CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: October 4, 2021

ITEM: Jordan Ridge, Northwest corner of Booneville Road and S. Jordan Creek Parkway – Amend Comprehensive Plan Land Use Map to designate Office, Single Family, Medium Density Residential, and Open Space land uses – Robert F. Etzel Living Trust and Jordan Ridge, LLC, – CPA-005055-2021

RESOLUTION: Approval of Comprehensive Plan Land Use Map Amendment

Background: Ed Arp with Civil Engineering Consultants, on behalf of the applicant, Pierson Corporation, and property owners, Robert F. Etzel Living Trust and Jordan Ridge, LLC, requests approval of a Comprehensive Plan Land Use Map Amendment on that ground generally located at the northwest corner of Booneville Road and S. Jordan Creek Parkway. The Comprehensive Plan Amendment is being requested in anticipation of the development of single family detached homes, duplexes, apartments, a park and office on the property.

Specifically, the following Land Use and Zoning changes are proposed with this request:

- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 13.9 acres of Office (OF) land use; and
- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 63.8 acres of Medium Density Residential (MD) land use; and
- Amend the Comprehensive Plan Land Use Map to change from Low Density Residential (LD) and Medium Density Residential (MD) designations to approximately 49.1 acres of Single Family (SF) land use (8 acres of area already designated for Single Family (SF) land use.); and
- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 4.4 acres of Open Space (OS) land use.

Staff Review & Comment:

- *Financial Impact:* Undetermined at this time, however, it is recognized that in order to facilitate the development of this area, including adjacent areas outside this specific request, a network of new streets will need to be constructed to adequately serve the future traffic of the area. This will include the extension of Stagecoach Drive between S Jordan Creek Parkway and S 88th Street, S. 81st Street, S. 85th Street, and anticipated relocation of Booneville Road, along with typical local streets within developments. Staff is exploring options to facilitate the construction of the main road(s) only and will bring forward information for Council direction at a later date.

  Additionally, as discussed below in the Conditions of Approval section, it is being indicated that the changes in land use within this area in response to the locating of DMU immediately to the south will result in sanitary sewer capacity issues. It has been suggested that the sanitary sewers currently within the area were improperly sized for the land uses that are shown on the current adopted Comprehensive Plan Land Use Map, let alone sized with any extra capacity to accommodate any land use changes. While certainly some of the cost to increase capacity of the sanitary sewers should be the responsibility of those property owners/developers requesting a change in land use which generates a need for more capacity, it is believed by staff that part of the cost should be covered by the City. To what extent and at what dollar amount is still being determined. Staff will bring forward information and options to the City Council once more details

are known.

- *Key Development Aspects:*
  - *Office Designated Parcel*: The parcel proposed to be designated as Office with this request is an approximately 13.9-acre remnant parcel that will be located on the north side of the future extension of Stagecoach Drive. The property was originally to be south of anticipated Stagecoach Drive and is currently designated as low-density residential land use. A realignment of Stagecoach Drive now places this property north of Stagecoach Drive and adjacent to other designated and existing Office land use.
  - *Planned Unit Development (PUD)*: A PUD Ordinance will be developed for the actual development of Jordan Ridge. Staff is currently in the process of writing the PUD Ordinance. This will be shared with the applicant and once staff and the applicant have come to an agreement on site development allowances and regulations, the Ordinance will be brought forward to the Plan & Zoning Commission and City Council for consideration.
  - *Booneville Road Realignment:* Booneville Road currently runs along the southern boundary of the Jordan Ridge properties and the "Superblock Area" connecting S Jordan Creek Parkway to S 88th Street. Des Moines University (DMU) and a private property owner is located on the southside of Booneville Road. As part of the planning for a development to be located at the northeast corner of S 88th Street and Booneville Road, in combination with topography challenges with improving Booneville Road in its current location, it was determined that shifting Booneville Road north made sense. The shift results in easier construction and provides the opportunity to have development that will access new Booneville Road on both sides of the roadway, thus helping to absorb the cost of reconstructing Booneville Road as a paved public street. A realigned Booneville Road will run somewhat diagonally extending from its current tie-in at S 88th Street to S Jordan Creek Parkway opposite where Eldorado Point aligns on the east side of S Jordan Creek Parkway. The Jordan Ridge developer is agreeable to this realignment of Booneville Road.

