

PLANNING & ZONING AGENDA ITEM #7

Planning & Zoning Meeting date: 3/12/13

SUBJECT: Approval of a Rezoning Request for a change in zoning from R-1 [Single Family Residential District] to R-4 [Row Dwelling and Townhome District] and to amend the Planned Development for Glynn Village

SYNOPSIS: Hubbell Realty is requesting approval of a rezoning for portions within Glynn Village to accommodate additional townhome development along SE Booth Avenue and S Warrior Lane. The rezoning also includes an amendment to the Planned Development for Glynn Village to accommodate the addition of the townhomes and to update various exhibits within the overall document. Included within the Planned Development document are an expansive set of design guidelines which would guide further development of the townhome parcels within Glynn Village. The proposed rezoning request includes an approximately 0.86 acre parcel along with an approximately 25.53 acre parcel. The proposed development would increase the total number of residential units within the entire subdivision to 772 which is 30 more units than previously proposed within the Planned Development. The maximum density of 2.7 units per acre would remain consistent with the previous Planned Development requirements as there would be an approximately 10 acre increase in common open space. The plans also include for revised access to the east as well as additional amenities including a second swimming pool.

STAFF RECOMMENDATION: Staff would recommend approval of the rezoning.

PROPOSED MOTION: Motion to Approve the Rezoning Request for a change in zoning from R-1 [Single Family Residential District] to R-4 [Row Dwelling and Townhome District] and to amend the Planned Development for Glynn Village.

ATTACHMENTS:

SUPPORTING DOCUMENTS:

- I. Staff Report
- II. Staff Comment Letter dated 6/22/12
- III. Staff Comment Letter dated 11/30/12
- IV. Staff Comment Letter dated 3/5/13
- V. Rezoning Map (2)
- IV. Planned Development Document
- V. Notification Letter, dated 3/4/13

Prepared by: Brad Deets, Development Services Director



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Glynn Village Rezoning: R-1 Single Family Residential District to R-4 Row Dwelling and Townhome District and an amendment to the Planned Development (PD-1) for Glynn Village

DATE: March 12, 2013

GENERAL INFORMATION:

Applicant: Hubbell Metropolitan Development Fund I (Series E)

Requested Action Rezoning Approval

Location and Size: Property includes approximately 0.86 acres of property on the south side of SE Booth Avenue between S Warrior Lane and SE Waddell Way and approximately 25.53 acres located south of the existing S. Warrior Lane terminus

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD R-1
North	Vacant – Undeveloped	Neighborhood Residential	PD R-1
South	Vacant – Undeveloped	Neighborhood Residential	PD R-1
East	Vacant - Undeveloped	Neighborhood Residential	PD R-1
West	Hickman Industrial Park	Neighborhood Residential	PD R-1

BACKGROUND:

The original zoning for the Glynn Village Development was approved in 2004 which identified all of the approximately 285 acre subdivision being developed as Single Family Residential. The zoning approval included a Planned Development Overlay which laid out the specific requirements for the conservation community including the lot size and bulk regulations, open space layout and infrastructure layout among other things. The total number of single family homes contemplated in the original 2004 plan was 698 homes.

In 2005, the developer requested a modification to the zoning of the property including an amendment to the Planned Development Overlay to allow for 49 row house style townhomes along SE Booth Avenue. The amended Planned Development changed the density of the overall project to 742 homes including 693 single family homes and 49 townhomes. The Planned Development was amended to reflect the modifications for the townhome development and included specific design guidelines pertaining to the development of the townhomes.

In 2011, Hubbell approached the City in regards to a proposed rezoning and Planned Development Amendment to allow for the extension of townhomes from where S. Warrior Lane currently ends today all the way down to 312th

The overall provisions for open space have also been revised to add approximately 10 acres into the overall common open space for the development as well as a location for a second pool and small playground location at the southern end of the development.

Proposed SE Booth Townhome Development:

The proposed rezoning includes two new areas for townhome development. The first is an area which has already been developed for alley loaded single family lots on the south side of SE Booth Avenue. The area backs up to the existing pool and clubhouse. In general, the developer has experienced difficulty in developing the alley loaded single family lots and has had a lot of difficulty related to these lots particularly due to their location next to the clubhouse and pool facility. The proposed rezoning would allow for 14 townhomes which would continue to be alley loaded product in lieu of the existing six single family alley loaded lots. The existing Glynn Village residents have raised several concerns regarding this specific area because of the density being proposed. Their concerns relate to increased traffic, potential safety conflicts with pedestrians going to and from the clubhouse/pool as well as concern of any impacts these units would have on existing single family homes.

Relative to traffic, from a practical view, it could be expected that there would be additional traffic because of the eight additional residential units being proposed that would access this alleyway. Based upon traffic modeling which has been completed by the developer, there would be a slight increase in the number of vehicle trips per day, however, staff would agree with the developer's analysis that the increased trips would be fairly minimal and would not have a major impact on the existing street infrastructure in place. In order to address some of the other concerns that have been presented, the developer has proposed to modify the existing trail connection at Warrior Lane to make pedestrian traffic to the clubhouse more safe and has also proposed a set of design standards with specific emphasis to the sides and rears of the building. Additional berming and landscaping is being proposed along the alley-way and is reflected as a requirement within the proposed Planned Development document.

Proposed S Warrior Lane Townhome Development:

The second area proposed for additional townhomes is along S. Warrior Lane south of where Warrior Lane currently terminates today. There are currently several homes under construction along the existing S. Warrior Lane, although the developer has struggled over the years to develop these lots. Warrior Lane functions as a major arterial street and when fully built out will service a large area of traffic within Glynn Village as well as from development north of Glynn Village. Other barriers along Warrior Lane include the limited access because of the boulevard as well as no parking allowed on either side of the street.

The proposed planned development plan shows the extension of additional single family lots to the intersection of SE Pleasantview Drive which will be an east-west collector roadway. This will allow for the continuation of single family homes adjacent to all existing single family homes within Glynn Village today. The proposed townhomes would begin south of the SE Pleasantview extension and would extend approximately 2,000 feet to the south to accommodate up to 151 additional townhome units. The units would be restricted to a maximum of four units per building and would all have rear loaded access to garages. Access to Warrior Lane would be restricted and would improve safety along Warrior Lane as traffic increases in the future.

One issue that has surfaced with the existing townhomes is a lack of visitor parking. The developer has proposed to include parallel parking on the back side of the alley ways to accommodate the needs for visitor parking as parking will continue to be restricted along Warrior Lane. At the south end of the proposed townhome development is a second pool and small playground area. Similar to the townhome units proposed

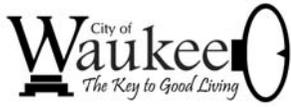
along Booth Avenue, the Warrior Lane townhomes would be subject to heightened design guidelines and landscaping requirements as reflected within the Planned Development Agreement.

STAFF RECOMMENDATION

Staff understands the issues the developer has had particularly along Warrior Lane based upon the restrictions in place. Staff believes the proposed plan does a good job in addressing the various concerns that have presented in the past relative to other proposals. The proposed rezoning plans increase the overall number of residential units by a marginal number which should not have a major impact on existing infrastructure or traffic. The proposed plan incorporates better access to the east and provides additional private open space and amenities not previously identified. Finally, the proposed design standards which have been established and will be codified with the Planned Development document will help to ensure that the attached dwelling developments are of a quality design and consistent with the surrounding areas within Glynn Village. Based upon our involvement in the past committee planning process as well as our review of the proposal, staff would recommend approval of the rezoning and amendment to the Planned Development for Glynn Village.

CITY OF WAUKEE

Brad Deets
Development Services Director



Development Services Department

230 W. Hickman Road

Waukeee, IA 50263

Phone: (515) 978-9533

Fax: (515) 987-1845

Hubbell Realty Company
Attn: Joe Pietruszynski, Vice President - Land Development
6900 Westown Parkway
West Des Moines, Iowa 50266

RE: Glynn Village Planned Development Amendment: Cursory Review

Mr. Pietruszynski,

Staff has reviewed the concepts provided by Hubbell Realty relative to some possible changes to the Glynn Village Planned Development in Waukeee. Based upon our review we have the following comments for your consideration:

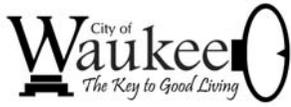
- Staff finds the most comfort from the City's anticipated maintenance responsibilities with Concepts #3A and #3C, with the preferred concept being #3A.
- The preferred characteristics that Staff appreciates is the reduction in cul-de-sacs as some of the cul-de-sac lengths depicted in other concepts exceed the City's maximum length of 600 feet. Generally speaking cul-de-sacs would not be the preferred development pattern from Staff's perspective although we realize they tend to create the more attractive lots in a subdivision.
- The eastern connection in the Warrior Ridge subdivision will need to be addressed as this new project has been finalized and the street location point has been defined. Attached is the most recent construction drawing set identifying this location.
- As Hubbell Realty works with its various professionals and the homeowner's association for Glynn Village, we would like to see a phasing plan accompany the plans. The extension of Warrior Lane south and the critical connection/extension of Pleasant View Drive (Hemingway Collector) are of primary concern for adequate access and connectivity to plats that will be proposed along the western portion of the Glynn Village development. Staff would not be in support of more plats adjacent to the golf course without seeing the aforementioned extensions being provided as one of the first few phases.
- The location of the attached single family product along Warrior Lane seems to make a lot of sense and the inclusion of additional single family lots near the existing lots of Plat 3 should alleviate some of the concerns raised with the previous concept of an incidental intrusion of higher density upon residents that were anticipating a continuation of single family lots adjacent to them. Staff likes the idea of a higher density (attached single family) along Warrior Lane as the existing access to detached single family lots along Warrior Lane seems to be problematic with regard to access restriction due to the median. Staff would also be in support of the change to a townhome product near the club house from the small lot detached townhomes.
- Other elements that will need to be explored and depicted as the process moves forward are the inclusion of trails and monuments/landmarks that were previously proposed throughout the development and called out in the Planned Development Document.

