

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

Meeting Date: July 27, 2020

Item: Trailside Apartments, 485 S 19th Street and the property directly west and southwest Amend the Comprehensive Land Use Map to designate Medium Density Residential and Rezoning to Residential Medium Density Zoning (RM-12) Anawim Housing - (CPA-004705-2020 and ZC-004704-2020)

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

Case Advisor: Bryce C. Johnson, Planner

Applicant's Request: The applicant, Anawim Housing, represented by CEC, Inc., with permission from the property owner, Jordan Lea LLC and Walnut Creek Community Church, is requesting approval of both a Comprehensive Plan Land Use Amendment and Rezoning for the property located at and directly west and southwest of 485 S 19th Street. The request is to change the Comprehensive Land Use map classification from Open Space (OS) to Medium Density Residential (MD) and to change the existing zoning classification from Open Space (OS) and Residential Single-Family (RS-15) to Residential Medium Density (RM-12). The purpose of this request is to facilitate the development of a multiple family residential development.

History: The property is the north east portion of the original James Jordan homestead, the first settlement of Walnut Township in Polk County and is part of the Bray Farm subdivision, platted in 1923. In 1947, it was sold to the Church of the Nazarene and became part of its summer campgrounds. The campground structures were constructed between 1950 and 1980. In 1978, the West Des Moines Historical Society purchased Jordan House and a small portion of the property to renovate the home and create a museum for West Des Moines. In 2007 and 2008, the caretaker's residence and the area directly north were rezoned to RS-15 and subdivided into two, single family lots (485 and 501 S 19th Street) (CPA-2007-011 ZC-2007-012, PP-2007-020 and FP-2008-002). In researching the history for this property, staff found that these two lots were part of a Comprehensive Plan Amendment which essentially changed their land use classification from Open Space (OS) to Medium Density Residential (MD). However, a triangular remnant directly west of 485 S. 19th Street was not part of this land use map amendment. Staff could not find any further evidence that the Comprehensive Plan Land Use Map designation of High Density (as currently labeled today) for this area is correct and believe there is a mapping error in the Comprehensive Land Use Map. Thus, the requested amendment to the land use notes the entire area as Open Space for the current designation (see Attachment B for the current and corrected Land Use map illustrations and Attachment C for current Zoning map illustrations).

In 2002, a Master Plan and PUD (MP-02-04/ZC-02-11) was established for the campground, with the intent to develop it into recreational area. The applicant did not achieve all the conditions of approval for the PUD or proceed with development and in 2018 the PUD was repealed (ZC-003832-2018). In 2014, Iowa Christian Academy received approval of a Permitted Conditional Use (PC-002074-2014) for a field house on the west side of the property. Development did not move forward, and the entitlement expired. In 2015, Walnut Creek Community Church purchased the remaining campground property. Staff would note that a Plat of Survey (POS-004765-2020) creating a parcel adjacent to the Jordan House intended to convey this additional property to the West Des Moines Historical Society and an acquisition plat for conveyance of a historic cemetery located in the campground to the City were recently approved by the City Council.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their May 4, 2020 meeting, as an upcoming project. No discussion was had and no disagreement with the proposal was expressed.

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. Staff would summarize the following key points of interest:

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 17, 2020 and July 22, 2020, notice for the July 27, 2020, Plan and Zoning Commission and August 3, 2020, City Council Public Hearings on this project was published in the Des Moines Register Community Section. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on July 15, 2020.

Staff Recommendations 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 that the Plan and Zoning Commission adopt a resolution recommending the City Council approve the requested Comprehensive Plan Land Use Map amendment for approximately 5.9 acres of land directly west and southwest of 485 S. 19th Street from High Density Residential (HD) and Open Space (OS) to Medium Density Residential (MD), subject to the applicant meeting all City Code requirements.

Staff Recommendations 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 that the Plan and Zoning Commission adopt a resolution recommending the City Council approve the rezoning request to amend approximately 6.3 acres of land located at and directly west and southwest of 485 S. 19th Street from Residential Single-Family (RS-15) and Open Space (OS) to Residential Medium Density (RM-12), subject to the applicant meeting all City Code requirements.

Property Owner: Jordan Lea, LLC.
2400 86th Street, Ste 24
Urbandale, IA 50322
derek@vistarei.com

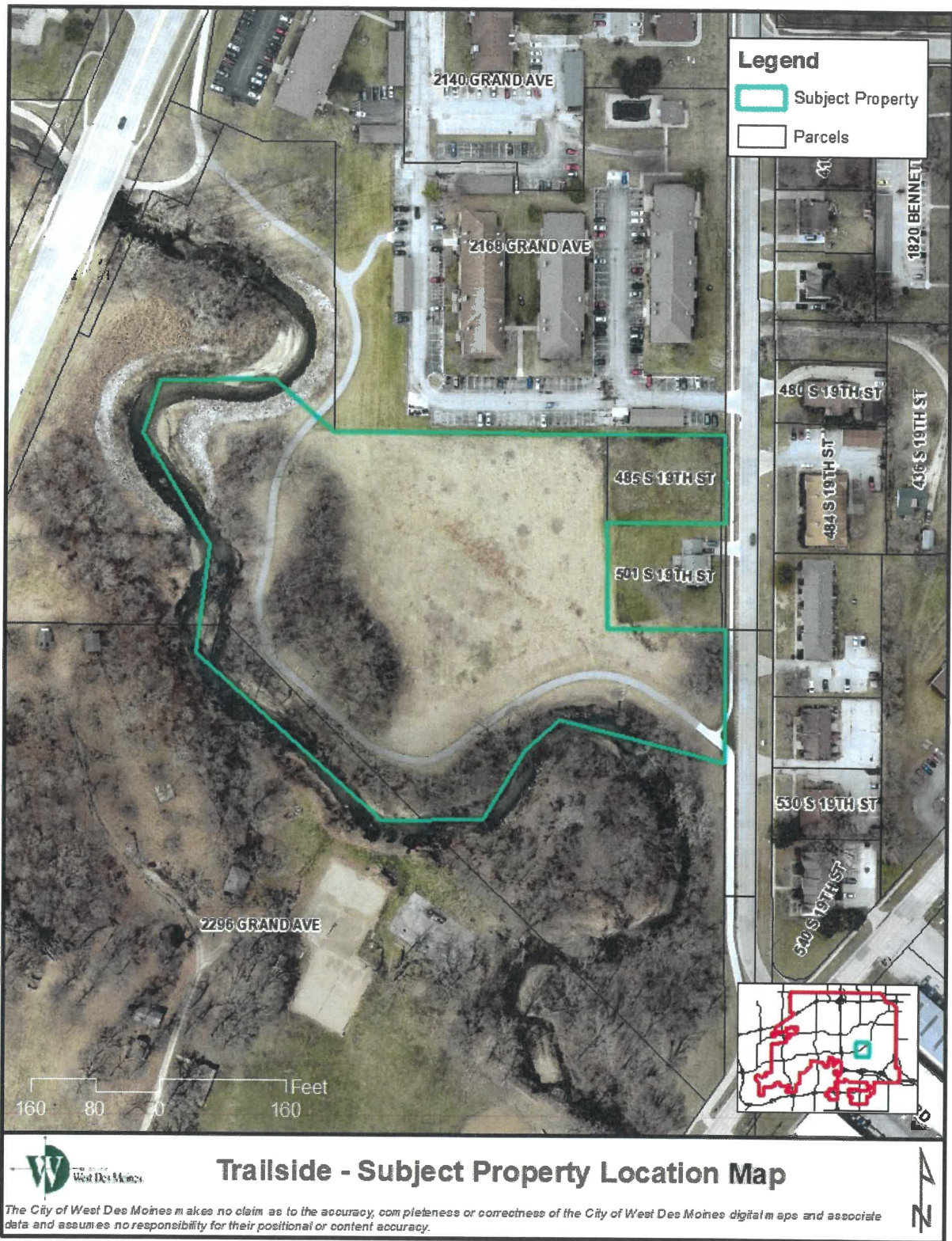
Walnut Creek Community Church
900 64th St
Windsor Heights, IA 50309

