

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

**Meeting Date:** July 27, 2020

**Item:** Fox Ridge, West of Fox Valley and south of Veterans Parkway and SE Adams Street – Amend Comprehensive Plan Land Use Map and Zoning Map to enable single-family residential, medium-density residential, and park land uses – Charles I & Ruth Colby National Trust – CPA-004723-2020/ZC-004724-2020 (**Continued from July 13, 2020**)

**Requested Action:** Recommend Approval of Comprehensive Plan Land Use Map Amendment and Rezoning

**Case Advisor:** Brian S. Portz, AICP *BP*

**Applicant's Request:** The applicant, DR Horton – Iowa, LLC, in association with the property owner, Charles I & Ruth Colby National Trust, is requesting approval of both a Comprehensive Plan Land Use Amendment and Rezoning for property located west of Fox Valley and south of Veterans Parkway and SE Adams Street in Warren County. The applicant is requesting the following:

- 1) A Comprehensive Plan Land Use Map Amendment of approximately 14.8 acres situated approximately 1,500 feet west of SE Orilla Road and located south of and immediately adjacent to the Great Western Trail from Single Family (SF) to Medium Density (MD) and to rezone the same area from Single Family Residential (R-1) to Residential Medium Density (RM-12) for the development of attached multi-family;
- 2) A Comprehensive Plan Land Use Map Amendment of approximately 6.6 acres situated approximately 320 feet west of SE Orilla Road and located at the north end of SE Beaverbrook Trail from Medium Density (MD) to Single Family (SF) and rezone the same area from Residential Medium Density (RM-12) to Residential Single Family (RS-5) for the development of single-family detached homes on minimum 5,000 square foot lots;
- 3) A Comprehensive Plan Land Use Map Amendment of an approximately 4.8 acres along the western edge of the subject property (approx. 1,500' west and then 700' south of the west end of SE Creekhill Way) from Single Family (SF) to Parks and Greenways (PG) and rezone the same area from Single Family Residential (R-1) to Agricultural/Open Space (OS) for future development of a City park.
- 4) Rezone approximately 57.7 acres situated at the west end of SE Fox Valley Drive and SE Creekhill Way from Single Family Residential (R-1) to Residential Single Family (RS-5) for the development of single-family detached homes on minimum 5,000 square foot lots.

**History:** The property was annexed into the City as a part of the Orilla Road annexation in 1999 and the Colby-Davis Estates annexation in 2009. The property has not been previously platted. The portion of the property that is proposed to be changed from Single Family to Medium Density Residential (#2 above) was changed to the Medium Density designation in 2016 (CPA-003290-2016/ZC-003292-2016; approved by City Council on December 27, 2016). Also, in 2016, a 10-acre area to the south of area #2 mentioned above was changed from Medium Density Residential to Single Family and developed with single-family homes (CPA-003026-2016/ZC-002969-2016; approved by City Council on April 18, 2016).

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on July 6, 2020 as an informational item only. No discussion or disagreement was had regarding the request.

**Staff Review and Comment:** This request was distributed to various City departments and outside agencies for their review and comment. Staff would note the following:

- Applicant/Fox Valley Resident Meeting Update: This item was presented at the July 13, 2020 Plan and Zoning Commission meeting for consideration. Upon hearing from several residents in the

Fox Valley development that have concerns with aspects of DR Horton's proposal, at the recommendation of the Plan & Zoning Commission, the applicant met with residents of Fox Valley on July 16, 2020 to discuss the proposed Fox Ridge development. Staff did not attend the meeting. It has been indicated that there was discussion about the following:

