VICINITY MAP

NOT TO SCALE

OWNER / APPLICANT:

PAVILION PARK, LC
CONTACT: NICK HALFHILL
9550 HICKMAN ROAD, SUITE 100
CLIVE, IA 50325
PH: 515-986-5994

LEGAL DESCRIPTION:

THE WEST HALF OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN LYING SOUTH OF THE INTERSTATE 80 RIGHT OF WAY AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10

EXCEPT WHISPER RIDGE PLAT 2, AN OFFICIAL PLAT

AND

EXCEPT THE INTERSTATE 80 EXCESS AREA ON THE EAST SIDE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AS SHOWN ON THE IOWA DEPARTMENT OF TRANSPORTATION GRAPHIC EXHIBIT PLAT 1 OF 2 WITH PROJECT NUMBER I-IG-80-3(12)121

ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 264.63 ACRES MORE OR LESS.

COMPREHENSIVE PLAN:

EXISTING:

OF: OFFICE
SC: SUPPORT OFFICE
HD: HIGH DENSITY RESIDENTIAL
OS: OPEN SPACE

PROPOSED:

OF: OFFICE
MU: MIXED USE
SF: SINGLE FAMILY RESIDENTIAL
MD: MEDIUM DENSITY RESIDENTIAL

ZONING:

EXISTING:

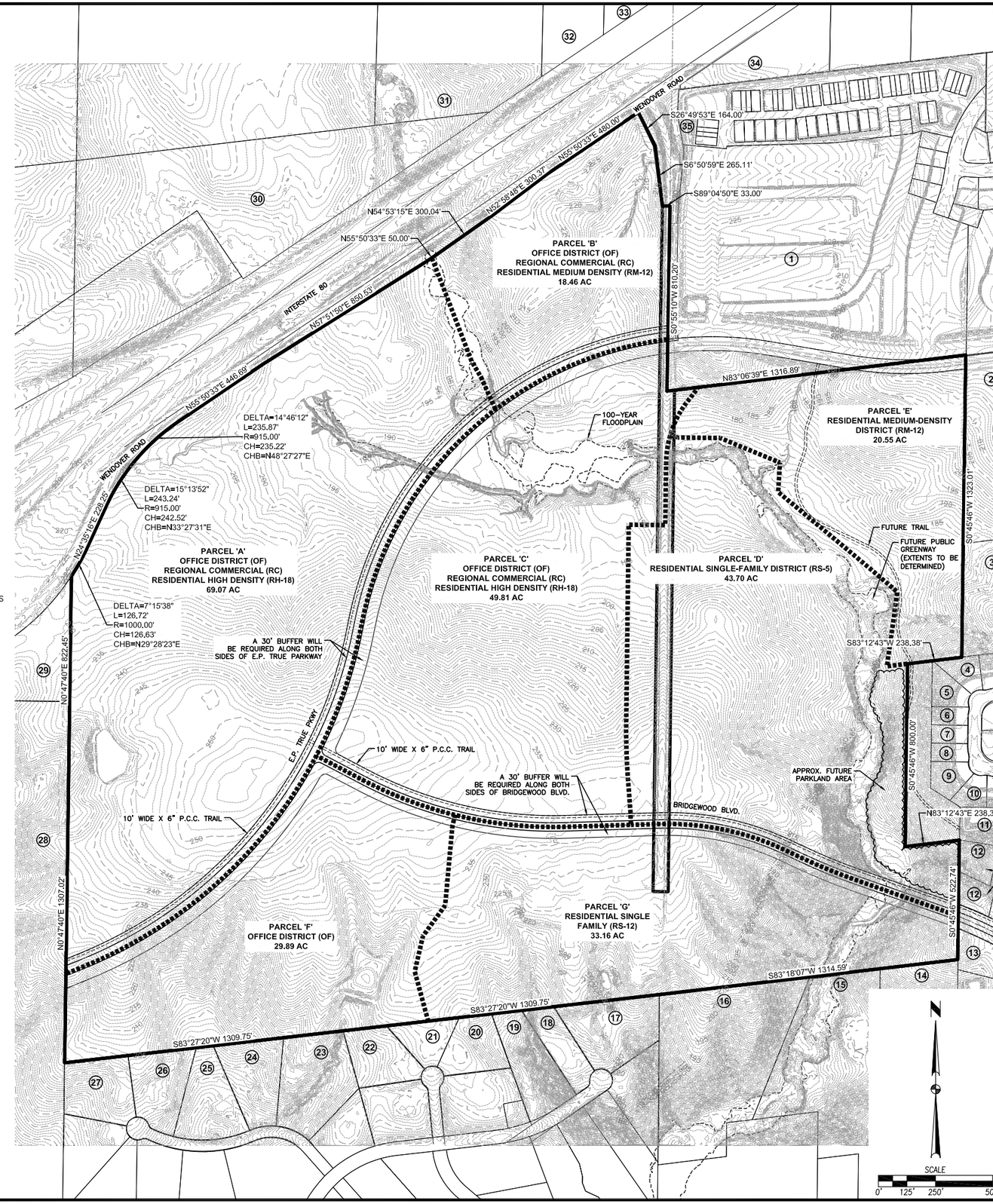
UNZONED

PROPOSED:

PUD: PLANNED UNIT DEVELOPMENT DISTRICT W/ UNDERLYING OFFICE DISTRICT (OF), REGIONAL COMMERCIAL (RC), RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-5 & RS-12), RESIDENTIAL MEDIUM-DENSITY DISTRICT (RM-12) AND RESIDENTIAL HIGH-DENSITY DISTRICT (RH-18)