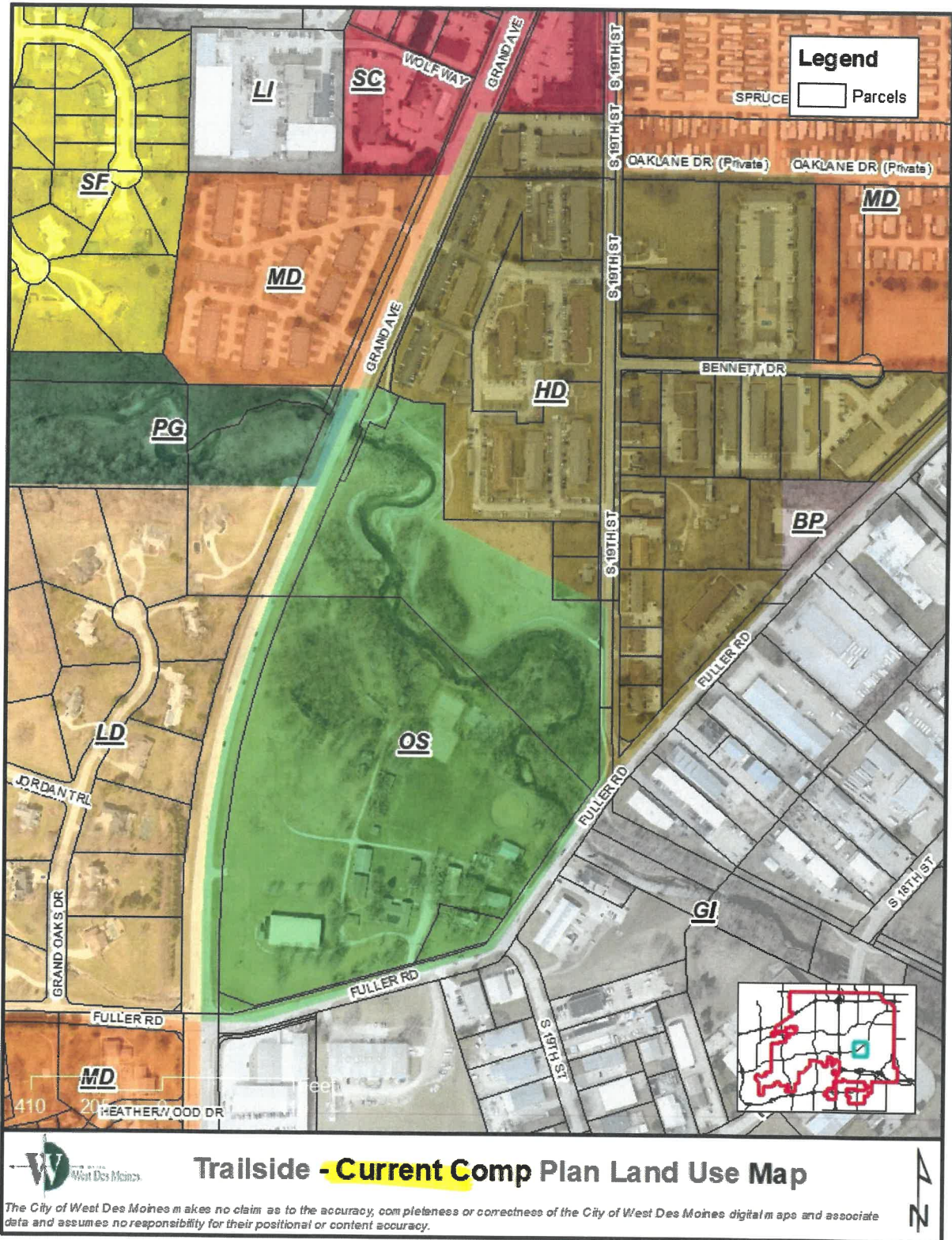
Applicant(s): Anawim Housing
1535 Linden Street
Des Moines, IA 50309
Nick Goede
ngoede@anawimhousing.org

