

**From:** Maggie Murray, Planning & Community Development Director  
**To:** Planning & Zoning Commission  
**Subject:** Potential amendment to Harvest Meadows Planned Unit Development Plan.  
**Action:** Discussion item only. No vote at this time - developer is seeking initial feedback.

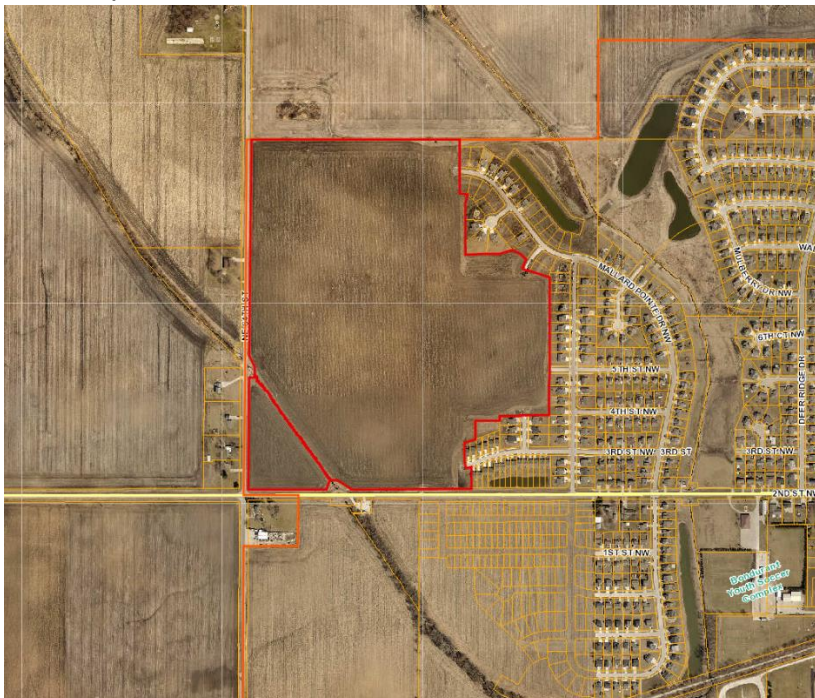
## Brief History

Staff received the below email on June 9<sup>th</sup> regarding a potential upcoming amendment to the existing Harvest Meadows Planned Unit Development Plan. Please recall that Harvest Meadows is the proposed subdivision north of 2<sup>nd</sup> Street NW and east of NE 64<sup>th</sup> Street in the area highlighted in red in the area map below.

