

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

**Meeting Date:** November 22, 2021

**ITEM:** Fox Ridge, South of Veterans Parkway and west of Fox Valley development – Approve a Revised Preliminary Plat to create 192 lots for Single Family Residential and 136 footprint lots for Medium Density Residential development, 9 outlots and 9 street lots - Forestar (USA) Real Estate Group, Inc. and Charles I. Colby and Ruth Colby Investment Trust – PP-005329 -2021

**Resolution: Approval of Revised Preliminary Plat**

**Background:** Branden Stubbs with Stubbs Engineering, on behalf of the applicant and property owner, Forestar (USA) Real Estate Group, Inc., and property owner Charles I. Colby and Ruth Colby Investment Trust, requests approval of a Revised Preliminary Plat for the approximately 77-acre property generally located south of Veterans Parkway and west of the existing Fox Valley single family residential development. The applicant proposes to subdivide the property into 192 lots for single family residential development (RS-5 and RS-12 zoning) and 136 footprint lots for medium density residential (attached townhome) development, 3 outlots for future development, 2 outlots for storm water detention, 1 outlot for storm water retention, 2 outlots for common areas within the townhome area, 1 outlot for parkland dedication and 9 street lots to be dedicated to the City.

The original Fox Ridge preliminary plat was approved by the City Council on July 6, 2021. The preliminary plat is being revised to include an outlot parcel located between the original Fox Ridge preliminary platted area and the existing Fox Valley Subdivision resulting in an additional lot being added to the plat. In addition to the inclusion of the ground, dimensions were added to the preliminary plat at the front setback line to confirm that all lots meet minimum lot width requirements, some streets were renamed because they were duplicates to existing street names or considered to similar to names that are already in use.

**Staff Review & Comment:**

- **Financial Impact:** There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction.
- **Key Development Aspects:**
  - **Phased Development:** The developer has submitted Final Plats for the first phases of both the attached townhouse portion and single-family lots. Initially, 48 townhome lots and 33 single-family lots will be developed.
  - **Access to Veterans Parkway:** A new street is proposed with this development (SE 25<sup>th</sup> Street) that will connect to existing Veterans Parkway to provide a secondary access to the development from the north. Existing SE Fox Valley Drive (1<sup>st</sup> phase of single-family homes) and SE Creekhill Way (future phase – unknown timing) will be extended westward and connect to SE 25<sup>th</sup> St. The existing Great Western Trail is located between the applicant's property and Veterans Parkway. The Great Western Trail property is owned by Warren County and is maintained by the

Warren County Conservation Commission. Warren County has indicated that since this trail is a former railroad right of way that has been railbanked in accordance with the National Trails System Act, they are not able to dedicate the road right of way across the trail to the City of West Des Moines. The City and developer are currently working with Warren County to secure an easement, license, or other agreement to allow the proposed street to pass over the trail property to provide access to the site from the north. Since these discussions are ongoing, staff is recommending a condition of approval on the preliminary plat that approval of associated final plat(s), as well as issuance of any building permits for Fox Ridge do not occur until the City and developer obtain access rights from Warren County or an alternate secondary access acceptable to the City is secured. Any infrastructure work completed within the Fox Ridge development is at the developer's own risk in the event that an appropriate access is not obtained.

- **Traffic Impact Study Findings:** Due to the request to add only one single-family lot, a new traffic study was not completed for this revised preliminary plat. All recommendations of the study done for the original Fox Ridge development still apply.
- **Plat Validity:** Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Revised Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

**Outstanding Issues:** There are no outstanding issues.

**Plan and Zoning Commission Action:**

Date:

Vote:

Recommendation:

**Recommendation:** Approve the Revised Preliminary Plat subject to the applicant meeting all City Code requirements and the following condition of approval:

1. The applicant acknowledging that no approval of a final plat for any property within the development shall occur until access rights from Warren County through the Great Western Trail property, or an alternate secondary access acceptable to the City is secured. Any infrastructure work completed within the Fox Ridge development as allowed by the approval of the original Fox Ridge preliminary plat or this revised preliminary plat is at the developer's own risk in the event that an access agreement/easement through the County property cannot be obtained or an alternate acceptable secondary access is secured.
2. No building permit, including footing and foundation permits for any dwelling within the development shall be issued until the appropriate accesses acceptable to the City are constructed and useable.

**Lead Staff Member: Brian Portz**

**Approval Meeting Dates:**

Plan and Zoning Commission	November 22, 2021
City Council	

**Staff Report Reviews:**

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

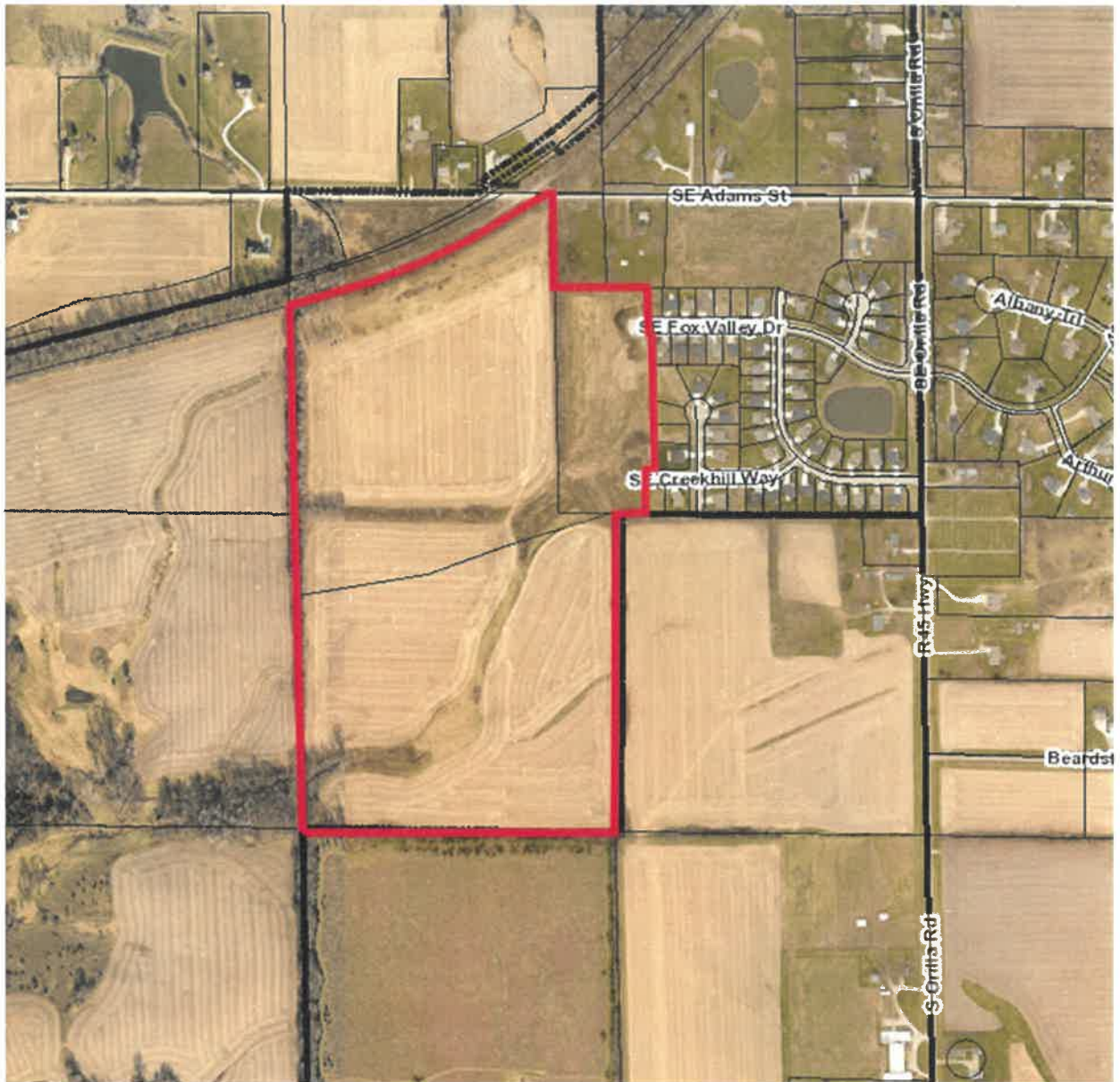
**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	n/a
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

