

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: June 10, 2024

ITEM: Forest Place, Southwest corner of Stagecoach Drive and S. 81st Street – Amend the Zoning Map to establish Single Family Residential (R-1) zoning – High Point Group, LLC – CPAZC-006417-2024

RESOLUTION: Approval of Rezoning

Background: The applicant and property owner, High Point Group, LLC, requests approval of a rezoning for approximately 17.7 acres generally located at the southwest corner of Stagecoach Drive and S. 81st Street. The applicant requests an amendment to the Zoning Map to change from Residential Medium Density (RM-12) to Single Family Residential (R-1) zoning District consistent with the adopted Comprehensive Plan Land Use designation of Mixed Residential (MR). The applicant is proposing the development of 37 lots for detached single family homes on this site.

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. 81st Street and S. 88th Street, S. 81st Street, S. 85th Street, and anticipated relocation of Booneville Road (future Riverview Dr), along with typical local streets within developments. A development agreement with High Point Group, LLC was approved on July 17, 2023, to reimburse the developer for costs associated with constructing Stagecoach Drive through the development. The developer is responsible for S 85th Street from Stagecoach to S 81st Street and all internal streets within the development.
- **History:** On April 17, 2023, the Comprehensive Plan land use of the larger High Point development was changed from High Density Residential (HD), Medium Density Residential (MD), and Single Family (SF) to Mixed Residential (MR) land use. On May 1, 2023, the zoning of the subject property was designated as Residential Medium Density (RM-12) for the intended development of detached townhomes with a clubhouse and associated common space. That development was to be called Amare Vita at High Pointe with the preliminary plat and site plan for the development approved on October 16, 2023. The approval of this requested rezoning will nullify the Amare Vita plat and site plan approvals.
- **Anticipated Development:** The requested actions are in anticipation of development of the site for 37 single family lots for detached homes with one cul-de-sac street for access to the internal lots.
- **Traffic Analysis Findings:** The proposed development is expected to generate less traffic than estimated in previous studies. The planned roadway geometry and traffic control are expected to have adequate capacity.

Since South 85th Street is not planned to continue to Riverview Drive as it was in original

studies for the area, South 81st Street is the only north/south street connecting Stagecoach Drive and Riverview Drive. As a result, more traffic is expected to be loaded onto South 81st Street and the street will have higher speeds associated with a higher amount of through traffic. The walkability and bikeability of the area are also reduced with a lower density of streets. The higher traffic volumes and higher speeds through the single-family residential subdivision will likely generate complaints from future residents as properties to the south develop and South 81st Street is extended south.

Cluster mailboxes and residential driveways that force drivers to back out onto the street should not be located directly on South 81st Street due to the higher traffic volumes and higher speed. As previously stated in the March 2023 and August 2023 traffic analyses for the High Point development, modifying the street network west of South 81st Street should be considered to minimize the number of lots that face South 81st Street. This would also help alleviate future resident concerns regarding speed, volume, noise, safety, etc.

- S 81st Street and S 85th Street: S. 81st Street is classified as a Major Collector and the only north-south roadway within the Superblock connecting to anticipated Riverview Dr. (new Booneville Road) to Mills Civic Parkway. City Code 9-15-6.B.2, *“prohibits the backing or backward movement of vehicles from a driveway...onto a major thoroughfare, including all thoroughfares designated as arterial or major collector streets.”* The anticipated traffic volumes, speeding of vehicles and both horizontal and vertical curves are safety concerns. Those lots fronting S. 81st Street will need to implement a lot width that will allow house &/or driveway design in such a manner to allow drivers to utilize a forward movement when entering onto S. 81st Street. The developer will need to provide awareness of the forward only movement as part of the sale of a lot. Staff recommends a condition of approval to ensure awareness of this aspect and adherence during the subsequent subdivision of the property.

