

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: April 12, 2021

ITEM: West Glen Town Center North Village, 450 S. Prairie View Drive – Amend the West Glen Town Center Specific Plan for Parcel A to allow residential development – WD Real Estate Holdings Inc. – ZCSP-004912-2020

RESOLUTION: Recommend Approval of Specific Plan Amendment Ordinance

Background: Ed Arp, Civil Engineering Consultants, on behalf of the applicant WD Real Estate Holdings, Inc., with permission from the property owners Robert G. Pulver, Trustee of the Robert G. Pulver Trust under Trust Agreement dated March 3, 1994, and Sheri Avis-Horner, Trustee of the Sheri Avis-Horner Revocable Trust dated April 16, 1996, requests approval of an amendment to the West Glen Town Center Specific Plan to change the zoning of Parcel A from Office to Residential Medium Density (RM-12) for attached townhome development. Parcel A is the development parcel located immediately north of Target.

Specifically, the following amendments to the Specific Plan are proposed with this request:

- Amend the West Glen Town Center Specific Plan for Parcel A to change the zoning of the parcel from Office to Residential Medium Density (RM-12) to allow for the development of attached townhomes.
- Amend the West Glen Town Center Specific Plan for Parcel A to change the architecture requirements to reflect expectations of multifamily buildings as opposed to offices.
- Update Specific Plan exhibits to reflect the change in use and layout of Parcel A.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of this project. Typical expenses related to staff reviews and inspections will be incurred.
- **Development Intent:** The intent of the development is to offer another residential opportunity in the West Glen Town Center. The parcel currently is zoned Office; however, the ground has remained vacant for many years. The residential product proposed will include two and three-story attached townhomes with balconies for individual outdoor space, in alignment with the Town Center Overlay District guidelines.
- **Proposed Changes:** The proposed changes include the rezoning from Office to Residential Medium Density (RM-12) to allow for the attached townhome product and specific architectural guidelines for the stand-alone multi-family buildings, as opposed to the mixed use buildings allowed elsewhere in the West Glen Town Center. There are no deviations of the bulk regulations (setback, open space, parking, etc.) from what is otherwise provided in city code. A thirty-foot (30') buffer is required along S Prairie View Dr and along the common property line of PUD Parcel B. No buffer is required adjacent to the existing apartment complex to the north as the proposed is of a less intense zoning classification and density.
- **Traffic Analysis Findings:** The site is expected to generate less traffic than previously estimated when studied with the Office use.
- **Developer Responsibilities:** Developer responsibilities include the following:

- *North/South Private Drive:* The Developer will be required to reconstruct the north/south drive on the west edge of the development to a public street profile. At this time, the drive is proposed to remain private. This drive connects S. Prairie View Drive to the commercial development in West Glen which includes Target.
- *Parkland Dedication:* Any development with greater than three (3) dwellings is required to provide parkland/recreational opportunities for the residents. For the number of units planned for the development, a minimum of 1.84 acres of greenway and parkland is required. The developer has been working with the City to dedicate a park parcel to the City for public use.

Conditions of Approval: At the time of the preparation for the staff report, precedent images of the architecture of the multifamily buildings had not been approved by staff. Included in the Specific Plan drawings is the most recent rendering of the multi-family buildings. Staff comments that have yet to be addresses do not substantially change the look of the buildings, rather the changes noted are for good design reasons and proper use of materials.

1. That architectural precedent images fully addressing staff comments be submitted by Wednesday, April 14, 2021, to continue the request to the next City Council meeting on April 19, 2021. If not submitted by April 14th, consideration of this amendment request shall be continued.

Outstanding Issues: There are no outstanding issues.

