

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

**Meeting Date:** June 8, 2020

**Item:** Browns Woods Hollow, West Side of Veterans Parkway South of SE Browns Woods Drive – Subdivide the Property into 43 Single Family Lots, One Outlot for Park Use, Two Outlots for Detention, and Four Public Street Lots – Browns Woods, LLC. – PP-003770-2018

**Requested Action:** Recommend Approval of Preliminary Plat

**Case Advisor:** Kara Tragesser, AICP

**Applicant's Request:** The applicant and owner, Browns Woods LLC., represented by Keven Crawford of Cooper-Crawford & Associates, is requesting approval of a Preliminary Plat for approximately 15.623 acres located west of Veterans Parkway and south of SE Browns Woods Drive. The applicant proposes to subdivide the property into 43 single family lots, one outlot for park use, two outlots for detention, and four public street lots (see Attachment B – Location Map and Attachment C – Preliminary Plat). This request is to accommodate the addition of one more single family lot from the original preliminary plat approved for this site.

**History:** The property is undeveloped. The City Council approved a zone change for the property on April 2, 2018, to change the zoning of the property from Medium Density Residential (RM-8) to Browns Woods hollow Planned Unit Development with an underlying zoning of Residential Single Family (RS-5). The PUD provisions provide for smaller lot sizes, lot width and 7 foot side yard setbacks. The property is deep and narrow and the smaller lot size and setbacks were deemed appropriate to enable development of this parcel.

On March 4, 2019, the City Council approved a preliminary plat for this development for 44 single family lots, one lot for park use, two lots for detention and four public street lots.

**City Council Subcommittee:** This preliminary plat was not presented to the Development and Planning Subcommittee as the change in the lots was not substantial and the Subcommittee already was supportive of the development.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues.

- *Change in number of developable lots:* The developer and the Parks and Recreation department have come to an agreement for the provision of required parkland dedication which no longer includes the same configuration of lots as approved in March 2019. As a result, a portion of the lot formerly designated for park use is proposed to change to a development lot for single family residential use and the area for the park equal to this lot has been relocated.

**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.

**Findings:** This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that 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.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation And Conditions Of Approval:** 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 the City Council approve the Preliminary Plat to create 43 lots for single family development, one outlot for public park use, two outlots for detention, and four lots for public streets, subject to the applicant meeting all City Code requirements and the following:

1. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat'

**Applicant:** Browns Woods LLC.  
475 S. 50<sup>th</sup> Street, Suite 100  
West Des Moines IA 50265  
Stephen Grubb  
414-327-1700  
Shirley@grubb-interests.com

**Owners:** Same as above

**Applicant's Representatives:** Keven Crawford  
Cooper Crawford and Associates  
475 S. 50<sup>th</sup> Street, Suite 800  
West Des Moines IA 50265  
515-224-1344  
kcrawford@cooper-crawford.com

**ATTACHMENTS:**

- Attachment A - Plan and Zoning Commission Resolution
- Exhibit A – Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat (plans are included for illustrative purposes, official plans are held at the City)

**RESOLUTION NO. PZC-037**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 43 LOTS FOR SINGLE FAMILY DEVELOPMENT, ONE OUTLOT FOR PARK USE, TWO LOTS FOR DETENTION, AND FOUR LOTS FOR PUBLIC STREETS**

**WHEREAS**, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Browns Woods LLC., has requested approval for a Preliminary Plat (PP-003770-2018) to create 43 lots for single family development, one outlot for park use, two lots for detention and four public street lots;

**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; and

**WHEREAS**, on June 8, 2020, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat.

**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 or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Preliminary Plat to subdivide the property into 43 lots for single family development, two out lots for detention, one outlot for future park use, and four public street lots is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting, and attached hereto as Exhibit "A." 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 8, 2020.

\_\_\_\_\_  
Erica Andersen, Chair  
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 June 8, 2020, by the following vote:

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

ATTEST:

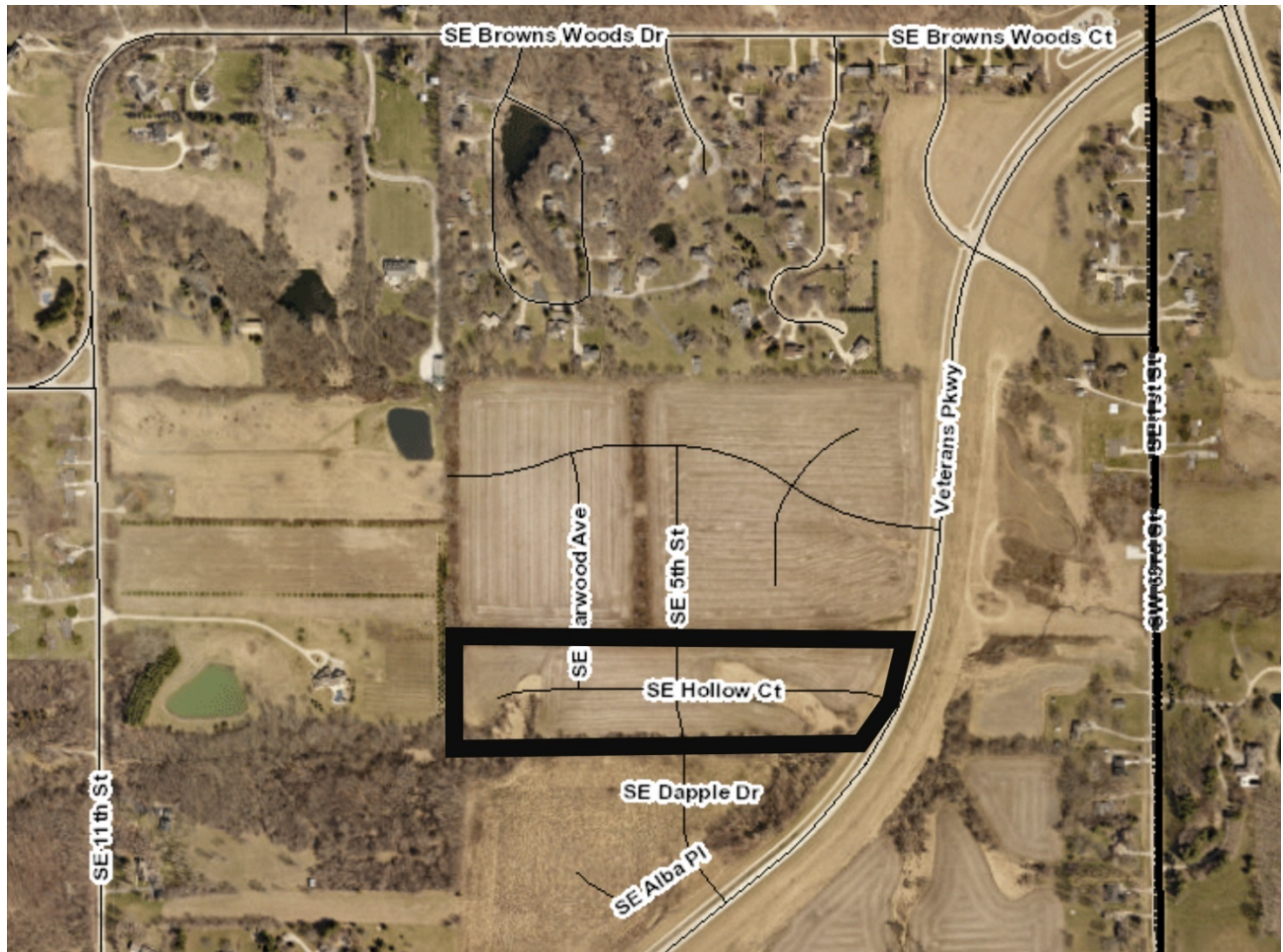
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Recording Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**

1. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.

**Attachment B  
Location Map**



**Attachment B  
Preliminary Plat**

**OWNER / DEVELOPER**  
BROWNS WOODS, LLC  
475 S. 50TH STREET, SUITE 100  
WEST DES MOINES, IOWA 50265  
ATTN: STEPHEN GRUBB  
(515) 327-1700

**ZONING**  
EXISTING: BROWNS WOODS HOLLOW - PUD - RESIDENTIAL SINGLE FAMILY (RS-5)  
PROPOSED: BROWNS WOODS HOLLOW - PUD - RESIDENTIAL SINGLE FAMILY (RS-5)

**COMPREHENSIVE PLAN**  
EXISTING: MD - MEDIUM DENSITY RESIDENTIAL  
PROPOSED: MD - MEDIUM DENSITY RESIDENTIAL

**LAND USE DENSITY**  
EXISTING: AGRICULTURE (0 UNITS/ACRE)  
PROPOSED: RS-5 (2.75 UNITS/ACRE)

**SETBACKS**  
RS-5  
FRONT-30'  
REAR-35'  
SIDE-7' MIN.

**LEGAL DESCRIPTION**

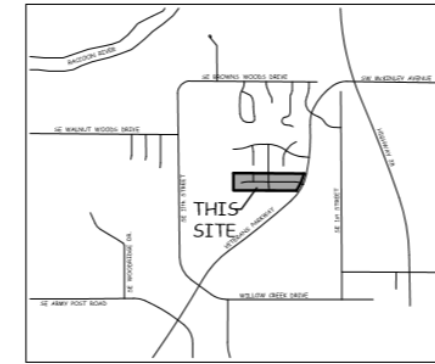
A tract of land being a part of the Northwest 1/4 of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa. Said tract of land being more particularly described as follows:

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 N00°18'26"W, 420.19 feet along the West line of said section 26; thence S89°43'26"E, 1716.53 feet to the Westerly Right-of-Way of Veterans Parkway as it is presently established; thence Westerly along a 1554.42 feet radius curve concave to the Northeast; thence Southwesterly, 452.10 feet along said Westerly Right-of-Way line and said curve, said curve has a chord length of 450.51 feet and a chord bearing of S24°04'33"W; thence N89°51'14"W, 1529.96 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.

**SHEET INDEX**

- 1 - DIMENSION PLAN
- 2 - GRADING PLAN
- 3 - UTILITY PLAN
- 4 - LANDSCAPE PLAN
- 5 - DETAIL SHEET

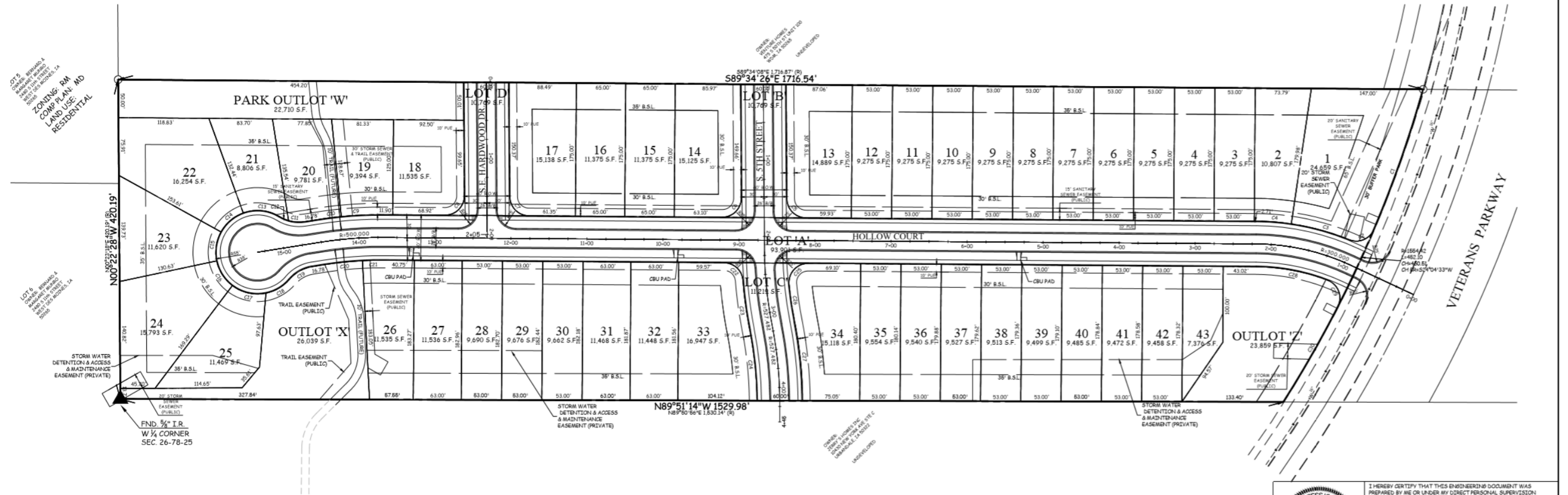


VICINITY SKETCH

NORTH  
SCALE: 1"=2000'

**PRELIMINARY PLAT  
BROWNS WOODS  
HOLLOW**

West Des Moines, Iowa  
Sheet 1 of 5



**GENERAL NOTES**

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK BEFORE ANY CONSTRUCTION.