Although not a Major Collector, staff has the same safety concerns for cars backing out onto S. 85th Street given the curve of the road and belief that as a ‘cut-through’, vehicles will have a tendency to speed. Since the road is a Minor Collector, code does not specifically prohibit backing out of lots that front to S. 85th Street.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: June 10, 2024

Vote:

Recommendation:

City Council Rezoning First Reading:

Date:

Vote:

Recommendation: Approve the Rezoning request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. 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 are completed to the satisfaction of the City's Fire Marshal.
2. The developer acknowledging that vehicles backing out onto S. 81st Street is prohibited. The developer agrees to inform and require buyers of lots that front to S. 81st Street that all turns onto S. 81st Street are to be a forward movement. In addition, the developer shall implement measures during the sale of the lot and their approval of a dwelling's layout on the lot to be such to ensure that the design of the garage(s) and driveway are such that allow and promote vehicles to be able to orient for forward movement from the lot onto S. 81st Street.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Planning and Zoning Commission	June 10, 2024
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 Community Section
Date(s) Published	5/31/24
Date(s) of Mailed Notices	5/30/24

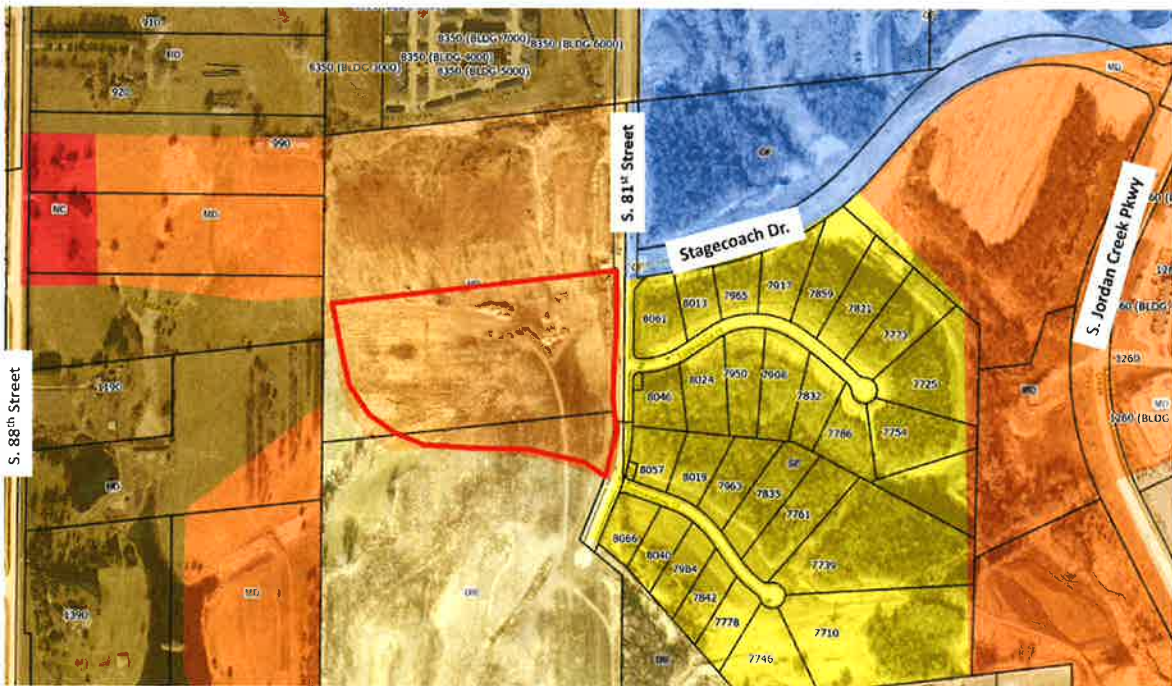
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning			
Date Reviewed	6/3/24			
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>	No Discussion <input checked="" type="checkbox"/>

Location Map



Current Land Use Map



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-24-024

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, High Point Group, LLC, request approval for a Zoning Map Amendment for approximately 17.7 acres generally located at the southwest corner of Stagecoach Drive and S. 81st Street as depicted on the Zoning Illustration included in the staff report. The applicant requests to change the zoning designation from Residential Medium Density (RM-12) to Single Family Residential (R-1) Zoning District consistent with the Comprehensive Plan Land Use designation.

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, (CPAZC-006417-2024) 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 June 10, 2024.

Tina Shaw, 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 June 10, 2024, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

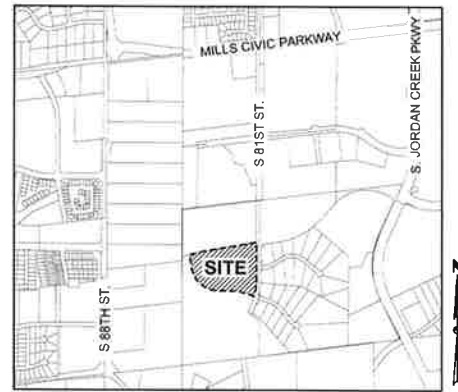
Recording Secretary

FOREST PLACE

REZONING SKETCH

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

VICINITY MAP



WEST DES MOINES, IOWA

ADJACENT PROPERTY

- JORDAN RIDGE, LLC
ZONING: PUD – SINGLE FAMILY RESIDENTIAL
COMP PLAN: OPEN SPACE & SINGLE FAMILY RESIDENTIAL
- ETZEL, ROBERT F LIVING TRUST
ZONING: PUD – OFFICE
COMP PLAN: OFFICE
- HIGH POINT GROUP, LLC
ZONING: RESIDENTIAL HIGH-DENSITY DISTRICT
COMP PLAN: MIXED RESIDENTIAL
- HOPE DEVELOPMENT & REALTY LLC
ZONING: RESIDENTIAL HIGH-DENSITY DISTRICT & RESIDENTIAL MEDIUM-DENSITY DISTRICT
COMP PLAN: HIGH DENSITY RESIDENTIAL
- JAMES & DEBORAH MILLER
ZONING: UNZONED
COMP PLAN: HIGH DENSITY RESIDENTIAL & MEDIUM DENSITY RESIDENTIAL
- HIGH POINT GROUP, LLC
ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT
COMP PLAN: DETACHED RESIDENTIAL

OWNER/APPLICANT

HIGH POINT GROUP, LLC
CONTACT: JAKE RIED
6205 MILLS CIVIC PARKWAY, SUITE 200
WEST DES MOINES, IOWA 50266
PHONE: (515) 202-5690

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

ZONING

EXISTING: RM-12: RESIDENTIAL MEDIUM DENSITY
PROPOSED: R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

COMPREHENSIVE PLAN LAND USE

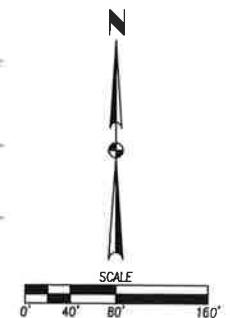
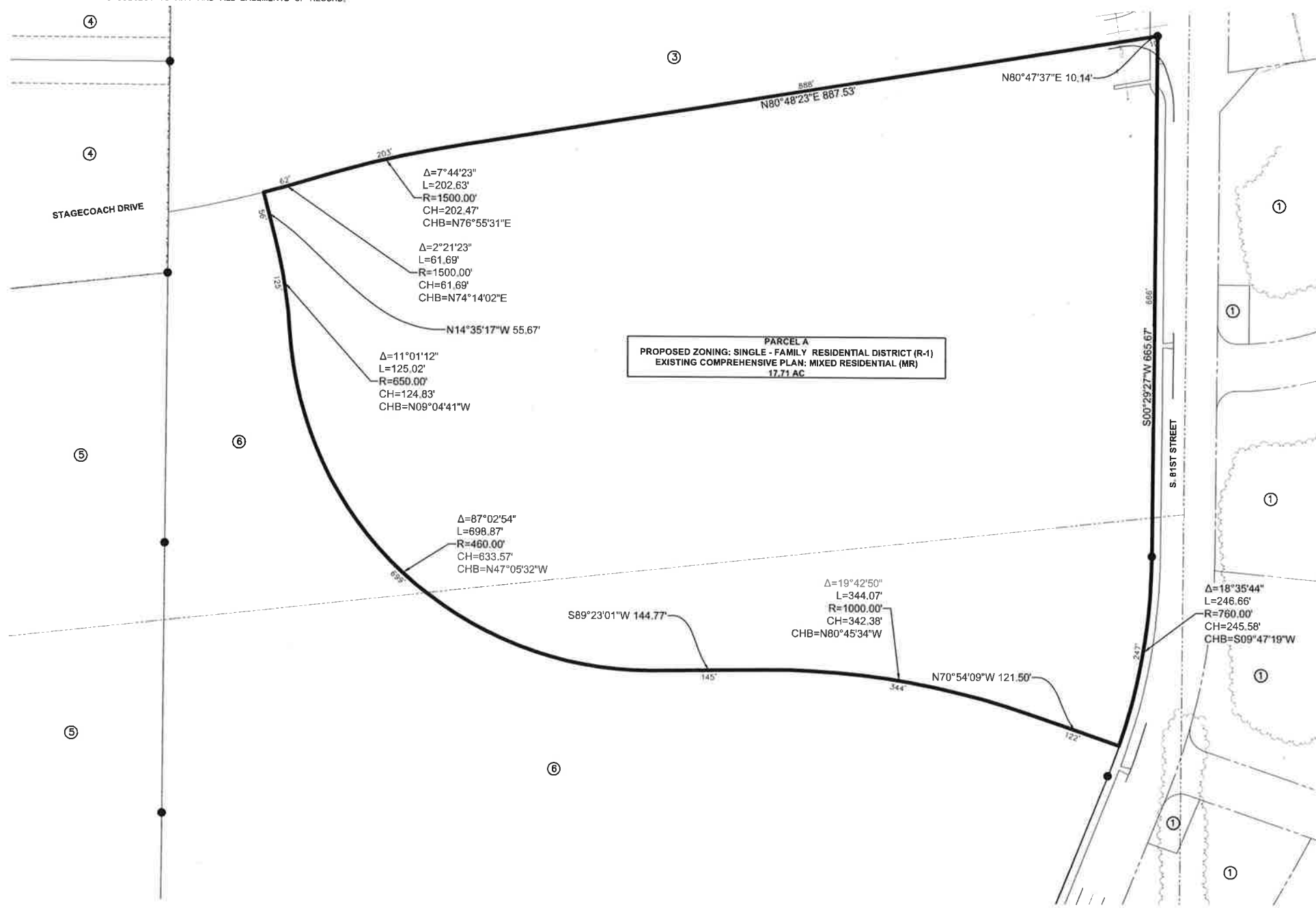
EXISTING: MR – MIXED RESIDENTIAL
PROPOSED: MR – MIXED RESIDENTIAL

REZONING DESCRIPTION

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 'A', FOREST POINT PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF WEST DES MOINES; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 'A' AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 760.00 FEET, WHOSE ARC LENGTH IS 246.66 FEET AND WHOSE CHORD BEARS SOUTH 09°47'19" WEST, 245.58 FEET; THENCE NORTH 70°54'09" WEST, 121.50 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 344.07 FEET AND WHOSE CHORD BEARS NORTH 80°45'34" WEST, 342.38 FEET; THENCE SOUTH 89°23'01" WEST, 144.77 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 460.00 FEET, WHOSE ARC LENGTH IS 698.87 FEET AND WHOSE CHORD BEARS NORTH 47°05'32" WEST, 633.57 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 125.02 FEET AND WHOSE CHORD BEARS NORTH 09°04'41" WEST, 124.83 FEET; THENCE NORTH 14°35'17" WEST, 55.67 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1500.00 FEET, WHOSE ARC LENGTH IS 61.69 FEET AND WHOSE CHORD BEARS NORTH 74°14'02" EAST, 61.69 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1500.00 FEET, WHOSE ARC LENGTH IS 202.63 FEET AND WHOSE CHORD BEARS NORTH 76°55'31" EAST, 202.47 FEET; THENCE NORTH 80°48'23" EAST, 887.53 FEET TO A CORNER ON THE WESTERLY LINE OF LOT 'A', FOREST POINT PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WEST DES MOINES; THENCE NORTH 80°47'37" EAST ALONG SAID WESTERLY LINE, 10.14 FEET; THENCE SOUTH 00°29'27" WEST ALONG SAID WESTERLY LINE, 665.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.71 ACRES (771,397 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



REVISIONS	2ND SUBMITTAL	1ST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

ENGINEER: JMM
TECH: JDS

FOREST PLACE
REZONING SKETCH

1/1
2109.731

FILED IN 2024/03/27 11:00 AM
 PROJECT: FOREST PLACE REZONING SKETCH
 DATE: 03/27/2024 5:03 PM
 CHECKED BY: JARED MURRAY
 DRAWN BY: JARED MURRAY

Rezoning Illustration

