

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

Meeting Date: July 5, 2016

Item: Villas at Kierland, southeast corner of Westown Parkway and Sedona Drive – subdivide the property into 26 lots for townhome development and two outlots – CSI Homes and Development, LLC – PP-0020175-2014/SP-002076-2014

Requested Action: Renewal of Entitlement for a Preliminary Plat and Site Plan

Case Advisor: Kara V. Tragesser, AICP 

Applicant's Request: CSI Homes and Development LLC., represented by Brent Culp, Snyder and Associates, is requesting approval to renew the entitlement for a Preliminary Plat and Site Plan for approximately 8.50 acres parcel located at the southwest corner Westown Parkway and Sedona Drive. The applicant proposes to subdivide the property into 26 lots for townhome development and one outlot for a buffer area and one outlot for storm water detention and common area (see Attachment B – Location Map and Attachment C – Preliminary Plat/Site Plan and Attachment D - Elevations). The City Council approved a preliminary plat and site plan on May 5, 2014, that has since expired.

History: The project is located on Lot 1, South Maple Grove Plat 15. The City Council approved a preliminary plat and site plan to subdivide the site into 26 lots for detached townhome development with one outlot for common area on May 5, 2014. Since that time, the preliminary plat expired on May 5, 2015, and the site plan expired on May 5, 2016.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on June 27, 2016. The Subcommittee was supportive of the renewal.

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.

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.

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 renewal of entitlement for the preliminary plat and site plan subdivide the property into 26 lots and one outlot for the construction of 26 detached townhomes, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings, addressing staff comments, of the preliminary plat and site plan prior to the final plat proceeding to the City Council.
2. That one building permit may be issued for the site prior to the final plat, provided that emergency access is provided and that the Applicant acknowledges that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of further building permits, including footing and foundation permits for any lot within the plat;
3. The applicant providing as-built information for the detention facilities which provide storm water management for any property within this plat's area prior to issuance of a final occupancy permits, for any building on any parcel created with this plat.
4. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed prior the final plat proceeding to the City Council for approval. As part of the maintenance covenant the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code.
5. The applicant acknowledging that surety for the east buffer plantings will be required if not installed by the final plat proceeding to City Council.

Owner: CSI Homes and Development LLC
 102 SE 30th Street, Suite 3
 Ankeny IA 50021
 515-224-8598
 Chad Ireland

Applicant: Same as Owner

Applicant Representative: Brent Culp
 Snyder & Associates, Inc.
 2727 SW Snyder Blvd
 Ankeny IA 50023
 515-964-2020

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Preliminary Plan and Site Plan
Attachment D	-	Elevations

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE RENEWAL OF ENTITLEMENT FOR VILLAS AT KIERLAND PRELIMINARY PLAT AND SITE PLAN (PP-002075-2014/SP-002076-2014) FOR THE PURPOSE OF PLATTING 26 LOTS FOR DETACHED TOWN HOME DEVELOPMENT, ONE OUTLOT FOR COMMON AREA AND ONE OUTLOT FOR BUFFER

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, CSI Homes and Development, has requested renewal of entitlement for a Preliminary Plat and Site Plan (PP-002075-2014/SP-002076-2014) to create 26 lots for detached townhome development, one outlot for common area, and one outlot for buffer on an approximately 8.5 acres site located at the southeast corner of Westtown Parkway and Sedona Drive;

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 July 5, 2016, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat and Site Plan;

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, July 5, 2016, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The renewal of entitlement for a Preliminary Plat and Site plan to create 26 lots for detached townhome development, one outlot for common area, and one outlot for buffer on property located south of Westtown Parkway and east of Sedona Drive on Lot 1 South Maple Grove Plat 15 is 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 July 5, 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 July 5, 2016.

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

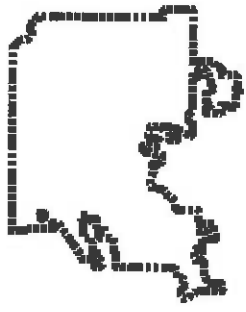
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. The applicant providing final drawings, addressing staff comments, of the preliminary plat and site plan prior to the final plat proceeding to the City Council.
2. That one building permit may be issued for the site prior to the final plat, provided that emergency access is provided and that the Applicant acknowledges that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of further building permits, including footing and foundation permits for any lot within the plat;
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5. The applicant acknowledging that surety for the east buffer plantings will be required if not installed by the final plat proceeding to City Council.



Villas at Kierland



Legend

- Parcels



1: 1,652



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

GRADING AND EROSION CONTROL PLAN

VILLAS AT KIERLAND

VILLAS AT KIERLAND

- 5. REVISIONS OR REVISIONS**
- | NO. | DATE | BY | DESCRIPTION |
|-----|----------|----|----------------------------|
| 1 | 02/14/14 | MS | ISSUED FOR PERMITS |
| 2 | 04/23/14 | MS | REVISED PER CIVIL COMMENTS |
| 3 | 05/15/14 | MS | REVISED PER CIVIL COMMENTS |
| 4 | 07/09/14 | MS | REVISED PER CIVIL COMMENTS |
| 5 | 07/15/14 | MS | REVISED PER CIVIL COMMENTS |

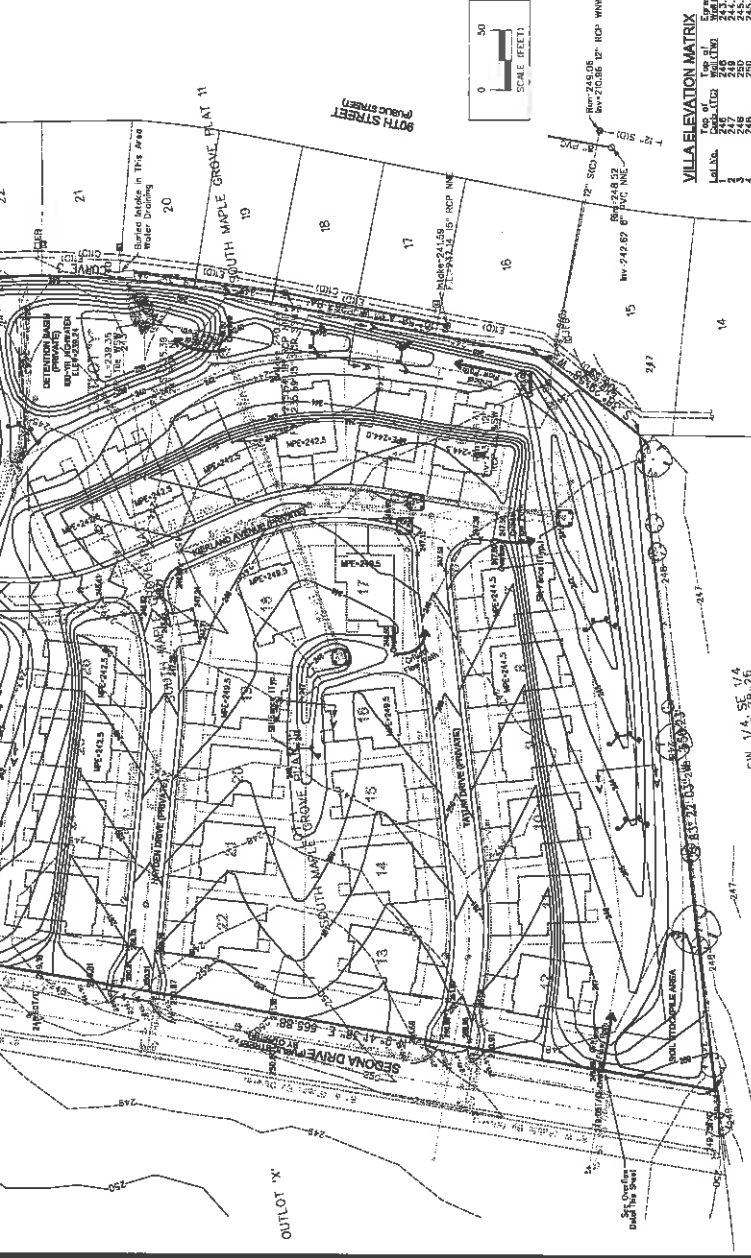
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| 5 | 07/15/14 | MS | REVISED PER CIVIL COMMENTS |

POLLUTION PREVENTION NOTES

POLLUTION PREVENTION PLAN

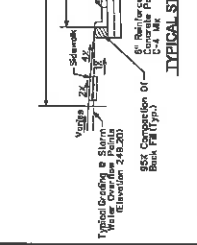
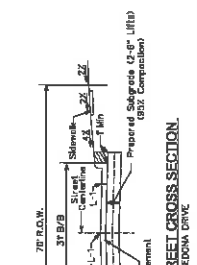
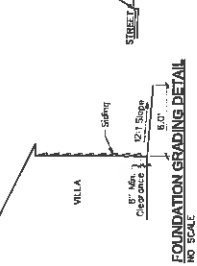
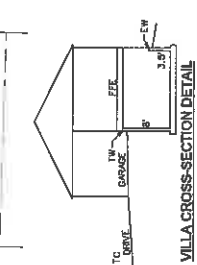
POLLUTION PREVENTION PLAN

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REGULATIONS. MEASURES SHOULD BE TAKEN TO PREVENT POLLUTION AND SOIL EROSION FROM OCCURRING. MEASURES SHOULD BE TAKEN TO PREVENT POLLUTION AND SOIL EROSION FROM OCCURRING. MEASURES SHOULD BE TAKEN TO PREVENT POLLUTION AND SOIL EROSION FROM OCCURRING.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE, INCLUDING BUT NOT LIMITED TO THE NOTICE OF INTENT TO SUE, ARISING FROM ANY POLLUTION OR SOIL EROSION DAMAGE INCURRED BY THE OWNER, ARCHITECT, ENGINEER, CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INSURANCE TO COVER SUCH DAMAGE CLAIMS.
- STORM WATER DISCHARGE PERMIT: THIS PROJECT REQUIRES COVERAGE UNDER THE IOWA GENERAL PERMIT FOR DISCHARGE OF POLLUTANTS FROM SMALL POINT SOURCES. THE CONTRACTOR SHALL OBTAIN THIS PERMIT PRIOR TO THE START OF CONSTRUCTION. THE PERMIT NO. IS 2014-0001.
- STORM WATER POLLUTION PREVENTION PLAN (SWPPP): THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A SWPPP THAT IS APPROVED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. THE SWPPP SHALL BE REVISIONS OR REVISIONS.
- STORM WATER MONITORING: THE CONTRACTOR SHALL INSTALL AND MAINTAIN STORM WATER MONITORING DEVICES AT ALL DISCHARGE POINTS. THE MONITORING DEVICES SHALL BE CHECKED AND RECORDED DAILY.
- STORM WATER TREATMENT: THE CONTRACTOR SHALL INSTALL AND MAINTAIN STORM WATER TREATMENT DEVICES AT ALL DISCHARGE POINTS. THE TREATMENT DEVICES SHALL BE CHECKED AND RECORDED DAILY.
- STORM WATER STORAGE: THE CONTRACTOR SHALL INSTALL AND MAINTAIN STORM WATER STORAGE DEVICES AT ALL DISCHARGE POINTS. THE STORAGE DEVICES SHALL BE CHECKED AND RECORDED DAILY.
- STORM WATER DIVERSION: THE CONTRACTOR SHALL INSTALL AND MAINTAIN STORM WATER DIVERSION DEVICES AT ALL DISCHARGE POINTS. THE DIVERSION DEVICES SHALL BE CHECKED AND RECORDED DAILY.
- STORM WATER COLLECTION: THE CONTRACTOR SHALL INSTALL AND MAINTAIN STORM WATER COLLECTION DEVICES AT ALL DISCHARGE POINTS. THE COLLECTION DEVICES SHALL BE CHECKED AND RECORDED DAILY.
- STORM WATER DISTRIBUTION: THE CONTRACTOR SHALL INSTALL AND MAINTAIN STORM WATER DISTRIBUTION DEVICES AT ALL DISCHARGE POINTS. THE DISTRIBUTION DEVICES SHALL BE CHECKED AND RECORDED DAILY.
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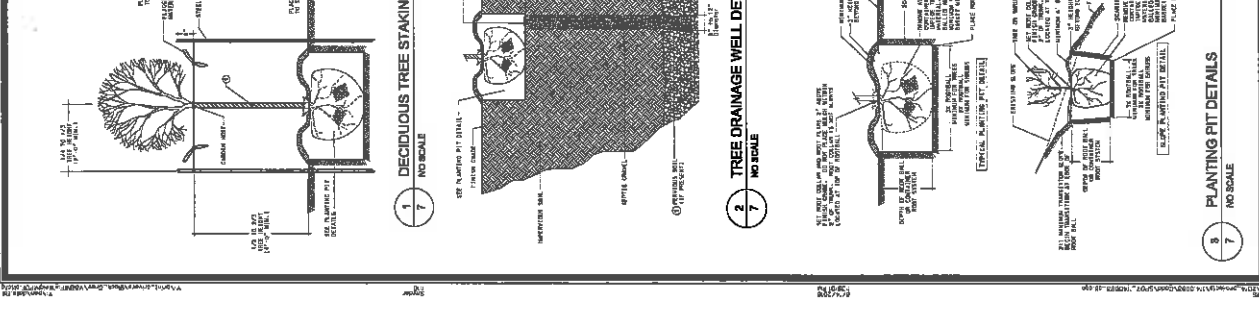
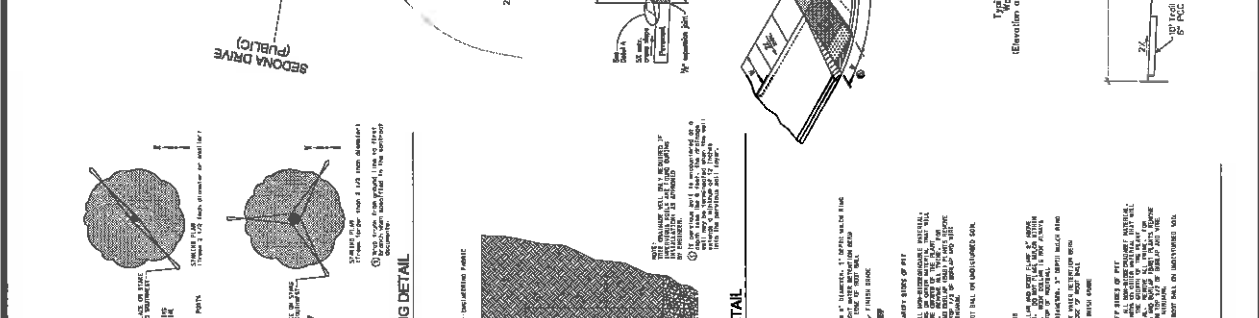
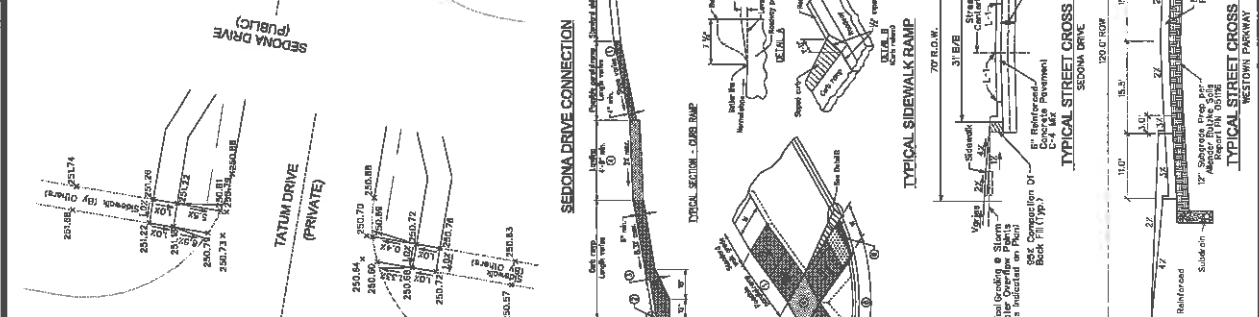
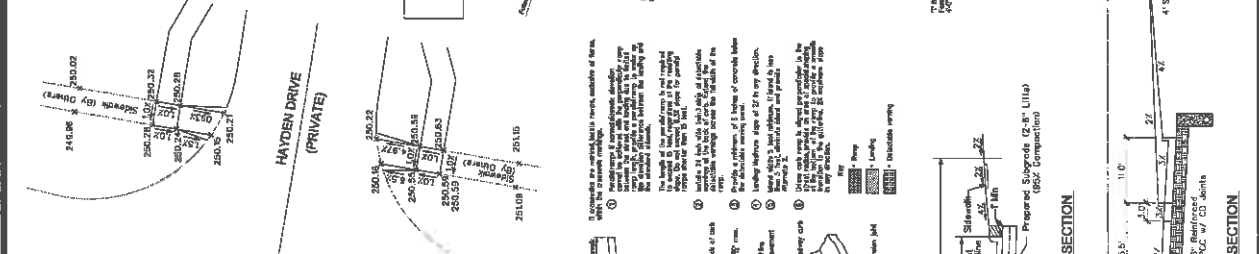
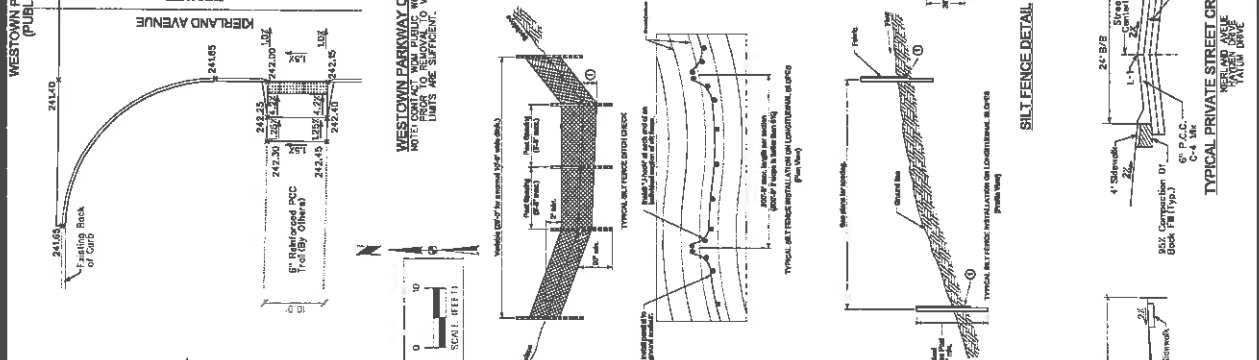
VILLA ELEVATION MATRIX

VILLA NO.	FIN. FLOOR	FIN. CEILING	FIN. ROOF
1	247.0	248.0	249.0
2	247.5	248.5	249.5
3	248.0	249.0	250.0
4	248.5	249.5	250.5
5	249.0	250.0	251.0
6	249.5	250.5	251.5
7	250.0	251.0	252.0
8	250.5	251.5	252.5
9	251.0	252.0	253.0
10	251.5	252.5	253.5
11	252.0	253.0	254.0
12	252.5	253.5	254.5
13	253.0	254.0	255.0
14	253.5	254.5	255.5
15	254.0	255.0	256.0
16	254.5	255.5	256.5
17	255.0	256.0	257.0
18	255.5	256.5	257.5
19	256.0	257.0	258.0
20	256.5	257.5	258.5
21	257.0	258.0	259.0
22	257.5	258.5	259.5
23	258.0	259.0	260.0
24	258.5	259.5	260.5
25	259.0	260.0	261.0
26	259.5	260.5	261.5
27	260.0	261.0	262.0
28	260.5	261.5	262.5



VILLAS AT KIERLAND
SITE DETAILS

4	REVISED STORM SEWER	12/18/19	JMS
3	REVISED STORM SEWER SIZE	04/25/14	JMS
2	REVISED PER CITY COMMENTS	03/27/14	JMS
1	ISSUED FOR PERMITS	02/14/14	JMS



Jeremy W McCormick

From: Eric Cannon
Sent: Thursday, June 09, 2016 2:25 PM
To: Jeremy W McCormick
Cc: Erin Griffin; Allan Smith
Subject: FW:
Attachments: Interchange.jpg; 1110411 AREAS-3-29-16.pdf; Concept.pdf

Jer,

Not sure if you recall this project but this is one you helped figure out some areas and Dan brought in a scan on it for a concept. Either way Knapp has picked up some more ground on the south (160 Ac consisting of the 4 – 40 Ac sections running N/S) and they want me to concept that out with the roadway in the center and interchange in the center of that parcel. If you can pull a base map with the LIDAR down that far south into Madison County and an aerial. Please and thanks.

Eric D. Cannon, P.E.
Civil Engineer
SNYDER & ASSOCIATES, INC.
ecannon@snyder-associates.com

From: Aimee Staudt [<mailto:Aimee.Staudt@knappproperties.com>]
Sent: Monday, May 23, 2016 12:04 PM
To: Eric Cannon
Subject: FW:

Can you touch base with Duane on his thoughts regarding this?

From: Aimee Staudt
Sent: Tuesday, May 17, 2016 4:43 PM
To: 'Wittstock, Duane' (Duane.Wittstock@wdm.iowa.gov)
Subject:

Duane,

I know we talked about the ability to adjust road alignment south of the county line between Dallas and Madison. I made a very crude attempt at straightening the road (shown in white) on the attached so show what we would be proposing. I'd very much like to hear your thoughts.

Aimee



AIMEE STAUDT | Vice President and Director of Development
KNAPP PROPERTIES, INC.
5000 Westown Parkway, Suite 400 | West Des Moines, Iowa 50266
direct 515.222.5225 | tel 515.223.4000
mobile 515.326.2825 | fax 515.222.5220
www.knappproperties.com | vCard | map | email

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