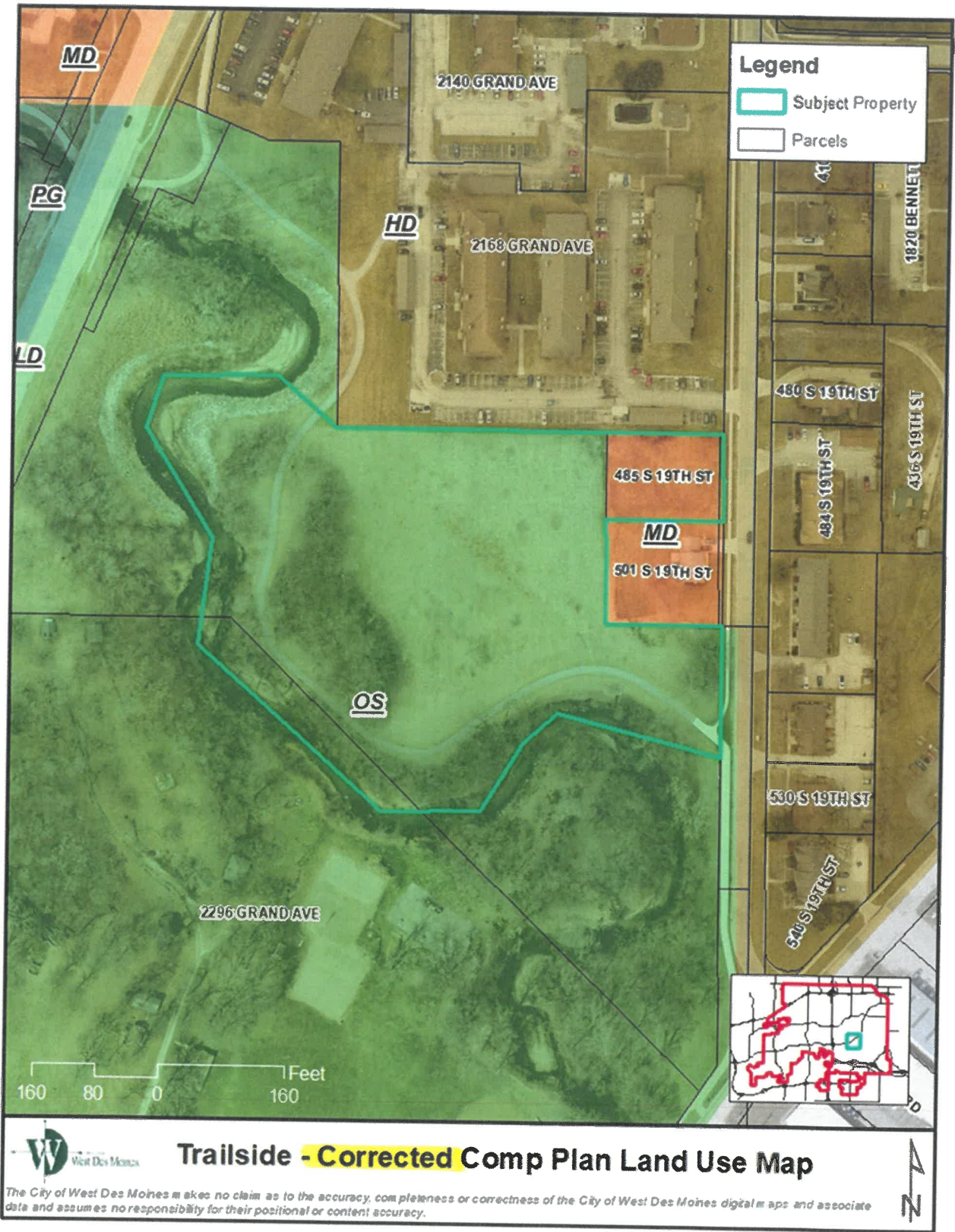
Applicant's Representatives: Civil Design Advantage
3405 SE Crossroads Dr. Ste G
Grimes, IA 50111
Doug Mandernach
dougmandernach@cda-eng.com

