NO CHANGES FROM FIRST READING

CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: May 3, 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

ORDINANCE **Approve Second Reading, Waive Third Reading and adopt Ordinance in Final Form**

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 four-story attached townhomes with balconies or roof decks for individual outdoor space, in alignment with the Town Center Overlay District guidelines. The attached precedent images provide a general direction for the building design. Materials and details will be finalized with the Overlay District Site Plan application.
- *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 Plan and Zoning staff report, precedent images of the architecture of the multifamily buildings had not been approved by staff. A condition of approval was included to require revised drawings to be submitted by April 14, 2021, which the applicant did. The revised drawings for the elevations are including in the City Council staff report and therefore, the condition of approval is no longer relevant or necessary.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date:	April 14, 2021
Vote:	7-0 in favor
Recommendation:	Recommend approval of ordinance

City Council Rezoning First Reading:

Date:	April 19, 2021
Vote:	5-0 approval

Recommendation: Approve the second reading of the ordinance, waive the third reading, and adopt ordinance in final form.

Lead Staff Member: Kara V. Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	April 12, 2021
City Council: First Reading	April 19, 2021
City Council: Second Reading, Waive Third and Adopt	May 3, 2021

Staff Report Reviews:

Plan & Zoning Commission	☒ Development Coordinator (or) ☒ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☒ Agenda Acceptance

Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	3/8/21
Date(s) of Mailed Notices	3/5/21

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	11/2/20
Recommendation	☒ Yes ☐ No ☐ 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

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: Andersen, Conlin, Costa, Davis, Drake, Hatfield
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:
Jennifer Carroday
Recording Secretary

Prepared by: KTragesser, Development Services Department 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

b. shall be treated with the same level of architectural style and detail. The following design 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. <u>REPEALER.</u> All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed

SECTION 4: <u>VIOLATIONS AND PENALTIES</u>. 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: <u>OTHER REMEDIES</u>. 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

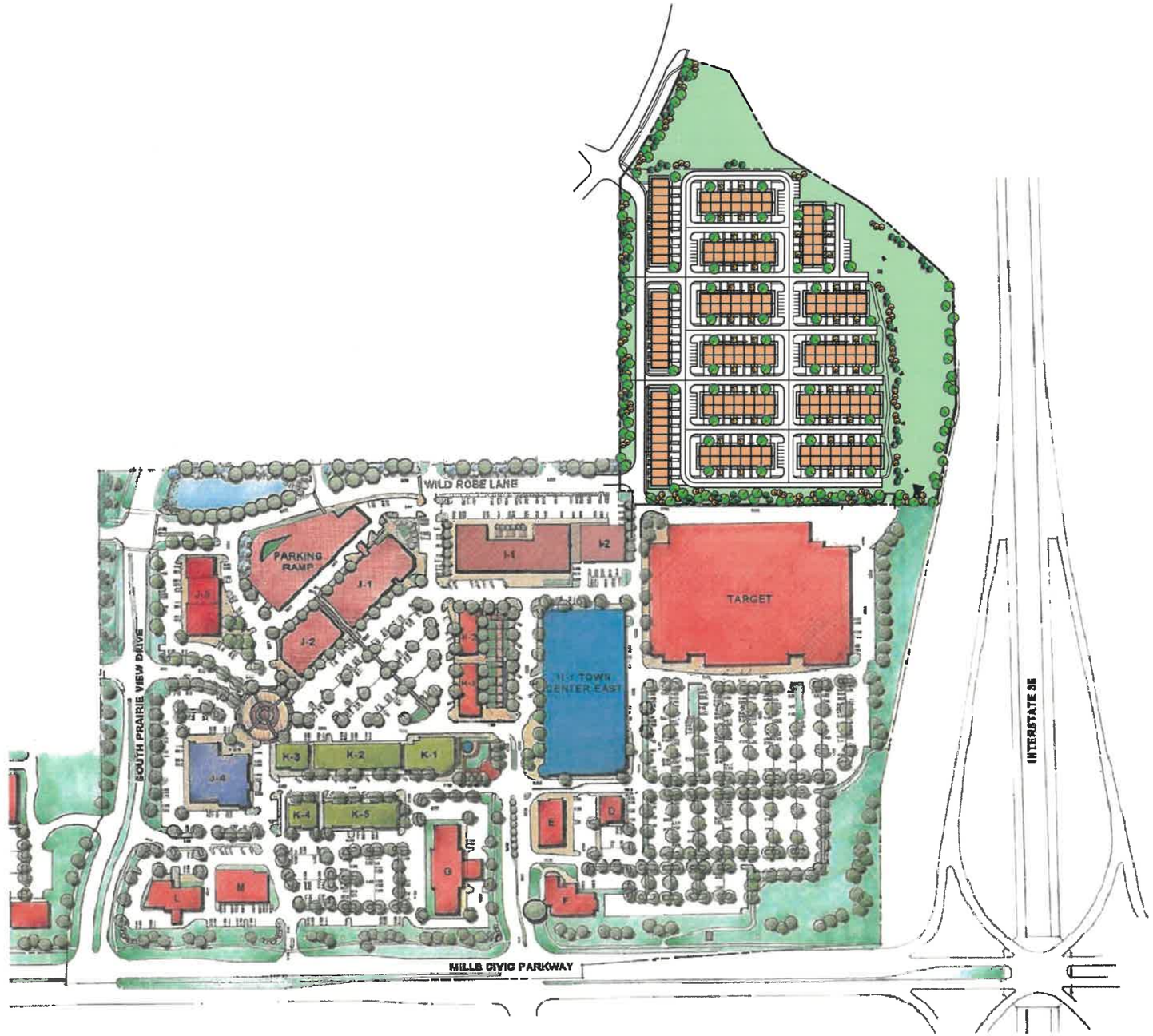
ATTEST:

_____
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

DRAFT



SCALE: 1"=300'

0' 300' 600'

NORTH

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

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

WEST GLEN VILLAGE NORTH

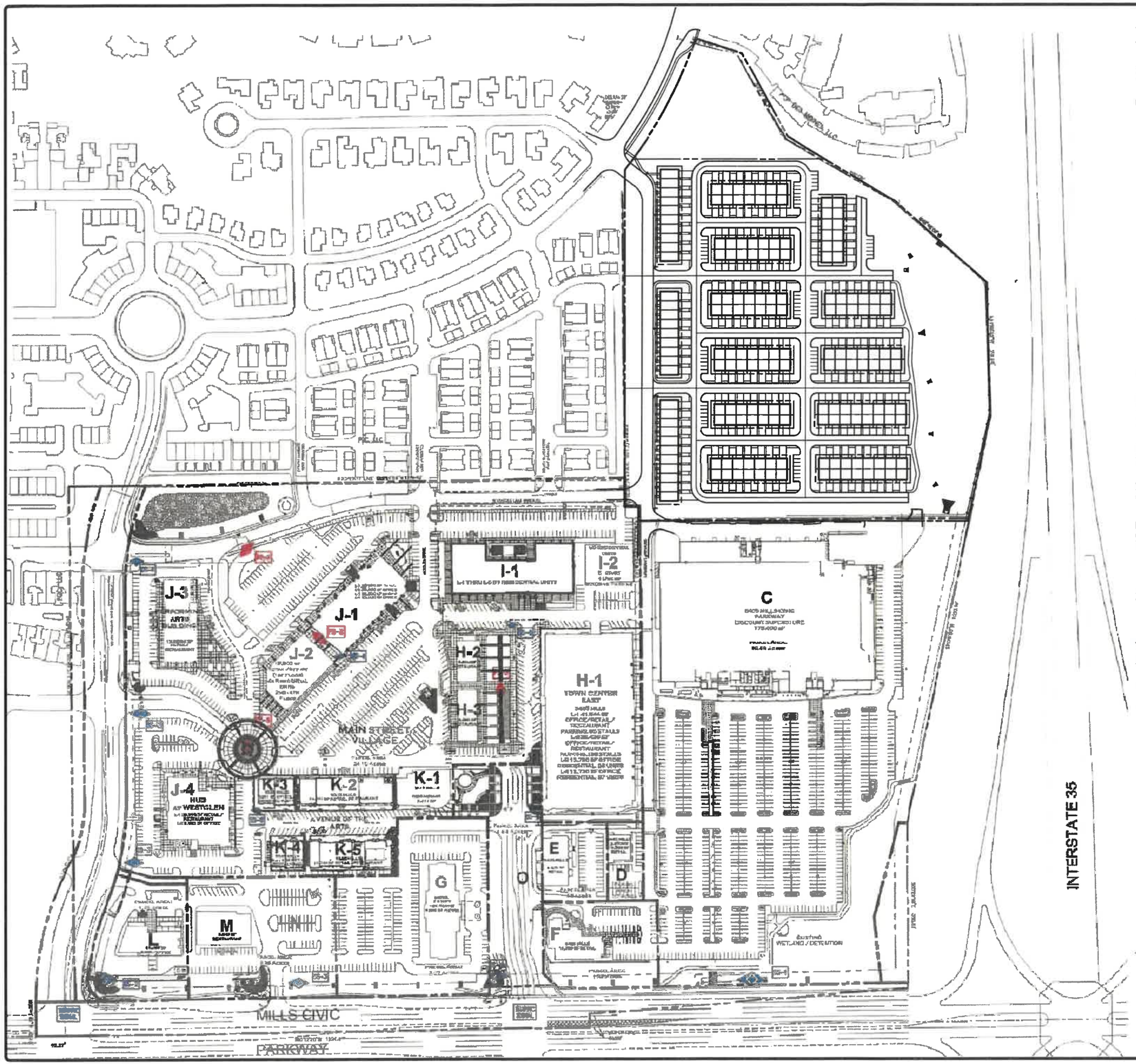
450 S. PRAIRIE VIEW DRIVE WEST DES MOINES, IA 50266

SITE MASTER PLAN

SHEET ___ OF 8

A-1861

Q:\A-FILES\A-1800\A1861 - 2020_CID Drawings\Specific Plan\A1861 (R1) SPECIFIC PLAN.dwg, 4/9/2021 10:45:30 AM, nmorgan, 1:1



REVISED SPECIFIC PLAN

WEST GLEN TOWN CENTER

VICINITY MAP

LEGAL DESCRIPTION

WEST GLEN TOWN CENTER PLAT 8, PLAT 9, AND PLAT 4, OFFICIAL PLAT'S IN WEST DES MOINES, POLK COUNTY, IOWA.