Should you have any questions or if you would like to set up another meeting to discuss the concepts, please feel free to contact myself or Brad Deets.

Best,

Ben Landhauser

City Planner



Development Services Department

230 W. Hickman Road

Waukee, IA 50263

Phone: (515) 978-9533

Fax: (515) 987-1845

November 30, 2012

Hubbell Realty Company
Attn: Joe Pietruszynski, Vice President - Land Development
6900 Westown Parkway
West Des Moines, Iowa 50266

RE: *Glynn Village Planned Development Amendment: ATTACHED HOUSING DESIGN GUIDELINES*

Mr. Pietruszynski,

Staff has reviewed the draft design guidelines for additional attached housing proposed as a part of an amendment to the Glynn Village Planned Development in Waukee. Based upon our review we have the following comments for your consideration:

GENERAL COMMENTS

- Where applicable, the design guidelines should identify both proposed locations where these additional attached housing units are proposed – Warrior Lane and SE Booth Avenue – as they currently only reference the Warrior Lane units. Additionally, if there is a desire for characteristics such as unit size, type, etc. to be different between the units along Warrior Lane and those along SE Booth Avenue that should be addressed in the design guidelines.

VISION STATEMENT | PAGE 3

- It may be beneficial to identify what the traditional style(s) is that can be found in Glynn Village such as colonial, craftsman, etc. to provide a more clear understanding as to the type of exterior characteristics that comprise the Glynn Village “look” in the vision statement.

SE BOOTH ROW HOMES | PAGE 5

- The generalized building footprints do not seem to correlate with the elevations proposed.
- The garage offsets along the alley proposed/discussed on Page 7 are also not incorporated into the proposed foot prints of the buildings.
- It may be appropriate to identify where the location of berming, landscaping, and/or other site elements should be located for these homes in the plan view.
- The elevations shown should be enlarged to the same scale for ease in visual reference between the two unit/building types proposed.

MASSING | PAGE 6

- It would be helpful if there were descriptions of what is being compared/identified between the row home illustration and detached single family pictures as 2 of the pictures used do not have characteristics represented in the illustration.

ALLEY CONDITIONS | PAGE 7

- The wording: *Varied garage orientations and types...* should be changed to: *Varied garage planes and physical offsets...* for clarity.

PAGE 9 | CONSERVATION DEVELOPMENT PRINCIPLES

- Staff would suggest that this page be reconfigured to provide for an area to describe how or which principles are intended to be incorporated into the design guidelines.

PAGE 10 | ATTACHED HOUSING LOT CROSS SECTION

- This page only addresses units that would be proposed along Warrior Lane and should also identify how these elements are intended to be addressed with the SE Booth Avenue homes.
- The cross section does not identify the location of open space/native plantings in relation to the homes discussed in the verbage in the lower right hand corner.

DECKS AND PORCHES | PAGE 11

- The guidelines suggest that decks be large enough to use. Should a minimum size or area be identified that accomplishes this?
- The guidelines suggest that porches and stoops should extend into the front yard setback. Should a maximum encroachment be identified or a minimum front yard depth exclusive of porches and stoops be established?
- The illustration showing a side view of a home identifying a porch extending beyond the front of the façade of the home should identify the sidewalk and/or street.
- Should a plan view or cross section be included in the guidelines identifying where and how decks can be located such as side yard, rear yard between driveways, or rear yard over driveways?

MATERIALS AND TREATMENTS | PAGE 12

- The third bullet point should be revised to identify the use of architectural materials, trim, details and so forth on sides adjacent to another property or visible from the street.
- The idea of materials not being able to terminated at outside corners, but also providing for the wrapping of stone/brick seem like contradictions to one another unless it is assumed that wrapping of material is the only acceptable method for terminating a stone or brick material on a given plane. This may need to be clarified in the document.
- The last bullet point suggests the need for variation in height and proportion of entry elements. Staff would suggest the use of an illustration that properly identifies an acceptable building with these characteristics as the current illustration shows entry elements only of the same proportion and height.
- Staff would suggest providing a section on scaling elements be incorporated into the guidelines that would identify areas where brick and stone is or is not acceptable, the type, style, reveal for lap siding, and the brick and stone types, module size, etc. that are acceptable or preferred. This section could also address the use of larger trim board around the windows when shutters are not used to frame the window area, column type and size, and other architectural elements desired.

ACCEPTABLE STYLES | PAGE 14

- Staff would suggest that only attached unit pictures be used on this sheet.
- Staff would also suggest that only colored renderings and pictures be used and not black and white.
- To complement the idea of flexibility on the style/appearance of homes respective of market demand it may be a good idea to include more examples of varying sized units and differing architectural styles that meet the intent described in these guidelines.

Should you have any questions or if you would like to set up another meeting to discuss the concepts, please feel free to contact myself or Brad Deets.

Best,

Ben Landhauser

City Planner



Development Services Department

230 W. Hickman Road

Waukeee, IA 50263

Phone: (515) 978-9533

Fax: (515) 987-1845

March 5, 2013

Engineering Resource Group, Inc.
Attn: Doug Saltsgaver
2413 Grand Avenue
Des Moines, Iowa 50312

RE: Glynn Village - P.U.D. Amendment

Dear Mr. Saltsgaver:

Per your request, staff and Veenstra and Kimm have reviewed the proposed amendment to the Glynn Village Planned Unit Development. Based upon our joint review, we have the following comments to offer regarding the P.U.D. Amendment:

GENERAL COMMENTS

1. A check in the amount of \$800.00 (\$200.00 application fee+ \$3.00 per letter (200 letters sent out)) should be provided to satisfy the PUD Amendment review fee.

AMENDMENT MAP [Rezoning Ownership Map – Warrior Lane]

2. The rezoning map should identify the proposed change from PD R-1 to PD R-4.
3. The rezoning map should reflect various parcels within the 200 foot buffer (excluding right of ways) with the individual ownership information corresponding within the rezoning table.
4. A vicinity sketch should be provided on the rezoning map which identifies the proposed rezoning location in relationship to the overall Glynn Village Development.
5. The proposed areas to be rezoned from R-1 to R-4 underlying districts, should show bearings and distances on the plan corresponding to the legal description.

AMENDMENT MAP [Rezoning Ownership Map – Booth Ave]

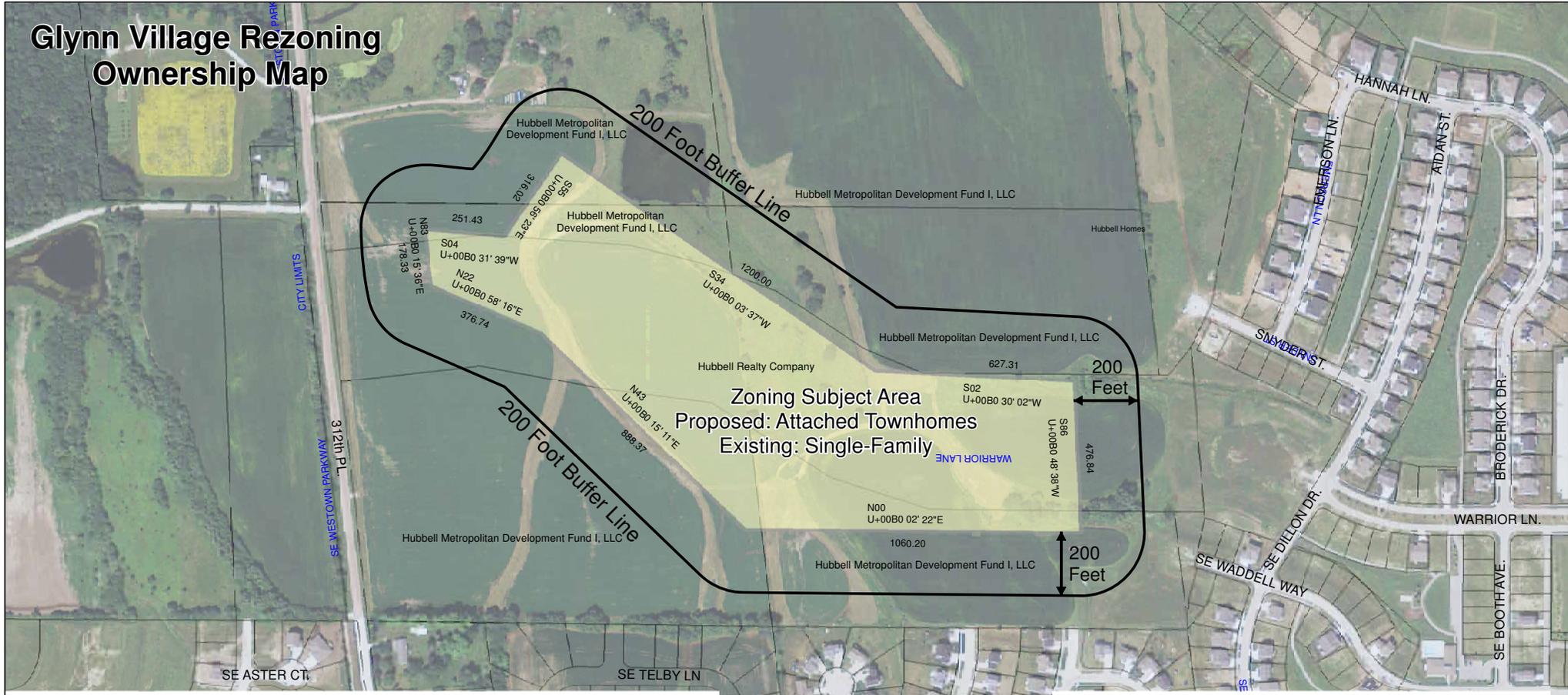
6. The rezoning map should identify the proposed change from PD R-1 to PD R-4.
7. The rezoning map should reflect various parcels within the 200 foot buffer (excluding right of ways) with the individual ownership information corresponding within the rezoning table.
8. A vicinity sketch should be provided on the rezoning map which identifies the proposed rezoning location in relationship to the overall Glynn Village Development.
9. The proposed areas to be rezoned from R-1 to R-4 underlying districts, should show bearings and distances on the plan corresponding to the legal description.

