CITY OF WEST DES MOINES
MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Kara Tragesser, AICP, Development Services

DATE: February 19, 2019

RE: Item 6a. – Whisper Rock at Quail Cove

Please find attached correspondence related to the zone change for Whisper Rock at Quail Cove. The applicant has decided to withdraw the request for a zone change.

STAFF RECOMMENDATION: Staff recommends the City Council accept the withdrawal of the Whisper Rock at Quail Cove zone change request.

Thank you.

c. Lynne Twedt, Development Services Director

Tragesser, Kara

From: dvdlbrght2@aol.com
Sent: Monday, February 11, 2019 4:52 PM
To: Tragesser, Kara
Cc: charles@goodallproperties.com
Subject: Re: Whisper Rock at Quail Cove Rezoning: City Council February 19th

Hi Kara,

As of last Monday we were very excited to proceed with Whisper Rock at Quail Cove. We were looking at a compromise to the neighbors. We were going to suggest requesting 22 single family association homes instead of 27 townhouse living units. It seemed as a compromise that could work for both us and the neighbors. Last Thursday I met with William Lowry and came with an agreement for both his support of our multi family rezoning of the development. Plus we agreed to a cost sharing of the proposed cal de sac.

But then we met with our contractors on Friday to discuss the additional cost of construction to mitigate the shale and bad soils.

Between the private streets, exterior flatwork and foundation mitigation we feel that the construction costs far exceed the current market value for the 22 living units. The margins came very close to working with the 27 townhouse units due to the lesser foundation costs and higher density to share the extra costs of construction and ongoing maintenance. If we would have felt there was even a slim chance getting the townhouse development approved we would have proceeded, But we have been told there would be no chance of getting four yes votes from the City Council for the project we have proposed. I think if the neighbors wouldn't have used the 20% rule we would have received approval from the simple majority. We could have developed a great townhouse development with a detention pond with a fishing pier and pedestrian trail the neighbors could have utilized as well.

We had further discussion that we would be required by the City of West Des Moines to have 360 architecture on the 22 association homes adding thousands of dollars of additional costs adding very little value to what we hoped to be an affordable priced products backing up to Interstate 35 to the west and absolutely no usable rear yard to the east.

The excitement of the development doesn't out weigh the added improvement costs with fewer units. The margins are way to low for the risk of the ongoing maintenance of utilities that have been sitting for years on top of horrible soil conditions. Added the frustrations of gaining neighborhood support of a neighborhood with unrealistic expectations of the property.

We are going to respectfully remove our request at this time of the RM-8 rezoning of Whisper Rock at Quail Cove. I haven't had an opportunity to share our decision with the owner of the property. Your the first to know of our decision.

Thank You,

David J Albright, member
WR at Quail Cove LLC

-----Original Message-----
From: Tragesser, Kara <Kara.Tragesser@wdm.iowa.gov>
To: 'dvdlbrght2@aol.com' <dvdlbrght2@aol.com>
Sent: Mon, Feb 11, 2019 3:02 pm
Subject: Whisper Rock at Quail Cove Rezoning: City Council February 19th