

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** May 9, 2016

**Item:** GeAnna Grove, Southwest Corner of Westown Parkway and Sedona Drive – Approval of Grading Permit – Jerry’s Homes – SP-002672-2015

**Requested Action:** **Resolution:** Approval of Grading Permit

**Case Advisor:** Kara V. Tragesser, AICP 

**Applicant’s Request:** The applicant, Jerry’s Homes, is requesting approval of a phased site plan to initiate grading on the site for future development of townhomes on property located south Westown Parkway and west of Sedona Drive (see Attachments B – Location Map and Attachment C – Grading Plan). The site plan is not ready for full approval and the applicant is requesting approval of the grading plan to begin construction of the project. The applicant will return to the Plan and Zoning Commission and City Council for second approval of the site plan which will provide full details of the above ground elements.

**History:** The project is located on Lot 2, South Maple Grove Plat 17. The plat was approved by the City Council on August 10, 2015, and Lot 2 is undeveloped. A preliminary plat and site plan to subdivide the property into 20 postage stamp lots and construct townhomes is under review by the City.

**City Council Subcommittee:** This project was presented to Development and Planning Subcommittee on May 17, 2015. The Subcommittee was supportive of the project.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are not outstanding issues with the proposed grading plan. Staff notes the following:

**Grading:** The grading plan is recommended for approval as an ‘at-risk’ to the property owner/developer as changes to the grading plan may be warranted subject to the continued review of the GeAnna Grove preliminary plat or site plan.

**Comprehensive Plan Consistency:** The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**Site Plan Findings:** This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendations and Conditions of Approval:** Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the phased site plan to allow grading and the installation of site infrastructure and building footings and foundation, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledges that the approval to allow the applicant to proceed with grading the site is at their own risk as the grading plan is subject to the risk of change stemming from the continued review of the preliminary plat and site plan for the site.
2. The applicant acknowledges that approval of the grading plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.
3. That City-approved construction drawings for the public sanitary sewer be obtained prior to any work on the sanitary sewer.
4. The applicant agrees to obtain all appropriate building and construction permits prior to initiation of any site work
5. The applicant agrees to obtain a NPDES permit prior to commencing grading on the site.

**Owner:** Jerry's Homes Inc.  
 10430 New York Avenue, Suite C  
 Urbandale IA 50322  
 Jay Cowan  
 515-727-0356  
 jayc@jerryshomes.com

**Applicant:** Same as Owner

**Applicant Representative:** Brad Cooper  
 Cooper Crawford & Associates  
 475 S. 50<sup>th</sup> Street  
 West Des Moines IA 50265  
 515-224-1344  
 bcooper@cooper-crawford.com

**Attachments:**

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Site Plan: Grading

RESOLUTION NO.

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE GEANNA GROVE PHASED SITE PLAN (SP-002672-2015) FOR THE PURPOSE OF GRADING LOT 2 SOUTH MAPLE GROVE PLAT 17 IN ANTICIPATION OF NEW CONSTRUCTION OF TOWNHOME DEVELOPMENT**

**WHEREAS**, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, Jerry’s Homes, has requested approval for a Grading Plan as part of a pending site plan (SP-002672-2015) for approximately 4.76 acres located south of Westown Parkway and west of Sedona Drive, for the purpose of grading the property in anticipation of the construction of townhome development;

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

**WHEREAS**, on May 9, 2016, this Commission held a duly-noticed meeting to consider the application for GeAnna Grove (SP-002672-2015) to allow site grading;

**NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Phase Site Plan (SP-002672-2015) permit to grade the property for that site located south of Westown Parkway and Sedona Drive on Lot 2 South Maple Grove Plat 17 hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report including conditions added at the meeting and attached hereto as Exhibit “A”. Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 9, 2016.

\_\_\_\_\_  
Craig Erickson, Chair  
Plan and Zoning Commission

ATTEST:

\_\_\_\_\_  
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on May 9, 2016.

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

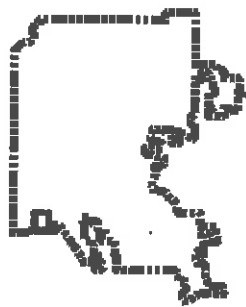
\_\_\_\_\_  
Recording Secretary

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**

1. The applicant acknowledges that the approval to allow the applicant to proceed with grading the site is at their own risk as the grading plan is subject to the risk of change stemming from the continued review of the preliminary plat and site plan for the site.
2. The applicant acknowledges that approval of the grading plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.
3. That City-approved construction drawings for the public sanitary sewer be obtained prior to any work on the sanitary sewer.
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5. The applicant agrees to obtain a NPDES permit prior to commencing grading on the site.



# GeAnna Grove Grading Plan



- Legend**
- Parcels
  - Parks
  - Greenways



1: 4,758

793.0 0 396.52 793.0 Feet

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet  
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