NO CHANGE FROM PREVIOUS READING

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: August 19, 2019

ITEM: Cedar Ridge, Northwest corner of the intersection of Mills Civic Parkway and S. 88th Street - Amend the Cedar Ridge PUD to expand the PUD boundary and modify zoning designation and regulations pertaining to Parcel D - Chayse Holdings LLC – ZC-004339-2019

ORDINANCE: Approval of Second Reading, Waive Third and Adopt in Final Form

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant and property owner, Chayse Holdings LLC, represented by Jared Murray of Civil Design Advantage, is requesting to amend the zoning designation and associated regulations for Parcel D within the Cedar Ridge Planned Unit Development (PUD). The amendment will change the zoning from Medium-Density Residential with footprint lots to Single-Family Residential with full depth lots. The lots will follow Residential Single-Family (RS-8) regulations.

Previous Council Action:
Vote: 3-0 for approval, with Councilmember Trevillyan and Mickelson, absent
Date: August 5, 2019
Motion: Approval of the First Reading of the Ordinance.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and adopt the Cedar Ridge PUD Ordinance in final form, subject to the applicant meeting all City Code requirements.

Lead Staff Member: J. Bradley Munford JBM

STAFF REVIEWS:

Department Director	LS
Appropriations/Finance	
Legal	JDS
Agenda Acceptance	KW

PUBLICATION(S) (if applicable)

Published In	*Des Moines Register*
Date(s) Published	June 14, 2019
Letter sent to surrounding property owners	June 14, 2019

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	6/3/2019		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:
Attachment A - Proposed PUD Ordinance
Exhibit A - Proposed PUD Sketch Plan

Prepared by: J. B. Munford, Development Services, PO Box 65320, W.D.M., IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2019, AND ORDINANCE #2311 (ALSO KNOWN AS CEDAR RIDGE #119) 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. Ordinance #2311 Cedar Ridge Planned Unit Development (PUD), Section 1, *Legal Description,* is hereby amended by deleting all of Section 1, *Legal Description* and replacing with the bolded italicized text below:

> ***ALL OF LOTS 9 THROUGH 26, LOTS 30 THROUGH 46, STREET LOTS 'C' AND 'D', AND PART OF STREET LOT 'B' OF CEDAR RIDGE, BEING AN OFFICIAL PLAT AND ALL OF OUTLOT 'V', OF SILVERWOOD PLAT 1, BEING AN OFFICIAL PLAT, ALL WITHIN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:***
>
> ***BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 EAST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE NORTH 83°12'37" EAST ALONG THE NORTHERLY LINE OF SAID CEDAR RIDGE, 1271.85 FEET TO THE NORTHWEST CORNER OF SAID STREET LOT 'B'; THENCE SOUTH 00°23'58" WEST, 412.93 FEET; THENCE SOUTH 07°21'24" EAST, 332.79 FEET TO THE NORTHERLY CORNER OF SAID OUTLOT 'V'; THENCE CONTINUING SOUTH 07°21'24" EAST ALONG THE EASTERLY LINE OF SAID OUTLOT 'V', 190.40 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'V'; THENCE SOUTH 37°29'00" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'V' AND THE SOUTHWESTERLY EXTENSION OF SAID SOUTHERLY LINE, 99.20 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2082.50 FEET, WHOSE ARC LENGTH IS 10.94 FEET AND WHOSE CHORD BEARS SOUTH 81°08'31" WEST, 10.94 FEET TO THE EASTERLY LINE OF SAID LOT 14; THENCE SOUTH 00°23'58" WEST ALONG SAID EASTERLY LINE, 207.57 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.18 FEET AND WHOSE CHORD BEARS SOUTH 41°51'28" WEST, 33.10; THENCE SOUTH 83°18'58" WEST ALONG THE SOUTH LINE OF SAID LOTS 14 THROUGH 9, A DISTANCE OF 824.27 FEET TO A SOUTHERLY CORNER OF SAID LOT 9; THENCE SOUTH 82°31'20" WEST CONTINUING ALONG SAID SOUTH LINE OF LOT 9, A DISTANCE OF 88.50 FEET TO***

THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00°17'39" EAST ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 283.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 83°09'31" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 299.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 00°17'39" EAST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 124.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 89°38'14" WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 25 AND 26, A DISTANCE OF 561.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTH 00°44'43" EAST ALONG THE WESTERLY LINE OF SAID LOT 26, A DISTANCE OF 161.11 FEET; THENCE SOUTH 78°55'25" WEST CONTINUING ALONG SAID WESTERLY LINE, 47.00 FEET; THENCE NORTH 01°31'19" EAST CONTINUING ALONG SAID WESTERLY LINE, 79.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE NORTH 63°07'06" EAST ALONG THE NORTH LINE OF SAID LOT 26, A DISTANCE OF 248.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 27 BEING A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 96.78 FEET AND WHOSE CHORD BEARS NORTH 19°17'22" EAST, 86.63 FEET TO THE SOUTHEAST CORNER OF LOT 28, SAID CEDAR RIDGE; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 28 BEING A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 35.62 FEET AND WHOSE CHORD BEARS NORTH 45°14'30" EAST, 34.87 FEET; THENCE NORTH 24°02'25" EAST CONTINUING ALONG SAID EASTERLY LINE, 28.25 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY LINE BEING A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 208.00 FEET, WHOSE ARC LENGTH IS 59.99 FEET AND WHOSE CHORD BEARS NORTH 32°37'28" EAST, 59.79 FEET TO THE SOUTHEAST CORNER OF LOT 29, SAID CEDAR RIDGE; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 29 BEING A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 208.00 FEET, WHOSE ARC LENGTH IS 81.57 FEET AND WHOSE CHORD BEARS NORTH 52°12'51" EAST, 81.04 FEET TO THE SOUTHWEST CORNER OF LOT 30, SAID CEDAR RIDGE; THENCE NORTH 26°42'03" WEST ALONG THE WEST LINE OF SAID LOT 30, A DISTANCE OF 241.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE NORTH 83°23'15" EAST ALONG THE NORTH LINE OF SAID CEDAR RIDGE, 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.11 ACRES (1,790,756 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SECTION 2. AMENDMENT. Ordinance #2311 Cedar Ridge Planned Unit Development (PUD), Section 2, *Sketch Plan,* is hereby amended by repealing the existing illustration and replacing with that attached to this ordinance as Exhibit 'A':

SECTION 3. AMENDMENT. Ordinance #2311 Cedar Ridge Planned Unit Development (PUD), Section 6, *Land Use Design Criteria,* Subsection D, *Parcel D* is hereby amended by deleting all of Section 6, *Land Use Design Criteria,* Subsection D, *Parcel D* and replacing with the bolded italicized text below:

D. Parcel D: 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-8) shall apply to any development proposal for property in Parcel D 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 two feet (2') from each building into the minimum setback or separation. No window well or any ground mounted mechanical equipment may be closer than three feet (3') to a property line. Rear yard setbacks shall be measured from any required buffer; buffer and setbacks are not allowed to overlap. Face of garage must be a minimum of twenty-five feet (25') from the front property line if a public street or from the sidewalk if a private street.

2. ***Lot Size:*** ***Minimum of eight thousand square feet (8,000sf).***

3. ***Architecture:*** ***It is desired that building architecture within Parcel D should be varied and provide strong visual interest through the use of design, materials, and detailing. It's recommended that side and rear building facades 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 should incorporate a third material of brick or stone in a percentage that provides a strong visual presence. When utilized, masonry materials shall start and stop at an interior corner created by a change in wall plane and wrap corners a minimum of two feet (2') to give authenticity to the material. Materials, trim and details used on the front façade should be continued around all sides of the building, however, the level of detail could be reduced on the facades not visible from a street (public or private) or adjacent properties to the development. 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.***

SECTION 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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 6. VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in 1-4-1 of the City Code of the City of West Des Moines, Iowa.

SECTION 7. OTHER REMEDIES. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

SECTION 8. 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 _____ 2019.