**NOTES**

1. ALL STREETS TO BE DEEDED TO THE CITY OF WEST DES MOINES FOR STREET

**BENCHMARKS**

WDM #57  
400 Block of Browns Woods Drive, 20 feet East of entrance to Browns Woods

**LEGEND**

EXISTING/PROPOSED

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

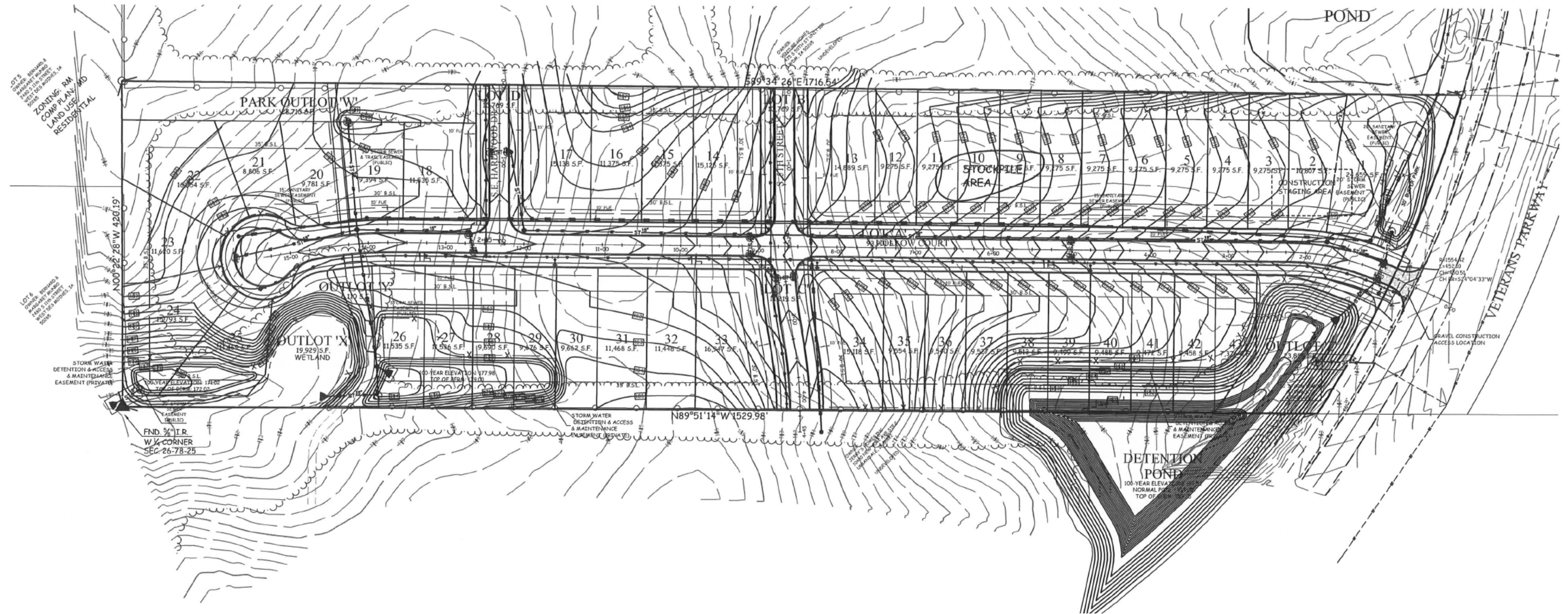
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Sheets 1-5