- *Traffic Analysis Findings:* A traffic analysis to examine the impacts of the proposed land uses was completed on September 3, 2021. Key findings are summarized below.
  1. The proposed land uses are expected to generate more traffic than what was analyzed in previous traffic studies for the area. However, based on the assumed land uses and forecasted traffic volumes, the public street system is expected to function with adequate levels of service with the ultimate geometry and traffic control that are detailed in the traffic analysis.
  2. Preliminary recommendations are based on a conceptual site layout, and additional traffic studies will be conducted as part of future site plans to verify or modify the recommendations.
  3. Comments regarding access locations and site circulation have been given to the applicant to be incorporated into future site plans.

- *Conditions of Approval*:
  - *Sanitary Sewer Capacity*: The existing sanitary sewer that serves this site and the larger "superblock" area was originally sized based on a large amount of low-density residential development within the area. In response to the relocation of Des Moines University (DMU) from the City of Des Moines to the property immediately to the south has resulted in a desire and need for changes in the previously planned land uses. As part of the proposed land use changes in the area, Staff requested the Applicant provide calculations showing sufficient capacity was available in the existing sanitary sewer infrastructure. The analysis identified multiple segments of sanitary sewer with insufficient capacity under the existing Comprehensive Plan density and proposed land uses. Proposed improvements have been

identified to resolve the capacity deficiencies. These improvements can be deferred until development and density thresholds are met.

City staff is in the process of determining possible options for the sharing of costs by individual property owners within the superblock area based on the anticipated increase in waste generation as a result of their request to change from current adopted land uses. Staff believes that each property has entitlement to capacity based on the current adopted land uses and that the participation in costs to upsize should be based on the increase in waste based on their requested land use change(s). Staff recommends a condition of approval requiring the Applicant to acknowledge the proposed land use changes contribute to sanitary sewer loads exceeding those of the existing comprehensive plan and are greater than the existing infrastructure can accommodate. The Applicant further acknowledging that capacity improvements will be necessary and that the Applicant will be responsible for the proportionate share for the costs of said improvements.

- *Development & Planning Subcommittee:* The "superblock" area between S. Jordan Creek Parkway and S. 88th Street and between Booneville Road on the south and Stagecoach Drive on the north, which includes Jordan Ridge (the subject development) and the proposed Village at Sugar Creek and High Pointe developments were discussed at the Development & Planning Subcommittee meetings on June 7, 2021 and July 19, 2021. Residential types and density were the main points of discussion along with the question of entitlement of residential development for the area. Staff acknowledged the need for some apartments in this area around DMU, but it was not thought that a high number was necessary. It was pointed out that DMU already existed in the Metro and is a graduate program with older students, many of which already have homes and families and no desire for apartment living. Therefore, Staff indicated a desire to ensure a wide range of housing types and price points would be developed within the area. At the July 19th meeting, staff provided a land use plan that met the needs of the pending developers while achieving a range of housing options. Although exact site details are not known, based on the topography limitations of the area, it is agreed that large lot single family and multi-family developments as proposed by the applicant that push the dwellings (density) to buildable areas while preserving natural areas is appropriate for the Jordan Ridge ground. The Subcommittee was supportive of moving forward with the Comprehensive Plan Amendment to establish the allowable land uses for Jordan Ridge and determining the details of the PUD at a later date as more information becomes known about the specifics of each development within the property and appropriate building forms and development patterns for the topography. It was noted that land use and zoning for the other areas within the Superblock would be brought forward separately when adequate information is known.

Outstanding Issues: There are no outstanding issues; however, as noted above, there is work to be done to determine responsibilities, including financial obligations for infrastructure construction and future modifications.

Plan and Zoning Commission Action:

Date:	September 27, 2021
Vote:	6-0, for approval with Commissioner Conlin absent
Recommendation:	Approval of Comprehensive Plan Amendment

City Council First Reading:

Date:

Vote:

Recommendation: Approve the Comprehensive Plan Land Use Map Amendment, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. Applicant/developer to acknowledge the proposed land use changes contribute to sanitary sewer loads exceeding those of the existing comprehensive plan and are greater than the existing infrastructure can accommodate. The applicant/developer further acknowledging that capacity improvements will be necessary and that the applicant/developer will be responsible for their proportionate share for the costs of said improvements.
2. The applicant/developer acknowledging that the appropriate road network will need to be constructed to support intended development and unless responsibilities are otherwise defined in a development agreement with the City, that the applicant/developer will be responsible for the implementation of the necessary roadways to serve their development. Furthermore, the applicant/developer acknowledging that development of sites, including above ground construction may be restricted until adequate road and water infrastructure to the satisfaction of the City's Fire Marshal is available.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Plan and Zoning Commission	September 27, 2021
City Council: First Reading	October 4, 2021
City Council: Second Reading	
City Council: Third Reading	