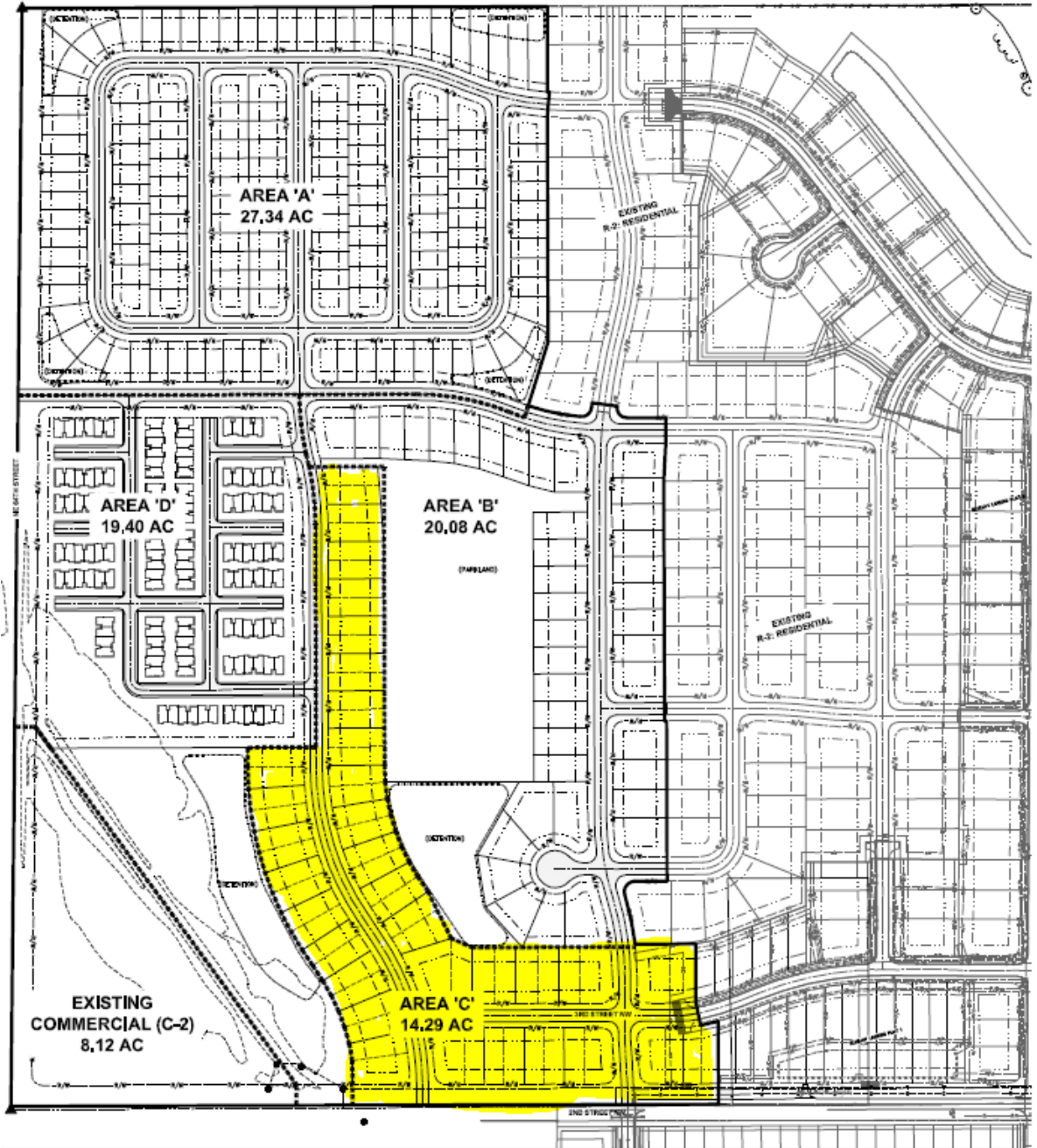
Maggie & Marketa,  
Kimberley Development has been approached by a builder about providing more single family lots that would be 50' wide with typical depths. After reviewing we would like to get feedback from the city about switching the duplex lots to this product as shown in the attached conceptual plan. The duplex lots were actually shown as 48' wide for each half of the duplex so essentially we would be widening the lots and splitting apart the duplexes. The density shown on the PUD plan for this area was 58 lots (29 duplexes) and we would ask to change to 53 single family lots. The approved setbacks for this area per the PUD are 30' front, 35' rear, 5' side yard for <2 Stories and 7' side yard for 2 stories and >. Please let me know what your thoughts are on this change. Thanks.

Erin Ollendike, P.E. | *project manager*  
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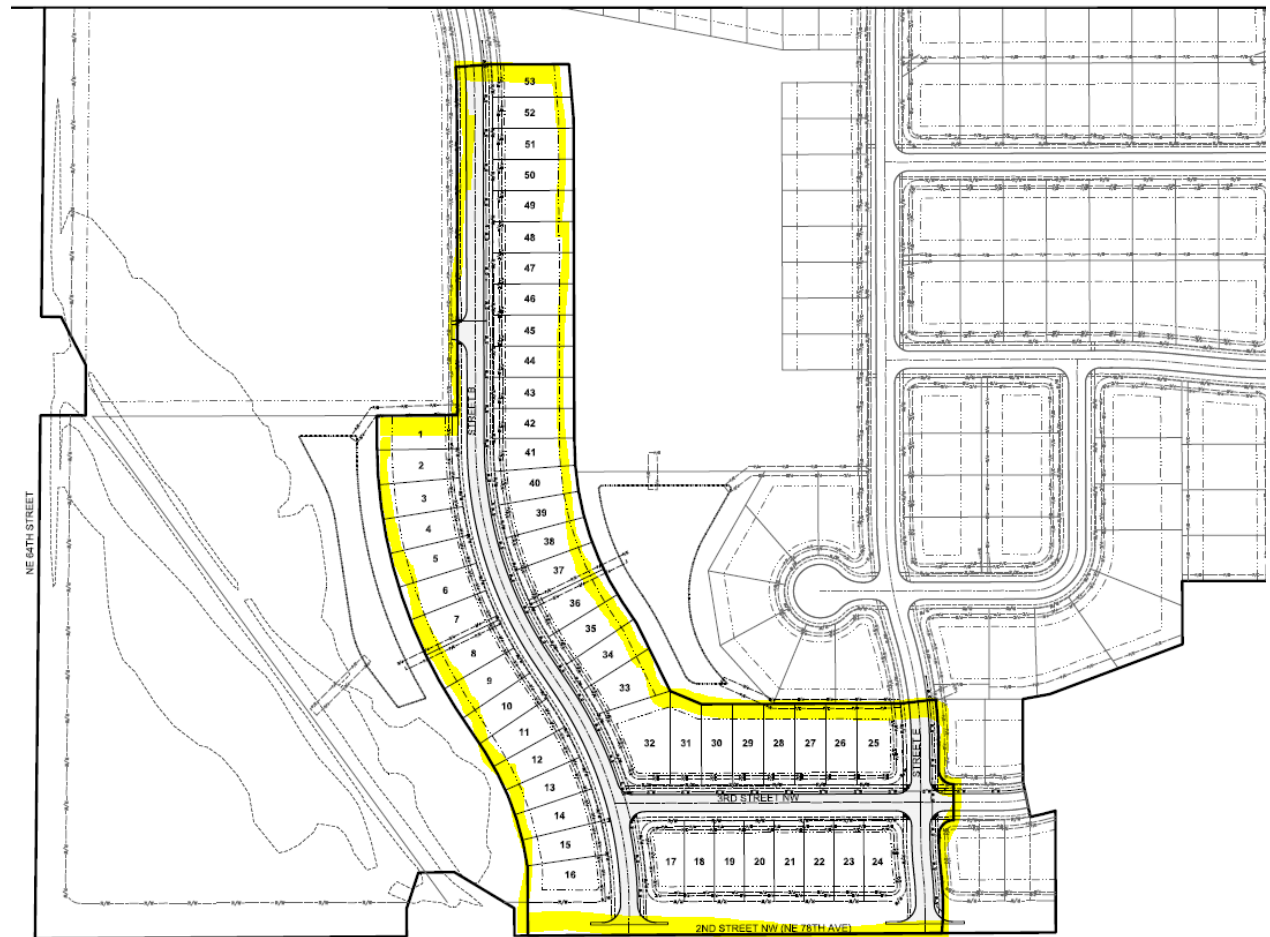
Area Map:



Below is the original Harvest Meadows Planned Unit Development Plan that was approved by the Commission and Council in 2019. This plan shows the 58 lots (29 duplexes) highlighted in yellow.



Below is the draft potential amendment to the Harvest Meadows Planned Unit Development Plan. This amendment is for the same area highlighted above in the duplex concept. The below draft concept proposes 53 single-family detached lots within this area instead of duplex lots. These single-family detached lots would be 50'-wide.



No formal vote by the Commission is necessary at this time. The developer is seeking initial feedback from the Commission on if this potential amendment could be viewed as being a favorable amendment request. If this amendment is ultimately approved, this amendment would include a reduction in density within this Harvest Meadows Planned Unit Development area from 58 units to 53 units within this highlighted area.