

**DEVELOPMENT SERVICES COMMUNICATION
MEMORANDUM**

Date: June 8, 2020

To: Chair and members of the Plan & Zoning Commission

From: Karen Marren, Planner

RE: Item 2a. Village on Jordan Creek – Citizen Comment

A few comments have been submitted regarding the Village on Jordan Creek development after the staff report was final. Staff has attached the comments to this cover memorandum. Please see attached.

- c. Lynne Twedt, Director, Development Services
Linda Schemmel, Development Coordinator, Development Services

DATE: June 5, 2020

FROM:

Joseph Bardeen & Erin Stevens
7705 Aspen Drive, West Des Moines, IA 50266
Email: joebardeen@gmail.com
Phone: (515) 240-0331

TO:

City of West Des Moines - Plan and Zoning Committee
City of West Des Moines - City Council

Address:

Development Services Department
4200 Mills Civic Parkway, PO Box 65320
West Des Moines, IA 50260-0320
Email: DevelopmentServices@wdm.iowa.gov and karen.marren@wdm.iowa.gov

TO WHOM IT MAY CONCERN:

I am writing this letter on behalf of myself (Joseph Bardeen) and my wife (Erin Stevens). We own and live on the property at 7704 Aspen Drive, West Des Moines, IA 50266. It is my understanding that the field behind my home has been sold and is in discussions of re-development. I believe that rezoning and developing this land for office and multifamily purposes would negatively impact myself and my family, as well as the community as a whole, in a number of ways, including causing a substantial and measurable decline in the value of my property and the properties of my neighbors. Here are a few additional concerns that I consider serious enough for you to strongly consider denying the use of the property in question for office and multifamily purposes.

Traffic:

Traffic is already a major concern on Aspen Drive, especially on the S-curve between 75th and 77th Ct. This area you are asking to develop and connect 76th to will only make it busier. Our community has brought forth these concerns to the City of West Des Moines multiple times (without the field being developed), and neighbors who live here are personally invested in safer driving. We as a community have rallied together to not park along this area of Aspen to ensure better safety, and the city has in the past enforced speed limit checkpoints and stops for those cutting through the neighborhood. As community development has happened to the west of us, it has become an even busier road. We have many children who live and play in our neighborhood, including my daughter, and Brookview Elementary is close by. With this proposed field development into a Senior Living and office space, you are inviting more traffic into a neighborhood and the exact area with an already high concern. Developing 76th as a connector/main channel that people who do not live here will use to commute to work or see their family members in the proposed senior assisted living facility will most certainly be a dangerous added connection through our neighborhood into your proposed development. Ideally, 76th would remain a dead-end or circle drive, and you would use Ashworth and Jordan Creek Parkway as your development multiple entry points, protecting our neighborhood from those who are not property owners. Ashworth and Jordan Creek Parkway are certainly busy enough to use as these points of entry.

Tree Line:

If you decide to go ahead with rezoning and developing the land as proposed, please protect the tree line along the field and leave it intact. I would be devastated to see this tree line gone, as it is one of the

reasons I purchased my home and there is no reason to tear it down. It currently provides not only land and property value, but noise control from Ashworth and the interstate. This will only get worse if you tear it down and build your Senior Living Facility and Office space. I request you please leave the tree line intact.

Building Heights:

Please consider the heights of your buildings, keeping them as low as possible. The proposed senior assisted living facility will be built directly behind my home. Not only will be an eyesore, but I know that a great deal of noise comes along with such facilities because I previously worked in a building adjacent to such a facility (i.e., relatively frequent ambulance sirens).

Additional Noise and Privacy Control:

We hope 76th can remain a dead end or round-about. In the area near 76th, please include berms, additional trees, and fences around the field to separate your development from our neighborhood (behind the tree line) and buffer the additional sound that will be created. The developers should consider offering homeowners whose property abuts the field privacy fencing at no cost.

We understand that this is valuable property. We do not wish to stop the developers from building on it altogether. Zoning this land for single family residential builds makes sense. It acknowledges the value of the land and shows respect for those in the community who will live next to whatever is built on this lot for the rest of their lives. I simply ask that you consider whether you would want office buildings and multi-family housing built directly behind your home, a home that you spent hundreds of thousands of dollars on, in a community that you love, and next to kids that you want to protect from the dangers of traffic congestion.

Thank you for taking the time to consider these requests.

Sincerely,



Joseph Bardeen, PhD

Property Owners at 7705 Aspen Drive

City of West Des Moines – Plan and Zoning Commission
Attn: Karen Maren, Planner
4200 Mills Civic Parkway
West Des Moines, Iowa 50266

June 7, 2020

RE: Village on Jordan Creek Comprehensive Land Use Map Amendment and Rezoning Item #2a on the June 8, 2020, Plan and Zoning Commission Meeting

Ms. Marren:

We are writing to express our conditioned support for this development proposal. While our preference is for the field north of our property to remain undeveloped, we knew eventually development of some kind would eventually occur. We are pleased that the current proposal includes a 33-unit cooperative active adult facility and not a more intense land use in the area nearest our residence. We are less thrilled with the proposed office use on the remainder of the property as the City's Land Use Map has indicated this area would develop as Medium Density Residential for over a decade.

Our main concern with the current proposal is related to the likely increase in traffic along our street, Aspen Drive. Under the current proposal, 76th Street does not connect to Ashworth Road on day one of the development. As noted in your staff report, the current layout provides the development with a right-in-right out connection to Jordan Creek Parkway and a full access only by traversing through the established single-family neighborhood to the south. This runs counter to Policy 6.7 of the City's Comprehensive Plan (Goal 6, Page III-11).