COOPER CRAWFORD



# PRELIMINARY PLAT BROWNS WOODS HOLLOW

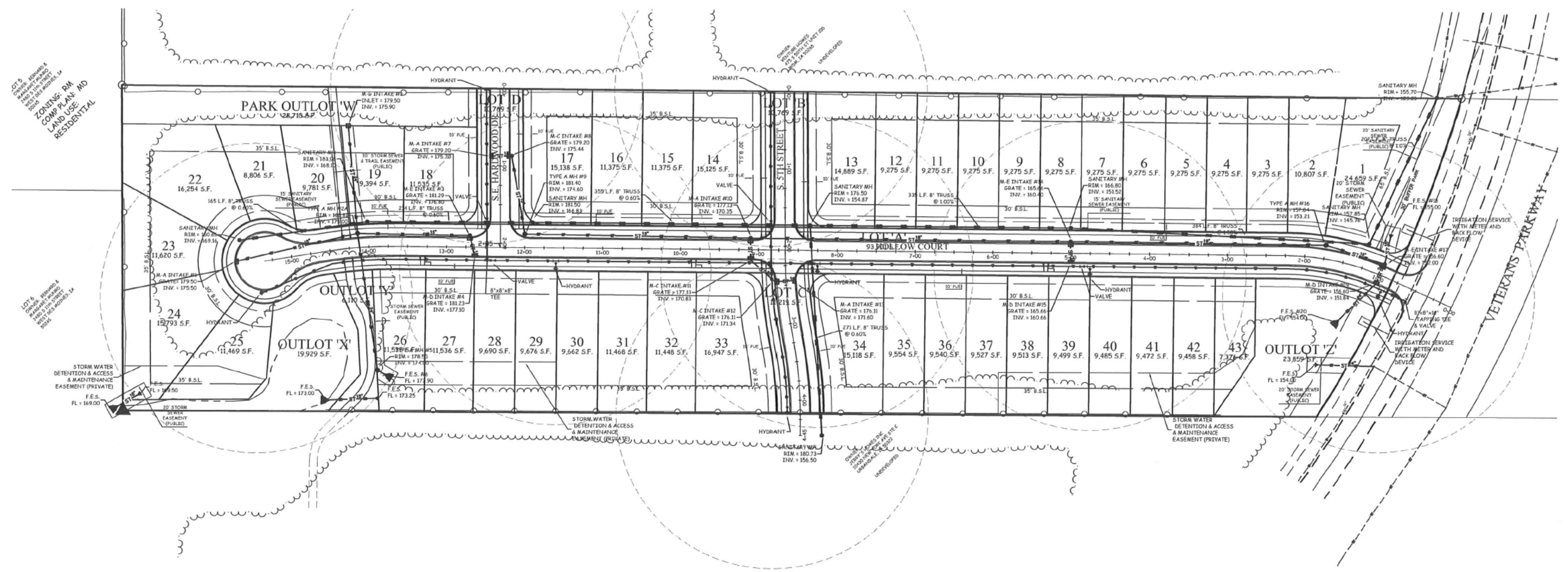
West Des Moines, Iowa  
Sheet 2 of 5





# PRELIMINARY PLAT BROWNS WOODS HOLLOW

West Des Moines, Iowa  
Sheet 3 of 5



# BROWNS WOODS HOLLOW

West Des Moines, Iowa  
Sheet 4 of 5

## BUFFER REQUIREMENTS

REQUIRED: 1 OVERSTORY TREE, 2 UNDERSTORY TREES AND 6 SHRUBS PER 35 LF.  
BASED ON 452 LF. OF BUFFER:

OVERSTORY TREES - 13  
UNDERSTORY TREES - 26  
SHRUBS - 78

PROPOSED:  
OVERSTORY TREES - 15  
UNDERSTORY TREES - 24  
SHRUBS - 74

## BUFFER PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
2	GT	Gleditsia tricanthos SKYLINE HONEYLOCUST	2 1/2" cal.	TS / B&B	SEE PLAN
2	GB	Gingko biloba GINSEKO	2 1/2" cal.	TS / B&B	MALE ONLY
3	AC	Amelanchier canadensis SHAWBLOW SERVICEBERRY	5'-6" ht.	TS / B&B	MULTI-STEM
5	CC	Cotoneaster cruggii var. nermis THORNLESS HAWTHORN	1 1/2" cal.	TS / B&B	SEE PLAN
3	MP	Malus species 'Prairiefire' PRAIRIEFIRE CRABAPPLE	1 1/2" cal.	TS / B&B	SEE PLAN
9	PP	Picea pungens glauca COLORADO BLUE SPRUCE	6'-8" ht.	TS/B&B	SEE PLAN
10	PS	Pinus strobus WHITE PINE	6'-8" ht.	TS/B&B	SEE PLAN
6	AB	Abies concolor WHITE FIR	6'-8" ht.	CONT.	SEE PLAN
29	CA	Cornus dioica RED-TWIG DOGWOOD	#1 cont.	CONT.	SEE PLAN
24	SG	Spiraea x goldmound 'Goldmound' GOLDMOUND SPIRAEA	18"-24" ht.	CONT.	SEE PLAN
18	VD	Viburnum dentatum ARROWWOOD VIBURNUM	18"-24" ht.	CONT.	SEE PLAN

## GENERAL NOTES:

1. ANY SUBSTITUTIONS OF MATERIAL IN EITHER SIZE OF SPECIES MUST HAVE APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. LANDSCAPE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN FIELD BEFORE STARTING WORK. LANDSCAPE CONTRACTOR SHALL MAKE A THOROUGH FIELD INVESTIGATION BEFORE WORK BEGINS AND INFORM THE CITY OF WEST DES MOINES OF ANY CORRECTIVE MEASURES NEEDED. ALL DAMAGE TO UTILITIES OF OTHER UNDERGROUND STRUCTURES CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER.
3. THE LANDSCAPE ARCHITECT/OWNER SHALL RETAIN THE RIGHT TO INSPECT ALL MATERIAL BEFORE INSTALLATION, INCLUDING AT THE LANDSCAPE CONTRACTOR'S SOURCE NURSERY.
4. PLANT QUANTITIES SHOWN FOR INFORMATION ONLY. DRAWINGS SHALL PREVAIL IF CONFLICT OCCURS.
5. THE LANDSCAPE CONTRACTOR SHALL STAKE OR PRELOCATE ALL MATERIAL FOR APPROVAL PRIOR TO INSTALLATION AND CONTACT LANDSCAPE ARCHITECT @ COOPER CRAWFORD & ASSOCIATES, LLC (224-1344).
6. LANDSCAPE CONTRACTOR RESPONSIBLE FOR FIRST INITIAL WATERING ON SAME DAY OF MATERIAL PLANTING AND SUBSEQUENT WATERINGS FOR A PERIOD OF TWO WEEKS FOLLOWING PLANTING. QUANTITY AND FREQUENCY OF WATERING WILL BE DETERMINED BY LANDSCAPE ARCHITECT AND WEATHER CONDITIONS AT THE TIME.
7. PROTECT ALL EXISTING STRUCTURES INCLUDING SIGNAGE, WILDFLOWER AREAS, PARKING LOTS, BUILDINGS, SIDEWALKS, AND EXISTING TREES. THE SITE TO BE CLEAN AND CLEAR OF ANY DEBRIS RESULTING FROM LANDSCAPE WORK.
8. PLACE A MINIMUM OF 3" OF SHREDED BARK MULCH AROUND EACH INDIVIDUAL TREE, SHRUB AND PERENNIAL GROUPINGS WHERE SHOWN ON PLAN.
9. ALL DISTURBED TURF AREAS SHALL BE REPLACED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
10. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601-1995" OR MOST RECENT EDITION.
12. PLANT BED PREPARATION FOR PERENNIAL AND GRASS LOCATIONS - SOIL IN THESE AREAS TO BE AMENDED WITH 2" HORSE MANURE, BLACK COMPOST, OR SPHAGNUM PEAT AND THOROUGHLY TILLED IN. A "DUSTING" OF FERTILE PRIOR TO TILLING WILL ALSO BE REQUIRED. "THE PLAN" OR APPROVED EQUAL PRE-EMERGENT TO BE APPLIED PRIOR TO PLANTING.
13. NO TREES ARE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

## BENCHMARKS

WDM #57  
400 Block of Browns Woods Drive, 20 feet East of entrance to Browns Woods Park, 30 feet North of centerline of Browns Woods Drive. Standard Benchmark.

Elevation 935.60 (NAVD88 Datum)  
161.59 (WDM Datum)