# Location Map



# REVISED PRELIMINARY PLAT

FOR

## FOX RIDGE WEST DES MOINES, IA

PREPARED BY  
STUBBS ENGINEERING

PLANS INCLUDED ARE FOR ILLUSTRATIVE  
PURPOSES ONLY – APPROVED PLANS ON FILE  
WITH THE CITY

**SITE AREA:**

76.99 ACRES (3,353,684 SQ. FT.)

**PROPOSED ZONING:**

RS-5 SINGLE FAMILY DISTRICT  
RS-12 SINGLE FAMILY DISTRICT

**BULK REGULATIONS (RS-5):**

MINIMUM LOT AREA: 5,000 SQ. FT.  
MINIMUM LOT WIDTH: 50 FT. SINGLE FAMILY

**SETBACKS:**

FRONT YARD: 30 FT.  
SIDE YARD: 7 FT.  
REAR YARD: 35 FT.

**BULK REGULATIONS (RS-12):**

MINIMUM LOT AREA: 12,000 SQ. FT.  
MINIMUM LOT WIDTH: 80 FT. SINGLE FAMILY

**SETBACKS:**

FRONT YARD: 35 FT.  
SIDE YARD: 8 FT. (MINIMUM SUM OF SIDE YARD SETBACK IS 20 FT)  
REAR YARD: 35 FT.

**BENCHMARK 137**

NAD83 NORTHING: 548464.4  
NAD83 EASTING: 1573995.0  
NAVD88: 947.43  
WDM DATUM: 173.42

**BENCHMARK 138**

NAD83 NORTHING: 548336.8  
NAD83 EASTING: 1571628.8  
NAVD88: 972.23  
WDM DATUM: 198.22

**PROPERTY DESCRIPTION:**

NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) EXCEPT THE EAST 1/2 1/2 RODS AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO GREAT WESTERN RAILROAD AND EXCEPT THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) LYING NORTH AND WEST OF THE RIGHT-OF-WAY OF CHICAGO GREAT WESTERN RAILROAD COMPANY IN SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA;

AND EXCEPT, THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4 LYING NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF ADAMS STREET AS IT IS PRESENTLY ESTABLISHED;

AND,

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE 5th P.M., WARREN COUNTY, IOWA; AND THE NORTH 1305 FEET OF THE WEST 25 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE 5th P.M., WARREN COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.

CONTAINING 68.52 ACRES

**PROPERTY DESCRIPTION:**

PARCEL "L" IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WEST DES MOINES, WARREN COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED AS INSTRUMENT No. 2020-02585 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.

CONTAINING 8.47 ACRES

**PROPERTY DESCRIPTION:**

OUTLOT "Z" IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WEST DES MOINES, WARREN COUNTY, IA, AS SHOWN IN THE FINAL PLAT FILED AS INSTRUMENT NO. 2014-7695 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

CONTAINING 0.17 ACRES



**NOTES:**

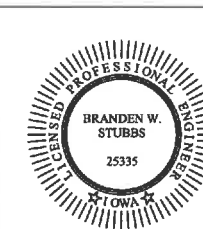
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS, AND WDM ADDENDUMS.
- AT LEAST ONE WEEK PRIOR TO CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- ALL CONNECTIONS TO PUBLIC SEWER SHALL BE CORE DRILLED.
- CONTACT RON WEISE, WDM PUBLIC SERVICES, 222-3480 TO HAVE PUBLIC SANITARY SEWER CASTINGS PICKED UP FOR RECYCLING.
- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ANY NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
- PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
- STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, OR SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY HAS FINISHED OR IS PLANNED TO BE DELAYED MORE THAN 21 CALENDAR DAYS.

**SHEET INDEX:**

- COVER SHEET
- DETAILS
- TOPOGRAPHY
- LOT LAYOUT
- PHASING
- TRAIL DETAILS
- GRADING
- GRADING
- UTILITIES
- UTILITIES

**LEGEND:**

- E-W- EXISTING WATER
- E-ST- EXISTING STORM
- E-SS- EXISTING SANITARY
- P-W- PROPOSED WATER
- P-ST- PROPOSED STORM
- P-SS- PROPOSED SANITARY
- FIRE HYDRANT
- WATER MAIN VALVE
- STORM INTAKE
- STORM FLARED END
- STORM MANHOLE
- SANITARY MANHOLE
- STREET LIGHT



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRANDEN W. STUBBS, P.E. DATE  
LICENSE NUMBER: 25335