Policy 6.7 High intensity land uses should be located adjacent to major transportation routes and the City should strongly discourage primary vehicular access for higher intensity development through lower intensity development.

We therefore strongly support City Staff's proposed Condition A.6.a related to the withholding of occupancy permits on parcels A, C, and D before such time that 76th Street has been extended to Ashworth Road.

We request the following for consideration by the Commission:

- That the proposed Planned Urban Development Ordinance pass with condition A.6.a in its present form

- That the Applicant utilize signage or other methods to direct as much traffic as possible to Jordan Creek Parkway and not to Aspen Drive via 76th Street.

Thank you for your consideration and support of the existing property owners adjacent to this proposed development. I apologize for the late communication, but I wished to comment only after the neighborhood meeting held by the applicant after business hours last Friday, June 5.

Sincerely,

William Mabuice

7718 Aspen Drive
West Des Moines, Iowa

Tina Mabuice

7718 Aspen Drive
West Des Moines, Iowa

Cc: Mr. Greg Hudson, Councilmember Second Ward
Mr. Matthew McKinney, Councilmember At-Large
Ms. Renee Hardman, Councilmember At-Large

DATE: June 5, 2020

FROM:

Kendra Meyer
830 76th St, West Des Moines, IA 50266
Email: kendra12rae@gmail.com
Phone: (515) 836-8186

TO:

City of West Des Moines - Plan and Zoning Committee
City of West Des Moines - City Council

Address:

Development Services Department
4200 Mills Civic Parkway, PO Box 65320
West Des Moines, IA 50260-0320
Email: DevelopmentServices@wdm.iowa.gov and karen.marren@wdm.iowa.gov

TO WHOM IT MAY CONCERN:

My name is Kendra Meyer, I own and live on the property of 830 76th Street, West Des Moines, IA 50266. It is my understanding that the field behind my home has been sold and is in discussions of re-development.

My property both views the field from the rear, and the property address faces and is on the street that is being proposed as a connector into the development. With that, my property would have significant impact due to this project, and I must say I'm very sad to see this field being developed. Most, if not all, the homeowners who live around this field to the south and west (Along 75th, 76th, Aspen, and 78th Pl) purchased their homes with the love for the tree line, wildlife that habits the field, and privacy and quietness it provides.

It is my sincere concern of several things with your development proposal that I would like to express:

Traffic:

Traffic is already a major concern on Aspen Drive, especially on the S-curve between 75th and 77th Ct. This area you are asking to develop and connect 76th to will only make it busier. Our community has brought forth these concerns to the City of West Des Moines multiple times (without the field being developed), and neighbors who live here are personally invested in safer driving. We as a community have rallied together to not park along this area of Aspen to ensure better safety, and the city has in the past enforced speed limit checkpoints and stops for those cutting through the neighborhood. As community development has happened to the west of us, it has become an even busier road. We have many children who live and play in our neighborhood, and Brookview Elementary close by. With this proposed field development into a Senior Living and office space, you are inviting more traffic into a neighborhood and the exact area with an already high concern. Developing 76th as a connector/main channel that cars who do not live here will use will most certainly be a horrific and dangerous added connection through our neighborhood into your proposed development. Ideally, 76th would remain a dead-end or circle drive, and you would use Ashworth and Jordan Creek Parkway as your development multiple entry points, protecting our neighborhood from those who are not property owners. Ashworth and Jordan Creek Parkway are certainly busy enough to use as these points of entry.

Tree Line:

Please protect the Quality of Life of the homeowners. Since there are single family homes all around this area, we ask that you protect the tree line along the field and leave it intact. I would be devastated to see this tree

line gone, as it is a lot of the reason I purchased my home and there is no reason to tear it down. It currently provides not only land and property value, but noise control from Ashworth and the interstate. This will only get worse if you tear it down and build your Senior Living Facility and Office space. I request you please leave the tree line intact.

Field Development:

We are genuinely sad to see the field being developed, because this is a community, not an area we all want to see bulldozed and offices be built. I knew the original property owner of the field, and she so much loved her alfalfa field behind our homes and held onto it as long as she could. She shared her memories in the years she owned the property all over this area. She told me stories about when Jordan Creek Parkway was only a gravel road, and her husband built her home. We also understand the dollar signs and why a developer sees this as a benefit to them with no emotion attached, but I ask you to consider if this was your home along the field. Although we know it was inevitable that the property owner would be forced to sell and the land likely redeveloped, we were hoping it would be into Single Family Homes. If that is not an option, I do ask that you remain sensitive and listen to our requests as property owners and meet us somewhere in the middle if it must be developed into (MD) and (O).

Building Heights:

Please consider the heights of your buildings, keeping them as low as possible.

Additional Noise and Privacy Control:

We hope 76th can remain a dead end or round-about. In the area near 76th, please include berms, additional trees, and fences around the field to separate your development from our neighborhood (behind the tree line) and buffer the additional sound that will be created.

We have been told by several different people on your teams that “this is the plan and it has been the plan for years”, but to us... nothing has been developed yet, so we are asking you not to dismiss our quality of life in our homes, and to consider taking action on protecting our above requests.

I love our neighborhood, and I am asking we can take measures to keep it intact. Please put yourself in our shoes and consider what you would request, if this was your home.

Sincerely,

Kendra R Meyer

Property Owner