



---

## **CITY OF WINDSOR HEIGHTS**

### **PLANNING & ZONING COMMISSION MEETING AGENDA**

**APRIL 1, 2020, 6:00PM**

**CITY COUNCIL CHAMBERS, 1133 66<sup>TH</sup> ST.**

**WINDSOR HEIGHTS, IOWA**

1. Call to Order
2. Roll Call
3. Selection of Meeting Presiding Officer
4. Approval of Agenda
5. Approve Minutes of the January 22, 2020 Meeting
6. Consideration of Site Plan for Clive Learning Center Parking Lot Expansion
7. Resolution Recommending Approval of Clive Learning Center Parking Lot Expansion Site Plan
8. Consideration of Amendment to Windsor Heights Urban Renewal Area
9. Resolution Recommending Approval of Proposed Amendment to Windsor Heights Urban Renewal Area
10. Status of Filling Vacant Commission Position
11. Consider Selection of Commission Chairperson and Vice Chairperson per City Code Section 23.05 (1)
12. Adjourn



## Mark Arentsen

---

**Subject:** P&Z Meeting  
**Location:** Microsoft Teams Meeting

**Start:** Wed 4/1/2020 6:00 PM  
**End:** Wed 4/1/2020 7:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Justin Ernst

---

[Join Microsoft Teams Meeting](#)

+1 612-428-8778 United States, Minneapolis (Toll)

Conference ID: 996 375 311#

[Local numbers](#) | [Reset PIN](#) | [Learn more about Teams](#) | [Meeting options](#)



**BOLTON  
& MENK**

Real People. Real Solutions.  
Copyright 2020 Bolton & Menk, Inc.

[Help](#)

---





WINDSOR  
HEIGHTS  
the heart of it all

---

**CITY OF WINDSOR HEIGHTS**  
**PLANNING & ZONING COMMISSION MEETING**

**MINUTES JANUARY 22, 2020, 5:00PM**  
**CITY COUNCIL CHAMBERS, 1133 66<sup>TH</sup> ST.**

**WINDSOR HEIGHTS, IOWA**

1. Call to Order. Jim Egger called the meeting to order at 5:00 pm. Lauren Campbell, Diane Foss, Georgie Libbie and Joe McConville were present. Geoff Woods arrived a few minutes late.
2. Approval of Agenda. Motion by Foss to approve the agenda. Second by Campbell. Motion passed unanimously.
3. Approve Minutes of the January 8, 2020 Meeting. Motion to approve minutes by Campbell. Second by Foss. Libbie abstained from voting because she was not present at the 1/8/20 meeting. Motion passed unanimously.
4. Presentation of Proposed Signage for Mojits's Restaurant, 6611 University Ave., Suite 100. Miranda Cassens from Chesnut Signs presented a proposal for signage for the Mojito's Restaurant. She addressed the confusing wording of the current code that currently only allows 100 sq ft of signage for the whole building, not individual units.
5. Consideration of Resolution Approving Proposed Signage for Mojito's Restaurant, 6611 University Ave., Suite 100. Motion by McConville. Second by Libbie. Motion passed unanimously.
6. Adjourn. Jim Egger motioned meeting to adjourn. Second by Foss. Motion passed unanimously.

---

Jim Egger, Chair



CUPATIONAL  
ALS ... \$413.00  
PHONE  
\$993.37  
ALDEE EMS  
\$81.79  
KIMM INC  
\$150.50  
ESS PHONE  
\$66.41  
\$584,318.56

ights Special  
9 Minutes  
2020 - 12:00  
hamburgs

Ayor Burgess  
to order of  
cill members  
series, Joseph  
lo, Mike Jones,  
is (arrived at  
r: Interim City  
c Arensen and  
ent: Charlene  
The Pledge of  
ed.  
Agenda: Motion  
approve the  
by Mike Jones.

: Pursuant to  
21.5 (1) (i) To  
professional  
individual whose  
3, performance  
is considered  
and that  
Candidate #3 -  
to convene into  
at 12:09 PM.  
Jones - ave,  
ph Jones - ave,  
id Harms - ave.

Open Session:  
ones to convene  
at 1:03 PM.  
irms. Motion

d Appropriate  
Hiring a City  
Motion by Mike  
30VHR to make  
ade #3. Seconded  
call vote: Mike  
is - ave, Skeries  
mes - ave, and  
tion passed 4-1.  
pm on Monday,  
for a Regular  
of the Council  
by Harms to  
ing at 1:24 PM.  
Joseph Jones.

ivor  
ke, City Clerk

TRICT COURT  
OLK COUNTY  
ER OF THE  
JEANINE P.  
Deceased.  
SPR076270  
OF OF WILL,  
SENT,  
RATATION  
interested in the  
ed on P. Cauterucci,  
ied on or about

notified that on  
the Last Will and  
Jeanine P.  
ased, bearing the  
y 29, 2018, was  
rt and there will  
administration of  
ction to set aside  
e brought in the  
the county within  
ir of four months  
is notice or one  
date of mailing of  
all heirs of the  
vices under the  
identities are  
erascertainable, or  
ever barred,  
of March, 2020.

0313  
ite  
er, P.C.  
ue, Suite 111  
0312  
Publication April

TRICT COURT  
K COUNTY  
k NA I/k/a RBS  
intiff vs. Michael  
Michael Reese;  
ession; The  
ouse, if any, of  
se; State of Iowa;  
if Kramer; Daniel  
al, Defendants.  
) EGCE08585  
NOTICE FOR  
ICATION

l that a petition has  
the office of this  
ou as a defendant  
the petition was  
ary 14, 2020, and  
losure of Plaintiffs  
ivor of the Plaintiff  
y described in this  
ygment for the  
pa amount of  
1.475% per annum  
in from August 1,  
with late charges,  
the costs of the  
y (but not limited

interest thereon from April 1, 2017,  
together with late charges,  
advances and the costs of the  
action, including (but not limited  
to) title costs and reasonable  
attorney's fees, as well as a  
request that said sums be declared  
a lien upon the following described  
premises from May 30, 2018,  
located in Polk County, Iowa:  
Lot 19 in Jill's Acres, an Official  
Plat, now included in and forming  
a part of the City of Des Moines,  
Iowa, commonly known as 4105 1/2  
Garden Ave, Des Moines, IA 50317  
(the "Property").

The petitioner further prays that the  
Mortgage on the above described  
real estate be foreclosed, that a  
special execution issue for the sale  
of as much of the mortgaged  
premises as is necessary to satisfy  
the judgment and for other relief  
the court deems just and  
equitable. For further details,  
please review the petition on file  
in the clerk's office. The Plaintiffs  
attorney is Bryan Loy, of  
SouthLaw, P.C., whose address is  
1401 50th Street, Suite 100, West  
Des Moines, IA 50266.

**NOTICE**  
The plaintiff has elected  
foreclosure without redemption.  
This means that the sale of the  
mortgaged property will occur  
promptly after entry of judgment  
unless you file a written demand  
with the court to delay the sale. If  
you file a written demand, the sale  
will be delayed until twelve  
months (or six months if the  
petition includes a waiver of the  
deficiency judgment) from the  
entry of judgment if the  
mortgaged property is your  
residence and is a one-family or  
two-family dwelling or until two  
months from entry of judgment if  
the mortgaged property is not  
your residence or is your  
residence but not a one-family or  
two-family dwelling. You will  
have no right of redemption after  
the sale. The purchaser of the  
sale will be entitled to immediate  
possession. You may purchase at  
the sale.

You must serve a motion or  
answer on or before 23rd day of  
April, 2020, and within a  
reasonable time thereafter you  
must file your motion or answer  
with the Clerk of Court for Polk  
County, at the county courthouse  
in Des Moines, Iowa. If you fail to  
respond, judgment by default may  
be rendered against you for the  
relief demanded in the petition. If  
you require the assistance of  
auxiliary aids or services to  
participate in a court action  
because of a disability,  
immediately call your District  
ADA Coordinator at 515-286-3394.  
If you are hearing impaired, call  
Relay Iowa TTY at 1-800-735-2942.  
This case has been filed in a  
county that utilizes electronic  
filing. You may find more  
information and general rules  
governing electronic filing in Iowa  
Court Rules Chapter 16. You may  
find information concerning  
protection of personal information  
in court filings in Iowa Court  
Rules Chapter 16, Division VI.

**IMPORTANT:**  
YOU ARE ADVISED TO SEEK  
LEGAL ADVICE AT ONCE TO  
PROTECT YOUR INTERESTS.

**IN THE IOWA DISTRICT COURT  
OF POLK COUNTY**  
EQUITY NO: EGCE085649  
ORIGINAL NOTICE FOR  
PUBLICATION

Federal Home Loan Mortgage  
Corporation, as Trustee for the  
benefit of the Freddie Mac  
Secured Loans Structured  
Transaction Trust, Series 2018-2  
Plaintiff,

vs.  
Charles M Dunn; Parties in  
Possession; Emily A Dunn;  
JPMorgan Chase Bank, N.A., et  
al Defendants.

You are notified that a petition has  
been filed in the office of this  
court naming you as a defendant  
in this action. The petition was  
filed on February 5, 2020, and  
prays for foreclosure of Plaintiffs  
Mortgage in favor of the Plaintiff  
on the property described in this  
notice and judgment for the  
unpaid principal amount of  
\$264,666.09, with 4.625% per annum  
interest thereon from January 1,  
2019, together with late charges,  
advances and the costs of the  
action including (but not limited  
to) title costs and reasonable  
attorney's fees, as well as a  
request that said sums be declared  
a lien upon the following described  
premises from September 21, 2006,  
located in Polk County, Iowa:  
Lot 56 in BOULDER BROOK  
PLAT 14, AN OFFICIAL PLAT  
NOW INCLUDED IN AND  
FORMING A PART OF THE  
CITY OF ANKENY, POLK  
COUNTY, IOWA, commonly  
known as 1006 NW Rockcrest Rd,  
Ankeny, IA 50023 (the  
"Property").

The petitioner further prays that the  
Mortgage on the above described  
real estate be foreclosed, that a  
special execution issue for the sale  
of as much of the mortgaged  
premises as is necessary to satisfy  
the judgment and for other relief  
the court deems just and  
equitable. For further details,

commonly known as 2706 54th St,  
Des Moines, IA 50310 (the  
"Property").  
The petitioner further prays that the  
Reverse Mortgage on the above  
described real estate be  
foreclosed, that a special  
execution issue for the sale of as  
much of the mortgaged premises  
as is necessary to satisfy the  
judgment and for other relief  
the court deems just and  
equitable. For further details,  
please review the petition on file  
in the clerk's office. The Plaintiffs  
attorney is Bryan Loy, of  
SouthLaw, P.C., whose address is  
1401 50th Street, Suite 100, West  
Des Moines, IA 50266.

**NOTICE**  
The plaintiff has elected  
foreclosure without redemption.  
This means that the sale of the  
mortgaged property will occur  
promptly after entry of judgment  
unless you file a written demand  
with the court to delay the sale. If  
you file a written demand, the sale  
will be delayed until twelve  
months (or six months if the  
petition includes a waiver of the  
deficiency judgment) from the  
entry of judgment if the  
mortgaged property is your  
residence and is a one-family or  
two-family dwelling or until two  
months from entry of judgment if  
the mortgaged property is not  
your residence or is your  
residence but not a one-family or  
two-family dwelling. You will  
have no right of redemption after  
the sale. The purchaser of the  
sale will be entitled to immediate  
possession. You may purchase at  
the sale.