Should you have any questions or concerns regarding these comments, please feel free to contact myself or Ben Landhauser at 987-4522.

Sincerely,

Brad Deets
Development Services Director

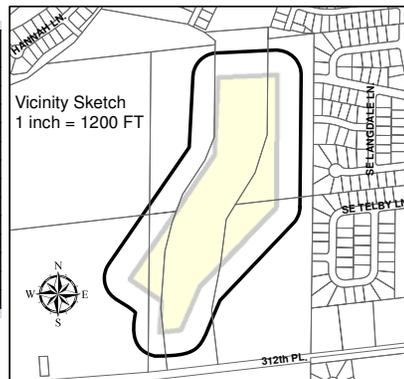
Glynn Village Rezoning Ownership Map



Consenting/Non Consenting Summary Map (see attached for breakdown)

Name of Property Owner	Legal Description of Property	Mailing Address	Property Address	Total Property Area	Square Feet within 200' of Rezoning	% of Total Square Feet within 200' of Rezoning	% Consenting
Hubbell Metropolitan Development (Series E)	SOV LOT 7 (EX PART PARCEL) V/	6900 WESTOWN PARKWAY	No Address	546,933 SF	373,489 SF	68.3%	55.3%
Hubbell Metropolitan Development (Series E)	SOV LOT 10 (EX PART PARCEL) V/	6900 WESTOWN PARKWAY	No Address	161,400 SF	208,660 SF	12.9%	12.4%
Hubbell Metropolitan Development (Series E)	SOV LOT 11 (EX GLYNN VILLAGE PLAT 4)	WEST DES MOINES, IA 50266	No Address	1,666,000 SF	2,288 SF	0.1%	0.1%
Hubbell Metropolitan Development (Series E)	SOV LOT 11 (EX PUMP STATION)	WEST DES MOINES, IA 50266	5137 312TH PL. WALKER	1,634,000 SF	225,448 SF	13.8%	9.7%
Hubbell Metropolitan Development (Series E)	SOV LOT 7 (EX PART PARCEL) V/	6900 WESTOWN PARKWAY	No Address	597,000 SF	242,788 SF	40.7%	10.4%
Hubbell Metropolitan Development (Series E)	SOV LOT 10 (EX PART PARCEL) V/	6900 WESTOWN PARKWAY	No Address	168,000 SF	140,185 SF	8.4%	6.4%
Hubbell Realty Company	PARCEL Y (SOV LOTS 2, 7 & 10)	6900 WESTOWN PARKWAY	No Address	1,197,000 SF	1,044,377 SF	87.3%	44.9%
Hubbell Metropolitan Development (Series E)	SOV LOT 6 (EX GLYNN VILLAGE PLAT 4)	WEST DES MOINES, IA 50266	No Address	1,666,000 SF	0 SF	0.0%	0.0%
Hubbell Metropolitan Development (Series E)	SOV LOT 10 (EX PART PARCEL) V/	6900 WESTOWN PARKWAY	No Address	168,000 SF	0 SF	0.0%	0.0%
Hubbell Metropolitan Development (Series E)	SOV LOT 11 (EX PUMP STATION)	WEST DES MOINES, IA 50266	5137 312TH PL. WALKER	1,634,000 SF	206 SF	0.0%	0.0%
Hubbell Metropolitan Development (Series E)	SOV LOT 10 (EX PART PARCEL) V/	6900 WESTOWN PARKWAY	No Address	168,000 SF	206 SF	0.1%	0.0%
Hubbell Metropolitan Development (Series E)	SOV LOT 7 (EX PART PARCEL) V/	6900 WESTOWN PARKWAY	No Address	597,000 SF	131 SF	0.0%	0.0%
Hubbell Metropolitan Development (Series E)	SOV LOT 10 (EX PART PARCEL) V/	6900 WESTOWN PARKWAY	No Address	168,000 SF	131 SF	0.0%	0.0%
			Total	11,151,000 SF	2,326,674 SF	21%	100%

All property owners are consenting to the zoning
See attached for more detail



Rezoning Description:

Existing Zoning is: Glynn Village PUD, whereas
Allowed uses are single-family

Proposed Zoning is: Glynn Village PUD, whereas
Allowed uses are attached alley loaded townhomes

Legend

- Subject Area
- 200 Foot Boundary

Information Source: Dallas County GIS 3-8-2013
See following page for parcel information and area calculations.

Applicant and Owner:
Hubbell Metropolitan Development Fund I, LLC (Series E)
& Hubbell Realty Company
6900 Westtown Parkway
West Des Moines, Iowa 50266

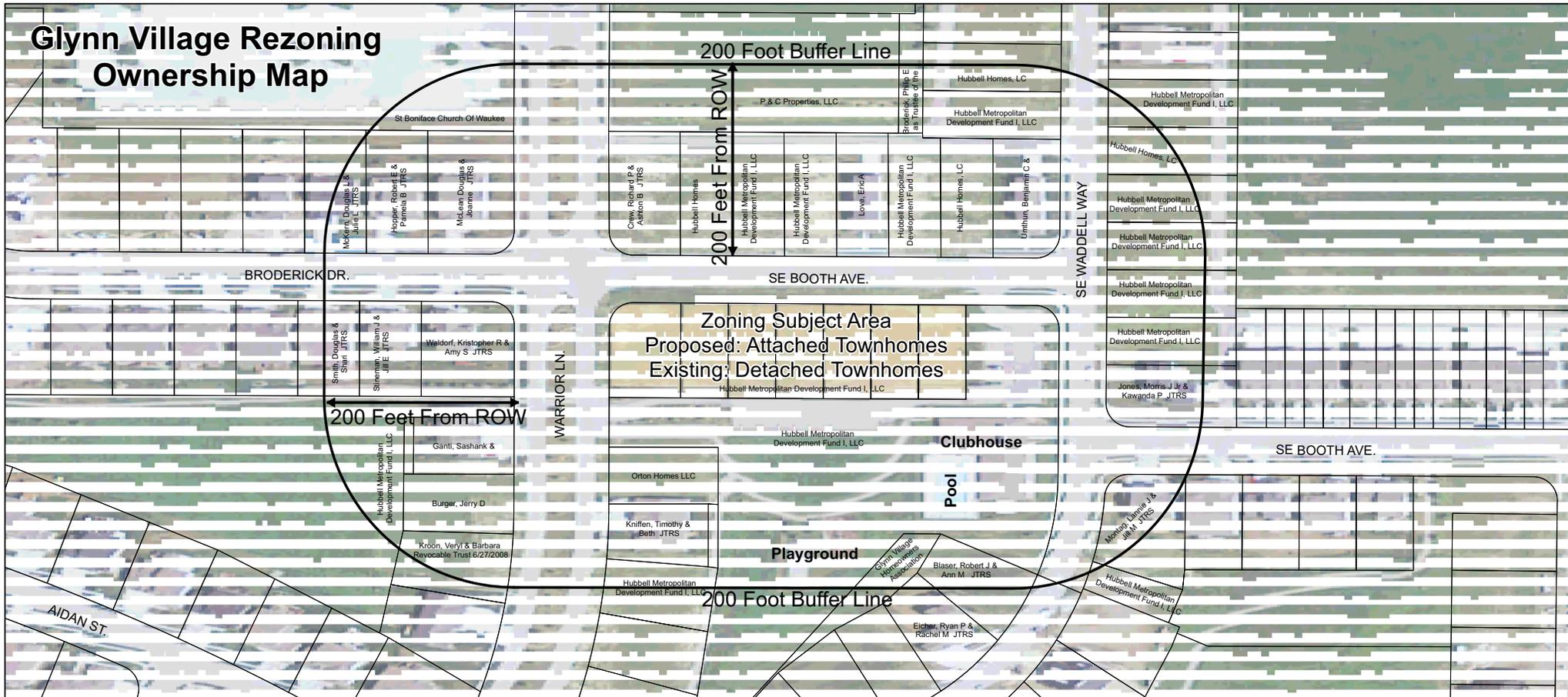
Prepared by:
Joe Pietruszynski, Hubbell Realty Company
6900 Westtown Parkway
West Des Moines, Iowa 50266
Fax: 515-280-2059
Phone: 515-280-2059

Legal Description of Area to be Rezoned:
See Attached



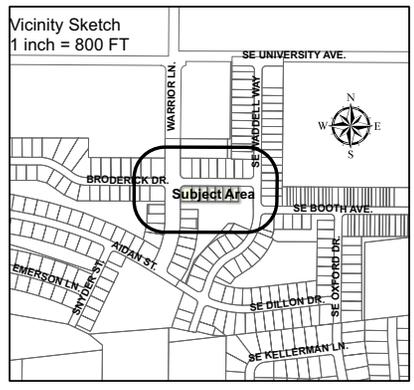
0 50 100 200 300 Feet
1 inch = 300 feet

Glynn Village Rezoning Ownership Map



Consenting/Non Consenting Summary Map (See attached for breakdown)