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	9/17/21
Date(s) of Mailed Notices	9/16/21

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning		
Date Reviewed	June 7, 2021 & July 19, 2021		
Recommendation	☒ Yes	☐ No	☐ Split

Location Map

A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-082

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owners, Robert F. Etzel Living Trust and Jordan Ridge, LLC,, requests approval of a Comprehensive Plan Land Use Map Amendment to change the land use designation of the Comprehensive Plan Map as illustrated in the staff report as follows:

- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 13.9 acres of Office (OF) land use; and
- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 63.8 acres of Medium Density Residential (MD) land use; and
- Amend the Comprehensive Plan Land Use Map to change from Low Density Residential (LD) and Medium Density Residential (MD) designations to approximately 49.1 acres of Single Family (SF) land use (8 acres of area already designated for Single Family (SF) land use.); and
- Amend the Comprehensive Plan Land Use Map to change from a Low Density Residential (LD) designation to approximately 4.4 acres of Open Space (OS) land use.

WHEREAS, the comprehensive plan amendment complies with the applicable provisions of Iowa Code Chapter 414 and City Code.

NOW, THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Comprehensive Plan Land Use Map Amendment, (CPA-005055-2021) 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 September 27, 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 September 27, 2021, by the following vote:

AYES: Andersen, Costa, Crowley, Davis, Drake, Hatfield

NAYS:

ABSTENTIONS:

ABSENT: Conlin

ATTEST: Michelle Rieserberg, Recording Secretary

Prepared by: Brian Portz, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 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

RESOLUTION

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owners, Robert F. Etzel Living Trust and Jordan Ridge, LLC, requests approval of a Comprehensive Plan Land Use Map Amendment to change the land use designation from:

- A Low Density Residential (LD) designation to approximately 13.9 acres of Office (OF) land use; and
- A Low Density Residential (LD) designation to approximately 63.8 acres of Medium Density Residential (MD) land use; and
- Low Density Residential (LD) and Medium Density Residential (MD) designations to approximately 49.1 acres of Single Family (SF) land use (8 acres of area already designated for Single Family (SF) land use); and
- A Low Density Residential (LD) designation to approximately 4.4 acres of Open Space (OS) land use.

WHEREAS, this change shall apply to the ground legally described in attached Exhibit "B" and as indicated on the attached Comprehensive Plan Land Use Map Change Illustration; and

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, the Comprehensive Plan Land Use Map Amendment complies with applicable provisions of Iowa Code Chapter 414 and City Code; and

WHEREAS, on September 27, 2021, the Plan and Zoning Commission did recommend to the City Council, by a 6-0 vote, for approval of the Comprehensive Plan Land Use Map Amendment; and

WHEREAS, on this day this City Council held a duly noticed Public Hearing to consider the application for Comprehensive Plan Land Use Map Amendment.

NOW, THEREFORE, The City Council hereby approves the Comprehensive Plan Land Use Map Amendment (CPA-005055-2021) as shown on attached Comprehensive Plan Land Use Map Change Illustration, subject to compliance with all the conditions in the staff report, dated October 4, 2021, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation(s) of any such condition(s) shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 4, 2021.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on October 4, 2021, by the indicated vote.

Exhibit A: Conditions of Approval

1. Applicant to acknowledge the proposed land use changes contribute to sanitary sewer loads exceeding those of the existing comprehensive plan and are greater than the existing infrastructure can accommodate. The Applicant further acknowledging that capacity improvements will be necessary and that the Applicant will be responsible for the proportionate share for the costs of said improvements
2. The applicant acknowledging that the appropriate road network will need to be constructed to support intended development and unless responsibilities are otherwise defined in a development agreement with the City, that the applicant will be responsible for the implementation of the necessary roadways to serve their development. Furthermore, the applicant acknowledging that development of sites, including above ground construction may be restricted until adequate road and water infrastructure to the satisfaction of the City's Fire Marshal is available.