_____
Steven K. Gaer, Mayor

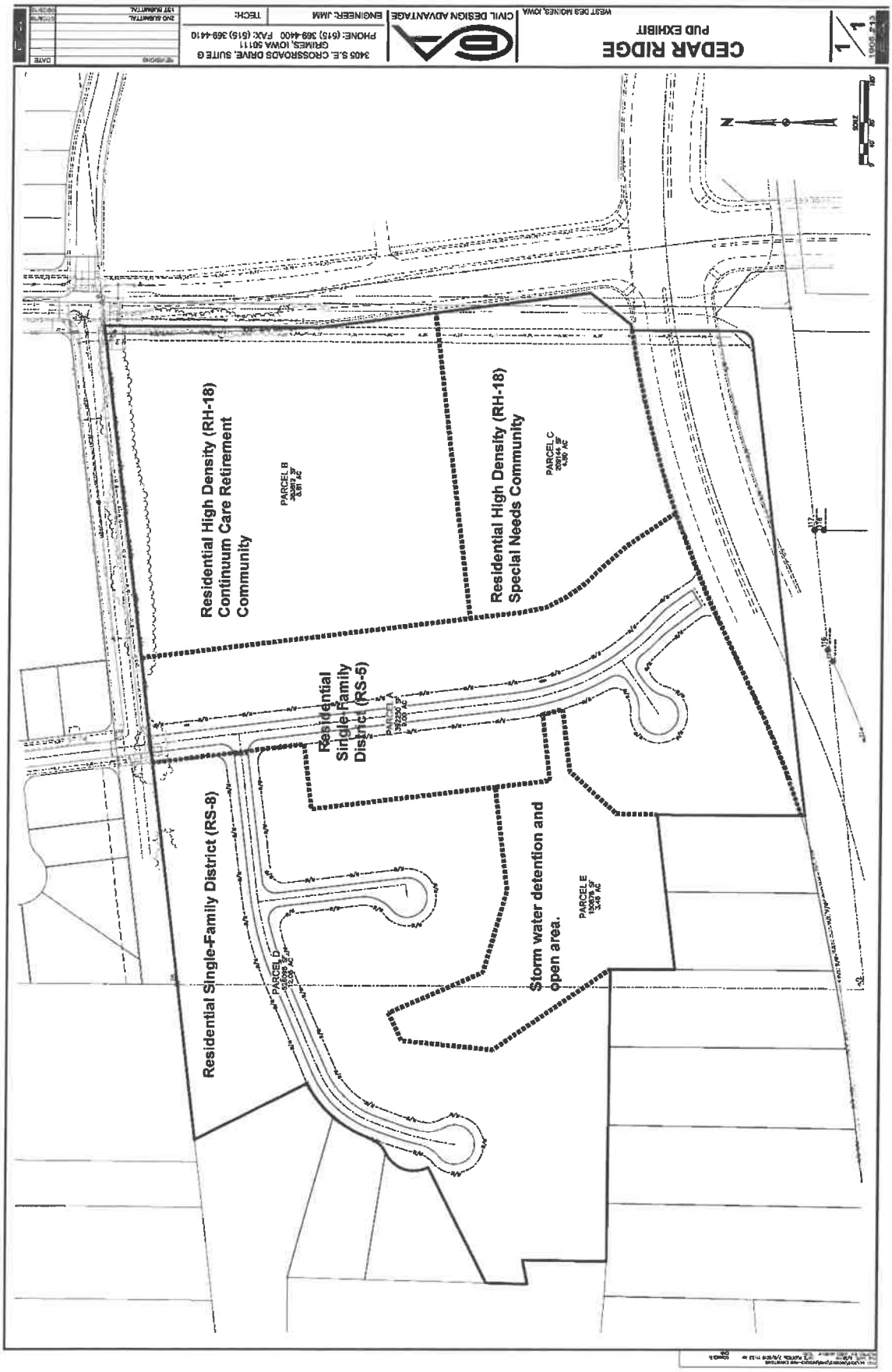
ATTEST:

_____
Ryan T. Jacobson, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____ 2019.

_____
Ryan T. Jacobson, City Clerk

EXHIBIT A


CEDAR RIDGE
PUD EXHIBIT
WEST DES MOINES, IOWA
CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM
TECH:
1ST SUBMITTAL
2ND SUBMITTAL
Residential High Density (RH-18) Continuum Care Retirement Community
PARCEL B
Residential High Density (RH-18) Special Needs Community
PARCEL C
Residential Single-Family District (RS-5)
PARCEL A
Residential Single-Family District (RS-8)
PARCEL D
Storm water detention and open area.
PARCEL E