- Lot sizes for the properties to the west of SE Fox Valley Drive and SE Creekhill Way. The applicant suggested the idea of 70' lots along SE Fox Valley Drive and SE Creekhill Way until the main north/south street with some possible transition prior to then based on how the lots fit. A number of residents involved in the meeting were in support of that plan. According to City Code, in order to allow 70' wide lots, the zoning would have to be changed to RS-8 (8,000 square foot lots) or RS-9 (9,000 square foot lots). At the last Plan & Zoning Commission meeting, the Fox Valley residents in attendance were generally not supportive of that size of lot. The applicant and residents did not come to an agreement on what the lot sizes should be.
  - NE cul-de-sac area (north of SE Fox Valley Drive) discussion resulted in a couple people who lived adjacent to that proposed cul-de-sac wanting to see larger lots on that cul-de-sac. Most residents that spoke were thankful the applicant was not proposing townhomes in this area as the existing zoning will allow. The applicant and residents did not come to an agreement on what lot sizes should be put in this location.
  - A number of Fox Valley residents again asked if the proposed park could be moved closer to Fox Valley. Staff checked with the Parks & Recreation department and the Parks Superintendent stated that this future neighborhood park is intended to serve the residential areas generally bound by Veteran's Parkway (on the north), SE 35<sup>th</sup> Street (on the west), and WDM city limits (east and south). Veteran's Pkwy and 35<sup>th</sup> Street are arterial streets which would be considered significant barriers around this neighborhood. The future park is proposed in the middle of this area so that the majority of residents are within a ¼ mile walking distance of the park. If the park is shifted east, then it would end up being farther for the residents on the western side of this area. In addition, the current proposed park location would be in a position where additional land could be added to it when the properties to the west develop. Therefore, the Parks Department believes it is best that the park stay in its current proposed location.
- ***Proposed RS-5 Zoning:*** The applicant is proposing RS-5 single family zoning which requires 5,000 square foot minimum lot size and 50' minimum lot width to the west and north of the existing Fox Valley development (areas #2 and #4 above). Lots of this size aren't consistent with the adjacent properties to the east and south of the subject property which range in size from 9,000 square feet to approximately 15,000 square feet and provide average 80' of lot width. Since the residents and developer did not come to a mutually acceptable lot size and width, staff falls back to the original proposal for RS-12 zoning to be more consistent in size with the existing single-family lots. RS-12 zoning requires 12,000 square foot minimum lot size and 80' minimum lot width. Staff suggested that this RS-12 transition between the existing platted lots and the applicants proposed RS-5 lots. Staff recommends this RS-12 zoning be provided for the area north of SE Fox Valley Drive (area #2 above) and also for a 400' deep area immediately west of Fox Valley Plat 2 (at the dead ends of SE Fox Valley Drive and SE Creekhill Way). Staff is comfortable with the remainder of the single-family area indicated in #4 above being designated as RS-5 as requested by the applicant.

**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:** On July 3, 2020, notice for the original July 13, 2020, Plan and Zoning Commission and July 20, 2020 City Council Public Hearings on this project was published in the Des Moines Register. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on July 2, 2020.

**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 to approve the Comprehensive Plan Land Use Map amendment for approximately 14.8 acres from Single Family (SF) to Medium Density (MD) and approximately 6.6 acres from Medium Density (MD) to Single Family (SF) and approximately 4.8 acres from Single Family (SF) to Parks and Greenways (PG) subject to the applicant meeting all City Code requirements.

**Staff Recommendation And Conditions Of Approval – Rezoning:** 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 deny the applicant's request, and adopt a resolution to recommend the City Council approve the rezoning requests as follows:

- 1) Rezone approximately 14.8 acres from Single Family Residential (R-1) to Residential Medium Density (RM-12)
- 2) Rezone approximately 6.6 acres from Residential Medium Density (RM-12) to Residential Single Family (RS-12)
- 3) Rezone approximately 4.8 acres from Single Family Residential (R-1) to Agricultural/Open Space (OS)
- 4) Rezone approximately 49 acres from Single Family Residential (R-1) to Residential Single Family (RS-5)
- 5) Rezone approximately 8.47 acres from Single Family Residential (R-1) to Residential Single Family (RS-12)

**Property Owner:** Charles I and Ruth Colby National Trust  
6581 University Avenue  
Windsor Heights, IA 50324  
[Brian@colbyinterests.com](mailto:Brian@colbyinterests.com)

**Applicant:** DR Horton – Iowa, LLC  
1910 SW Plaza Shops Lane  
Ankeny, IA 50023  
[jlmoulton@drhorton.com](mailto:jlmoulton@drhorton.com)

**Applicant's Representatives:** Stubbs Engineering  
431 NE 72<sup>nd</sup> Street  
Pleasant Hill, IA 50327  
[branden@stubbs3.com](mailto:branden@stubbs3.com)

**ATTACHMENTS:**

- Attachment A - Location Map
- Attachment B - Proposed Land Uses
- Attachment C - Adjacent Property Owner Emails
- Attachment D - Plan and Zoning Commission Resolution – Comprehensive Plan Amendment
- Exhibit A - Conditions of Approval
- Exhibit B - Comprehensive Plan Land Use Map Amendment Illustration
- Attachment E - Plan and Zoning Commission Resolution – Rezoning
- Exhibit A - Conditions of Approval
- Exhibit B - Zoning Map Amendment Illustration