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

FOX RIDGE  
WEST DES MOINES, IA

STUBBS ENGINEERING  
431 NE 72ND ST., PLEASANT HILL, IA 50327  
(515) 979-8469



COVER SHEET

DATE: 11/08/21

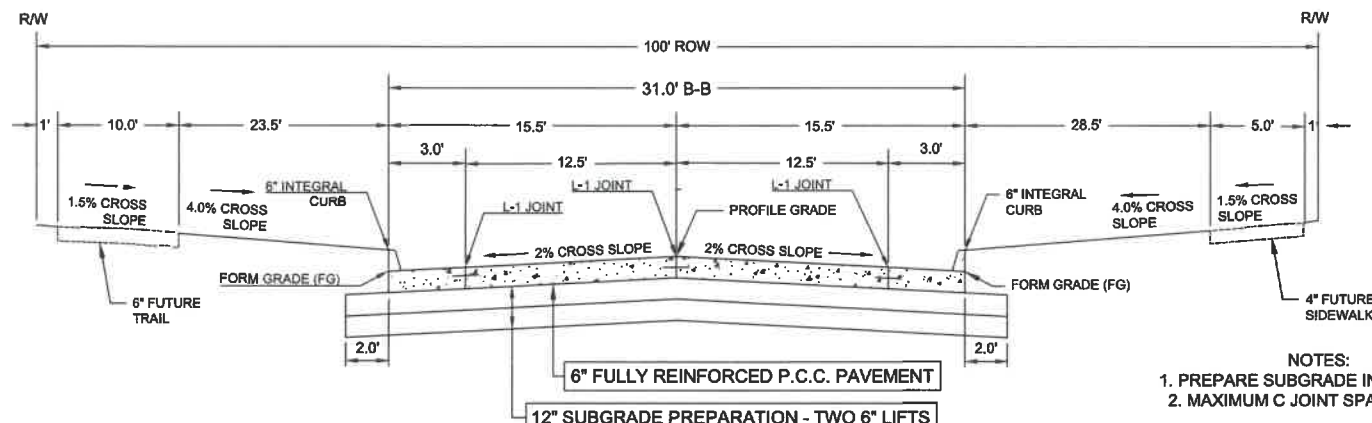
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ENGINEER: BWS

PROJECT NUMBER: 20-211

PAGE NUMBER:

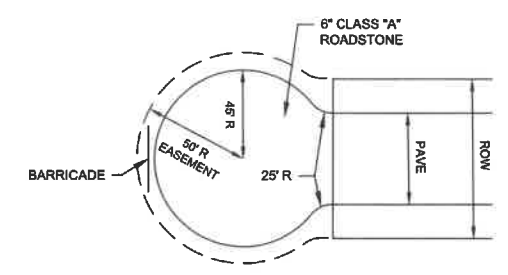
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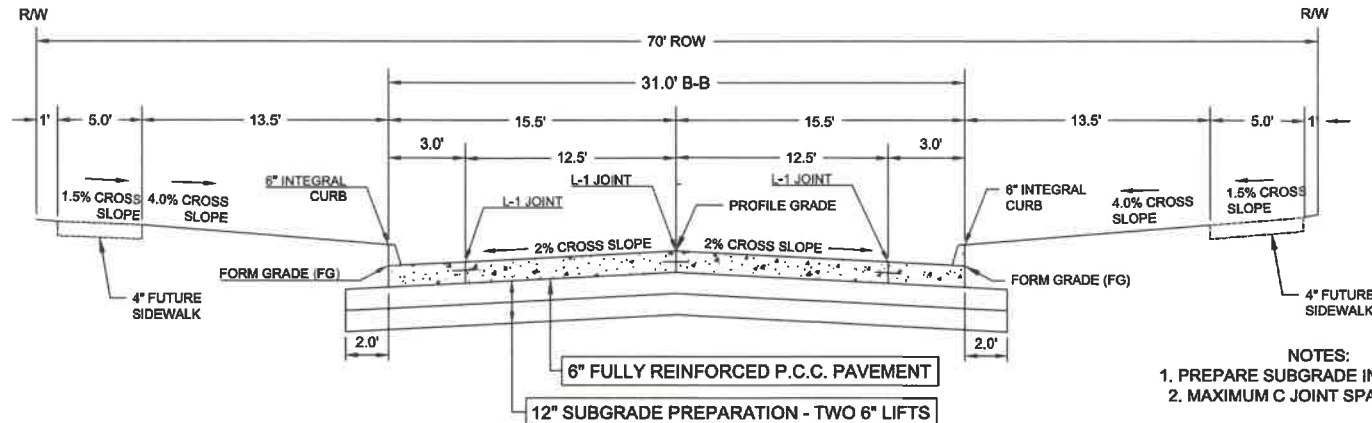
**TYPICAL SECTION - 31' P.C.C. ROADWAY WITH 100' R.O.W.**  
NOT TO SCALE  
SE 25TH ST

NOTES:  
1. PREPARE SUBGRADE IN 2 - 6" LIFTS,  
2. MAXIMUM C JOINT SPACING IS 15'.

6" FULLY REINFORCED P.C.C. PAVEMENT  
12" SUBGRADE PREPARATION - TWO 6" LIFTS



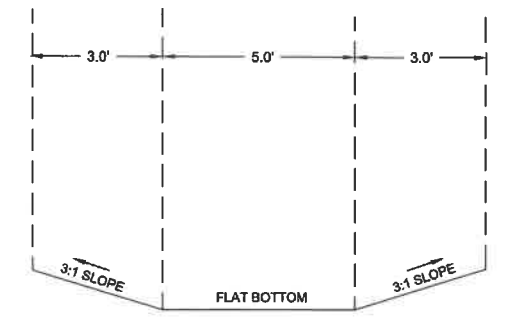
**TEMPORARY TURNAROUND  
DETAIL**



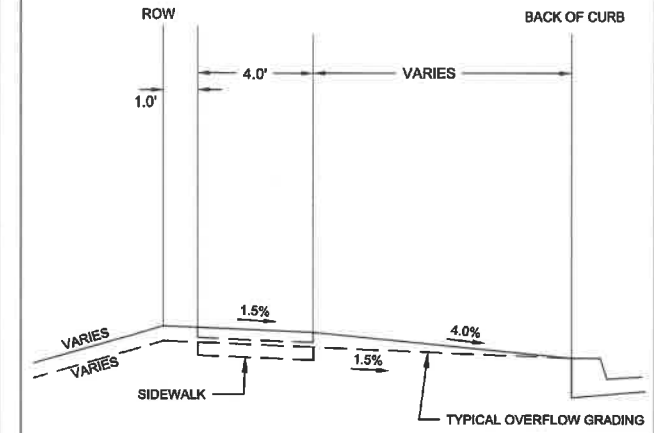
**TYPICAL SECTION - 31' P.C.C. ROADWAY WITH 70' R.O.W.**  
NOT TO SCALE  
SE FOX VALLEY DR

NOTES:  
1. PREPARE SUBGRADE IN 2 - 6" LIFTS,  
2. MAXIMUM C JOINT SPACING IS 15'.

