

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

Meeting Date: November 7, 2016

Item: Westfield Office Building, 1080 Jordan Creek Parkway - approval of Grading Plan to grade the site and to excavate for underground parking – Dallas County Partners – GP-003266-2016

Requested Action: Approval of a Grading Plan

Case Advisor: Kara V. Tragesser, AICP

Applicant's Request: Dallas County Partners requests approval of a Grading Plan for approximately 13.12 acre site located at 1080 Jordan Creek Parkway. The applicant proposes to excavate for underground parking and grade the site (see Attachment B – Location Map and Attachment C – Grading Plan).

History: The property is undeveloped. Outlot B Country Club Office Plaza West was platted in 2001 and has not developed since that time.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on October 17, 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. There are no outstanding issues. Staff notes the following:

Grade at Risk of Site Plan Changes: the grading plan proposes to excavate large holes for underground parking. The full site plan for this site has not been submitted for review. It is possible that changes to the location of the underground parking may be necessary based upon the review of the site plan. Applicant will need to acknowledge that grading the site is 'at risk' of changes to the site plan.

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 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. Approval of this Grading Plan does not allow utility or foundation work.
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: Dallas County Partners
1225 Jordan Creek Parkway, Suite 200
West Des Moines IA 50266

Applicant Rep: Olsson Associates
7157 Vista Drive
West Des Moines IA 50266
515-331-6517

Attachments:

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

RESOLUTION NO. PZC-16-069

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE GRADING PLAN (GP-003266-2016) FOR THE PURPOSE OF COMMENCING 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 applicant, Dallas County Partners, has requested approval for a Grading Plan (GP-003266-2016) for approximately 13.12 acres located at 1080 Jordan Creek Parkway for the purpose of commencing initial grading on the site for future office development;

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 November 7, 2016, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

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 November 7, 2016, or as amended orally at the Plan and Zoning Commission meeting of November 7, 2016, are adopted.

SECTION 2. The Grading Plan to initiate grading of the site at 1080 Jordan Creek Parkway is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated November 7, 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 November 7, 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 November 7, 2016, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

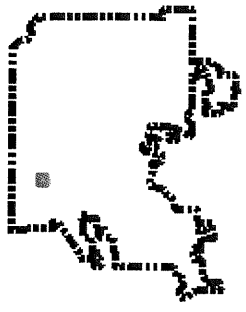
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. Providing final grading plan documents addressing remaining staff comments, prior to commencing grading.
2. Providing the City 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. Approval of this Grading Plan does not allow utility or foundation work.
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.

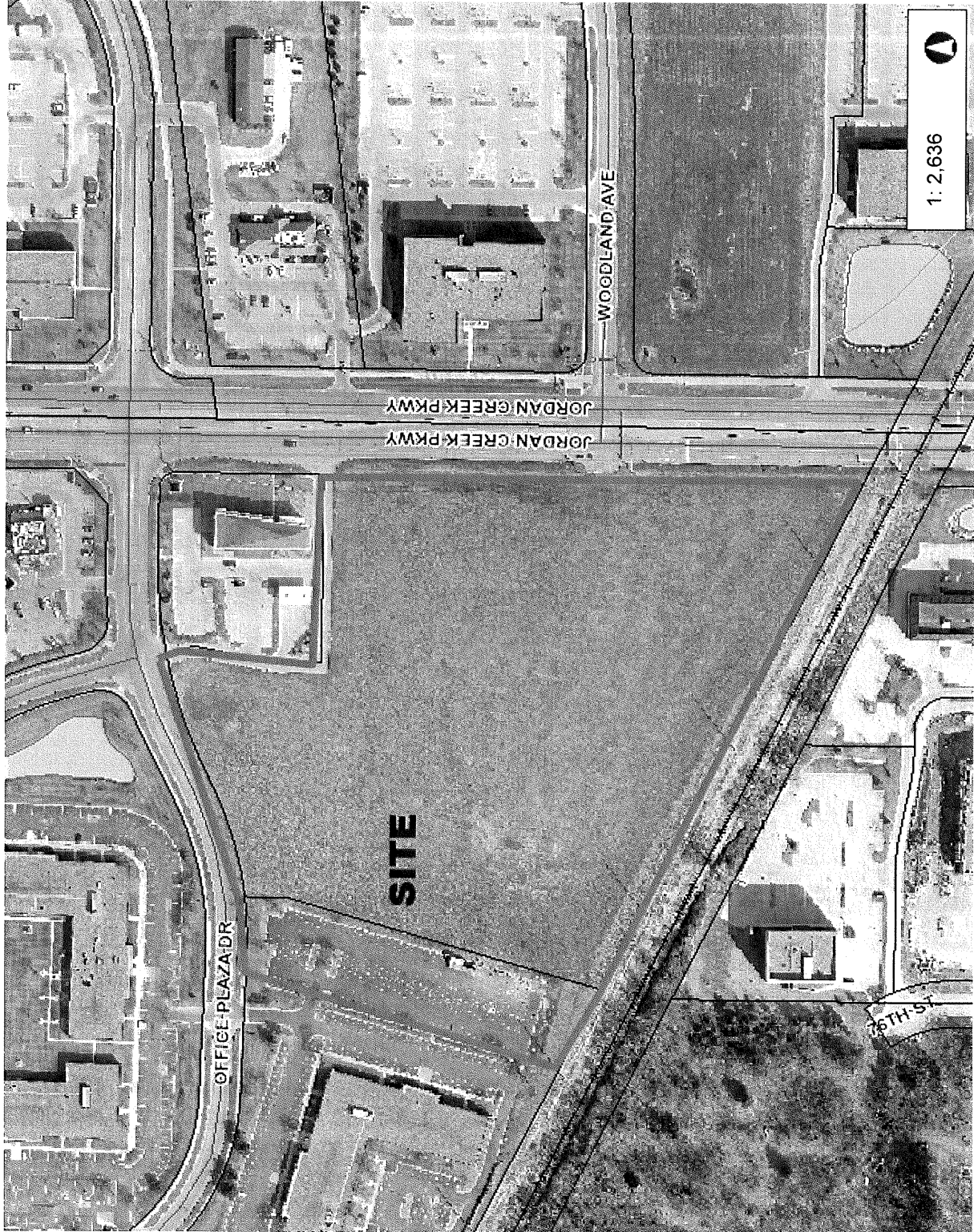


1080 Jordan Creek Parkway



Legend

- Parcels
- Parks
- Greenways



1: 2,636



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

PRELIMINARY PLAT & SITE PLAN OF WESTFIELD OFFICE BUILDING 1080 JORDAN CREEK PARKWAY

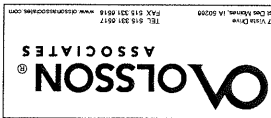
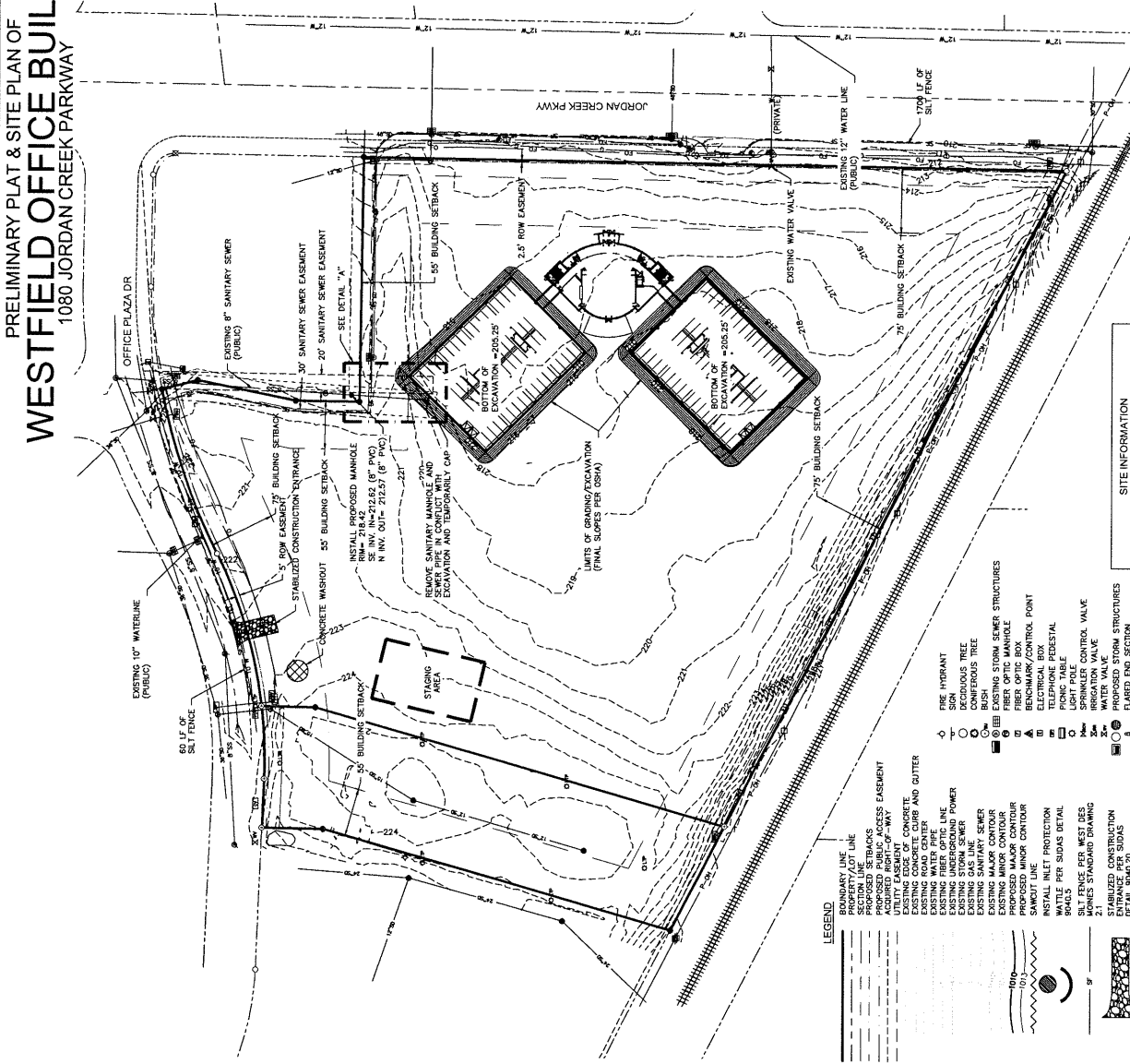