Owner Name	SQFT within 200 FT	% of Total SQFT within 200 FT	% Consenting	% Non-Consenting
Blaser, Robert J & Ann M JTR	4,348	1.3%		1.3%
Bonderick, Philip E as Trustee Bonderick, Philip E Trust	1,822	0.5%		0.5%
Burger, Jerry D	7,087	2.1%		2.1%
Crew, Richard P & Ashton B J	9,594	2.8%		2.8%
Eicher, Ryan P & Rachel M JTR	297	0.1%		0.1%
Egan, Nathan G & Kara JTRS	1	0.0%		0.0%
Ganti, Sashank & Padakala, Vandana JTRS	6,325	1.9%		1.9%
Glynn Village Homeowners Assoc	2,692	0.8%	0.8%	
Hopper, Robert E & Pamela B J	8,397	2.5%		2.5%
Hubbell Homes c/o Hubbell Homes LC	7,120	2.1%	2.1%	
Hubbell Homes, LC	14,231	4.2%	4.2%	
Hubbell Metropolitan Development (Series E)	169,951	49.6%	49.6%	
Jones, Morris Jr & Kawanda P	6,647	1.9%		1.9%
Kniffen, Timothy & Beth JTRS	6,519	1.9%		1.9%
Kroon, Veryl & Barbara Revocab c/o Barbara A Kroon	5,198	1.5%		1.5%
Love, Eric A	7,126	2.1%		2.1%
McLean, Douglas L & Julie L J	3,720	1.1%		1.1%
McLean Douglas & Joanne JTRS	11,586	3.4%		3.4%
Montag, Lannie J & Jill M JTR	5,234	1.5%		1.5%
Orton Homes LLC	6,855	2.0%		2.0%
P & C Properties, LLC	21,773	6.4%		6.4%
Smith, Douglas & Shari JTRS	3,720	1.1%		1.1%
St Boniface Church Of Waukeke	7,384	2.2%		2.2%
Sherman, William J & Jill J	6,502	1.9%		1.9%
Sherman, William J & Hedrick, Britanna L JTRS	8,025	2.3%		2.3%
Waldorf, Kristopher & Amy S	9,645	2.8%		2.8%
Total	341,836	100.0%	56.6%	43.4%



Rezoning Description:

Existing Zoning is: Glynn Village PUD, whereas Allowed uses are detached alley loaded townhomes

Proposed Zoning is: Glynn Village PUD, whereas Allowed uses are attached alley loaded townhomes

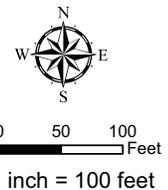
Legend

- Subject Area
- 200 Foot Boundary

Applicant and Owner:
Hubbell Metropolitan Development Fund I, LLC (Series E):
6900 Westown Parkway
West Des Moines, Iowa 50266

Prepared by:
Joe Pietruszynski, Hubbell Realty Company
6900 Westown Parkway
West Des Moines, Iowa 50266
Fax: 515-280-2059
Phone: 515-280-2059

Legal Description of Area to be Rezoned:
Lots 87, 88, 89, 90, 91, 92, and 93 of
Glynn Village Plat 1, City of Waukeke,
Dallas County, Iowa, containing
0.86 acres, more or less.



Information Source: Dallas County GIS 3-8-2013
See following page for parcel information and area calculations.

April XX, 2013
Originally approved: October 4, 2004 (Ordinance 2491)
Amended: August 29, 2005 (Ordinance 2530)
Amended: May 1, 2006 (Ordinance 2577)

PLANNED DEVELOPMENT AGREEMENT

GLYNN VILLAGE WAUKEE, IOWA

ITEM 1 Location, Size, Legal Description (See exhibit A)

A) The proposed development, Glynn Village, is comprised of approximately 285 acres in section 5, Township 79 North, Range 26 West, Dallas County, Iowa. The property is an irregular shaped tract with a southern most boundary of 312th Place (Westtown Parkway) and a northern most boundary of University Avenue. The site also has a frontage on SE LA Grant Parkway. Sugar Creek meanders near the western boundary. In simpler terms, the site is east of Sugar Creek Golf Course and south of St. Boniface church.

ITEM 2 Topography (See Preliminary Plan Exhibit "B")

The majority of the property slopes south and west toward Sugar Creek with the following exceptions:

- A) About 22 acres slopes to the northeast.
- B) About 27 acres slopes steeply to the northwest to a ravine that is about 45' deep.
- C) About 12 acres lies west of Sugar Creek and slopes steeply easterly to the creek.

ITEM 3 Location and Description of Major Site Features, Including Tree Masses Drainageways, Wetlands, Soils (See Preliminary Plan Exhibit "B")

A) Property is agricultural cropland and pasture with few existing trees.

B) The site drains as described in the topography section above. There is currently a 1.5 acre farm pond in relatively good condition in the southwest portion of the property.

C) There may be some wetland areas along Sugar Creek. This development will not infringe on the creek corridor and therefore not interfere with these areas.

D) A geotechnical report including soil borings has been prepared for this site. The report indicated the soils are suitable for a residential development.

ITEM 4 Location of 100 year Floodplains

A) No flood plains are designated. However areas along Sugar Creek are subject to flooding. A drainage study will determine safe levels for home construction.

ITEM 5 Generalized Land Use Plan (See Preliminary Plan Exhibit “B”)

A) Land use in the area will be single family residential and townhomes which are identified in greater detail in attached Exhibit B.

ITEM 6 Proposed Types and Densities of Development

A) The Residential uses will be single family and townhomes. The base zoning district will be R-1 single-family residential district for the single family area and R-4 townhome district for the townhome area. The Development will also include common facilities intended for the use of the residents of the Development. The common facilities will include a clubhouse, pools and recreational facilities.

B) A total of 564 single family homes and 208 townhomes are proposed within the Glynn Village Development.

C) The single family homes will include a mixture of traditional single family lots as well as alley-loaded single family lots. The alley loaded lots can be defined as single family lots where the garage of the home is located in the back of the house and access to the garage is provided from an alley.

D) All single family homes, whether they are traditional single family homes or alley-loaded single family homes shall contain a minimum square footage of living space exclusive of attached garages, breezeways, porches and finished basement areas as follows:

For 60 foot lots:

1. One-story dwellings must have a minimum of 1,200 square feet of finished area directly under the roof.
2. One and one-half story dwellings must have a finished floor area of at least 1,400 square feet.
3. Two-story dwellings must have a finished floor area of at least 1,400 square feet.
4. All split-level, raised ranch, or split foyer dwellings must have a minimum of 1,400 square feet of finished area directly under the roof.

For 70 foot and 80 foot lots:

1. All one-story dwellings must have a minimum of 1,400 square feet of finished area directly under the roof.
2. All one and one-half story dwellings must have a minimum total finished floor area of 1,600 square feet.
3. All two-story dwellings must have a minimum total finished floor area of 1,600 square feet.
4. All split-level, raised ranch, or split foyer dwellings must have a minimum of 1,600 square feet of finished area directly under the roof.

E) All townhomes shall contain a minimum square feet of living space exclusive of attached garages, breezeways, porches and finished basement areas as follows:

1. One story townhomes must have a minimum of 1,200 square feet finished area directly under the roof.
2. All one and one-half story townhomes must have a minimum total finished floor area of 1,300 square feet.
3. All two story townhomes must have a minimum total finished floor area of 1,400 square feet.

F) The proposed density will be under 2.7 units per acre. The City of Waukeee's policy on residential use states: Low Density 3-4 units per gross acre.

ITEM 7 Generalized Internal and External Transportation and Circulation System, including Pedestrian and Bicycle Systems (See Preliminary Plan Exhibit "B")

A) The local streets in this plan area will be either 26 feet wide with rolled curbs, or 25' B-B with standard curbs.

B) Warrior Lane, a minor arterial on the city's master street plan, will require 100 feet of right-of-way. Initial pavement width will be a boulevard section with 18.5' B-B pavement sections.

C) Sidewalks will be required along both sides of all public streets unless otherwise waived by the Planning and Zoning Commission and City Council.

D) Interior trails will be 8 feet wide and constructed of asphalt while the main north south trail spine (to be dedicated to the City of Waukee) will be 10 feet in width and constructed with concrete or asphalt. All trails and open space (with the exception of the clubhouse and pools) shall be open to the public use.

E) All public improvements to SE LA Grant Parkway, University Avenue and 312th Place (Westown Parkway) will be required when the adjacent portions of the development are platted. (No improvements will be required to University Avenue west of Warrior Lane).

ITEM 8 Location of Driveways or Access Points Adjacent to the Project (See Preliminary Plan Exhibit "B")

ITEM 9 General Location and Size of Building or Building Footprints
The site contains single family homes and townhouses and common facilities. The homes will be constructed of various sizes and shapes on individual platted lots. In the single family area, home designs will not be repeated in succession. All attempts will be made to encourage a unique appearance to each streetscape and neighborhood.

ITEM 10 Site Master Plan, Including General Envelops of Buildings, Parking, Open Space, and Other Site Features. (See Preliminary Plan Exhibit "B")

A) Parking

1) Parking will be provided in garages of homes, in the driveways in front of garages and on one side of designated public streets. All homes will have at least a two car garage and all driveways will provide for a minimum of two paved parking stalls.

2) No parking shall be allowed on Warrior Lane.

3) Additional visitor parking for the proposed townhomes on Warrior Lane shall be provided on the backs of the alleys at a rate of one stall per four units..

B) Open Space

- 1) A landscaping plan shall be approved as a part of a site plan for a townhome development and shall be consistent with the principles and guidelines as described in the Attached Housing Design Guidelines attached as Exhibit C.
- 2) Additional landscaping shall be required and provided with the proposed townhomes on SE Booth Drive identified as Area A on attached Exhibit B and consistent with the conceptual landscape plan included as attached Exhibit D.

ITEM 11 Description and Location of All Use Types included in the Project, including Maximum Floor Areas Devoted to Each Use.

A) The uses proposed are single family residential, townhomes and common facilities. The maximum floor area ratio shall be 0.60 for the single family homes and 0.75 for the townhomes.

ITEM 12 Schematic Location and Development Standards for Open Space, including Conceptual Landscape Plan. (See Exhibit "E")

A) This plan includes approximately 140 acres of open space. Included in these open spaces are four play areas and an approximately 30 acres parcel that has been dedicated to the City of Waukee for a City Park.

B) Warrior Lane will be a boulevard section with landscaping in the median. Street trees will be reviewed on a case by case basis.

ITEM 13 Building Design Standards, including Height, Materials, Sections, and other Information Required to Describe the Project.

A) Maximum Building Height in R-1: 40 feet. R-4: 40 feet.

B) Other information contained in the covenants.

C) All townhomes shall be consistent with the Attached Housing Design Guidelines attached as Exhibit C. Massing of townhomes buildings shall be limited to a maximum of four individual units. No townhomes shall be constructed until a site plan has been approved by the City of Waukee.

- D) Clubhouse Facility:
1. Exterior building materials shall include cultured stone and cementitious lap siding. A minimum of 15% cultured stone or masonry shall be used on the building. (Building elevations attached)
 2. Pitched roof with the use of architectural composite shingles (30 year)
(Building elevations attached as Exhibit "G")

ITEM 14 Location of Existing and Proposed Utilities, Sanitary Sewer, Storm Water Facilities, and Water, Gas, and Electrical Distribution Systems.
(See Preliminary Plan Exhibit "B" and typical street section Exhibit "E")

A) The University Avenue Trunk Sewer is currently located on the north side of the property and will provide service to about 77 acres of the development. The balance of the site will be served by a future trunk sewer and pump station to be constructed by the City in the southwest corner of the property.

B) One of the components of a low impact development is to reduce the need for storm sewer by giving runoff the opportunity to infiltrate into the ground in the open spaces and not increase the peak runoff beyond that of predevelopment conditions. Storm sewer will be limited to collecting flow from streets and conveying under streets.

C) There are existing water mains along University Avenue and SE LA Grant Parkway. New 8" water mains will be extended into the development from these streets.

D) Gas lines will be placed in the street Right-Of-Ways or in easements in the front yards. Electric, telephone and cable T.V. will be located in easements in the rear of lots or in the open spaces between the back of lots.

ITEM 15 Proposed Site Development Regulations, including Maximum FAR or Other Density Regulator, Building and Impervious Coverage, Setbacks, Maximum Heights, and other Design Standards Specific to the Project.

- A) Floor Area Ratio's
- 1) Single Family Lots: 0.60 FAR
 - 2) Townhome Lots: 0.75 FAR

B) Setbacks

- 1) Single Family Lots:
 - a) Front: 20 ft. (Warrior Lane 30')
 - b) Rear: 10 ft.
 - c) Side: 5 ft.
- 2) Alley Loaded Lots:
 - a) Front: 15 ft.
 - b) Rear: 15 ft.
 - c) Side: 5 ft.
- 3) Townhome Lots
 - a) Front: 15 ft.
 - b) Rear: 15 ft.
 - c) Side: 5 ft.

ITEM 16 Proposed Signage

A) Three monument entry signs are proposed within this development shown as feature 'A' as indicated on Exhibit E and will be constructed consistent with the requirements of the Waukee Sign Ordinance. Eight smaller signs which are meant to explain the benefits of the Glynn Village conservation community shown as feature 'B' on exhibit E, will be no larger than four feet high and four feet wide and will be placed within the common open areas throughout the development.

ITEM 17 Proposed Public and Private Ownership Boundaries, including Proposed Private Lots and Common Ownership Areas (See Exhibit "B")

ITEM 18 Preliminary Plat If Applicable (Not Applicable)

ITEM 19 Final Plat, If Applicable (Not Applicable)

ITEM 20 Schedule Indicating Proposed Phasing and Scheduling of Development (See Exhibit Exhibit "F")

A) It is anticipated that this project will be completed in 15 years.. A phasing diagram is included as exhibit 'F'. It should be noted that the proposed phasing is dependent upon the market and is subject to change.

ITEM 21 Deed Restrictions, Covenants, Agreements, Association Bylaws, and Other Documents Controlling the Use of Property, Type of Construction or Development or Activities of Future Residents.

A) A homeowners association will be created to control and maintain common areas and facilities. This shall include all open space areas, trails (with the exception of the main 10' trail connection), clubhouse area, landscaped entry features, and the boulevard areas of Warrior Lane.

1) The homeowners association shall be responsible for all damage to turf or landscaping resulting from the use of rolled curbs. This includes but is not limited to the maintenance of streets by city crews (sweeping, plowing, etc...).

END OF DOCUMENT

EXHIBIT A – LEGAL DESCRIPTION OF PROPERTY

GLYNN VILLAGE

DESCRIPTION – WHOLE DEVELOPMENT

Part of Government Lots 1, 2, and 3, and all of Government Lots 6, 7, 10, and 11 in Section 5, Township 78 North, Range 26 West of the 5th P.M., now included in and forming a part of the City of Waukee, Dallas County, Iowa, being more particularly described as follows:

Commencing as a point of reference at the Northeast corner of said Section 5, also being the Northeast corner of Government Lot 1 in said Section 5; thence South 00°00'00" West, 840.92 feet along the East line of said Government Lot 1 to the Point of Beginning; thence continuing South 00°00'00" West, 305.83 feet along the East line of said Government Lot 1; thence South 82°57'45" West, 419.00 feet (previously recorded as West 419.00 feet); thence South 00°00'00" West, 507.00 feet (previously recorded as South 507.00 feet) to the South line of said Government Lot 1; thence South 82°57'45" West, 899.58 feet along the South line of said Government Lot 1 to the Northeast corner of Government Lot 7 in said Section 5; thence South 00°02'22" West, 1,309.40 feet along the East line of said Government Lot 7 to the Northeast corner of Government Lot 10 in said Section 5; thence South 00°26'24" West, 1,310.78 feet along the East line of said Government Lot 10 to the Southeast corner of said Government Lot 10; thence South 82°48'07" West, 1,319.92 feet along the South line of said Government Lot 10 to the Southeast corner of Government Lot 11 in said Section 5; thence South 82°48'35" West, 1,314.62 feet along the South line of said Government Lot 11 to the Southwest corner of said Government Lot 11; thence North 00°09'02" East, 1,315.65 feet along the West line of said Government Lot 11 to the Southwest corner of Government Lot 6 in said Section 5; thence North 00°09'58" West, 1,313.99 feet along the West line of said Government Lot 6 to the Southwest corner of Government Lot 3 in said Section 5; thence North 00°09'28" West, 2,118.64 feet along the West line of said Government Lot 3 to the Northwest corner of said Government Lot 3; thence North 89°47'12" East, 1,187.10 feet along the North line of said Government Lot 3 to the Northwest corner of Parcel "A" in said Government Lot 3 and Government Lot 2 in said Section 5 as shown on that Plat of Survey filed in Book 2000 at Page 582 in the Office of the Dallas County Recorder; thence South 00°03'11" East, 532.57 feet (previously recorded as South 00°08'54" East, 533.00 feet) along the West line of said Parcel "A" to the Southwest corner of said Parcel "A"; thence North 89°49'16" East (previously recorded as North 89°43'16" East), 1,083.74 feet along the South line of said Parcel "A" to the Southeast corner of said Parcel "A"; thence North 89°49'01" East, 50.00 feet; thence

South 00°03'29" East, 124.98 feet; thence North 89°49'13" East, 305.92 feet to a point on the East line of said Government Lot 2; thence North 89°42'11" East, 25.40 feet; thence North 00°10'47" West, 658.92 feet to the North line of said Government Lot 1; thence North 89°42'11" East, 332.64 feet along the North line of said Government Lot 1; thence South 00°00'00" West, 840.92 feet; thence North 89°42'11" East, 956.30 feet to the point of beginning on the East line of said Government Lot 1.

EXCEPT a tract of land located in Government Lot 11 (G.L. 11) in Section 5, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, lying north of the north right-of-way of 312th Place. Said tract being more particularly described as follows:

Commencing as a point of reference at the Southwest Corner of said G.L. 11; thence North 83°20'02" East (all bearings reference to Grid North Iowa State Plane Coordinate System South Zone), (recorded as North 82°33'32" East), a distance of 450.13 feet along the south line of said G.L. 11; thence North 06°39'40" West, a distance of 104.13 feet to the north right-of-way of said 312th Place, said point being the point of beginning; thence North 04°07'45" West, a distance of 160.00 feet; thence North 88°03'30" East, a distance of 70.00 feet; thence South 04°07'46" East, a distance of 160.00 feet to the north right-of-way; thence South 88°03'30" West (recorded as North 85°15'00" West), a distance of 70.00 feet to the point of beginning.

Containing 285.8782 acres in total, of which 4.1369 acres is contained in present road right-of-way.

Note: The description for the excepted parcel of land, acquired by the City of Waukee, was copied from an Acquisition Plat obtained from Veenstra & Kimm, Inc., signed by Dale Sorensen on June 18, 2004.

EXHIBIT B – PRELIMINARY PLAN

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EXHIBIT C – ATTACHED DWELLING DESIGN STANDARDS

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Attached Housing Design Guidelines

Glynn Village Attached Housing Design Guidelines

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City of Waukeel Standards

Conformity to City Regulations and Policy

These guidelines were developed in conjunction with the City of Waukeel requirements. In the instance where the standards herein conflict with minimum standards adopted by the City of Waukeel for attached or multi-family housing, or if there is ambiguity in interpretation of standards herein, **Waukeel’s adopted guidelines and policies for attached or multi-family housing shall be utilized as minimum standards to determine the final design requirements.** The “Site and Building Standards Ordinance” and “Architectural Example Book” will be the standards that will be used by the City of Waukeel’s Zoning Administrator.



Vision Statement

The Community Vision

Glynn Village is part of what was once the Broderick Farm, owned by Philip and Charlotte Broderick. To honor the family's Irish heritage, the community was named after a town located in Northern Ireland. Street names have an Irish flavor throughout the entire neighborhood. Moreover, the community was designed to honor the family's dedication to Waukee and the Broderick's deep rooted love for the land and surrounding environment.

Hubbell Realty Company designed Glynn Village as a conservation development that incorporated neo-traditional principals. It was designed to look, feel, and function differently than any other neighborhood in Des Moines. Glynn Village offers over 134 acres of open public space that will be established with native Iowa prairie in an effort to hold and clean storm water run-off. The layout of the community and housing choice is designed to build on the positive attributes that make Waukee a successful and thriving community.

As a result of careful planning, through a strong partnership with Waukee, and commitment by Hubbell Realty Company, Glynn Village provides an unprecedented lifestyle advantage. This advantage provides homeowners with access to open public parklands, walking and biking trails, play areas, a community clubhouse with pool, and quality habitat for birds, butterflies and other wildlife.

Glynn Village provides a diverse mix of housing opportunities to meet the needs of the greater community. It blends together unique housing characteristics that foster a true neighborhood. This environment, rich in a stratified demographic of people, provides for the necessary diversity to preserve and enhance economic and social value.

From the fields of wildflowers to the extensive walking paths, Glynn village not only provides the best of what Mother Nature has to offer, it provides the necessary blueprint and infrastructure to provide for the best neighborhood setting. Homes complement a tranquil setting, and are integrated in a way that promotes neighbor interaction. Architecture follows a strong traditional flavor that speaks to this design. The end result is a sense of place, a connection to nature, and a feeling of belonging.

The purpose of this design guideline document is to provide a tool that will insure this purpose of design is maintained. **It is to provide a guide for attached single family living so that the sense of community and architectural quality is maintained and enhanced.** It is to provide for beautiful homes full of character that will maintain the tradition of Glynn Village.



More specifically, this design document is intended to preserve the existing traditional styles found in Glynn Village such as Colonial, Craftsman, Prairie, and Tuscan architecture. Moreover, design elements from Shingle, Spanish, Tudor, and Victorian will also be encouraged to provide for architectural diversification.

Glynn Village is designed to be a great place. The design guidelines herein will provide the assurance that it will remain a great place.

Old World



Craftsman



Prairie



Colonial



Shingle



Spanish



Tudor



Tuscan

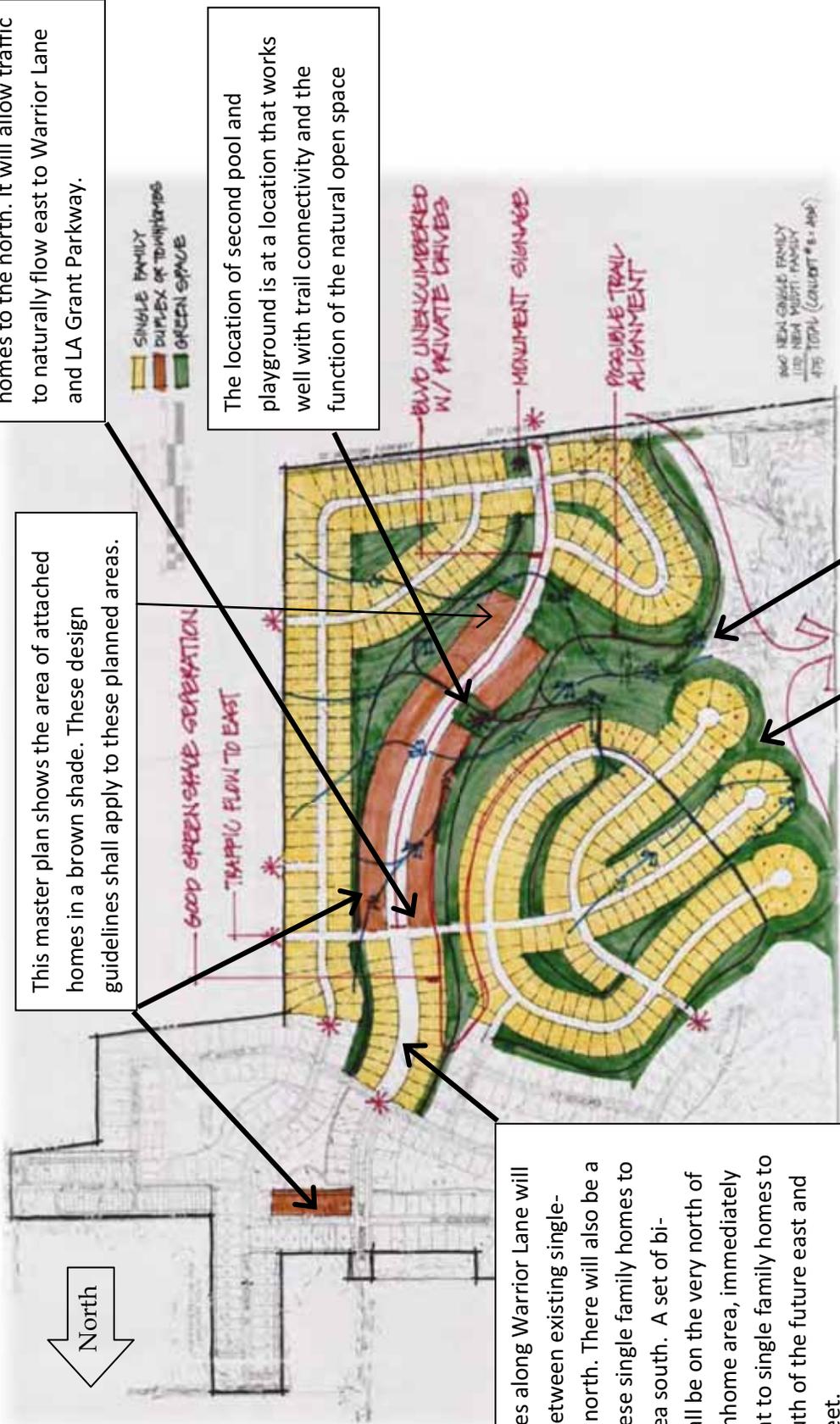


Victorian



These homes represent pure forms of architectural period and style. Elements of these periods are incorporated into architecture found in Glynn Village today. Most prominent architecture in Glynn Village to date is Craftsman, Prairie, and Colonial. However, elements of Tuscan, Shingle, Tudor, and Victorian are found in home designs. Please see page 17 for more information.

Community Master Plan



A new collector street will move traffic out of existing single family homes to the north. It will allow traffic to naturally flow east to Warrior Lane and LA Grant Parkway.

This master plan shows the area of attached homes in a brown shade. These design guidelines shall apply to these planned areas.

The location of second pool and playground is at a location that works well with trail connectivity and the function of the natural open space

Single family homes along Warrior Lane will provide a buffer between existing single-family uses to the north. There will also be a transition from these single family homes to the townhome area south. A set of bi-attached units shall be on the very north of Warrior Lane townhome area, immediately south and adjacent to single family homes to the north, just south of the future east and west collector street.

Trails will be designed to minimize trespass into the native areas and provide for connectivity through the entire neighborhood.

Conservation design is key to storm water mitigation. Cul-de-sacs are essential to properly mitigate water.

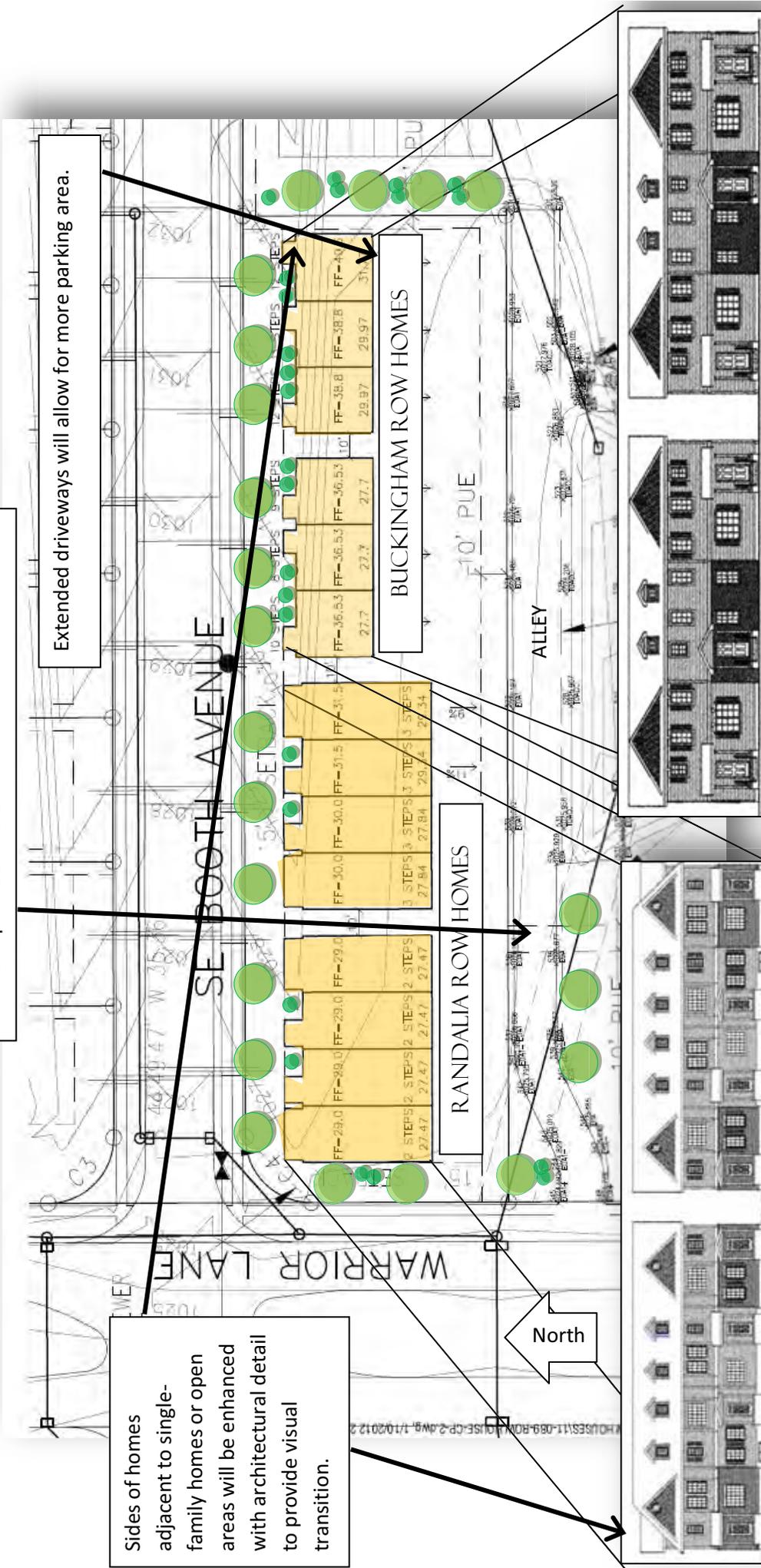


SE Booth Row Homes

Additional landscaping will be placed around the homes to provide further transition.

