

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

**Meeting Date:** August 29, 2016

**Item:** Lot 6, Mills Crossing Office Building, 5901 Mills Civic Parkway, Building 6000 – Approval of a Phased Overlay District Site Plan to allow grading of the site – Hurd Mills LLC – OSP-003192-2016

**RESOLUTION: Approval of a Phased Overlay District Site Plan to allow Grading**

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

**Applicant's Request:** The applicant, Hurd Mills, LLC, is requesting phased approval of an overlay district site plan to allow grading of the site at 5901 Mills Civic Parkway, Building 6000 (see Exhibit I – Location Map and Exhibit II – Grading Plan) in anticipation of approval of an Overlay District Site Plan for the construction of a 5,028 square foot office building.

**History:** In September 2014, the Plan and Zoning Commission approved a grading plan for the property that is now known as Mills Crossing to allow initial grading in preparation for future development. The Mills Crossing Specific Plan was approved by the City Council on November 3, 2014. In March 2015 a 69,225 square feet multi-tenant retail building was approved for the Mills Crossing development and in May 2015 a coffee/bagel shop was approved for the development. In April, 2016, the Board of Adjustment approved the construction of a 6,400sf convenience store with six fuel pumps.

**City Council Subcommittee:** This project was not presented to the Development and Planning Subcommittee for information as their August 22, 2016, meeting was canceled.

**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.

**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 grading plan, subject to the applicant meeting all City Code requirements and the following:

1. Providing final grading plan documents addressing remaining staff comments, prior to commencing grading.
2. Providing the City with a copy of the NPDES Permit for this site, prior to commencing grading.
3. The applicant implementing and maintaining all necessary soil erosion measures.
4. The applicant acknowledging and agreeing that this approval is for grading activities only. No utility or foundation work may be started without approval of the corresponding full site plan currently under review.
5. The applicant agreeing that any grading done prior to approval of the full site plan is at their own risk, and that final grades will need to comply with any changes that are deemed necessary as part of that approval.

**Owner/Applicant:** Hurd Mills, LLC  
2000 Fuller Road  
West Des Moines IA 50265  
Richard Hurd  
515-778-1000  
Richard.hurd@hurcrealty.com

**Applicant Rep:** Ed Arp  
Civil Engineering Consultants, Inc.  
2400 86<sup>th</sup> Street, Suite 12  
Des Moines IA 50322  
515-276-4884  
Arp@ceclac.com

**Attachments:**

Exhibit I	-	Plan and Zoning Commission Resolution
Exhibit II	-	Location Map
Exhibit III	-	Grading Plan

RESOLUTION NO.

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE PHASED OVERLAY DISTRICT SITE PLAN FOR LOT 6 MILLS CROSSING OFFICE (OSP-003192-2016)) FOR THE PURPOSE OF INITIAL GRADING OF THE SITE FOR FUTURE OFFICE 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, Hurd Mills LLC, has requested approval for a phased Overlay District Site Plan (OSP-003192-2016) for Lot 6, Mills Crossing Plat 1, to allow initial grading of the site for future office development at 5901 Mills Civic Parkway, Building 6000;

**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 August 29, 2016, this Commission held a duly-noticed meeting to consider the application to allow grading associated with the Mills Crossing Lot 6 Overlay District 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, dated August 29, 2016, or as amended orally at the Plan and Zoning Commission meeting of August 29, 2016, are adopted.

SECTION 2. The **Phased Overlay District Site Plan** to grade the property at 5901 Mills Civic Parkway, Lot 6, Mills Crossing, is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated August 29, 2016, 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 August 29, 2016.

\_\_\_\_\_  
Craig Erickson, Chairperson  
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 August 29, 2016, by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

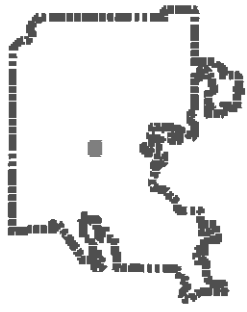
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Recording Secretary

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

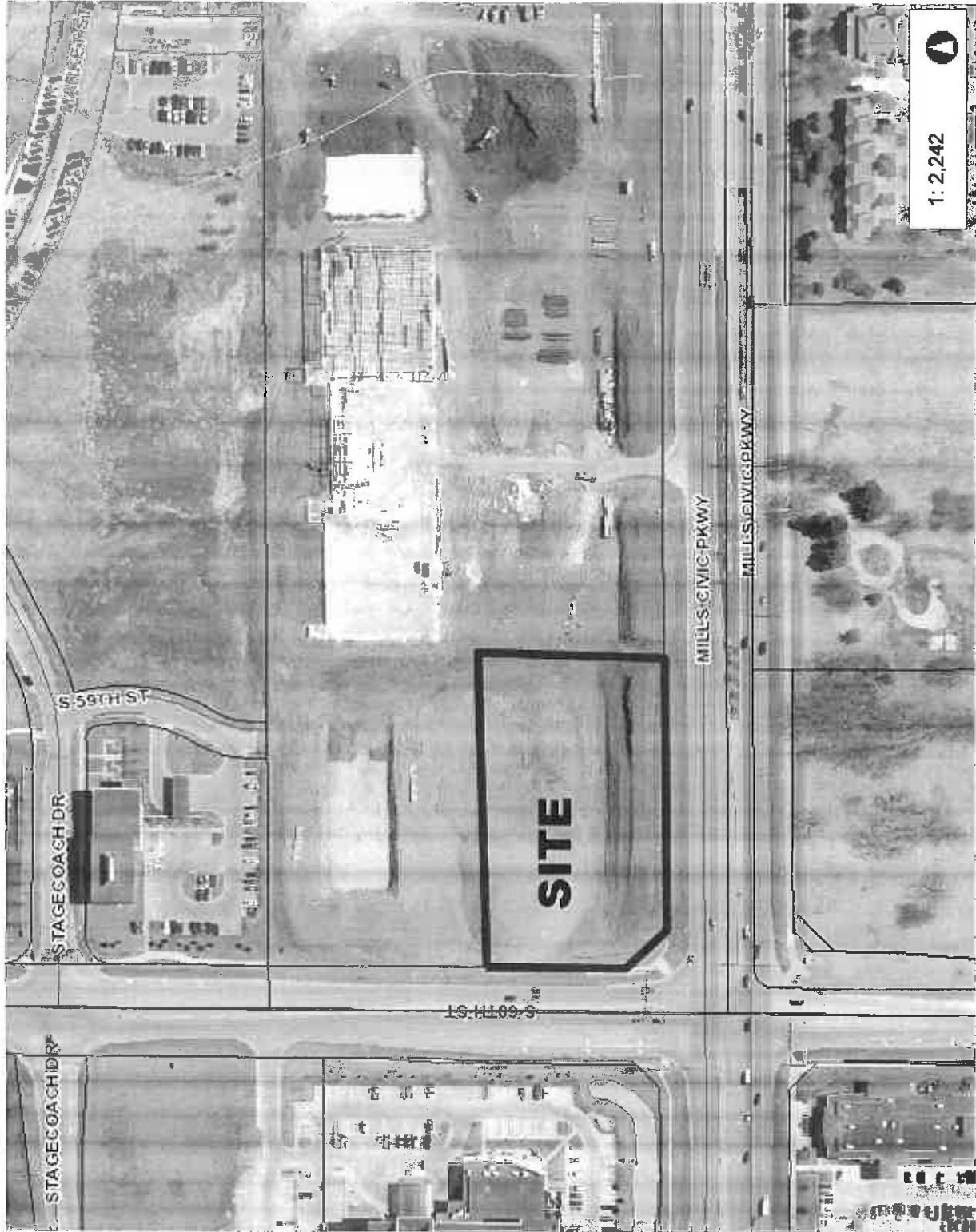
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2. Providing the City with a copy of the NPDES Permit for this site, prior to commencing grading.
3. The applicant implementing and maintaining all necessary soil erosion measures.
4. The applicant acknowledging and agreeing that this approval is for grading activities only. No utility or foundation work may be started without approval of the corresponding full site plan currently under review.
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# 5901 Mills Civic Parkway, Bldg 6000



- Legend**
- Parcels
  - Parks
  - Greenways



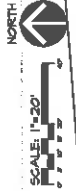
1: 2,242

373.7 0 186.84 373.7 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

LOT 6, MILLS CROSSING  
WEST DES MOINES, IOWA



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CFC  
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