You must serve a motion or  
answer on or before 23rd day of  
April, 2020, and within a  
reasonable time thereafter you  
must file your motion or answer  
with the Clerk of Court for Polk  
County, at the county courthouse  
in Des Moines, Iowa. If you fail to  
respond, judgment by default may  
be rendered against you for the  
relief demanded in the petition. If  
you require the assistance of  
auxiliary aids or services to  
participate in a court action  
because of a disability,  
immediately call your District  
ADA Coordinator at 515-286-3394.  
If you are hearing impaired, call  
Relay Iowa TTY at 1-800-735-2942.  
This case has been filed in a  
county that utilizes electronic  
filing. You may find more  
information and general rules  
governing electronic filing in Iowa  
Court Rules Chapter 16. You may  
find information concerning  
protection of personal information  
in court filings in Iowa Court  
Rules Chapter 16, Division VI.

**IMPORTANT:**  
YOU ARE ADVISED TO SEEK  
LEGAL ADVICE AT ONCE TO  
PROTECT YOUR INTERESTS.

**IN THE IOWA DISTRICT COURT  
OF POLK COUNTY**  
The Bank of New York Mellon, as  
Trustee for the Bear Stearns Asset  
Backed Securities Trust 2003-2,  
Asset-Backed Certificates, Series  
2003-2  
Plaintiff,

vs.  
Kenneth W Snook; Parties in  
Possession; Unknown Spouse, if  
any, of Kenneth W Snook; State of  
Iowa, Child Support Recovery  
Unit; Patricia A Snook; Denise M  
Snook; Unknown Spouse, if any,  
of Denise M Snook; Judy Ann Snook;  
Unknown Spouse, if any, of Judy  
Ann Snook, et al.  
Defendants.

EQUITY NO: EGCE085618  
ORIGINAL NOTICE FOR  
PUBLICATION

You are notified that a petition has  
been filed in the office of this  
court naming you as a defendant  
in this action. The petition was  
filed on January 30, 2020, and  
prays for foreclosure of Plaintiff  
Mortgage in favor of the Plaintiff  
on the property described in this  
notice and judgment for the  
unpaid principal amount of  
\$59,188.91, with 9.25% per annum  
interest thereon from September  
1, 2018, together with late charges,  
advances and the costs of the  
action including (but not limited  
to) title costs and reasonable  
attorney's fees, as well as a  
request that said sums be declared  
a lien upon the following described  
premises from June 19, 1997,  
located in Polk County, Iowa:  
West 66 feet of the East 726 feet of  
Lot 57 in EWING PARK PLACE,  
an Official Plat in Polk County,  
Iowa, commonly known as 1841 E  
Marion Street, Des Moines, IA  
50320 (the "Property").

The petitioner further prays that the  
Mortgage on the above described  
real estate be foreclosed, that a  
special execution issue for the sale  
of as much of the mortgaged  
premises as is necessary to satisfy  
the judgment and for other relief  
the court deems just and  
equitable. For further details,

March 3, 2020, the last will and  
testament of Henry B. Allen,  
deceased, bearing date of July 28,  
1981, was admitted to probate in  
the above named court and that  
Andrea Pascale was appointed  
executor of the estate. Any action  
to set aside the will must be  
brought in the district court of  
said county within the later to  
occur of four months from the  
date of the second publication of  
this notice or one month from the  
date of mailing of this notice to all  
heirs of the decedent and devisees  
under the will whose identities are  
reasonably ascertainable, or  
thereafter be forever barred.

Notice is further given that all  
persons indebted to the estate are  
requested to make immediate  
payment to the undersigned, and  
creditors having claims against  
the estate shall file them with the  
clerk of the above named district  
court, as provided by law, duly  
authenticated, for allowance, and  
unless so filed by the later to  
occur of four months from the  
date of the second publication of  
this notice or one month from the  
date of mailing of this notice  
(unless otherwise allowed or paid)  
a claim is thereafter forever  
barred.

Dated March 9, 2020.  
Date of second publication:  
March 24, 2020  
/s/ Andrea Pascale  
Executor of the Estate  
1805 Ashworth Road, West Des  
Moines, IA 50265  
Susan R. Stockdale  
ICIS#: ATQ007533  
Attorney for the Executor  
274 73rd Street, #10  
West Des Moines, Iowa 50265

**NOTICE OF PUBLIC HEARING  
ON THE PROPOSED ISSUANCE  
OF APPROXIMATELY \$35,085,000  
SCHOOL INFRASTRUCTURE  
SALES, SERVICES AND USE  
TAX REVENUE AND  
REFUNDING BONDS**

Notice is hereby given that the  
Board of Directors of the Ankeny  
Community School District, in the  
County of Polk, State of Iowa, will  
hold a public hearing upon its  
proposed issuance of  
approximately \$35,085,000 School  
Infrastructure Sales, Services and  
Use Tax Revenue and Refunding  
Bonds, which will be issued in one  
or more series over multiple fiscal  
years, pursuant to Iowa Code  
Section 423F.2 and 423E.5, for the  
purpose of providing funds to  
build, furnish, and equip additions  
to both high schools, and to  
currently refund \$9,395,000 of the  
outstanding School Infrastructure  
Sales, Services and Use Tax  
Revenue Bonds, Series 2012, dated  
October 15, 2012, including costs of  
issuance and a debt service  
reserve fund if required by the  
purchaser. Any bond proceeds  
remaining after completion of  
these projects will be used for  
other school infrastructure  
projects as authorized by the  
School District's Revenue Purpose  
Statement.

The hearing will be held in the  
Board Room, 306 S.W. School  
Street, Ankeny, Iowa 50023, on  
April 6, 2020, at 5:00 P.M.  
ANKENY COMMUNITY SCHOOL  
DISTRICT  
Jennifer Jamison  
Secretary of the Board of  
Directors

**NOTICE**

The deadline for the submission of  
proposals is April 20, 2020 at 4:30  
P.M. Proposals for Electrical  
Services. Proposals will be  
received by the District's  
purchasing agent at his office:  
1917 Dean Ave Operations Center  
Des Moines, Iowa 50316. All  
proposals must be clearly marked on  
the face of the sealed envelope  
"RFP #510 Electrical Services".  
Proposers are requested to submit  
a signed original proposal to the  
address listed above, as well as,  
an electronic copy (preferably  
in a PDF format) via the  
district's online system @  
https://dmschools.procurement.com/LogIn

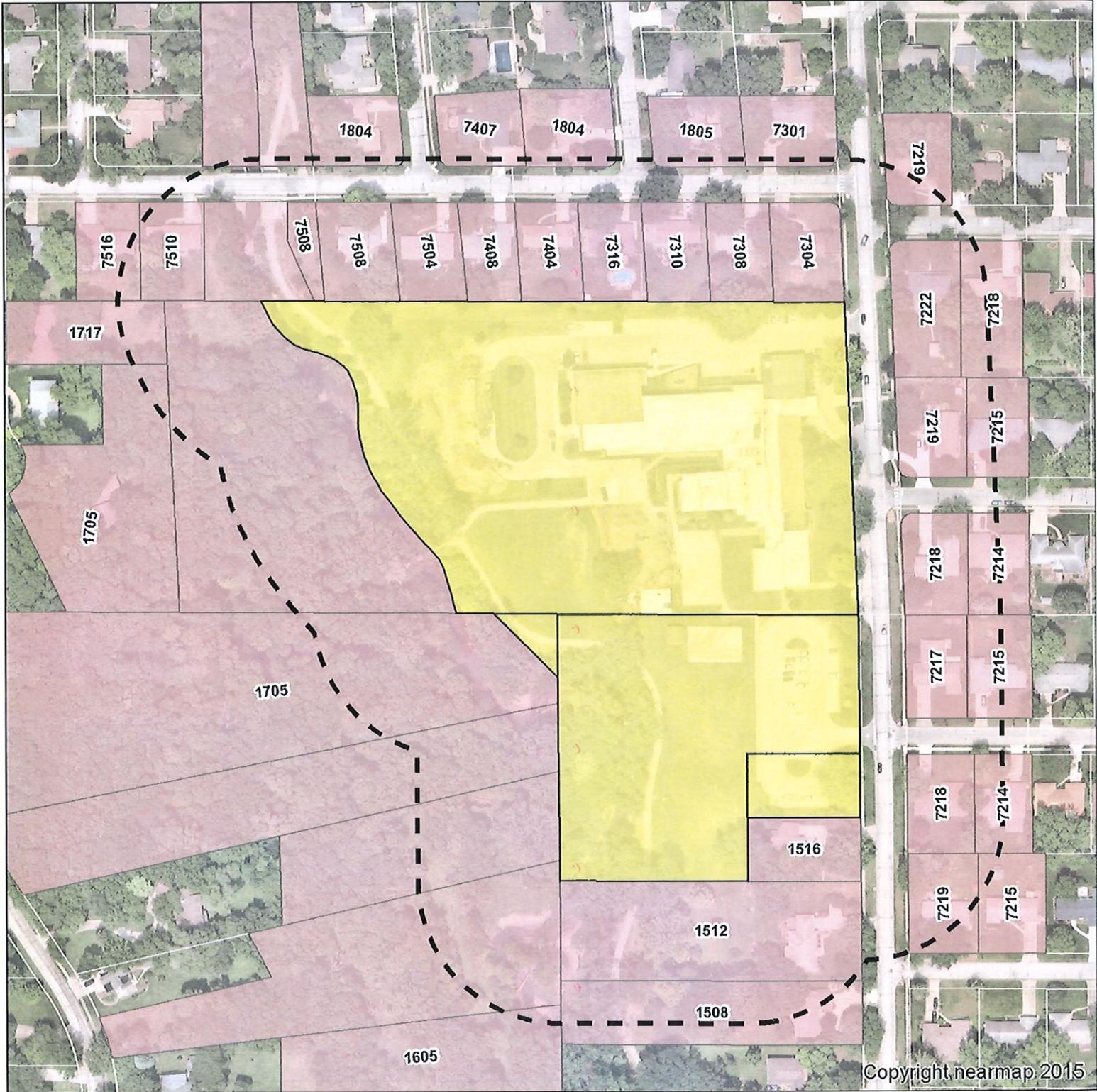
**PUBLIC HEARING NOTICE**

The City of Windsor Heights  
Planning & Zoning Commission  
will hold a Public Hearing on a  
proposal from the West Des  
Moines Community School District  
to improve and enlarge the north  
parking lot at the Clive Learning  
Center, 1600 73rd St. in Windsor  
Heights. This Site Plan Review  
meeting will take place in the City  
Council Chambers, 1133 66th St.,  
Windsor Heights, IA at 6:00 p.m.,  
April 1, 2020. The proposal calls  
for increasing the area of the  
parking lot by approximately 710  
sq. ft. The total number of stalls  
will be reduced from 59 to 56. Two  
new ADA handicapped stalls will  
be added for a total of three ADA  
handicapped stalls. Storm water  
landscaping improvements  
will also be installed. Members of  
the public are invited to attend  
and comment on this proposal.

DM  
Register  
3/26/20



200' property radius for meeting notice







*Mailed 3/24/20*

---

## **PUBLIC HEARING NOTICE**

The City of Windsor Heights Planning & Zoning Commission will hold a Public Hearing on a proposal from the West Des Moines Community School District to improve and enlarge the north parking lot at the Clive Learning Center, 1600 73<sup>rd</sup> St. in Windsor Heights. This Site Plan Review meeting will take place in the City Council Chambers, 1133 66<sup>th</sup> St., Windsor Heights, IA at 6:00 p.m., April 1, 2020. The proposal calls for increasing the area of the parking lot by approximately 710 sq. ft. The total number of stalls will be reduced from 59 to 56. Two new ADA handicapped will be added for a total of three ADA handicapped stalls. Storm water and landscaping improvements will also be installed. Members of the public are invited to attend and comment on this proposal.

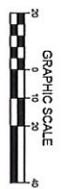
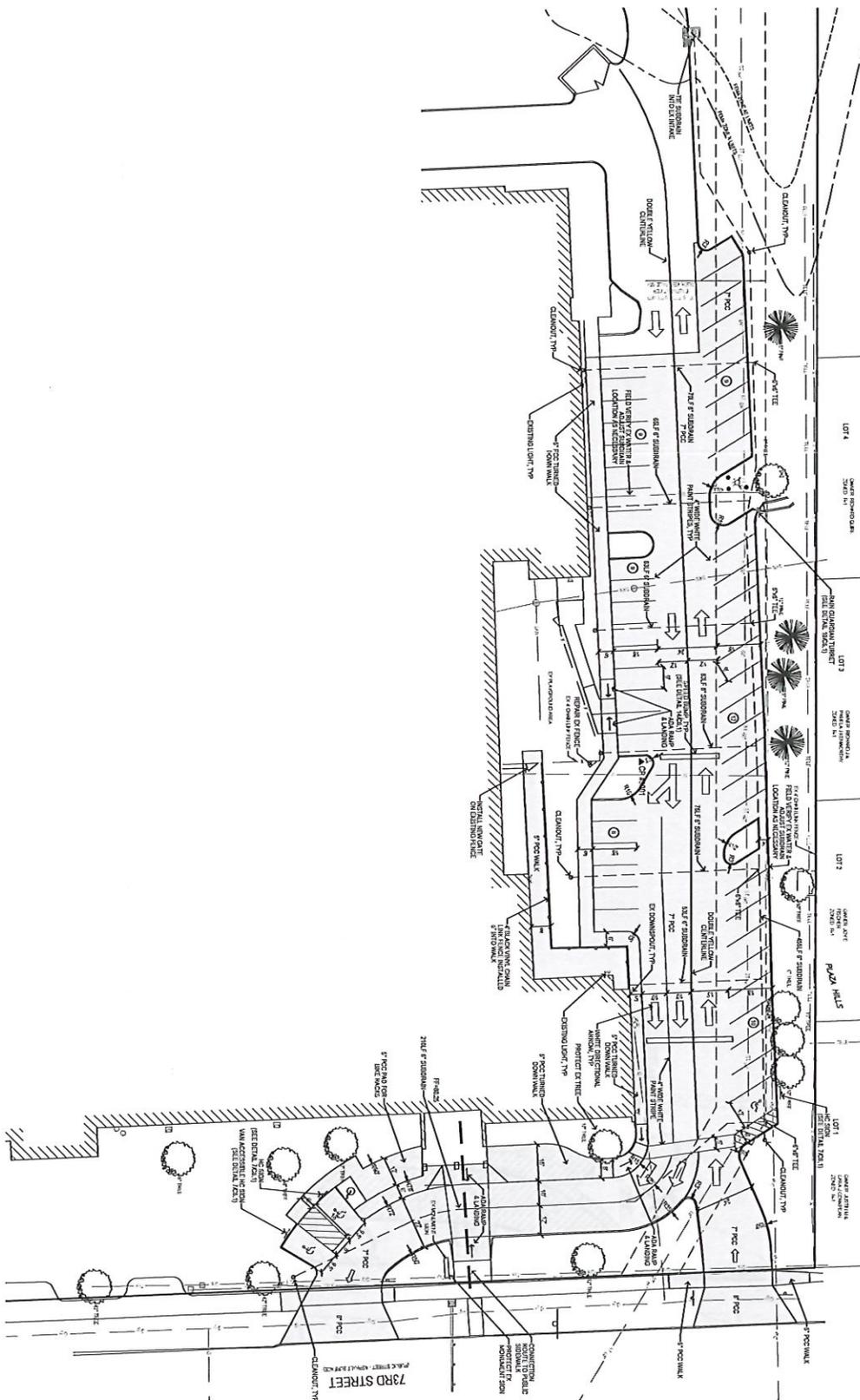








3/10/2023 1:51:43 PM H:\LAND PROJECTS 2019\190648\CIVIL\CLAY\OUT.LAY2



PROJECT NUMBER	190648
DATE	3/10/2023
PROJECT NAME	CLIVE LEARNING ACADEMY PARKING LOT IMPROVEMENTS
SCALE	C2.1

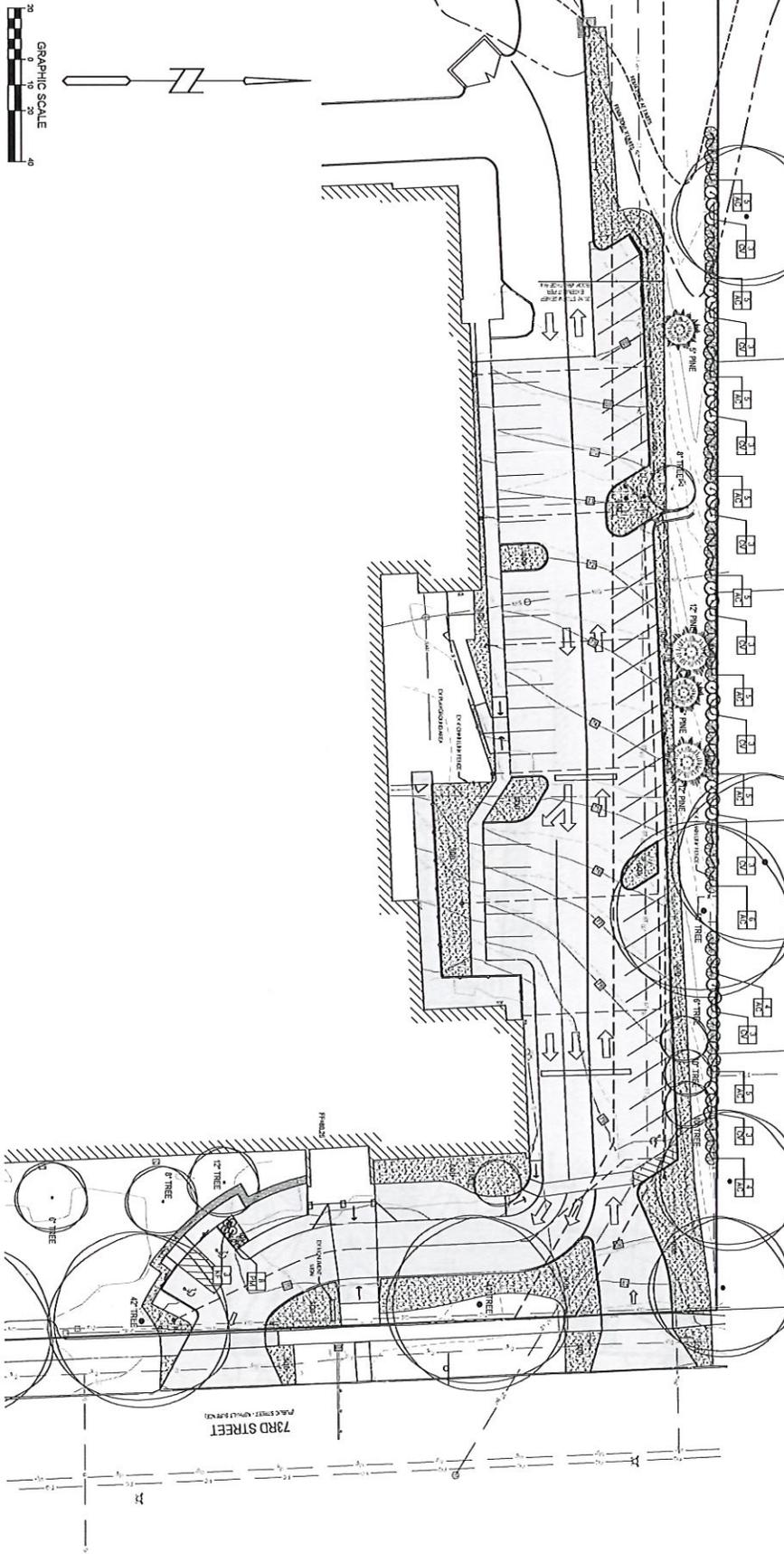
## CLIVE LEARNING ACADEMY PARKING LOT IMPROVEMENTS

### LAYOUT PLAN

**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50322-3025  
 Phone: 515-278-6907 Fax: 515-278-6217  
 Civil Engineering & Land Surveying Established 1959

10





- LANDSCAPE NOTES:**
1. ALL SHRUBS AND LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  3. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  4. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  5. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  6. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  7. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  8. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  9. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  10. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  11. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  12. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  13. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  14. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE USUAL STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.

**PLANTING SCHEDULE**

| NO. | SYMBOL   | PLANTING SCHEDULE |
|-----|----------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1   | [Symbol] | PLANTING SCHEDULE |
| 2   | [Symbol] | PLANTING SCHEDULE |
| 3   | [Symbol] | PLANTING SCHEDULE |
| 4   | [Symbol] | PLANTING SCHEDULE |
| 5   | [Symbol] | PLANTING SCHEDULE |
| 6   | [Symbol] | PLANTING SCHEDULE |
| 7   | [Symbol] | PLANTING SCHEDULE |
| 8   | [Symbol] | PLANTING SCHEDULE |
| 9   | [Symbol] | PLANTING SCHEDULE |
| 10  | [Symbol] | PLANTING SCHEDULE |
| 11  | [Symbol] | PLANTING SCHEDULE |
| 12  | [Symbol] | PLANTING SCHEDULE |
| 13  | [Symbol] | PLANTING SCHEDULE |
| 14  | [Symbol] | PLANTING SCHEDULE |

**SHRUB PLANTING (TYP)**  
SCALE: 1/8" = 1'-0"

**CLIVE LEARNING ACADEMY  
PARKING LOT IMPROVEMENTS**

**LANDSCAPE PLAN**

PROJECT NUMBER: 190648  
DATE: 9/12/2023  
DRAWN BY: JMB  
CHECKED BY: JMB  
APPROVED BY: JMB  
SCALE: AS SHOWN

**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50323-2823  
Phone: 515-281-0467 Fax: 515-276-6217  
Civil Engineering & Land Surveying Established 1959

12

**11 SUBDRAIN DETAILS**  
SCALE: NONE

**12 STORM CLEANOUT DETAIL**  
SCALE: NONE

**13 SUBDRAIN OUTLET INTO CONCRETE STRUCTURES DETAIL**  
SCALE: NONE

**14 CHAIN LINK FENCE GATE DETAIL**  
SCALE: NONE

**15 RAIN GUADALUPE TURBET**  
SCALE: NONE

**16 RAIN GUADALUPE TURBET**  
SCALE: NONE

**17 HANDICAP PARKING SIGN DETAIL**  
SCALE: NONE

**18 FENCE IN SIDEWALK DETAIL**  
SCALE: NONE

**19 TURNED DOWN WALK DETAIL**  
SCALE: NONE

**20 SIDEWALK DETAIL**  
SCALE: NONE

**21 CURB & GUTTER / TURNED DOWN WALK TRANSITION DETAIL**  
SCALE: NONE

**22 JOINTING DETAILS**  
SCALE: NONE

**23 TYPE 2 PAVEMENT SECTION**  
SCALE: NONE

**24 TYPE 1 PAVEMENT SECTION**  
SCALE: NONE



March 19, 2020

**Clive Learning Academy  
1600 73<sup>rd</sup> Street  
Windsor Heights, IA  
RE: Comment Response Letter**



We have reviewed the comments provided by the City Engineer (Bolton & Menk) for the Clive Learning Academy parking lot improvements and provided our responses below in **bold**:

Narrative Information to be provided (Code 170.10)

1. Total Area of Site: The total area of the site should be indicated in acres and square feet. **Added to the Cover Sheet.**
2. Indicate the total area of open space within the site, and its percentage of the total site. The calculation should include all open space pervious areas and permitted pedestrian plaza. **Added to the Cover Sheet.**
3. The total area of the site reserved for parking facilities, the open space within the defined parking area, and its percentage of the total parking area should be calculated and indicated in square feet. **Added to the Cover Sheet.**
4. Proposed use of site. Indicate all proposed uses for the site and building(s) as know at the time of application. **Added to the Cover Sheet.**
5. Parking Stalls. The total amount of parking stalls required based upon the proposed building use(s) of the site should be indicated. If more than one building use is proposed for the site, each individual parking stall requirement should be indicated separate of the total. Indicate the number of existing parking stalls, ADA accessible stalls along with the existing building stall requirements. **Schools are not in the city code, but the total number of full time employees was added to the Cover Sheet to show that there is adequate parking.**
6. Loading Areas. If applicable to the proposed building uses of the site, the number of required and provided loading stalls should be indicated. Indicate exiting loading areas. **Per section 174.07, there is no distribution of freight, merchandise, supplies, vehicles or equipment as part of the operation of the school, thus no loading areas are required. This has been stated on the Cover Sheet.**
7. 100-year Flood Elevation. The 100-year flood elevation should be indicated based upon the most recent FEMA Flood Insurance Study. **Flood elevation is 837.0 in the project area per map 19153c0327f. Note added to cover sheet.**

Plan Information (Code 170.10)

1. Soil Tests and Similar Information. **A geotechnical investigation is underway. Results will be shared once available.**

Building Footprint (Code 170.10)

1. Trash Enclosure. Provide a detail of the structure for review. **No trash enclosure is proposed. A trash enclosure was included in the recent building addition.**

#### Pedestrian Circulation (Code 170.10)

1. Connectivity. Pedestrian corridors should be indicated from any public street to all proposed principle buildings. **Building connects to the existing public sidewalk directly out the front door, as shown on plans.**
2. Stoops. All proposed emergency exits where a sidewalk is not indicated shall provide a stoop of an approved dimension determined to be adequate in providing a safe exit from the building. **No building work is proposed. All doors in the affected area will connect to the sidewalks on site.**

#### Lighting (Code 170.10)

1. A lighting plan should be provided with all site plans indicating the location, type, height, power rating, and any shielding methods required of all existing and/or proposed lighting fixtures. Lighting shall follow all applicable City ordinances including Dark-Sky standards. **All lighting on site is existing and will be protected. Existing lights on existing building walls have been added to plan. No new lighting is proposed.**
2. A manufacturer's cut-sheet shall be provided for each type of lighting fixture incorporated into the site layout including its material(s) and color. Information required from the cut-sheet shall include the description of lamps, supports, reflectors, and any other components of a particular lighting fixture. The Site Plan shall indicate all proposed lighting as depicted by the manufacturer. **All site lighting is existing**
3. A photometric plan shall also be required identifying the horizontal illumination of the site and the vertical light trespass along the perimeter of the site. The photometric plan shall show a point by point foot-candle reading for the entire site at a minimum spacing of 10 feet between each point, including 2 feet past the property line. The vertical photometric plan shall only be required along the property line with a maximum spacing of 10 feet. **All lighting on site is existing**

#### Storm Water Management Plan

1. Waiver Request Letter - Provide more information on why storm water detention cannot be met. **Included in revised calculations.**
2. Waiver Request Letter – It appears that the third paragraph about the conversation may have been misunderstood. The comment about small projects was never made and technically most, if not all, sites within Windsor Heights discharge into Walnut Creek. **Stormwater management plan has been revised accordingly.**
3. Provide construction cost estimate if detention was required to meet City code. Provide calculations on how the cost was derived. **Included in revised calculations.**
4. Provide measures/calculations showing water quality treatment is met for the site (Code 161.08). **Included in revised calculations.**

#### General Plan Comments

1. Sheet C0.1: Note 12 state City of Clive. **Revised.**
2. Verify if there is a storm intake on the NW side of the proposed project. If present, survey the feature and bring into the plan set. **Intake was no able to be located. Note referencing intake has been removed.**
3. If there is an intake, make a note that says, 'grade to drain to existing intake' and adjust intake. **Intake was not able to be located.**
4. Specifically call out which trees are to be saved and which trees are to be removed. **Tree removal and protection is called out on demo sheet**

5. Provide detail on the proposed speed bumps and reference detail on site layout sheet. **Speed bump detail added to detail sheet.**
6. Follow Commercial Parking Lot Design and Landscaping Standards (Code 170.16). **Parking lot has been revised accordingly.**
7. Follow Chapter 173 for Landscaping and Screening Standards. **Landscaping sheet has been updated.**
8. Spaces designated for persons with disabilities shall have a minimum width of 12 feet. Each space shall provide a barrier free route to an accessible building entrance, which shall not require users to walk or wheel behind parked cars. Such spaces shall be designated with an upright sign exhibiting the universal symbol for accessibility by the handicapped. All such spaces shall be designed in compliance with the standards of the Americans with Disabilities Act. (Code 174.06). **All ADA stalls have been revised. One stall to the north has been updated to 12 ft wide. Two stalls in front have been revised to have a sidewalk in front of the stalls and have been designed at 9' wide. We request that those two in front of the building be allowed at 9'. This is to protect the existing tree just SE of the stalls and reduce the chance of damage to the root system.**
9. Provide landscape and screening requirements per City Code 174.06. **Landscaping sheet has been updated.**
10. Standard parking stalls shall be 9 feet wide and 18 feet long (Code 174.06). **Updated.**
11. Show location of down spouts. **Added to plans.**
12. Paint 4" white lines designating the pedestrian path in front of the proposed dumpster area. **Area has been revised and crosswalk stripes are no longer needed.**
13. Spot elevations: state what needs to be added to get the true elevation. **Added to the Cover Sheet.**

#### General Comments

1. Confirm with Fire Department that fire access is being met. **The plan was sent to the fire chief and he had no issues.**
2. Include a dumpster enclosure. **A trash enclosure was included in the recent building addition.**
3. There is no loading dock called out on the plans. Where is the loading dock and will it be affected by this project? **Loading dock/area will not be affected by this project.**
4. Prepare and execute a 10-foot easement over the existing sanitary sewer on the entire property. **Working on getting the easement drawn up.**
5. Meet loading requirements of Section 174.07 in City Code. **Per section 174.07, there is no distribution of freight, merchandise, supplies, vehicles or equipment as part of the operation of the school, thus no loading areas are required.**
6. Obtain a City COSESCO permit. **Contractor information is needed to pull the permit. A note has been added to the Cover Sheet requiring the contractor to apply for the permit.**
7. City permit and inspection required for work in the ROW including the sidewalk and driveway approach replacements. **Contractor information is needed to pull the permit. A note has been added to the Cover Sheet requiring the contractor to apply for the permit.**
8. Additional screening needed on the north side of the parking lot between the school and the residential properties to the north. **Landscaping plan has been updated.**

Sincerely,

16

James Rodemyer, PE



**TO:** Joel Jackson, Bishop Engineering  
Christine Maduro, West Des Moines Community School District  
Kevin Long, West Des Moines Community School District

**CC:** Mark Arentsen, Windsor Heights Interim City Administrator  
Justin Ernst, Windsor Heights City Engineer

**FROM:** Dalton Jacobus, Public Works Director

**RE:** Clive Learning Academy Site Plan

**DATE:** 20 March 2020

We have received and reviewed the second submittal for the Clive Learning Academy project. The City is agreeable to the comments and revisions made to the site plan as a result of our meeting on March 10<sup>th</sup> with the lone exception being the Stormwater Management Plan.

Municipal Code section 161.07 covers waiver criteria and requirements for postconstruction stormwater management features. The code is as follows:

**161.07 WAIVERS.**

*Every applicant shall provide for storm water management as required by this chapter, unless a written request is filed to waive implementation of BMPs, in whole or in part, and such waiver is granted. Requests to waive implementation of BMPs in whole or in part shall be submitted to City for approval.*

*1. A waiver of BMPs required by this chapter may be granted provided that at least one of the following conditions is established by applicant based on authoritative written evidence satisfactory to City:*

*A. The proposed development is not likely to impair attainment of the objectives of this chapter.*

*B. Alternative minimum requirements for on-site management of storm water have been established in a storm water management final plan that has been approved by City and fully implemented.*

*C. Provisions are made to manage storm water by an off-site facility within the same watershed and that has been approved by the City. The off-site facility is required to be in place, to be designed and adequately sized to provide a level of storm water control that is equal to or greater than that which*

would be afforded by on-site practices, and there is, in the City's sole judgment, a responsible entity legally obligated to monitor the performance of and maintain the efficiency of storm water BMPs in accordance with a written and recorded maintenance agreement.

D. In instances where one of the above conditions is established, the applicant must further establish by authoritative written evidence satisfactory to City that the partial waiver will not result in any of the following impacts to downstream waterways:

- (1) Deterioration of existing culverts, bridges, dams, and other structures; or
- (2) Degradation of biological functions or habitat; or
- (3) Accelerated stream bank or streambed erosion or siltation; or
- (4) Increased threat of flood damage to public health, life, property.

2. If the City finds that a waiver is appropriate because implementation of no on-site storm water BMPs is feasible due to the natural or existing physical characteristics of a site, or that one of the conditions specified in subsection 1 above cannot be established to a certainty, or that any one or more of the impacts to downstream waterways specified above cannot be entirely averted, the applicant shall execute a binding written agreement to accomplish one or more of the following mitigation measures selected by City:

A. The purchase and donation of privately owned lands, or the grant of an easement to be dedicated for preservation and/or reconstruction of native ecosystems of lands strategically located in the watershed consistent with the purposes of this chapter, of a sufficient quantity to enable City or others to achieve City storm water requirements with respect to a number of cubic feet of annual storm water equivalent to the estimated number of cubic feet of annual storm water that will not achieve City storm water requirements as a consequence of the waiver.

B. The creation of one or more storm water BMPs on previously developed properties, public or private, that currently lack storm water BMPs, having a capacity to achieve City storm water requirements with respect to a number of cubic feet of annual storm water equivalent to the estimated number of cubic feet of annual storm water that will not achieve City storm water requirements as a consequence of the waiver.

C. Monetary contributions (fee in lieu) to fund storm water management activities such as research and studies (e.g., regional wetland delineation studies, stream monitoring studies for water quality and macroinvertebrates, stream flow monitoring, threatened and endangered species studies, hydrologic studies, monitoring of storm water BMPs, and stream corridor stabilization practices). The monetary contribution required shall be in accordance with a fee schedule (unless the developer and the storm water authority agree on a greater alternate contribution) established by City, based on the estimated cost savings to the developer resulting from the waiver and the estimated future costs to City to achieve City storm water requirements with respect to a number of cubic feet of annual storm water equivalent to the estimated number of cubic feet of annual storm water that will not achieve City storm water

[Type text]

*requirements as a consequence of the waiver. All of the monetary contributions shall be credited to an appropriate capital improvements program project, and shall be made by the developer prior to the issuance of any building permit for the development.*

*D. Dedication of land or granting of an easement by the applicant of a value equivalent to the cost to City of the construction of an off-site storm water management facility sufficient to achieve City storm water requirements with respect to a number of cubic feet of annual storm water equivalent to the estimated number of cubic feet of annual storm water that will not achieve City storm water requirements as a consequence of the waiver. The agreement shall be entered into by the applicant and City prior to the recording of plats or, if no record plat is required, prior to the issuance of the building permit.*

*E. Factors that may generate waivers:*

- (1) Shallow bedrock.*
- (2) High groundwater.*
- (3) Hotspots or contaminated soils.*
- (4) City owned construction that was designed prior to 2019.*

//////////////////END//////////////////

If WDMCS is requesting that the City waive postconstruction stormwater management requirements on site there are several options which are all outlined in subsection 2 items A through D.

If the WDMCS is requesting that the requirements of subsection 2 items A through D are also waived, the request for waiver will need to be in writing. Please explain why the items are not feasible, reasonable, or realistic for this specific project.

This waiver request will be considered at the Planning and Zoning Commission meeting scheduled for April 1<sup>st</sup> and then the City Council meeting on April 6<sup>th</sup>.



STORM WATER MANAGEMENT PLAN

FOR

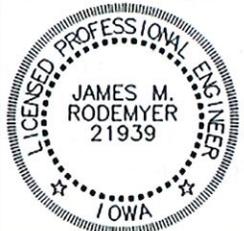
CLIVE LEARNING ACADEMY

PROJECT #190648

WINDSOR HEIGHTS, IA

MARCH 19, 2020



	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.	
	SIGNED: 	DATE: 3/19/2020
	JAMES M. RODEMYER, P.E. 21939	
	LICENSE RENEWAL DATE: DEC. 31, 2020      ALL	
PAGES OR SHEETS COVERED BY THIS SEAL: _____		

**CLIVE LEARNING ACADEMY  
PARKING LOT IMPROVEMENTS  
STORM WATER MANAGEMENT PLAN**

**1. SITE CHARACTERISTICS**

The project site is located at 1600 73<sup>rd</sup> Street in Windsor Heights. The existing site is an elementary school with the associated parking lots. The site currently drains north away from the school and into an existing grassed swale along the northern property line. The grassed swale then discharges directly into Walnut Creek. The project includes the removal and replacement of the parking lot and drop off lane on the east and north side of the building

**2. RUNOFF ANALYSIS**

**Project Summary:**

The entire school property is approximately 426,144 SF, of which there is roughly 174,000 SF of existing impervious surface. The proposed site improvements result in an increase of approximately 710 SF (0.01 acres) of impervious surface. On the entire site this is just an increase is 0.2%.

**Detention Feasibility Analysis:**

Spreadsheet A-1 attached in the Appendix shows the detention volume required for just the proposed impervious area to be 6,662 CF. Providing this detention volume would be extremely challenging at this site. There is not adequate space to provide dry detention storage due to the existing parking lot being close to the residential neighbors to the north. In addition, the site is extremely steep, with over 14-feet of fall from the street to the end of the parking lot. Providing detention in would be difficult due to the large grade change.

In addition, there are several utilities in the area where underground detention would be provided. There is a 66-inch public storm sewer and a corresponding 20-foot wide easement that runs parallel with the parking stalls. Just beyond the curb of the parking lot is the existing water service to the building. And roughly halfway down the parking lot is an existing public sanitary sewer. Avoiding all of these utilities would be very challenging.

The only option to provide detention would be underground detention. Using a rough cost of \$12/CF of underground detention the total cost of this option would be nearly \$80,000. This estimate is likely low due to the above utility and elevation issues as well as the export of the soil it is displacing. It's likely the cost would be upwards of \$100,000 or more.

**Site Location and Detention Effectiveness:**

The site is also located close to North Walnut Creek and does not discharge into the city storm sewer system but instead flows directly to the creek. If detention were added to this property for this parking lot and depending on where you were trying to reduce the flood risk, it could actually make the situation worse by holding back the water and releasing water at the same time the creek is cresting vs having the parking lot water already gone and downstream by the time the creek crests.

**Waiver Request:**

For the above reasons, we are requesting a waiver of the stormwater detention requirements from the City of Windsor Heights.

**3. WATER QUALITY DESIGN**

While stormwater detention is difficult and may not be advantageous, storm water quality treatment is possible on site. The majority of the proposed improvements are discharged to an existing grassed swale along the north property line. The WinSLAMM program was used to model to pollutant reduction of the grassed swale. As shown in the Appendix, the grassed swale achieves nearly a 60% reduction of suspended solids and phosphorus. In addition to the grassed swale, a rain guardian will be installed in the parking lot prior to discharging into the grassed swale. This stormwater BMP will capture debris and sediment in the stormwater from the parking lot. Note than the rain guardian structure is not modeled in the WinSLAMM program.

**5. APPENDIX**

The following is a list of items included in the Appendix:  
Drainage Map  
Spreadsheet A-1: Detention Volume Required  
WinSLAMM Calculations

# APPENDIX



**DETENTION REQUIRED CALCULATIONS**

CLIVE LEARNING ACADEMY  
WINDSOR HEIGHTS, IA  
SPREADSHEET A-1  
Date: 3/19/2020  
Project # 190648

**DETENTION REQUIRED:**

IMPERVIOUS 29,820 SF =  
PERVIOUS 0 SF =  
TOTAL AREA 29,820 SF

DEVELOPED RUNOFF COEFFICIENT  
DEVELOPED 0.98  
PERVIOUS 0.00  
TOTAL 0.68

**RELEASE RATE**

C = 0.25  
I = 4.12 in/hr  
A = 0.68 acres  
Q = 0.71 cfs (ADJUSTED RELEASE)

**DEVELOPED CONDITION**

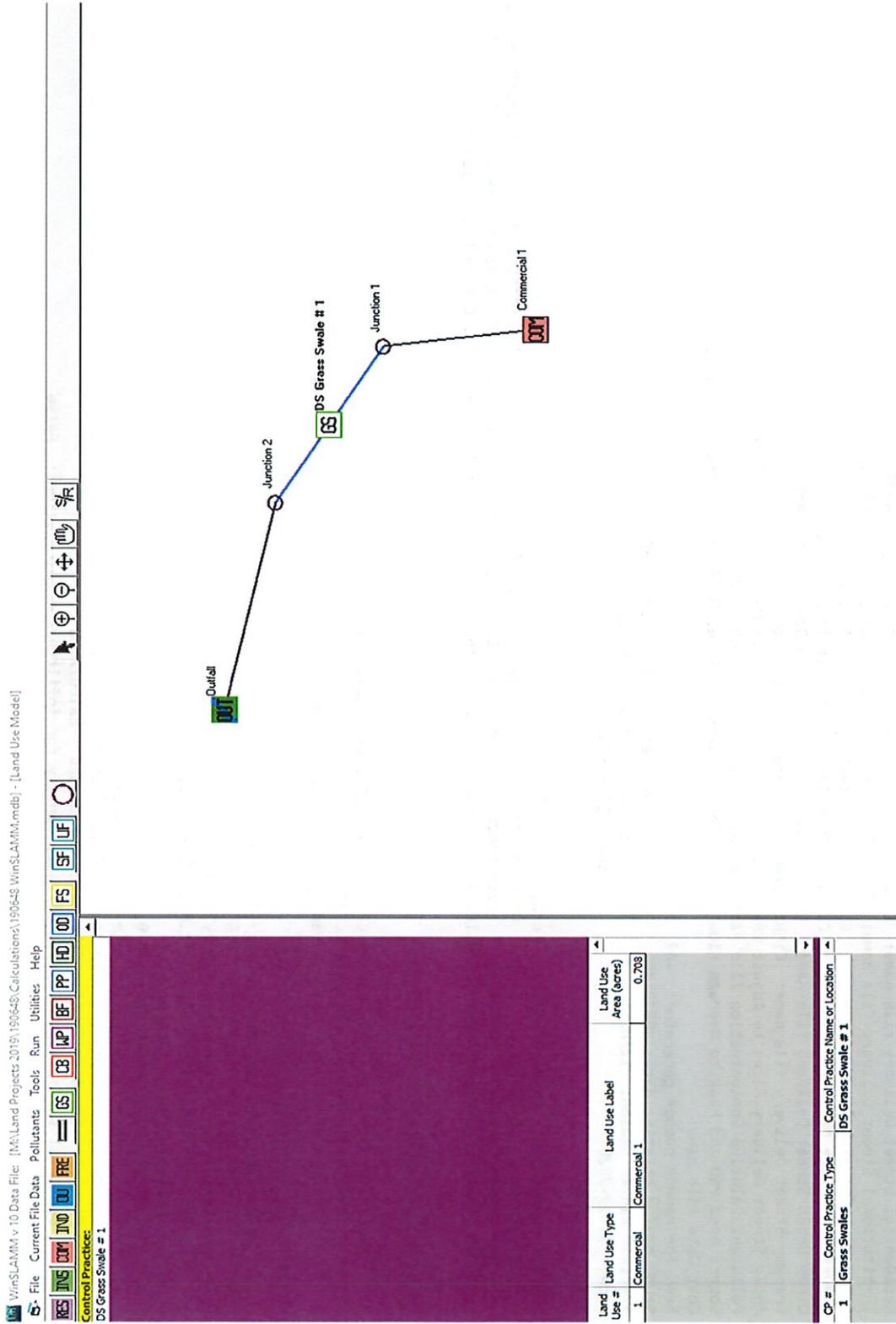
C = 0.98 Average  
A = 0.68 Acres  
Q<sub>100</sub> = 4.99 cfs

DURATION	SECONDS	I	C*A	Q	RAINFALL	RELEASE	DETENTION
5 min.	300	12.40	0.671	8.32	2,496	212	2,284
10 min.	600	9.15	0.671	6.14	3,683	423	3,260
15 min.	900	7.44	0.671	4.99	4,492	635	3,858
20 min.	1200	6.72	0.671	4.51	5,410	846	4,564
30 min.	1800	5.27	0.671	3.54	6,364	1,269	5,095
40 min.	2400	4.70	0.671	3.15	7,568	1,692	5,875
50 min.	3000	4.13	0.671	2.77	8,312	2,115	6,197
60 min.	3600	3.55	0.671	2.38	8,574	2,538	6,035
70 min.	4200	3.33	0.671	2.23	9,383	2,961	6,421
80 min.	4800	3.11	0.671	2.09	10,015	3,385	6,630
90 min.	5400	2.89	0.671	1.94	10,470	3,808	6,662
100 min.	6000	2.67	0.671	1.79	10,748	4,231	6,517
110 min.	6600	2.45	0.671	1.64	10,848	4,654	6,194
120 min.	7200	2.23	0.671	1.50	10,772	5,077	5,695
180 min.	10800	1.69	0.671	1.13	12,245	7,615	4,630
240 min.	14400	1.34	0.671	0.90	12,945	10,154	2,792
360 min.	21600	0.99	0.671	0.66	14,346	15,230	-884
480 min.	28800	0.84	0.671	0.56	16,230	20,307	-4,077
600 min.	36000	0.69	0.671	0.46	16,665	25,384	-8,719
720 min.	43200	0.55	0.671	0.37	15,940	30,461	-14,521

MAXIMUM VOLUME AT DURATION = 90 min.  
TOTAL DETENTION VOLUME REQUIRED = 6,662 c.f.

92

# WinSLAMM Model Schematic



WinSLAMM v 10 Data File: [N:\Land Projects\2019\190648\Calculations\190648 WinSLAMM.mdb] - [Land Use Model]

File Current File Data Pollutants Tools Run Utilities Help

RES JWS COM JWO OU FRE = GS CB WP BF PP FD UF FS SF UF

Control Practice:  
DS Grass Swale # 1

Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Commercial	Commercial 1	0.708

CP #	Control Practice Type	Control Practice Name or Location
1	Grass Swales	DS Grass Swale # 1

# WinSLAMM Input Data:

Data file name: M:\Land Projects 2019\190648\Calculations\190648 WinSLAMM.mdb  
WinSLAMM Version 10.3.4  
Rain file name: C:\Program Files (x86)\WinSLAMM v10\Rain Files\IA Design Storm WQv.RAN  
Particulate Solids Concentration file name: C:\WinSLAMM Files\10.1 WI\_AVG01.pscx  
Runoff Coefficient file name: C:\WinSLAMM Files\WI\_SL06 Dec06.rsvx  
Residential Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
Institutional Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Commercial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Industrial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std  
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False  
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI\_GE003.ppdx  
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\WURP Source Area PSD Files.csv  
Cost Data file name:  
Seed for random number generator: -42  
Study period starting date: 08/01/99 Study period ending date: 09/01/99  
Start of Winter Season: 12/02 End of Winter Season: 03/12  
Date: 03-19-2020 Time: 14:37:24  
Site information:

28

LU# 1 - Commercial: Commercial 1 Total area (ac): 0.708  
1 - Roofs 1: 0.080 ac. Flat Disconnected Moderately Compacted Silty Source Area PSD File: C:\WinSLAMM Files\WURP.cpz  
13 - Paved Parking 1: 0.524 ac. Disconnected Moderately Compacted Silty Source Area PSD File: C:\WinSLAMM Files\WURP.cpz  
51 - Small Landscaped Areas 1: 0.104 ac. Moderately Compacted Silty Source Area PSD File: C:\WinSLAMM Files\WURP.cpz

Control Practice 1: Grass Swale CP# 1 (DS) - DS Grass Swale # 1  
Total drainage area (acres)= 0.708  
Fraction of drainage area served by swales (ac) = 1.00  
Swale density (ft/ac) = 530.00  
Total swale length (ft) = 375  
Average swale length to outlet (ft)= 263  
Typical bottom width (ft) = 6.0  
Typical swale side slope (H:1V) = 4.0  
Typical longitudinal slope (ft.H/ft.V) = 0.029  
Swale retardance factor: C  
Typical grass height (in) = 4.0  
Swale dynamic infiltration rate (in/hr)= 0.250  
Typical swale depth (ft) for cost analysis (optional) = 0.0  
Particle size distribution file name: Not needed - calculated by program  
Use total swale length instead of swale density for infiltration calculations: False

# WinSLAMM Output Data:

SLAMM for Windows Version 10.3.4  
 (c) Copyright Robert Pitt and John Voorhees 2012  
 All Rights Reserved

Data file name: M:\Land Projects 2019\190648\Calculations\190648 WinSLAMM.mdb  
 Data file description:  
 Rain file name: C:\Program Files (x86)\WinSLAMM v10\Rain Files\IA Design Storm WQv.RAN  
 Particulate Solids Concentration file name: C:\WinSLAMM Files\10.1 WI\_AVG01.pscx  
 Runoff Coefficient file name: C:\WinSLAMM Files\WI\_SL06 Dec06.rsvx  
 Residential Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std  
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI\_GE003.ppd  
 Start of Winter Season: 12/02 End of Winter Season: 03/12  
 Model Run Start Date: 08/01/99 Model Run End Date: 09/01/99  
 Date of run: 03-19-2020 Time of run: 14:37:00  
 Total Area Modeled (acres): 0.708  
 Years in Model Run: 0.08

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids		Particulate Solids		Percent Particulate Solids Reduction
			Conc. (mg/L)	Yield (lbs)	Conc. (mg/L)	Yield (lbs)	
Total of all Land Uses without Controls:	2612	-	133.3	21.74	-	-	-
Outfall Total with Controls:	1255	51.95%	111.7	8.749	8.749	59.76%	59.76%
Annualized Total After Outfall Controls:	14777			103.0			

Pollutant	Concentration - No Controls		Concentration - With Controls		Conc. Units		Pollutant Yield With Controls		Pollutant Yield No Controls		Pol. Yield Units		Percent Reduction	
	Concentration	Yield	Concentration	Yield	mg/L	lbs	mg/L	lbs	mg/L	lbs	mg/L	lbs	%	%
Particulate Solids	133.3	111.7	111.7	21.74	mg/L	lbs	8.749	21.74	mg/L	lbs	8.749	21.74	59.76%	59.76%
Total Solids	192.1	170.5	170.5	31.32	mg/L	lbs	13.35	31.32	mg/L	lbs	13.35	31.32	57.37%	57.37%
Particulate Phosphorus	0.3082	0.2582	0.2582	0.05025	mg/L	lbs	0.02022	0.05025	mg/L	lbs	0.02022	0.05025	59.75%	59.75%
Total Phosphorus	0.4234	0.3734	0.3734	0.06903	mg/L	lbs	0.02925	0.06903	mg/L	lbs	0.02925	0.06903	57.63%	57.63%
Nitrate	0.3691	0.3692	0.3692	0.06018	mg/L	lbs	0.02891	0.06018	mg/L	lbs	0.02891	0.06018	51.95%	51.95%

29



**RESOLUTION NO. PZC 2020-03**

**WHEREAS**, the West Des Moines Community School District has had plans developed for expanding and improving the north parking lot at the Clive Learning Center, 1540 73<sup>rd</sup> St., Windsor Heights, **AND**,

**WHEREAS**, the City staff and City Engineer have reviewed these plans and have found them to be consistent with City Code requirements, **AND**,

**WHEREAS**, the Windsor Heights Planning & Zoning Commission believes that the proposed parking lot improvements are an asset to the City,

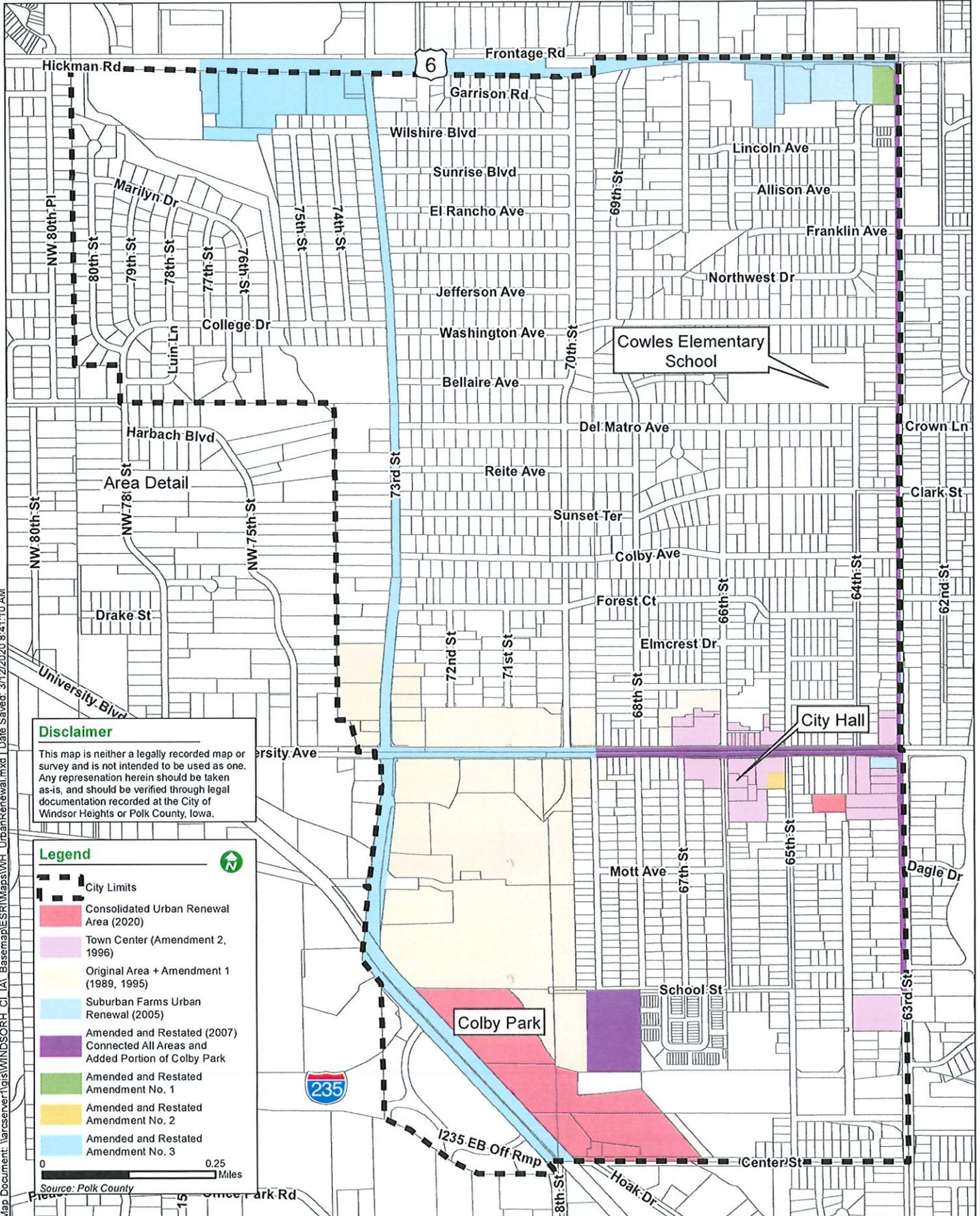
**NOW THEREFORE BE IT RESOLVED**, that the Windsor Heights Planning & Zoning Commission, in session this 1<sup>st</sup> day of April, 2020, finds that the parking lot improvements proposed for the Clive Learning Center are in conformance with City requirements and recommends approval of this project by the City Council.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April, 2020.

---

Meeting Presiding Officer





**Disclaimer**

This map is neither a legally recorded map or survey and is not intended to be used as one. Any representation herein should be taken as-is, and should be verified through legal documentation recorded at the City of Windsor Heights or Polk County, Iowa.

**Legend**

- City Limits
- Consolidated Urban Renewal Area (2020)
- Town Center (Amendment 2, 1996)
- Original Area + Amendment 1 (1989, 1995)
- Suburban Farms Urban Renewal (2005)
- Amended and Restated (2007) Connected All Areas and Added Portion of Colby Park
- Amended and Restated Amendment No. 1
- Amended and Restated Amendment No. 2
- Amended and Restated Amendment No. 3

0 0.25 Miles

Source: Polk County





Mailed 3/6/20

DATE: March 6, 2020

TO: Board of Supervisors, Polk County  
Superintendent, Des Moines Independent Community Schools  
Superintendent, West Des Moines Community School District

FROM: City Council  
City of Windsor Heights, Iowa

RE: Windsor Heights Consolidated Urban Renewal Area Amendment

The City of Windsor Heights is in the process of expanding its Windsor Heights Consolidated Urban Renewal Area, and amending the urban renewal plan for the area and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for Wednesday, March 18, 2020 at 2:00 p.m. at the Windsor Heights City Hall, 1145 66<sup>th</sup> St. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City Council will also hold a public hearing on this urban renewal plan amendment at 6:00 p.m. on Monday, April 6, 2020, and a copy of the notice of the hearing is enclosed for your information.

Please call our Interim City Administrator, Mark Arentsen, at 515-645-6808 if you have questions.

Enclosure

32



NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED  
WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL AREA AND ON  
PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:00 o'clock p.m., at 1133 66<sup>th</sup> St., Windsor Heights, Iowa, on April 6, 2020, the City Council of the City of Windsor Heights will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Windsor Heights Consolidated Urban Renewal Area and designating an expanded Windsor Heights Consolidated Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the property (the "Property") generally described as follows:

Certain real property situated in the City of Windsor Heights, Polk County, State of Iowa, more particularly described as follows:

**801 73<sup>rd</sup> Street (Parcels - 48, 49, & VAC) Bk. 16000, Pg. 86 Inst#15-200551, PID 292/02126-002-002**

All of that part of Lot 48 in Windsor Place, an official Plat, lying Southeasterly of the following described line: Beginning at a point on the Southeasterly line of said Lot 48 which is 80ft Northeasterly of the Southeasterly corner of said Lot 48, thence Northwesterly to a point on the West line of said Lot 48 which is 155ft Northerly of the Southwesterly corner of said lot 48;

All of that part of Lot 49 in Windsor Place, an official Plat, lying South and West of the following described line: Beginning at a point on the Northwesterly line of said Lot 49 which is 160ft normally distant North of the South line of said Lot 49, thence Southeasterly 42.0ft, thence South 59.22ft; thence West 27.0ft; thence South 38.74ft;

That part of the South 1/2 of the Northwest 1/4 of Section 2, Township 78 North, Range 25 West of the 5<sup>th</sup> P.M. described as follows: Beginning at a point on the West line of the Northwest 1/4 of said Section 2, 210.00 feet North of the West Quarter Corner of said Section 2, 61.6ft, thence Southeasterly along the Railroad Right of Way line 159.7ft to a point on the North line 116.85ft, thence North 22.21ft, thence Northwesterly 277.43 feet to the point of beginning;

A parcel of land in Lots 48 and 49 Windsor Place, an official Plat, City of Windsor Heights Polk County, Iowa, that is more particularly described as follows: Beginning at a point on the East line of Lot 19, Ashworth, an official Plat, said point being 215.0ft North of the Southeast corner of said Lot 19; thence N87°50'02"E, 95.0ft to a point; thence S38°52'54"E, 264.51ft to a point; thence S00°06'22"W 10.0ft to a point; thence N80°25'04"W, 42.0ft to a point on the Northwesterly line of said Lot 49 which is 160ft normally distant North of the South line of said Lot 49; thence N46°55'50"W 330.60ft to the point of beginning. All now included in and forming a part of the City of Windsor Heights, Polk County, Iowa.

**803 73<sup>rd</sup> Street (Parcel - 19) Book 16000, Page 86-88 Inst#15-200551 PID 292/00080-002-000**

That part of Lot 19 in Ashworth, an official Plat, described as follows: Beginning at the Southeast corner of said Lot 19, thence North 215.0ft on the East line thereof, thence West 192.0ft to the Southwesterly line of said Lot 19, thence Southeasterly 288.3ft on said line to the point of beginning.

**953 73<sup>rd</sup> Street (Parcel - 19) Book 16875, Page 456 Inst#2017-76951 PID 292/00080-004-000**

The North 575 feet of Lot 19 in Ashworth, except that part described as: Beginning at the N.E. corner of Lot 19 of Ashworth; thence S00°48'30"E, along the East line of said Lot 19, 545.61 ft to the approximate Centerline of Walnut Creek; thence N39°07'59"W, along the approximate Centerline of Walnut Creek, 57.80 feet; thence N12°48'16"W along the approximate Centerline of Walnut Creek 432.98 feet; thence N67°58'20"W, along the approximate Centerline of Walnut Creek, 238.21 feet to a point on the North line of said Lot 19 of Ashworth; thence S88°16'20"E, along the north line of said Lot 19, 344.67 feet to the point of beginning. All now included in and forming a part of the City of Windsor Heights Polk County, Iowa.

**6901 Center St. (Parcel - 2016-206) Bk 17577, Pg 919 Inst# 2019-00071269 PID292/02126-004-002**

An Irregular shaped portion of vacated Hoak Drive and Lot 49 Windsor Place, an Official Plat Windsor Heights, Polk County, Iowa, is more particularly described as follows: Commencing at the Southeast corner of the Parcel of land described in the Warranty Deed Recorded in Book 14275 at Page 202 in the Office of the Polk County Iowa Recorder; thence N89°58'34"W along the North Right of Way line of Center Street as it is presently established, a distance of 291.97 feet to the point of beginning; thence continuing N89°58'34"W along said North Right of Way line, a distance of 111.38 feet, thence N00°00'43"W a distance of 60.95 feet; thence S89°34'34"E, a distance of 27.00 feet; thence N00°00'43"W, a distance of 59.22 feet; thence S83°09'39"E, a distance of 81.85 feet; thence S01°37'52"E, a distance of 110.31 feet to the point of beginning.

Subject to and together with any and all easement and restrictions of record.

**6899 Center St. (Parcel - 2016-207) Bk 17577, Pg 919 Inst# 2019-00041687 PID 292/02126-004-003**

An irregular shaped portion of Lot 49 Windsor Place, an Official Plat, Windsor Heights, Polk County, Iowa, being more particularly described as follows: Beginning at the Southeast Corner of the Parcel of Land described in the Warranty Deed recorded in Book 14275 at Page 202 in the Office of the Polk County Iowa Recorder; thence N89°58'34"W along the North Right of Way line of Center Street as it is presently established, a distance of 291.97 feet; thence N01°37'52"W, a distance of 110.31 feet; the S83°09'39"E, a distance of 297.21 feet; thence S00°00'43"E, a distance of 75.00 feet to the point of beginning.

Subject to and together with any and all easements and restrictions of record.

**Tract of Land, North of Center Street, South of I235, Blk 4799, Pg 78 PID 292/02125-002-001**

A tract of land located in Lots 48 and 49 of Windsor Place and Outlot X of Windsor Park, Official Plats, in Windsor Heights, Polk County, Iowa, described as follows:

Commencing at the NE Corner of Lot 1 of Said Windsor Park; thence southerly 125 feet; thence southerly 330 feet on the east line of Lot 84, 85, 86, 87 and 88 of Windsor Park; thence westerly 885 feet to the Point of Beginning; thence southeasterly to a point 200 feet westerly from the SE Corner of Said Outlot X; thence westerly to a point 500 feet westerly and 33 feet northerly of the SE Corner of Lot 49 of Said Windsor Place; thence northerly to a point 500 feet west and 108 feet north of the SE Corner of Said Lot 49; thence northwesterly to a point on the northwesterly line of Said Lot 49 which is 160 feet normally distant from the south line of Said Lot 49; thence to a point on the southeasterly line of Lot 48, which is 80 feet northeasterly of the southeasterly corner of Said Lot 48; thence northwesterly to a point on the west line of Said Lot 48, which is 155 feet northerly of the southwest corner of Said Lot 48; thence easterly to the Point of Beginning, containing 5.9 acres, more or less.

**I235 Right-of-Way**

That part of Section 3, Township 78 North, Range 25 West of the 5<sup>th</sup> P.M., Polk County, Iowa, lying east of 73<sup>rd</sup> Street, that is now part of the Interstate #235 Right-of-Way;

And also;

That part Windsor Place, an Official Plat in the Town of Windsor Heights, Polk County, Iowa, that is now part of the Interstate #235 Right-of-Way.

The proposed amendment to the Plan brings the property described above in to the Urban Renewal Area and makes it subject to the provisions of the Plan. The amendment also authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (i) using tax increment financing to pay the costs of the 73<sup>rd</sup> Street Reconstruction Project; and (ii) using tax increment financing to pay the costs of planning and designing the Center Street Bike Hub Development Project.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Travis Cooke  
City Clerk



DM  
Register  
3/20/20

**NOTICE OF PUBLIC HEARING ON DESIGNATION OF EX-PART D WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL PLAN AMENDMENT**

Notice is hereby given: That at 6 o'clock p.m. of the Council Chambers, 1133 66th Street, Windsor Heights, Iowa, on April 6, 2020, the City Council of the City of Windsor Heights will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Windsor Heights Consolidated Urban Renewal Area and designating an expanded Windsor Heights Consolidated Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the property (the "Property") generally described as follows:

Certain real property situated in the City of Windsor Heights, Polk County, State of Iowa, more particularly described as follows: 801 73rd Street (Parcels - 48, 49, & VAC) Bk. 16000, PID 292/02126-002-002

All of that part of Lot 48 in Windsor Place, an official Plat, lying South and West of the following described line: Beginning at a point on the Southeastly line of said Lot 48 which is 80ft Northeastly of the Southeastly corner of said Lot 48, thence Northwestly to a point on the West line of said Lot 48 which is 155ft Northerly of the Southwestly corner of said Lot 48;

All of that part of Lot 49 in Windsor Place, an official Plat, lying South and West of the following described line: Beginning at a point on the Northwestly line of said Lot 49 which is 160ft normally distant North of the South line of said Lot 49, thence Southeastly 42.0ft thence South 59.22ft, thence West 27.0ft; thence South 38.74ft; That part of the South 1/2 of the Northwest 1/4 of Section 2, Township 78 North, Range 25 West of the 5th P.M. described as follows: Beginning at a point on the West line of the Northwest 1/4 of said Section 2, 210.00 feet North of the West Quarter Corner of said Section 2, 61.6ft, thence Southeastly along the Railroad Right of Way line 159.7ft to a point on the North line 116.85ft, thence North 22.21ft, thence Northwestly 277.43 feet to the point of beginning;

A parcel of land in Lots 48 and 49 Windsor Place, an official Plat, City of Windsor Heights Polk County, Iowa, that is more particularly described as follows: Beginning at a point on the East line of Lot 19, Ashworth, an official Plat, said point being 215.0ft North of the Southeast corner of said Lot 19; thence N89°50'02"E, 95.0ft to a point; thence S38°52'54"E, 264.5ft to a point; thence S00°06'22"W 10.0ft to a point; thence N80°25'04"W, 42.0ft to a point on the Northwestly line of said Lot 49 which is 160ft normally distant North of the south line of said Lot 49; thence N46°55'50"W 330.60ft to the point of beginning. All now included in and forming a part of the City of Windsor Heights, Polk County, Iowa.

803 73rd Street (Parcel - 19) Book 16000, Page 84-88 Inst#15-200551 PID 292/00080-002-000

That part of Lot 19 in Ashworth, an official Plat, described as follows: Beginning at the Southeast corner of said Lot 19, thence North 215.0ft on the East line thereof, thence West 192.0ft to the Southwestly line of said Lot 19, thence Southeastly 288.3ft on said line to the point of beginning. 953 73rd Street (Parcel - 19) Book 16875, Page 456 Inst#2017-76951 PID 292/00080-004-000

The North 57.5 feet of Lot 19 in Ashworth, except that part described as: Beginning at the N.E. corner of Lot 19 of Ashworth; thence S00°48'30"E, along the East line of said Lot 19, 545.61 ft to the approximate Centerline of Walnut Creek; thence N39°07'39"W, along the approximate Centerline of Walnut Creek, 57.80 feet; thence N12°48'16"W along the approximate Centerline of Walnut Creek, 432.98 feet; thence N67°58'20"W along the approximate Centerline of Walnut Creek, 238.21 feet to a point on the North line of said Lot 19 of Ashworth; thence S88°16'20"E, along the north line of said Lot 19, 344.67 feet to the point of beginning. All now included in and forming a part of the City of Windsor Heights Polk County, Iowa.

6901 Center St. (Parcel - 2016-206) Bk 17577, Pg 919 Inst# 2019-00071269 PID292/02126-004-002

(General Zoning Provisions), Section 3 (Scope: Modifications and Exceptions) Subsection 3 (Exceptions and Modifications). The proposed amendment will allow the City Council to exempt from the zoning code improvements made by the City and the determination that the benefit of the improvement to the health, safety and welfare of the community is greater than the burden created by exempting the improvement from the zoning code.

The West Des Moines Plan and Zoning Commission will hold a public hearing on Monday, March 23, 2020, to review the request and make a recommendation to the City Council. The Council then will hold a public hearing on Monday, April 6, 2020, to consider the request. Each separate public hearing is held at 5:30 p.m. in the Council Chambers of the West Des Moines City Hall located at 4200 Mills Civic Parkway, West Des Moines, Iowa.

Comments may be given in person to the Commission and/or the City Council during their respective public hearings, or written comments regarding this request may be submitted prior to the hearings to the Development Services Department, 4200 Mills Civic Parkway, P.O. Box 65320, West Des Moines, IA, 50265-0320. If you have any questions regarding this request, please contact City Attorney Richard Scieszinski at 515-222-3523 or richard.scieszinski@wdm.iowa.gov or Lynne Twedt, Development Services Director, at 515-222-3523. Published on March 20, 2020 in the Des Moines Register.

**NOTICE TO CREDITORS, HEIRS AND BENEFICIARIES OF THE RONALD L. SUTPHIN REVOCABLE TRUST**

To all persons regarding THE RONALD L. SUTPHIN REVOCABLE TRUST: You are hereby notified that Susan L. Sutphin is the Trustee of the Ronald L. Sutphin Revocable Trust dated April 20, 2011 and amended December 30, 2013. Ronald L. Sutphin died on or about January 24, 2020. You are directed to contact the undersigned regarding matters relating to the administration of this trust. Any action to contest the validity of the Trust must be brought in the District Court of Polk County, Iowa, within the later to occur of four months from the date of second publication of this notice, or thirty days from the date of mailing this notice to all heirs of the decedent settlor and the spouse of the decedent settlor whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the trustee at the address listed below, or certified mail, return receipt requested, by the later to occur of four months from the second publication of this notice or thirty days from the date of mailing this notice if required, or the claim shall be forever barred, unless paid or otherwise satisfied. Ronald L. Sutphin Revocable Trust c/o Margaret Van Houten Davis, Brown, Koehn, Shors & Roberts, P.C. 215 10th Street, Suite 1300 Des Moines, IA 50309 Attorney for Trustee Date of second publication: March 20, 2020.

**NOTICE TO THE PUBLIC**

The following list of motor vehicles is being held at Crow's Auto Service, 826 S. 21st St., Des Moines, IA 50317. The vehicles on this list and all property contained within them are declared abandoned. The trunk/storage compartment may not have been opened. Personal property may have been removed from the vehicles listed on the list in the custody of the Des Moines Police Department, Property Management Section, East First and Court, Des Moines, IA 50309-4891 (515-283-4850). The motor vehicles and personal property may be reclaimed within ten (10) days from the date of publication upon payment of all towing, preservation and storage charges, if any, resulting from placing the vehicle in custody and upon payment of the costs of this notice. Failure to exercise this right to reclaim the motor vehicle and any personal property, within the time provided shall be deemed a waiver of all right, title, claim and interest in this vehicle and any personal property, and failure to reclaim is deemed consent to the sale of the vehicle and any personal property at a public auction or disposal of the vehicle to a demolisher and the disposal of the personal property by sale or destruction. Persons claiming rightful possession of any listed vehicle or personal property contained therein who dispute the assessment of fees and charges have a right to an evidentiary hearing, except where this right has expired pursuant to a previous mailing of this notice. To exercise

2002	IGNDT135952329908	CHEV	4	D
2002	IGNDT135722247767	CHEV	4	D
2008	IGNDU2311BD203528	CHEV	4	D
2003	DODG	4	D	
1996	1B7HG38N935359023	DODG	4	D
1996	DODG	4	D	
2018	1B7HF16247J185603	HOND	4	D
2001	7FARW2H56JE101178	BUIC	4	D
2006	IGACW54K714201422	CHRY	4	D
2000	IC3EL46X76N272926	CAD	4	D
2000	IG6KY5499YU137288	CHEV	4	D
2002	2G1WF55E529149743	CHRY	4	D
2004	2C8GF4804R5800819	CHEV	4	D
2008	2G1WF58K789211536	SUZ	4	D
2001	J53VY92V014101099	CHEV	4	D
2005	2G1WF52EX59156003	BUIC	4	D
1998	1G4N52M3WC415512	CAD	4	D
2005	IG6KD54Y75U245553	JAGL	4	D
2004	1JAGL58K34W161416	SUBA	4	D
2001	JF1SF65641H738061	SAAB	4	D
1999	Y33ED45E9X3003454	BUIC	4	D
2000	1G1CP54K44204727	TOYT	4	D
2003	4T1BE32K73U212624	FORD	4	D
2002	3FAFP13P42R128514	BUIC	4	D
2002	2G4W552J221277095	FORD	4	D
2001	1FMYU04101KC38930	FORD	4	D
2000	2FMZ5249YBC84798	GEO	4	D
1997	1T8SK5260VZ452188	FOED	4	D
2008	3FAHP07Z68R255059	CHEV	4	D
1997	1G1JC1247V/M11106	HYUN	4	D
2005	KMHWF35H25A193337	CHEV	4	D
1982	1G6CG33M1C135647	GMC	4	D
1989	2GDHG31K1K4518832	KIA	4	D
2003	KNAFB121035222817	CHRY	4	D
2006	2A4GM48476R690890	IG2NV12E41M627319		
2001	1G2NV12E41M627319	DODG	4	D
2017	3C4PDCBG2HT572412	MIT	4	D
2001	4A3AA46G81E015859	NISS	4	D
2007	1N1AL21E5C126172	NISS	4	D
2004	5N1BV28U44N352788	FORD	4	D
2005	1FMYU02Z85KA20636	JEEP	4	D
2011	1J4BA5H14BL558204	CHRY	4	D
2001	1GNEK13T31R113831	CHEV	4	D
2003	1GNEK13Z1J262972	FORD	4	D
2004	1FMYU92114KA19499	NISS	4	D
2005	1N1AL11DX3N407434	DODG	4	D
2002	DODG	4	D	
2000	1B3ES26C72D573438	CAD	4	D
2007	1G6KD54Y0YU252395	CHEV	4	D
2013	2G1WT58N179363320	JAGL	4	D
2013	1C4NJDEB0D158387	CHEV	4	D
2013	1G1PES5B7D128608	CHRY	4	D
2004	2C3HD36MX4H632996	DODG	4	D
1998	1N1AL26X0W5569834	NISS	4	D
1996	1N1F144	JNKCA21D6T001694		
1997	GEO	4	D	
2000	1Y1SK5264VZ409327	HOND	4	D
2015	1HGCG2250YA014087	CHEV	4	D
2006	3GCUKREC2FG136766	DODG	4	D
2006	DODG	4	D	
1999	2D4GP44L36R784360	FORD	4	D
1979	1FTRX17W5XKA58297	NOMA	4	D
2015	70370699M	TOYT	4	D
2003	2T1BURHE6FC360762	ACUR	4	D
2004	19UUA56643A003474	CHEV	4	D
2003	1GNDT135642201866	IGND	4	D
2003	1HD1GVE173K1313942	JEEP	4	D
2019	3CANJDD87KT661715	BUIC	4	D
1991	2G4VW54TXM1878045	CAD	4	D
2002	1G6KF579X2U127488	DODG	4	D
1996	DODG	4	D	
1997	1B7HF16ZXT5654543	FORD	4	D
2000	1FALP6240VH150152	MIT	4	D
2001	4T1CEB4L2E095509	CHRY	4	D
2010	2C3HE66G61H681147	CHEV	4	D
2010	1G1ZCS5E6AF137408	CHEV	4	D

ORDINANCE NO. 1087  
AN ORDINANCE AMENDING THE ORDINANCES OF THE CITY OF CLIVE, IOWA, 2019 BY AMENDING THE OFFICIAL ZONING MAP AND ZONING DISTRICT BOUNDARIES BY REZONING CERTAIN PROPERTY GENERALLY LOCATED NORTH OF LITTLE WALNUT CREEK AND EAST OF WARRIOR LANE FROM R-1 SINGLE-FAMILY RESIDENCE



## RESOLUTION NO. PZC 2020-04

**WHEREAS**, the City of Windsor Heights has used Tax Increment Financing to provide financial assistance to a variety of community improvement projects,  
**AND,**

**WHEREAS**, the City has determined that the properties listed below, which are proposed for addition to the Urban Renewal Area, are underdeveloped at this time, **AND,**

**WHEREAS**, adding these properties to the Urban Renewal Area is a proactive action by the City designed to indicate the City's interest in seeing redevelopment of these properties,

**NOW THEREFORE BE IT RESOLVED**, that the Windsor Heights Planning & Zoning Commission, in session this 1<sup>st</sup> day of April, 2020, finds that it is in the long term interest of the City of Windsor Heights to add the following properties to the Windsor Heights Urban Renewal Area;

1. 801 73<sup>rd</sup> St., parcel # 292/02126-002-002,
2. 803 73<sup>rd</sup> St., parcel # 292/00080-002-000,
3. 953 73<sup>rd</sup> St., parcel # 29200080-004-000,
4. 6901 Center St., parcel # 292/02126-004-002,
5. 6899 Center St., parcel # 292/02126-004-003,
6. A tract of land north of Center St., parcel # 292/02125-002-001,
7. I-235 Right of Way described as That part of Section 3, Township 78 North, Range 25 West of the 5<sup>th</sup> P.M., Polk County, Iowa lying east of the 73<sup>rd</sup> St., that is now part of the Interstate #235 Right-of-Way; And also;
8. That part Windsor Place, an Official Plat in the Town of Windsor Heights, Polk County, Iowa, that is now part of the Interstate #235 Right-of-Way.

---

Meeting Presiding Officer