Extended driveways will allow for more parking area.

Sides of homes adjacent to single-family homes or open areas will be enhanced with architectural detail to provide visual transition.



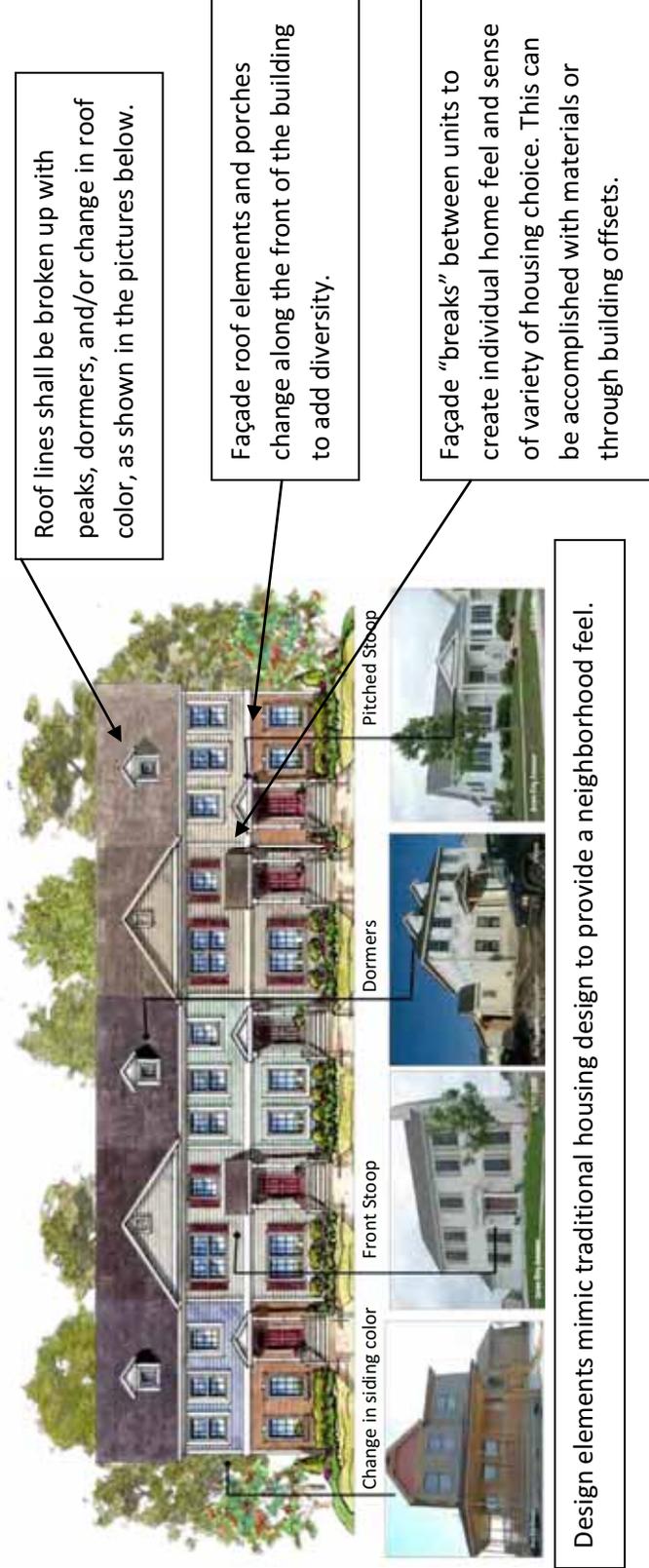
Homes shall provide design elements that create an inviting streetscape, a neighborhood feel, and consistency with architecture found in Glynn Village today



Massing

Homes will be designed to provide a variety in massing, scale, and proportion. The following are appropriate techniques to achieve proper massing, scale, and proportion:

- Vary roof pitches to create diversity of the roof line.
- Vary building height, mass, shape, and footprint. Homes shall not exceed two stories in height on the public street side. Topographical conditions may warrant three stories on the alley side.
- Mix one and two story elements.
- Utilize stoops and porches to create interest and break up and add interest to the façade
- Provide architectural façade breaks on the front and rear elevations.
- Four unit buildings shall have a 2 foot offset at least once along the building plane.



Design elements mimic traditional housing design to provide a neighborhood feel.



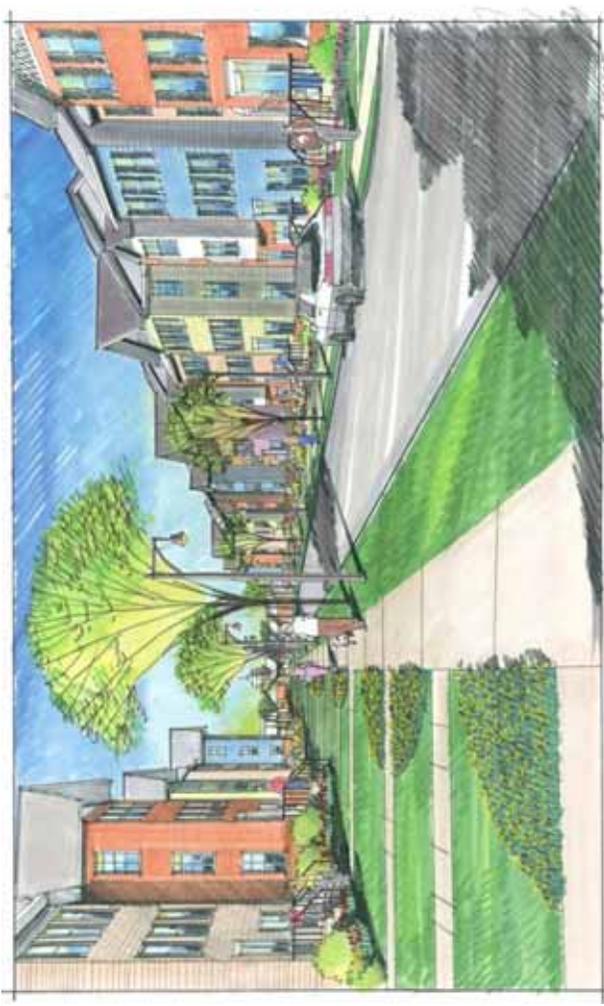
Alley Conditions

Homes shall have alley access to provide for a quality streetscape where the façade of the home is the most prominent view from the public street and unencumbered by garages and driveways.

Varied garage planes, breaking architecture, and/or physical offsets will minimize a repetitive look on the alley streetscape



Alleys design should incorporate a form of unit staggering, a change in architectural detail, or a combination to provide for character and home individuality. See page 8.



A two story façade on the street side of the home is required herein, however this concept drawing shows how the front of the home frames the street. It provides a streetscape full of character and a focus on the home instead of the garage. Please reference pages 10 and 14.

Transitional Zones/Landscaping

Transition from the Street

- Homes shall be oriented to the street with interactive elements. Interactive elements include porches, covered entries, trellises, and porticos. These elements are ways to enhance the sense of entrance and transition to the home from the street, and create a more neighborhood feel.
- All homes shall have at least one interactive element.
- Homes shall be placed closer to the street in order to frame the street

Landscaping

Transitional zones from the street to the homes shall be landscaped so as to provide an emphasis on street character and provide for a transition into adjacent single-family residential uses. Landscaping must meet the following requirements

- Berming and screening shall be adjacent to any alley way that is adjacent to single-family residential homes as shown on the Master Plan for Glynn Village
- Plantings shall be configured to blend into the theme of the existing community, and facilitate a sense of privacy for the homeowner and the neighbors
- All side yard plantings shall be informal layered beds with mulch or rock ground cover
- Site design should be integrated with the neighborhood. Project design integration should include coordination of circulation, recreation spaces, and building location with the surrounding area.
- A visual distinction using landform, landscaping, or materials may separate a project from the general neighborhood. However, high "fortress" walls should be avoided.
- Open spaces that provide a buffer between the home sites are shall conform to conservation design principals. The development of home sites or open space shall incorporate one or more of the following natural systems to mitigate storm water:



1. Bioswales

Bioswales, or vegetated ditches, convey water to storm sewer inlets or surface waters and filter the "first flush" of runoff. These filter strips shall be adjacent to hard surface areas or used to convey water from the townhomes to the opens spaces

2. Rain Gardens

Rain gardens are native, perennial gardens strategically located to capture runoff from impervious surfaces. Rain gardens increase aesthetic value, adsorb water, reduce runoff, protect water quality and prevent flooding. Where detention is required, the area should be planted with native material selected to survive the water elevation fluctuations inherent with detention basins.

3. Bioretention Cells

Bioretention cells are shallow, landscaped depressions that can handle large volumes of water. They are well suited for commercial, institutional, industrial or residential settings. Bioretention cells usually have an engineered substratum to offset compacted soil conditions. In the prairie areas adjacent to development, bio retention cells will be utilized. These areas will be planted with native prairie to provide for natural filtration of storm water.

4. Level Spreaders and Rock Trenching

Level spreaders and rock trenches dissipate water velocity and provide erosion control by spreading water flow over a wide area rather than releasing it from a pipe or other point source of discharge. In the prairie open spaces adjacent to developed sites, rock trenching will be used to convey water and allow for a slowed release of water to adjacent water systems.