Recommendation: Recommend approval of the amendment to the West Glen Town Center Specific Plan, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara V. Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	April 12, 2021
City Council: First Reading	
City Council: Second Reading	
City Council: Third Reading	

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	April 8, 2021
Date(s) of Mailed Notices	April 5, 2021

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	November 2, 2020
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



450 S. Prairie View Drive



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-019**

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, WB Real Estate Holdings, Inc. has requested approval for a Rezoning for property generally located at 450 South Prairie View Dive (Parcel A of the West Glen Town Center Specific Plan) and as depicted on the Planned Unit Development Sketch included in the staff report to change the zoning of the property from Office to Residential Medium Density (RM-12); and

WHEREAS, the zone change complies with the applicable provisions of Iowa Code Chapter 414, the Comprehensive Plan and City Code.

NOW, THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Zone Change, (ZCSP-004912-2020) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on April 12, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 April 12, 2021, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

Prepared by: KTragesser, Development Services City of West Des Moines PO Box 65320, West Des Moines, IA 50265

Return To: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265

ORDINANCE

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA 2019 AND WEST GLEN TOWN CENTER SPECIFIC PLAN #62, ORDINANCE NOS. 1514, 1593, 1632, 1687, 1724, 1780, 1792, 1806, 1887, and 2152 ACCORDING TO TITLE 9, ZONING, CHAPTER 9, PLANNED UNIT DEVELOPMENT DISTRICT, PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES.

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

SECTION 1: AMENDMENT: Ordinance Nos. 1514, 1593, 1632, 1687, 1724, 1780, 1792, 1806, 1887, and 2152 “West Glen Town Center” Section 2, Required Plans, Paragraph B, Specific Plan is hereby amended by replacing the specific plan and illustrations related to Parcel A, included in the plan and illustrations marked Exhibit C, with updated specific plan map and illustrations for Parcel A or North Village, as attached to this ordinance.

SECTION 2: AMENDMENT: Ordinance Nos. 1514, 1593, 1632, 1687, 1724, 1780, 1792, 1806, 1887, and 2152 “West Glen Town Center” Section 4, Land Use Design Criteria, Subsection B, Parcel A-B, is hereby replaced in its entirety with the following:

B. Parcel A: the use regulations and provisions set forth in Title 9 of the city code for Residential Medium Density (RM-12) shall apply to development proposals in Parcel A as shown on the specific plan unless otherwise noted in this ordinance.

1. Buffer: A thirty foot (30') buffer with buffer landscaping shall be located between Parcel A and Parcel C. No building, parking, or storm water facility shall be constructed within the buffer. A thirty foot (30') buffer with buffer landscaping shall be located along S. Prairie View Drive where the single family development across the street is located. No building, parking, or storm water facility shall be constructed within the buffer.
2. Architecture: design elements for the architecture of multi-family buildings shall be in general keeping with the design elements in Section 14 of this ordinance. Additional guidance is provided as follows:
 - a. Architectural design for multi-family buildings shall express a creative presentation of exterior building materials, details and treatment of windows and doors. All facades of the building in public view or which are visible from parcels surrounding the development shall be treated with the same level of architectural style and detail. The following design

- b. strategies to lessen the plainness of appearance which can be characteristic of large residential buildings shall be incorporated in the building design.
- c. Building design shall provide unique treatment of the individual units, but still maintain the cohesive design of the development. Building form shall incorporate changes in building footprint, wall heights and roof forms that break up the building into modules which reflect the individual dwelling units within the building. Easily identifiable entrances can be provided through changes in building form, materials, and details. Unit design should incorporate elements such as balconies and roof decks to reinforce the connection between the residents and the activities within the development. A minimum of eighty percent (80%) of the multi-family units within the development must provide a deck, porch, or covered stoop to provide a usable outdoor space of at least five feet (5') deep and a minimum forty square feet (40 sf) in size.
- d. Door and window openings shall be incorporated on all sides of the building.
- e. Material choices shall be high quality and durable, combining a variety of colors and textures along with trim and details to provide visual interest within the development.
- f. Substantial materials such as brick and stone, shall be implemented on all sides of the building primarily on the base (lowest) story of the building and vertical elements that reinforce the façade modulation.
- g. Vertical or lap siding, shakes, stucco finish and architectural panel cladding can encompass the remaining area. Natural materials are encouraged, composite materials such as fiber cement and wood composites are appropriate substitutions.
- h. Concealed fasteners and finished panel edges are required application details for panel cladding systems.
- i. Vinyl siding may be used only with appropriately scaled trim and not as the majority cladding material.
- j. Materials should change with the change in building plane and be arranged to have the appearance of three-dimensional elements. Trim and structural elements such as posts or columns shall be sized to the scale of the building.
- k. Building design should minimize the dominance of garage doors on the facade. The following strategies to mitigate the appearance of garages shall be incorporated on facades where garage doors are the majority feature at ground level:
 - i. Enhanced facade design such as the addition of engaged columns, secondary roof forms and decorative garage doors.
 - ii. For garages included in the primary building, varying the front façade depth of a minimum of twelve inches (12"), so that no more than two adjacent garage modules are on the same façade plane.
 - iii. The architectural details of detached garages should incorporate the materials and treatments of the dwelling unit, such as windows, doors, trim and materials and the architectural style of the dwelling unit.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed

SECTION 4: VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in 1-4-1 of the City Code of the City of West Des Moines, Iowa.

SECTION 5: OTHER REMEDIES. In addition to the provisions set out in the Violations and Penalties Section in the Ordinance, 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 6: 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 7: EFFECTIVE DATE. This Ordinance shall be in full force and effect and after its passage, approval and publication as provided by law.

Passed and approved this _____ day of _____, 2021.

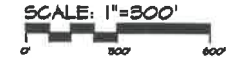
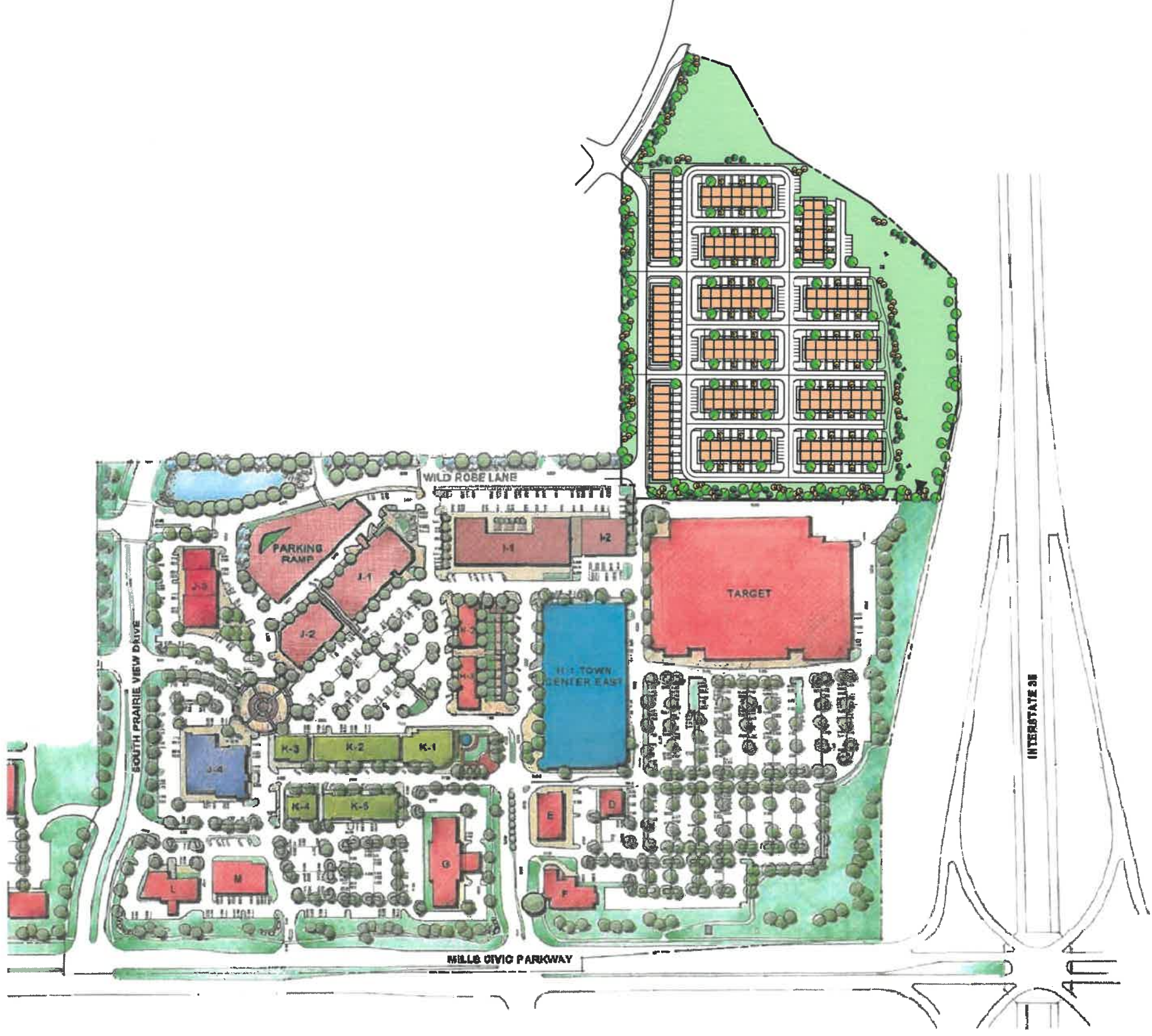
Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the __ day of _____ 2021.

Ryan T. Jacobson
City Clerk



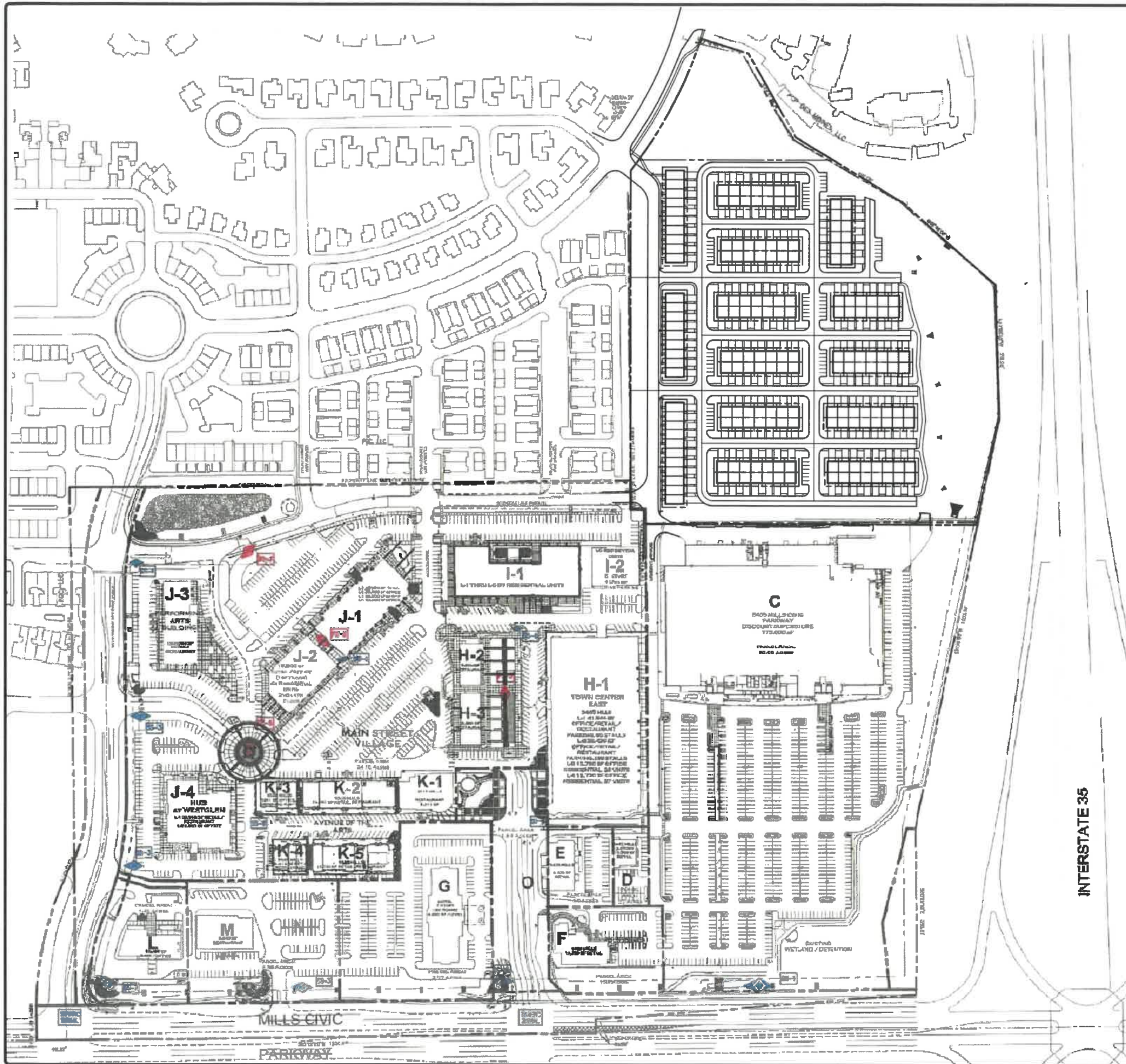
SHEET
OF 8
A-1061

WEST GLEN VILLAGE NORTH
450 S. PRAIRIE VIEW DRIVE WEST DES MOINES, IA 50266
SITE MASTER PLAN

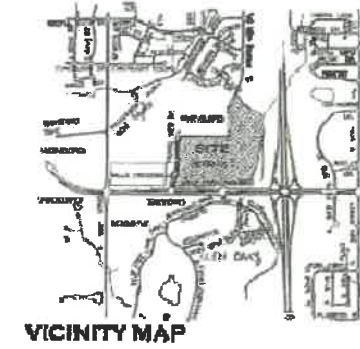
DATE:	04-08-2021
DESIGNED BY:	JAS
DRAWN BY:	LJR
DATE OF SURVEY:	JAN. 20, 2021
DESIGNED BY:	NOV. 30, 2020
DRAWN BY:	JAS



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@cecinc.com



REVISED SPECIFIC PLAN WEST GLEN TOWN CENTER



LEGAL DESCRIPTION
WEST GLEN TOWN CENTER PLAT 2, PLAT 3, AND PLAT 4, OFFICIAL PLATS IN WEST DES MOINES, POLK COUNTY, IOWA.

PHASING
PHASE 1: AREAS B, C, F, H, J3, J4, K1, K2, R3, R4, K3, L (COMPLETED)
PHASE 2: AREAS H2, H3, H4, J1, J2, H
PHASE 3: AREAS A, B, D-1, D-2, 5