# Location Map



1: 12,000



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

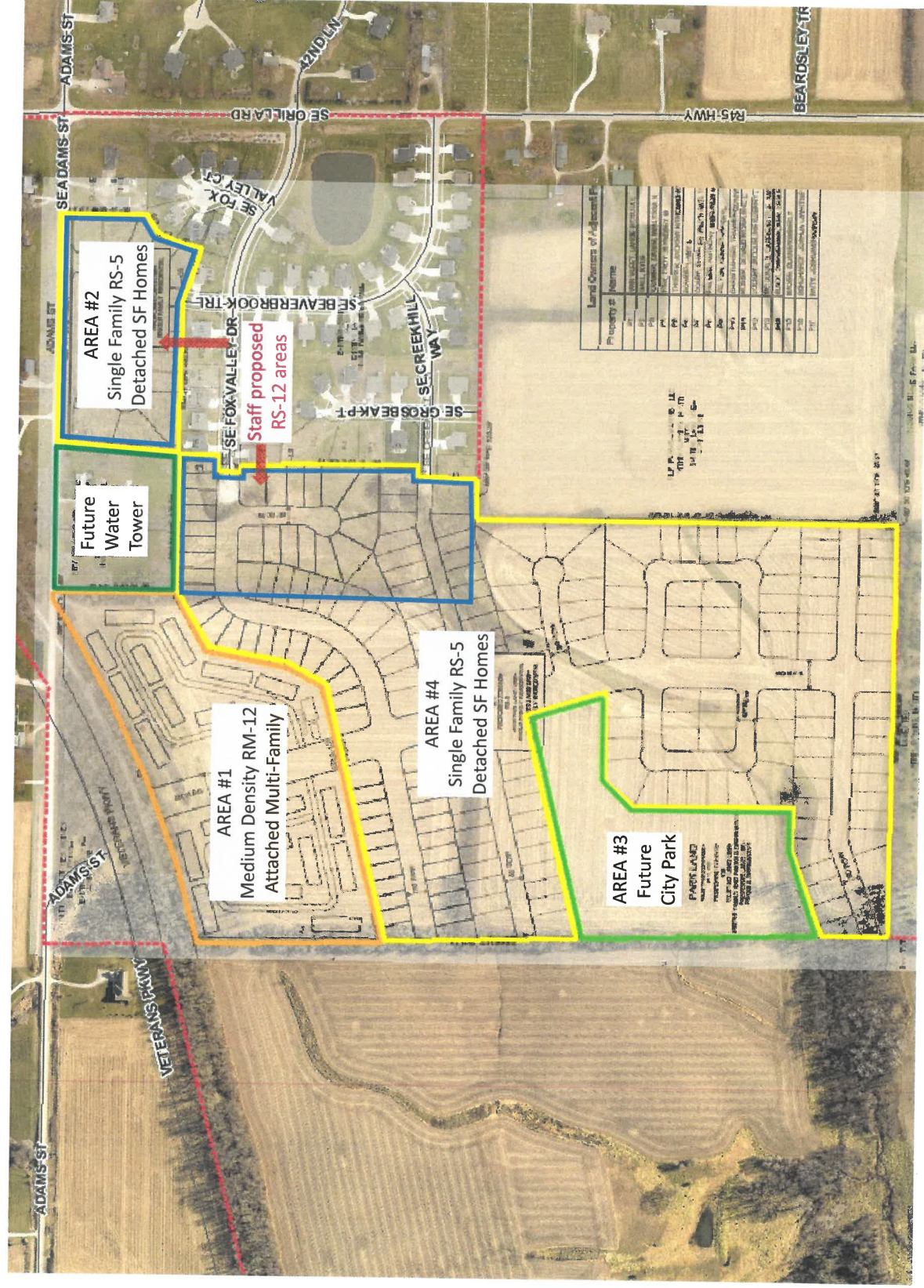


**Legend**  
Corporate Limits

## ATTACHMENT A



ATTACHMENT B



Fox Ridge Development  
Proposed Land Uses

**Portz, Brian**

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**From:** Fox Valley <fvhoawdm@gmail.com>  
**Sent:** Thursday, July 9, 2020 2:04 PM  
**To:** Development Services Inbox; Portz, Brian  
**Subject:** [EXT] Public Hearing Comments for July 13 & July 20 Meetings

Dear Brian,

The Home Owners Association of Fox Valley has some questions and concerns in regards to the proposed rezoning request by DR Horton and Colby Interests.

In particular:

Because of the increase of traffic off of SE Orilla Road into Fox Valley, we would request the addition of stop signs specifically at the corners of SE Creekhill Way to enter onto SE Beaverbrook Trail and at the intersection of SE Fox Valley Drive and SE Beaverbrook Trail. And within the new development that there be stop signs along SE Creekhill Way and SE Fox Valley Drive intersections to impede high speeds within those long stretches of road.

We're very concerned about the 5,000 square foot minimum of the lots proposed for two of the rezones requested. These are much smaller than Fox Valley, which is at a 9,000 square foot minimum, and feel this will also impact the size and quality of the homes proposed adjacent to our neighborhood.