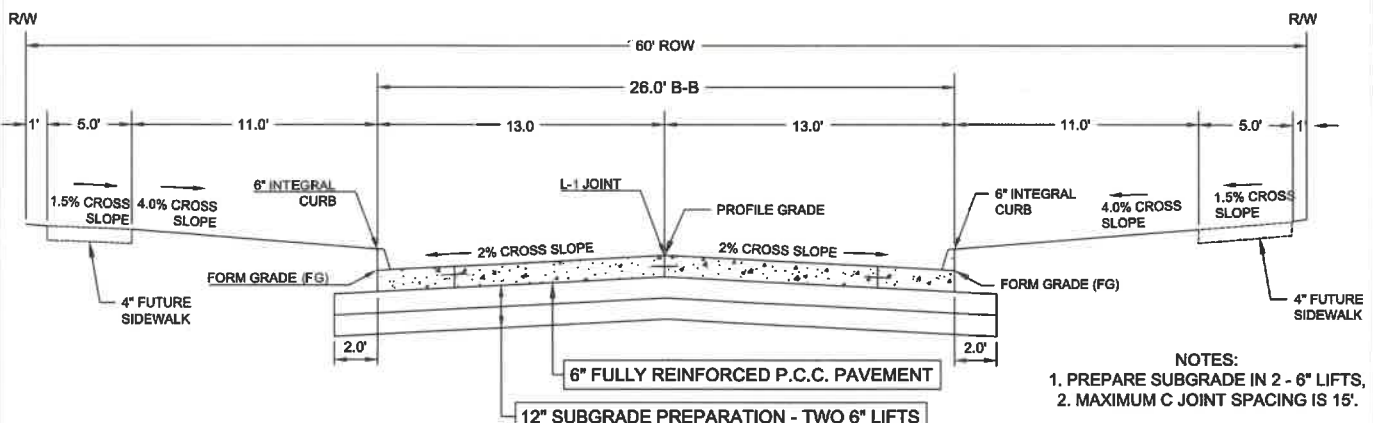
6" FULLY REINFORCED P.C.C. PAVEMENT  
12" SUBGRADE PREPARATION - TWO 6" LIFTS



**TYPICAL SWALE DETAIL**



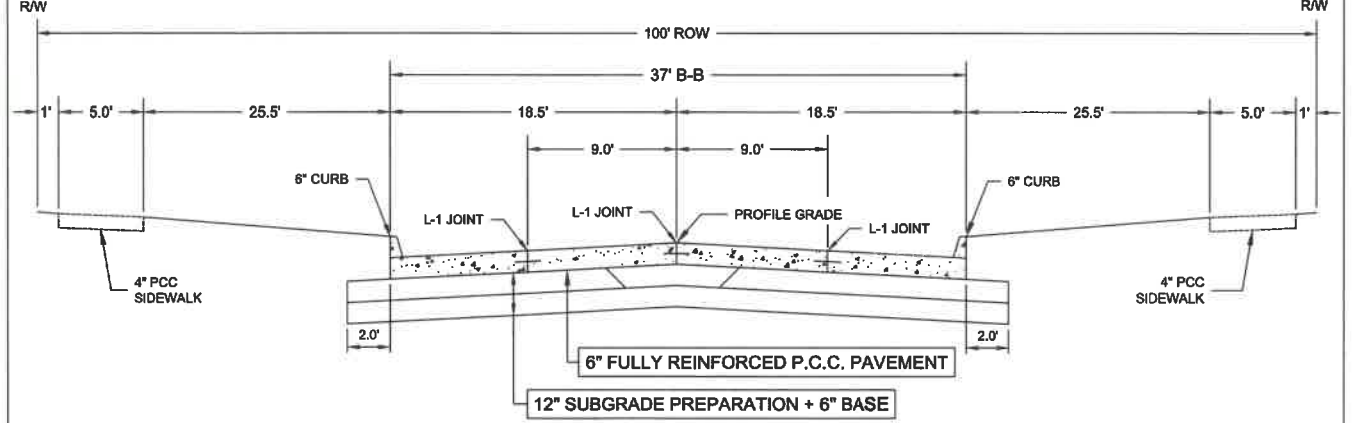
**TYPICAL OVERFLOW DETAIL**



**TYPICAL SECTION - 26' P.C.C. ROADWAY WITH 60' R.O.W.**  
NOT TO SCALE  
SE CREEKHILL WAY, SE BEAUMONT DR, SE BILLINGS DR,  
SE ROCKFORD ST, SE TRAILBLAZER CIR, SE AMBROSE ST, SE BROADLEAF ST

NOTES:  
1. PREPARE SUBGRADE IN 2 - 6" LIFTS,  
2. MAXIMUM C JOINT SPACING IS 15'.

6" FULLY REINFORCED P.C.C. PAVEMENT  
12" SUBGRADE PREPARATION - TWO 6" LIFTS



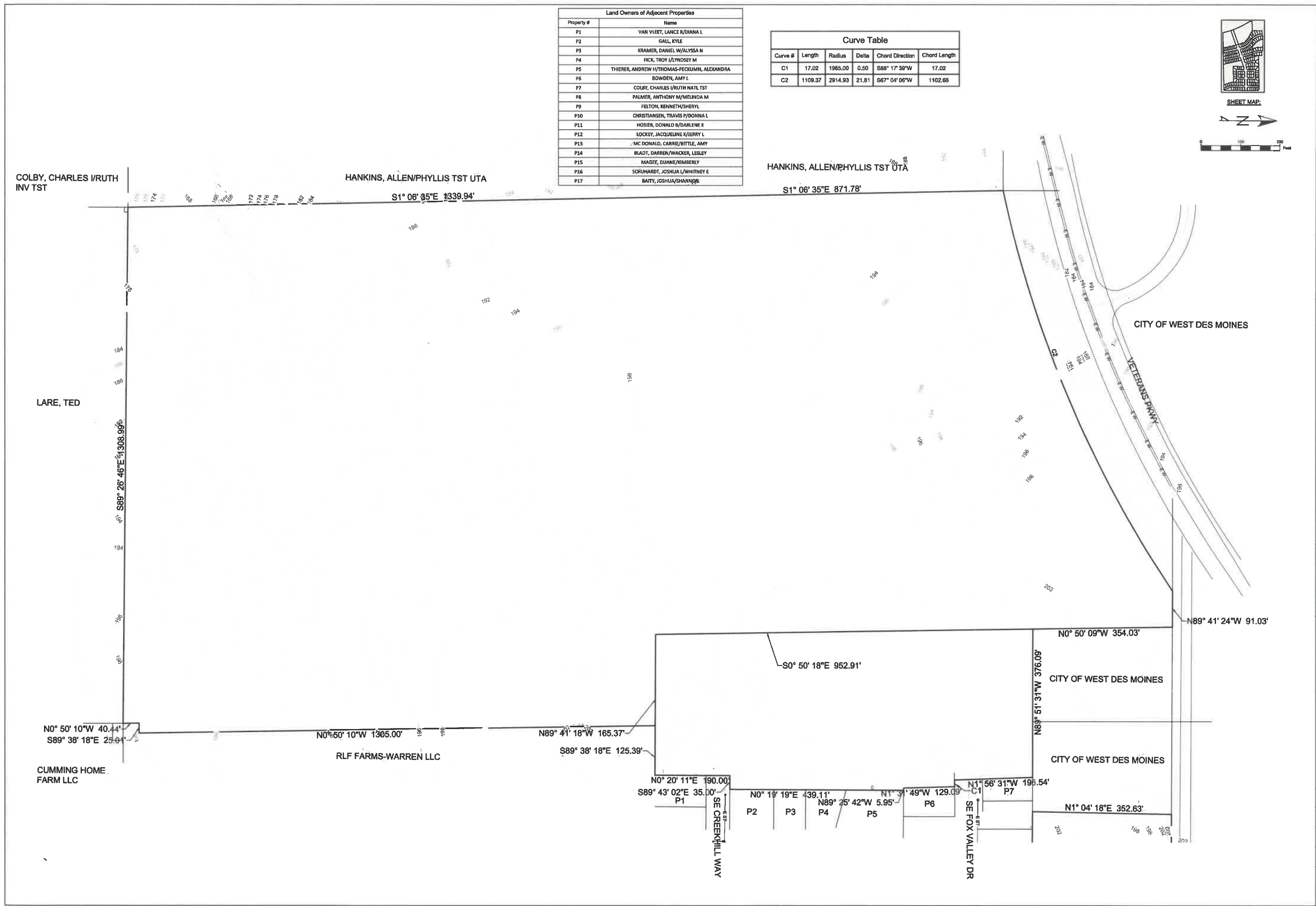
**TYPICAL SECTION - 37' P.C.C. ROADWAY WITH 100' R.O.W.**  
NOT TO SCALE  
SE 25TH ST

