CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 4, 2015

ITEM: Alluvion – 550 White Crane Road – Approval of phased landscape plan – Microsoft Corp – MML1-002692-2015

RESOLUTION: Approval to Phase Landscape Installation

FINANCIAL IMPACT: None

BACKGROUND: On September 8, 2014, the City Council approved the full site plan for the Microsoft Alluvion project. Included in the site plan was the landscaping plan for the full site. While the plan set included only the phase one buildings, no indication of phasing relating to the installation of the landscaping was included. Four phases of site development are anticipated. Microsoft, Corporation is now requesting to be allowed to install the landscaping in conjunction with each building phase rather than entirely as part of phase one's building construction. Landscaping within phase one (within Lot 1) will be installed at this time. The Site Plan for phase two of the Alluvion project is anticipated to be submitted within the next few weeks: landscaping associated with phase two (Lot 2) will be installed in conjunction with construction of the buildings. There is no timeline identified for Phase 3 and 4. Staff is comfortable with this approach as it is the same manner in which landscaping with Microsoft's Grand Avenue site is being handled. However, staff has indicated to Microsoft that if a property owner adjacent to a future phase raises concerns with no landscaping being installed at this time adjacent to their property that Microsoft will need to implement enough landscaping to mitigate the neighbor's concerns. Staff is recommending a condition of approval relating to this matter. Furthermore, staff recommends a condition of approval that if either phase 3 and 4 are not initiated within five years from the completion of the previous phase, that Microsoft be required to install the perimeter landscaping associated with the remaining phase(s).

This issue was mentioned at the March 26, 2015 Development and Planning City Council Subcommittee. No discussion was had and the Council representatives were in support of the phasing.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Staff recommends to the City Council approve the phased installation of landscaping in conjunction with each phase of building development, subject to the applicant agreeing to the following:

1. Microsoft agreeing that should an adjoining property owner to a future phase of the Alluvion project raise concerns with visibility of the project and lack of buffer vegetation, that they will work with the neighboring property owner to identify and install appropriate vegetation to mitigate views. The landscaping agreed upon to be installed to mitigate view concerns may be less than that indicated on the overall Alluvion site plan; however, all landscaping indicated on the overall site plan will need to be implemented in conjunction with construction of buildings within each respective phase; and,

2. Microsoft agreeing that if a subsequent phase is not initiated within five years of completion of the previous phase, landscaping associated with any undeveloped phase will be installed.

Lead Staff Member: Lynne Twedt

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

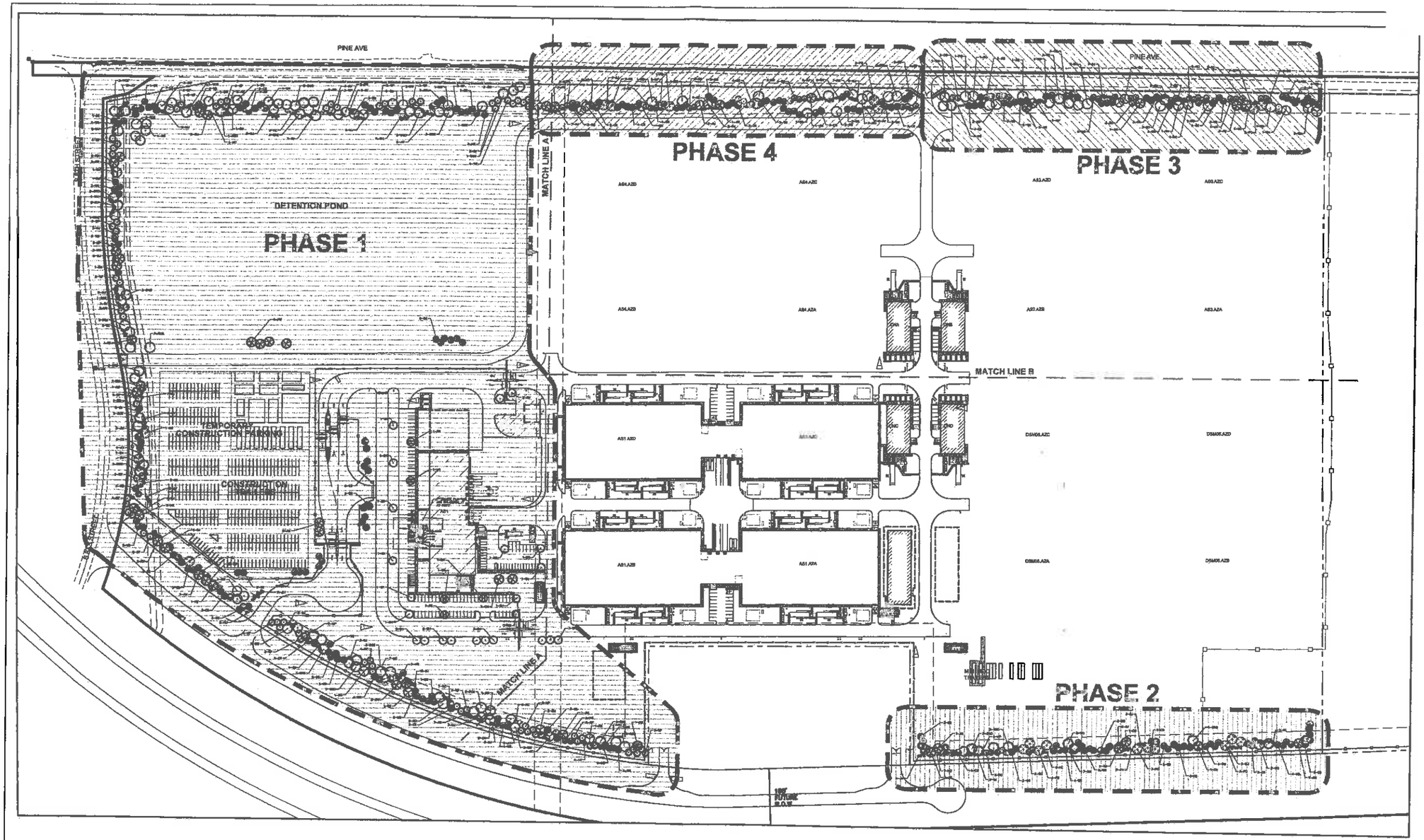
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	March 26, 2015		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Overall Landscape Plan
Exhibit II - City Council Resolution

EXHIBIT I



TREE PLANTING PHASING PLAN
APRIL 3, 2015

N

SCALE
0' 50' 100' 200'

PLANT SCHEDULE

EXISTING DECIDUOUS TREES				
EX	101	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	8" CAL
EX	11	BLACK MAPLE	ACER NIGRUM	8" CAL
EX	131	HORNBEAM MAPLE	ACER PENSYLVANICUM 'MOUNTAIN'	8" CAL
EX	15	WHITE OAK	QUERCUS ALBA	8" CAL
EX	161	RED OAK	QUERCUS RUBRA	8" CAL
EX	171	PLATANUS OCCIDENTALIS	PLATANUS OCCIDENTALIS	8" CAL
EX	172	CERCIDIUM 'T. BRIGHT'	CERCIDIUM 'TEXAS BRIGHT'	8" CAL
EXISTING EVERGREEN TREES				
EX	210	COLORADO BLUE SPRUCE	PICEA PUNGENS	8" CAL
EX	220	BLACK HILLS SPRUCE	PICEA GLAUCA	8" CAL
EX	241	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	8" CAL
EXISTING SHRUBS				
EX	1	BOX ELDER JUNIPER	JUNIPERUS SCOPULORUM 'BOX ELDER'	30"
EX	2	GREEN JUNIPER	JUNIPERUS SCOPULORUM 'GREEN'	30"
EX	3	BLUE CHIP JUNIPER	JUNIPERUS SCOPULORUM 'BLUE CHIP'	30"
EX	4	GREEN MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM 'GREEN MOUNTAIN'	30"
EX	5	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM 'ROCKY MOUNTAIN'	30"
EX	6	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	30"
EX	7	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	30"
EX	8	ALPINE CURRANT	RIBES ALPINUM	18"
EX	9	COMMON PURPLE LILAC	SYRINGA VULGARIS	18"
EX	10	CHICKASAW PLUM	PRUNUS CHEROPHYLLA	18"
EX	11	COMMON BARBERRY	BERBERIS VULGARIS	18"
EX	12	RED BUDDA WOOD	BUDDLEIA X 'LOCHINCH'	18"
EX	13	BELLA FINO DWARF LILAC	SYRINGA VULGARIS 'BELL FINO'	18"

TREES HARVESTED FROM SITE

EXISTING DECIDUOUS TREES			
EX	1	NORWAY MAPLE	ACER PLATANOIDES
EX	2	RED MAPLE	ACER RUBRUM
EX	3	PLANE MAPLE	ACER RUBRUM 'AUTUMN FLAME'
EX	4	SUGAR MAPLE	ACER SACCHARUM
EX	5	WHITE OAK	QUERCUS ALBA
EX	6	RED OAK	QUERCUS RUBRA
EX	8	SUGAR WHITE OAK	QUERCUS BICOLOR
EX	14	HACKBERRY	CELTIS OCCIDENTALIS
EX	17	ELM	ULMUS PUMILA
EX	127	BLACK WALNUT	JUGLANS NIGRA
EXISTING EVERGREEN TREES			
EX	10	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA
EX	12	WHITE PINE	PINUS STROBUS
EX	13	RED PINE	PINUS RESINOSA

LANDSCAPE TOTALS

TOTAL SITE AREA: =5,109152 S.F. (117.3 AC.)

20% OPEN SPACE REQUIRED: =1,021,830 S.F. (23.5 AC.)

TREES REQUIRED:
(1/2000 S.F.) =592
SHRUBS REQUIRED:
(3/2000 S.F.) =1,022

PROVIDED:
TREES:
EXISTING TREES =231
EVERGREEN TREES =373
TOTAL TREES =604

SHRUBS =650
PERENNIALS =30

DSM 05
DATA CENTER
SOUTH 8TH ST. & PINE AVE.
WEST DES MOINES, IA 50266

Design Team

Approvals

OPERATIONS

PROJECT MANAGEMENT

Revisions

Registration

Key Plan

Bar Code

Sheet Title/Number

LANDSCAPE PLAN

L-A-04

MICROSOFT CONFIDENTIAL

EXHIBIT II

Prepared by: L. Twedt, Development Services, City of West Des Moines, PO Box 65320, West Des Moines, Iowa, 50265 (515) 222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION APPROVING PHASING OF INSTALLATION OF LANDSCAPING ASSOCIATED WITH MICROSOFT ALLUVION

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Microsoft Corporation, has requested approval of the phased installation of landscaping associated with the Microsoft Alluvion project located at 550 White Crane Road and legally described below;

Legal Description of Property
WILLOW CREEK PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on September 3, 2014, the Plan and Zoning Commission did recommend to the City Council approval of the DSM05-Alluvion Site Plan (SP-002203-2014);

WHEREAS, on, September 8, 2014, this City Council held a duly-noticed meeting to consider the application for DSM05-Alluvion Site Plan (SP-002203-2014);

WHEREAS, on, May 4, 2015, this City Council held a duly-noticed meeting to consider the request to allow phasing of the installation of landscaping associated with the Microsoft Alluvion project;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE that phasing of the installation of landscaping associated with the Microsoft Alluvion project is allowed, subject to compliance with all the conditions in the staff report, dated May 4, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED this 4th day of May, 2015.

_____
Steven K. Gaer, Mayor
ATTEST:

_____
Ryan T. Jacobson, City Clerk

Exhibit A
Conditions of Approval

1. Microsoft agreeing that should an adjoining property owner to a future phase of the Alluvion project raise concerns with visibility of the project and lack of buffer vegetation, that they will work with the neighboring property owner to identify and install appropriate vegetation to mitigate views. The landscaping agreed upon to be installed to mitigate view concerns may be less than that indicated on the overall Alluvion site plan; however, all landscaping indicated on the overall site plan will need to be implemented in conjunction with construction of buildings within each respective phase; and,

2. Microsoft agreeing that if a subsequent phase is not initiated within five years of completion of the previous phase, landscaping associated with any undeveloped phase will be installed.