Will there be a Home Owners Association formed for the Fox Ridge Development? And where will the storm water from these homes drain? In the previous zoning proposal, there was another private storm water retention pond in the Comprehensive Plan Land Use Map and it was our understanding that they would also have their own HOA separate from ours.

Thank you and we look forward to your response and to attending the upcoming public hearings.

Fox Valley Home Owner Board Members,

Eric Hogrefe, President  
Andy Conyers, Vice President  
Marty Deaton, Treasurer  
Kris Verdeck, Secretary  
Derrick Dickey, Director at Large

**Portz, Brian**

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**From:** andrew thierer <andrewthierer@yahoo.com>  
**Sent:** Tuesday, July 7, 2020 10:24 AM  
**To:** Portz, Brian  
**Cc:** Zannie Thomas-Peckumn  
**Subject:** [EXT] Fox Valley Development

Brian,

I had a question regarding the new rezone DR Horton has proposed. I believe originally they had zoned for a drainage runoff of 30 feet between our lots and the other plats or so I was told. Also, there was said to be a run off pond when it was to be developed. Am I still going to have that drainage buffer with this new proposed rezone? I just want to make sure there is a plan in place for the water to drain to. My address is 4621 SE Grosbeak Pt, West Des Moines, IA 50265

I'm all for the development as I knew that was in store when we built last year but was told there would be much fewer homes in these other plats.

Thanks for your time on this,

Andrew & Zannie Thierer

ATTACHMENT D

RESOLUTION NO. PZC-20-042

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 14.8 ACRES FROM SINGLE FAMILY (SF) TO MEDIUM DENSITY (MD) AND APPROXIMATELY 6.6 ACRES FROM MEDIUM DENSITY (MD) TO SINGLE FAMILY (SF) AND APPROXIMATELY 4.8 ACRES FROM SINGLE FAMILY (SF) TO PARKS AND GREENWAYS (PG)

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, DR Horton – Iowa, LLC, in association with the property owner, Charles I and Ruth Colby National Trust, has requested an amendment to the Comprehensive Plan Land Use Map (CPA-04723-2020) for approximately 14.8 acres from Single Family (SF) to Medium Density (MD) and approximately 6.6 acres from Medium Density (MD) to Single Family (SF) and approximately 4.8 acres from Single Family (SF) to Parks and Greenways (PG) as illustrated on Exhibit B and located within part of the area legally described as:

**Legal Description**

NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) EXCEPT THE EAST 12 1/2 RODS AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO GREAT WESTERN RAILROAD AND EXCEPT THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) LYING NORTH AND WEST OF THE RIGHT-OF-WAY OF CHICAGO GREAT WESTERN RAILROAD COMPANY IN SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA;

AND EXCEPT, THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4 LYING NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF ADAMS STREET AS IT IS PRESENTLY ESTABLISHED;

AND

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE 5th P.M., WARREN COUNTY, IOWA; AND THE NORTH 1305 FEET OF THE WEST 25 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE 5th P.M., WARREN COUNTY, IOWA;

AND

PARCEL "L" IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WEST DES MOINES, WARREN COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED AS INSTRUMENT No. 2020-02585 IN THE OFFICE OF THE WARREN COUNTY RECORDER;

AND

PARCEL "K" IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WEST DES MOINES, WARREN COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED AS INSTRUMENT No. 2020-02584 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

SAID TRACTS OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.

**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 July 27, 2020, this Commission held a duly-noticed hearing to consider the application for



Comprehensive Plan Amendment (CPA-004723-2020);

**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 of approximately 14.8 acres from Single Family (SF) to Medium Density (MD) and approximately 6.6 acres from Medium Density (MD) to Single Family (SF) and approximately 4.8 acres from Single Family (SF) to Parks and Greenways (PG), for property lying south of Veterans Parkway and SE Adams Street and west of the Fox Valley development, is recommended to the City Council for approval.

**PASSED AND ADOPTED on July 27, 2020.**

\_\_\_\_\_  
Erica Andersen, 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 July 27, 2020, by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