ADJACENT PROPERTY

1. DELLA VITA, LLC
   ZONING: DELLA VITA PUD
   COMP PLAN: MEDIUM DENSITY RESIDENTIAL & SINGLE FAMILY RESIDENTIAL
2. ROBEL, LINDA M 2010 TRUST U/A/D MAY13, 2010
   ROBEL, LINDA M, ASOA, AS TRUSTEE
   ZONING: UNZONED
   COMP PLAN: MEDIUM & HIGH DENSITY RESIDENTIAL
3. LARSON, JON L & PAULA K JTRS
   ZONING: UNZONED
   COMP PLAN: MEDIUM DENSITY RESIDENTIAL
4. WILSON, LONNY L & KAY L JTRS
   ZONING: RS-7
   COMP PLAN: SINGLE FAMILY & OPEN SPACE
5. FREYMANN, ANDREW P & LESLIE A
   ZONING: RS-7
   COMP PLAN: SINGLE FAMILY & OPEN SPACE
6. AMERICAN HERITAGE HOMES, LLC
   ZONING: RS-7
   COMP PLAN: SINGLE FAMILY & OPEN SPACE
7. KOCH, BRENTON B
   ZONING: RS-7
   COMP PLAN: SINGLE FAMILY & OPEN SPACE
8. BOHNENKAMP, PATRICK A & MICHELLE K JTRS
   ZONING: RS-7
   COMP PLAN: SINGLE FAMILY & OPEN SPACE
9. BURRIER, GARRETT & KIMBERLY JTRS
   ZONING: RS-7
   COMP PLAN: SINGLE FAMILY & OPEN SPACE
10. JENNINGS, DANIEL & COURTNEY K JTRS
    ZONING: RS-7
    COMP PLAN: SINGLE FAMILY
11. WHISPER RIDGE TWO OWNERS ASSOCIATION INC
    ZONING: RS-7
    COMP PLAN: SINGLE FAMILY
12. WEST DES MOINES CITY OF
    ZONING: RS-7
    COMP PLAN: SINGLE FAMILY
13. MEKSAY, WATSARACHAI & JOY JTRS
    ZONING: RS-7
    COMP PLAN: SINGLE FAMILY
14. CUNNINGHAM, STEPHEN P & MI KYUNG Z JTRS
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
15. HOCKER, STEVEN & KARLA JTRS
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
16. LACEY, DAVID L & SARAH E JTRS
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
17. SKOGLUND, ROY G
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
18. SORENSEN, CHRISTOPHER J
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
19. FANDRICH, JOHN T
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
20. WEBER, MARLIN & SHARON JOINT REVOCABLE TRUST
    WEBER, MARLING & SHARON K TRUSTEES
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
21. KREBER, BONITA TRUST KREBER, BONITA TRUSTEE
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
22. LEFLER, WILLIAM F & ROSEMARY J JTRS
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
23. GRUSS, MARK T & NATALIE J JTRS
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
24. JOHNSON, KEVIN & STEPHANI JTRS
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
25. SWANSON, ALISON & ERIC JTRS
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
26. BLAZICEK, DALE A & LINDA E JTRS
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
27. ELDRIDGE, SCOTT R & BRENDA JTRS
    ZONING: UNZONED
    COMP PLAN: LOW DENSITY RESIDENTIAL
28. ETZEL, ROBERT F TRUSTEE
    ETZEL, ROBERT F LIVING TRUST
    ZONING: UNZONED
    COMP PLAN: OFFICE & SUPPORT COMMERCIAL
29. WENDOVER LAND, LLC
    ZONINGI UNZONED
    COMP PLAN: SUPPORT COMMERCIAL
30. GOODALL, CHARLES F & CHERYL A JTRS
    ZONING: UNZONED
    COMP PLAN:
31. CROSS, WILLIAM G & MARY M JTRS
    ZONING: UNZONED
    COMP PLAN:
32. OSTRNDER, DOUGLAS J & MARCY L JTRS
    ZONING: UNZONED
    COMP PLAN:
33. COONS, JAMES & WANDA REVOCABLE LIVING TR 7/8/15
    COONS, JAMES & WANDA SETTLORS & PRIMARY TRUSTEES
    ZONING: UNZONED
    COMP PLAN:
34. STOTTLEMYER, ROBYN RAE LEE
    ZONING: UNZONED
    COMP PLAN: MEDIUM DENSITY RESIDENTIAL
35. DELLA VITA TOWNHOME ASSOCIATION
    ZONING: DELLA VITA PUD
    COMP PLAN: MEDIUM DENSITY RESIDENTIAL & SINGLE FAMILY RESIDENTIAL



City of West Des Moines
Comprehensive Plan Amendment/Rezoning
Pavilion Park
Plan & Zoning Commission: February 24, 2020
City Council: March 2, 2020 & March 16, 2020
Case #: CPA-004486-2019/ZC-004486-2019

