

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

Meeting Date: May 23, 2016

Item: Costco, 7205 Mills Civic Parkway – Approval of a Major Modification to Site Plan for construction of a 2,435 sq. ft. cooler and freezer addition – Costco Wholesale Corporation – MaM-002852-2015

Requested Action: Approval of a Major Modification to a Site Plan

Case Advisor: Brian Portz, AICP *BP*

Applicant's Request: The applicant, Costco Wholesale Corporation, requests approval of a major modification to a site plan to allow construction of a 2,435 sq. ft. cooler and freezer addition on the north side of the building. This modification will result in the loss of 9 parking spaces on the site. Even with the loss of the 9 parking spaces, the site will still be above the number of parking spaces required by City Code.

History: The subject property is part of the Jordan Creek Town Center development. The underlying zoning is Regional Commercial (RC). The building was built in 2004.

City Council Subcommittee: This project was presented to the Development and Planning City Council Subcommittee on November 5, 2015 as an informational item. No discussion was had.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues, however, staff would highlight the following:

- **Cross Access Easement:** The applicant has submitted an ingress/egress cross access easement to provide for future access between the Costco and Lowe's sites. The cross access drive will align with the Lowe's drive aisle on the north side of their building. The connection to Lowe's is not required at this time, but may be required in the future if the Lowe's or Costco sites are modified in the future.

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.

Town Center Overlay District Consistency: The proposed site plan has been reviewed for consistency with the proposed Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed site plan is consistent with the Town Center Overlay District Guidelines in that the site plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

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, 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 Recommendation and Conditions of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to a Site Plan for Costco, subject to the applicant meeting all City Code requirements and the following:

1. The City Council accepting an ingress/egress and cross access easement for the future connection of the drive aisle north of the Costco building with the drive aisle north of the Lowe's building.

Property Owner: Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027

Applicant's Representative: Ann Tseng
MulvannyG2 Architecture
1101 Second Avenue,
Seattle, WA 98101
ann.tseng@mg2.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A		Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plans
Attachment D	-	Building Elevations

RESOLUTION NO. PZC-15-

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A MAJOR MODIFICATION (MaM-002852-2015) TO CONSTRUCT A COOLER/FREEZER ADDITION AT 7205 MILLS CIVIC PARKWAY

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq. of the West Des Moines Municipal Code, the applicant, Costco Wholesale Corporation, has requested approval of a Major Modification Permit (MaM-002852-2015) for that property located at 7205 Mills Civic Parkway to construct a 2,435sf cooler/freezer building addition;

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 23, 2016, this Commission held a duly-noticed public meeting to consider the application for Major Modification;

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 noted above, or as amended orally at the meeting on this date, are adopted.

SECTION 2. The Major Modification (MaM-002852-2015) to construct a 2,435sf cooler/freezer building addition is recommended to the City Council for approval, 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 23, 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 23, 2016, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The City Council accepting an ingress/egress and cross access easement for the future connection of the drive aisle north of the Costco building with the drive aisle north of the Lowe's building.



1:2,500



416.7 0 208.33 416.7 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

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



7205 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266

**COSTCO
WHOLESALE
CORPORATION**

999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com



PERMIT SET

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 7205 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266

ZONING: PLANNED UNIT DEVELOPMENT (PUD)

SITE AREA: 15.85 ACRES (681,844 S.F.)

JURISDICTION: CITY OF WEST DES MOINES, IA

SETBACKS: FRONT: PER P.U.D.
BACK: 100 FT.
SIDE: 100 FT.

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING A CONCEPT SITE PLAN PREPARED BY TJ DESIGN STRATEGIES DATED 7.30.2003

EXISTING BUILDING DATA:

BUILDING AREA	134,865 S.F.
TIRE CENTER	5,200 S.F.
TOTAL BUILDING	140,065 S.F.
COOLER/FREEZER ADDITION	2,435 S.F.
NEW TOTAL BUILDING	142,500 S.F.

EXISTING PARKING DATA:

PARKING PROVIDED:	
⊙ 10' WIDE STALLS	645 STALLS
⊕ ACCESSIBLE STALLS	18 STALLS
TOTAL PARKING	661 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA:	4.72 STALLS
PARKING REQUIRED:	
1250 SF X 140,064 SF TOTAL = 590 STALLS	
2% REQUIRED FOR ACCESSIBLE = 12 STALLS	
FUTURE PARKING	52 STALLS (713 TOTAL)

PROPOSED PARKING DATA:

PARKING PROVIDED:	
⊙ 10' WIDE STALLS	637 STALLS
⊕ ACCESSIBLE STALLS	16 STALLS
TOTAL PARKING	653 STALLS
FUTURE PARKING	48 STALLS (701 TOTAL)
NO. OF STALLS PER 1000 SF OF BUILDING AREA:	4.57 STALLS
TOTAL PARKING LOST	12 STALLS

EXISTING SITE DATA:
EXISTING SITE IMPERVIOUS AREA 508,844 S.F. (11.88 ACRES) (74.80%)
EXISTING SITE PERVIOUS AREA: 173,200 S.F. (3.98 ACRES) (25.40%)

PROPOSED SITE DATA:
PROPOSED SITE IMPERVIOUS AREA: 510,011 S.F. (11.71) (74.80%)
PROPOSED SITE PERVIOUS AREA: 171,833 S.F. (3.94 ACRES) (25.20%)

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

LEGAL DESCRIPTION:
LOT 8, JORDAN CREEK TOWN CENTER PLAT 1 - REPLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

- GENERAL NOTES SPECIFIC TO THE CITY OF WEST DES MOINES
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
 - CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
 - CONTACT BUILDING INSPECTION (515.222.3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.

MITCHELL C. SMITH ARCHITECT

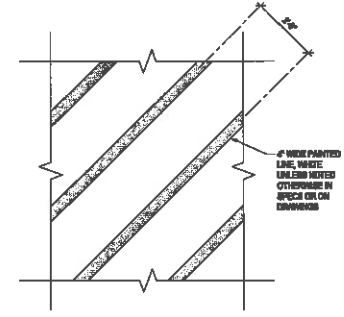
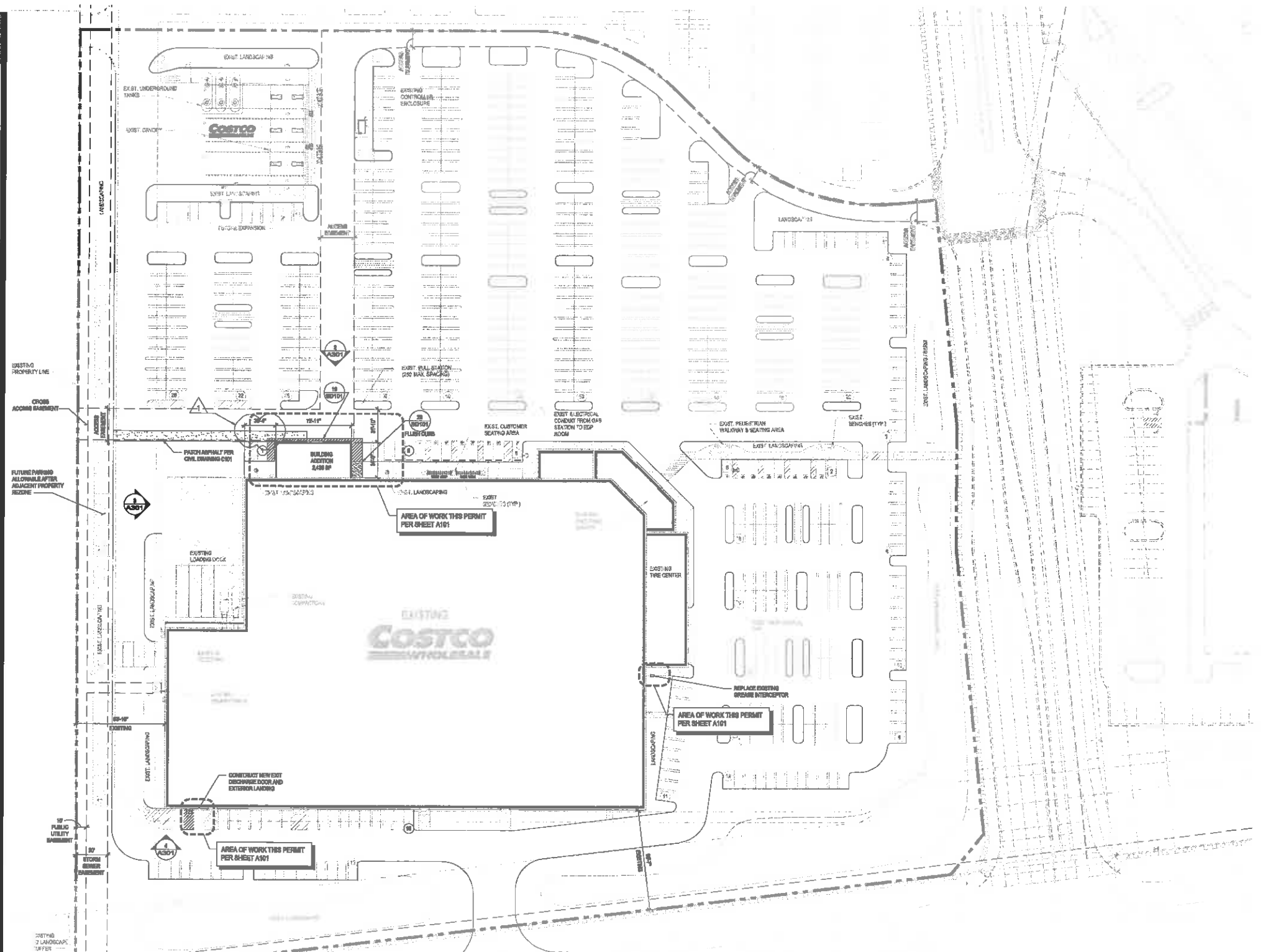
DATE DESCRIPTION

10.01.15	ISSUE FOR PLANNING PERMIT
01.06.15	ISSUE FOR BUILDING PERMIT
04.01.15	OWNER REVISION

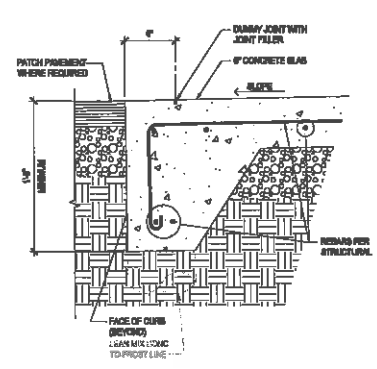
04-01-2014
P.M. KEN WONG
DRAWN: RAB, AT, NB

SITE PLAN, DETAILS AND NOTES

SD101



19 PAINTED STRIPE
SCALE: 1/2" = 1'-0" 0515



20 FLUSH CURB AT PAVEMENT
SCALE: 1/2" = 1'-0" 0415



WEST DES MOINES, IA
#788

7205 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266

**COSTCO
WHOLESALE
CORPORATION**

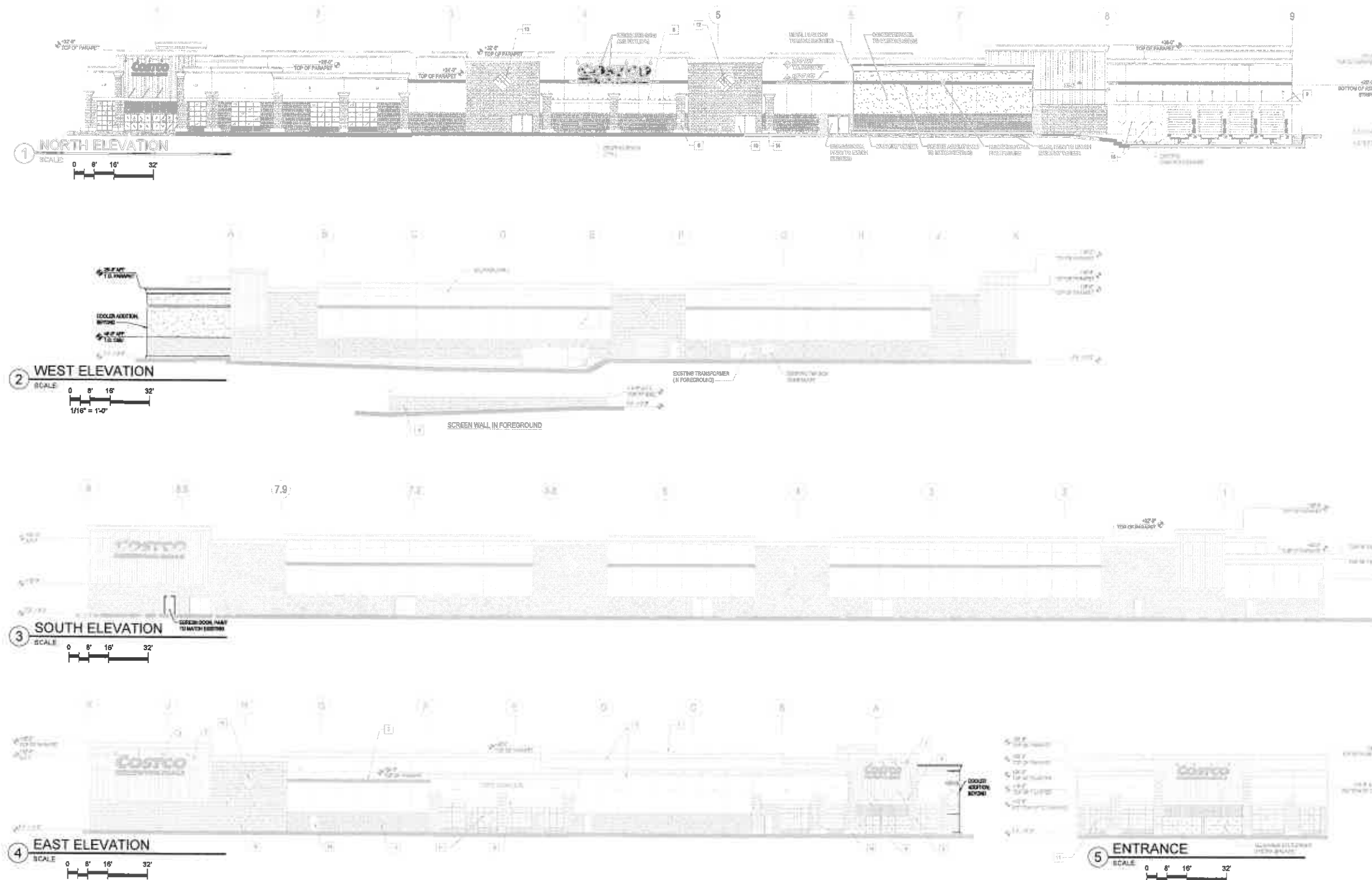
888 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com



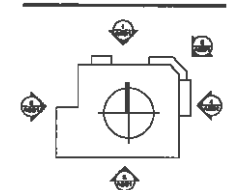
1101 SECOND AVE | SUITE 100
SEATTLE, WA | 98101
1.206.962.6600 | 7.206.962.6495

MCG.com

PERMIT SET



KEY PLAN



#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER	NOTES
1	COPING/FLASHING/CORNING	METAL	FACTORY	CLASSIC BEIGE		
2	MAIN BUILDING WALL	PRECAST CONCRETE PANEL	SAND BLASTED	LIGHT TAN		INTEGRAL COLOR
3	ACCENT BAND	CERAMIC TILE	FACTORY	RED		
4	WALL BASE	BRICK	SMOOTH FACE	MED. RED	UTILITY BRICK	
6	WALL ACCENT	CMU	SPLIT FACE	DARK BROWN		8x16 CMU
8	COLUMN/PLASTER	CMU	SPLIT FACE	DARK BROWN		8x16 CMU
7	ARCH METAL PANEL	METAL	FACTORY	CLASSIC BEIGE		BOX FIN
8	ACCENT HEADERS/TRELLIS	STEEL CHANNEL	PAINT	WEATHERED COPPER		
9	AWNING	STEEL CHANNEL	PAINT	WEATHERED COPPER		
10	EGRESS DOORS	METAL DOOR AND FRAME	PAINT	BEIGE		FIELD PAINT
11	SERVICE DOORS	GLAZED SECTIONAL O.H. DOOR	PAINT	BEIGE		FIELD PAINT
12	LIGHTING FIXTURE				COLUMBIA	SEE ELECT.
13	WALL ACCENT	GLAZED CMU	GLAZE	RED		
14	COLUMN BASE	CONCRETE				
16	COMPACTOR DOORS	METAL DOORS AND FRAME	PAINT	BEIGE		

DATE	DESCRIPTION
	PERMIT ISSUE
5-11-18	REVISION: RELOCATE BUILDING
	AS-BUILT ISSUE

04/01/2018
PK: ANATSENG
DRAWN: RAB_AT
**EXTERIOR
ELEVATIONS**
A301

PLOTTED ON 05/01/2018 10:03:00 AM BY: PLS/STP/CAD/COSTCO/00000141424027 CADWORK: PLS/STP/CAD/COSTCO/00000141424027