

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

**Meeting Date:** August 29, 2016

**Item:** Microsoft Alluvion, 550 SE White Crane Road – Approval to allow one additional temporary tent – Turner Construction Company – MaM-003019-2016

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

**Case Advisor:** Lynne Twedt

**Applicant's Request:** The applicant, Turner Construction Company, with approval of the property owner, Microsoft Corporation, is requesting approval of a Major Modification to allow the installation of one 100'x 60' tent near the eastern contractor's yard during construction of phases 2, 3, and 4 of the Microsoft Alluvion project. The tents are intended to provide a place for employee breaks and lunches and/or staff meeting area. Although temporary, the tent is intended to remain on site throughout the construction of the Alluvion site which will take multiple years to complete (estimated as until summer 2018).

**History:**

- The subject site was annexed into the City as part of the Iowa 5 Annexation which was approved by the City Council in June, 2002.
- Microsoft received approval of a Site Plan that allowed the installation of site infrastructure and building footings and foundations on August 25, 2014, and approval of the full site plan for the Alluvion project at the September 8, 2014 meeting.
- A Plat-of-Survey was approved for the property on September 22, 2014 to allow transfer of a portion of the Alluvion site to MidAmerican Energy to allow construction of the Willow Creek Substation.
- The Preliminary and Final Plat to subdivide the property into lots reflective of the anticipated construction phasing was approved by the City Council on December 1, 2014 and January 12, 2015 respectively.
- On December 1, 2014, the City Council also approved the placement of two tents and storm shelter structures within the site.
- On July 1, 2015, the City Council approved construction of Phase 2 (DSM06) to add 4 additional data server buildings.
- On March 7, 2016, the City Council approved construction of Phase 3 (DSM08) and Phase 4 (DSM07) to add 8 server buildings between the two phases.
- On March 21, 2016, the City Council approved the installation of two temporary tents.

**City Council Subcommittee:** This item was not presented to the Development and Planning City Council Subcommittee as the last meeting was cancelled.

**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. Staff would note the following:

- **Temporary Use Permit – Tents:** Title 9, Chapter 16 governs temporary uses. Construction yards, offices sheds, and trailers are identified as a use eligible for a Temporary Use Permit. Tents and canopies referred to in Chapter 16 are indicated as 'for promotional and recreational functions'. The proposed tents for the Microsoft Alluvion site, although temporary, were determined to not meet the intent of the Temporary Use Permit guidelines, but rather should be considered as ancillary structures related to construction/development of the site. Under this premise, this Major Modification to the approved Microsoft Alluvion Site Plan (DSM05) is being presented for consideration to allow the addition of one tents and to allow them to remain throughout the duration of construction.

**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 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 allow the implementation of one additional temporary tents, subject to the applicant meeting all City Code requirements and the following:

1. The City Council granting the applicant approval to leave the temporary tent and storm shelter structures erected throughout the duration of the construction of the Microsoft Alluvion project;
2. The applicant agreeing to provide all safety measures within the tent determined to be necessary by the City's Fire Marshal; and,
3. The applicant agreeing that the tent shall be removed within sixty (60) days upon completion of the Microsoft Alluvion site development. Additionally, the tents shall be removed from the site should construction activities on site cease for a period of six months.

**Current Property Owner:** Microsoft Corporation  
One Microsoft Way  
Redmond, WA 98052-6399  
Attn: Dan McDermit  
[damcderm@microsoft.com](mailto:damcderm@microsoft.com)

**Applicant's Representatives:** Turner Construction Company  
3590 SE Soteria Ave  
West Des Moines, IA 50265  
Attn: Jim Mansfield  
[jmansfield@tcco.com](mailto:jmansfield@tcco.com)

**Applicant's Engineer:** PACLAND  
11400 SE 8<sup>th</sup> Street, Suite 345  
Bellevue, WA 98004  
Attn: Steve Pesce  
[spesce@pacland.com](mailto:spesce@pacland.com)

**ATTACHMENTS:**

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map

RESOLUTION NO. PZC

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 TO THE MICROSOFT ALLUVION (DSM05) SITE PLAN TO ALLOW THE INSTALLATION OF ONE ADDITIONAL TEMPORARY TENTS

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant Turner Construction Company, in cooperation with the property owner, Microsoft Corporation have requested approval for a Major Modification to Site Plan (MaM-003185-2016) for that site located at 550 SE White Crane Road to allow the implementation of one additional temporary tent (100x60');

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 public meeting to consider the applications for Major Modification to Site Plan (MaM-003185-2016);

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. MAJOR MODIFICATION (MaM-003185-2016) to implement one additional temporary tent is recommended to the City Council for approval, 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:

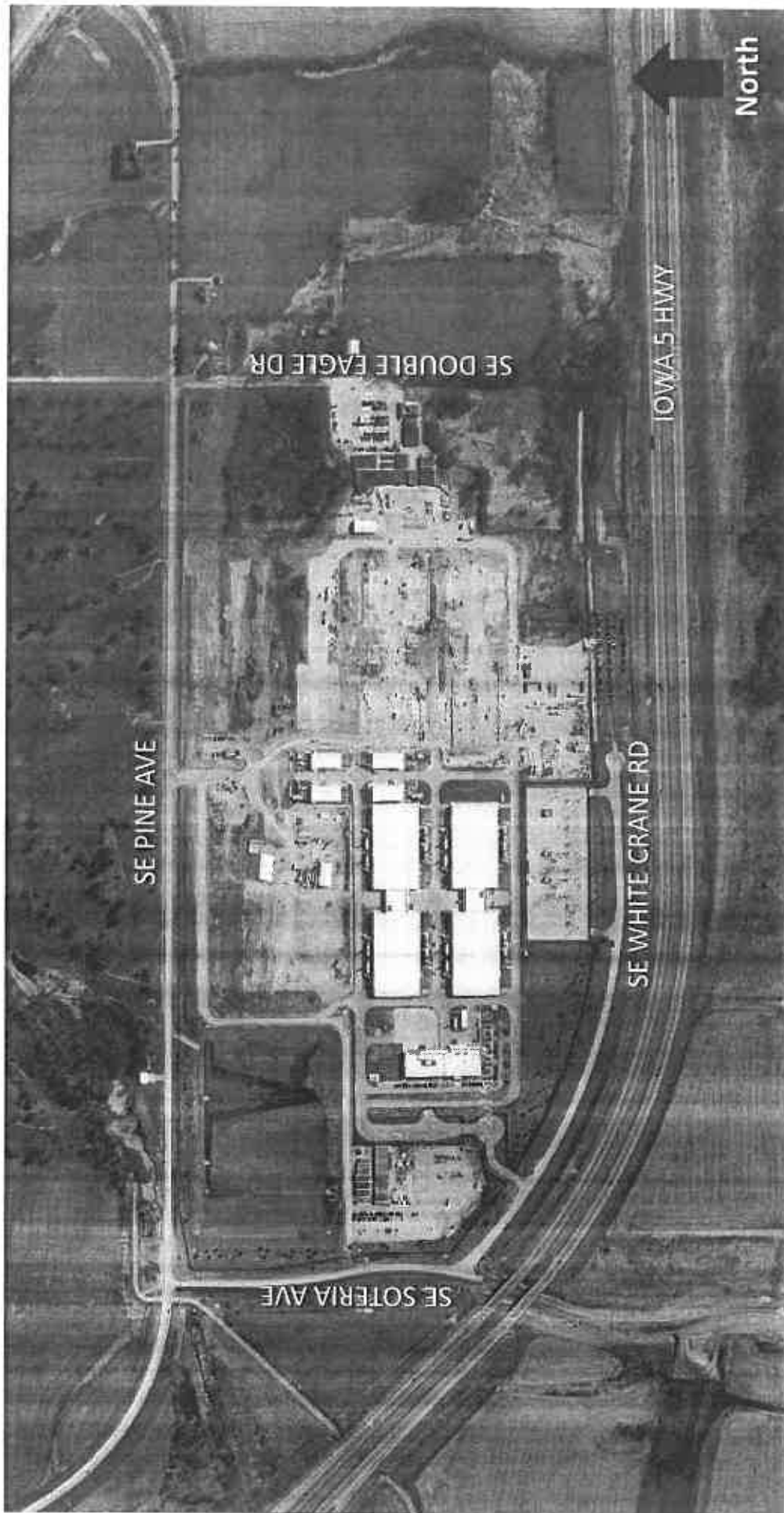
Recording Secretary

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

1. The City Council granting the applicant approval to leave the temporary tent and storm shelter structures erected throughout the duration of the construction of the Microsoft Alluvion project;
2. The applicant agreeing to provide all safety measures within the tent determined to be necessary by the City's Fire Marshal; and,
3. The applicant agreeing that the tent shall be removed within sixty (60) days upon completion of the Microsoft Alluvion site development. Additionally, the tents shall be removed from the site should construction activities on site cease for a period of six months.