EXISTING/PROPOSED ZONING
WEST GLEN TOWN CENTER PUD, / SPECIFIC PLAN

EXISTING/PROPOSED LAND USE
COMMUNITY COMMERCIAL, OFFICE & RESIDENTIAL

NOTES:
NO MONUMENT SIGN 5, OVERSTORY TREES OR STRUCTURES ARE TO BE LOCATED WITHIN EASEMENTS

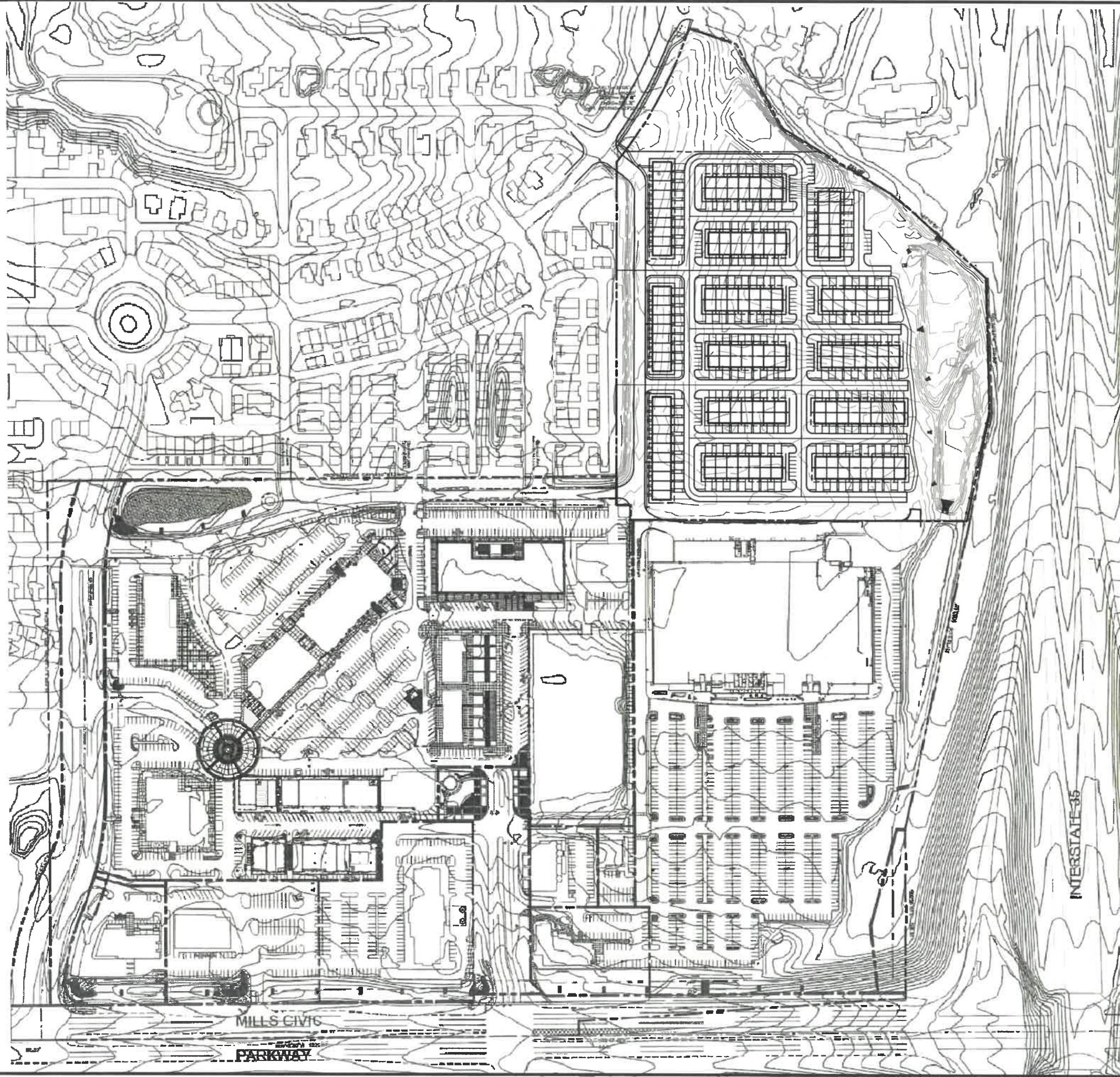
- LEGEND**
- OPEN SPACE PLAZAS
 - GATEWAY FEATURE SIGNS (50 SF SIGNAGE FACE)
 - DEVELOPMENT MONUMENT SIGNS (75 SF SIGNAGE FACE / 2 TENANT NAMES)
 - ENTRANCE MONUMENT SIGNS (80 SF SIGNAGE FACE / 1 TENANT NAME)
 - LANDSCAPE MONUMENT SIGNS (85 SF SIGNAGE FACE / 3 TENANT NAMES)
 - SECONDARY ENTRANCE SIGNS (85 SF SIGNAGE FACE / 1 TENANT NAME)
 - INTERSTATE SIGN (100 SF SIGNAGE FACE)
 - INTERNAL WAY-FINDING SIGNS (40 SF SIGNAGE FACE / 12" TALL x 5" WIDE)