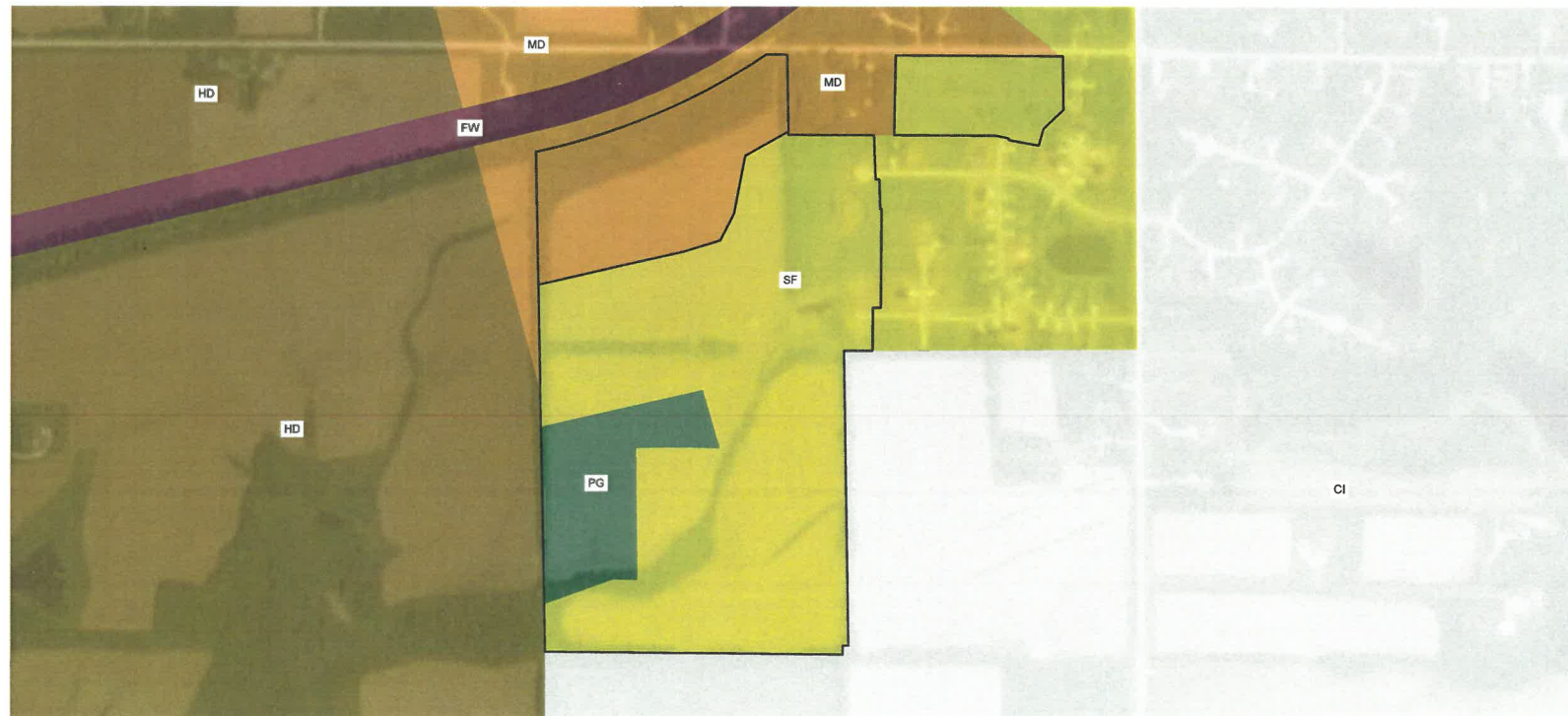
\_\_\_\_\_  
Recording Secretary

**Exhibit A**  
Conditions of Approval  
No Conditions of Approval

# COMPREHENSIVE PLAN AMENDMENT SKETCH FOR DR HORTON PREPARED BY STUBBS ENGINEERING



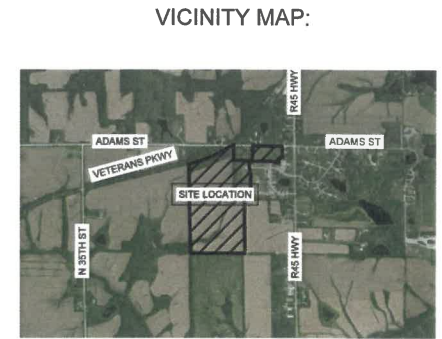
FOX RIDGE CURRENT COMPREHENSIVE PLAN LAND USE



FOX RIDGE PROPOSED COMPREHENSIVE PLAN LAND USE

- LAND USE DESIGNATION:**
- PARK & GREENWAYS (PG)
  - SINGLE FAMILY RESIDENTIAL (SF)
  - MEDIUM DENSITY RESIDENTIAL (MD)
  - HIGH DENSITY RESIDENTIAL (HD)
  - FREEWAY / EXPRESS WAY (FW)
  - CUMMING, IOWA ZONING (CI)

- LAND USE DESIGNATION:**
- PARK & GREENWAYS (PG)
  - SINGLE FAMILY RESIDENTIAL (SF)
  - MEDIUM DENSITY RESIDENTIAL (MD)
  - HIGH DENSITY RESIDENTIAL (HD)
  - FREEWAY / EXPRESS WAY (FW)
  - CUMMING, IOWA ZONING (CI)