APPROVED
THE CITY OF WEST DES MOINES
APPROVED

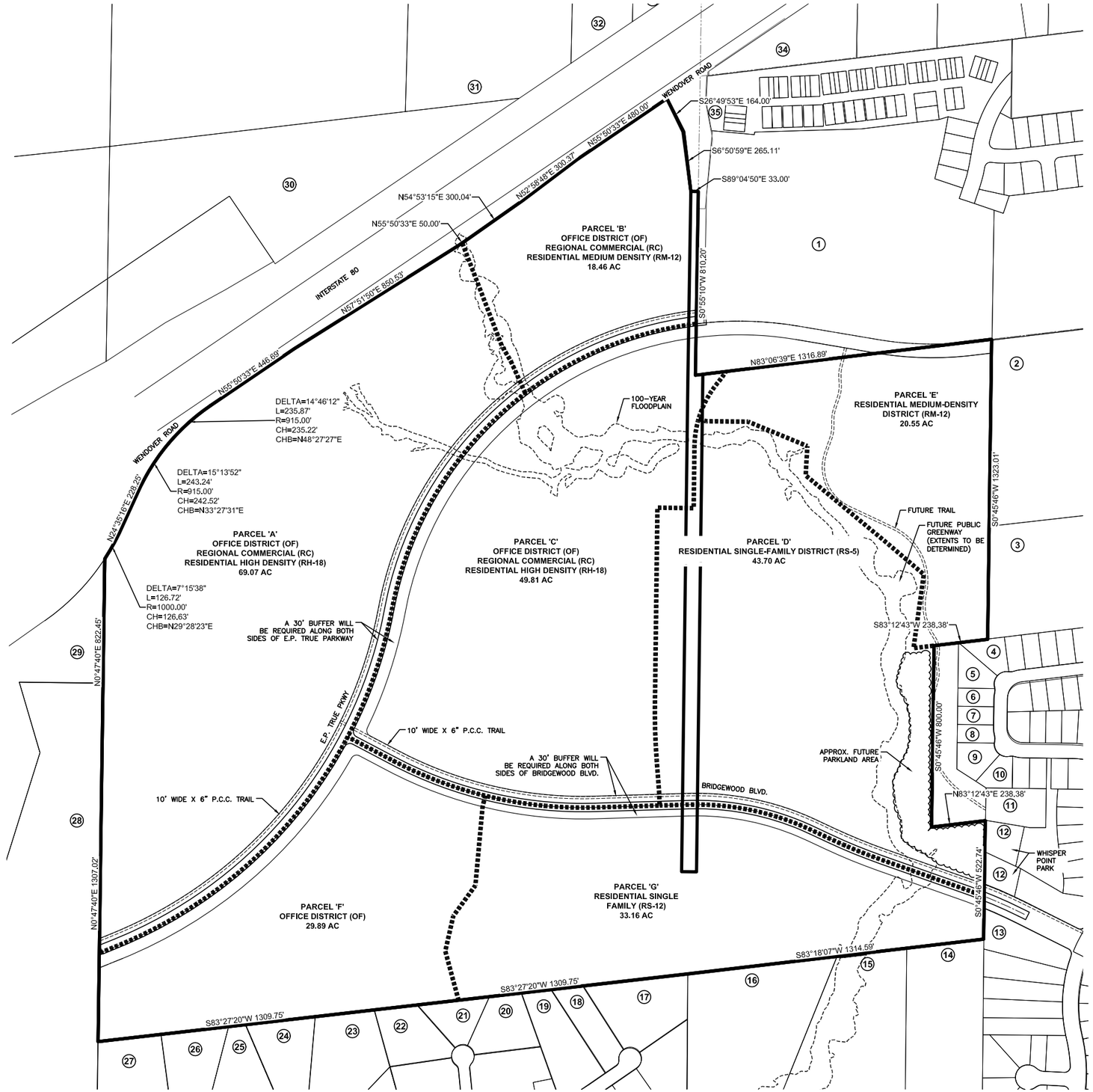
REVISIONS	DATE
4TH SUBMITTAL	01/27/20
3RD SUBMITTAL	11/25/19
2ND SUBMITTAL	10/24/19
1ST SUBMITTAL	08/16/19

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: JWM
CIVIL DESIGN ADVANTAGE

PAVILION PARK
PUD SKETCH PLAN
WEST DES MOINES, IOWA

1904.210

FILE: H:\2019\1904210\DWG\1904210-PUD REZONING EXHIBIT.DWG
LAYOUT: 1 DATE PLOTTED: 2/10/2020 2:22 PM
PLOTTED BY: GRAE HEROLD
TECH:
COMMENT:
ENG:



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PAVILION PARK
PUD SKETCH PLAN

WEST DES MOINES, IOWA

1904.210

FILE: H:\2019\1904210\DWG\1904210-PUD REZONING EXHIBIT.DWG
PLOT DATE: 2/27/2020 PLOT SCALE: 1:1 PLOTTED BY: GRAE HEROLD
TECH: ENG: COMMENT: