

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

Meeting Date: May 23, 2016

Item: West Glen Town Center Specific Plan Amendment, South of Wild Rose lane and east of South Prairie View Drive – Amend Specific Plan to add 48 dwelling units to Building J-2 (a planned parking structure) and add an I-2 Building with 60 dwelling units and structured parking – MRES West Glen Holdings LP – ZCSP-003032-2016

Requested Action: Approval of Amended Specific Plan

Case Advisor: Kara Tragesser, AICP, Planner 

Applicant's Request: MRES West Glen Holdings is requesting an amendment to the Specific Plan for West Glen Town Center to add three stories and 48 dwelling units to building J-2 and add a building I-2 in place of a parking structure to add 60 dwelling units and more structured parking to the development (see Attachment A – Location Map, Attachment B – proposed Specific Plan sketch).

History: The original West Glen Town Center PUD Ordinance was approved August 7, 2000. The Area Development Plan was approved by the City Council February 3, 2003. The West Glen Town Center PUD became a Specific Plan Ordinance March 17, 2003. It has subsequently been amended March 31, 2003, August 16, 2004, May 23, 2005, May 22, 2006, January 29, 2007, September 24, 2007, December 3, 2007, June 16, 2008, and November 15, 2010. The 2008 amendment increased the number of residential units in the I-1 building at the north by allowing the first floor of the building to be converted from retail to residential dwelling space.

City Council Subcommittee: The request for an amendment to the West Glen Town Center Specific Plan to add dwelling units was reviewed by the Development and Planning City Council Subcommittee on April 18, 2016. The Subcommittee was supportive of the request.

Staff Review and Comment: There are no outstanding issues. Staff notes the following:

Residential Dwelling Units and Density: The new residential dwelling units are proposed to be added to Specific Plan parcels I and J on the Specific Plan Sketch. In Parcel J, there already is a building J-2 identified for 15,500 sq. ft. of restaurant and retail uses. The proposed amendment is to add 48 residential units on three additional floors and structured parking (see Attachment C – J-2 building illustration). In Parcel I, the existing sketch plan illustrates a structured parking building adjacent to east of the I-1 building that is now proposed to include structured parking and 60 dwelling units on five floors (see Attachment D – I-2 building illustration).

According to the West Glen Town Center Specific Plan, for Parcels H, I, and J, the zoning identified is Community Commercial. In addition to the Community Commercial uses, Residential High Density district uses are required in the parcels with at least 64 residential units to be located on the second floors of office and retail use (this requirement was met with the residential dwellings in Building I-1). Residential uses may be located on the first floor if the Director of Community Development (Development Services) determines that the residential uses are in character with the intent of this PUD. There is no maximum number of dwelling units identified in the Specific Plan.

However, when the acreage of the parcels where residential uses are located and are proposed to be located is factored into the formula for calculating density, there are proposed to be 262 dwelling units throughout 15.14 acres of property in Parcels H, I, and J, therefore the density of dwelling units per acre is 17.31 units, or 18 units per acre, the top of the range allowed for residential high density development.

Parkland Dedication: Additional areas of parkland have been identified within the development to serve the increased number of residents. These include plaza spaces between the existing Town Center east building and the H-2 and H-3 buildings, as well as plaza spaces development as part of the J-2 and I-2 building. These spaces

will be further detailed in the overlay district site plans that will be part of the approval process for the each building.

Parking: Parking calculations factors for the development have not changed. All proposed dwelling units are to be 1 bedroom/efficiency apartments. A parking study was supplied by the applicant demonstrating sufficient parking availability in the areas of the modifications for the additional dwelling units mainly served by the structured parking.

Traffic: A new traffic study has been completed with the revised land uses. The development as proposed does generate fewer trips than the original trip allocation established for the development. The traffic study does note the following: Since the total trip generation for the area is less than previously analyzed, there is no additional loading on the planned roadway network and the recommendations in the previous studies are still adequate for the major roadways.

Architecture: As with the original specific plan, character images for each major building to establish design elements, materials and building massing are included in a pattern book. Updated images for the new buildings have been provided (see Attachments C and D).

Specific Plan Amendment Ordinance: Provided for review is the text version of the Specific Plan (PUD) ordinance and updated Specific Plan images. Once the document has been reviewed by the Plan and Zoning Commission and City Council, the text and images will be finalized and assembled into the guiding document.

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.

Town Center Overlay District Consistency: The proposed project has been reviewed for consistency with the proposed Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed project is consistent with the Town Center Overlay District Guidelines in that the plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

Noticing Information: On May 13, 2016, notice of the May 23, 2016, Plan and Zoning Commission public hearing was published in the *Des Moines Register*. Notice of this public hearing also was mailed to all surrounding property owners within 370 feet of the subject property affected by these amendments on May 12, 2016.

Staff Recommendations and Conditions of Approval – PUD Ordinance: Based upon the preceding review and a finding of consistency with the Comprehensive Plan and the Town Center Overlay District Guidelines, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the proposed Amendments to the West Glen Town Center Specific Plan Ordinance as they relate to adding dwelling units to the I-2 and J-2 buildings, subject to the applicant meeting all City Code requirements.

Owners: MRES West Glen Holdings LP
16910 Frances Street, Suite 200
Omaha NE 68130
Mark Holmes
402-934-6132
mark@metronicres.com

Applicant: Same as Owner

Applicant's Representatives: Confluence
525 17th Street
Des Moines IA 50309
Chris Shires
515-288-4875
cshires@thinkconfluence.com

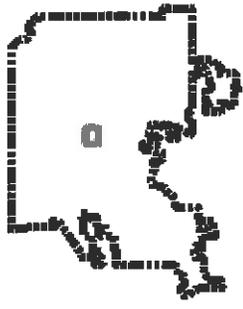
Attachments:

- Attachment A - Location Map
- Attachment B - West Glen Town Center Specific Plan Sketch
- Attachment C - Building I-2 Illustration
- Attachment D - Building J-2 Illustration
- Attachment E - Plan and Zoning Commission Resolution PUD Amendments
 - Exhibit A - Conditions of Approval (none)
 - Exhibit B - Proposed Specific Plan Ordinance Amendment

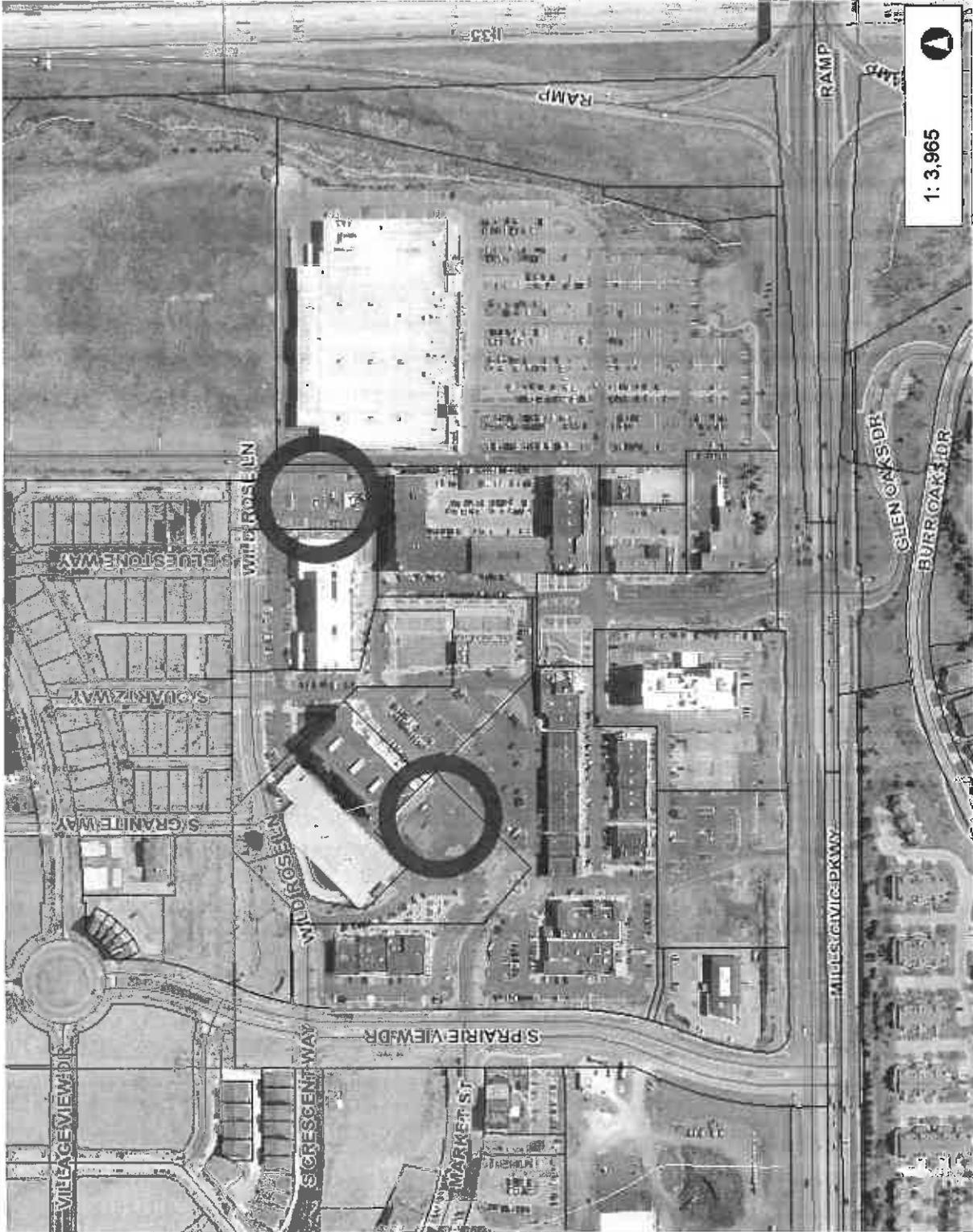
West Glen Town Center Location Map



City of West Des Moines



Legend
□ Parcels



1: 3,965

660.8 Feet

330.42

0

660.8

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

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa



① SOUTHWEST VIEW



② SOUTHEAST VIEW



③ NORTHEAST VIEW



④ NORTHWEST VIEW

WEST GLEN SPECIFIC PLAN
I-2 BUILDING
WEST DES MOINES, IOWA
04-28-2016

simonson
SIMONSON & ASSOCIATES ARCHITECTS LLC
1000 WEST 14TH STREET, SUITE 100
DES MOINES, IOWA 50319
PH: 515.281.5655 WWW.SIMONSONARCH.COM

PROJECT NO. 16-001
DATE: 04/28/16
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN
SHEET NO. 01 OF 01

SAW 07138A



① NORTHWEST VIEW



② SOUTHWEST VIEW



③ SOUTHEAST VIEW



④ NORTHEAST VIEW

WEST GLEN SPECIFIC PLAN
J-2 BUILDING
WEST DES MOINES, IOWA
04-28-2016

9A08 0718A

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simonson
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RESOLUTION NO. PZC-

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AMENDMENTS TO THE WEST GLEN TOWN CENTER SPECIFIC PLAN (PUD #62) TO ADD 48 DWELLING UNITS TO BUILDING J-2 (A PLANNED PARKING STRUCTURE) AND ADD AN I-2 BUILDING WITH 60 DWELLING UNITS AND STRUCTURED PARKING

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, MRES West Glen Holdings, LP has requested approval to amend the West Glen Town Center Specific Plan (PUD #62) to add 48 dwelling units to Building J-2 and add an I-2 building with 60 dwelling units and structured parking;

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 hearing to consider the application to amend the PUD ordinances;

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 for this hearing or as amended orally at the hearing are adopted.

SECTION 2. The ordinance amendment to West Glen Town Center Specific Plan (PUD #62) is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, 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, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

Recording Secretary

**EXHIBIT A
CONDITIONS OF APPROVAL**

None

Prepared by: KTragesser, Development Services City of West Des Moines PO Box 65320, West Des Moines, IA 50265
Return To: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265

ORDINANCE #

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA 2014, AND WEST GLEN TOWN CENTER SPECIFIC PLAN #62, ORDINANCES NOS. 1514, 1593, 1632, 1687, 1724, 1780, 1792, 1806, AND 1887 ACCORDING TO TITLE 9, ZONING, CHAPTER 9, PLANNED UNIT DEVELOPMENT DISTRICT, PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1: AMENDMENT: Ordinance Nos. 1514, 1593, 1632, 1687, 1724, 1780, 1792, 1806, and 1887 “West Glen Town Center” Section 4, Land Use Design Criteria, Subsection E, Parcels H, I, J, and K, is hereby amended adding language in bold, italicized text and removing strikethrough, highlighted text as follows:

1. Allowed Uses: Uses allowed within parcels H, I, J and K are those set forth in Title 9 of the City Code for the Community Commercial zoning district (CMC). In addition to the uses of CMC, residential high-density district uses will also be required in parcels H, J, and I with at least sixty four (64) residential units to be located on the ~~second and third~~ floors above office, and retail, and structured parking garage uses, not to exceed an overall density among parcels H, J, and I of 18 dwelling units per acre. Residential uses may be located on the first floor if the director of community development determines that the residential uses are in character with the intent of this PUD. The following uses listed in the zoning ordinance as allowed uses in the community commercial district (CMC) shall be prohibited in parcels H, I, J and K:
 - a. Two (2) drive-up uses shall be allowed permitted conditionally (PC) within parcel K if the following criteria are met:
 - (1) Speaker boxes may only be located next to teller/pick up windows and the noise admitted should be at a level that does not disrupt the street level pedestrian.
 - (2) Drive-throughs shall be placed at the rear or side of the building and should be designed to avoid pedestrian conflicts.
 - (3) Drive-through design shall work to integrate the drive-through bay with the main building design.
 - (4) If the drive-through is accessed by a vehicle on the parking lot side of the building, it may have no more than two (2) drive-through bays. If the drive-through is accessed by the pedestrian on main street, no more than one drive-through bay.

- b. Any use involving the sale of gasoline products - SIC 554 and part of SIC 541
 - c. Any automotive or vehicular repair, services and parking - SIC 75.
2. **Setbacks:** Primary and accessory building setbacks from West Glen Town Center's exterior property line shall be set back thirty feet (30'). Buildings shall be set back zero feet (0') from any internal parcel or property line and zero feet (0') from any building within these parcels.
 3. **Open Space:** See section 062-03 of this ordinance.
 4. **Architecture:** See section 062-14 of this ordinance.
 5. **Outdoor Use Areas:** Outdoor use areas, such as dining areas, gathering and sitting areas, etc., shall be encouraged. Light standards shall be limited to a maximum of twenty five feet (25') in height. Bicycle parking, as determined by the director of community development shall be provided.
 6. ~~I-1 Building Structured Parking Garages Private Parking: A parking garage is allowed adjacent to the I-1 building.~~ **Structured parking garages are allowed in Parcels H, I, and J. Residential units may be located on the floors above the structured parking. Retail and office uses may be incorporated as part of the first/ground floor of the structure.**

In the event the residential units in any building are to be owner-occupied, parking spaces in the nearest structured parking garage will be required to be reserved for each unit to meet covered parking requirements for owner-occupied units. In the event the apartment units in the I-1 building are converted to owner-occupied condominiums, parking spaces in the I-1 building parking garage shall be reserved for I-1 building residents to meet covered parking requirements for owner-occupied units.

- a. One space will be reserved for each residential unit. Said space shall count one hundred percent (100%) towards the total number of parking spaces required.
- b. The parking garage must be designed such that parking spaces reserved for ~~I-1 building~~ residential units can be segregated from other parking spaces. Reserved spaces must not be accessible by the general public.
- c. Reservation of spaces for ~~the I-1 building~~ residential units may not cause the commercial portions of West Glen Town Center to fall below the one space per three hundred (300) square feet of gross floor area requirement stated in section 062-03 of this ordinance.
- d. Reserved parking spaces for the ~~I-1 building~~ residential units must be covered stalls located on the first floor/ground level or the second floor if the first floor/ground level is filled with reserved spaces.

SECTION 2: AMENDMENT: Ordinance Nos. 1514, 1593, 1632, 1687, 1724, 1780, 1792, 1806, and 1887 "West Glen Town Center" Exhibit C, Specific Plan Map and Illustrations are hereby amended by repealing sheets SP-2, SP-3, SP-4, T-1, A2.4, and replacing those with the sheets attached to this ordinance as Exhibit A.

SECTION 3: VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in 1-4-1 of the City Code of the City of West Des Moines, Iowa.

SECTION 4: OTHER REMEDIES. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

SECTION 5: SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 6: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved this ____ day of _____, 2016.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____, 2016.

Ryan T. Jacobson
City Clerk

West Glen Parking Requirements 03-25-2016									
PUD Parking Standards: (Restaurants = 1 / 200 SF) (All Other Uses = 1 / 500 SF) (Hotel = 1 / room) (Apt = 1 / unit)									
Building	Building Type	Square Feet/Units	Parking Spaces Required		Parking Spaces Provided	Summary by PUD Parcel			
			Sub Totals	Totals					
C	Discount Superstore	175,000 SF	584	584	762	C: R 584, P 762 (+178)			
D	Specialty Retail	10,788 SF	36	36		D: R 36, P 29 (-7)			
E	Specialty Retail	2,978 SF	10	24	58	E: R 24, P 29 (+5)			
F	Apparel Store	3,947 SF	14	66	49	F: R 66, P 49 (-17)			
G	Specialty Retail	19,750 SF	66	180	186	G: R 180, P 186 (+6)			
	Hotel	180 Rooms	180	180					
	General Office	36,230 SF	121						
H-1	Specialty Retail	55,210	184						
	Apartments	63 Units	63	429	434	H: R 429, P 434, D +5			
H-2	High Turnover Restaurant - Planned	5,022 SF	26						
H-3	High Turnover Restaurant	6,978 SF	35						
I-1	Apartments	91 Units	91	151	158	I: R 151, P 158, D+7			
I-2	Apartments - New Proposal	60	60						
J-1	General Office	75,000 SF	250						
	Specialty Retail	25,000 SF	84						
J-2	Specialty Retail - Planned	15,900 SF	53						
	Apartments - New Proposal	48	48	622	628	J: R 622, P 628, D+6			
J-3	High Turnover Restaurant	8,537 SF	43						
	Drinking Place	6,454 SF	33						
J-4	High Turnover Restaurant	5,287 SF	26						
	General Office	9,853 SF	33						
	Specialty Retail	15,456 SF	52						
K-1	Specialty Retail	2,431 SF	9						
	High Turnover Restaurant	8,854 SF	45						
K-2	Restaurant (Sit Down Quality)	2,112 SF	11						
	Retail	11,608 SF	39	205	199	K: R 199, P 199, D+4			
K-3	Drinking Place	7,318	37						
	Coffee Shop w/ drive-thru	1,847 SF	10						
K-4	Specialty Retail	2,527 SF	9						
	Fast-Food w/ drive-thru	1,506 SF	8						
K-5	General Office	2,965 SF	10						
	Specialty Retail	7,973 SF	27						
M + N	Restaurant	9,723 SF	49	49	56	M+N: R 49, P 56, D+7			
L	General Office	8,000 SF	27	51	34	L: R 51, P 34 (-17)			
	Bank	7,000 SF	24						
	Grand Total:		2397	Required	2564	Provided			
						Grand Total Balance			
						167			

Micronic Ownership
Sub Total Provided 1475
Sub Total Required 1455
Sub Total Balance 19

DATE	04.15.19
SCALE / REVISION	
SPECIFIC PLAN SUBMITTAL	
DATE	07.18.18
BY	BJW
PROJECT	WEST GLEN TOWN CENTER
ARCHITECTURE	



② SOUTHWEST VIEW



① NORTHEAST VIEW



③ NORTHWEST VIEW



④ SOUTHEAST VIEW

WEST GLEN SPECIFIC PLAN
J-2 BUILDING
WEST DES MOINES, IOWA

simonson
 SIMONSON & ASSOCIATES ARCHITECTS LLC
 1217 TREGARDT AVENUE, SUITE 117, DES MOINES, IA 50319

DESIGNED BY: SIMONSON & ASSOCIATES ARCHITECTS, LLC
 ARCHITECT: SIMONSON & ASSOCIATES ARCHITECTS, LLC
 PROJECT: WEST GLEN TOWN CENTER
 DATE: 07/18/18
 SCALE: AS SHOWN
 DRAWN BY: BJW
 CHECKED BY: [REDACTED]

Date	OCT 18 16
Issue / Revision	1596 / Revision
Sheet Title	SPECIFIC PLAN SUBMITTAL
Project No.	1596
Client	WEST GLEN
Architect	ARCHITECTURE
Scale	AS SHOWN
Drawn By	BLM
Checked By	BLM



① **SOUTHEAST VIEW**



② **NORTHWEST VIEW**



③ **SOUTHWEST VIEW**



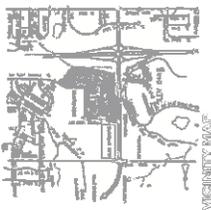
④ **NORTHEAST VIEW**

simonson
 SIMONSON & ASSOCIATES ARCHITECTS LLC

The architect has been selected by the Board of Directors of the West Glen Town Center, Inc. to provide architectural services for the West Glen Town Center, Inc. The architect's services are limited to the design and construction of the building and do not include any other services. The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by any other source.

WEST GLEN SPECIFIC PLAN
 I-2 BUILDING
 WEST DES MOINES, IOWA

REVISED SPECIFIC PLAN - 2016 WEST GLEN TOWN CENTER



LEGAL DESCRIPTION
 WEST GLEN TOWN CENTER, PART OF LOT 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PHASING
 PHASE 1
 PHASE 2
 PHASE 3
 PHASE 4

EXISTING/PROPOSED ZONING
 EXISTING ZONING: COMMERCIAL
 PROPOSED ZONING: COMMERCIAL

NOTES:
 1. ALL PROPOSED STRUCTURES ARE TO BE LOCATED WITHIN THE PHASING AREAS.

- LEGEND**
- OWNER APPLICANT
 - OWNERS WITHIN PUD
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PARKLAND DEDICATION SUMMARY

- PHASE 1: 0.05 ACRES
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- PHASE 100: 0.05 ACRES

OWNER APPLICANT
 WEST GLEN TOWN CENTER, LLC
 1717 IYERSON AVENUE, SUITE 117
 DES MOINES, IOWA 50319

OWNERS WITHIN PUD
 WEST GLEN TOWN CENTER, LLC
 1717 IYERSON AVENUE, SUITE 117
 DES MOINES, IOWA 50319