Table with columns: REVISIONS, DATE, REVISION DESCRIPTION, 2016, WESTFIELD OFFICE BUILDING, PRELIMINARY PLAT & SITE PLAN, GRADING, EROSION, AND EXISTING UTILITY PLAN

3 SHE 3 OF 120 SCALE IN FEET

GENERAL GRADING NOTES: 1. PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE... 2. THE GEOTECHNICAL REPORT PREPARED BY TEAM SERVICES, SEPTEMBER 21, 2016, PROJ. NO. 1-4034... 3. ALL STOCKPILES FOR SAND AND GRAVEL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6 INCHES AND REMOVED FROM SITE... 4. THE CONTRACTOR SHALL DEMARK ALL EXCAVATIONS AND TRENCHES NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING... 5. THE CONTRACTOR SHALL SUBMIT A SCHEDULING/PHASED CONSTRUCTION PLAN FOR PROTECTION OF PERSONNEL, IN ACCORDANCE WITH... 6. EXCESS SOIL SHALL BE STOCKPILED FOR REUSE OR REMOVED FROM THE SITE.



CONTRACTOR: COMPANY: IOWA CONSTRUCTION COMPANY, 1225 JORDAN CREEK PARKWAY, SUITE 200, 7137 N57A DRIVE, JOHNSON COUNTY, IA 50266

Table with 2 columns: ENGINEER, OWNER. ENGINEER: IOWA CONSTRUCTION COMPANY... OWNER: DALLAS COUNTY PARTNERS, 1225 JORDAN CREEK PARKWAY, SUITE 200, 7137 N57A DRIVE, JOHNSON COUNTY, IA 50266

Table with 2 columns: SITE INFORMATION, RECEIVING WATERS. TOTAL DISTURBED AREA: 12.56 ACRES. TOTAL SITE AREA: 13.12 ACRES. SOIL INFORMATION: GLACIAL TILL LOESS. RECEIVING WATERS: JORDAN CREEK, UNIMPAVED (LULU). CONCRETE WASHOUT AREA

- LEGEND: PROPERTY LACT LINE, SECTION LINE, TRAILTRACE, PROPOSED PUBLIC ACCESS EASEMENT, ACQUIRED RIGHT-OF-WAY, EXISTING EDGE OF CONCRETE, EXISTING ROAD CENTER, EXISTING WATER PIPE, EXISTING STORM SEWER, EXISTING UNDERGROUND POWER, EXISTING SANITARY SEWER, EXISTING MAJOR CONTOUR, PROPOSED MAJOR CONTOUR, PROPOSED MINOR CONTOUR, SAWNOT LINE, PROTECTION, WATTLE PER SDAS DETAIL, SILT FENCE PER WEST DES, STABILIZED CONSTRUCTION SLOPES, DRAINAGE ARROW, CONCRETE WASHOUT AREA