

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: May 23, 2016

Item: GeAnna Grove, Southwest Corner of Westtown Parkway and Sedona Drive – Approval of Preliminary Plat and Site Plan – Jerry’s Homes – SP-002672-2015

Requested Action: **Resolution:** Approval of Preliminary Plat and Site Plan

Case Advisor: Kara V. Tragesser, AICP *KV*

Applicant’s Request: The applicant, Jerry’s Homes, is requesting approval of a preliminary plat and site plan to construct 20 bi-attached townhomes on property located south of Westtown Parkway and west of Sedona Drive (see Attachments B – Location Map, Attachment C – Preliminary Plat and Site Plan, Attachment D – Elevations and Color Palette).

History: The project is located on Lot 2, South Maple Grove Plat 17. The plat was approved by the City Council on August 10, 2015, and Lot 2 is undeveloped. On May 9, 2016, the Plan & Zoning Commission approved a grading plan for the property.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on May 17, 2016. The Subcommittee was supportive of the project.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

Architecture: The townhomes proposed for the development are the same unit plan but will have two different elevation versions to provide visual interest within the development. The Applicant has worked with staff on the design of the buildings to carry the details and materials from the front elevation around to the side and rear elevations including additional windows for the side elevations that will be in public view (visible from the street or adjacent properties). The Applicant has also identified four different color palates for the exterior materials to provide additional variety along the street, yet be complementary to unify the appearance of the development. See Attachment D for building elevations and color palates.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the preliminary plat and site plan to construct 20 bi-attached townhomes, subject to the applicant meeting all City Code requirements and the following:

1. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.

Owner: Jerry's Homes Inc.
 10430 New York Avenue, Suite C
 Urbandale IA 50322
 Jay Cowan
 515-727-0356
 jayc@jerryshomes.com

Applicant: Same as Owner

Applicant Representative: Brad Cooper
 Cooper Crawford & Associates
 475 S. 50th Street
 West Des Moines IA 50265
 515-224-1344
 bcooper@cooper-crawford.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Preliminary Plan and Site Plan
Attachment D	-	Elevations & Color Palates

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE GEANNA GROVE PRELIMINARY PLAT AND SITE PLAN (PP-0026171-2015/SP-002672-2015) FOR THE PURPOSE OF PLATTING 20 LOTS FOR BI-ATTACHED TOWNHOME DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Jerry's Homes, has requested approval for a Preliminary Plat and Site Plan (PP-002671-2015/SP-002672-2015) to create 20 lots for bi-attached townhome development on an approximately 6.57 acres site located at the southwest corner of Westown Parkway and Sedona Drive;

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;

WHEREAS, on May 23, 2016, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat and Site Plan;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, May 23, 2016, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Preliminary Plat and Site plan to create 20 lots for bi-attached townhome development for property located south of Westown Parkway and Sedona Drive on Lot 2 South Maple Grove Plat 17 is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report including conditions added at the meeting and 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 May 23, 2016.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

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 May 23, 2016.

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

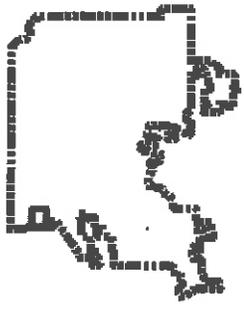
ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.

GeAnna Grove Grading Plan



- Legend**
- Parcels
 - Parks
 - Greenways

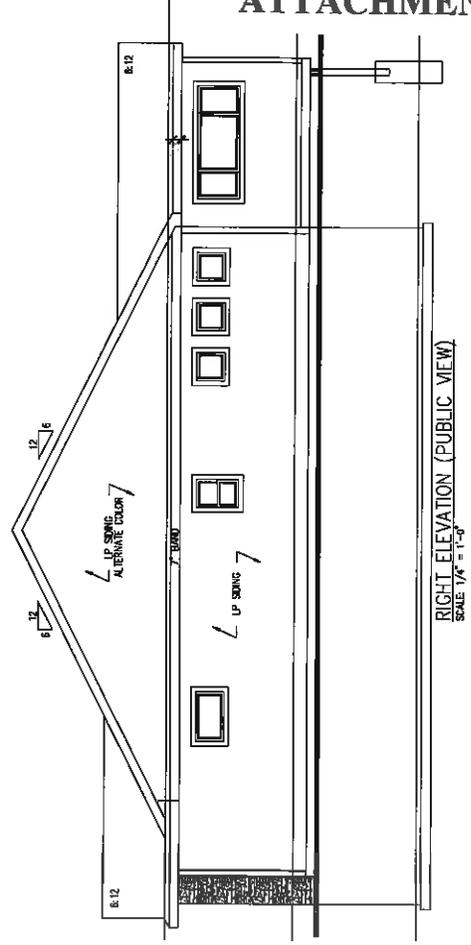
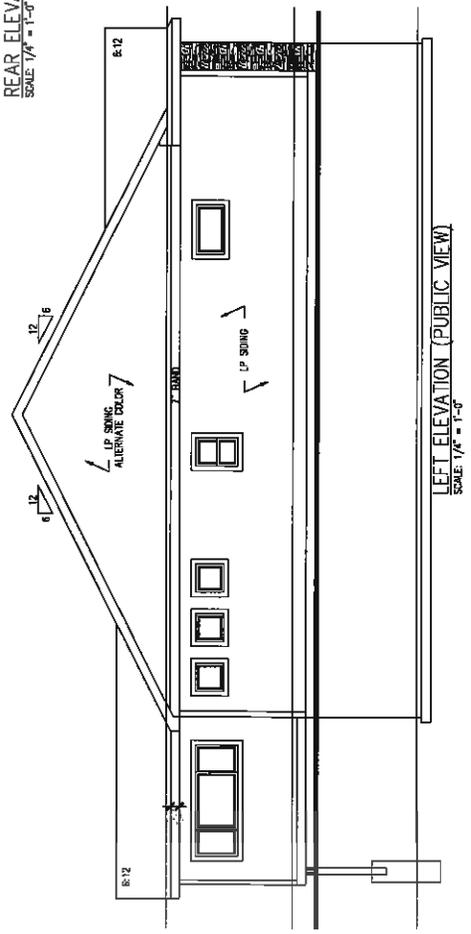
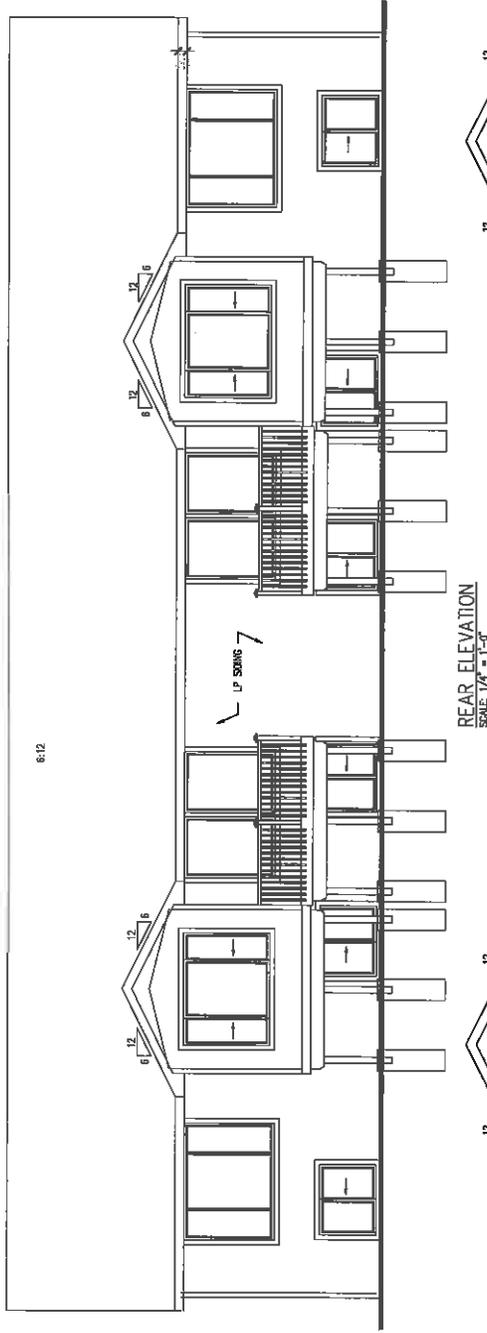
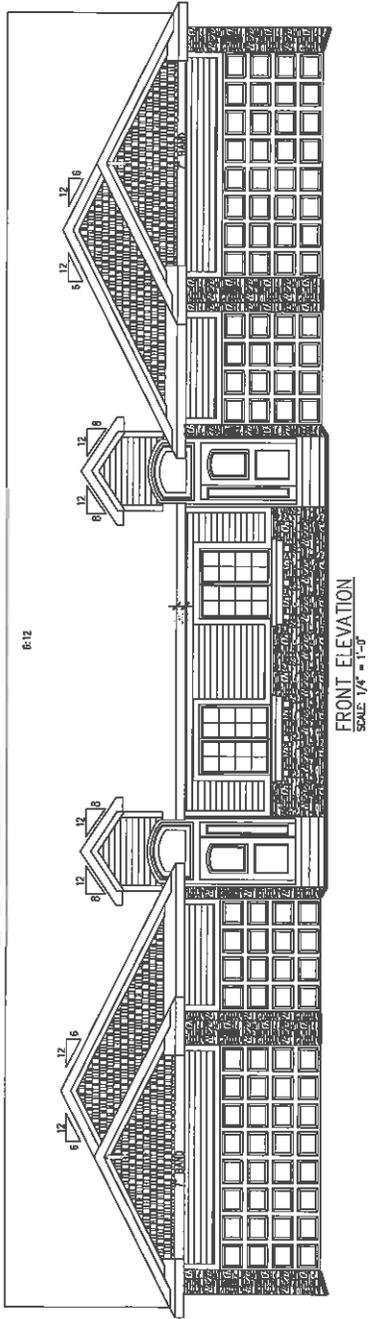


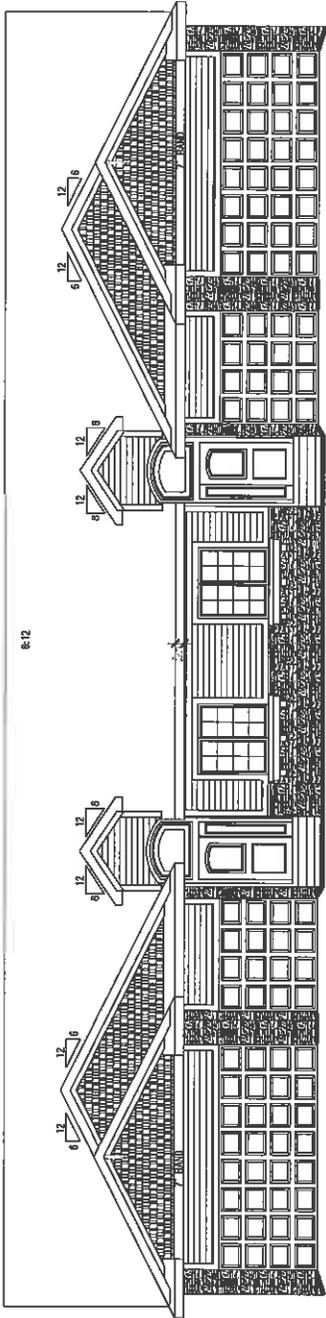
1: 4,758

793.0 0 396.52 793.0 Feet

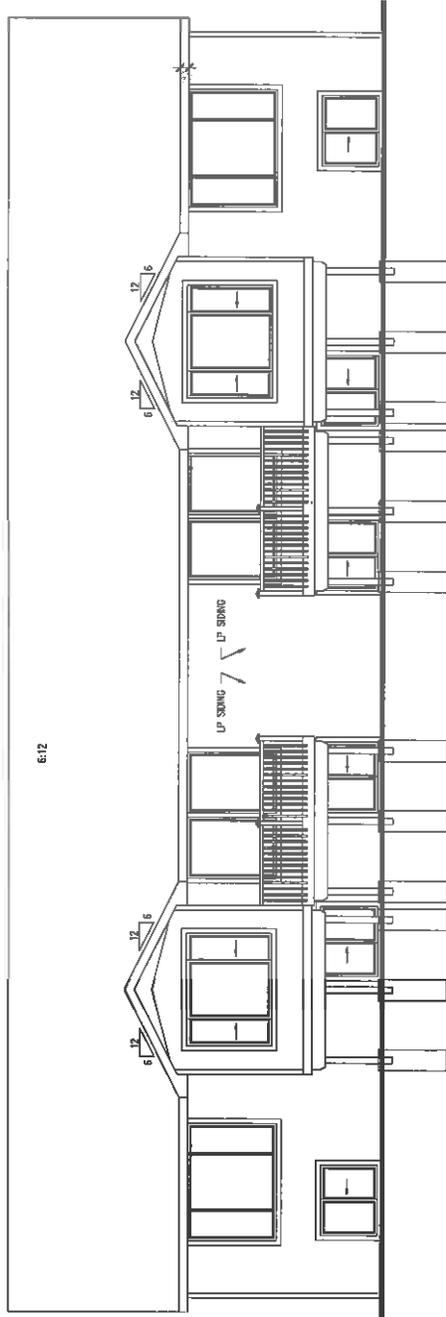
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

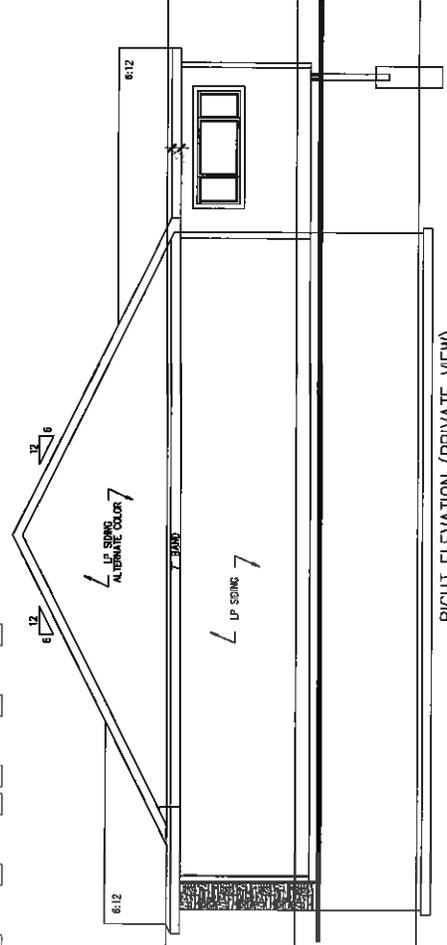




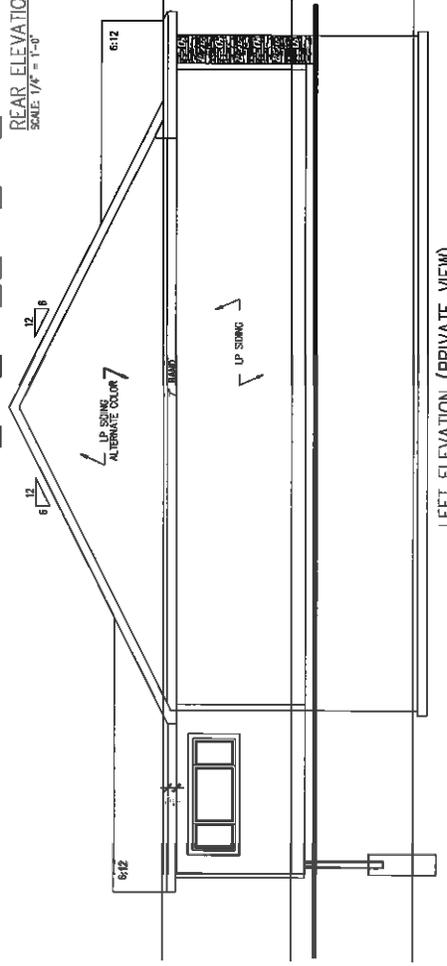
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



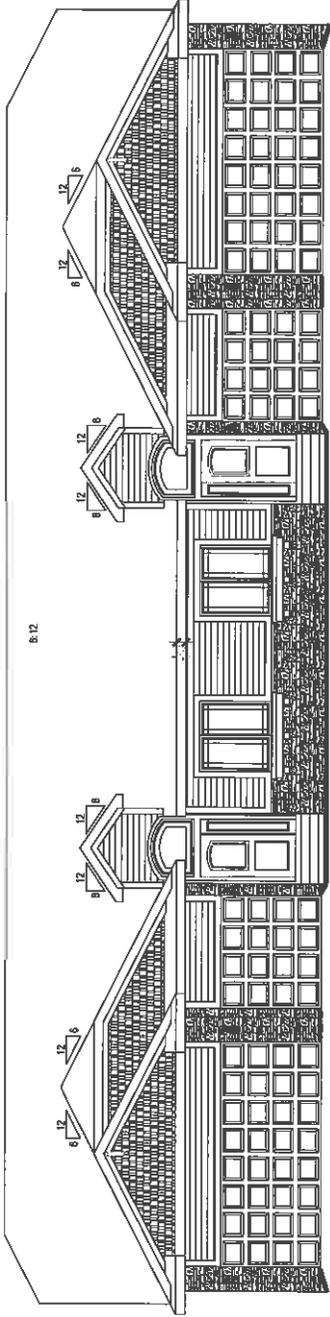
REAR ELEVATION
SCALE: 1/4" = 1'-0"



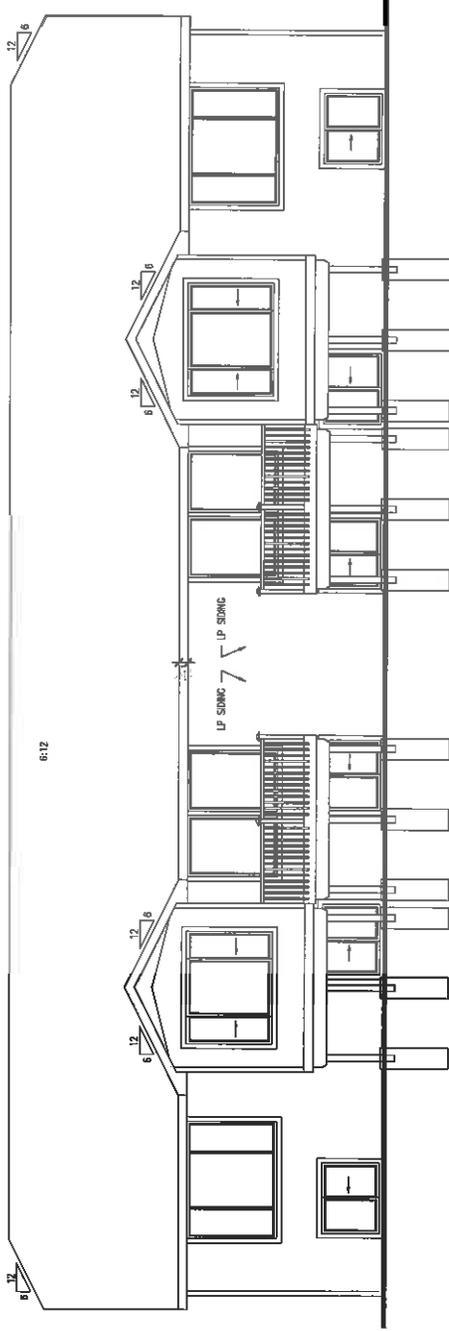
RIGHT ELEVATION (PRIVATE VIEW)
SCALE: 1/4" = 1'-0"



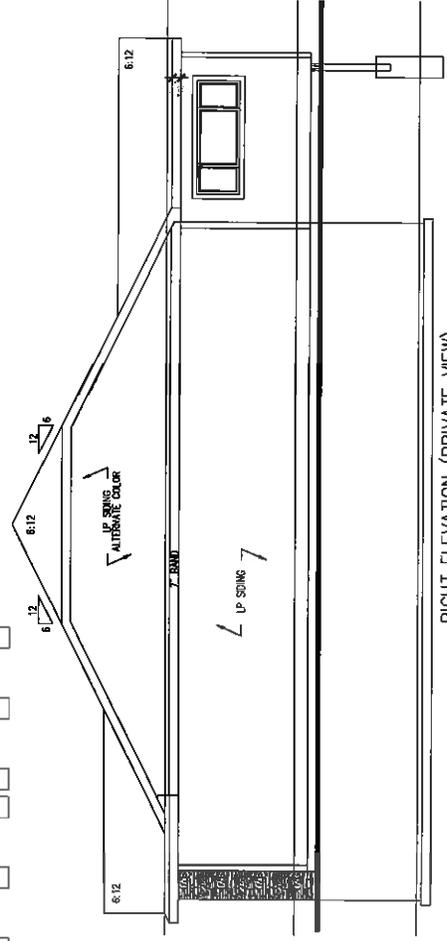
LEFT ELEVATION (PRIVATE VIEW)
SCALE: 1/4" = 1'-0"



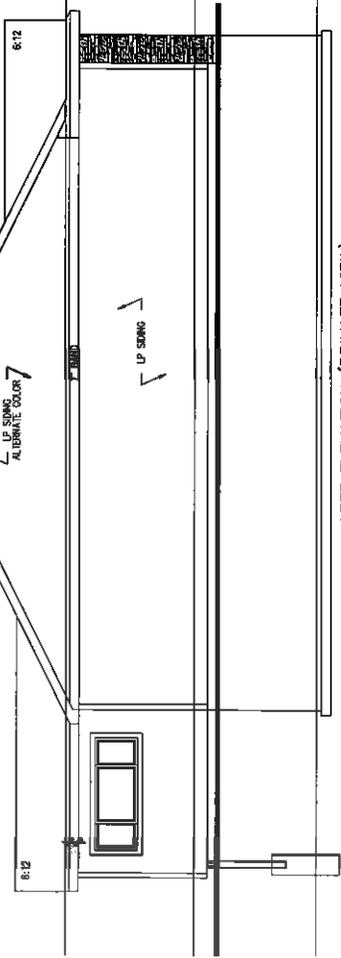
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

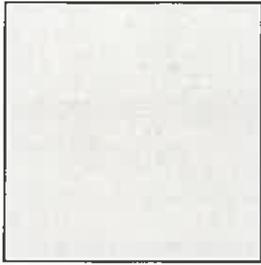


RIGHT ELEVATION (PRIVATE VIEW)
SCALE: 1/4" = 1'-0"

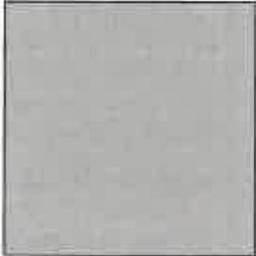


LEFT ELEVATION (PRIVATE VIEW)
SCALE: 1/4" = 1'-0"

GRAY OPTION #1



Eider White SW 7014



Dorian Gray SW 7017



Black Fox SW 7020



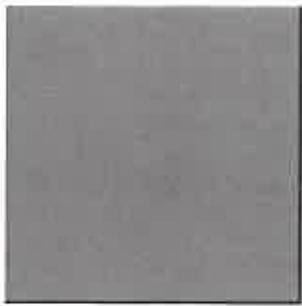
Weathered Edge - KAM McGowen



Certainteed - Moire Black

Windows	White
Garage Door Style	Sonoma
Garage Door Color	White
Garage Door Hardware	n/a
Ext Body Color	Dovetail SW7018
Ext Trim Color	Eider White SW 7014
Ext Stone Color	Weathered Edge - KAM McGowen
Soffit & Fascia Color	Eider White SW 7014
Gutter Color	Eider White SW 7014
Shutter Color	n/a
Front Door Color	Black Fox SW 7020
Shake Color	Black Fox SW 7020
Post Color	n/a
Shingle Color	Certainteed - Moire Black
Blocks, Vents, Electrical Mount	Dovetail SW7018

Gray Option #2



Gauntlet Gray SW 7019



Repose Gray SW 7015



Dorian Gray SW 7017



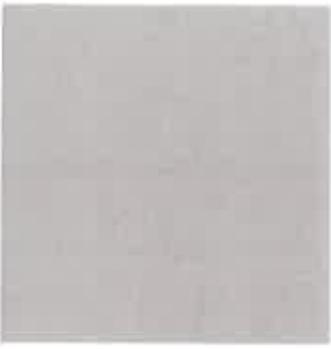
Certainteed - Weathered Wood



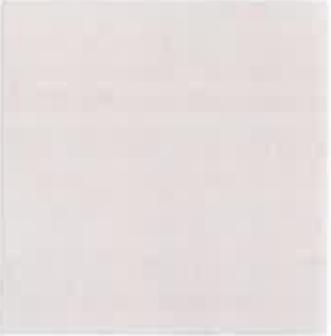
Harrison MTL

Windows	White
Garage Door Style	Ranch
Garage Door Color	Dorian Gray SW 7017
Garage Door Hardware	n/a
Ext Body Color	Gauntlet Gray SW 7019
Ext Trim Color	Repose Gray SW 7015
Ext Stone Color	Harrison MTL
Soffit & Facia Color-	Repose Gray SW 7015
Gutter Color-	Repose Gray SW 7015
Shutter Color	n/a
Front Door Color	Black Fox SW 7020
Shake Color	Black Fox SW 7020
Post Color	n/a
Shingle Color	Certainteed - Moire Black
Blocks, Vents, Electrical Mount	Dovetail SW7018

Brown Option # 1



Functional Gray SW 7024



Alpaca - SW 7022



Well-Bred Brown SW 7027

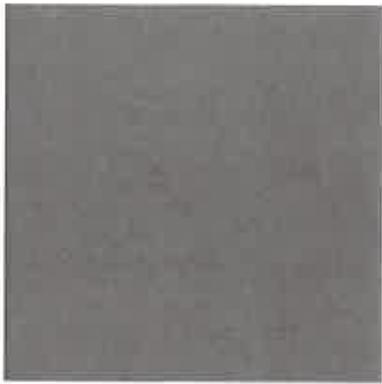


Certainteed - Moire Black



Weathered Edge - Tennessee Cliffs

Windows	Clay
Garage Door Style	Sonoma
Garage Door Color	Functional Gray SW 7024
Garage Door Hardware	n/a
Ext Body Color	Functional Gray SW 7024
Ext Trim Color	Alpaca - SW 7022
Ext Stone Color	Harrison MTL
Soffit & Facia Color-	Repose Gray SW 7015
Gutter Color-	Repose Gray SW 7015
Shutter Color	n/a
Front Door Color	Well-Bred Brown SW 7027
Shake Color	Well-Bred Brown SW 7027
Post Color	n/a
Shingle Color	Certainteed - Moire Black
Blocks, Vents, Electrical Mount	Functional Gray SW 7024



Griffin SW 7026



Backdrop SW 7025



Functional Gray SW 7024



Mountain Ledge Color Taos



Windows	Clay
Garage Door Style	Ranch
Garage Door Color	Functional Gray SW 7024
Garage Door Hardware	n/a
Ext Body Color	Griffin SW 7026
Ext Trim Color	Functional Gray SW 7024
Ext Stone Color	Harrison MTL
Soffit & Facia Color-	Functional Gray SW 7024
Gutter Color-	Functional Gray SW 7024
Shutter Color	n/a
Front Door Color	Backdrop SW 7025
Shake Color	Backdrop SW 7025
Post Color	n/a
Shingle Color	Certainteed - Weathered Wood
Blocks, Vents, Electrical Mount	Griffin SW 7026