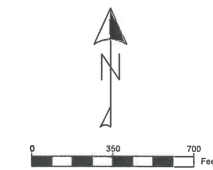
**EXISTING ZONING:**  
RM-12 RESIDENTIAL MEDIUM-DENSITY  
R-1 SINGLE-FAMILY RESIDENTIAL

**PROPOSED ZONING:**  
RM-12 RESIDENTIAL MEDIUM-DENSITY  
RS-3 RESIDENTIAL SINGLE-FAMILY DISTRICT

**OWNER:**  
COLBY INTERESTS  
6581 UNIVERSITY AVE  
WINDSOR HEIGHTS, IA 50324  
CONTACT: BRIAN SHERIFF  
PHONE: 515-274-3411

**DEVELOPER:**  
DR HORTON  
1910 SW PLAZA SHOPS LANE  
ANKENY, IA 50023  
CONTACT: JOSH MOULTON  
PHONE: (515) 965-7876

**ENGINEER:**  
STUBBS ENGINEERING  
431 NE 72ND ST  
PLEASANT HILL, IA 50327  
CONTACT: BRANDEN STUBBS  
PHONE: (515) 978-9459  
EMAIL: BRANDEN@STUBBS3.COM



FOX RIDGE  
WEST DES MOINES, IA

**STUBBS ENGINEERING**  
431 NE 72ND ST, PLEASANT HILL, IA 50327  
(515) 978-9459



COMPREHENSIVE PLAN  
AMENDMENT SKETCH

DATE: 05-12-20  
DRAWN BY: JA  
ENGINEER: BWS  
PROJECT NUMBER: 19-193  
PAGE NUMBER:

## ATTACHMENT E

### RESOLUTION NO. PZC-20-043

#### **A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE REZONING REQUEST (ZC-004724-2020) FOR PROPERTY LOCATED SOUTH OF VETERANS PARKWAY AND SE ADAMS STREET AND WEST OF THE FOX VALLEY DEVELOPMENT**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, DR Horton – Iowa, LLC, in association with the property owner, Charles I and Ruth Colby National Trust, has requested approval of a Rezoning Request for that property located south of Veterans Parkway and SE Adams Street and west of the Fox Valley development as illustrated in Exhibit B to amend the Zoning Map as follows:

- 1) Rezone approximately 14.8 acres from Single Family Residential (R-1) to Residential Medium Density (RM-12)
- 2) Rezone approximately 6.6 acres from Residential Medium Density (RM-12) to Residential Single Family (RS-5)
- 3) Rezone approximately 4.8 acres from Single Family Residential (R-1) to Agricultural/Open Space (OS)
- 4) Rezone approximately 57.7 acres from Single Family Residential (R-1) to Residential Single Family (RS-5)

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Staff is requesting denial of the applicant's request and instead approval of a Rezoning Request for that property located south of Veterans Parkway and SE Adams Street and west of the Fox Valley development as illustrated in Exhibit B to amend the Zoning Map as follows:

- 1) Rezone approximately 14.8 acres from Single Family Residential (R-1) to Residential Medium Density (RM-12)
- 2) Rezone approximately 6.6 acres from Residential Medium Density (RM-12) to Residential Single Family (RS-12)
- 3) Rezone approximately 4.8 acres from Single Family Residential (R-1) to Agricultural/Open Space (OS)
- 4) Rezone approximately 49 acres from Single Family Residential (R-1) to Residential Single Family (RS-5)
- 5) Rezone approximately 8.47 acres from Single Family Residential (R-1) to Residential Single Family (RS-12)

**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 July 27, 2020, this Commission held a duly-noticed hearing to consider the application for the Rezoning Request (ZC-004724-2020);

**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 July 27, 2020, or as amended orally at the Plan and Zoning Commission hearing of July 27, 2020, are adopted.

**SECTION 2.** REZONING REQUEST (ZC-004724-2020) as outlined above per the *(applicant's request or staff's request)* is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated July 27, 2020, 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 July 27, 2020.

\_\_\_\_\_  
Erica Andersen, 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 July 27, 2020, by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

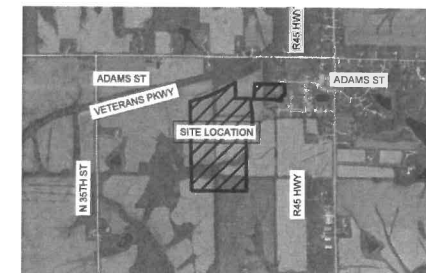
\_\_\_\_\_  
Recording Secretary

**Exhibit A**  
**Conditions of Approval**

No Conditions of Approval

# REZONING SKETCH FOR DR HORTON PREPARED BY STUBBS ENGINEERING

VICINITY MAP:



| Curve Table |         |         |       |                 |              |
|-------------|---------|---------|-------|-----------------|--------------|
| Curve #     | Length  | Radius  | Delta | Chord Direction | Chord Length |
| C1          | 1109.37 | 2914.93 | 21.81 | N67° 04' 06"E   | 1102.68      |
| C2          | 17.02   | 1965.00 | 0.50  | S88° 17' 39"W   | 17.02        |
| C3          | 7.32    | 642.49  | 0.65  | S9° 12' 50"W    | 7.32         |

| Parcel Line Table |        |                  |
|-------------------|--------|------------------|
| Line #            | Length | Direction        |
| L1                | 190.00 | S0° 20' 10.92"W  |
| L2                | 35.00  | S89° 43' 02.45"E |
| L3                | 5.95   | N89° 25' 41.97"W |
| L4                | 129.09 | N1° 31' 48.88"W  |
| L5                | 196.54 | N1° 56' 31.43"W  |
| L6                | 59.67  | S78° 29' 18.39"E |
| L7                | 133.49 | S79° 23' 04.71"E |
| L8                | 76.68  | N15° 54' 43.16"E |
| L9                | 55.75  | N26° 55' 12.64"E |
| L10               | 70.63  | N61° 39' 49.90"E |

**PROPERTY DESCRIPTIONS:**

PARCEL 'Y' IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, WARREN COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED AS INSTRUMENT No. 2020-02584 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.

PARCEL 'L' IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, WARREN COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED AS INSTRUMENT No. 2020-02585 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.

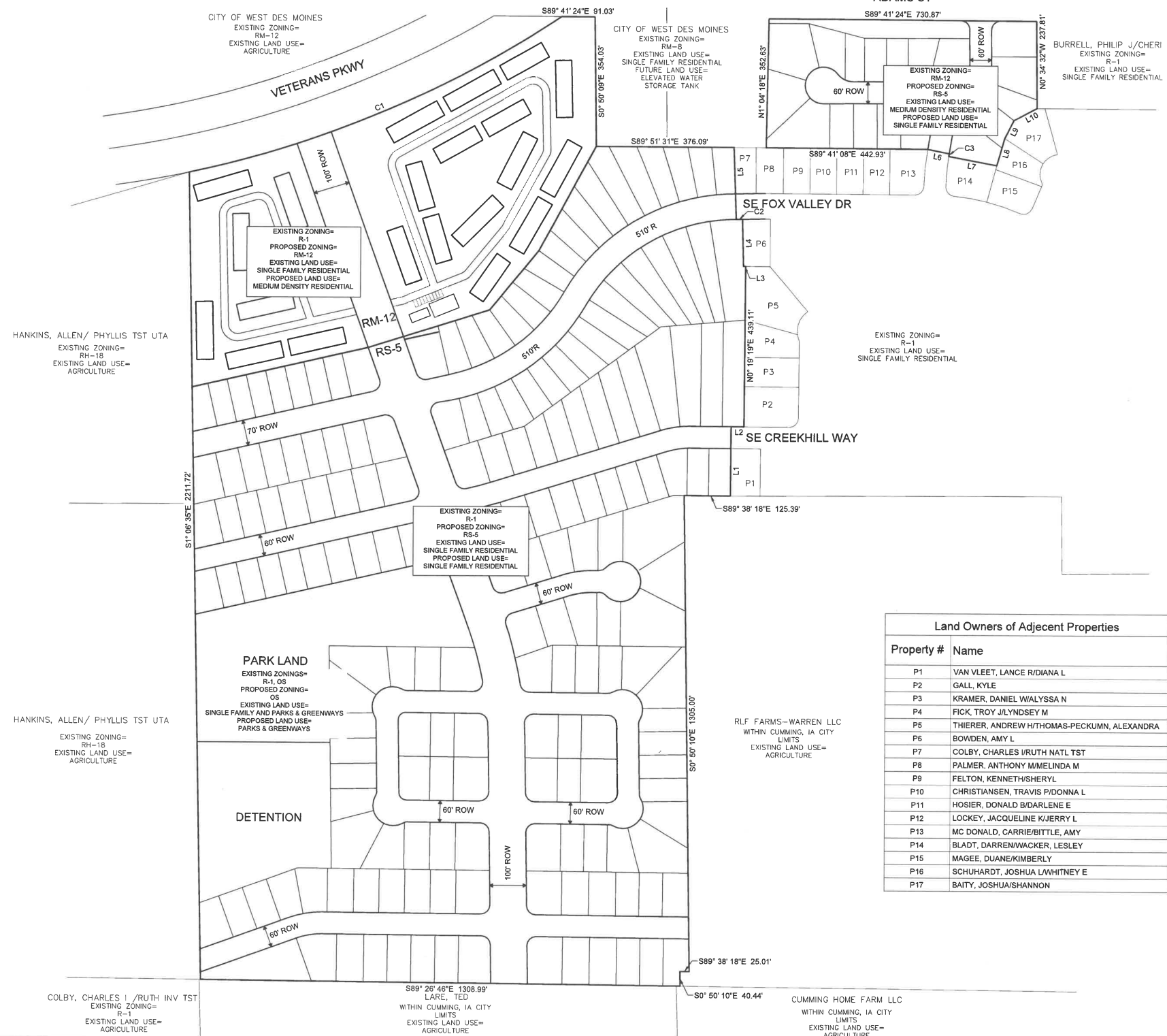
NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) EXCEPT THE EAST 12 1/2 RODS AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO GREAT WESTERN RAILROAD AND EXCEPT THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) LYING NORTH AND WEST OF THE RIGHT-OF-WAY OF CHICAGO GREAT WESTERN RAILROAD COMPANY IN SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA;

AND EXCEPT, THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4 LYING NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF ADAMS STREET AS IT IS PRESENTLY ESTABLISHED;

AND,

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE 5th P.M., WARREN COUNTY, IOWA; AND THE NORTH 1395 FEET OF THE WEST 25 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE 5th P.M., WARREN COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.



**EXISTING ZONING:**  
RM-12 RESIDENTIAL MEDIUM-DENSITY  
R-1 SINGLE-FAMILY RESIDENTIAL

**PROPOSED ZONING:**  
RM-12 RESIDENTIAL MEDIUM-DENSITY  
RS-5 RESIDENTIAL SINGLE-FAMILY DISTRICT

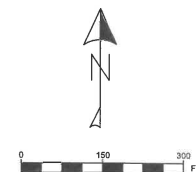
**OWNER:**  
COLBY INTERESTS  
6581 UNIVERSITY AVE  
WINDSOR HEIGHTS, IA 50324  
CONTACT: BRIAN SHERIFF  
PHONE: 515-274-3411

**DEVELOPER:**  
DR HORTON  
1910 SW PLAZA SHOPS LANE  
ANKENY, IA 50023  
CONTACT: JOSH MOULTON  
PHONE: (515) 965-7876

**ENGINEER:**  
STUBBS ENGINEERING  
431 NE 72ND ST PLEASANT HILL, IA 50327  
CONTACT: BRANDEN STUBBS  
PHONE: (515) 979-8469  
EMAIL: BRANDEN@STUBBS3.COM

| Land Owners of Adjacent Properties |   |
|------------------------------------|---|
| Property #                         | Name  |
| P1                                 | VAN VLEET, LANCE /DIANA L                   |
| P2                                 | GALL, KYLE                                  |
| P3                                 | KRAMER, DANIEL W/ALYSSA N                   |
| P4                                 | PICK, TROY J/ILYNDSEY M                     |
| P5                                 | THIERER, ANDREW H/THOMAS-PECKUMN, ALEXANDRA |
| P6                                 | BOVDEN, AMY L                               |
| P7                                 | COLBY, CHARLES I/RUTH NATL TST              |
| P8                                 | PALMER, ANTHONY M/MELINDA M                 |
| P9                                 | FELTON, KENNETH/SHERYL                      |
| P10                                | CHRISTIANSEN, TRAVIS P/DONNA L              |
| P11                                | HOSIER, DONALD B/DARLENE E                  |
| P12                                | LOCKEY, JACQUELINE K/JERRY L                |
| P13                                | MC DONALD, CARRIE/BITTLE, AMY               |
| P14                                | BLADT, DARREN/WACKER, LESLEY                |
| P15                                | MAGEE, DUANE/KIMBERLY                       |
| P16                                | SCHUHARDT, JOSHUA L/WHITNEY E               |
| P17                                | BAITY, JOSHUA/SHANNON                       |

- LEGEND:**
- E-W- EXISTING WATER
  - E-ST- EXISTING STORM
  - E-SS- EXISTING SANITARY
  - P-W- PROPOSED WATER
  - P-ST- PROPOSED STORM
  - P-SS- PROPOSED SANITARY
  - FIRE HYDRANT
  - WATER MAIN VALVE
  - STORM INTAKE
  - ▽ STORM FLARED END
  - STORM MANHOLE
  - SANITARY MANHOLE
  - PROPOSED STREET LIGHT
  - EXISTING STREET LIGHT



FOX RIDGE  
WEST DES MOINES, IA

STUBBS ENGINEERING  
431 NE 72ND ST PLEASANT HILL, IA 50327  
(515) 979-8469



REZONING MAP

DATE:  
**07-02-20**

DRAWN BY:  
**JA**

ENGINEER:  
**BWS**

PROJECT NUMBER:  
**19-193**

PAGE NUMBER:  
**1**