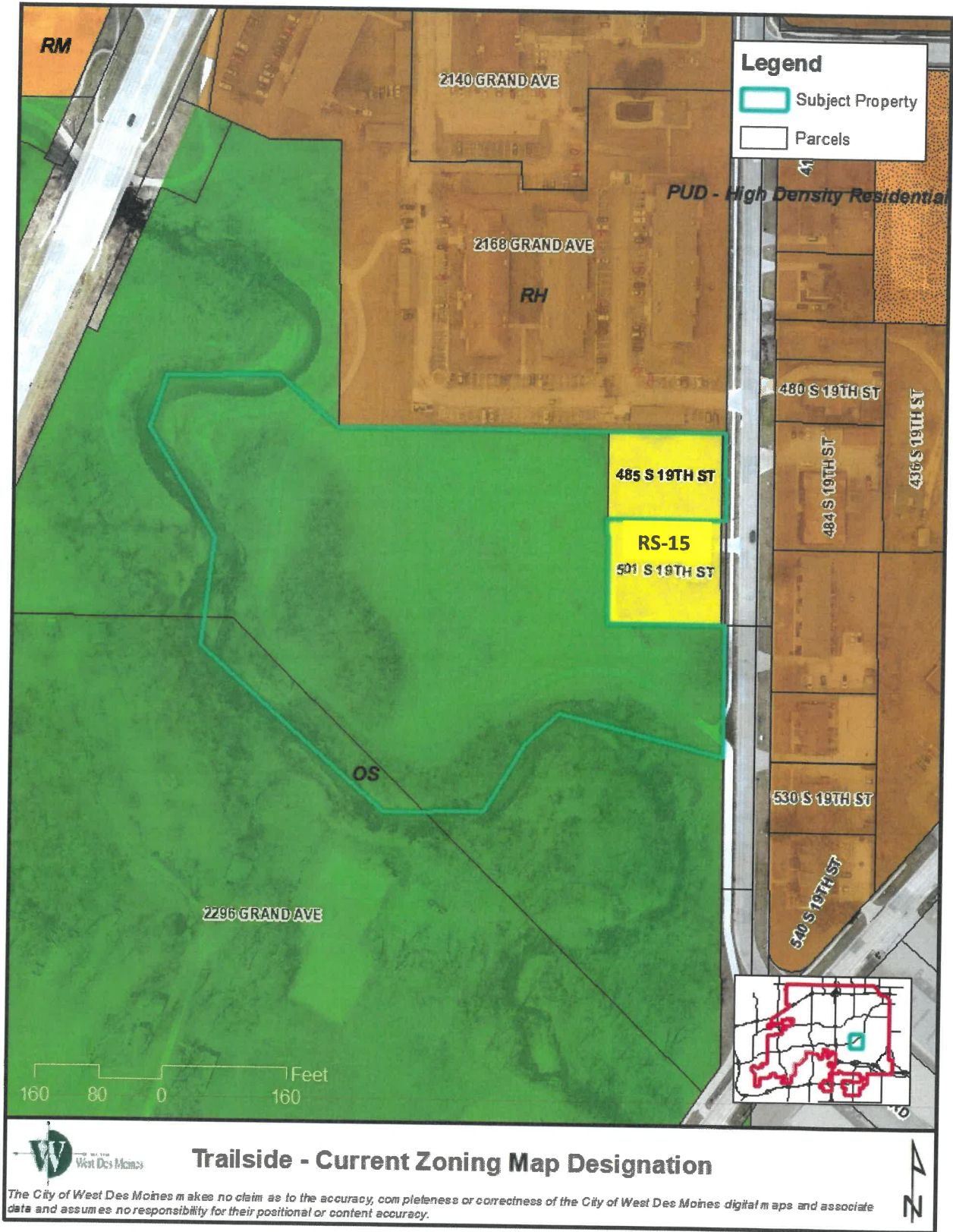
ATTACHMENTS:

- Attachment A - Location Map
- Attachment B - Current and Corrected Comprehensive Land Use Map Illustration
- Attachment C - Current Zoning Map Illustration
- 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









RESOLUTION NO. PZC-20-050

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 TO CHANGE APPROXIMATELY 5.9 ACRES FROM OPEN SPACE (OS) TO MEDIUM DENSITY RESIDENTIAL (MD) FOR THE PROPERTY LOCATED DIRECTLY WEST AND SOUTHWEST OF 485 S. 19TH STREET.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Anawim Housing, with permission from the property owners, Jordan Lea, LLC and Walnut Creek Community Church, has requested approval of an amendment to the Comprehensive Plan Land Use Map for approximately 5.9 acres from Open Space (OS) to Medium Density Residential (MD) for that property located at and directly west and southwest of 485 S. 19th Street; and legally described as:

A PART OF LOT 4, BRAY FARM AND ALL OF LOT 1, CHURCH OF NAZARENE PLAT 1, ALL BEING OFFICIAL PLATS IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°06'21" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 111.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°49'31" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°06'21" EAST ALONG THE WEST LINE OF LOT 2, SAID CHURCH OF THE CHURCH OF NAZARENE PLAT 1, A DISTANCE OF 134.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°46'33" EAST ALONG THE SOUTH LINE OF SAID CHURCH OF NAZARENE PLAT 1, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID CHURCH OF NAZARENE PLAT 1; THENCE SOUTH 00°06'18" EAST ALONG THE WEST RIGHT OF WAY LINE OF S 19TH STREET, 56.55 FEET; THENCE SOUTH 89°53'42" WEST, 7.36 FEET; THENCE WEST ALONG A CURVE CONCAVE NORTH WHOSE RADIUS IS 317.50 FEET, WHOSE ARC LENGTH IS 42.50 FEET AND WHOSE CHORD BEARS NORTH 86°16'11" WEST, 42.47 FEET; THENCE NORTH 82°26'05" WEST, 115.86 FEET; THENCE NORTHWEST ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 55.00 FEET; WHOSE ARC LENGTH IS 79.46 FEET AND WHOSE CHORD BEARS NORTH 41°02'56" WEST, 72.72 FEET; THENCE NORTH 00°20'13" EAST, 31.16 FEET; THENCE NORTH 89°39'47" WEST, 52.20 FEET; THENCE NORTH 52°20'54" WEST, 39.41 FEET; THENCE SOUTH 37°39'06" WEST, 114.00 FEET; THENCE NORTH 52°20'54" WEST, 265.96 FEET; THENCE NORTH 38°46'49" EAST, 132.44 FEET TO A CORNER OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 15567, PAGE 311; THENCE SOUTH 89°49'31" EAST ALONG THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN SAID WARRANTY DEED AND ALONG THE NORTH LINE OF SAID CHURCH OF NAZARENE PLAT 1, A DISTANCE OF 487.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.45 ACRES (106,746 S.F.).

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 July 27, 2020, this Commission held a duly-noticed meeting to consider the Comprehensive Plan Amendment (CPA-004705-2020).

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 for approximately 5.9 acres from Open Space (OS) to Medium Density Residential (MD) is recommended to the City Council for approval

PASSED AND ADOPTED on July 27, 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 July 27, 2020, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

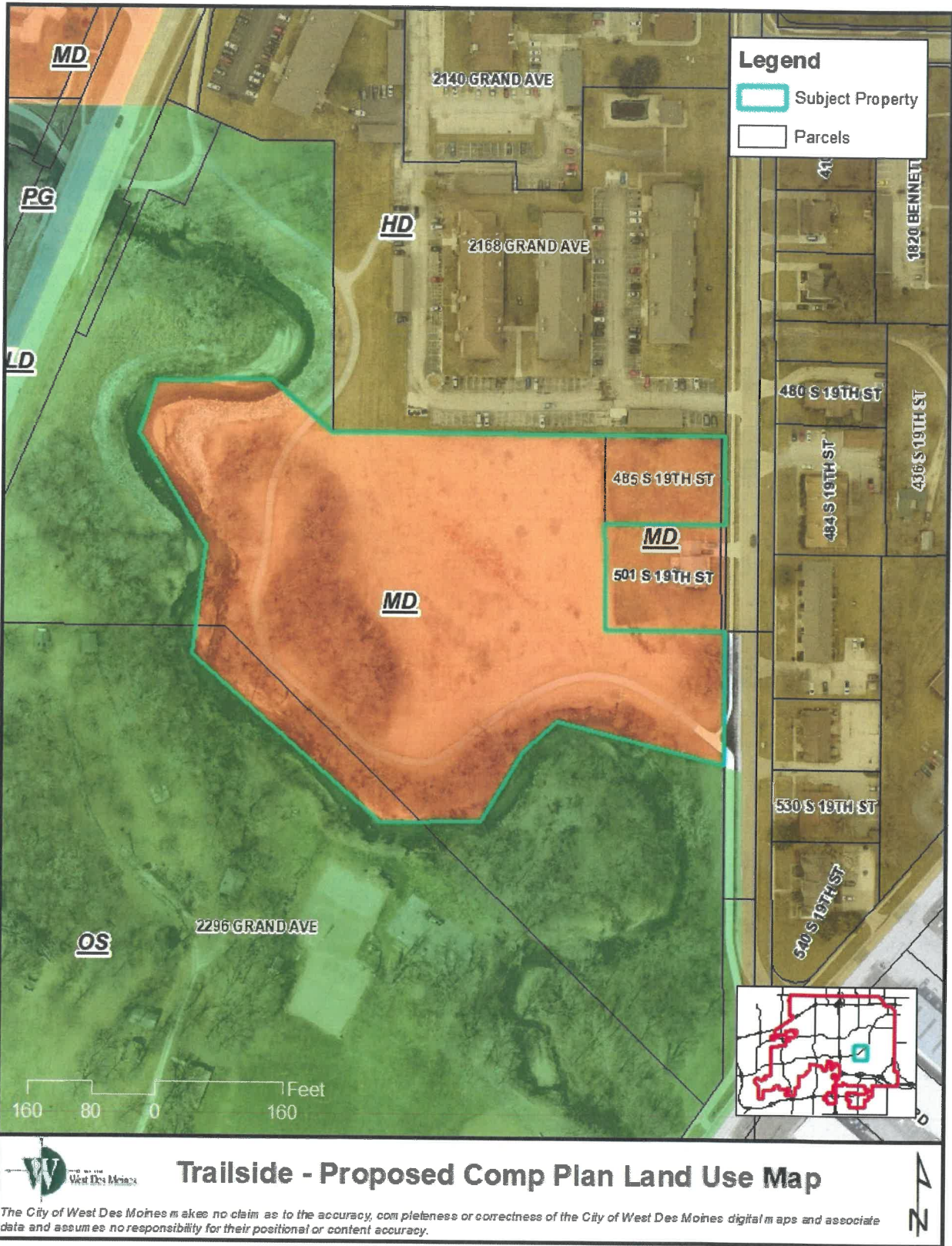
ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

No Conditions.



RESOLUTION NO. PZC-20-052

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 TO CHANGE APPROXIMATELY ACRES FROM RESIDENTIAL SINGLE FAMILY (RS-15) AND OPEN SPACE (OS) TO RESIDENTIAL MEDIUM DENSITY (RM-12) FOR THE PROPERTY LOCATED AT 485 S 19TH STREET AND THE PROPERTY DIRECTLY WEST AND SOUTHWEST

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Anawim Housing, with permission from the property owners, Jordan Lea LLC and Walnut Creek Community Church, has requested approval of a Rezoning Request for approximately 6.3 acres from Residential Single Family (RS-15) and Open Space (OS) to Residential Medium Density (RM-12) for that property located at and directly west and southwest of 485 S. 19th Street and legally described as:

A PART OF LOT 4, BRAY FARM AND ALL OF LOT 1, CHURCH OF NAZARENE PLAT 1, ALL BEING OFFICIAL PLATS IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°06'21" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 111.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°49'31" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°06'21" EAST ALONG THE WEST LINE OF LOT 2, SAID CHURCH OF THE CHURCH OF NAZARENE PLAT 1, A DISTANCE OF 134.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°46'33" EAST ALONG THE SOUTH LINE OF SAID CHURCH OF NAZARENE PLAT 1, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID CHURCH OF NAZARENE PLAT 1; THENCE SOUTH 00°06'18" EAST ALONG THE WEST RIGHT OF WAY LINE OF S 19TH STREET, 56.55 FEET; THENCE SOUTH 89°53'42" WEST, 7.36 FEET; THENCE WEST ALONG A CURVE CONCAVE NORTH WHOSE RADIUS IS 317.50 FEET, WHOSE ARC LENGTH IS 42.50 FEET AND WHOSE CHORD BEARS NORTH 86°16'11" WEST, 42.47 FEET; THENCE NORTH 82°26'05" WEST, 115.86 FEET; THENCE NORTHWEST ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 55.00 FEET; WHOSE ARC LENGTH IS 79.46 FEET AND WHOSE CHORD BEARS NORTH 41°02'56" WEST, 72.72 FEET; THENCE NORTH 00°20'13" EAST, 31.16 FEET; THENCE NORTH 89°39'47" WEST, 52.20 FEET; THENCE NORTH 52°20'54" WEST, 39.41 FEET; THENCE SOUTH 37°39'06" WEST, 114.00 FEET; THENCE NORTH 52°20'54" WEST, 265.96 FEET; THENCE NORTH 38°46'49" EAST, 132.44 FEET TO A CORNER OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 15567, PAGE 311; THENCE SOUTH 89°49'31" EAST ALONG THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN SAID WARRANTY DEED AND ALONG THE NORTH LINE OF SAID CHURCH OF NAZARENE PLAT 1, A DISTANCE OF 487.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.45 ACRES (106,746 S.F.).

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 July 27, 2020, this Commission held a duly-noticed meeting to consider the Zoning Designation Map amendment (ZC-004704-2020).

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-004704-2020) to rezone approximate 6.3 acres from Single Family (RS-15) and Open Space (OS) to Medium Density Residential (RM-12) zoning 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, 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 July 27, 2020, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

**EXHIBIT A:
CONDITIONS OF APPROVAL**

1. None.

