CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 2, 2020

ITEM: Glen Oaks PUD Amendment, South of Mills Civic Parkway at Glen Oaks Drive – Amend the Glen Oaks PUD to remove PUD Parcels K and K1, add property to Parcel E and change the zoning from Open Space to Medium Density Residential (RM-8) and add property to Parcel G and change the zoning from Open Space to Residential Single Family (RE-1A) – GOCC Investments LLC - ZC-004870-2020

ORDINANCE: Approval of First Reading of the Ordinance to Amend the Glen Oaks Planned Unit Development

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The property owner and applicant, GOCC Investments LLC, represented by Bart Turk, Civil Engineering Consultants, is proposing to change the zoning of 0.72 acres from Open Space to Residential Medium Density (RM-8) district and to change the zoning of 0.27 acres from Open Space to Residential Single Family (RE-1A) district. The proposal will allow for the platting of two bi-attached residential buildings and one detached single-family residence along Burr Oaks Drive. The City is also proposing changes to the PUD to update the legal description, remove references to Fuller Road, remove two PUD Parcels on the north side of Mills Civic Parkway that are now a part of the West Glen PUD and update the PUD sketch plan (see Exhibit I – Plan & Zoning Commission Communication).

Plan and Zoning Commission Actions:
Vote: 7-0, Approval
Date: October 26, 2020
Motion: Recommend approval of the Glen Oaks Planned Unit Development

OUTSTANDING ISSUES: There are no outstanding issues. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – *Development & Planning, September 21, 2020*
- Staff Review and Comment
  - *Zone Changes*
  - *Removal of PUD Parcels K and K1 from the Glen Oaks PUD, update the sketch plan and legal description of the PUD*
  - *Code References*
- Comprehensive Plan Consistency
- Noticing Information
- Staff Recommendation and Conditions of Approval

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council Amend the Glen Oaks PUD to remove PUD Parcels K and K1, add property to Parcel E and change the zoning from Open Space to Medium Density Residential (RM-8), add property to Parcel G and change the zoning from Open Space to Residential Single Family (RE-1A), subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara V. Tragesser, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	*JDS*
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register	
Date(s) Published	October 16, 2020	
Letter sent to surrounding property owners		October 14, 2020

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	September 21, 2020		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

- Exhibit I - Plan and Zoning Commission Communication
  - Attachment A - Location Map
  - Attachment B - Proposed PUD Ordinance Amendment (moved to Exhibit II)
    - Exhibit A - Proposed PUD Sketch Plan
  - Attachment C - Plan and Zoning Commission
- Exhibit II - Proposed Planned Unit Development Ordinance
  - Exhibit A – Proposed PUD Sketch Plan

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: October 26, 2020

Item: Glen Oaks Plat 10 PUD Amendment, South of Mills Civic Parkway at Glen Oaks Drive – Amend the Glen Oaks PUD to remove PUD Parcels K and K1 and add property to Parcel E and change the zoning of that property from Open Space to Medium Density Residential (RM-8) and add property to Parcel G, and change the zoning of that property from Open Space to Residential Single Family (RE-1A) – GOCC Investments LLC - ZC-004870-2020

Requested Action: Recommend approval of PUD Amendment

Case Advisor: Kara V. Tragesser, AICP

Applicant's Request: The property owner and applicant, GOCC Investments LLC, represented by Bark Turk, Civil Engineering Consultants, is proposing to change the zoning of 0.72 acres from Open Space to Residential Medium Density (RM-8) district and to change the zoning of 0.27 acres from Open Space to Residential Single Family (RE-1A) district. The proposal is to allow for the platting of two bi-attached residential buildings and one detached single family residence along Burr Oaks Drive. The City proposes changes to the PUD for the legal description, changing the reference to Fuller Road, and to remove two PUD Parcels that are now in another PUD.

History: The property is a part of the Glen Oaks PUD that was approved 1992 with revisions in 1993, 1995, 2004 and 2006. In 2003, the West Glen Overlay District Specific Plan (a Planned Unit Development in the Jordan Creek Overlay District), north of Mills Civic Parkway at Glen Oaks Drive (in the location where the Target discount department store and a mixed use building is located) was approved which included two parcels of the Glen Oaks PUD. At that time, no action was taken to remove those PUD Parcels (Glen Oaks PUD Parcels K and K1) from the Glen Oaks PUD now that they were in another PUD.

