

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: March 28, 2022

ITEM: Glen Oaks Rowhomes, Southwest Corner of I-35 and Mills Civic Parkway – Amend Comprehensive Plan Land Use Map to establish Medium Density Residential land use – Paramount - Destination Homes, Inc. – CPAZC-005363-2021

RESOLUTION: Approval of Comprehensive Plan Land Use Map Amendment

MOTION: Defer Public Hearing for Glen Oaks Rowhomes Rezoning

Background: The applicant, Paramount – Destination Homes, Inc. an Iowa Corporation, with permission from the property owners, Glen Oaks Owners Association and Gerald M. Kirke, as Trustee of the Gerald M. Kirke Revocable Family Trust under agreement dated January 5, 1989, requests approval of a Comprehensive Plan Land Use Map Amendment for the 6.06-acre property generally located at the southwest corner of I-35 and Mills Civic Parkway. Specifically, the following Land Use changes are proposed with this request:

- Amend the Comprehensive Plan Land Use Map for the approximately 4.35 acres to change from Undesignated to Medium Density Residential (MD) land use; and
- Amend the Comprehensive Plan Land Use Map for the approximately 1.22 acres to change from High Density Residential (HD) to Medium Density Residential (MD) land use.
- Amend the Comprehensive Plan Land Use Map for the approximately .49 acres to change from Low Density Residential (LD) to Medium Density Residential (MD) land use.

Staff requests that the public hearing for the amendment to the Glen Oaks Planned Unit Development to zone the property consistent with the amended Comprehensive Plan be deferred to April 11, 2022.

Staff Review & Comment:

- *Financial Impact:* Undetermined
- *Anticipated Development:* The requested actions are in preparation for development of the site for 38 dwelling units in a three-and four-story rowhome development.
- *History:* The majority of the property currently has no land use designation or zoning as it was at one time owned by the Iowa Department of Transportation as right-of-way for the interstate.
- *Contact with Glen Oaks Residents and Comments Received:* Staff has received several requests for information regarding the proposed development, not directly regarding the amendment to the Comprehensive Plan Land Use map under review with this action. Staff has received as of the writing of the staff report a few written comments which are included at the end of the report.
- *Deferral of Rezoning:* Staff requests the rezoning to amend the Glen Oaks Planned Unit Development to include and regulate this property in the PUD be deferred to April 11, 2022. As the review of the site plan and preliminary plat are progressing there are zoning elements that the developer and staff are still working through.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date: March 28, 2022

Vote:

Recommendation:

Recommendation: Approve the Comprehensive Plan Land Use Map Amendment, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara V. Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	March 28, 2022
City Council	

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input 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

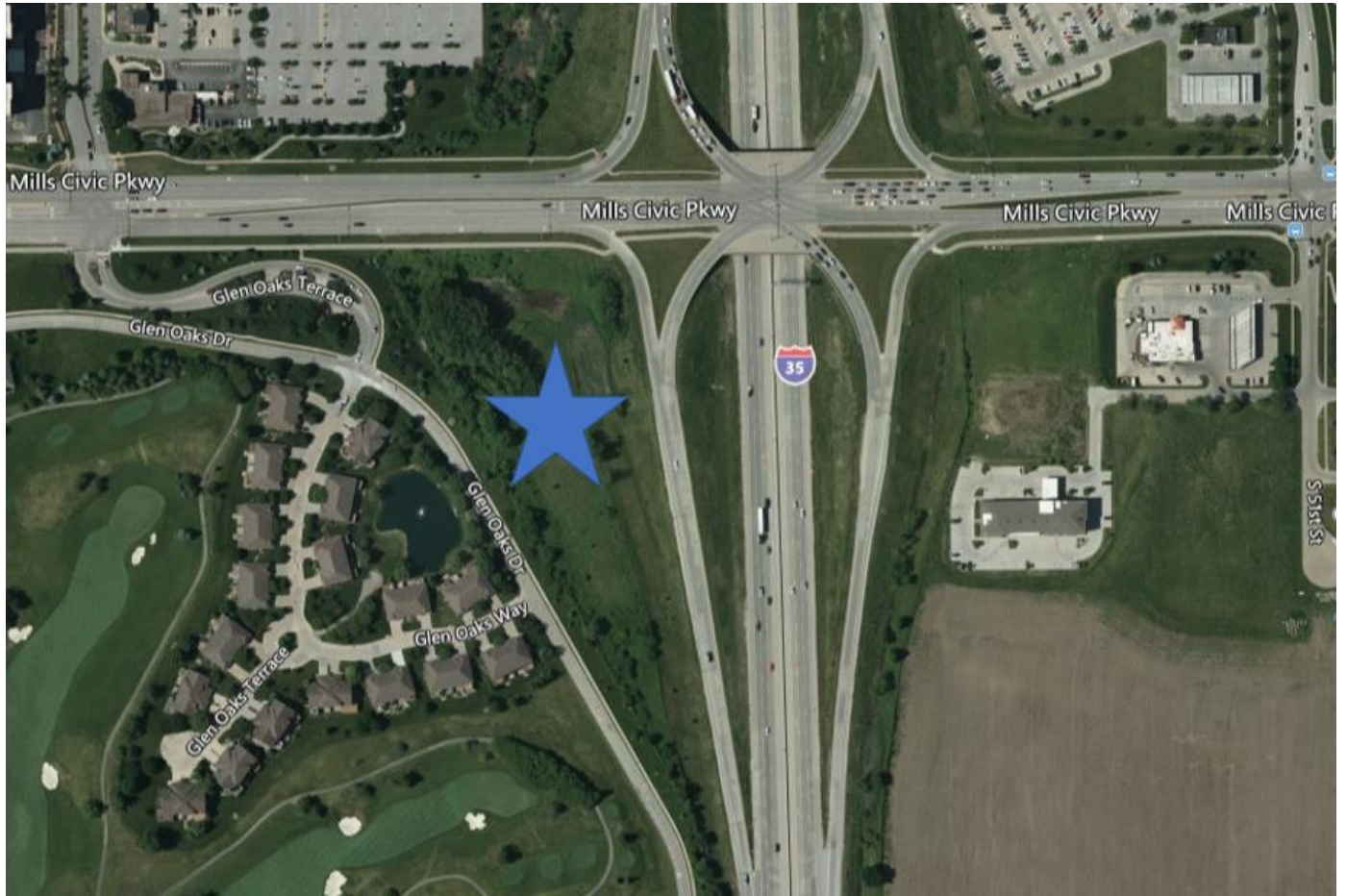
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	3/18/22
Date(s) of Mailed Notices	3/16/22

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	12/6/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-22-021**

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Paramount-Destination Homes, Inc., an Iowa Corporation, and property owners, Glen Oaks Owners Association and Gerald M. Kirke, as Trustee of the Gerald M. Kirke Revocable Family Trust under agreement dated January 5, 1989, request approval for a Comprehensive Plan Land Use Map Amendment for property generally located at the southwest corner of I-35 and Mills Civic Parkway as depicted on the Comprehensive Plan Land Use Map Change Illustration included in the staff report to change the land use designation as follows:

- For the approximately 4.35 acres to change from Undesignated to Medium Density Residential (MD) land use; and
- For the approximately 1.22 acres to change from High Density Residential (HD) to Medium Density Residential (MD) land use.
- For the approximately .49 acres to change from Low Density Residential (LD) to Medium Density Residential (MD) 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, (CPAZC-005363-2021) 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 March 28, 2022.

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 March 28, 2022, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

Prepared by: Kara Tragesser, 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, Paramount – Destination Homes, Inc., an Iowa Corporation, and property owners, Glen Oaks Owners Association and Gerald M. Kirke, as Trustee of the Gerald M. Kirke Revocable Family Trust under agreement dated January 5, 1989, request approval of a Comprehensive Plan Land Use Map Amendment to change the land use designation from Undesignated, High Density Residential (HD) and Low Density Residential (LD) to Medium Density Residential (HD) on 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 March 28, 2022, the Plan and Zoning Commission did recommend to the City Council, by a ~~X-X~~ 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 (CPAZC-005363-2021) as shown on attached Comprehensive Plan Land Use Map Change Illustration, subject to compliance with all the conditions in the staff report, dated April 4, 2022, 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 **April 4, 2022**.

Russ Trimble, Mayor

ATTEST:

Ryan Jacobson, City Clerk

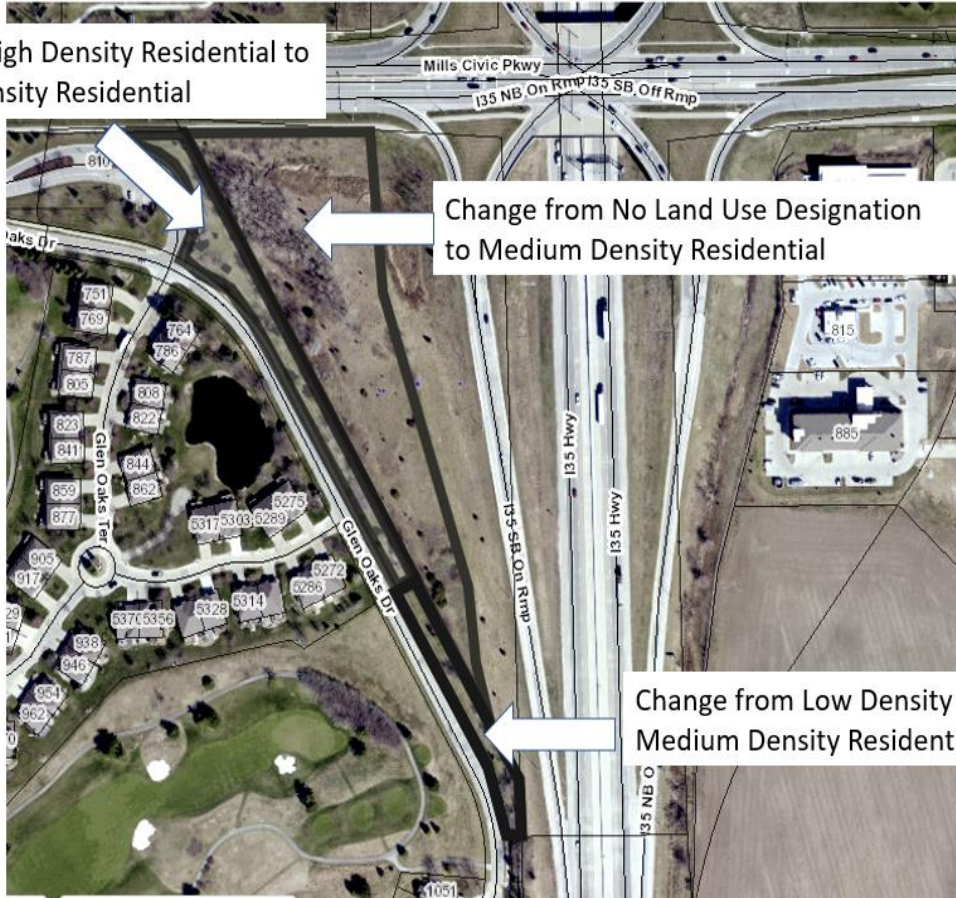
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on **April 4, 2022**, by the following vote.

Exhibit A: Conditions of Approval

1. **None.**

Comprehensive Plan Land Use Map Change Illustration

Change from High Density Residential to Medium Density Residential



Change from No Land Use Designation to Medium Density Residential

Change from Low Density Residential to Medium Density Residential

Tragesser, Kara

From: Erin Rundall <erinrundall@gmail.com>
Sent: Wednesday, March 23, 2022 10:51 AM
To: Tragesser, Kara; Development Services Inbox
Subject: [EXT] Destination/Paramount Homes at Glen Oaks Change to Development

To Whom it May Concern

My name is Erin Rundall and I own a townhome at 859 Glen Oaks Ter, West Des Moines, IA 50266. I can see the proposed development area from my front lawn. I also own a home at 1474 Tulip Tree Ln, West Des Moines, IA 50266, both properties are in Glen Oaks.

I wanted to express my support for the developer and development of the area.

At the same time I'd like to express that we do not want a high rise or condo regime as it is not consistent with the community. If this would be allowed under the zoning changing I would request an exclusion of that type of property.

I do support a brownstone or townhome development that also takes into account the additional stress on our streets, sewer, and water.

Thank you for your consideration,
Erin Rundall
515-326-0369
erinrundall@gmail.com

Tragesser, Kara

From: Joseph Gerot <joseph.l.gerot@gmail.com>
Sent: Saturday, March 19, 2022 9:31 AM
To: Tragesser, Kara
Subject: [EXT] Info request

Info request on town home development. I need to see what mischief the city is up to this time

I hope to hell this is not another townhome development in glen oaks. Just so you know I bought a townhome in 1994 when there was only 2 approved townhome developments in glen oaks As time went by there was rezoning after rezoning and now there are 6 townhome developments inside the gate

When it was time to sell my townhome I took a financial beating. Too much supply not enough demand.

I now own one at 1336 Glen Oaks Drive

I cannot believe this is going to happen again.

I am putting mine up for sale immediately. I have taken enough beatings on real estate on glen oaks.

The city of wdm only gives a damn about builders and more property taxes Not the residents.

Enough is enough

Send me what the city is up to this time

Sent from my iPhone

Tragesser, Kara

From: Joseph Gerot <joseph.l.gerot@gmail.com>
Sent: Monday, March 21, 2022 1:07 PM
To: Tragesser, Kara
Subject: [EXT] Re: Glen Oaks Rowhomes Information

There are a ton of buildings in this plan and a ton of more people in an already highly congested area of Glen Oaks.....is someone considering we come into our homes in GO on a two lane road and this is just off of the busiest street(civic mills)in the county.....we already have apartments going up on 60th and Civic that are not yet finished or occupied for which we do not know the impact yet....this is a lot of density with no green space.

This is really not well thought out.....but I get the new owners of Glen Oaks want to sell off land that was not supposed to have residences to maximize profits and create more demand for membership in the golf course..... and the developers will also will make maximum money and the realtors love this since there is now a ton more supply (probably exceeding demand) and the City of WDM would love to have more property taxes so the city can use it for some soccer field or god knows what next..... So there is a ton of money pushing on this and the existing homeowners will be the only losers.. Accordingly it has too much momentum to stop; When accidents increase on Civic Mills because you can't get in or out of the complex and within Glen Oaks because this is on a blind corner....I guess the auto repair people and the insurance companies will also benefit. It's already very hard to come off the interstate coming south and get from the right lane to the left lane on civic mills to turn into glen oaks in the amount of space and time you have to make this 3 lane shift.

Only the existing owners are hurt.....this is probably only step 1 in finding small parcels of land to shoehorn in more townhomes into this development We went from 2 townhome associations to 7 because of all of this rezoning since 1995....this will make number 8 in townhome associations.....there are units approved and staked out that are not yet built along the north end of Burr Oaks Drive that are also not factored in yet - since not yet completed

I have been there from the beginning.....has anyone ever looked at and noticed what has happened since the original platting of Glen Oaks.....original platting single family areas are now 100% townhomes for over a 1/3rd of the development - which was not in the original zoning. Someone should look at this because this is not even close to the original platting.....it is not the same community that was advertised

Is there a density that is too dense for the existing infrastructure of plumbing - sewer - streets - garbage pickup etc etc etc?

I can't believe this is happening again.

Joseph L Gerot
1336 Glen Oaks Drive
West Des Moines, Iowa 50266

515-240-4500

On Mon, Mar 21, 2022 at 11:20 AM Tragesser, Kara <Kara.Tragesser@wdm.iowa.gov> wrote:

Hello,

From: Joseph Gerot <joseph.l.gerot@gmail.com>
Sent: Wednesday, March 23, 2022 9:35 PM
To: Tragesser, Kara <Kara.Tragesser@wdm.iowa.gov>
Subject: [EXT] Original Info

This was the original info I received when I bought ``1202 Glen Oaks Drive (see pictures)

The Pointe - Single Family
The Gallery- 31 Townhomes
The Townhomes of Glen Oaks - 24 Townhomes
Glennan Tower- i have no idea but it was supposed to be a big tower probably a lot of people but not for people with cars because there was

The rest were 400 custom home sites and spec home opportunities - in other words not many townhomes other than above

I think what you sent me was after the first rezoning.....so now we are looking for a more rezoning after prior rezoning that added even more townhomes....

See pictures

I guess it doesn't matter how it affects me - but the roads out here look like Beirut (they were never designed for this much density) and now we are adding super tall buildings that have no green space between them are not very aesthetic.....is going to make it worse than it is already.....38 more townhome units when we originally had a max of 55 townhomes plus that Glennan Tower whatever that was supposed to be.....I hope this is information someone cares about it



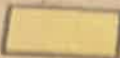

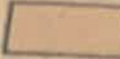


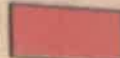


Just because the Glennan Tower was always a dumb idea - it had a lot of units but it didn't take about 40% of the space in the development

I guess the question I have is how many times can we rezone this place to add more townhomes - because if this goes thru - I bet there will be another one coming down the pipe in a few months (years)

Joseph L Gerot
1336 Glen Oaks Drive
West Des Moines, Iowa 50266

515-240-4500

THE PLATS

 PLAT 2 82+35	 THE POINTE
 PLAT 3 19	 THE GALLERY 20
 PLAT 6 18	 THE WOODS
 PLAT 7 11	 THE TOWNHOMES OF GLEN OAKS 24
 PLAT 8 31	 THE FAIRWAYS 15 +20

THE COURSE

FRONT NINE	PAR	HANDICAP	FRONT	MIDDLE	BACK
1 THE SHOOT	4	18	300	375/365	395
2 THE VIEW	3	10	120	190/175	210
3 CONNOLLY FARMS	4	8	280	405/390	430
4 GO FORE IT	4	14	255	340/320	375
5 THE FALLS	3	4	150	200/190	220
6 THE HORIZON	4	6	360	405/386	420
7 THE TOWER	4	12	320	400/370	415
8 FIELD OF DREAMS	4	16	310	340/335	350
9 HALF WAY	5	2	440	500/485	510
TOTALS	35		2535	3155/3015	3325

THE GLEN OAKS COMMUNITY



60TH STREET

INTERSECTING ROAD

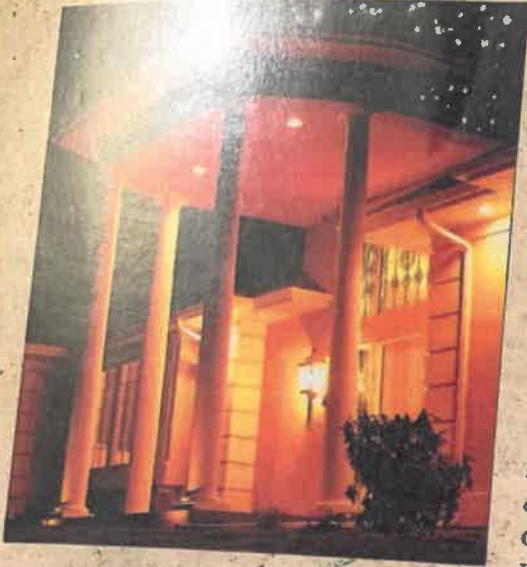
BOONEVILLE AVENUE

BUDWAY

HAWTHORN LANE

LITTLE LANE

REAL ESTATE OPPORTUNITIES



CUSTOM HOME OPPORTUNITIES

EACH OF THE 400 HOME SITES OFFERS A UNIQUE PERSPECTIVE ON GLEN OAKS. YOU MIGHT CHOOSE A HOMESITE WHICH OVERLOOKS THE GOLF COURSE'S MAJESTIC FAIRWAYS. OR, YOU MIGHT PREFER THE QUIET SPLENDOR OF A HOMESITE NESTLED AMONG CENTURY-OLD OAK TREES IN A PICTURE-PERFECT SETTING. HOMESITES BEGIN AT \$71,500.

SPEC HOME OPPORTUNITIES

IF YOU PREFER THE CONVENIENCE OF BUYING A HOME ON A BREATHTAKING SITE WITHOUT THE WORRIES OF BUILDING, CONSIDER A SPEC HOME. UNDER THE GLEN OAKS FEATURED BUILDERS PLAN, IOWA'S FINEST BUILDERS WILL OFFER SPEC HOMES IN MANY PRICE-RANGES.

THE POINTE AT GLEN OAKS EIGHTEEN CLUSTERED HOMESITES PROVIDE THE BENEFITS OF SINGLE FAMILY RESIDENCE WITH YEAR-ROUND LAWN CARE AND SNOW REMOVAL. A PRIVATE POOL AND TENNIS COURT FOR THESE HOMEOWNERS CREATES A TRULY EASY-LIVING LIFESTYLE.

THE GALLERY A DEVELOPMENT OF CUSTOM DESIGNED TOWNHOMES FOR THOSE WHO PREFER THE EASE AND COMFORT OF TOWNHOME LIVING. THESE TOWNHOMES OFFER THE COMFORT OF A SINGLE FAMILY HOME WITHOUT THE WORRY OF LAWN CARE AND EXTERIOR MAINTENANCE. GALLERY TOWNHOMES BEGIN AT \$285,000.

TOWNHOMES OF GLEN OAKS ANOTHER SETTING FOR LUXURIOUS TOWNHOME LIVING! THIS CAREFULLY DESIGNED DEVELOPMENT PRESENTS A NEW LOOK FOR TOWNHOMES. EACH WALK-OUT RANCH HAS OUTSTANDING VIEWS OF GLEN OAKS' CHAMPIONSHIP PRACTICE FAIRWAYS AND FEATURES LARGE MASTER SUITES WITH WALK-IN CLOSETS. PRICES BEGIN AT \$273,000.

GLENNAN TOWER CONDOMINIUMS CONDOMINIUM LIVING REACHES NEW HEIGHTS IN THIS STRIKING 15-FLOOR BRICK AND GLASS STRUCTURE. AVAILABLE IN ONE, TWO, OR THREE BEDROOM CONFIGURATIONS, THESE OUTSTANDING CONDOMINIUMS OFFER STUNNING VIEWS OF THE GOLF COURSE OR THE DES MOINES SKYLINE. A SPORTS MEMBERSHIP TO THE COUNTRY CLUB IS INCLUDED IN THE PRICE, WHICH BEGINS AT \$100,000.

REAL ESTATE INFORMATION IS AVAILABLE AT THE INFORMATION CENTER LOCATED WITHIN THE GLEN OAKS RESIDENTIAL DEVELOPMENT AT 1600 SOUTH 60TH STREET, WEST DES MOINES, IOWA OR CALL (515) 221-9000. AFTER JULY 15TH, STOP BY THE CLUBHOUSE AT 1401 GLEN OAKS DRIVE.

For a free video overview of the Glen Oaks residential development and country club membership programs, call (515) 221-9000



FRONT	
1	THE
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7	THE
8	FIELD
9	HALL
TOTAL	

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