6" FULLY REINFORCED P.C.C. PAVEMENT  
12" SUBGRADE PREPARATION + 6" BASE



Land Owners of Adjacent Properties	
Property #	Name
P1	VAN VLEET, LANCE R/DIANA L
P2	GALL, KYLE
P3	KRAMER, DANIEL W/ALYSSA N
P4	FICK, TROY I/LYNDESE M
P5	THIERER, ANDREW H/THOMAS-PECKUMIN, ALEXANDRA
P6	BOWDEN, AMY L
P7	COLBY, CHARLES I/RUTH NATL TST
P8	PALMER, ANTHONY M/MELINDA M
P9	FELTON, KENNETH/SHERYL
P10	CHRISTIANSEN, TRAVIS P/DONNA L
P11	HOSIER, DONALD B/DARLENE E
P12	LOCKEY, JACQUELINE K/JERRY L
P13	MC DONALD, CARRIE/RITTLE, AMY
P14	BLADT, DARREN/WACKER, LESLEY
P15	MAGEE, DUANE/KIMBERLY
P16	SCHUHARDT, JOSHUA L/WHITNEY E
P17	BAITY, JOSHUA/SHANNON

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	17.02	1985.00	0.50	S88° 17' 39"W	17.02
C2	1108.37	2914.83	21.81	S67° 04' 06"W	1102.68



FOX RIDGE  
WEST DES MOINES, IA

**STUBBS ENGINEERING**  
431 NE 72ND ST, PLEASANT HILL, IA 50327  
(515) 979 - 8499



TOPOGRAPHY

DATE: 11/08/21  
DRAWN BY: DJS  
ENGINEER: BWS  
PROJECT NUMBER: 20-211  
PAGE NUMBER:

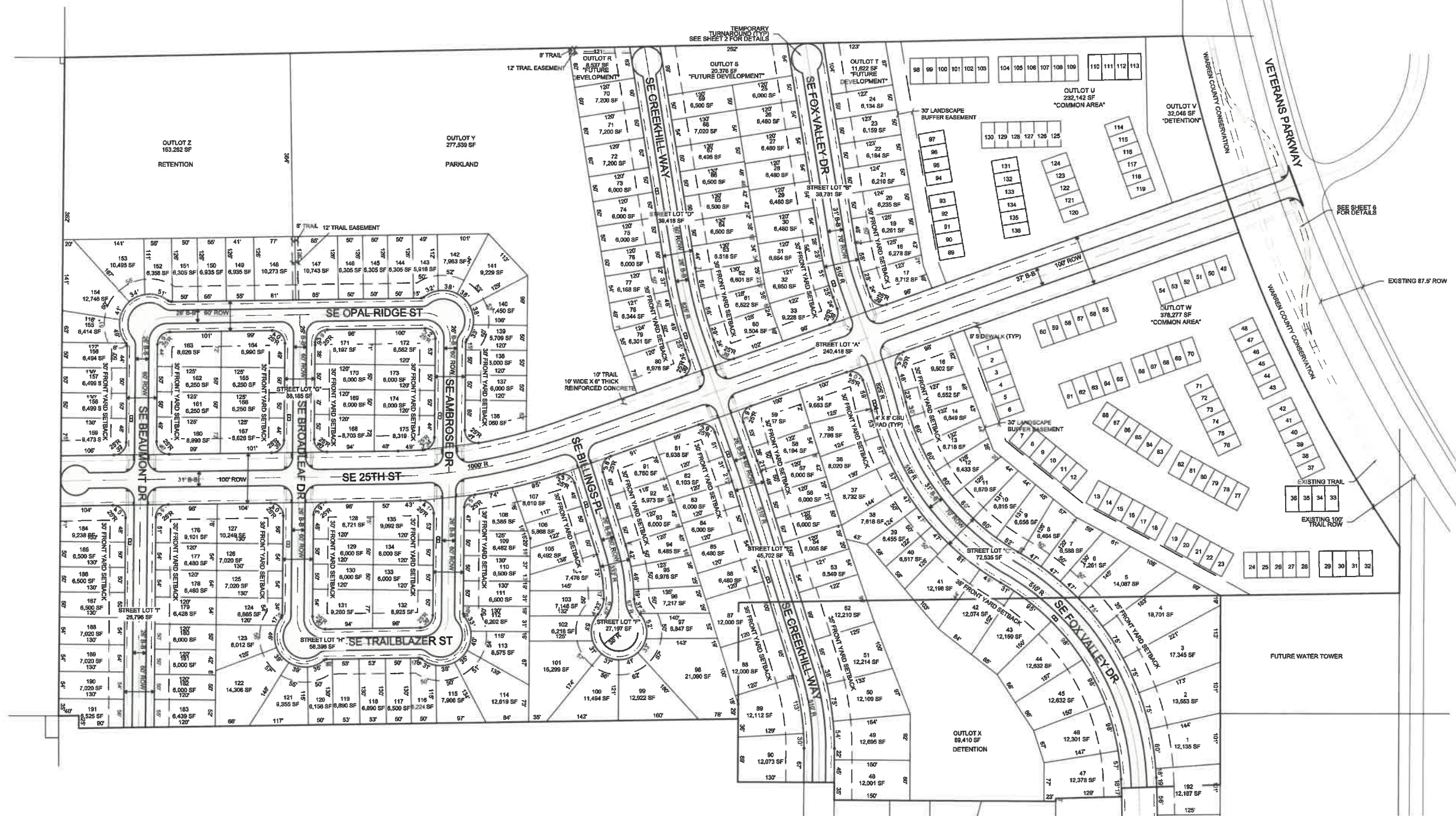
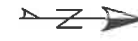
3

**NOTE:**

1. SIDEWALK ADJACENT TO OUTLOT Y WILL NEED TO BE INSTALLED WITH THE PUBLIC IMPROVEMENT PLANS.



SHEET MAP



FOX RIDGE  
WEST DES MOINES, IA

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(515) 979-8499



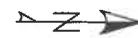
LOT LAYOUT

DATE: 11/08/21  
DRAWN BY: DJS  
ENGINEER: BWS  
PROJECT NUMBER: 20-211  
PAGE NUMBER:





SHEET MAP



0 100 200 Feet

FOX RIDGE  
WEST DES MOINES, IA

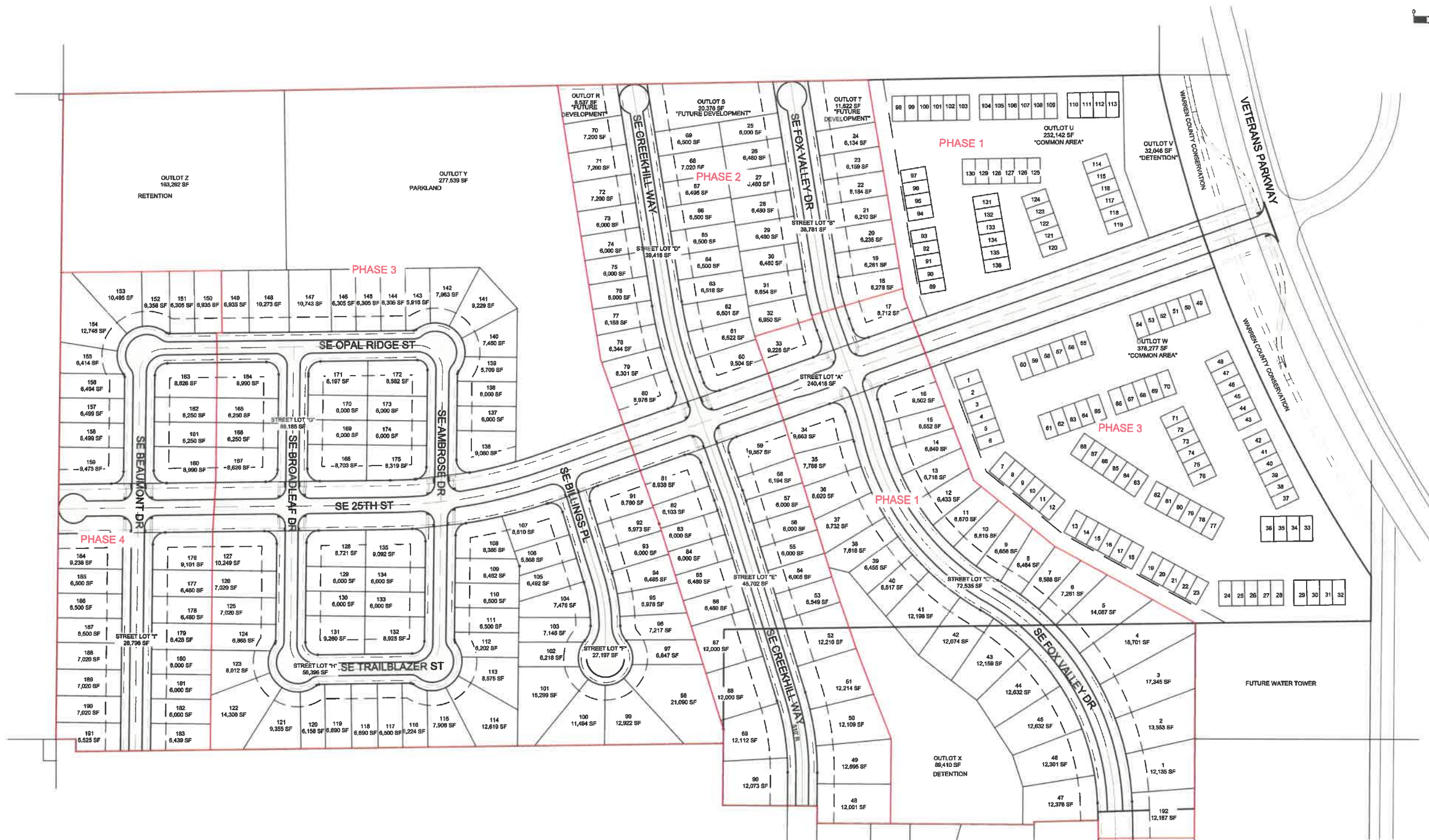
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(515) 879 - 8499

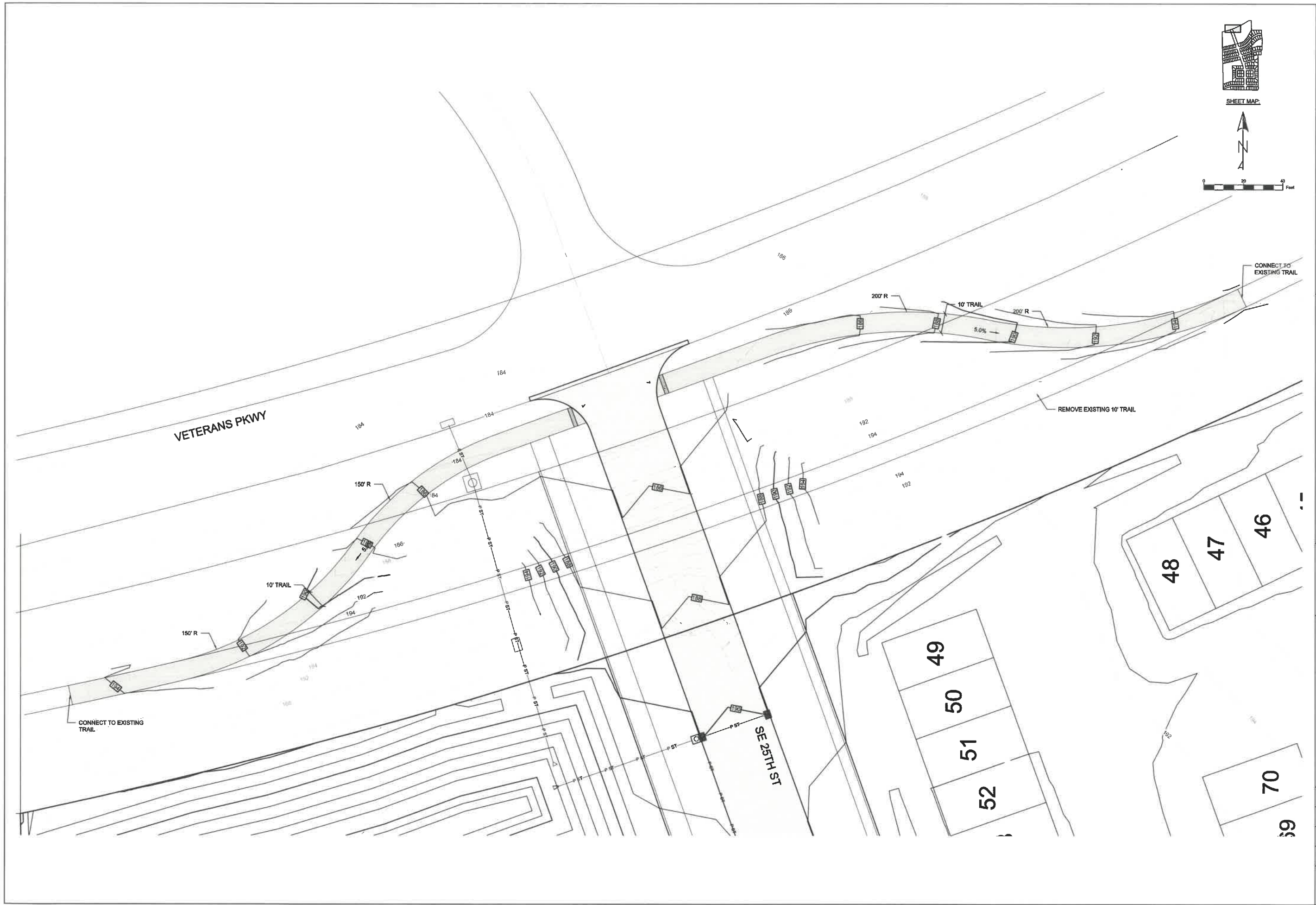


PHASING

DATE: 11/08/21  
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ENGINEER: BWS  
PROJECT NUMBER: 20-211  
PAGE NUMBER:

5





FOX RIDGE  
WEST DES MOINES, IA

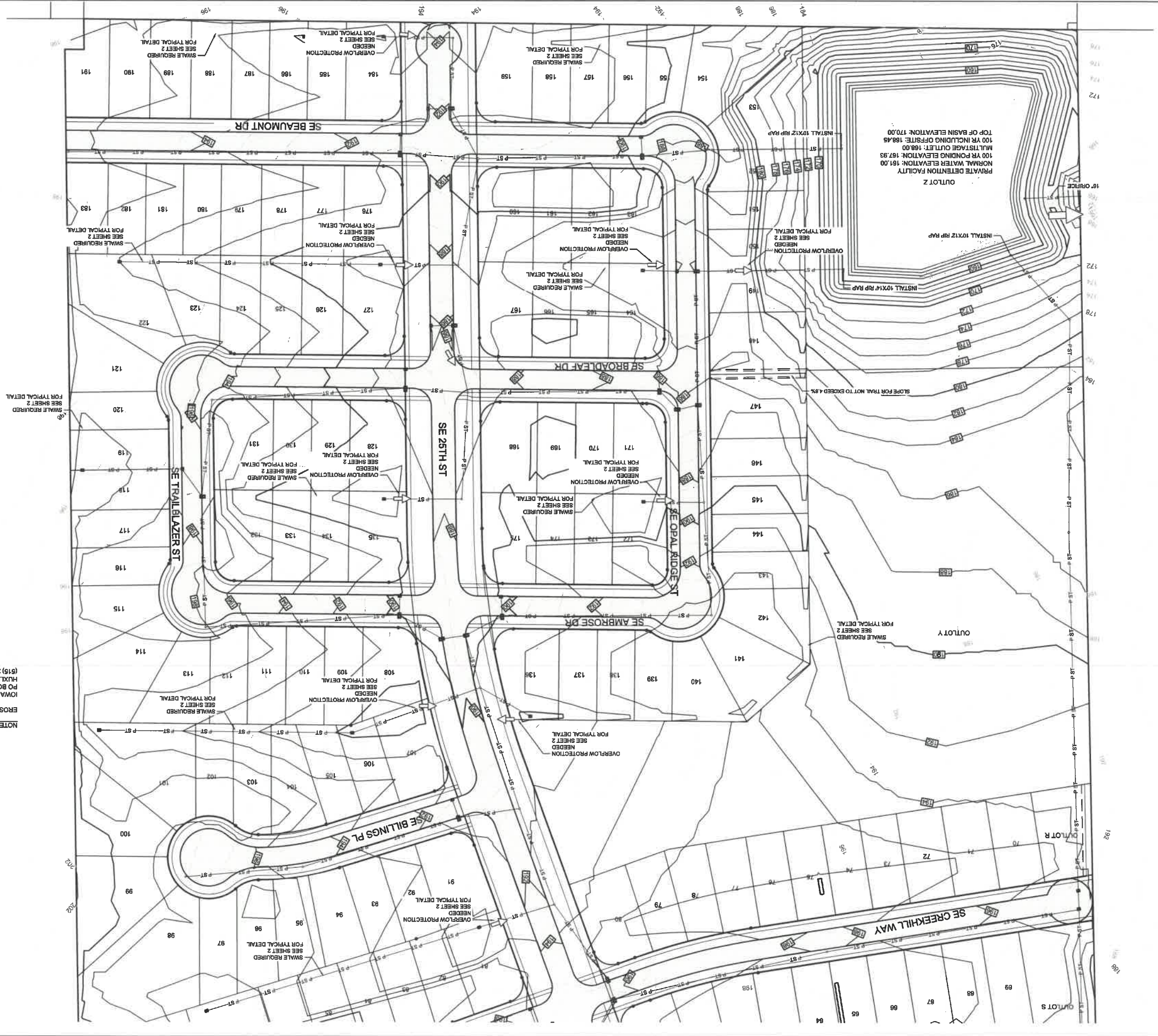
**STUBBS ENGINEERING**  
431 NE 72ND ST, PLEASANT HILL, IA 50337  
(515) 879-8489



TRAIL DETAILS

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ENGINEER: BWS  
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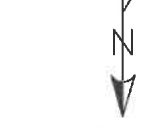
6



PRIVATE DETENTION FACILITY  
 NORMAL WATER ELEVATION: 161.00  
 100 YR PONDING ELEVATION: 167.93  
 MULTISTAGE OUTLET: 168.00  
 100 YR INCLUDING OFFSET: 168.45  
 TOP OF BASIN ELEVATION: 170.00



EMERGENCY OVERFLOW ROUTE



NOTE:  
 EROSION CONTROL CONTRACTOR CONTACT INFORMATION:  
 IOWA EARTH WORKS  
 PO BOX 112  
 HUXLEY, IA 50124  
 (616) 280-3438

DATE: 11/08/21  
 DRAWN BY: DJS  
 ENGINEER: BWS  
 PROJECT NUMBER: 20-211  
 PAGE NUMBER: 7

GRADING

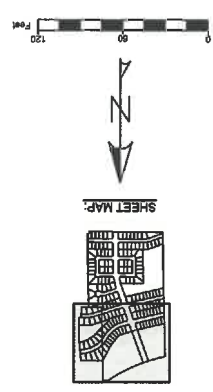


STUBBS ENGINEERING  
 431 NE 72ND ST, PLEASANT HILL, IA 50327  
 (515) 979-8199

FOX RIDGE  
 WEST DES MOINES, IA



NOTE:  
 EROSION CONTROL CONTRACTOR CONTACT INFORMATION:  
 IOWA EARTH WORKS  
 PO BOX 112  
 HUXLEY, IA 50124  
 (515) 290-3438



