

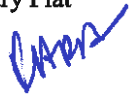
**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: September 26, 2016

Item: West Green Industrial Park, 175 S. 9th Street – Approval of Preliminary Plat to subdivide the property into 36 lots for industrial development and one outlot – Next Phase Development, LLC. – PP-003125-2016

Requested Action: Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP



Applicant's Request: Next Phase Development is requesting approval of a Preliminary Plat for approximately 7.107 acres located at 175 S. 9th Street. The applicant proposes to subdivide the property into 36 lots for industrial development and one outlot. The development is to be put into a horizontal property regime (condominium) (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: The project covers Lots 2 and 3, Goodman Industrial Park. The Plan & Zoning Commission approved a grading plan and phased site plan at their April 11, 2016, meeting to initiate grading, install utilities, and construct footings and foundations. The City Council approved the installation of utilities and the construction of footings and foundations at their April 18, 2016, meeting. A Major Modification was approved by the City Council on May 2, 2016 for the construction of 91,650 sq. ft. of industrial buildings at 175 S. 9th Street and 250 South 11th Street. A minor modification application also has been submitted for the construction of additional parking on the site and to enhance the architecture of the buildings now that the buildings will be owner occupied and include contractor offices, as well as the proposed self-storage.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on July 11, 2016; the Subcommittee was supportive of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment.

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 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 Preliminary Plat to create 36 lots for industrial development and one outlot for common area, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings of the preliminary plat which addresses staff remaining comments prior to the final plat proceeding to the City Council for approval.

Owner/Applicant: Next Phase Development LLC
175 S. 9th Street
West Des Moines IA 50265
Reid Tamisiea
515-480-1818

Applicant Rep: Cooper Crawford & Associates
475 S. 50th Street, Suite 800
West Des Moines IA 50265
Brad Overturf
515-224-1344

ATTACHMENTS:

- Attachment A - Plan and Zoning Commission Resolution
- Attachment B - Location Map
- Attachment C - Preliminary Plat

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 PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 36 LOTS FOR INDUSTRIAL DEVELOPMENT AND ONE OULOT FOR COMMON AREA

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Next Phase Development LLC, has requested approval for a Preliminary Plat (PP-003126-2016) to create 36 lots for industrial development and one outlot for common area on a 7.107 acres at 175 S. 9th Street;

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 September 26, 2016, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat;

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 Preliminary Plat to subdivide the property into 36 lots for industrial development and one outlot for common area 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 September 26, 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 September 26, 2016, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

Recording Secretary

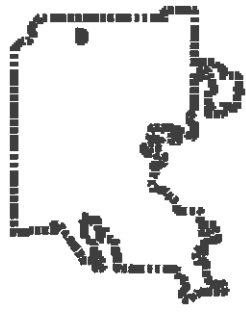
Exhibit A
CONDITIONS OF APPROVAL

1. The applicant providing final drawings of the preliminary plat which addresses staff remaining comments prior to the final plat proceeding to the City Council for approval.