Exhibit B: Legal Description

PARCEL 21-76

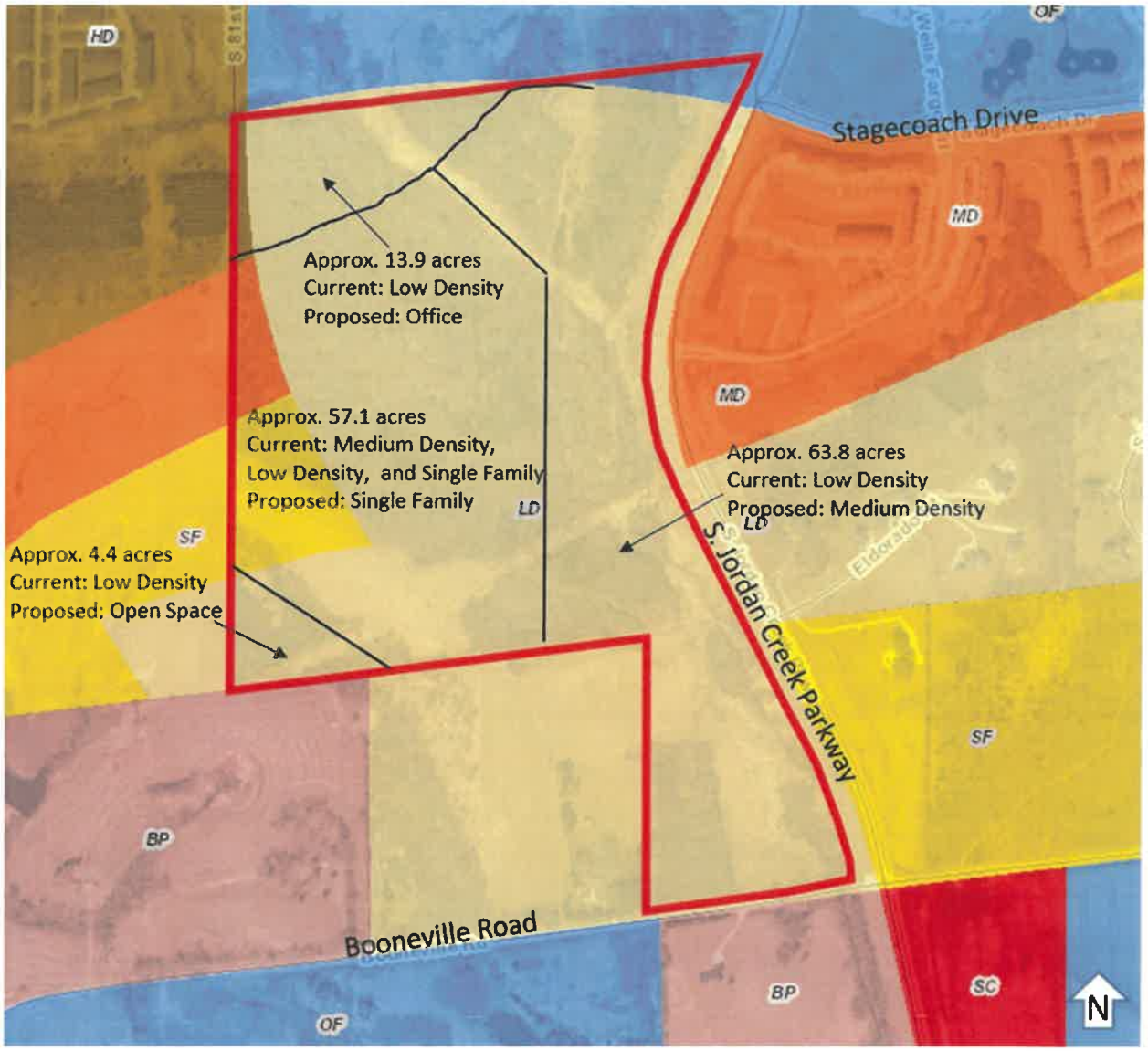
A PARCEL OF LAND IN THE NE1/4 & SE1/4 OF SECTION 23 AND THE NW1/4 SW1/4 OF SECTION 24, ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N1/4 CORNER OF SAID SECTION 23; THENCE N89°22'52"E, 50.51 FEET ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 23, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 'B', THE CASCADES AT JORDAN CREEK PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 13814 AT THE DALLAS COUNTY RECORDER'S OFFICE, TO THE SE CORNER OF SAID LOT 'B'; THENCE S00°21'47"W, 6.18 FEET ALONG THE EAST LINE OF THE WEST 50.00 FEET OF SAID NE1/4 TO A POINT; THENCE S00°29'27"W, 1355.91 FEET ALONG SAID EAST LINE OF THE WEST 50.00 FEET OF THE NE1/4 TO A POINT; THENCE N80°41'37"E, 210.11 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET AND A CHORD BEARING N71°55'56"E, AN ARC LENGTH OF 484.55 FEET TO A POINT OF TANGENCY; THENCE N63°00'14"E, 45.06 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1060.00 FEET AND A CHORD BEARING N52°27'51"E, AN ARC LENGTH OF 340.24 FEET TO A POINT OF TANGENCY; THENCE N41°54'43"E, 327.37 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 740.00 FEET AND A CHORD BEARING N77°57'45"E, AN ARC LENGTH OF 951.21 FEET TO A POINT OF TANGENCY; THENCE S65°59'16"E, 185.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S. JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED IN BOOK 2004, PAGE 294 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S24°11'07"W, 653.22 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1355.74 FEET AND A CHORD BEARING S01°27'43"E, AN ARC LENGTH OF 1213.74 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S27°06'33"E, 1413.67 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1621.36 FEET AND A CHORD BEARING S19°46'50"E, AN ARC LENGTH OF 467.47 FEET ALONG SAID WEST RIGHT-OF-WAY LINE A POINT OF TANGENCY; THENCE S12°27'07"E, 130.04 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE CENTERLINE BOONEVILLE ROAD AS IT IS ESTABLISHED IN BOOK 440, PAGE 65 AT THE DALLAS COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE NORTH LINE OF THE PLAT OF SURVEY RECORDED IN BOOK 7, PAGE 485 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S82°14'23"W, 87.76 FEET ALONG SAID CENTERLINE AND SAID NORTH LINE TO A POINT; THENCE S78°07'29"W, 244.40 FEET ALONG SAID CENTERLINE AND SAID NORTH LINE TO A POINT; THENCE S82°01'25"W, 941.98 FEET ALONG SAID CENTERLINE AND SAID NORTH LINE TO THE NW CORNER OF SAID PLAT OF SURVEY RECORDED IN BOOK 7, PAGE 485 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S00°37'56"E, 14.44 FEET ALONG THE WEST LINE OF SAID PLAT OF SURVEY TO A POINT ON THE SOUTH LINE OF THE NE1/4 SE1/4 OF SAID SECTION 23; THENCE S89°19'15"W, 55.21 FEET ALONG SAID SOUTH LINE TO THE SW CORNER OF THE E1/2 NE1/4 SE1/4 OF SAID SECTION 23; THENCE N00°03'20"E, 1317.20 FEET ALONG THE WEST LINE OF SAID E1/2 NE1/4 SE1/4 TO THE NW CORNER OF SAID E1/2 NE1/4 SE1/4, SAID NW CORNER ALSO BEING ON THE SOUTH LINE OF SAID NE1/4 OF SECTION 23; THENCE S89°06'34"W, 653.49 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 23; THENCE S89°04'41"W, 1307.19 FEET ALONG SAID SOUTH LINE OF THE NE1/4 TO THE CENTER OF SAID SECTION 23; THENCE N00°29'27"E, 2643.34 FEET ALONG WEST LINE OF SAID NE1/4 TO THE POINT OF BEGINNING AND CONTAINING 130.03 ACRES INCLUDING 0.92 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS

And

PARCEL 21-77

A PARCEL OF LAND IN THE N½ NE¼ OF SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE N½ NE¼ OF SECTION 23; THENCE N89°28'58"E, 1116.45 FEET ALONG THE NORTH LINE OF SAID NE1/4 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S. JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED IN BOOK 2004, PAGE 294 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S24°11'07"W, 267.05 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE N65°59'16"W, 185.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET AND A CHORD BEARING S77°57'45"W, AN ARC LENGTH OF 951.21 FEET TO A POINT OF TANGENCY; THENCE S41°54'43"W, 327.37 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1060.00 FEET AND A CHORD BEARING S52°27'51"W, AN ARC LENGTH OF 340.24 FEET TO A POINT OF TANGENCY; THENCE S63°00'14"W, 45.06 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1560.00 FEET AND A CHORD BEARING S71°55'56"W, AN ARC LENGTH OF 484.55 FEET TO A POINT OF TANGENCY; THENCE S80°41'37"W, 210.11 FEET TO A POINT ON THE EAST LINE OF THE WEST 50.00 FEET OF SAID NE1/4; THENCE N00°29'27"E, 1355.91 FEET ALONG SAID EAST LINE OF THE WEST 50.00 FEET OF THE NE1/4 TO A POINT; THENCE N00°21'47"E, 6.18 FEET ALONG SAID EAST LINE OF THE WEST 50.00 FEET OF THE NE1/4 TO THE NE CORNER OF SAID WEST 50.00 FEET OF THE NE1/4, SAID NE CORNER ALSO BEING THE SE CORNER OF LOT 'B', THE CASCADES AT JORDAN CREEK PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 13814 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N89°22'52"E, 1255.98 FEET ALONG THE NORTH LINE OF SAID NE1/4 TO THE POINT OF BEGINNING AND CONTAINING 14.82 ACRES MORE OR LESS

Comprehensive Plan Land Use Map Change Illustration