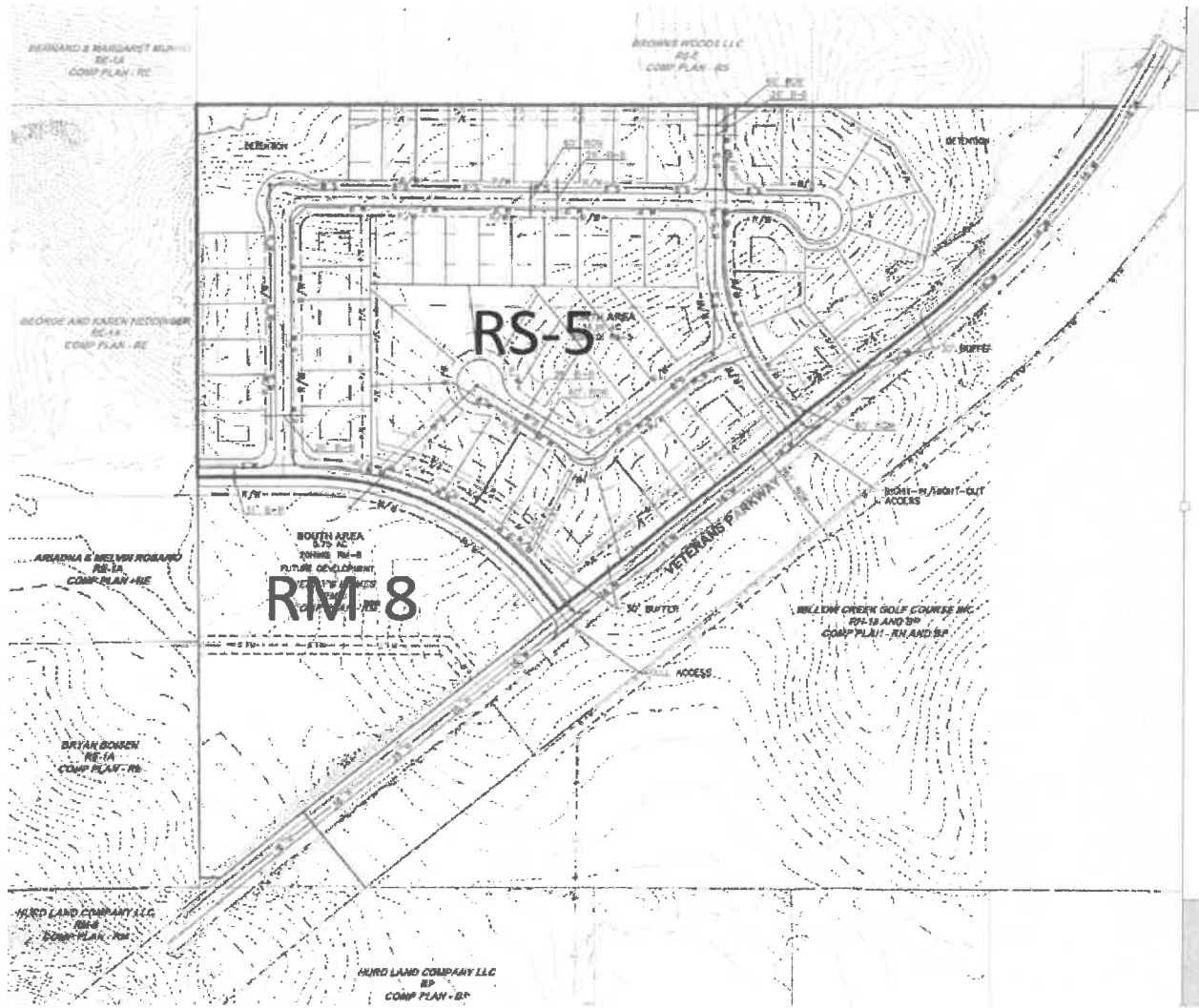
ATTEST:

Recording Secretary

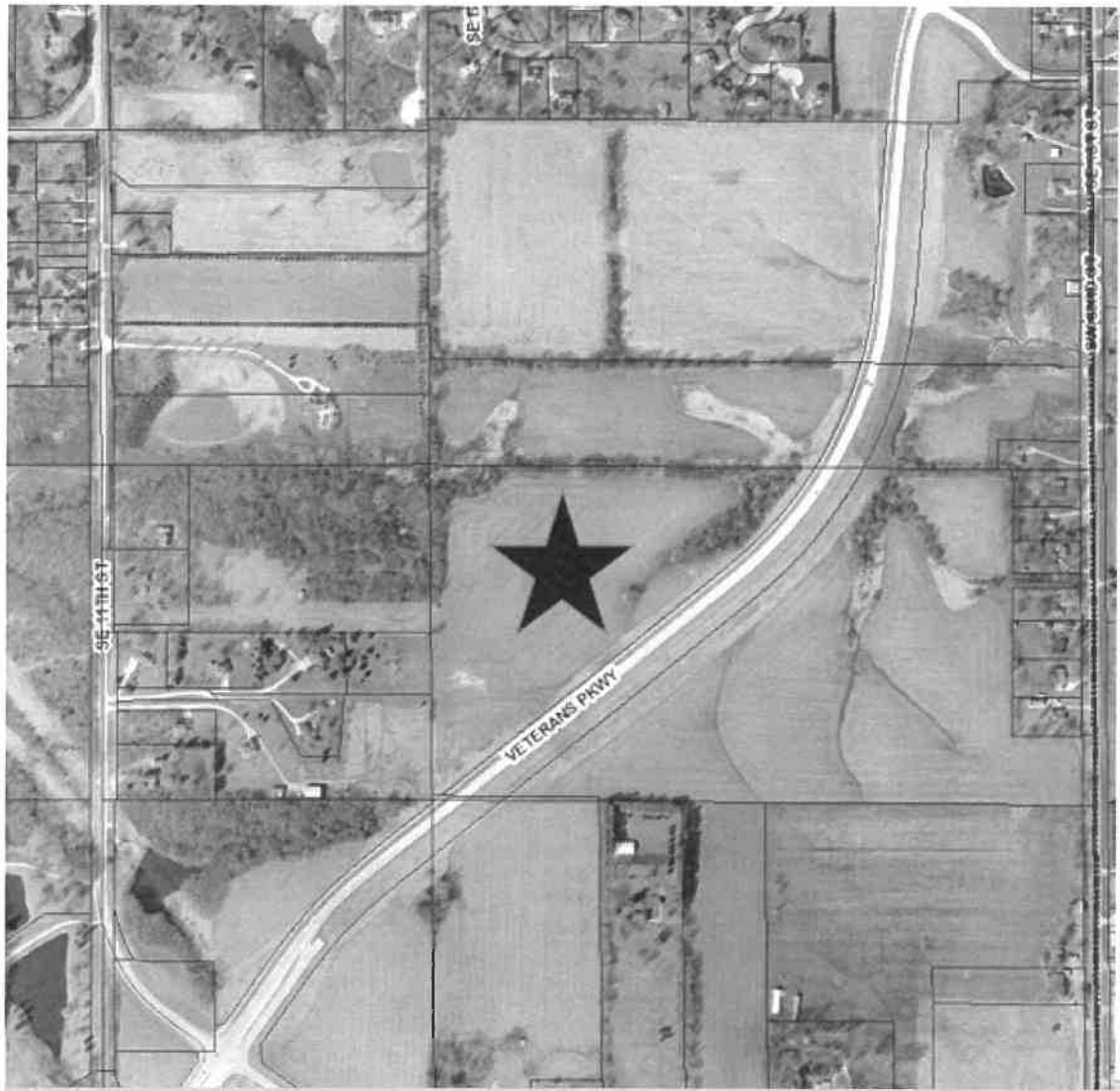
Exhibit A
Conditions of Approval

None.

**Exhibit B
Illustration**



Location Map



Current Zoning Illustration

