

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

**Meeting Date:** February 13, 2023

**ITEM:** Fox Ridge, Veterans Parkway and SE 25<sup>th</sup> Street – Approve a Revised Preliminary Plat creating 195 lots for Single Family Residential development and 136 footprint lots for Medium Density Residential development, 6 Outlots and 9 Street Lots – D.R. Horton – Iowa, LLC and Forestar (USA) Real Estate Group, Inc. – PP-005756 -2022

**Resolution: Approval of Revised Preliminary Plat**

**Background:** Branden Stubbs with Stubbs Engineering, on behalf of the applicant and property owners, D.R. Horton – Iowa, LLC and Forestar (USA) Real Estate Group, Inc., request approval of a Revised Preliminary Plat for the approximately 77-acre property generally located south of the intersection of Veterans Parkway and SE 25<sup>th</sup> Street. The applicant proposes a development that includes 195 lots for single family residential development (RS-5 and RS-12 zoning) and 136 footprint lots for medium density residential (attached townhome) 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.

This revised preliminary plat proposes to convert originally proposed outlots on the 2021 approved preliminary plat into 3 additional buildable lots for single-family detached residential development. There will now be 195 single family lots within the preliminary plat. The city's practice has been that you can decrease the number of lots included in a final plat from that indicated with the preliminary plat, but you cannot increase the number of lots since infrastructure details need to be evaluated and that information is not part of a final plat. Also, as part of the revised preliminary plat, lot sizes were modified to meet minimum lot width requirements and street names were modified because they were duplicates to existing street names or considered too similar to names that are already in use. Street names will be finalized as part of each associated final plat.

**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.
- **History:** The original Fox Ridge preliminary plat was approved by the City Council on July 6, 2021. A revised preliminary plat for Fox Ridge was approved by the City Council on December 6, 2021, to include an outlot parcel located between the Fox Ridge development and the existing Fox Valley Subdivision resulting in an additional lot being added to the plat. On January 3, 2022, the City Council approved the Fox Ridge Plat 1 final plat creating 33 lots for single family development, as well as the Fox Ridge Townhomes Plat 1 final plat creating 48 footprint lots for attached townhomes.
- **Traffic Impact Study Findings:** The proposed site is expected to generate slightly more traffic than what was previously approved, but slightly less traffic than what was originally analyzed in 2020. The geometric and operational recommendations given in the 2020 traffic studies remain adequate for the slight changes to traffic levels.
- **Plat Validity:** Per City Code, the associated Final Plat(s) must be presented to the City Council for approval within 12 months of the approval of this 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.

Planning and Zoning Commission Action:

Date: February 13, 2023

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 prior to issuance of any building permits for above ground construction, appropriate emergency vehicle access and water service is provided to the satisfaction of the City Fire Marshal.

**Lead Staff Member: Brian Portz**

**Approval Meeting Dates:**

Planning and Zoning Commission	February 13, 2023
City Council	

**Staff Report Reviews:**

Planning & Zoning Commission	<input 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	n/a
Date(s) of Mailed Notices	n/a

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	10/3/22
Recommendation	<input checked="" 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

**SITE AREA:**  
76.99 ACRES (3,353,684 SQ. FT.)

**PROPOSED ZONING:**  
RS-5 SINGLE FAMILY DISTRICT  
RS-12 SINGLE FAMILY DISTRICT  
RM-12 RESIDENTIAL MEDIUM-DENSITY DISTRICT

**BULK REGULATIONS (RS-5):**  
COMPREHENSIVE PLAN LAND USE: SINGLE-FAMILY RESIDENTIAL (SF)

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.  
STREET SIDE YARD\*: 20 FT.

**BULK REGULATIONS (RS-12):**  
COMPREHENSIVE PLAN LAND USE: SINGLE-FAMILY RESIDENTIAL (SF)

MINIMUM LOT AREA: 12,000 SQ. FT.  
MINIMUM LOT WIDTH: 60 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.

**BULK REGULATIONS (RM-12):**  
COMPREHENSIVE PLAN LAND USE: MEDIUM DENSITY RESIDENTIAL (MD)

**4 UNIT BUILDINGS**  
SETBACKS (FROM PERIMETER OF DEVELOPMENT):  
FRONT YARD: 35 FT.  
REAR YARD: 35 FT.  
SIDE YARD: 35 FT.  
SETBACKS (INTERNAL TO DEVELOPMENT):  
FRONT YARD: 15 FT.  
REAR YARD: 15 FT.  
SIDE YARD: 7 FT.  
MINIMUM SEPARATION BETWEEN PRINCIPAL BUILDINGS: 14 FT.

**5-6 UNIT BUILDINGS**  
SETBACKS (FROM PERIMETER OF DEVELOPMENT):  
FRONT YARD: 50 FT.  
REAR YARD: 35 FT.  
SIDE YARD: 35 FT.  
SETBACKS (INTERNAL TO DEVELOPMENT):  
FRONT YARD: 20 FT.  
REAR YARD: 20 FT.  
SIDE YARD: 10 FT.  
MINIMUM SEPARATION BETWEEN PRINCIPAL BUILDINGS: 20 FT.

**BENCHMARK 137**  
NAD83 NORTHING: 548464.4  
NAD83 EASTING: 1573995.0  
NAVD83: 947.43  
WDM DATUM: 173.42

**BENCHMARK 138**  
NAD83 NORTHING: 548336.8  
NAD83 EASTING: 1571628.8  
NAVD83: 972.23  
WDM DATUM: 198.22

**PROPERTY DESCRIPTION:**

NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) EXCEPT THE EAST 12 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 "1" 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 "2" 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. 2014-7595 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

CONTAINING 0.17 ACRES



PROJECT NO. PP-005756-2022

- 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, 2024

PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_

- 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.
  - OUTLOTS ARE UNBUILDABLE.

- SHEET INDEX:**
- 1 - COVER SHEET
  - 2 - DETAILS
  - 3 - TOPOGRAPHY
  - 4 - LOT LAYOUT
  - 5 - PHASING
  - 6 - TRAIL DETAILS
  - 7 - GRADING
  - 8 - GRADING
  - 9 - UTILITIES
  - 10 - UTILITIES

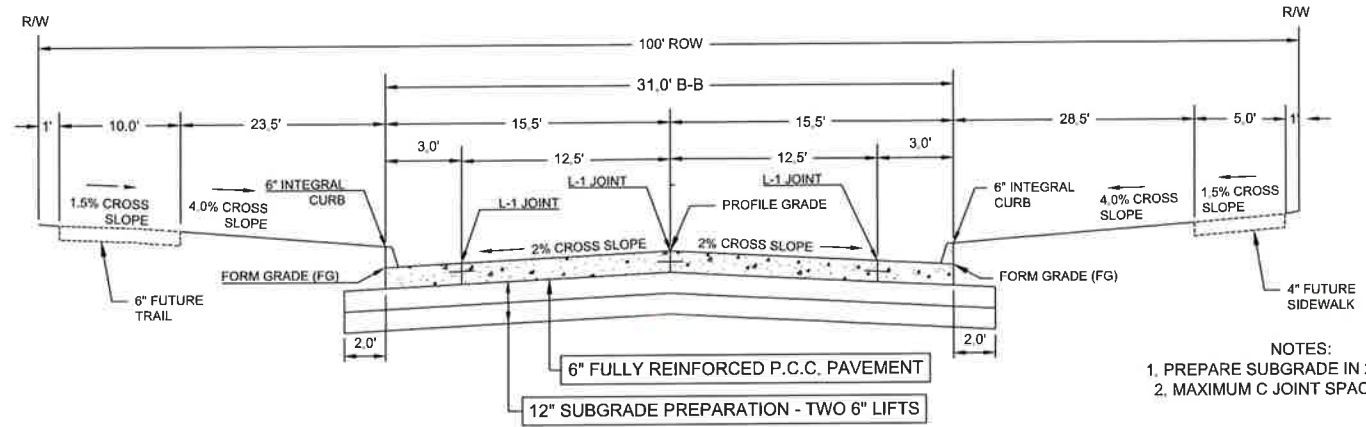
FOX RIDGE  
WEST DES MOINES, IA

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



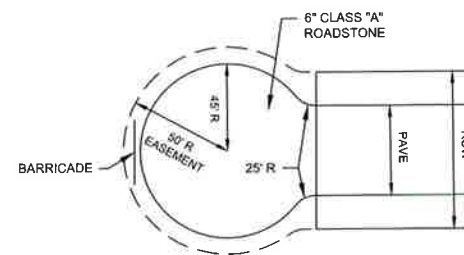
COVER SHEET

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ENGINEER: BWS  
PROJECT NUMBER: 20-211  
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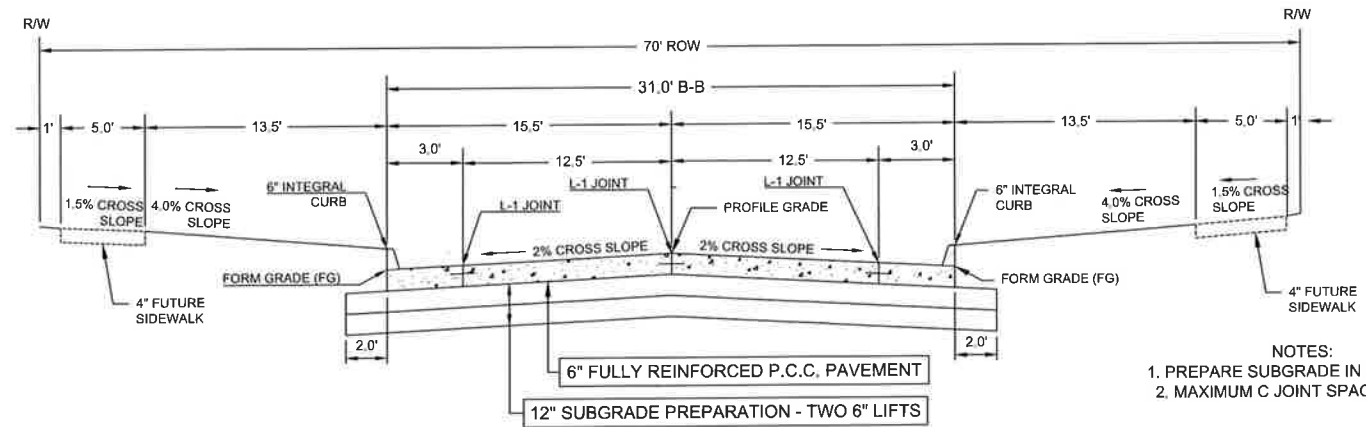


**TYPICAL SECTION - 31' P.C.C. ROADWAY WITH 100' R.O.W.**  
NOT TO SCALE  
SE 25TH ST

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

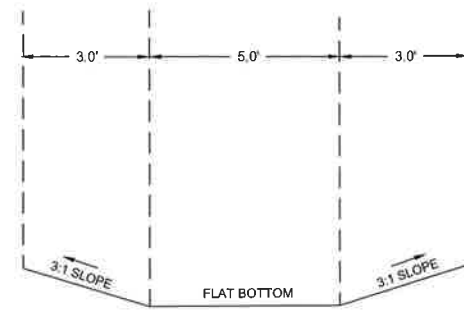


**TEMPORARY TURNAROUND  
DETAIL**

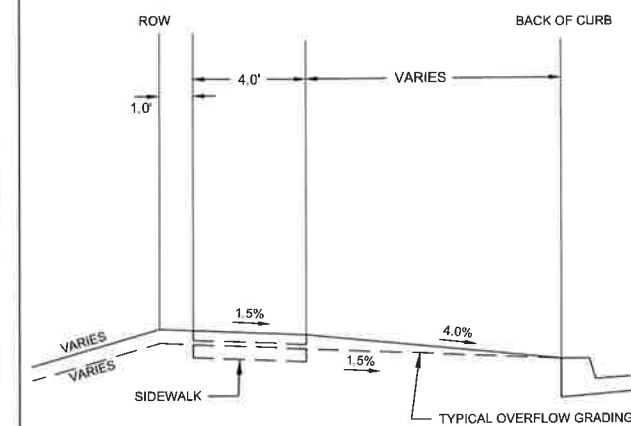


**TYPICAL SECTION - 31' P.C.C. ROADWAY WITH 70' R.O.W.**  
NOT TO SCALE  
SE FOX VALLEY DR

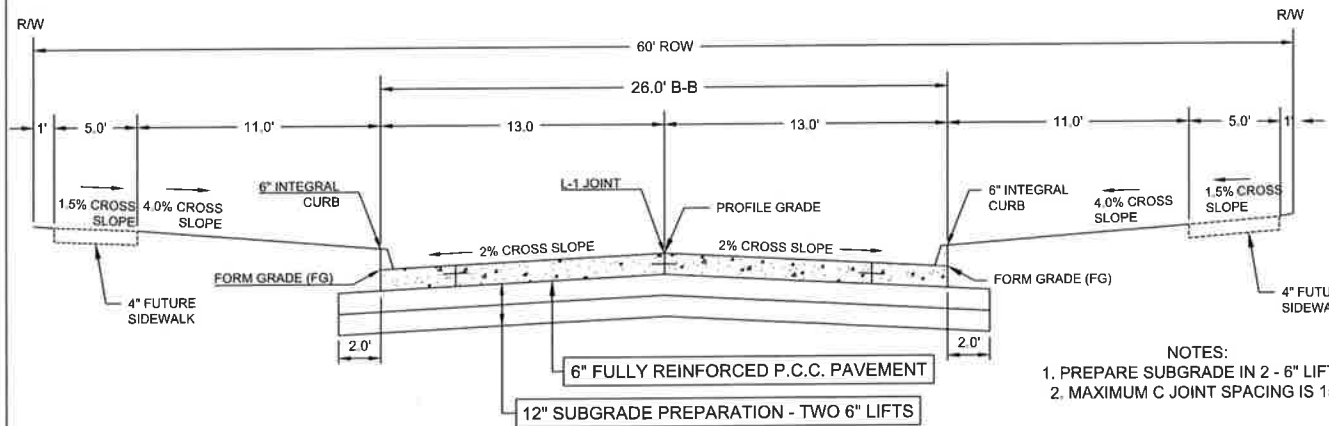
NOTES:  
1. PREPARE SUBGRADE IN 2 - 6" LIFTS,  
2. MAXIMUM C JOINT SPACING IS 15'.



**TYPICAL SWALE DETAIL**

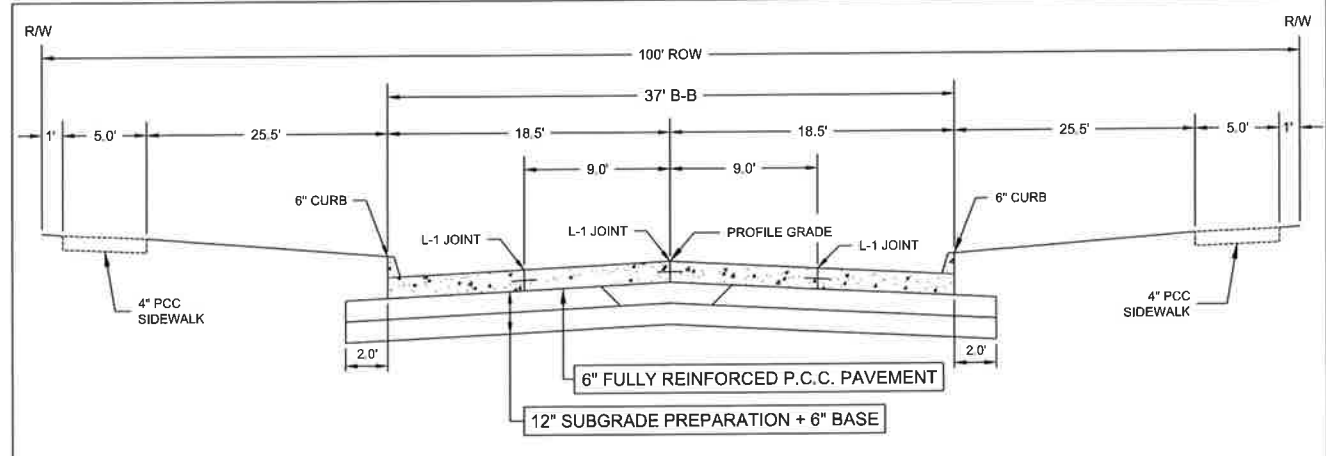


**TYPICAL OVERFLOW DETAIL**



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

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

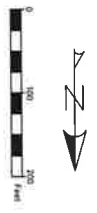


**TYPICAL SECTION - 37' P.C.C. ROADWAY WITH 100' R.O.W.**  
NOT TO SCALE  
SE 25TH ST



Property #	Name
P1	VAN VLIET, JAMES EDWINA L
P2	GALL, RYLE
P3	KRAMER, DANIEL W/ALISSA N
P4	FICK, TROY J/VINCEY M
P5	THRELFER, ANDREW W/HUGHAN S/HUGHAN, ALEXANDRA
P6	BOWDEN, AMY L
P7	COLBY, CHARLES W/UTAH NATL TST
P8	PRAMER, ANTHONY W/MELINDA M
P9	FELTON, KENNETH/SHERI
P10	CHRISTENSEN, TRAVIS P/DONNA L
P11	HOSER, DONALD R/DANALE E
P12	LOCKE, MARCOLENE K/EMERY L
P13	MC DONALD, CARMELITE AMY
P14	BLADT, DARRIN/WALKER, LESLEY
P15	MARCE, DUANE/MARILEY
P16	SCHINDLER, JOSHUA L/MARITNEY E
P17	BARTY, JOSHUA/SHANQUA

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	17.02	1565.00	0.50	S88° 17' 39" W	17.02
C2	1109.37	2914.93	21.81	S87° 04' 08" W	1102.88



COLBY, CHARLES W/UTAH NATL TST  
S1° 06' 35" E 1339.94'

HANKINS, ALLEN/PHYLLIS TST UTA  
S1° 06' 35" E 871.78'

LARE, TED

S89° 26' 46" E 1308.99'

CUMMING HOME FARM LLC

RLF FARMS-WARREN LLC

N89° 41' 18" W 165.37'

N0° 20' 11" E 190.00'

N0° 19' 19" E 439.11'

N89° 25' 42" W 5.95'

N1° 56' 31" W 195.54'

N0° 50' 09" W 354.03'

N1° 04' 18" E 352.63'

N89° 51' 31" W 376.09'

S0° 50' 18" E 952.91'

N89° 41' 24" W 91.03'

SE CREEKHILL WAY

SE FOX VALLEY DR

CITY OF WEST DES MOINES

VETERANS PKWY

TOPOGRAPHY



**STUBBS ENGINEERING**  
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(515) 979 - 8499

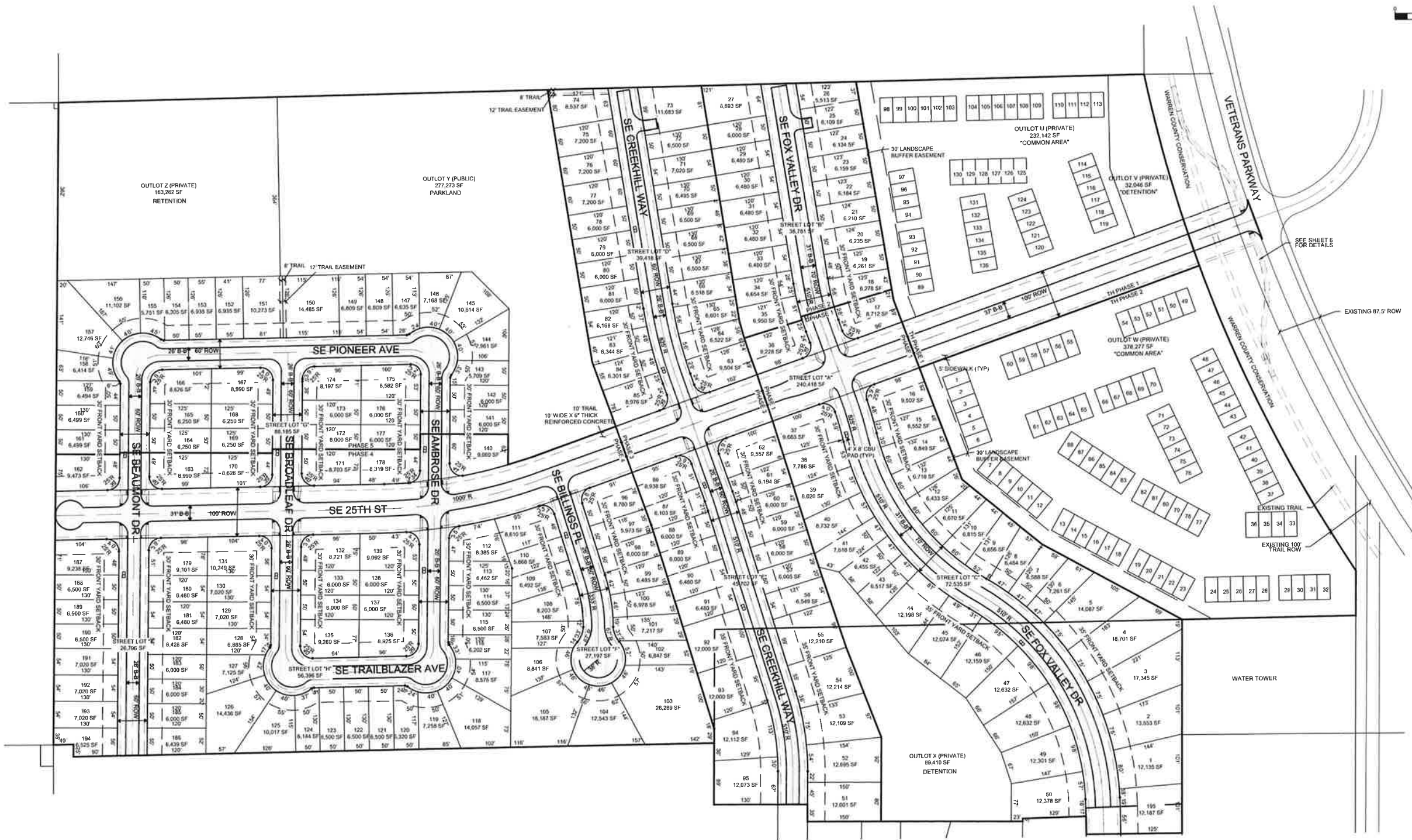
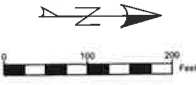
FOX RIDGE  
WEST DES MOINES, IA

DATE	02-01-23
DRAWN BY	DJS
ENGINEER	BWS
PROJECT NUMBER	20-211
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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

STUBBS ENGINEERING  
 431 NE 72ND ST, PLEASANT HILL, IA 50327  
 (515) 979-8489

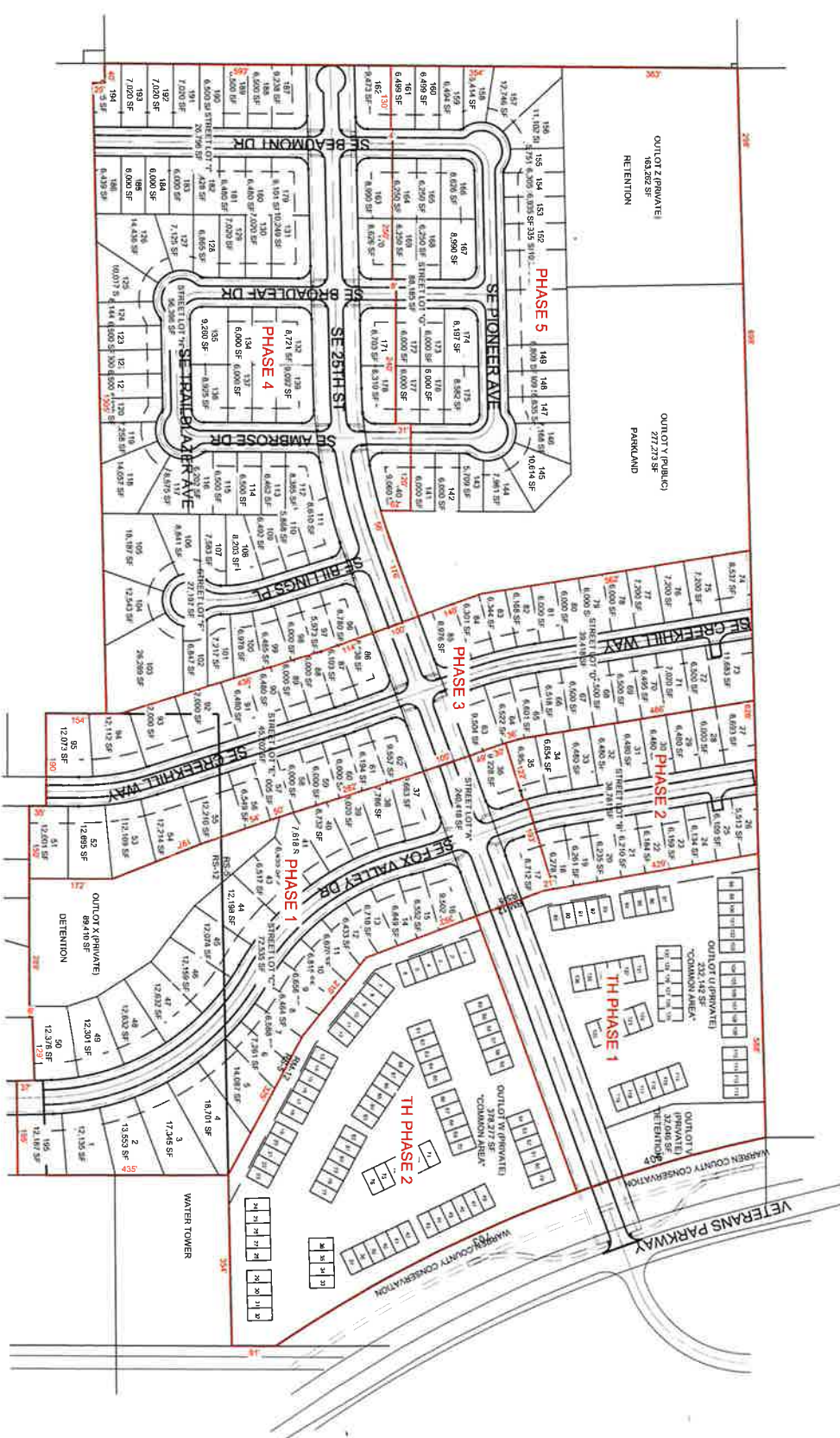


LOT LAYOUT

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 ENGINEER: BWS  
 PROJECT NUMBER: 20-211  
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SHEET MAP



FOX RIDGE  
WEST DES MOINES, IA

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PHASING

DATE	02-01-23
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PROJECT NUMBER	20-211
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DATE: 02-01-23  
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 PROJECT NUMBER: 20-211  
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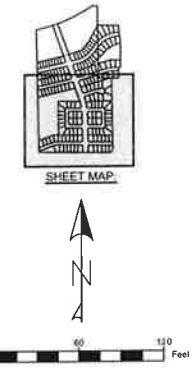
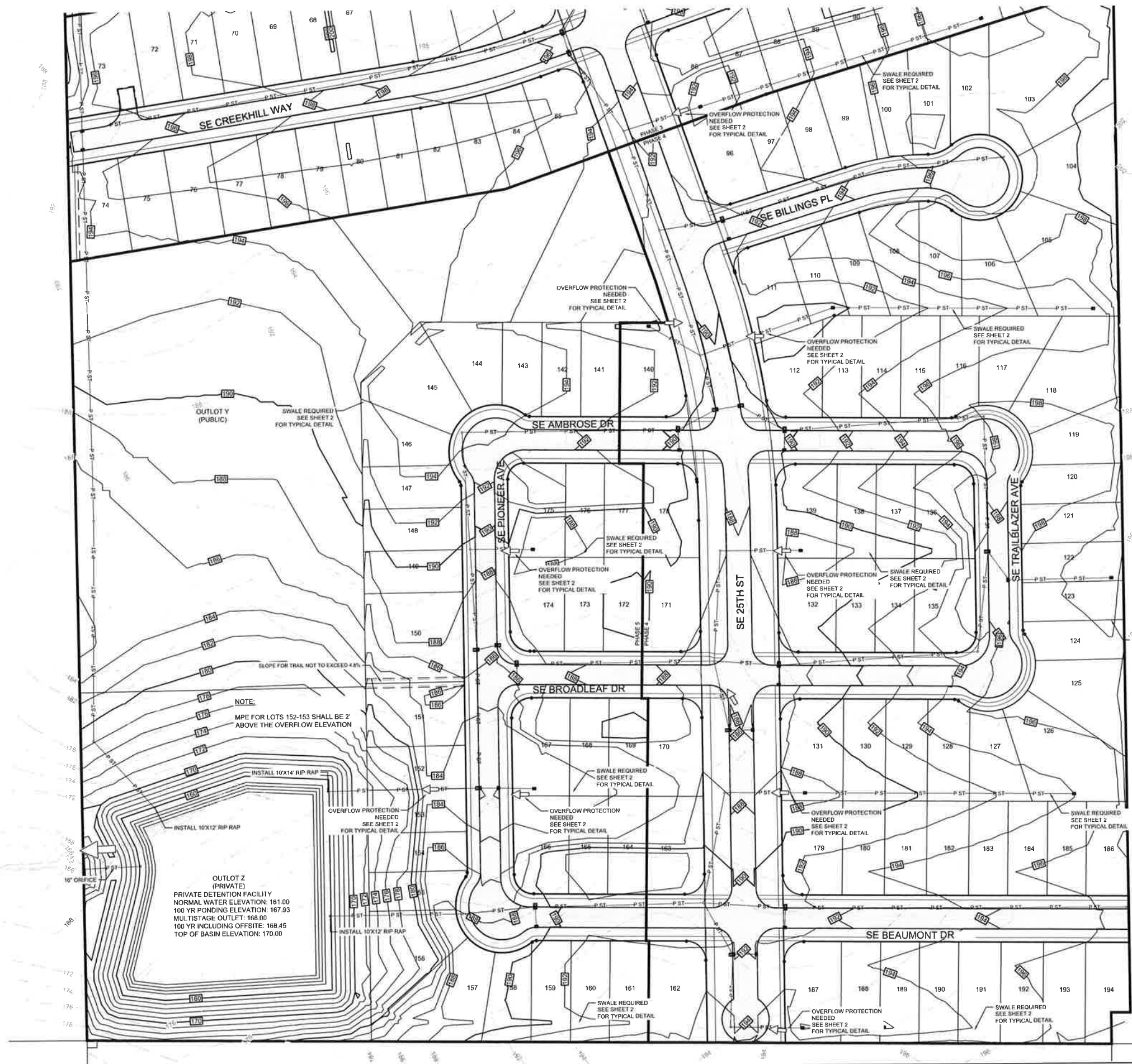
TRAIL DETAILS



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

FOX RIDGE  
 WEST DES MOINES, IA





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

FOX RIDGE  
 WEST DES MOINES, IA

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



GRADING

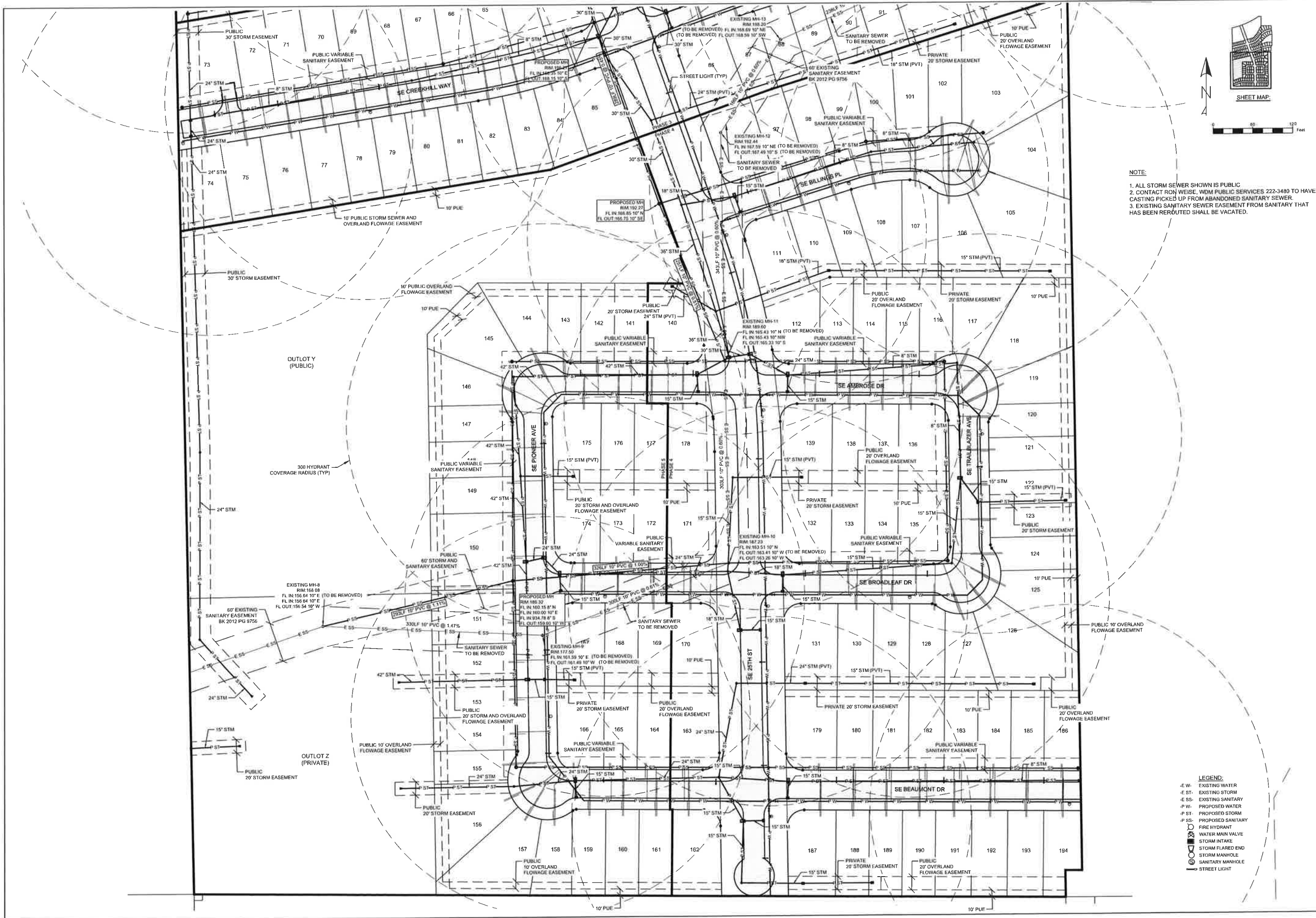
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NOTE:  
 1. ALL STORM SEWER SHOWN IS PUBLIC  
 2. CONTACT RON WEISE, WDM PUBLIC SERVICES 222-3480 TO HAVE CASTING PICKED UP FROM ABANDONED SANITARY SEWER.  
 3. EXISTING SANITARY SEWER EASEMENT FROM SANITARY THAT HAS BEEN REROUTED SHALL BE VACATED.

- 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

FOX RIDGE  
 WEST DES MOINES, IA

STUBBS ENGINEERING  
 431 NE 72ND ST PLEASANT HILL, IA 50327  
 (515) 979-0499



UTILITIES

DATE: 02-01-23  
 DRAWN BY: DJS  
 ENGINEER: BWS  
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 PAGE NUMBER:





DATE: 02-01-23  
 ENGINEER: BWS  
 DRAWN BY: DJS  
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UTILITIES



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

FOX RIDGE  
 WEST DES MOINES, IA

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION**  
**NO. PZC-23-004**

**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 owners, D.R. Horton – Iowa, LLC and Forestar (USA) Real Estate Group, Inc., requests approval of the Revised Preliminary Plat for the purpose of subdividing that approximately 77-acre property generally located at Veterans Parkway and SE 25<sup>th</sup> Street as depicted on the location map included in the staff report. The applicant proposes the creation of one hundred ninety five (195) lots for Single Family residential development, one hundred thirty six (136) lots for Medium Density residential development, two (2) outlots for storm water detention, one (1) outlot for storm water retention, two (2) outlots for common areas within the townhome area, one (1) outlot for parkland dedication and nine (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 Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Revised Preliminary Plat (PP-005756-2022) 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 February 13, 2023.

\_\_\_\_\_  
Jennifer Drake, Chair  
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on February 13, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

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