PHASING

PHASE 1: AREAS B, C, F, H, J-3, J-4, K-1, K2, K-3, K-4, K-5, L (COMPLETED)
PHASE 2: AREAS H-2, H-3, I-1, J-1, J-2, M
PHASE 3: AREAS A, B, E-1, E-2, G

EXISTING/PROPOSED ZONING

WEST GLEN TOWN CENTER P.U.D. / SPECIFIC PLAN

EXISTING/PROPOSED LAND USE

COMMUNITY COMMERCIAL, OFFICE & RESIDENTIAL

NOTES:

NO MONUMENT SIGNS, OVERSTORY TREES OR STRUCTURES ARE TO BE LOCATED WITHIN EASEMENTS

LEGEND

- OPEN SPACE PLAZAS
- GATEWAY FEATURE SIGNS (150 SF SIGNAGE FACE)
- DEVELOPMENT MONUMENT SIGNS (75 SF SIGNAGE FACE / 6 TENANT NAMES)
- ENTRANCE MONUMENT SIGNS - EXISTING (72 SF SIGNAGE FACE / 7 TENANT NAMES)
- LANDSCAPE MONUMENT SIGNS (65 SF SIGNAGE FACE / 3 TENANT NAMES)
- SECONDARY ENTRANCE SIGNS (30 SF SIGNAGE FACE / 1 TENANT NAME)
- INTERSTATE SIGN (1500 SF SIGNAGE FACE)
- INTERNAL WAY-FINDING SIGNS (40 SF SIGNAGE FACE / 12' TALL x 5' WIDE)

OWNER APPLICANT

ATTN: MARK HOLMES
MRES WEST GLEN HOLDINGS LP
700 N. 14 STREET
OMAHA, NE 68154

OWNERS WITHIN PUD

AMES NATIONAL CORPORATION
405 5TH ST
AMES, IA 50010

ROBERT A. DEAN
1 BRIDGE FRANCIS CT
OMAHA, NE 68132-3999

BRUNS DEVELOPMENT CORP
701 EMERSON RD STE 300
SAINT LOUIS, MO 63141-6799

MRES WEST GLEN HOLDINGS LP
700 N 14TH ST
OMAHA, NE 68154-1572

S. JOSEPH & SONS INC
5425 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266-5303

STEVE SCOTT
1201 48TH ST STE 110
WEST DES MOINES, IA 50266-6723

FAIR GROUNDS LLC
5425 MILLS CIVIC PKWY STE 400
WEST DES MOINES, IA 50266-5918

TARGET CORPORATION
PROPERTY TAX 1001
POB 9456
MINNEAPOLIS, MN 55440-9456

TOWN CENTER EAST AT WEST GLEN COND

KEYSTONE AT WEST GLEN CONDOMINIUM

MRES WEST GLEN HOLDINGS LP
700 N 14TH ST
OMAHA, NE 68154-1572

SCALE: 1"=120'
0 120 240

NORTH

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

DATE:	04-06-2021
	--
	--
DATE OF SURVEY:	JAN. 20, 2021
DESIGNED BY:	NOV. 30, 2020
DRAWN BY:	JAS
	LJH

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

SHEET 2 OF 8

A-1861

Q:\A-FILES\A-1800\A1861 - 2020_C3D Drawings\Specific Plan\A1861 (02) SPECIFIC PLAN.dwg, 4/8/2021 10:49:59 AM, mmorgan, 1:2

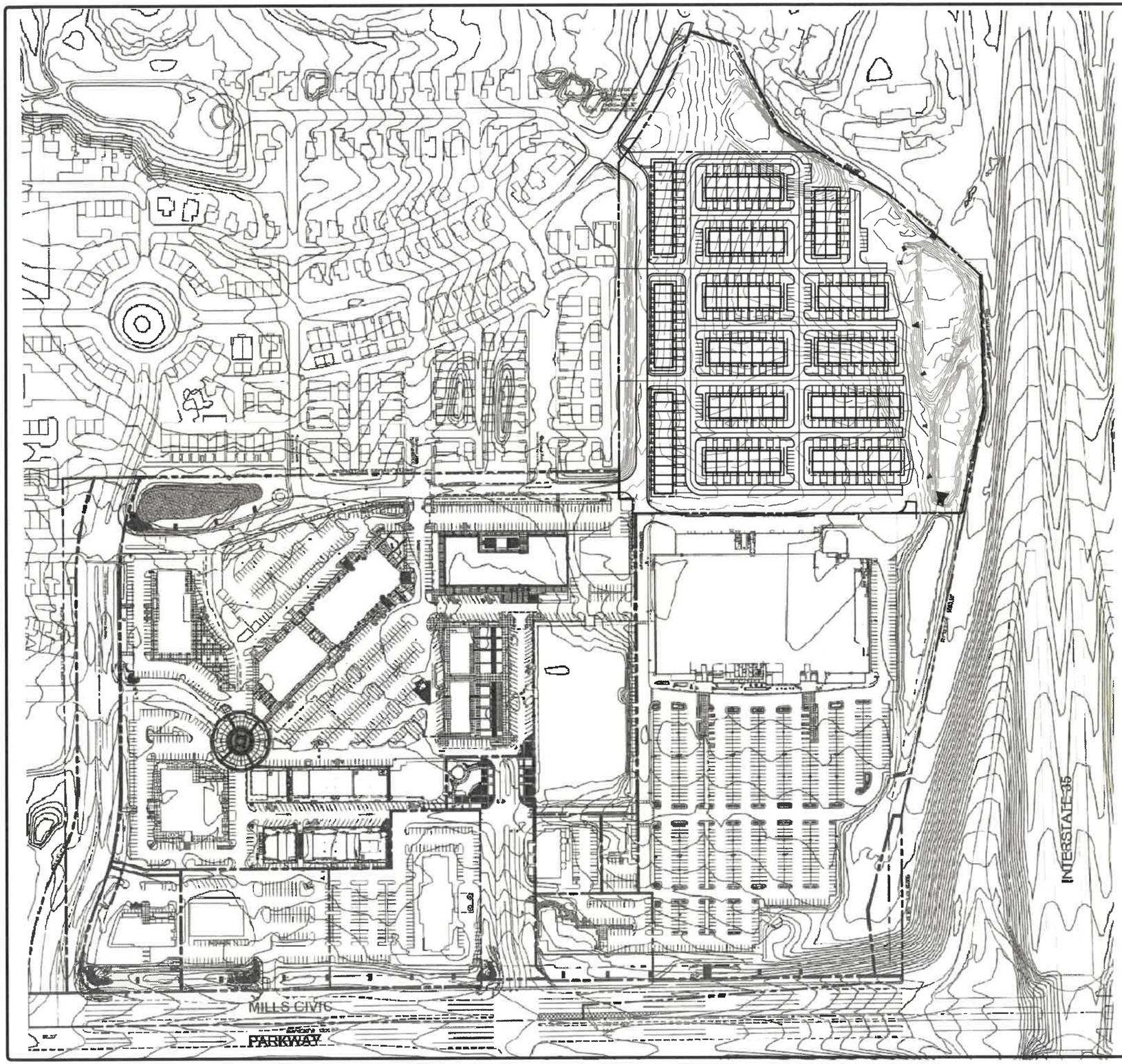
REVISED SPECIFIC PLAN

WEST GLEN TOWN CENTER

VICINITY MAP

LEGAL DESCRIPTION

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



SCALE: 1"=120'

0 120' 240'

NORTH

CEC

Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322

515.276.4884 . mail@ceciac.com

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

WEST GLEN VILLAGE NORTH

450 S. PRAIRIE VIEW DRIVE, WEST DES MOINES, IA 50266

CONTOURS

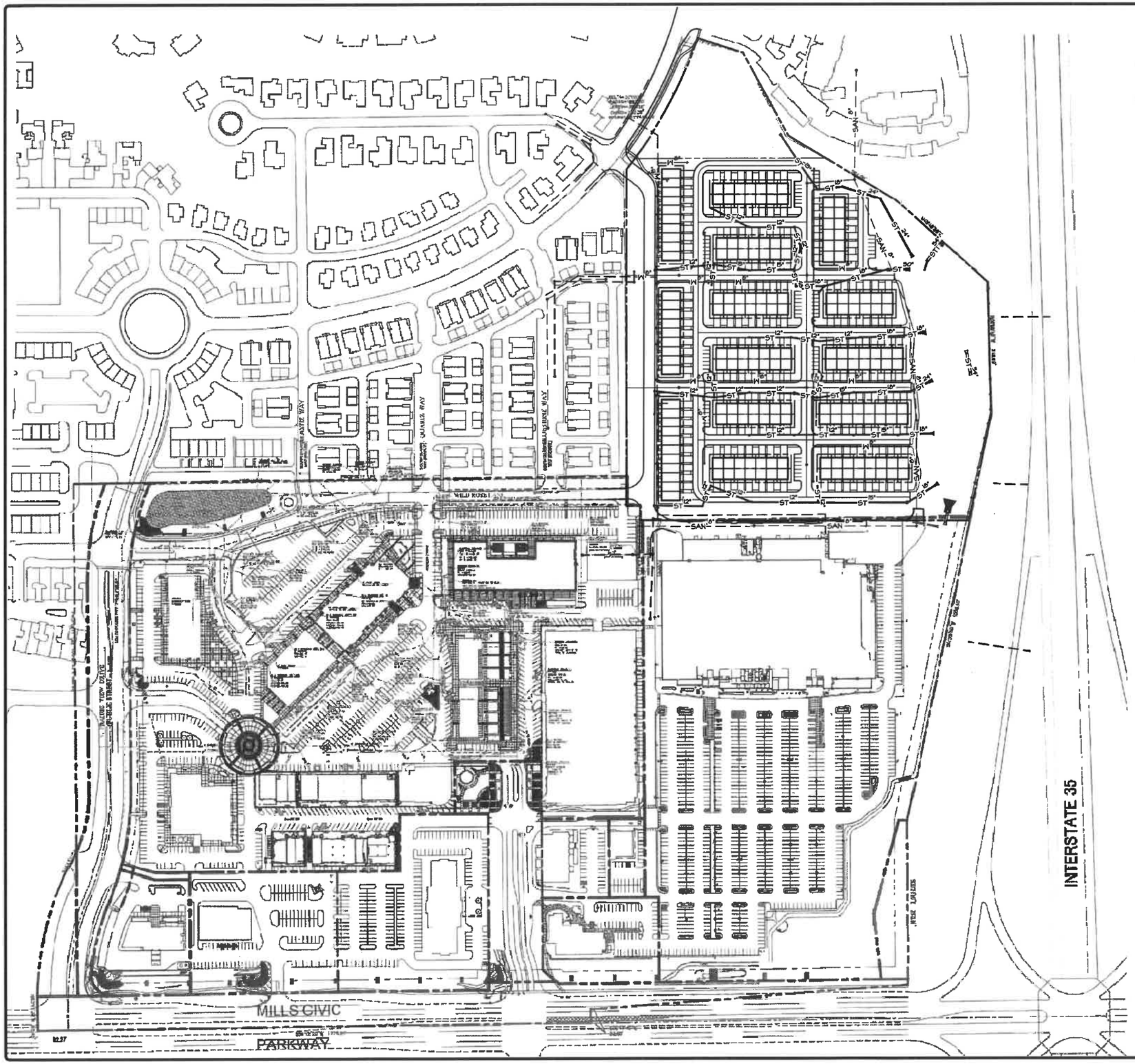
SHEET 3 OF 8

A-1861

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 2, PLAT 3, AND PLAT 4, OFFICIAL PLATS IN WEST DES MOINES, POLK COUNTY, IOWA.

SCALE: 1"=120'

0' 120' 240'

NORTH

CEC

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12 . Des Moines, Iowa 50322

515.276.4884 . mail@ceciac.com

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

WEST GLEN VILLAGE NORTH

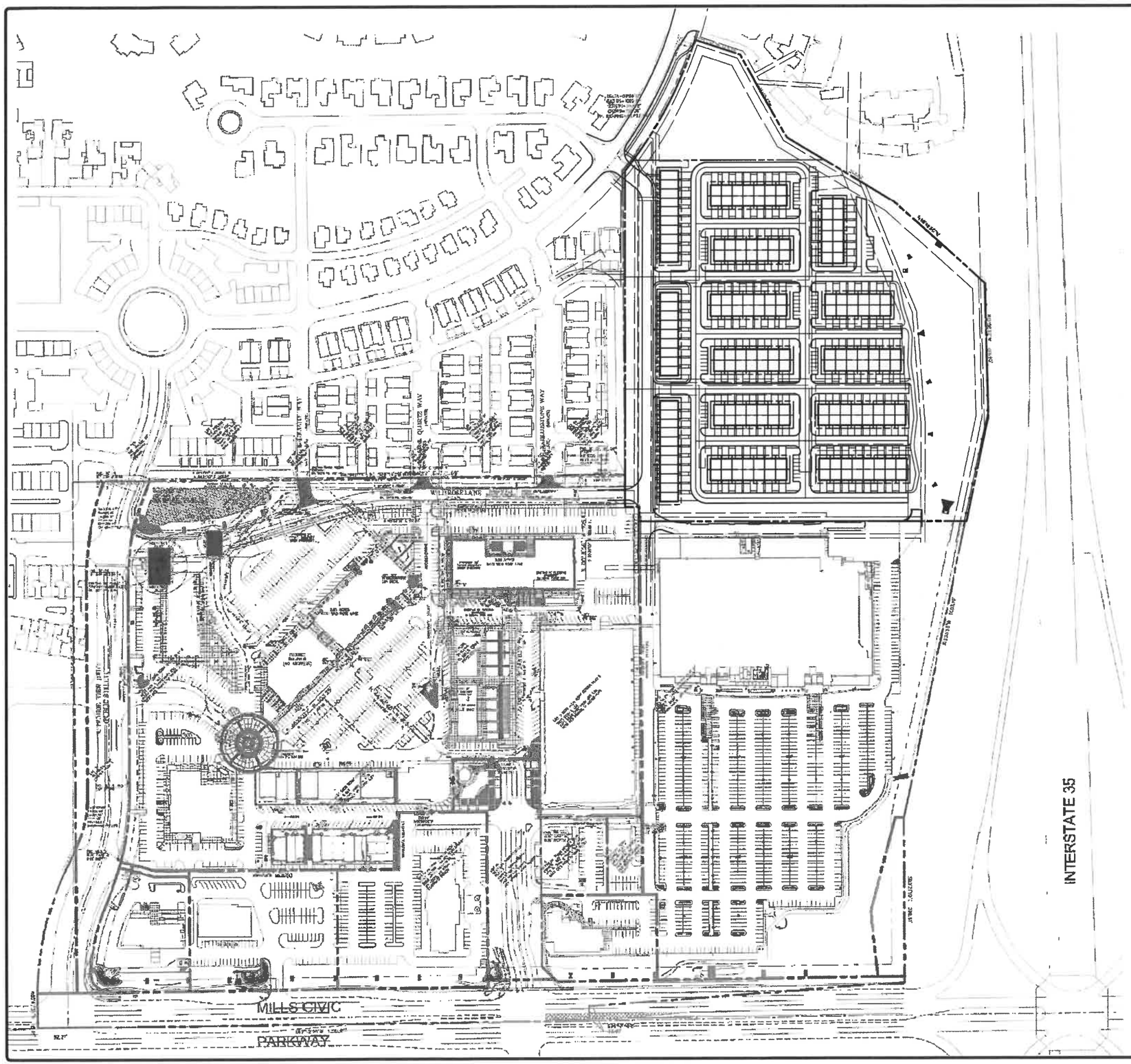
450 S. PRAIRIE VIEW DRIVE, WEST DES MOINES, IA 50266

UTILITIES

SHEET 4 OF 8

A-1861

Q:\A-FILES\A-1800\A1861 - 2020_C3D Drawings\Specific Plan\A1861 (04) SPECIFIC PLAN.dwg, 4/8/2021 10:52:09 AM, mmorgan, 1:2



REVISED SPECIFIC PLAN

WEST GLEN TOWN CENTER

VICINITY MAP

LEGAL DESCRIPTION

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

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

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

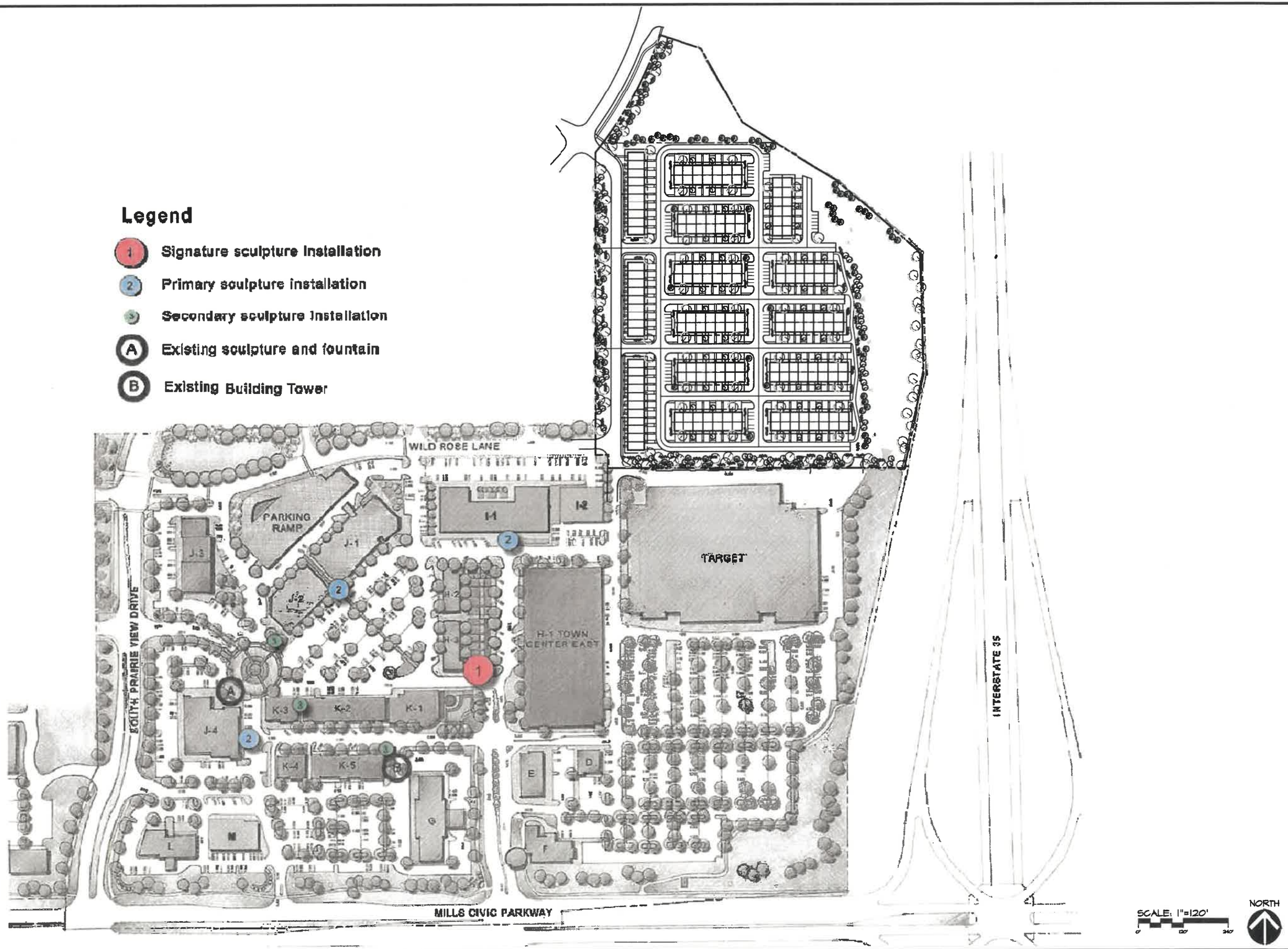
WEST GLEN VILLAGE NORTH
450 S. PRAIRIE VIEW DRIVE, WEST DES MOINES, IA 50266

EASEMENTS

SHEET 5 OF 8

A-1861

Q:\A-FILES\A-1800\A1861 - 2020_C3D Drawings\Specific Plan\A1861 (05) SPECIFIC PLAN.dwg, 4/8/2021 10:54:20 AM, mmorgan, 1:2



CEC

Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceciac.com

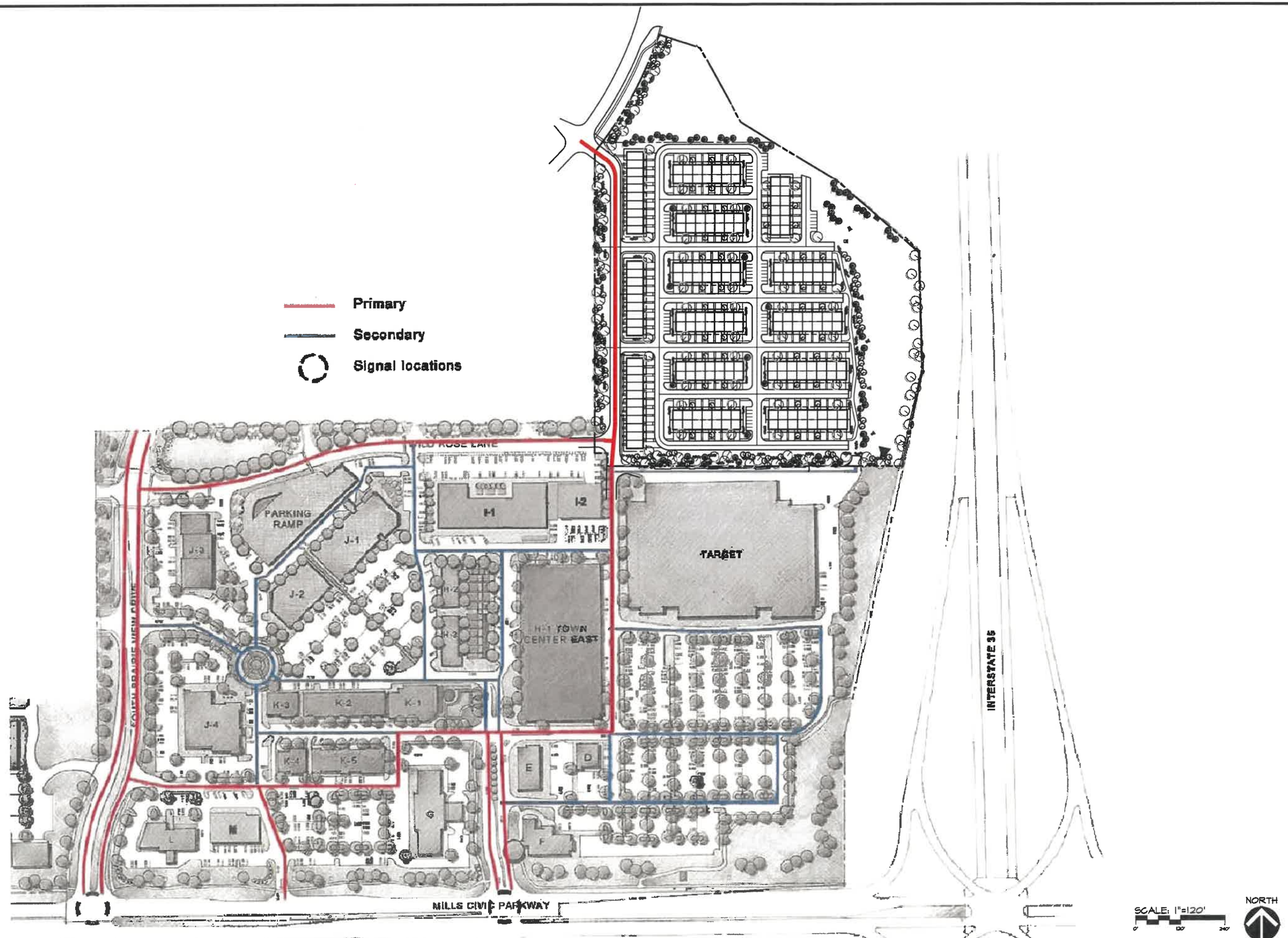
DATE:	
	04-26-2021
	...
	...
DATE OF SURVEY:	JAN. 20, 2021
DESIGNED BY:	NOV. 30, 2020
DRAWN BY:	JAG
	LJH

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

SCULPTURE LOCATIONS

SHEET 6 OF 8

A-1861



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

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

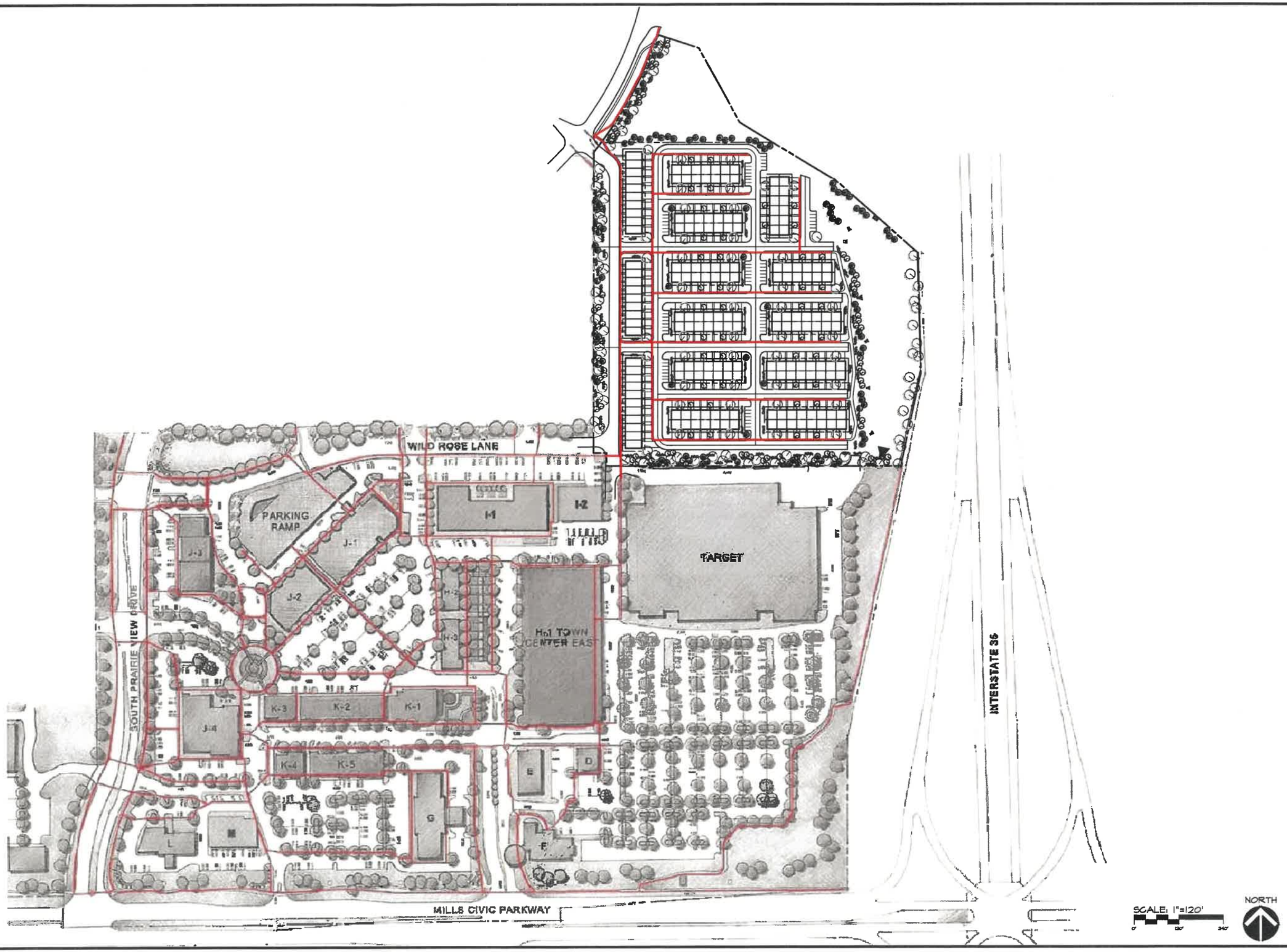
WEST GLEN VILLAGE NORTH
450 S. PRAIRIE VIEW DRIVE, WEST DES MOINES, IA 50266

MASTER PLAN VEHICULAR PATTERNS

SHEET 7 OF 8

A-1861

Q:\A-FILES\A-1800\A1861 - 2020_C3D Drawings\Specific Plan\A1861 (07) SPECIFIC PLAN.dwg, 4/8/2021 10:56:57 AM, mmorgan, 1:2



CEC

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

DATE:	
04-08-2021	-
	-
JAN. 20, 2021	-
NOV. 30, 2020	-
JAG	
LJH	

DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:

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

MASTER PLAN PEDESTRIAN CIRCULATION

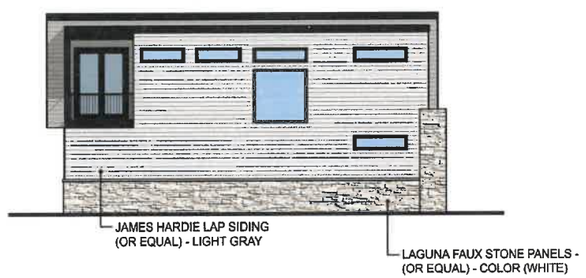
SHEET 8 OF 8

A-1861

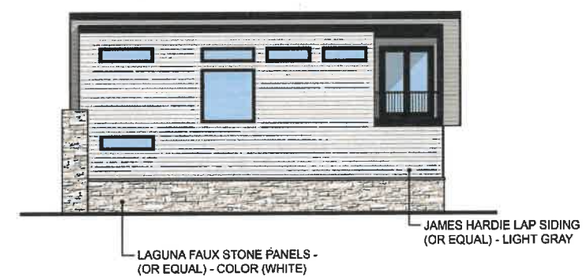
Q:\A-FILES\A-1800\A1861 - 2020_C3D Drawings\Specific Plan\A1861 (08) SPECIFIC PLAN.dwg, 4/8/2021 10:57:58 AM, mmorgan, 1:2

West Glen Townhomes (Rear-Load)

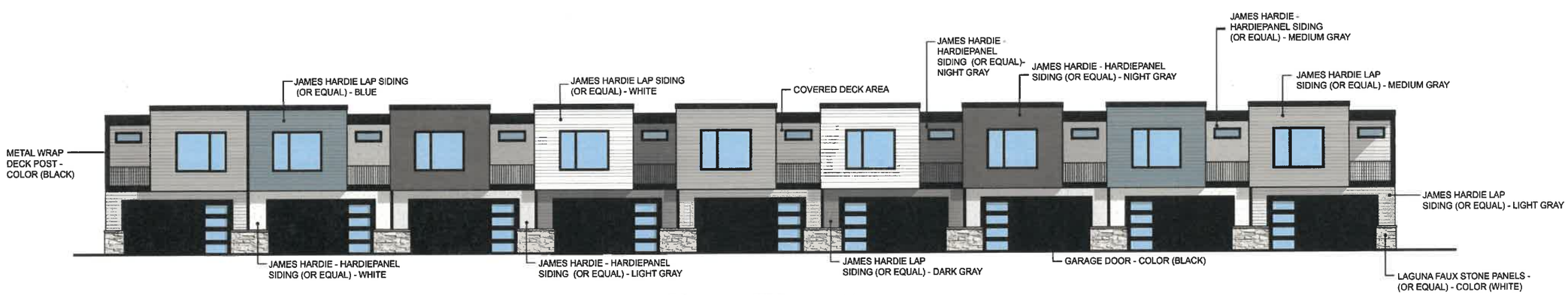
Front Elevation



Right Elevation



Left Elevation



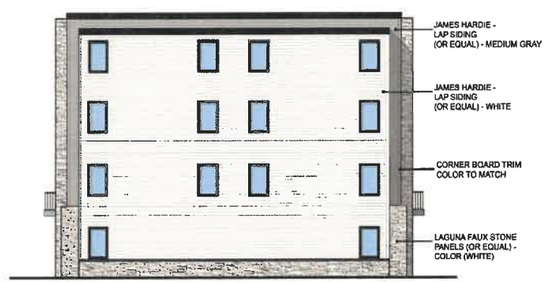
Rear Elevation

RAINS | ARCHITECTURE

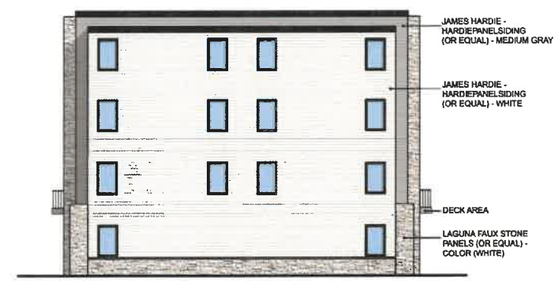
ALLER DESIGN GROUP

West Glen Townhomes (Rear-Load)

Front Elevation



Right Elevation



Left Elevation

Rear Elevation

RAINS | ARCHITECTURE

ALLER DESIGN GROUP