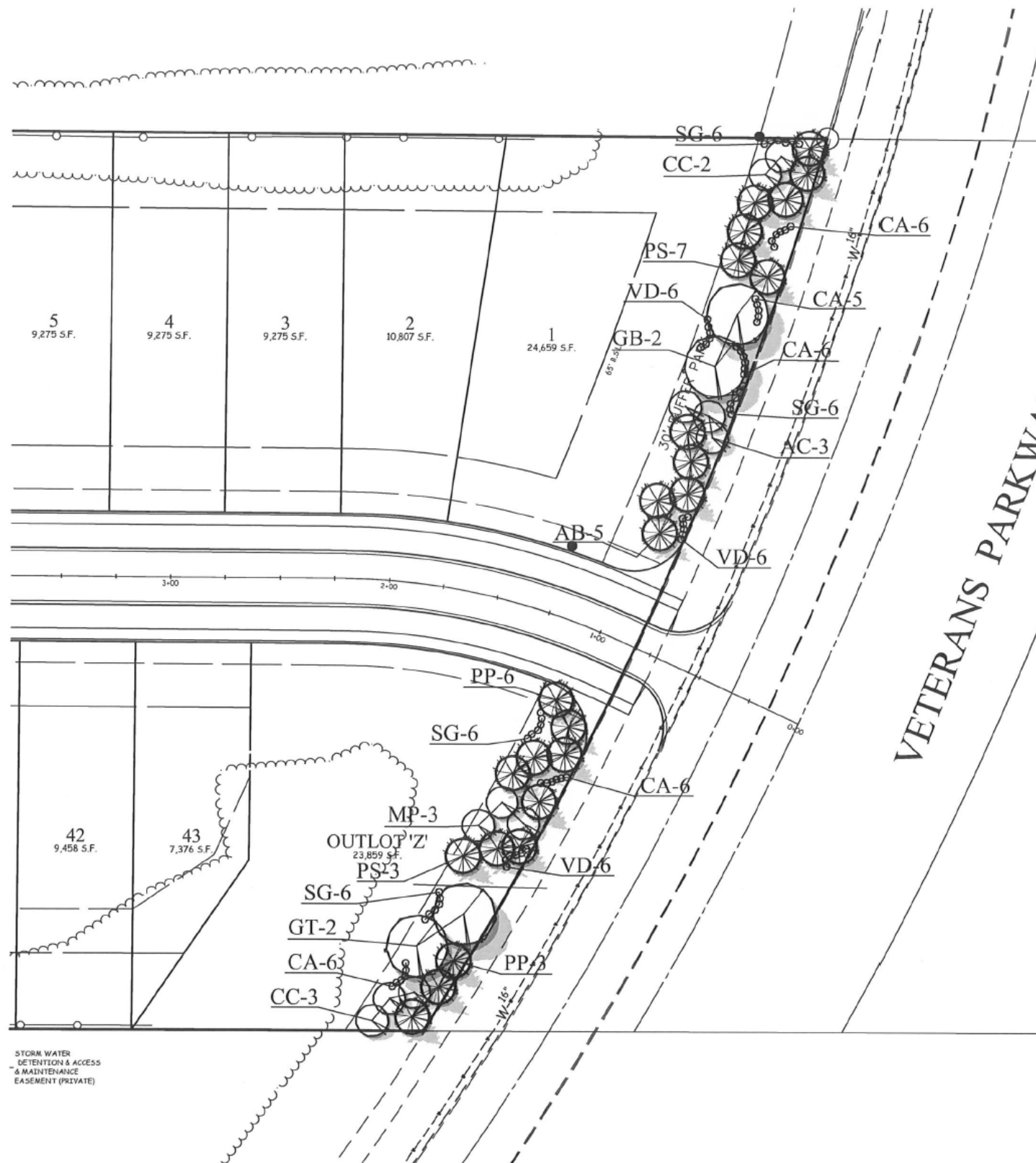
WDM #100  
Intersection of South 1st Street and Southwest Leland Avenue, 133 feet South of the centerline of Southwest Leland Avenue extended, 47.5 feet West of the centerline of South 1st Street. Standard Benchmark.

Elevation 963.85 (NAVD88 Datum)  
189.84 (WDM Datum)

## LEGEND

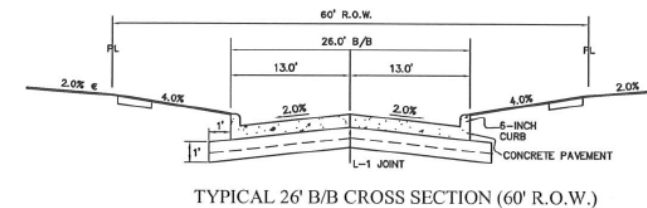
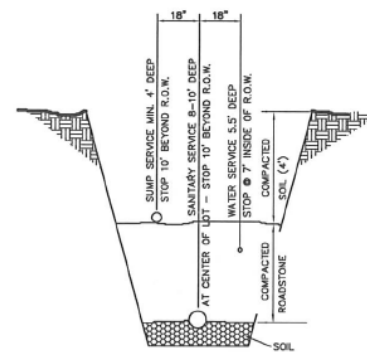
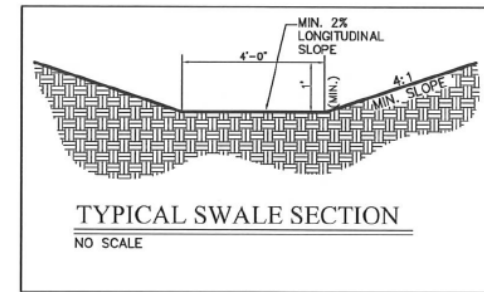
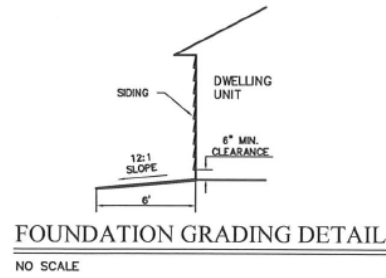
EXISTING/PROPOSED	
---	FLAT BOUNDARY
ST 18"	STORM SEWER & SIZE
SA 6"	SANITARY SEWER & SIZE
W 8"	WATER MAIN & SIZE
○	MANHOLE
●	STORM INTAKE
⊕	FIRE HYDRANT
⊖	VALVE
△	F.E.S.
990	EXISTING CONTOURS
990	PROPOSED CONTOURS
* * *	SILT FENCE OR APPROVED FILTRATION SOCK

**COOPER CRAWFORD**  
& ASSOCIATES, L.L.C.



STORM WATER  
RETENTION & ACCESS  
& MAINTENANCE  
EASEMENT (PRIVATE)

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	007°12'29"	1554.52	195.57	97.91	195.44	N19°20'49"E
C2	089°14'14"	25.00	38.94	24.67	35.12	N67°34'11"E
C3	013°48'01"	330.00	79.20	39.79	79.01	S74°41'13"E
C4	008°00'42"	330.00	46.54	23.11	46.11	S85°34'05"E
C5	089°11'07"	25.00	38.91	24.65	35.10	S44°58'52"E
C6	090°48'52"	25.00	39.63	25.36	35.61	N45°01'08"E
C7	089°11'08"	25.00	38.91	24.65	35.10	S44°58'52"E
C8	090°48'52"	25.00	39.63	25.36	35.61	N45°01'08"E
C9	006°03'03"	530.00	55.97	28.01	55.95	N87°24'02"E
C10	003°22'31"	530.00	31.22	15.62	31.22	N82°41'15"E
C11	025°08'32"	50.00	21.94	11.15	21.77	S66°25'44"E
C12	019°13'31"	50.00	13.29	6.68	13.25	S66°14'42"E
C13	051°22'46"	55.00	49.32	26.46	47.68	S84°19'20"E
C14	041°00'00"	55.00	39.36	20.56	38.52	N49°29'17"E
C15	041°00'00"	55.00	39.36	20.56	38.52	N08°29'17"E
C16	041°00'00"	55.00	39.36	20.56	38.52	N32°30'43"W
C17	048°37'46"	55.00	46.68	24.85	45.29	N77°19'35"W
C18	037°43'35"	55.00	36.21	18.79	35.56	S59°29'44"W
C19	040°22'03"	50.00	35.23	18.38	34.50	S60°48'58"W
C20	006°04'09"	470.00	49.79	24.92	49.76	S84°02'00"W
C21	003°21'25"	470.00	27.54	13.77	27.53	S88°44'52"W
C22	085°07'23"	25.00	37.14	22.96	33.82	N47°00'45"W
C23	006°46'02"	557.48	65.84	32.96	65.81	N07°50'04"W
C24	010°47'51"	497.48	93.75	47.02	93.61	N05°49'30"W
C25	096°00'58"	25.00	41.89	27.77	37.16	S42°15'05"W
C26	005°37'41"	497.48	48.87	24.45	48.85	S08°24'15"E
C27	010°51'31"	557.48	105.65	52.98	105.49	S05°47'20"E
C28	020°29'27"	270.00	96.56	48.80	96.05	N79°19'42"W
C29	096°09'46"	25.00	41.96	27.84	37.20	N21°00'06"W
C30	005°19'34"	1554.52	144.51	72.31	144.46	N29°44'34"E



NOTE  
1. STREET CROSS SECTIONS ARE FOR GRADING PURPOSES ONLY. THE CITY APPROVED CONSTRUCTION PLANS SHALL BE REFERENCED FOR THE CONSTRUCTION OF STREETS.

PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX  
**SERVICE LOCATION DETAIL**  
NO SCALE

# PRELIMINARY PLAT BROWNS WOODS HOLLOW

West Des Moines, Iowa  
Sheet 5 of 5

## BENCHMARKS

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## LEGEND

EXISTING/PROPOSED		
---	---	PLAT BOUNDARY
---	---	STORM SEWER & SIZE
---	---	SANITARY SEWER & SIZE
---	---	WATER MAIN & SIZE
○	●	MANHOLE
□	■	STORM INTAKE
▽	▽	FIRE HYDRANT
◇	◇	VALVE
△	▲	F.E.S.
-990	-990	EXISTING CONTOURS
-990	-990	PROPOSED CONTOURS
*-*	*-*	SILT FENCE OR APPROVED FILTRATION SOCK