- OWNER APPLICANT**
ATTS MARK HOLDINGS LP
708 N. 134TH ST
OMAHA, NE 68154
- OWNERS WITHIN PUD**
AMES NATIONAL CORPORATION
400 5TH ST
AMES, IA 50001
- ROBERT A DEAN
1874 FRANCIS ST
OMAHA, NE 68130-3098
- DRURY DEVELOPMENT CORP
781 BARDSON RD STE 200
SAINT LOUIS, MO 63141-8703
- WEST GLEN HOLDINGS LP
5834 114TH ST
OMAHA, NE 68130-4378
- S JOSEPH & SONS INC
5425 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266-5103
- STEC INC
1201 48TH ST STE 111
WEST DES MOINES, IA 50266-6793
- FAIR CONCERN LLC
5425 MILLS CIVIC PKWY STE 400
WEST DES MOINES, IA 50266-5918
- TARGET CORPORATION
PROPERTY TAX 1 901
206 SAUCE
MINNEAPOLIS, MN 55404-4566
- TOWN CENTER EAST AT WEST GLEN OWNED
- WEST GLEN HOLDINGS LP
708 N 134TH ST
OMAHA, NE 68154-1378

INTERSTATE 35



Q:\A-FILES\A-1800\A1861 - 2020\ C3D Drawings\Specific Plan\A1861 (03) SPECIFIC PLAN.dwg, 4/8/2021 10:53:25 AM, mmorgan, 1:2



REVISED SPECIFIC PLAN WEST GLEN TOWN CENTER



VICINITY MAP

LEGAL DESCRIPTION

WEST GLEN TOWN CENTER PLAT 3, PLATS 4, AND PLAT 4, OFFICIAL PLATS IN WEST DES MOINES, POLK COUNTY, IOWA.



WEST GLEN VILLAGE NORTH
450 S. PRAIRIE VIEUX DRIVE, WEST DES MOINES, IA 50266

SHEET
OF 6

CONTOURS

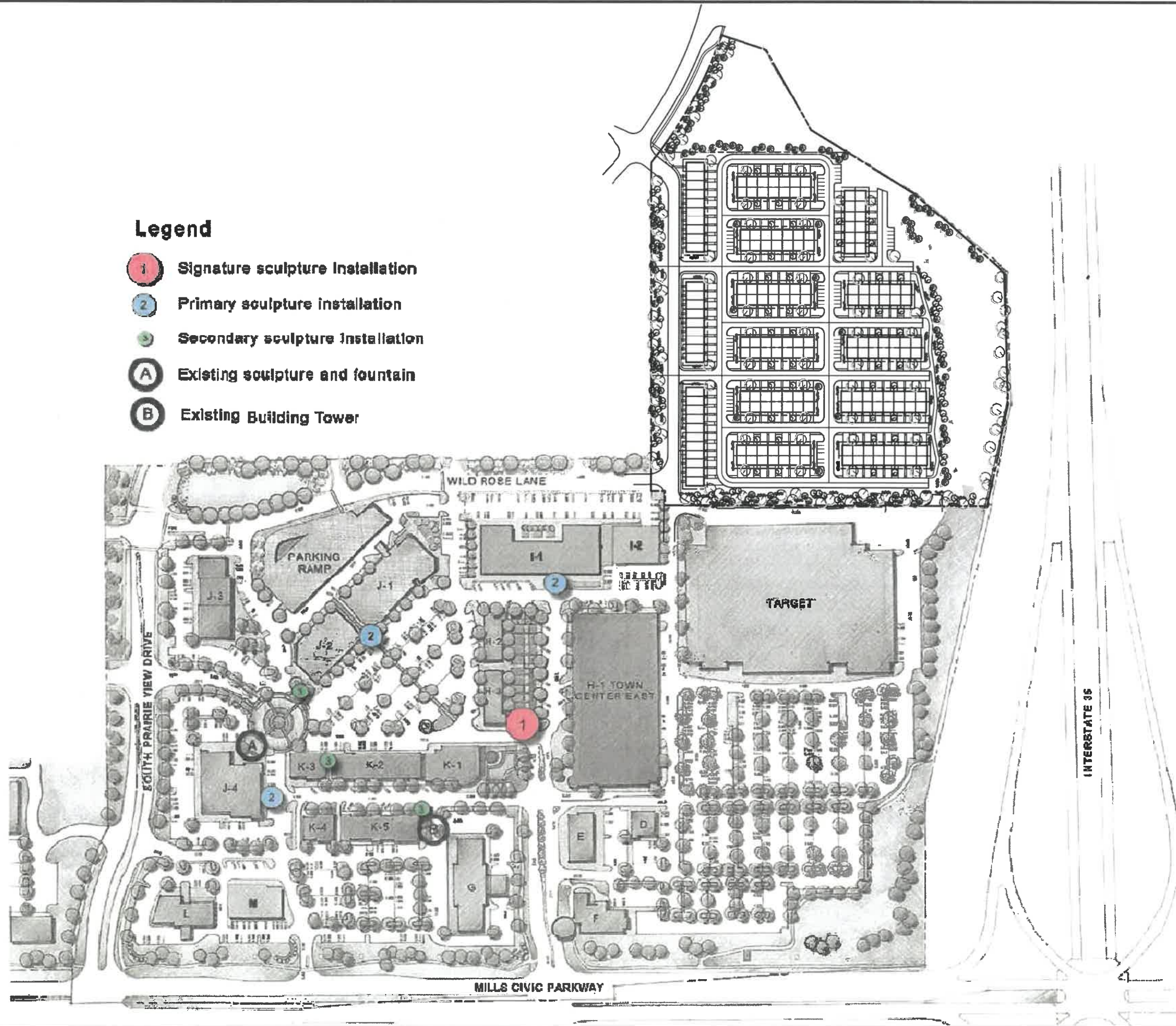
A-1861

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DESIGNED BY:	JAG
DRAWN BY:	LJR
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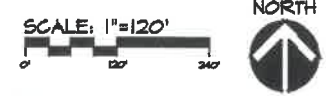
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 mail@ceclac.com



04-10-2021 10:00 AM - 2021_CTD Development/Plan/Map/04/10/2021 10:00 AM - 11



- Legend**
- 1 Signature sculpture Installation
 - 2 Primary sculpture installation
 - 3 Secondary sculpture Installation
 - A Existing sculpture and fountain
 - B Existing Building Tower



WEST GLEN VILLAGE NORTH
450 S. PRAIRIE VIEW DRIVE WEST DES MOINES, IA 50266
SCULPTURE LOCATIONS

DATE:	04-08-2021
DATE OF SURVEY:	JAN. 20, 2021
DESIGNED BY:	NOV. 30, 2020 JAG
DRAWN BY:	LH

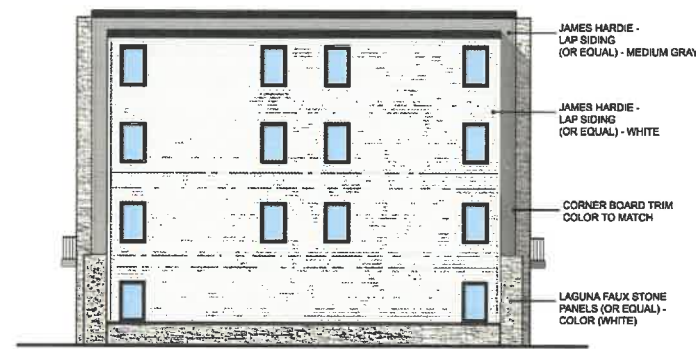
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SHEET
OF 8
A-1661

West Glen Townhomes (Rear-Load)



Front Elevation



Right Elevation



Left Elevation



Rear Elevation