Location Map

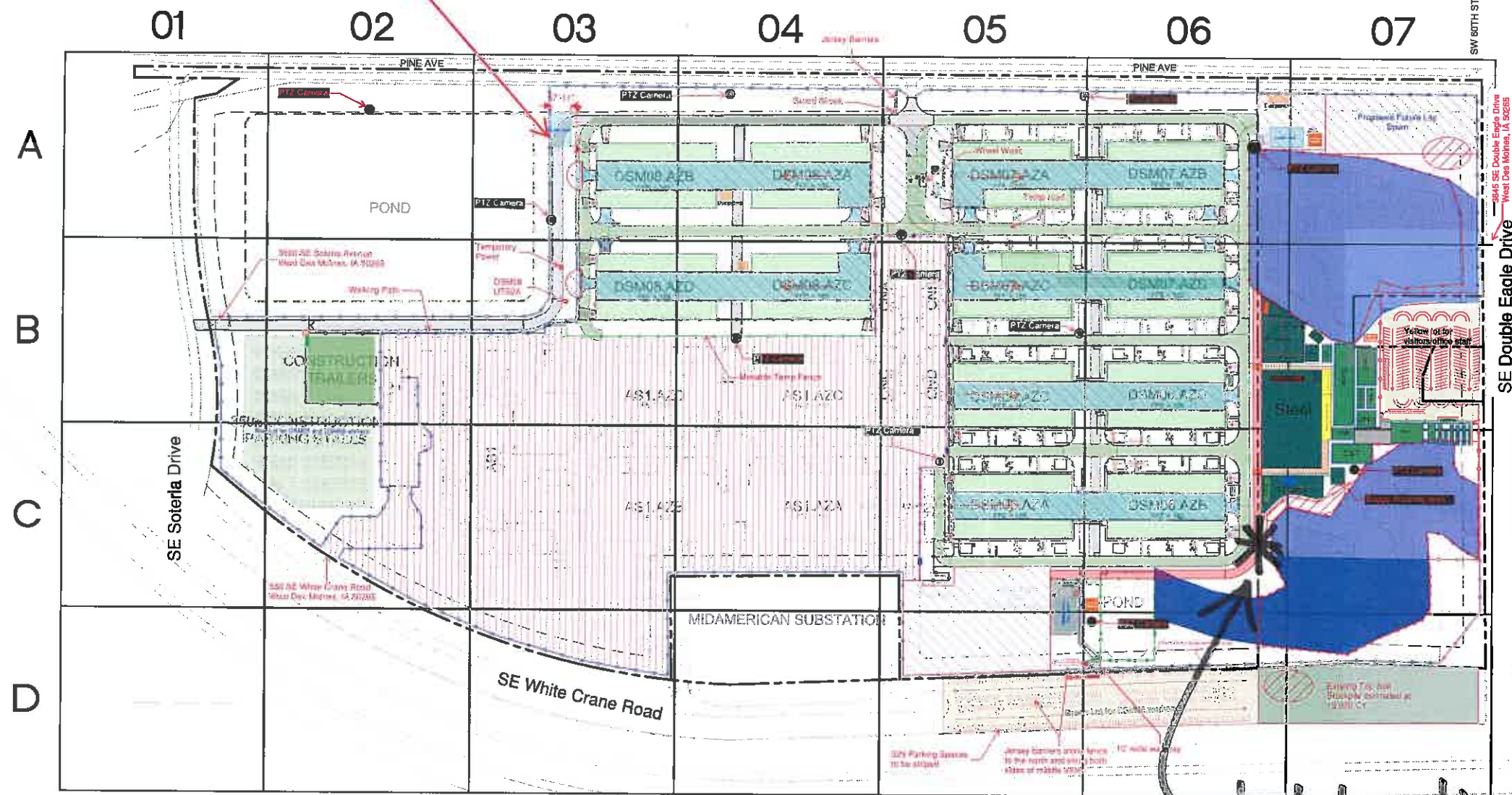
ATTACHMENT B





# DSM Campus Logistics Plan 7/25/2016

NEW LUNCH TENT LOCATION



## Site Grading/Pavement Composition

- Contractor Staging/Laydown Areas - 12" of Class A road stone (4" of 1-1/2" stone and 8" pf 3" stone) with GeoGrid. Surface drainage.
- Temporary Roads - 12" of Class A road stone (4" of 1-1/2" stone and 8" pf 3" stone) with GeoGrid. Surface drainage. 3" of asphalt.
- Tree Area/Future Laydown - DSM08 construction.
- Access road from trailers to site - 12" of granular surfacing, 3" of asphalt.
- Personal/Equipment Entrances - 3" thick of asphalt, 9" Class A road stone.
- Parking Lot Areas - Asphalt Millings (RAP) 4" thick, 8" modified sub-base (IDOT 4123). Drainable surface. Subsurface drains.
- Dumpster Area - 8" Class A road stone, 8" of reinforced concrete.
- Crane Pads - 18" Class A road stone.
- Pedestrian Walkways - 9" Class A road stone with 3.5" of concrete.
- Access road to DSM07 and DSM08 after lockdown of DSM06 - 12" Class A road stone with GeoGrid. Width to accommodate access road and 4' walking path. Provide alternate to pave walking path.

## Site Legend

- Wetland areas showing an approx. 50 ft buffer to comply with SWPPP
- Topsoil area from DSM05
- Storm Shelter Areas, 3 storm shelters per area. Concrete pads.
- Utility Vehicle Parking Areas - 12" of Class A road stone (4" of 1-1/2" stone and 8" pf 3" stone) with GeoGrid. Surface drainage
- Lunch Trucks - North Location = 3" of Class A road stone with 1" asphalt and Geogrid. South Location = sits on pedestrian walkway concrete pavement.
- Lunch Tents - North Tent Area - 3" of Class A road stone with 1" of asphalt, Geogrid. South Tent Area - Pedestrian Walkways - 9" Class A road stone with 3.5" of concrete.
- Restroom Trailers - 12" of Class A road stone (4" of 1-1/2" stone and 8" of 3" stone) with GeoGrid. Surface drainage
- Transformer Areas
- Concrete Washouts
- Dumpsters
- Fuel Area - 12" of Class A road stone (4" of 1-1/2" stone and 8" pf 3" stone) with GeoGrid. Surface drainage
- Security Housing - 12" of Class A road stone (4" of 1-1/2" stone and 8" of 3" stone) with GeoGrid. Surface drainage. 3.5" concrete.
- Security Gates
- Trailers - 12" of 9" Class A road stone, 3" RAP with GeoGrid. Surface drainage
- Turnstiles, (2) located at East lot at 14', (4) located at South lot at 28', and (4) to remain at West lot. 3.5" concrete pads.
- Port-O-John locations

### Misc. Items Legend

- Rolling Gates
- Stair Towers
- Site Cameras
- Proposed Ponds
- Barricades

The scale for this page is 1 in. = 150 ft.

### Fencing Legend

- Site Permanent Fencing. Includes combination of barbed wire fencing, 6' high chain link fencing, and Ameristar fencing. See DSM05 fencing plan for fencing type locations.
- Site existing temporary galvanized chain link fencing. This is to remain for portions of DSM06.
- Site 6' x 12' movable temporary galvanized chain link panels. Need to buy these for DSM06.
- Site 6' driven post temporary long term galvanized chain link fence with top wire. Need to buy these for DSM06.
- Site 3'-6' driven post temporary long term galvanized chain link fence with top wire. Need to buy these for DSM06.