5. Native Landscaping

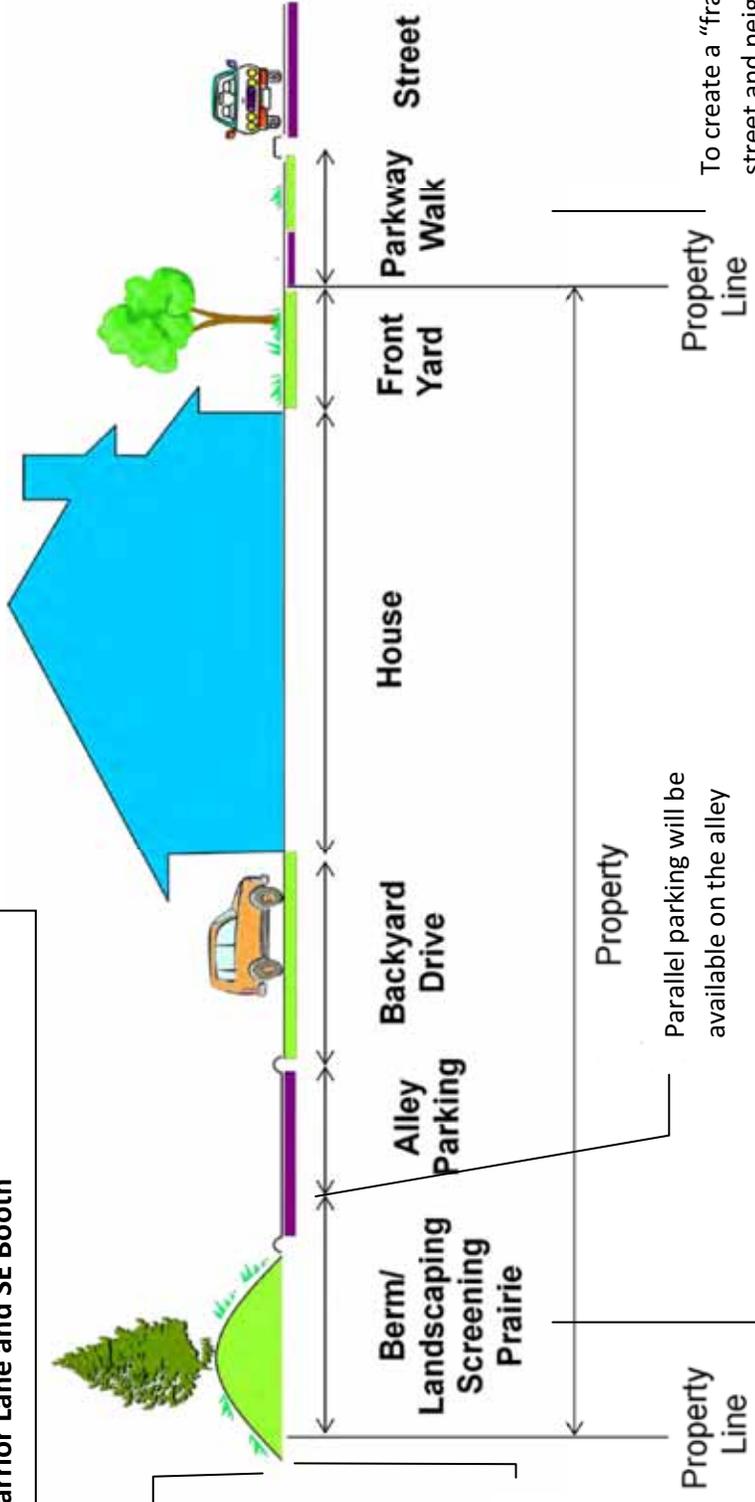
Native plants have tremendous root structure that build soil quality and increase organic matter content. Organic matter helps soil hold water and infiltrate rain. Native landscaping is a key component of infiltration-based storm water management practices. Native plants will be used in an open space areas to mitigate the negative impact of storm water and provide for a more aesthetically pleasing and environmentally friendly community.

6. Passive Paving

Paving will be designed to move water across the surface to adjacent open spaces. Conventional storm systems will be minimized in an effort to maximize the environmentally designed systems stated above.



Example of berming and landscaping Homes on Warrior Lane and SE Booth



Prairie open space will be adjacent to the berm and extend to adjacent single-family areas

Berming will be used on Warrior Lane to screen the alley view from adjacent single-family homes. SE Booth will utilize the existing alley and natural infrastructure, therefore there will not be additional berming in this location.

Parallel parking will be available on the alley

Strategically placed berms native plantings, and/or trees and shrubs will mask the alley payment from adjacent single-family homes

Landscaping shall carry along the sides of the units where units are adjacent to alley ways, streets, or single-family land uses. Sides facing single-family or alley entries shall incorporate façade architectural elements (see Materials and Treatments on page 14.)

To create a "framed" street and neighborhood feel, the homes will be positioned closer to the street. This will allow for more rear landscaping opportunity and provide for more open space for native plantings along Warrior Lane, and on SE Booth will provide for maximum parking behind the units.



Decks and Porches

- Decks attached to homes shall be large enough to use. A minimum of six feet should be used.
- Decks and screened porches shall be designed harmoniously with the style of the home through the use of railings, columns, roof lines, and other details
- Porches and stoops shall extend into the front setback to connect the home to the street



Porches should meet period design, and blend into the façade



Where decks are provided, they should be big enough to foster social interaction and provide for outside living space.



Porches and stoops should extend into the front setback to create a connection to the streetscape. A sidewalk should extend from the porch to the public walk.

Materials and Treatments

- Appropriate use of exterior materials adds to richness and character to appearance
- The use of color and various materials such as siding, brick, or stone should be used to create interest and diversity along the streetscape.
- Architectural materials used on the façade of the home, such as trims and details such as band boards, shake, shutters, etc., shall be carried over to the sides of the homes that immediately face adjacent single-family property.
- Material changes should be used to break-up building form and create interest on the façade
- Roof materials must be architectural grade composite shingles
- Materials cannot terminate at outside corners. They must terminate at inside corners.
- Where stoops are used, entries should vary in height and proportion, as shown below. This gives an individual character to units.



Changing siding color, mixing up brick areas, changing window configurations, and varied roof elements and peaks create sense of individuality and add architectural interest

Wrapping stone around the corner, applying fascia trim bands, accenting peaks with different siding color and material adds to the interest of units facing adjacent property





Scaling Elements

- Brick or stone should be used in the façade. Its application should resemble its historical intent, and be utilized in a way that looks as if it provides foundation or structural support. Stone or brick is not appropriate in higher elevations on the home unless its application is carried up from the ground to the higher elevations.
- Wide trim board around the windows shall be used when shutters are not used. This will frame the window area and place focus on the window detail.
- Column types and size, and other architectural elements desired, should follow the period design of the home proposed.



From a historical perspective, stone was mostly used to provide for foundation support and wall strength. When stone is used to mimic its past use in construction, the effect is more architecturally significant. As shown in the picture above, stone accents the façade by serving as a foundation base for the porch.



In the illustration above, stone is used to break up the front of the building. It gives the appearance that units are built independent of each other. Moreover, in its application it is taken up to the second floor, thus mimicking structural purpose found in past architecture. Where shutters are not used, the windows are wrapped so that are highlighted and break free of siding. Alternating units with wrapped windows and shutters adds architectural appeal and creates differentiation between units.

Acceptable Styles

Home styles are intended to authenticate the same design found acceptable for homes in Glynn Village. Glynn Village maintains a mix of Old World, Prairie, Craftsman, Colonial, Victorian, and other period styles, as described herein. Attached housing shall mimic these existing themes to create diversity, yet foster a sense of seamless architecture found in Glynn Village today. Homes should not be in groupings more than 4 per building.

Appropriate elevation design shall reflect designs prevalent in the Glynn Village community. This standard does not apply to simple reproduction, however. Market demands shall dictate the type of home, but the established guidelines in this document shall provide the framework for design acceptance.



Existing bi-attached home styles at Jordan Heights, a planned community in West Des Moines

Examples of acceptable twin home styles on Warrior Lane (above) and SE Booth Avenue (below)



EXHIBIT D – SE BOOTH AVE LANDSCAPE PLAN





Feature 'A' Entry Monument Signage



Feature 'B' Conservation Education Signage



City of Waukeee
230 W. Hickman Road
Waukeee, IA 50263
Phone: (515) 978-9533
Fax: (515) 987-1845

NOTICE OF AMENDMENT TO PLANNED DEVELOPMENT (REZONING) FOR GLYNN VILLAGE

March 4, 2013

Re: Proposed Rezoning/Planned Development Amendment – A portion of the Glynn Village Planned Development

Dear Property Owner:

Hubbell Realty Company, owner of property within the Glynn Village Planned Development, has petitioned the City of Waukeee to revise the zoning across a portion of the development surrounding the future extension of Warrior Lane southward toward Westtown Parkway (312th Place) from R-1 [Single Family Residential District] to R-4 [Row Dwelling and Townhome Dwelling District]; additionally, the request involves the change in zoning of a portion of property on the south side of SE Booth Avenue adjacent to the clubhouse from R-1 [Single Family Residential District] to R-4 [Row Dwelling and Townhome Dwelling District]. As a part of the rezoning, the Planned Development Overlay District for Glynn Village would be revised to allow for the townhomes to be developed on both sides of Warrior Lane between the future intersection with SE Pleasant View Drive and Westtown Parkway (312th Place) as well as the south portion of SE Booth Avenue adjacent to the clubhouse. The properties had originally been planned to be developed into additional single family homes.

The Waukeee Planning and Zoning Commission will receive public input on this application at their meeting at **6:00 pm on March 12, 2013, in the City Hall Council Chambers, 230 W. Hickman Road, Waukeee**. As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Waukeee, Attn: Director of Development Services, 230 W. Hickman Road, Waukeee, Iowa 50263. Information specific to how the property is proposed to be developed can be found on the City's website at: www.waukeee.org/developmentprojectswaukeee. A map indicating the location of the areas proposed for change have been provided on the back of this letter for your reference.

Following the Planning and Zoning Commission's review and recommendation, the City Council will hold a **public hearing** on this application. A public hearing has been scheduled for **5:30 pm, on March 18, 2013, in the City Hall Council Chambers** at the above address. All interested parties are encouraged to attend and express their views.

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council public hearing. If you have any questions concerning this application or if you would like additional information, please call the Development Services Department at 515-987-4522 or the petitioners' professional, Joe Pietruszynki at 515-243-3228.

