

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

Meeting Date: June 10, 2024

ITEM: Legacy Woods, 2280 Grand Avenue – Accept a Master Plan for the development of the property– City of West Des Moines Parks and Recreation Department – MP-006429-2024

Resolution: Approval of Master Plan

Background: The City of West Des Moines Parks and Recreation requests acceptance of a Master Plan for the approximately 22.8-acre property located at 2280 Grand Avenue. The Master Plan illustrates various program areas and will be complimentary to the Jordan House historic site.

Staff Review & Comment:

- **History:** Past use of the property was a church camp. There have been several proposals over the years since the church camp no longer used the property; none have come to fruition. The City acquired the property in 2023. Discussion over use of the property culminated in the development of the Master Plan. The Master Plan illustrates intended development of the property as a passive park with an arboretum, heritage center, trails, picnic areas, and various structures.
- **Key Development Aspects:** Improvements to the property are intended to be handled via various private – public funding and agreements, with private donations being the main source of funding.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: June 10, 2024

Vote:

Recommendation:

Recommendation: Accept the Legacy Woods Master Plan, subject to the applicant meeting all City Code requirements, and the following conditions of acceptance:

1. All structures, parking lots, and items normally needing Plan and Zoning Commission and City Council approval will be reviewed through the Development Review Process.
2. Changes to the Master Plan may be made through Administrative Review, except if the changes rise to a substantial change, as determined by the Director of Development Services, the plan changes will then need review by the appropriate reviewing body.
3. Landscape plantings, trails, and passive recreation areas will not be required to go through the Development Review process.

Lead Staff Member: Kara Tragesser

Approval Meeting Dates:

Planning and Zoning Commission	June 10, 2024
City Council	

Staff Report Reviews:

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

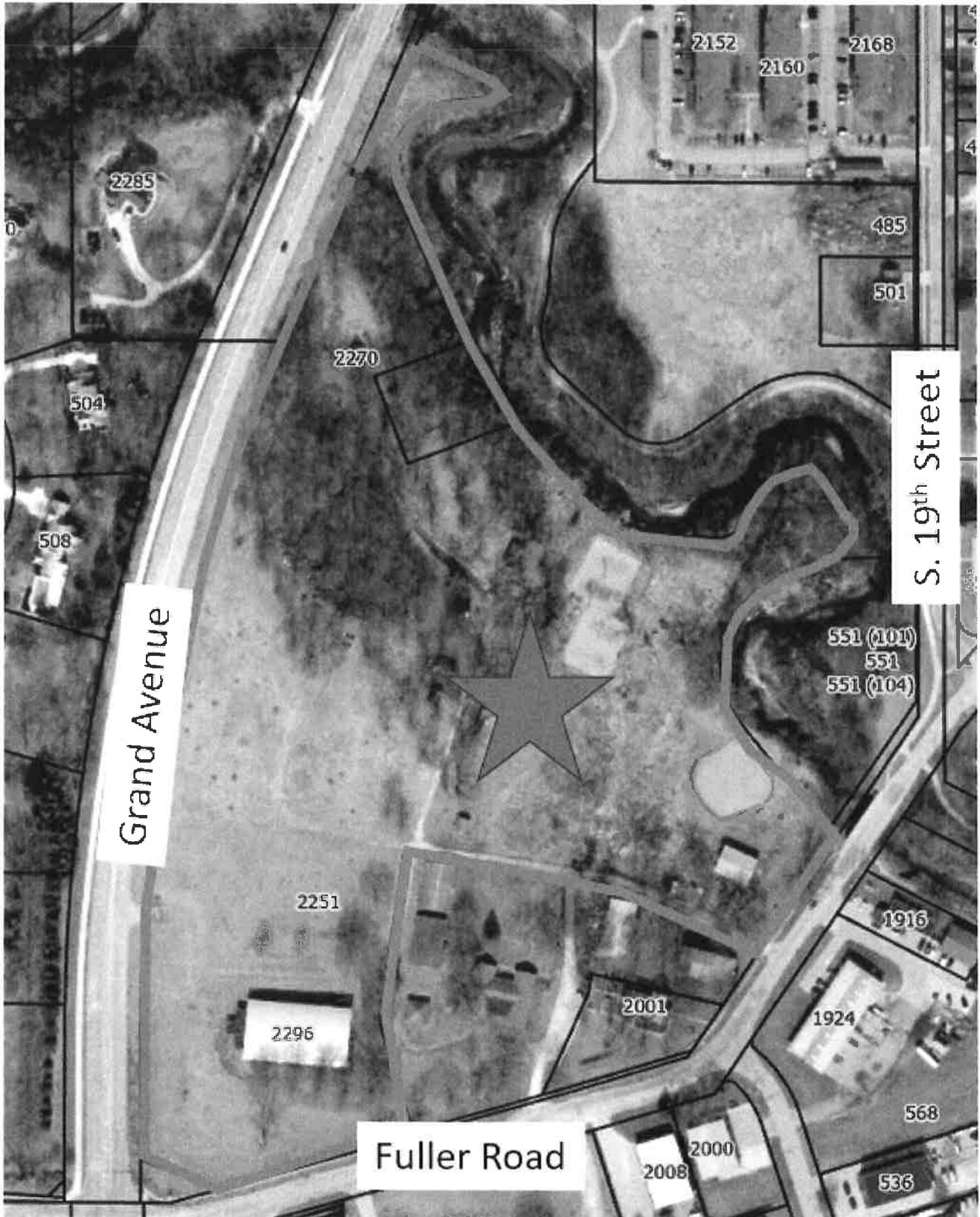
Publications (if applicable)

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

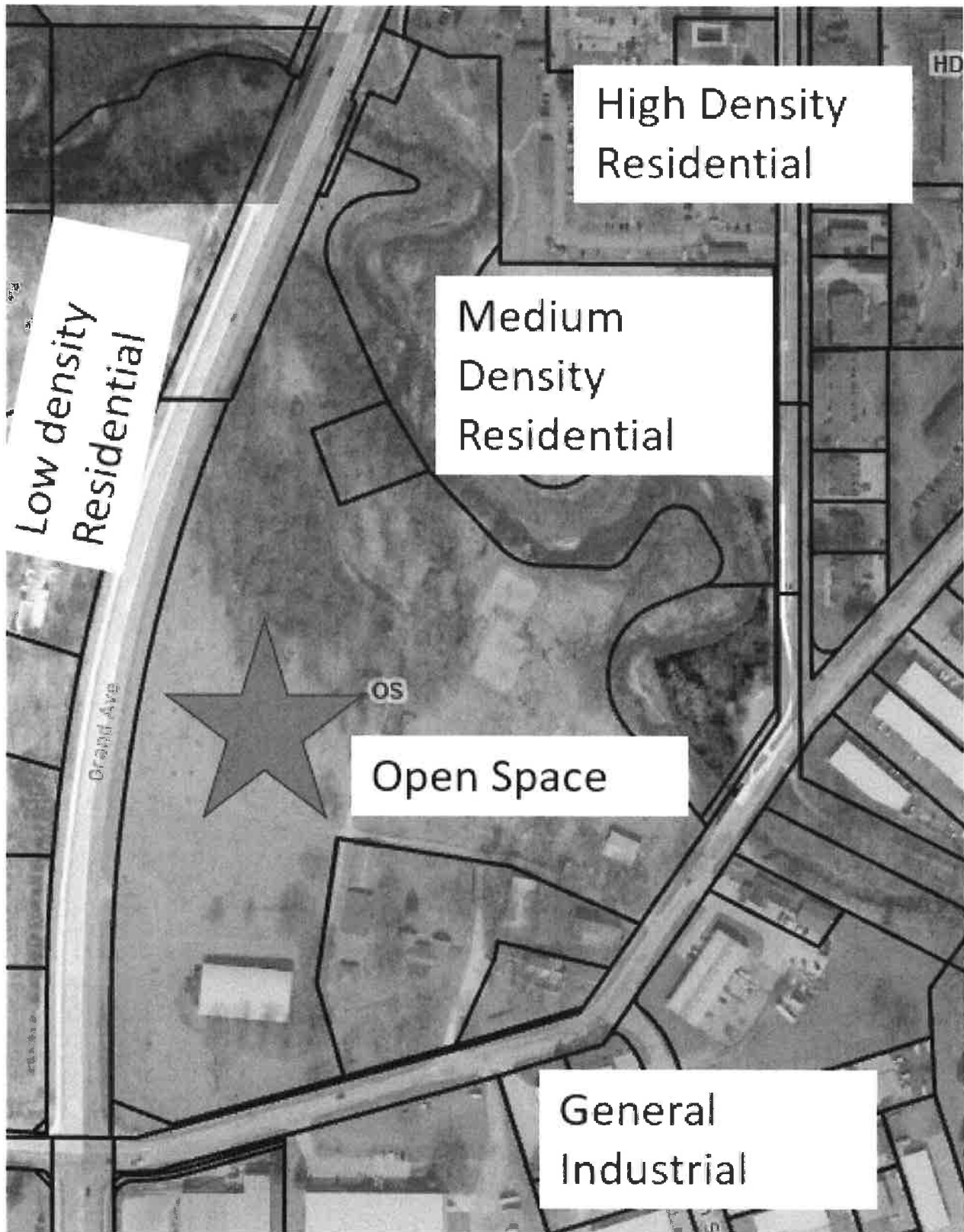
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning		
Date Reviewed	May 5, 2024		
Recommendation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Split

Location Map



Surrounding Land Use Illustration



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-025

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the City of West Des Moines requests acceptance of a Master Plan for Legacy Woods, an approximately 22.9 acre property at 2280 Grand Avenue; and

WHEREAS, the applicant's request complies with the findings stated in the applicable provisions of the Comprehensive Plan and City Code.

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council accept the Legacy Woods Master Plan (MP-006429-2024), subject to compliance with all the conditions of acceptance 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 on June 10, 2024, 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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, ACCEPTING THE LEGACY WOODS MASTER PLAN

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the City of West Des Moines requests acceptance of a Master Plan for Legacy Woods, located at 2280 Grand Avenue to outline potential improvements to the property for passive recreation and private-public partnerships for an arboretum, picnic areas, trails, heritage museum, nature landscapes, and parking; 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, on June 10, 2024, the Planning and Zoning Commission recommended to the City Council, by a X-X vote, for acceptance of the Master Plan; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Legacy Woods Master Plan; and

NOW, THEREFORE, The City Council does accept the Legacy Woods Master Plan (MP-006429-2024), subject to compliance with all of the conditions of acceptance, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on June 17, 2024.

Russ Trimble, Mayor

ATTEST

Ryan Jacobson, City Clerk

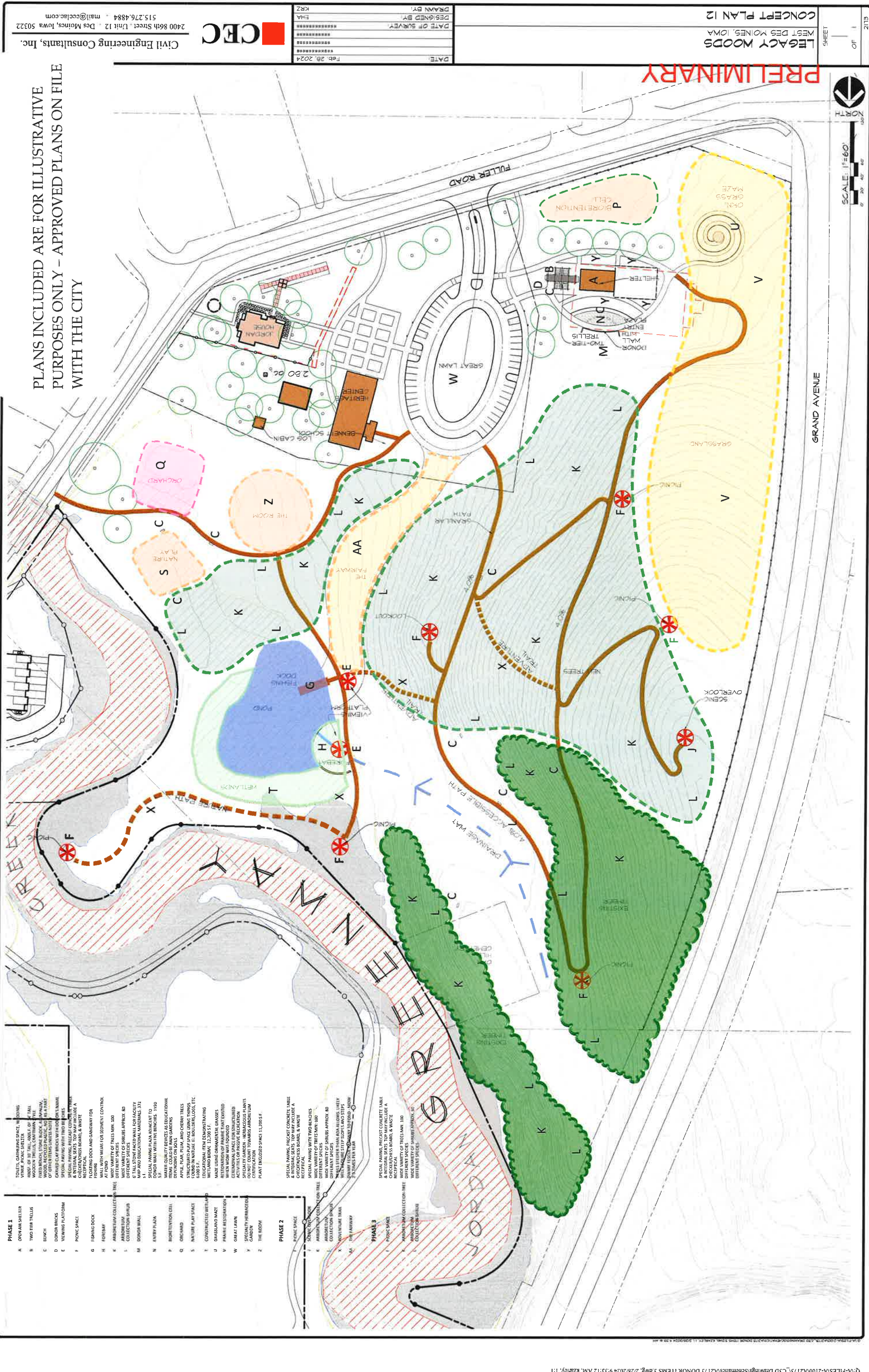
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on June 10, 2024, by the following vote.

Exhibit A: Conditions of Acceptance

1. All structures, parking lots, and items normally needing Plan and Zoning Commission and City Council approval will be reviewed through the Development Review Process.
2. Changes to the Master Plan may be made through Administrative Review, except if the changes rise to a substantial change, as determined by the Director of Development Services, the plan changes will then need review by the appropriate reviewing body.
3. Landscape plantings, trails, and passive recreation areas will not be required to go through the Development Review process.

PRELIMINARY

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



- PHASE 1**
- A OPEN AIR SHELTER
 - B TWO TIER TRELLIS
 - C BENCH
 - D DONOR BRICKS
 - E VIEWING PLATFORM
 - F PICNIC SPACE
 - G FISHING DOCK
 - H FONTOUR
 - I ARCHITECTURAL COLLECTION TREE
 - J ARCHITECTURAL COLLECTION SHRUB
 - K DONOR WALL
 - L ENTRY PLAZA
 - M BIORETENTION CELL
 - N ORCHARD
 - O NATURE PLAY SPACE
 - P GASSLAND MAZE
 - Q FRAMER RESTORATION
 - R GREAT LAWN
 - S SPECIALTY HERMITAGE GARDEN
 - T THE ROOM
- PHASE 2**
- X PICNIC SPACE
 - Y DONOR BRICKS
 - Z ARCHITECTURAL COLLECTION TREE
 - AA ARCHITECTURAL COLLECTION SHRUB
 - AB DONOR WALL
 - AC ENTRY PLAZA
 - AD BIORETENTION CELL
 - AE ORCHARD
 - AF NATURE PLAY SPACE
 - AG GASSLAND MAZE
 - AH FRAMER RESTORATION
 - AI GREAT LAWN
 - AJ SPECIALTY HERMITAGE GARDEN
 - AK THE ROOM
- PHASE 3**
- AL PICNIC SPACE
 - AM ARCHITECTURAL COLLECTION TREE
 - AN ARCHITECTURAL COLLECTION SHRUB
 - AO DONOR WALL
 - AP ENTRY PLAZA
 - AQ BIORETENTION CELL
 - AR ORCHARD
 - AS NATURE PLAY SPACE
 - AT GASSLAND MAZE
 - AU FRAMER RESTORATION
 - AV GREAT LAWN
 - AW SPECIALTY HERMITAGE GARDEN
 - AX THE ROOM

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Civil Engineering Consultants, Inc.