City Council Subcommittee: This item was presented at the September 21, 2020 Development and Planning City Council Subcommittee as an informational item. The subcommittee was supportive of the request.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding items. Staff notes the following:

- *Zone Changes:* An approximate 0.36 acre portion of the golf course property to the east of 754 Burr Oaks Drive is proposed to change from Open Space to Residential Medium Density (RM-8) district to allow for the future construction of a bi-attached residence. An approximate 0.36 acre portion of the golf course to the south of 914 Burr Oaks Drive is proposed to change from Open Space to Residential Medium Density (RM-8) zoning to allow for the future construction of a bi-attached residence. An approximate 0.27 acres of the golf course property to the north of 5583 Beechwood Terrace is proposed to change from Open Space to Residential Single Family (RE-1A) district to allow for the future construction of a single family residence.

This action would add 0.72 acres to PUD Parcel G and 0.27 acres to PUD Parcel E and add 5 dwelling units to the development.

- *Removal of PUD Parcels K and K1 from the Glen Oaks PUD, update the sketch plan and legal description of the PUD:* Staff proposes to update the Glen Oaks PUD to revise the legal description of the PUD to reflect this action and a separate action being reviewed by the Plan & Zoning Commission under another public hearing which removes a portion of PUD Parcel L. (ZC-004845-2020). Also, Staff proposes to update the Sketch Plan for the PUD also to reflect these actions. As noted above, the West Glen Specific Plan was adopted in 2003 which overlaid PUD Parcels K and K1 of the Glen Oaks PUD. No action appears to have been done to remove these PUD parcel from the Glen Oaks PUD.

- *Code References:* The PUD references Ordinance 430, which was adopted as the Zoning Coded in 1969. Staff did not update the references to code sections related to Ordinance 430 as most of Glen Oaks PUD is developed and there is not always a direct correlation between the Ordinance 430 and the current Zoning Code.

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 the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Noticing Information: On October 16, 2020, notice for the October 26, 2020, Plan and Zoning Commission and November 2, 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 October 14, 2020.

Staff Recommendation: 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 an amendment to the Glen Oaks PUD to remove PUD Parcels K and K1 from the PUD, adopt an updated sketch plan, and change the zoning designation for former golf course property to Single Family Residential (RE-1A) and Residential Medium Density (RM-8) and update code references where possible, subject to other City Codes and Regulations.

Property Owner/Applicant:

GOCC Investments LLC
1401 Glena Oaks Drive
West Des Moines IA 50265
Jeff Strahl
Jeff.strahl@glenoakscc.com

Applicant's Representative:

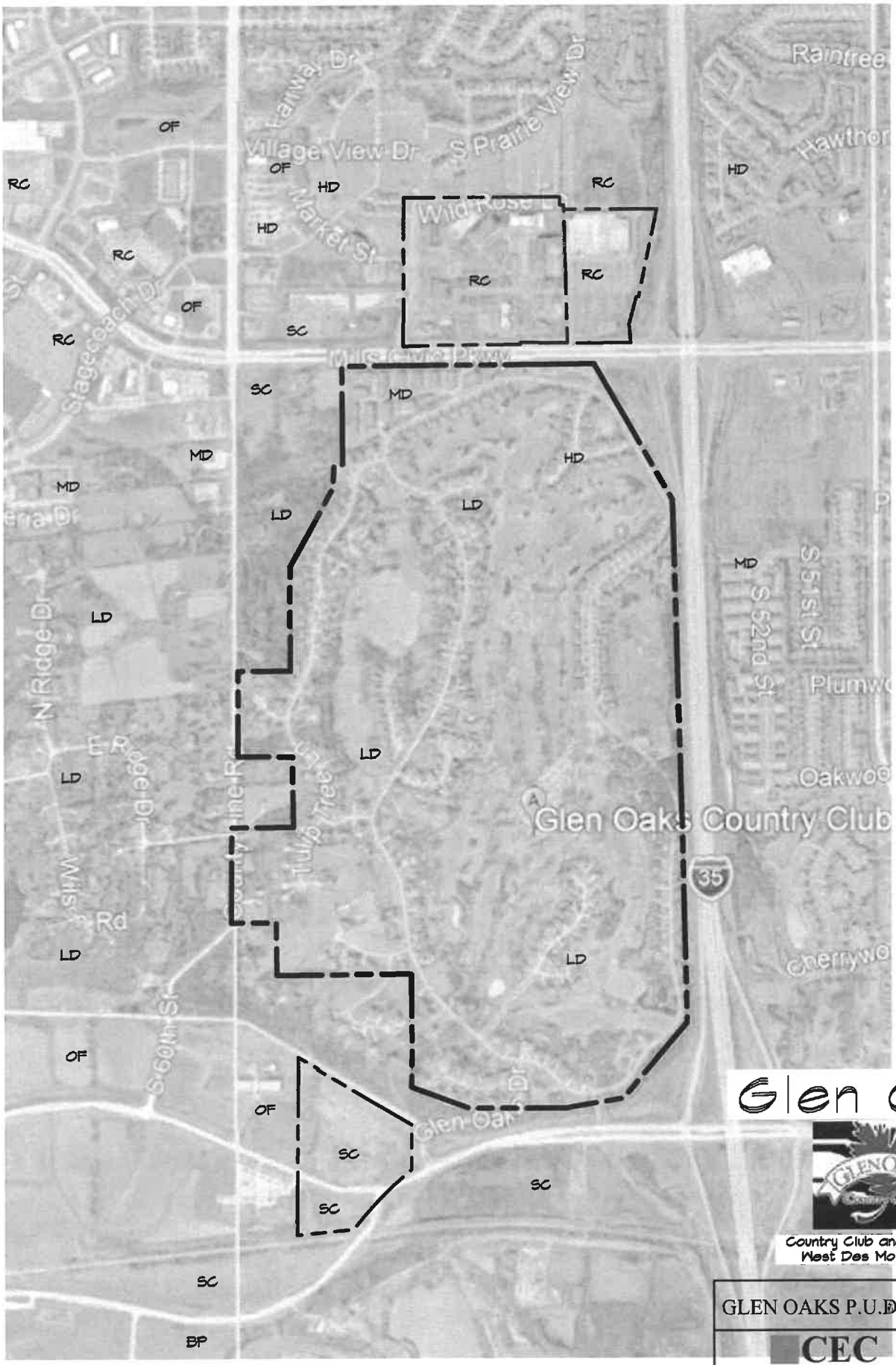
Bart Turk
Civil Engineering Consultants
2400 86th Street #12
Des Moines IA 50322
turk@ceclac.com

Attachments:

Attachment A - Location Map
Attachment B - Proposed PUD Ordinance Amendment
Exhibit A - Proposed PUD Sketch Plan
Attachment C - Plan and Zoning Commission Resolution – Recommend approval of amendments to the Glen Oaks Planned Unit Development

LOCATION MAP

ATTACHMENT A



Glen Oaks

Country Club and Community
West Des Moines, Iowa

GLEN OAKS P.U.D.

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SCALE: 1"=1200'
0' 600' 1200' 2400'
NORTH
DATE: FEBRUARY 27, 2018
REVISIONS:
SHEET 1 OF 1
A-1720

Q:\A-FILES\A-1700\A1720_C3D Drawings\Base Design Files\Site\PUD Ammendment.dwg, 2/27/2018 8:20:27 AM, kzarley, 1:1

ATTACHMENT C

RESOLUTION NO. PZC-20-076

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 GLEN OAKS PUD TO REMOVE A PORTION OF PARCEL L FROM THE PUD

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, GOCC LLC, and the City of West Des Moines have requested an amendment to the Glen Oaks PUD (ZC-004870-2020) to amend the Glen Oaks PUD to remove PUD Parcels K and K1 and add property to Parcel E and change the zoning of that property from Open Space to Medium Density Residential (RM-8) and add property to Parcel G and change the zoning of that property from Open Space to Residential Single Family (RE-1A) and

WHEREAS, studies and investigations were made, and staff reports with recommendations were submitted which are made a part of this record and herein incorporated by reference; and

WHEREAS, on October 26, 2020, this Commission held a duly noticed hearing to consider the application for Rezoning Request (ZC-004870-2020).

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 October 26, 2020, or as amended orally at the Plan and Zoning Commission hearing of October 26, 2020, are adopted.

SECTION 2. REZONING REQUEST (ZC-004870-2020) to amend the Glen Oaks PUD to remove PUD Parcels K and K1 and add property to Parcel E and change the zoning of that property from Open Space to Medium Density Residential (RM-8) and add property to Parcel G, and change the zoning of that property from Open Space to Residential Single Family (RE-1A) is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated October 26, 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 October 26, 2020.

Erica Andersen

Erica Anderson, Chair
Plan and Zoning Commission

ATTEST:

Michelle Riesenberg

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 October 26, 2020, by the following vote:

AYES: Andersen, Conlin, Costa, Crowley, Drake, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Michelle Riesenberg
Recording Secretary

EXHIBIT A
Conditions of Approval

No Conditions of Approval.

Prepared by: K Tragesser, 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 ORDINANCES #1007, #1043, #1047, #1063, #1156, #1568, #1720, AND #_____ PERTAINING TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT REGULATIONS AND GUIDELINES, SPECIFICALLY PUD #30 GLEN OAKS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1. AMENDMENT. Ordinances #1007, #1043, #1047, #1063, #1156, #1568, and #1720, pertaining to the **Glen Oaks Planned Unit Development (PUD)**, is hereby amended by replacing all references to "Fuller Road" with "Mills Civic Parkway".

SECTION 2. AMENDMENT. Ordinances #1007, #1043, #1047, #1063, #1156, #1568, #1720, and #_____ pertaining to the **Glen Oaks Planned Unit Development (PUD)**, Section 030-01: *Legal Description;* is hereby amended by deleting the existing text and replacing with the following:

CORE AREA (Grand Avenue to Mills Civic Parkway)

LOTS 1, 2, 3, 4, 5 AND 6 OF WESTVIEW PROPRIETORS FINAL PLAT (W.P.F.P.), AN OFFICIAL PLAT, AND LOTS 8, 9, 10, 11, 12, 13, 14, 15 AND 16 OF WESTVIEW COUNTRY ESTATES REPLAT (W.C.E.R.), AN OFFICIAL PLAT, AND PART OF THE SW1/4 OF THE NW1/4 OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., AND PART OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 19, AND PART OF THE E1/2 OF THE SW1/4 OF SAID SECTION 19, AND PART OF THE W1/2 OF THE SE1/4 OF SAID SECTION 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 19, WHICH IS THE POINT OF BEGINNING; THENCE S89°54'15"E, A DISTANCE OF 513.47 FEET; THENCE N0°02'19"W, A DISTANCE OF 595.98 FEET; THENCE S89°56'36"E, A DISTANCE OF 244.80 FEET; THENCE N0°12'49"W, A DISTANCE OF 719.20 FEET TO A POINT ON THE SOUTH LINE OF LOT 10 OF SAID W.C.E.R.; THENCE S89°57'21"W, A DISTANCE OF 254.25 FEET TO THE SW CORNER OF SAID LOT 10, W.C.E.R.; THENCE N0°33'18"E, A DISTANCE OF 874.93 FEET TO THE NW

CORNER OF SAID LOT 10; THENCE N28°47'38"E, A DISTANCE OF 497.38 FEET TO THE NE CORNER OF LOT 3, W.C.E.R.; THENCE N28°19'06"E, A DISTANCE OF 245.90 FEET ALONG THE WESTERLY LINE OF LOT 9, W.C.E.R.; THENCE N3°45'00"E, A DISTANCE OF 201.67 FEET TO THE NW CORNER OF SAID LOT 9; THENCE 90°00'00"E, A DISTANCE OF 70.56 FEET TO THE SE CORNER OF LOT 5, W.C.E.R.; THENCE N0°00'07"E, A DISTANCE OF 876.29 FEET TO THE NW CORNER OF LOT 8, W.C.E.R.; THENCE S89°57'27"E, A DISTANCE OF 1740.30 FEET TO THE SE CORNER OF LOT A OF W.P.F.P.; THENCE S85°52'40"E, A DISTANCE OF 179.54 FEET TO THE NE CORNER OF LOT 4, W.P.F.P.; THENCE S85°51'06"E, A DISTANCE OF 829.30 FEET TO THE NE CORNER OF LOT 1, W.P.F.P; THENCE S1°08'13"E, A DISTANCE OF 3849.98 FEET TO THE SE CORNER OF LOT 3, W.P.F.P.; THENCE S0°51'19"E, A DISTANCE OF 1672.48 FEET; THENCE S40°01'14"W, A DISTANCE OF 825.39 FEET; THENCE S80°40'42"W, A DISTANCE OF 487.59 FEET; THENCE N89°43'24"W, A DISTANCE OF 378.86 FEET; THENCE N89°17'54"W, A DISTANCE OF 452.08 FEET; THENCE N69°11'09"W, A DISTANCE OF 473.84 FEET; THENCE S24°35'00"E, A DISTANCE OF 468.21 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 19; THENCE N89°49'57"W, A DISTANCE OF 242.78 FEET TO THE SW CORNER OF THE E1/2 OF THE SW1/4 OF SAID SECTION 19; THENCE N1°20'54"E, A DISTANCE OF 504.19 FEET; THENCE N1°31'25"E, A DISTANCE OF 216.32 FEET; THENCE N0°10'03"E, A DISTANCE OF 664.03 FEET; THENCE N71°13'02"W, A DISTANCE OF 29.70 FEET; THENCE N89°54'07"W, A DISTANCE OF 1100.00 FEET; THENCE N0°00'06"W, A DISTANCE OF 444.00 FEET; THENCE N89°54'10"W, A DISTANCE OF 372.84 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19; THENCE N0°40'13"E, A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING, ALL BEING IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, CONTAINING 432.113 ACRES, MORE OR LESS; AND

A TRACT OF LAND SITUATED IN THE NW FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 19; THENCE N0°39'20"E, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 595.69 FEET; THENCE S89°56'35"E, A DISTANCE OF 506.06 FEET TO THE POINT OF BEGINNING; THENCE N0°08'02"W, A DISTANCE OF 178.67 FEET; THENCE S89°56'35"E, A DISTANCE OF 243.80 FEET; THENCE S0°08'02"E, A DISTANCE OF 178.67 FEET; THENCE N89°56'35"W, A DISTANCE OF 243.80 FEET TO THE POINT OF BEGINNING, ALL BEING IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, CONTAINING 1.000 ACRES, MORE OR LESS.
(ORD. 1007, 5-26-1992)

AND

A TRACT OF LAND LOCATED IN THE SW1/4 OF THE NW FRL.1/4 OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 19, A DISTANCE OF 595.69 FEET TO THE POINT OF BEGINNING; THENCE N0°39'20"E, A DISTANCE OF 303.67 FEET; THENCE S89°59'01"E, A DISTANCE OF 418.00 FEET; THENCE N0°36'33"E, A DISTANCE OF 416.02 FEET TO THE NORTH LINE OF THE SW1/4 OF THE NW FRL.1/4; THENCE S89°59'01"E, A DISTANCE OF 322.27 FEET; THENCE S0°12'49"E, A DISTANCE OF 719.16

FEET; THENCE N89°56'35"W, A DISTANCE OF 749.86 FEET TO THE POINT OF BEGINNING, CONTAINING 8.325 ACRES MORE OR LESS EXCEPT COMMENCING AT THE WEST 1/4 OF SAID SECTION 19; THENCE N0°39'20"E, ALONG THE WEST LINE OF SAID SECTION 19; A DISTANCE OF 595.69 FEET; THENCE S89°56'35"E, A DISTANCE OF 506.06 FEET TO THE POINT OF BEGINNING; THENCE N0°08'02"W, A DISTANCE OF 178.67 FEET; THENCE S89°56'35"E, A DISTANCE OF 243.80 FEET; THENCE S0°08'02"E, A DISTANCE OF 178.67 FEET; THENCE N89°56'35"E, A DISTANCE OF 243.80 FEET TO THE POINT OF BEGINNING.

AND

THE NORTH 415 FEET OF THE WEST 418 FEET OF THE SW1/4 OF THE NW FRL.1/4 OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA.

EXCEPT

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M. AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., AND OUTLOT "Y" IN WEST GRAND BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY IOWA IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT "Y" THENCE SOUTH 59° 09'23" EAST, A DISTANCE OF 191.49 FEET ALONG THE NORTH LINE OF SAID OUTLOT "Y"; THENCE NORTH 24° 00'04" EAST, A DISTANCE OF 30.21 FEET; THENCE SOUTH 59° 09'58" EAST, A DISTANCE OF 545.83 FEET; THENCE SOUTH 31 ° 02'50" WEST, A DISTANCE OF 47.19 FEET; THENCE SOUTH 74° 37' 10" WEST, A DISTANCE OF 38.51 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4 75.00 FEET, A DELTA OF 49° 58'14", AN ARC LENGTH OF 414.27 FEET, A CHORD WHICH BEARS SOUTH 01 ° 27'53" WEST HAVING A CHORD LENGTH OF 401.27 FEET; THENCE SOUTH 33° 45'42" EAST A DISTANCE OF 35.39 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A DELTA OF 19° 17'45", AN ARC LENGTH OF 185.23 FEET, A CHORD WHICH BEARS NORTH 18° 07'19" WEST HAVING A CHORD LENGTH OF 184.35 FEET; THENCE SOUTH 55° 11 '28" EAST, A DISTANCE OF 55.17 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE AS PRESENTLY ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT ALONG SAID RIGHT AWAY HAVING A RADIUS OF 940.00 FEET, A DELTA OF 36° 54'13" AN ARC LENGTH OF 605.45 FEET, A CHORD WHICH BEARS SOUTH 84 ° 27'03" EAST HAVING A CHORD LENGTH OF 595.03 FEET; THENCE, CONTINUING ALONG SAID NORTH RIGHT OF WAY, RIGHT NORTH 66° 05'20" WEST, A DISTANCE OF 119.80 FEET; TO THE SOUTHEAST CORNER OF OUTLOT 2 IN SAID WEST GRAND BUSINESS PARK PLAT 1. THENCE NORTH 0° 21 '25" EAST, A DISTANCE OF 932.17 FEET, TO THE POINT OF BEGINNING, CONTAINING 11.83 SQUARE FEET, MORE OR LESS.

SECTION 3. AMENDMENT. Ordinances #1007, #1043, #1047, #1063, #1156, #1568, #1720, and # _____ pertaining to the **Glen Oaks Planned Unit Development (PUD)**, Section 030-02: *Sketch Plan*; is hereby amended by replacing the PUD sketch plan with Exhibit A attached hereto.

SECTION 4. AMENDMENT. Ordinances #1007, #1043, #1047, #1063, #1156, #1568, #1720,

and #_____ pertaining to the **Glen Oaks Planned Unit Development (PUD)**, Section 030-03: *Conditions*; Subsection B*: Land Use*; Subsection 5: *Parcel K* is hereby deleted, and the following subsections renumbered accordingly.

SECTION 5. AMENDMENT. Ordinances #1007, #1043, #1047, #1063, #1156, #1568, #1720, and #_____ pertaining to the **Glen Oaks Planned Unit Development (PUD)**, Section 030-03: *Conditions*; Subsection B*: Land Use*; Subsection 6: *Parcel K1* is hereby deleted, and the following subsections renumbered accordingly.

SECTION 6. REPEALER. All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed

SECTION 7. 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 8. VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Title 1, Chapter 4, Section 1 of the City of West Des Moines, Iowa.

SECTION 9. 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 10. 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 the ___day of _____, 2020.

_____
Steven K. Gaer, Mayor

ATTEST:

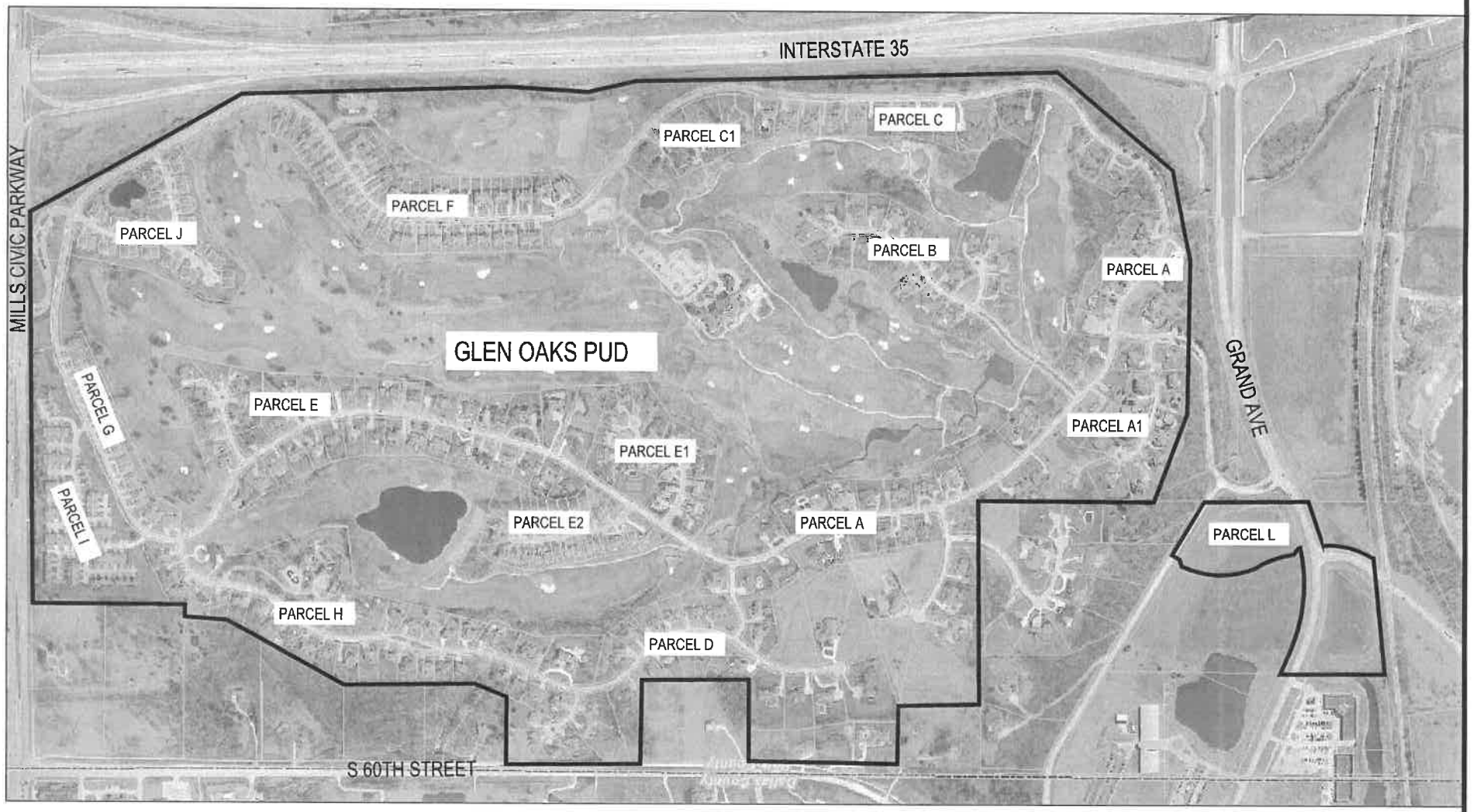
_____
Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2020.

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A

GLEN OAKS PUD
PUD SKETCH



GRAPHIC SCALE

400 0 200 400 800

SCALE: 1" = 800'