

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: July 10, 2023

ITEM: Cross Creek, 2475 SE 1st Street – Amend the Zoning Map to establish Residential Single-Family (RS-5) zoning – Savannah Homes, Inc. – ZC-005930-2023

RESOLUTION: Approval of Zone Change

Background: Savannah Homes, Inc, an Iowa corporation, applicant and property owner, requests approval of a Rezoning request on 6.37 acres located at 2475 SE 1st Street. The applicant requests an amendment to the Zoning Map to designate Residential Single Family (RS-5) Zoning District on the property. Current zoning designates the property into three residential zones; approximately 2.23 acres of Residential High Density (RH-18), approximately 2.33 acres of Medium Density Residential (RM-8), and approximately 1.81 acres of Residential Single Family (RS-10).

Staff Review & Comment:

- **Anticipated Development:** The requested actions are in preparation of development of the site for single family detached dwellings. The developer is desiring to provide predominately ranch-style homes at an entry-level price point.
- **Ordinance Amendment:** An amendment to city code is in the approval process with its third and final reading scheduled for the July 17, 2023, City Council meeting. If passed, lots which are 7,999 sq ft or less and no greater than 50' in width (11,000 sq ft and 75' wide for corner lots) are allowed to reduce the front yard setback to from 30' to 25', the rear yard setback from 35' to 30', and both side yard setbacks from 7' to 6'. If the ordinance amendment does not receive final approval, the property will still be designated as Residential Single Family (RS-5) zoning; however, the development will not have any reduction in setbacks and instead will follow city code regulations in effect at time of platting.
- **Development & Planning Subcommittee:** The applicant discussed the desire to reduce setbacks within the plat at the March 20, 2023, Subcommittee meeting. The applicant inquired about utilizing a Planned Unit Development (PUD) to accommodate such for this specific development; however, Staff informed that a PUD is not intended to simply circumvent zoning regulations. The Subcommittee indicated they did not support a PUD and requested staff work with the applicant to identify a possible path forward. Staff determined to aid in supporting affordable housing that the best approach would be an amendment to the zoning code that could provide the opportunity for the city's smallest lots (5,000 sq. ft. – 7,999 sq. ft. in size) to have a reduction in setback, while the standards for larger lots would not change. Staff presented the amendment idea to the Development and Planning Subcommittee on June 5th who were agreeable with staff's proposal. The third and final reading of the ordinance is scheduled before the City Council on July 17, 2023 (AO-006028-2023).

- Developer Responsibilities: In conjunction with the platting of the lots the developer will be responsible for construction and/or installation of all required public and private infrastructure improvements necessary to support the proposed development.
- Traffic Analysis Findings: The traffic analysis performed for the rezoning indicates that less traffic than previously planned will be generated by the residential single-family zoning. Further analysis will be performed when the final development layout is submitted.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: July 10, 2023

Vote:

Recommendation:

City Council First Reading:

Date:

Vote:

Recommendation: Approve the Rezoning request, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragesser

Approval Meeting Dates:

Planning and Zoning Commission	July 10, 2023
City Council: First Reading	
City Council: Second Reading	
City Council: Third Reading	

Staff Report Reviews:

Planning & Zoning Commission	<input checked="" 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
Date(s) Published	June 30, 2023
Date(s) of Mailed Notices	June 30, 2023

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	3/20/2023 – proposed PUD (Subcommittee against) & 6/5/2023 – city code amendment (Subcommittee supported)
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-23-039

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Savannah Homes, Inc., an Iowa corporation, requests approval for a Zoning Map Amendment for property located at 2475 SE 1st Street as depicted on the Consistency Zoning Illustration included in the staff report to change the zoning designation as follows:

- Amend the Zoning Map to eliminate approximately 2.23 acres of Residential High Density (RH-18) zoning, approximately 2.33 acres of Medium Density Residential (RM-8) zoning and approximately 1.81 acres Residential Single Family (RS-10) zoning and designate the entire 6.37-acre property as Residential Single Family (RS-5) Zoning District consistent with the Comprehensive Plan Land Use designation, and

WHEREAS, the Rezoning request complies with the applicable provisions of Iowa Code Chapter 414, the Comprehensive Plan and City Code.

NOW, THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends that City Council approve the Rezoning request, (ZC-005930-2023) 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 July 10, 2023.

Andrew Conlin, 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 held on July 10, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

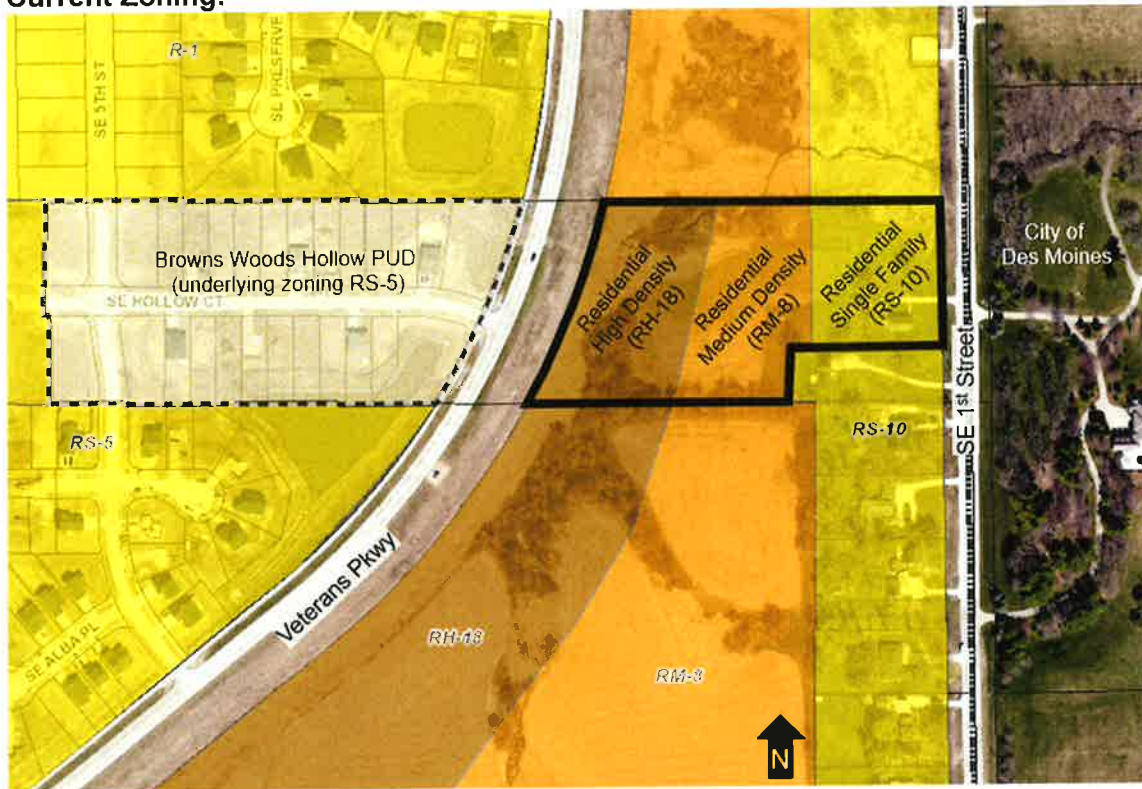
ABSENT:

ATTEST:

Recording Secretary

Consistency Zoning Illustration

Current Zoning:



Proposed Zoning:

