

★ **Roll Call Number**

**Agenda Item Number**

.....  
January 7, 2008

**Date** .....

17

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held December 20, 2007, the members voted 11-1 in support of a motion to **APPROVE** the request from HDR Land Development, LLC (owner) represented by Matt DeMey (officer) for approval of a preliminary subdivision plat for "Woods of Copper Creek Plat I" for property located in the vicinity of 4680 NE 23<sup>rd</sup> Street subject to the following conditions:

1. Compliance with all administrative review comments by the Permit and Development Center.
2. Provision of one 1-1/2" caliper street tree, one ornamental tree in each front yard, and one minimum 1-1/2"-caliper overstory tree in the rear yard per lot.
3. Lots 11, 12, 32, and 38 shall be reconfigured to reduce the narrow points.

MOVED by \_\_\_\_\_ to receive and file.

FORM APPROVED:

\_\_\_\_\_  
Roger K. Brown  
Assistant City Attorney

NOTE: The final subdivision plat will be submitted for City Council approval at a later date.

(13-2008-1.23)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

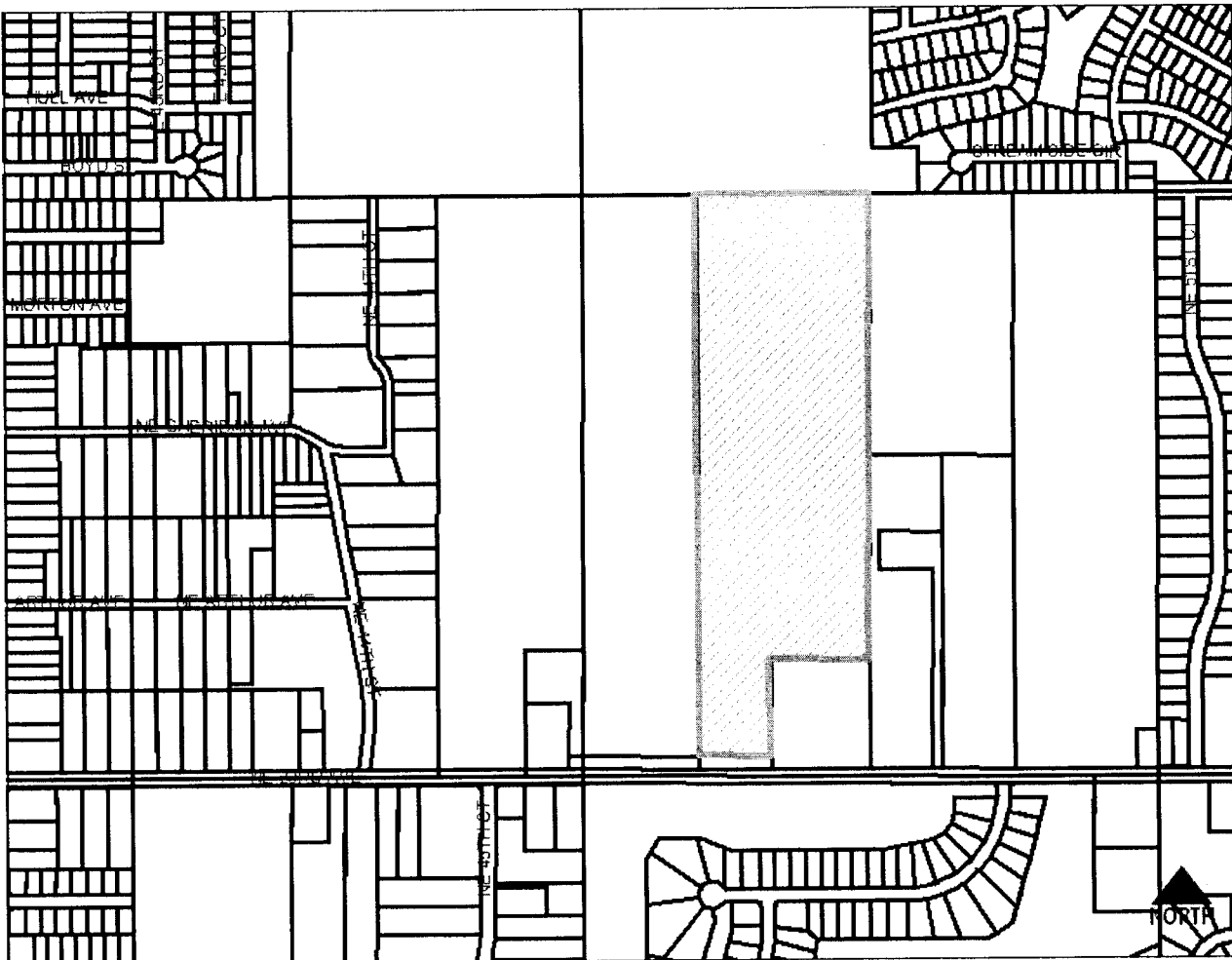
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

17

Request from HDR Land Development, LLC (owner) represented by Matt DeMey (officer) for review and approval of a preliminary subdivision plat, "Woods of Copper Creek Plat I" located in the vicinity of 4680 NE 23 <sup>rd</sup> Street.				File #	
				13-2008-1.23	
Description of Action		Review and approval of "Woods of Copper Creek Plat I" preliminary subdivision plat.			
2020 Community Character Plan		Low-Density Residential and Medium-Density Residential			
Horizon 2025 Transportation Plan		No Planned Improvements			
Current Zoning District		"PUD" Planned Unit Development			
Proposed Zoning District		N/A			
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition
Inside Area					
Outside Area		N/A	N/A	N/A	N/A
Plan and Zoning Commission Action	Approval	11-1	Required 6/7 Vote of the City Council	Yes	
	Denial			No	N/A

Woods of Copper Creek Plat 1 - Preliminary Plat - 4680 NE 23rd Avenue 13-2008-1.23



Date 1/7/08  
 Agenda Item                       
 Roll Call #                     

January 7, 2008

Honorable Mayor and City Council  
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held December 20, 2007, the following action was taken:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 11-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
David Cupp	X			
Shirley Daniels	X			
Dann Flaherty	X			
Bruce Heilman				X
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz				X
Kaye Lozier	X			
Jim Martin	X			
Brian Millard	X			
Mike Simonson	X			
Kent Sovern				X
Tim Urban		X		
Marc Wallace	X			

in support of a motion to **APPROVE** the request from Land Development, LLC (owner) represented by Matt DeMey (officer) for approval of a preliminary subdivision plat for "Woods of Copper Creek Plat I" for property located in the vicinity of 4680 NE 23<sup>rd</sup> Street subject to the following conditions: (13-2008-1.23)

1. Compliance with all administrative review comments by the Permit and Development Center.
2. Provision of one 1-½" caliper street tree, one ornamental tree in each front yard, and one minimum 1-½"-caliper overstory tree in the rear yard per lot.
3. Lots 11, 12, 32, and 38 shall be reconfigured to reduce the narrow points.

**STAFF RECOMMENDATION AND BASIS FOR APPROVAL**

Staff recommends approval of the submitted preliminary subdivision plat subject to the following conditions:

1. Compliance with all administrative review comments by the Permit and Development Center.
2. Provision of one 1-½" caliper street tree, one ornamental tree in each front yard, and one minimum 1-½"-caliper overstory tree in the rear yard per lot.



CITY PLAN AND ZONING COMMISSION  
 ARMORY BUILDING  
 602 ROBERT D. RAY DRIVE  
 DES MOINES, IOWA 50309 -1881  
 (515) 283-4182

ALL-AMERICA CITY  
 1949, 1976, 1981  
 2003

3. Lots 11, 12, 32, and 38 shall be reconfigured to reduce the narrow points.

## STAFF REPORT

### I. GENERAL INFORMATION

1. **Purpose of Request:** The preliminary plat provides 102 lots for single-family residential development in accordance with the Woods of Copper Creek PUD Conceptual Plan. The lots being platted at this time are on the easternmost parcel of the PUD, with the balance being platted as outlots (R, S, T, U, and V) for future single-family residential lots. Development of these outlots are subject to a future amendment of this plat. Outlots W and X are reserved for future multiple-family residential development. Development of these areas with multiple-family residential uses are subject to an amendment of the Woods of Copper Creek PUD Conceptual Plan.

In accordance with the PUD Conceptual Plan, 43 lots have a minimum lot width of 70' and minimum lot area of 8,750 square feet and 59 lots have a minimum lot width of 60' and minimum lot area of 7,500 square feet. The plat provides multiple preservation easements within the rear of many of single-family residential lots to protect existing vegetation and natural drainage ways (17.5% of the overall 111-acre development).

2. **Size of Site:** 111 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** Agriculture and open space.
5. **Adjacent Land Use and Zoning:**
  - North* – "S" Suburban (Polk County); Use is agricultural production.
  - South* – "R-3" (Pleasant Hill); Use is the Copper Creek golf course community with a mix of single-family and townhome dwellings.
  - East* – "S" Suburban (Polk County); Uses are a single-family dwelling and agricultural production.
  - West* – "S" Suburban (Polk County); Uses are single-family dwellings.
6. **General Neighborhood/Area Land Uses:** The subject property is located in an undeveloped area of agricultural land on the north side of Easton Avenue.
7. **Applicable Recognized Neighborhood(s):** N/A.
8. **Relevant Zoning History:** On September 10, 2007, the subject property was rezoned from the "A-1" Agricultural District to the "PUD" Planned Unit Development District and the Woods of Copper Creek PUD Conceptual Plan was approved.
9. **2020 Community Character Land Use Plan Designation:** The single-family residential portions are designated as Low Density Residential while the outlots along Easton Boulevard are designated as Low/Medium-Density Residential, which allows for a maximum density of 12 dwelling units per acre. Development of these areas are subject to a future PUD Concept Plan amendment

- 10. Applicable Regulations:** The Commission shall determine if such preliminary plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

## II. ADDITIONAL APPLICABLE INFORMATION

- 1. Natural Site Features:** The subject property consists of rolling hills with significant vegetation along drainage ways and fence lines along the south, west, and north. The plat protects the majority of the vegetation and natural drainage ways through provision of conservation easements within the rear of many of single-family residential lots. There are four areas on the plat where it is necessary to disturb vegetation in order to provide street connectivity and a stormwater detention basin.

A survey of all trees over 6" in caliper indicates that 198 trees (totaling 2,985 caliper inches) will be removed to accommodate streets and building envelopes. Of these, 101 trees (totaling 1,418 caliper inches) are of species that are considered "desirable", such as maple, oak, hackberry, and black cherry. To mitigate the loss of these trees, staff recommends provision of one 1-½" caliper street tree, one ornamental tree in each front yard, and one minimum 1-½"-caliper overstory tree in the rear yard per lot.

- 2. Drainage/Grading:** The plat states that the builder owner is responsible for lot maintenance, erosion control and adhering to all EPA and DNR standards during construction. The stormwater management plan directs stormwater through stormwater surface flowage easements to a detention basin in the western portion of the site. The stormwater management plan must be approved as part of the Final Plat.
- 3. Utilities:** The plat connects to the sanitary trunk sewer crossing the site and the 6" water main in NE 23rd Avenue (Easton Blvd).
- 4. Landscaping & Buffering:** The plat proposes one tree on each lot and one street tree for each lot. To mitigate the loss of several mature trees on the site, staff recommends provision of one 1-½" caliper street tree, one ornamental tree in each front yard, and one minimum 1-½"-caliper overstory tree in the rear yard per lot.

The plat states that low-level shrubs will be provided within all landscape islands within cul-de-sacs and traffic circles. These landscape areas would be planted by the developer and owned and maintained by a homeowners association.

- 5. Trail System:** The PUD Conceptual Plan provides an 8'-wide north/south recreational trail across the entire development that would be along the east side of the westernmost north/south street. This trail is not located within the area being platted at this time.
- 6. Traffic/Street System:** The plat demonstrates a network of streets including one main north/south connection. Turnarounds are provided at all street stubs over 150' in length. The plat indicates that 4'-wide sidewalks shall be provided along both sides of all public streets.

The plat provides a traffic circle in the north 4-way intersection of the eastern collector street. The plat also allocates half of the 80' ROW needed for NE 23rd Avenue and provides a 37' width pavement on the street at NE 23rd to allow a 150'-long left-turn lane and taper back to 31' width.

- 7. Architectural Guidelines:** The plat includes the architectural guidelines as approved in the Woods of Copper Creek PUD Conceptual Plan. The same single-family dwelling plan shall not be built on adjacent lots and that each single-family dwelling unit shall have a private garage, whether attached or detached. It also states that all detached structures shall mimic and complement the main structure's architecture and style. It also indicates that the windows on the street facade of any single-family dwelling shall have either shutters on each side or trim border not less than 4" in width. The plat states that siding materials shall be masonry (brick or stone), vinyl (at least 40 mills thick), cedar, or hardi-plank siding.

The plat states that the front elevation of each single-family home constructed must contain one of the following: a front porch of not less than 60 square feet, or stone or brick masonry siding equal to a minimum of 1/3 of the first floor. Roofing materials shall be asphalt-type architectural shingles or cedar shakes.

Minimum building floor areas for 1-story single-family dwellings shall be 1,200 square feet excluding basement and minimum building floor areas for 1-½-story and 2-story single-family residential shall be 1,400 square feet excluding basement.

- 8. Additional Information:** Staff believes that Lots 11, 12, 32, and 38 should be reconfigured to eliminate the narrow points for long-term property maintenance purposes.

## SUMMARY OF DISCUSSION

Mike Ludwig: Presented staff report and recommendation.

Matt Walker, Civil Design Advantage, 5501 NW 112<sup>th</sup> St., Suite G, Grimes, Iowa 50111: Presented illustrations and explained the subject request and noted by designing the development around the tree drainage way they were able to save a substantial portion of the trees on the site. Indicated they had reviewed the staff recommendation and comments and were agreeable with the conditions.

Tim Urban: Expressed concern with the lack of a definitive description of what trees would be removed as a result of the concept plan and concerned that the purpose of identifying mature, quality vegetation was to get the developer to make modifications in the way they configure their building envelopes, lot lines or configuration of plat to avoid loss of trees and had not taken place.

Mike Ludwig: Explained the condition of the PUD Concept Plan approval was for the applicant to submit a tree survey with the preliminary plat, which they have done and was not aware of any changes on the preliminary plat from what was approved on the concept plan. Explained there are two additional trees per lot being required.

Greg Jones: Referred to the grading plan and asked if the detention areas were conceptual and larger than they were indicated on the plan.

Matt Walker: Explained they were able to remove some of the smaller detention cells and there is a large detention cell that did not show up on the conceptual plan.

Dann Flaherty: Asked who would hold the conservation easements.

Matt Walker: Explained they will be part of the lot so the homeowners' association would be responsible.

Mike Ludwig: Indicated that is usually worked out during the final plat stage.

Roger Brown: Explained the conservation easements obtained for the preservation of trees will be enforced by the City of Des Moines. There is an expectation that the homeowners' association and neighbors will advise the City when there are violations.

*Roger Brown introduced Mike Kelley to the Commission.*

**CHAIRPERSON OPENED THE PUBLIC HEARING**

*There was no one in the audience to speak on this item.*

**CHAIRPERSON CLOSED THE PUBLIC HEARING**

Tim Urban: Expressed concern with the loss of trees; frustrated with the PUD because the information relative to the tree preservation was not available at the time of Concept Plan approval so it was approved based upon the drainage ways. Questioned why no effort had been taken to get some modification in the plat from the concept plan to preserve more of the trees.

Dann Flaherty: Indicated the Commission was partly to blame because no clear signal had been sent to staff so they could understand the Commission's expectations and requests.

Mike Ludwig: Explained mitigations proposed on the subject request is entirely consistent with what the City has been requiring on plats in the last year. Suggested it was unfair at this point to ask the applicant to survey the entire property of every tree.

Dann Flaherty: Asked staff to note Commissioner Urban's concerns for future reference.

David Cupp: Indicated the same problem regarding trees arises with every development. Suggested if the Commission puts something together to give staff and the developers direction would help.

Tim Urban: Felt more could have been done to preserve more of the trees and he was not happy with the outcome.

David Cupp: Moved staff recommendation.

Motion passed 11-1 (Tim Urban was in opposition).

Respectfully submitted,

  
Michael Ludwig, AICP  
Planning Administrator

MGL:dfa

Attachment

December 6<sup>th</sup>, 2007

Matt Walker  
Civil Design Advantage  
5501 NW 112<sup>th</sup> Street, Suite G  
Grimes, IA 503111

RE: The Woods of Copper Creek, Preliminary Plat

13-07-1.50

Dear Matt:

We have reviewed the first (1st) submittal of the preliminary plat for The Woods of Copper Creek in Des Moines, and have determined that the following conditions must be satisfied before plat approval can be granted.

**Engineering**

1. Provide benchmarks for survey datum.
2. Provide proposed street grades.
3. The existing and proposed contours across this site with its great elevation differentials along with all the proposed streets and utilities shown on Sheet 2 and Sheet 3 make it difficult to visualize existing conditions. Provide a separate sheet for existing conditions to include all topographical features and utilities.
4. The proposed use or function of each outlot shall be clearly designated on the plat.
5. Provide sanitary sewer and footing drain stub information.
6. Work with Dave Miller @ 323-8170 on the required sanitary sewer connection fee required for this development.
7. Provide a copy of the geotechnical engineering report to include discussion of potential need for subdrain systems for the pavement, pavement subgrade, trench compaction, erosion potential, and slope stability.
8. The Storm Water Management Plan is a complex and detailed document with little narrative. Provide additional discussion to summarize the design. Include discussion of water level and



PERMIT AND  
DEVELOPMENT CENTER  
ARMORY BUILDING  
602 ROBERT D. RAY DRIVE  
DES MOINES, IOWA 50309-1881  
(515) 283-4200

ALL-AMERICA CITY  
1949, 1976, 1981  
2003



overflow design of 100-year storm events at all low points. Sign the certification statement. The plan and your design must be revised to conform to City of Des Moines Ordinance #14,708, Section 106-136 (effective October 15<sup>th</sup>, 2007) as related to water quality for the 1.25" storm and Sec 1206-201, stormwater facilities management. You may wish to use the Iowa Stormwater Management Manual as a resource.

- 9. Apply for a Grading Permit in conformance with Code. Be sure to include all required grading plan information.
- 10. The proposal will also require an NPDES permit and SWPPP.

**Fire**

- 11. In accordance with IFC 503.2.5, dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. A template showing approved turn-arounds can be obtained @ 515-237-1367, or by email [tamerrill@dmgov.org](mailto:tamerrill@dmgov.org).

**Planning**

- 13. Mid-American Energy is requesting a 5-ft. natural gas easement along both sides of all streets. In addition, that are requesting a 10-ft. PUD along rear lots UNLESS rear lots are designed with water drainage easements. In that case, they are requesting a 10-ft. PUE along both sides of all streets.
- 14. Continue the PUE on Lot 6 to ensure connectivity with lots to the west. Will Lots 1 & 2 have rear lot PUE's as well?
- 15. A proposed PUE amendment is traveling through the preservation easement portion of Lots 9 & 10, however, there appear to be no trees located within. Can the preservation easement boundary be amended appropriately?
- 16. Change the title of the document from "The Woods of Copper Creek Plat 1" to "**The Woods of Copper Creek Preliminary Plat**". Future subdivision of property to the west will be labeled as an amendment to the existing preliminary plat.
- 17. Under the "Use and Development Standards" notes section on Sheet 1, the lot number designations are mislabeled (Lot 6 appears to be Lot 66).

17

18. Under the "General Note" and "Outlots Y & Z" section on Sheet 1, the phrase "this conceptual plat" was used, when the submittal is a preliminary plat.
19. Lots #73, 76, 77, 80, 84, 85, 86, 87, 88, 89, 90, 91, 94, 96, 97, 98 and 99 do not equal a minimum of 8,750 sq. ft., as called for in the PUD Concept Plan for "Area B".
20. Should Lot #69 be platted with the next phase to preclude the irregularly shaped NE portion of the lot from being platted.
21. Try reshaping or configuring the pointed southern portion of Lot 32 for long term property owner maintenance purposes.
22. Show the lot width of all lots at the proposed building setback line to ensure that all lots are at least 70' in width, and in accordance with the PUD Concept Plan.
23. The southern 90' strip of land along NE 23<sup>rd</sup> Avenue is not in the City of Des Moines Corporate Limits. The 90' strip appears to be parceled in County Assessor's records, however, the 90' strip lot line does not appear to show up on the plat map. Polk County will need to review the plat if the plat boundary extends to the unincorporated strip. Try splitting outlots 'Y' & 'Z' at the 90' Corporate Limit line.
24. Dimension the width of the street at the intersection of NE 23<sup>rd</sup> Avenue and proposed E. 47<sup>th</sup> Street.
25. Provide notation on the plat that at the time of final platting, recorded temporary turnaround easements will be required for all temporary turnarounds to be located on separately owned property.
26. A listing of addresses and street names has been enclosed for your use. Show addresses and full street names on future plat submittals.
27. Provide a note on the plat that Lot street lot 'A' shall be dedicated to the city for R.O.W. purposes (40' of southern portion of land along NE 23<sup>rd</sup> Avenue).
28. Show the City of Des Moines approved tree protection notes on the plat.
29. The current line weight of the tree preservation easements is difficult to read. Please make the line more bold, or easily read.

17

30. While discussion on tree mitigation counts has not been decided upon by staff yet, staff calculates a total of 1,366 caliper inches of desirable tree species proposed to be removed on this site. No response is necessary for this comment.
31. The final copy of the preliminary plat shall have the Certification Statements signed and dated.
32. A signed, mylar copy of PUD Concept Plan reflecting all conditions of approval is required prior to approval of the Preliminary Plat. Contact Bert Drost @ 283-4257 of our Planning Staff for more information.

Please submit ***three (3) review copies*** of the revised plat satisfying the above listed items. Failure to resubmit such amended plat within 90 days from the date of this letter shall cause the application to lapse, and will require the payment of a new application fee to resume the application process.

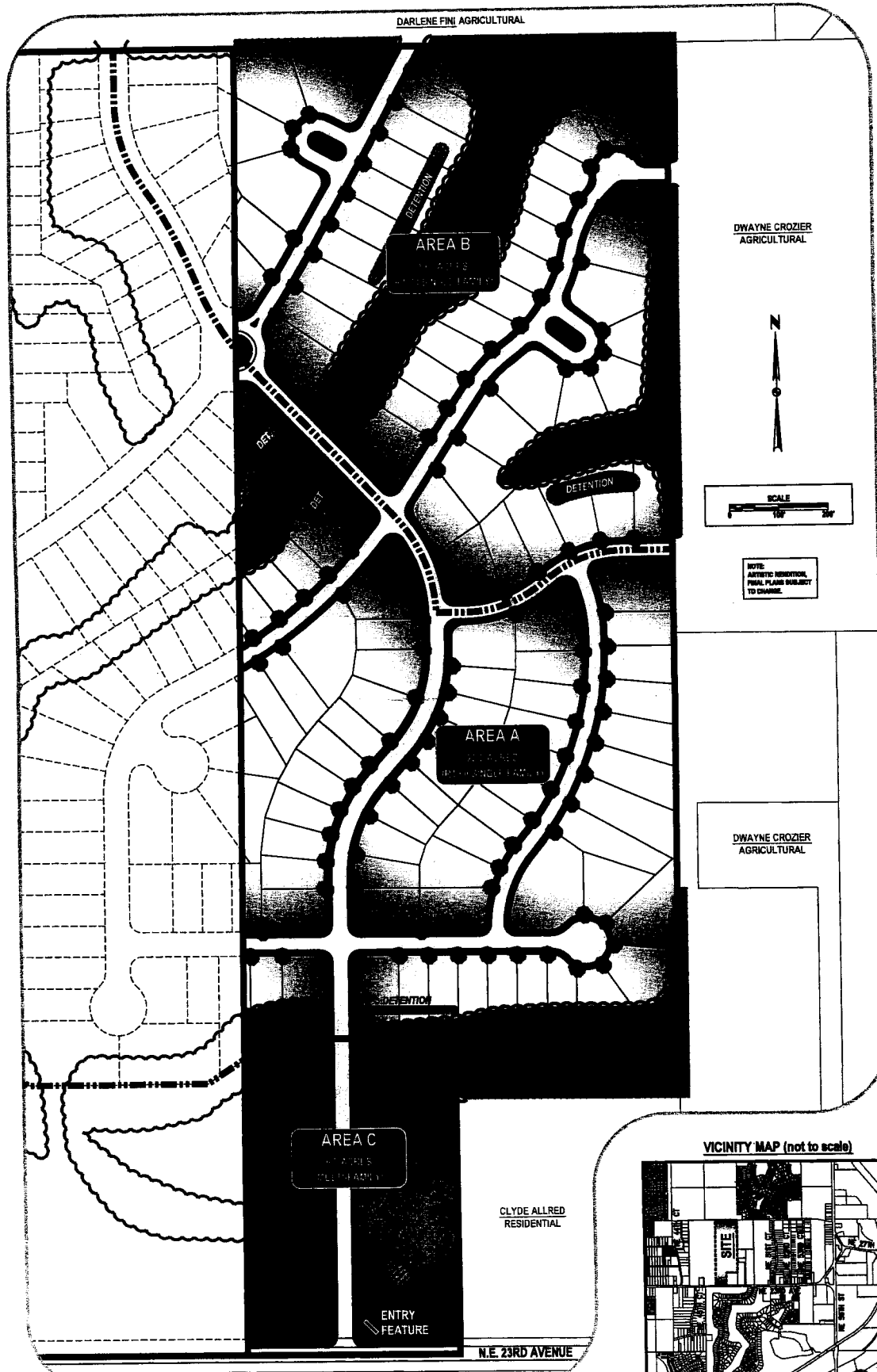
If you have any questions contact Ryan Moffatt @ **283-4975** or email him @ **rlmoffatt@dmgov.org**.

Sincerely,

Phillip Delafield  
Permit & Development Administrator

# THE WOODS OF COPPER CREEK

DES MOINES, IOWA

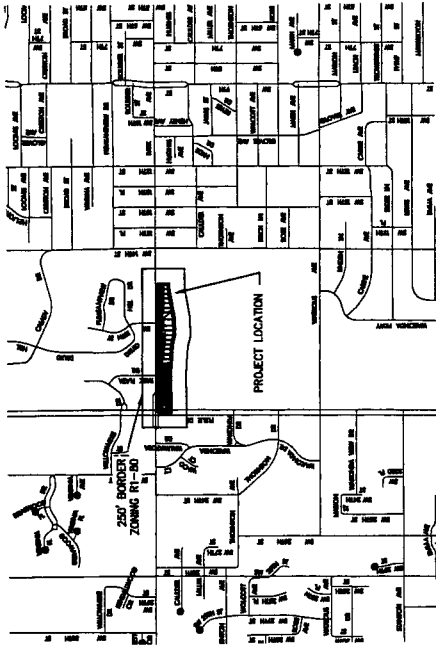


**HDR**  
LAND DEVELOPMENT

**CA**  
CIVIL DESIGN ADVANTAGE

# Conceptual Plan Wakonda Townhomes a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa

20



VICINITY SKETCH  
SCALE = 1" = 200'

## LEGAL DESCRIPTION

BEING PART OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS: THE 1/4 CORNER OF THE NE 1/4 OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. IN THE CITY OF DES MOINES, POLK COUNTY, IOWA; THENCE S89°33'33"E ALONG THE NORTH LINE OF SAID NE 1/4, 2053.83 FEET, THENCE S40°53'57"W, 171.89 FEET; THENCE N89°53'53"W, 78.59 FEET; THENCE S78°32'01"W, 474.81 FEET; THENCE S88°33'22"W, 255.35 FEET; THENCE N72°32'08"W, 154.82 FEET; THENCE N83°52'21"W, 471.00 FEET; THENCE S89°28'11"W TO THE WEST LINE OF SAID NE 1/4, 634.14 FEET; THENCE N00°17'33"E ALONG SAID WEST LINE, 202.52 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.18 ACRES, INCLUDING 2.09 ACRES OF RIGHT OF WAY.

## DEVELOPMENT CONCEPT

WAKONDA TOWNHOMES IS A COMBINATION DEVELOPMENT CONSISTING OF DETACHED EXECUTIVE TOWNHOMES AND DUPLEX UNITS. THE DEVELOPMENT IS LOCATED ON THE NORTH SIDE OF WAKONDA CLUB IN DES MOINES, IOWA, AND CONSISTS OF 1018 ACRES OF LAND ADJACENT TO THE EXISTING WAKONDA CLUB GOLF COURSE. THE DEVELOPMENT IS SITUATED AS MUCH AS POSSIBLE, REDUCING GRADING AND SHAWING EXISTING TREES AS POSSIBLE.

## DES MOINES 2020 COMMUNITY CHARACTER PLAN STATUS

THE PROPOSED DEVELOPMENT MEETS STANDARDS SET FORTH IN THE COMMUNITY LAND USE PLAN, PROPOSED BY THE CITY OF DES MOINES, IOWA, AND WILL BE IN CONFORMANCE WITH THE COMMUNITY CHARACTER PLAN AND WILL CREATE A GREAT NEIGHBORHOOD ON THE GOLF COURSE SIDE OF THE DEVELOPMENT.

## CONSERVATION, MITIGATION, AND CONSTRUCTION PROTECTION MEASURES

THE WAKONDA TOWNHOME DEVELOPMENT WILL UTILIZE PROPER EROSION CONTROL MEASURES TO PROTECT THE NATURAL RESOURCES OF THE SITE DURING CONSTRUCTION. EROSION CONTROL WILL BE A HIGH PRIORITY. EROSION PROTECTION DEVICES WILL BE IN PLACE TO MAKE SURE NO SOIL LEAVES THE SITE. GRADING ON THE SITE WILL BE MINIMIZED WHICH WILL ALSO REDUCE EROSION POTENTIAL.

## BULK STANDARDS

- DETACHED TOWNHOME LOTS
- MINIMUM LOT WIDTH - 45'
- MINIMUM LOT DEPTH - 25'
- REAR HOUSE - 30'
- REAR DECK - 15'
- MINIMUM ACCESSORY SETBACKS:
  - REAR - 5'
  - SIDE - 5'
- MAXIMUM HEIGHT:
  - PRINCIPAL STRUCTURE - 35'
  - ACCESSORY STRUCTURE - 17'
- MAXIMUM NUMBER OF STORES - 2
- PRINCIPAL STRUCTURE - 2
- ACCESSORY STRUCTURE - 1
- MINIMUM HOUSE AREA:
  - ONE STORY - 1200 SF
  - 1 1/2 STORY - 1300 SF
  - TWO STORY - 1400 SF

## DUPLEX UNITS

- MINIMUM LOT WIDTH - 45'
- MINIMUM LOT DEPTH - 25'
- FRONT - 25'
- SIDE - 5' (JOINT WALLS - 0')
- REAR HOUSE - 30'
- REAR DECK - 15'
- MINIMUM ACCESSORY SETBACKS:
  - REAR - 5'
  - SIDE - 5'
- MAXIMUM HEIGHT:
  - PRINCIPAL STRUCTURE - 35'
  - ACCESSORY STRUCTURE - 17'
- MAXIMUM NUMBER OF STORES - 2
- PRINCIPAL STRUCTURE - 1
- ACCESSORY STRUCTURE - 1
- MINIMUM HOUSE AREA:
  - ONE STORY - 1200 SF
  - 1 1/2 STORY - 1300 SF
  - TWO STORY - 1400 SF

NOTE 1: SETBACKS MAY BE MODIFIED, IF SITE CONDITIONS WARRANT, TO ACCOMMODATE FOR: GRADE, TERRAIN, TREES, DRAINAGE, VEGETATION, ETC.

## PERMITTED LAND USES

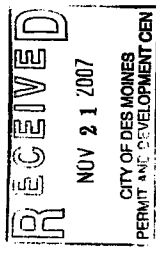
- LARGE LOT SINGLE FAMILY RESIDENTIAL
  - SINGLE FAMILY DETACHED DWELLINGS
  - LOW MEDIUM DENSITY RESIDENTIAL
- Permitted Uses: Only the uses of structures or land listed in this section shall be permitted in the "R-3" District. Multiple dwellings, including row dwellings, not to exceed eight (8) row dwelling units per row; provided, not more than four of the row dwelling units in an attached row shall have a width of less than eighteen (18) feet. For purpose of this paragraph, the width of a row dwelling unit at the end of a row shall be measured from the outside of the exterior wall to the center of the interior wall, and the width of a row dwelling unit shall be measured between the centers of the common walls separating apartment dwellings and condominium dwellings.
- Low Medium Density Residential Permitted Accessory Uses:
- 1) Accessory uses permitted in the "R-2" District.

## ARCHITECTURAL STANDARDS

ATTACHMENT FOLLOWING PAGE 2 OF THIS PUD.

## LANDSCAPING STANDARDS

ATTACHMENT FOLLOWING PAGE 2 OF THIS PUD.



**MCC LURE**  
ENGINEERING COMPANY

M. E. C. results, C. O. M.  
705 First Avenue North  
Fort Dodge, Iowa 50501  
319-376-7195  
319-376-7195

6801 Macdonald Center, Suite D  
Des Moines, Iowa 50321  
319-284-2238  
319-284-2276

1744 Leavenger Lane  
North Des Moines, Iowa 50317  
319-656-9990  
319-656-9995

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

GABRIEL A. SMITH, PE No. 7385  
MY LICENSE EXPIRES ON DECEMBER 31, 2007

PAGES OR SHEETS COVERED BY THIS SEAL:

Wakonda Townhomes  
Planned Unit  
Development  
Des Moines, Iowa  
2277008  
September 19, 2007

ISSUED BY: CAS  
CHECKED BY: CAS  
FIELD BOOK: FIELDBOOK

DATE: 01/02