West Green Industrial Park

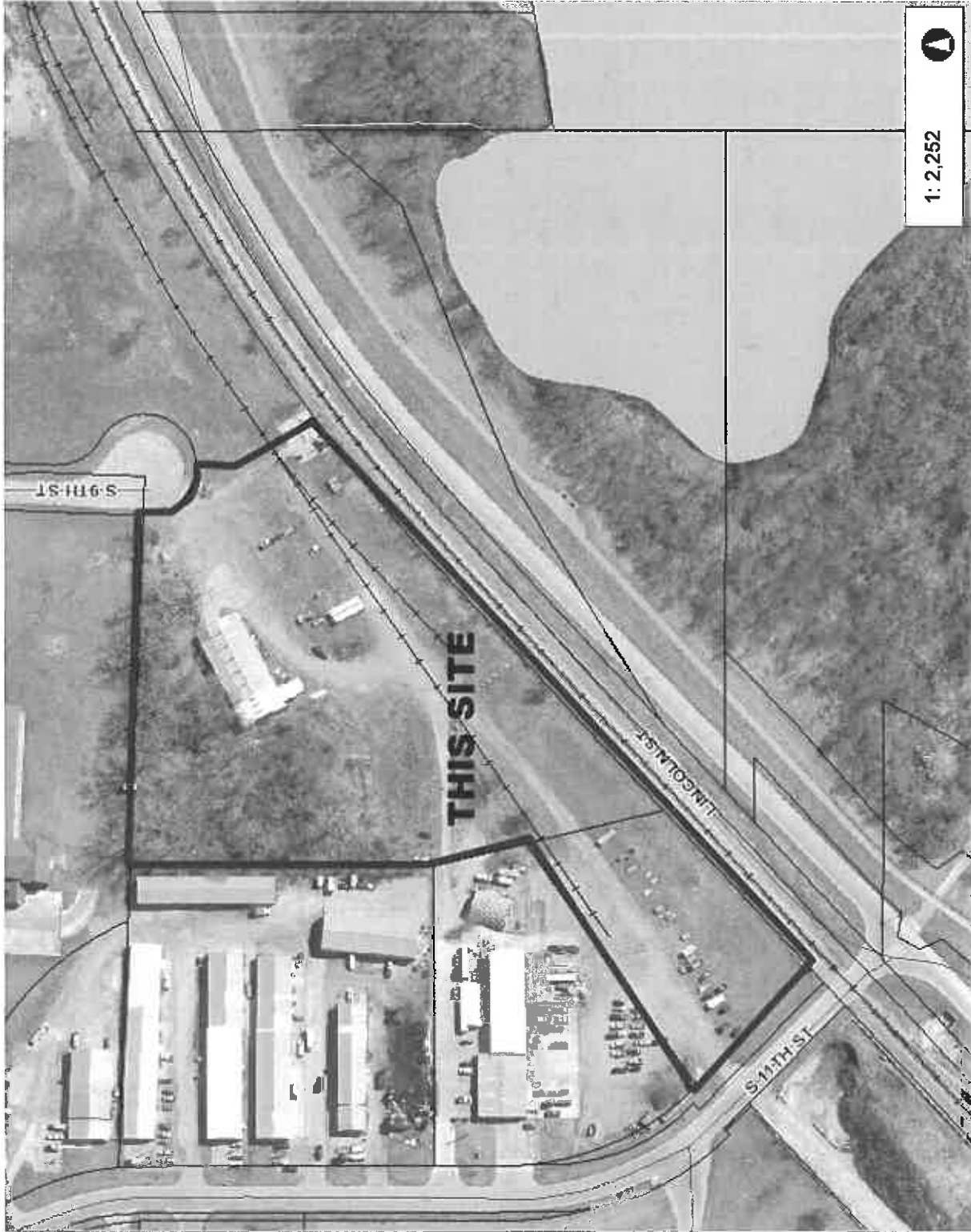


City of West Des Moines



Legend

- Parcels
- Parks
- Greenways



1: 2,252



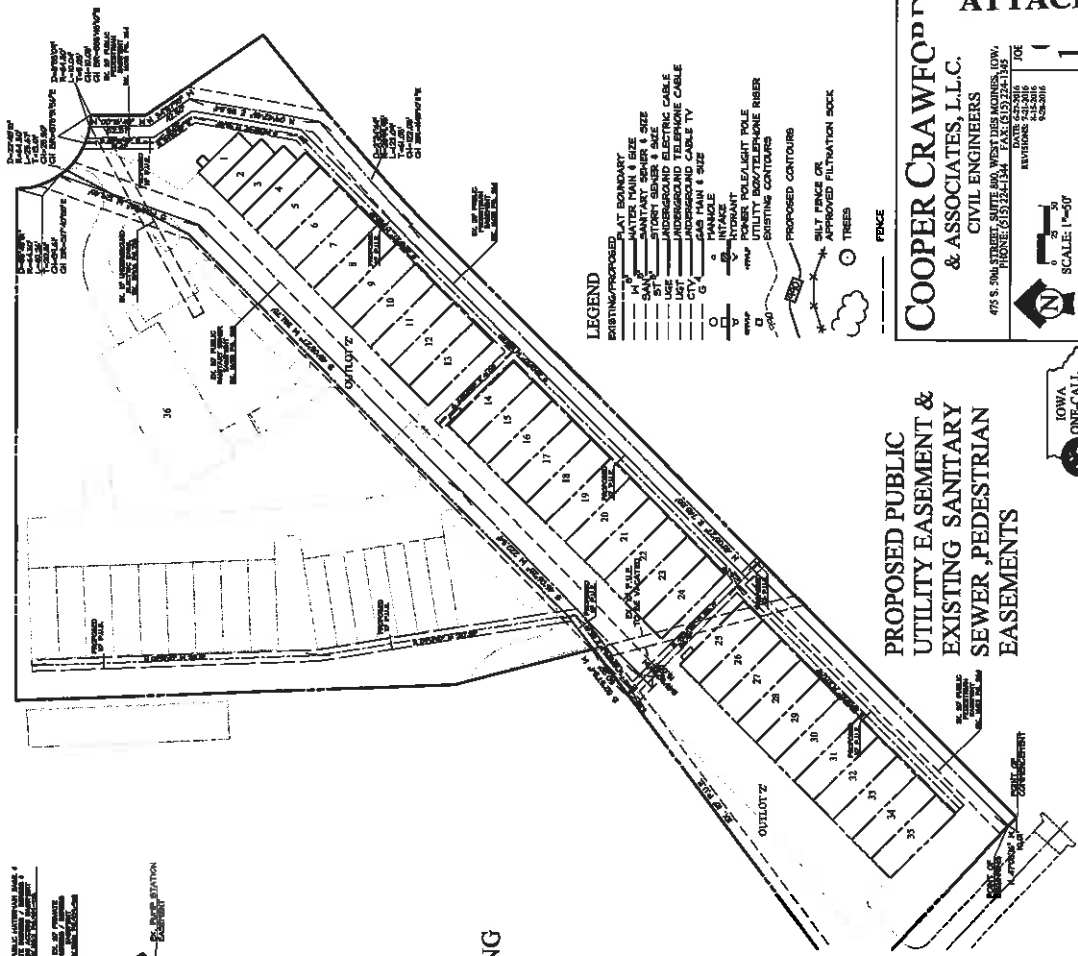
375.3
187.65
375.3 Feet

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
© City of West Des Moines, Iowa

**WEST GREEN INDUSTRIAL PARK
PLAT 1
175 S. 9th STREET**



**PROPOSED PUBLIC
UTILITY EASEMENT &
EXISTING SANITARY
SEWER, PEDESTRIAN
EASEMENTS**

**COOPER CRAWFORD
& ASSOCIATES, L.L.C.**
CIVIL ENGINEERS
415 S. 9th STREET, SUITE 400, WEST DES MOINES, IOWA
PHONE: (515) 281-1134 FAX: (515) 281-1135
DATE: 02-28-07
DRAWN: J. B. BISHOP
CHECKED: J. B. BISHOP
APPROVED: J. B. BISHOP

SCALE: 1"=50'
APPROVED FOR RECORD
WEST GREEN INDUSTRIAL PARK
PRELIMINARY PLAT
S 4

**EXISTING EASEMENTS
AND PROPOSED PARKING
EASEMENTS**

CURVE TABLE

CURVE NO.	CHORD	LENGTH	TANGENT	CURVE CENTER	CHORD BEARING
1	100.00	76.11	37.46	76.04	N40°00'00"W
2	100.00	76.12	37.46	76.04	N40°00'00"W
3	100.00	76.12	37.46	76.04	N40°00'00"W
4	100.00	76.12	37.46	76.04	N40°00'00"W
5	100.00	76.12	37.46	76.04	N40°00'00"W
6	100.00	76.12	37.46	76.04	N40°00'00"W
7	100.00	76.12	37.46	76.04	N40°00'00"W
8	100.00	76.12	37.46	76.04	N40°00'00"W
9	100.00	76.12	37.46	76.04	N40°00'00"W
10	100.00	76.12	37.46	76.04	N40°00'00"W
11	100.00	76.12	37.46	76.04	N40°00'00"W
12	100.00	76.12	37.46	76.04	N40°00'00"W
13	100.00	76.12	37.46	76.04	N40°00'00"W
14	100.00	76.12	37.46	76.04	N40°00'00"W
15	100.00	76.12	37.46	76.04	N40°00'00"W
16	100.00	76.12	37.46	76.04	N40°00'00"W
17	100.00	76.12	37.46	76.04	N40°00'00"W
18	100.00	76.12	37.46	76.04	N40°00'00"W
19	100.00	76.12	37.46	76.04	N40°00'00"W
20	100.00	76.12	37.46	76.04	N40°00'00"W
21	100.00	76.12	37.46	76.04	N40°00'00"W
22	100.00	76.12	37.46	76.04	N40°00'00"W
23	100.00	76.12	37.46	76.04	N40°00'00"W
24	100.00	76.12	37.46	76.04	N40°00'00"W
25	100.00	76.12	37.46	76.04	N40°00'00"W
26	100.00	76.12	37.46	76.04	N40°00'00"W
27	100.00	76.12	37.46	76.04	N40°00'00"W
28	100.00	76.12	37.46	76.04	N40°00'00"W
29	100.00	76.12	37.46	76.04	N40°00'00"W
30	100.00	76.12	37.46	76.04	N40°00'00"W
31	100.00	76.12	37.46	76.04	N40°00'00"W
32	100.00	76.12	37.46	76.04	N40°00'00"W
33	100.00	76.12	37.46	76.04	N40°00'00"W
34	100.00	76.12	37.46	76.04	N40°00'00"W
35	100.00	76.12	37.46	76.04	N40°00'00"W
36	100.00	76.12	37.46	76.04	N40°00'00"W



WEST GREEN INDUSTRIAL PARK

PLAT 1

175 S. 9th STREET
 OWNER/APPLICANT
 WEST GREEN DEVELOPMENT, L.L.C.
 175 S. 9th Street, West Des Moines, Iowa 50319

COMP. PLAN
 PRELIMINARY
 ZONING
 GENERAL INDUSTRIAL

SETBACKS
 10' FRONT
 5' SIDE
 10' REAR

UTILITIES
 WATER MAINS
 SANITARY SEWER
 CITY OF WEST DES MOINES

LEGAL DESCRIPTION
 WEST GREEN INDUSTRIAL PARK, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, IOWA, COUNTY OF POLK, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FLOOD HAZARD INFORMATION
 THIS AREA IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF WEST DES MOINES, IOWA, AND THEREFORE NO FLOOD HAZARD STUDY IS REQUIRED.

BENCHMARK
 A BENCHMARK IS LOCATED AT THE CORNER OF 9th STREET AND 175th STREET, WEST DES MOINES, IOWA. THE BENCHMARK IS A 6" DIA. IRON PIPE SET IN CONCRETE AT THE CORNER OF 9th STREET AND 175th STREET, WEST DES MOINES, IOWA.

NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES, IOWA, ORDINANCES AND REGULATIONS.
 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES, IOWA, AND THE POLK COUNTY ENGINEER.
 3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE POLK COUNTY ENGINEER.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE POLK COUNTY ENGINEER.

LEGEND
 PLAT BOUNDARY
 PROPERTY BOUNDARY
 EXISTING CONTOURS
 PROPOSED CONTOURS
 SILT FENCE OR APPROVED FILTRATION SOCK
 CURTAIN WALL/DOCK UNIT

STANDARD NOTES
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES, IOWA, AND THE POLK COUNTY ENGINEER.
 3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE POLK COUNTY ENGINEER.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	45.00°	100.00'	66.44'	66.44'	100.00'	000.00°
2	45.00°	100.00'	66.44'	66.44'	100.00'	045.00°
3	45.00°	100.00'	66.44'	66.44'	100.00'	090.00°
4	45.00°	100.00'	66.44'	66.44'	100.00'	135.00°
5	45.00°	100.00'	66.44'	66.44'	100.00'	180.00°

SITE AREAS
 25A
 25B
 25C
 25D
 25E
 25F
 25G
 25H
 25I
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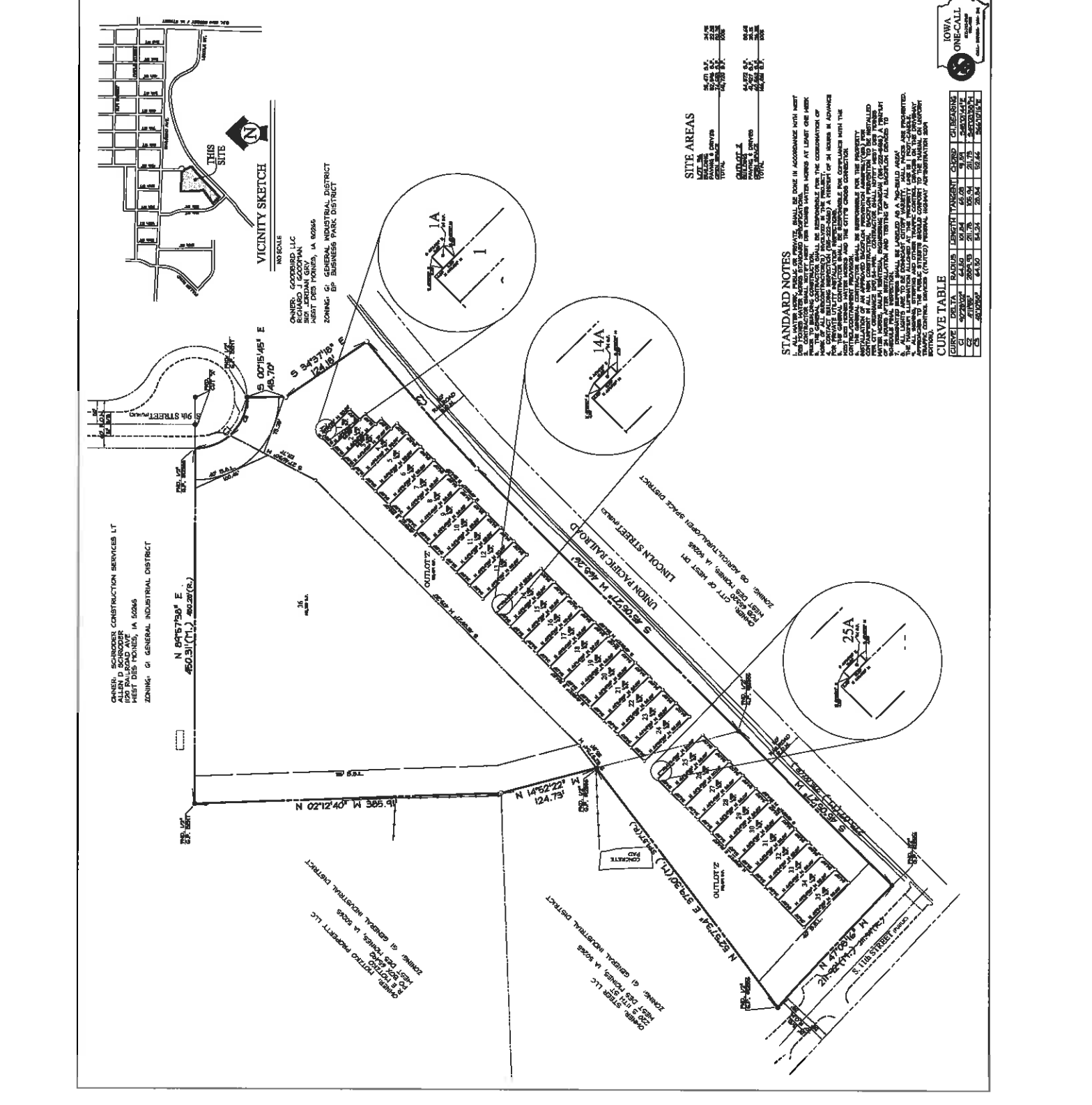
VICINITY SKETCH
 1" = 100'

GENERAL CONTRACTOR
 WEST GREEN DEVELOPMENT, L.L.C.
 175 S. 9th Street, West Des Moines, Iowa 50319

ENGINEER
 COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 475 S. 9th Street, Suite 400, West Des Moines, Iowa 50319
 PHONE: (515) 281-1314 FAX: (515) 281-1315

DATE
 10/15/2014

SCALE: 1"=50'
 PRELIMINARY PLAT
 WEST GREEN INDUSTRIAL PARK
 SHEET 1 OF 4



WEST GREEN INDUSTRIAL PARK
 SHEET 1 OF 4