DATE: 11/08/21  
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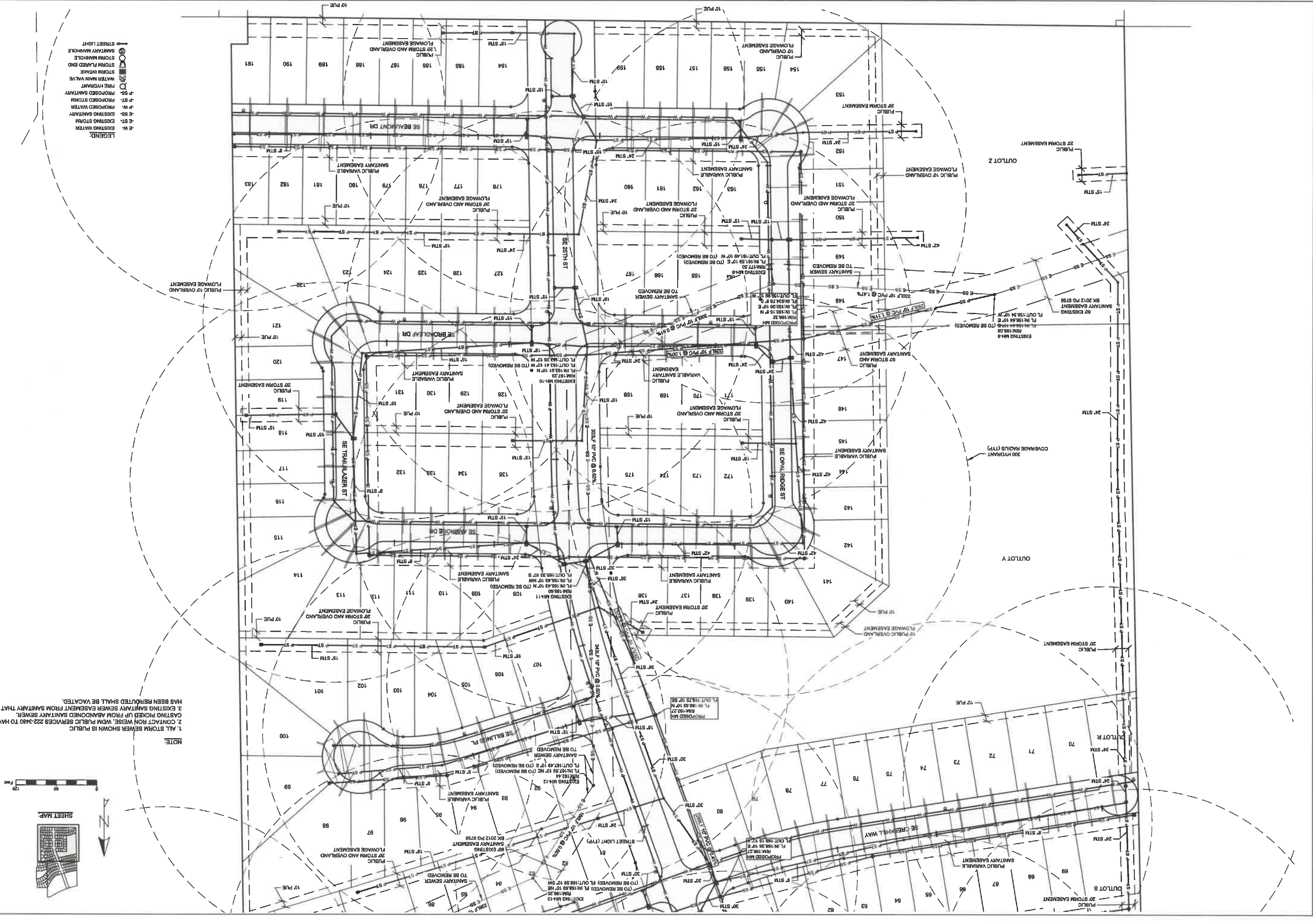


STUBBS ENGINEERING  
 431 NE 72ND ST PLEASANT HILL, IA 50327  
 (515) 978-6499

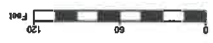
FOX RIDGE  
 WEST DES MOINES, IA



- LEGEND:
- E-W. EXISTING WATER
  - E-ST. EXISTING SANITARY
  - W. PROPOSED WATER
  - W-ST. PROPOSED SANITARY
  - PROPOSED SANITARY
  - FIRE HYDRANT
  - WATER MAIN VALVE
  - STORM INTAKE
  - BWS
  - STORM PLAYED END
  - SANITARY MANHOLE
  - STREET LIGHT



NOTE:  
 1. ALL STORM SEWER SHOWN IS PUBLIC  
 2. CONTACT RDM WISE, WDM PUBLIC SERVICES 222-2480 TO HAVE  
 CASTING PICKED UP FROM ABANDONED SANITARY SEWER.  
 3. EXISTING SANITARY SEWER EASEMENT FROM SANITARY THAT  
 HAS BEEN REROUTED SHALL BE VACATED.



UTILITIES



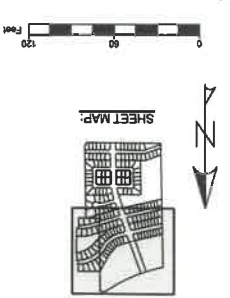
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**LEGEND:**  
 E-W EXISTING WATER  
 E-ST EXISTING STORM  
 P-W PROPOSED STORM  
 S-S PROPOSED SANITARY  
 FINE HYDRANT  
 WATER MAIN VALVE  
 STORM MANHOLE  
 STORM PLAYED END  
 SANITARY MANHOLE  
 STREET LIGHT



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-21-091**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant and property owner, Forestar (USA) Real Estate Group, Inc. and property owner Charles I. Colby and Ruth Colby Investment Trust request approval of the Revised Preliminary Plat for the purpose of subdividing that approximately 77-acre property generally located south of Veterans Parkway and west of the existing Fox Valley single family residential development as depicted on the location map included in the staff report. The applicant proposes the creation of 192 lots for single family residential development and 136 footprint lots for medium density residential (attached townhome) development, 3 outlots for future development, 2 outlots for storm water detention, 1 outlot for storm water retention, 2 outlots for common areas within the townhome portion, 1 outlot for parkland dedication and 9 street lots to be dedicated to the City; and

**WHEREAS**, the Revised Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code.

**NOW THEREFORE**, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Revised Preliminary Plat (PP-005329-2021) 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 November 22, 2021.

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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 on November 22, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary