NO CHANGE FROM PREVIOUS READING

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 28, 2016

ITEM: 1st Street Redevelopment PUD, SW corner of 1st Street and Grand Avenue – Amend PUD sketch to allow adjustments to buildings and the associated site modifications – First Street, LP – ZC-003246-2016

ORDINANCE: Approval of Second Reading, Waive Third and Adopt in Final Form

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant is requesting an amendment to the PUD sketch plan that was approved in November of 2015 as a part of the 1st Street Redevelopment PUD. Specifically, the potential developer of lot 4 on the PUD sketch is proposing to move the building on this lot to the north side of the lot instead of the south side of the lot as shown on the approved PUD sketch to avoid an existing storm sewer line that crosses the parcel. This results in modifications to the site to accommodate traffic circulation changes as well as the need to move the existing northern driveway from 1st Street further to the south than originally planned.

In addition, the applicant has also amended the layout of Lot 6 to show a possible drive through restaurant and associated site circulation and modifications. The approved PUD Sketch indicates a retail/office building for this lot. A traffic study has been conducted for the potential allowance of a drive through restaurant on Lot 6. The traffic study shows that the trip generation of the development with a drive through restaurant on lot 6 is expected to generate less traffic than previously estimated for the full 1st Street Redevelopment project. Recommendations given in previous traffic studies for the major roadway network remain adequate to allow for this potential change in land use for lot 6.

The precedent images for the buildings on lots 3 and 6 will also be updated due to possible changes in the types of uses for the buildings and modifications to the site layout. Specifically, to allow for a possible drive through restaurant on lot 6 and potentially a different type of user for lot 3 other than an Irish pub as currently shown.

No changes to the PUD ordinance text are necessary with this proposed amendment.

Previous Council Action:
Vote: 5-0 approval
Date: November 14, 2016
Motion: Approval of the First Reading of the amendment to the PUD.

OUTSTANDING ISSUES: There are no outstanding issues:

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and adopt the 1st Street Redevelopment PUD Ordinance Amendment in final form, subject to the applicant meeting all City Code requirements and the following:

1. The applicant submitting written confirmation from the Iowa Department of Transportation that they approve of the relocated 1st Street driveway.

Lead Staff Member: Brian Portz

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register Community Section	
Date(s) Published	October 28, 2016	
Letter sent to surrounding property owners		October 25, 2016

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	October 17, 2016		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Proposed PUD Ordinance Amendment
Exhibit A - Revised PUD Sketch
Exhibit B - Revised Precedent Image for Parcel 3
Exhibit C - Revised Precedent Image for Parcel 6

EXHIBIT I

Prepared by: B. Portz, Development Services, PO Box 65320, West Des Moines., IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, AND ORDINANCES #2122, AND ORDINANCE #2135 PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1. AMENDMENT. Ordinance #2122 and #2135 pertaining to the **1st Street Redevelopment PUD**, complete ordinance; is hereby amended by replacing the PUD sketch plan with Exhibit A.

SECTION 2. AMENDMENT. Ordinance #2122 and #2135 pertaining to the **1st Street Redevelopment PUD**, complete ordinance; is hereby amended by replacing the precedent image for parcel 3 and parcel 6 within exhibit F of the 1st Street Redevelopment PUD with Exhibit B and C.

SECTION 3. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 4. VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in 1-4-1 of the City Code of the City of West Des Moines, Iowa.

SECTION 5. OTHER REMEDIES. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council on the __ day of _____ , 2016.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2016.

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A

PUD SKETCH PLAN
REVISED: OCT 31, 2016

FIRST STREET REDEVELOPMENT

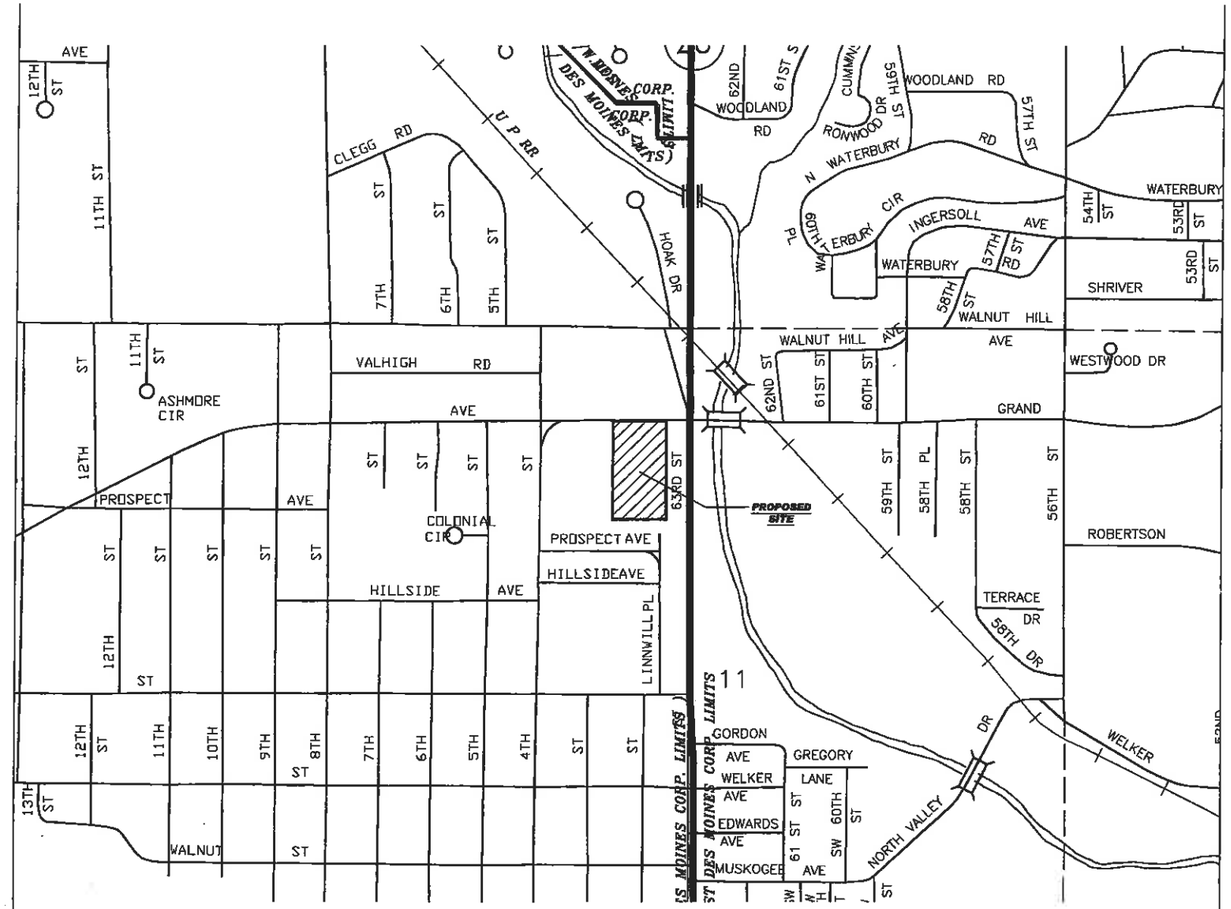
FIRST STREET & GRAND, WEST DES MOINES, IOWA 50265

OWNER: FIRST STREET LP
4500 WESTOWN PKWY, SUITE 115
WEST DES MOINES, IOWA 50265
PHONE: 515- 222-6201 | FAX: 515-265-8702

ARCHITECT: STUDIO MELEE
1312 LOCUST, SUITE 100Z, DES MOINES, IOWA 50309
PHONE: 515- 314-9852 | PHONE: 515-493-0003

CIVIL/SITE: BISHOP ENGINEERING

Bishop Engineering Company, Inc.
3501 104th Street
Des Moines, Iowa 50322
PHONE: (515)276-0467 FAX: (515)276-0217



1 VICINITY MAP
NOT TO SCALE

SYMBOLS LEGEND

PROPERTY CORNER- FOUND AS NOTED	
MEASURED DISTANCE	0.00' M
PLATTED DISTANCE	0.00' P
DEEDED DISTANCE	0.00' D
RIGHT-OF-WAY	R.O.W.
SANITARY SEWER MANHOLE	
STORM SEWER MANHOLE	
UTILITY MANHOLE	
SIGNAL POLE	
LIGHT POLE	
POWER POLE	
CURB INTAKE	
SURFACE INTAKE	
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
CLEAN OUT	

	BOUNDARY LINE
	LOT LINE
	CENTER LINE
	EASEMENT LINE
	BUILDING LINE
X X X	FENCE LINE
S	SANITARY SEWER
SS	STORM SEWER
G	GAS LINE
W	WATER LINE
U/E	UNDERGROUND ELECTRIC
O/E	OVERHEAD ELECTRIC
T	TELEPHONE LINE

CERTIFICATIONS

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRINTED OR TYPED NAME

SIGNATURE & DATE

DISCIPLINE & REGISTRATION NO.

PAGES OR SHEETS COVERED

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRINTED OR TYPED NAME

SIGNATURE & DATE

DISCIPLINE & REGISTRATION NO.

PAGES OR SHEETS COVERED

INDEX OF DRAWINGS

SPC	REZONING PUD COVER SHEET
SP1	EXISTING SITE & PARCEL PLAN
SP2	PUD & FINAL BUILD-OUT PLAN
SP3	PUD GRADING & UTILITY PLAN
SP4	EASEMENT PLAN

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

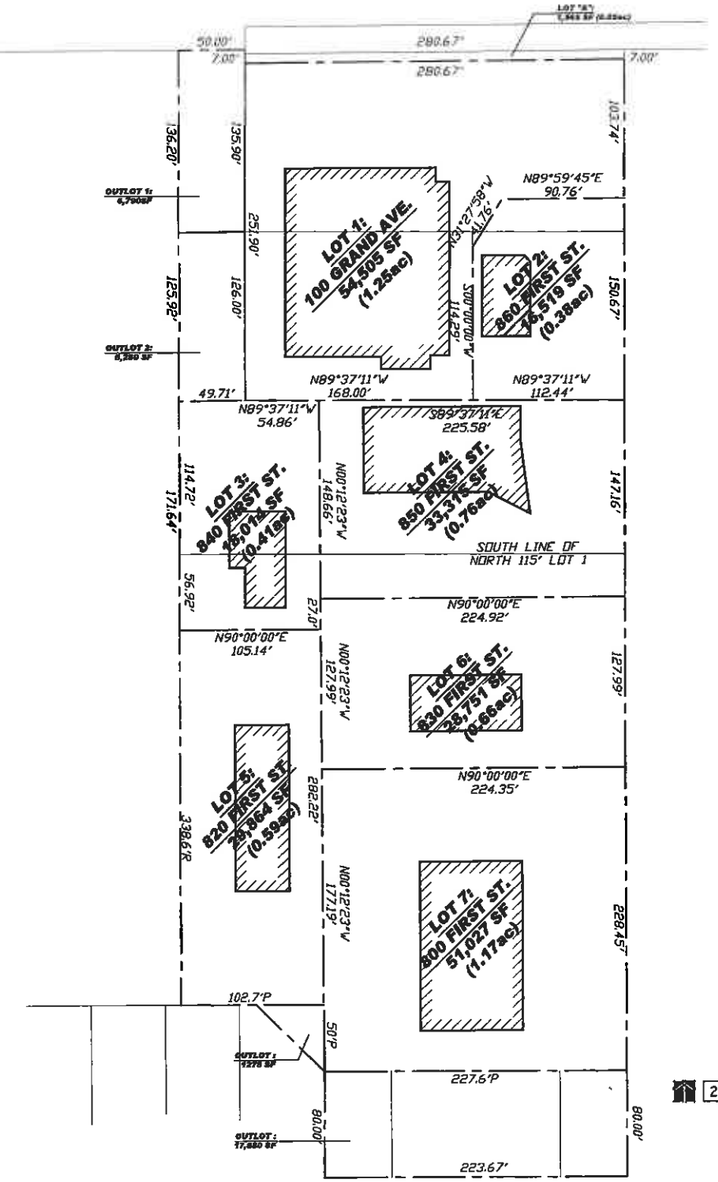
PRELIMINARY NOT FOR CONSTRUCTION
PUD SKETCH PLAN

STUDIO MELEE
1312 LOCUST, SUITE 100Z (515) 314-9852
DES MOINES, IOWA 50309 (515) 493-0003

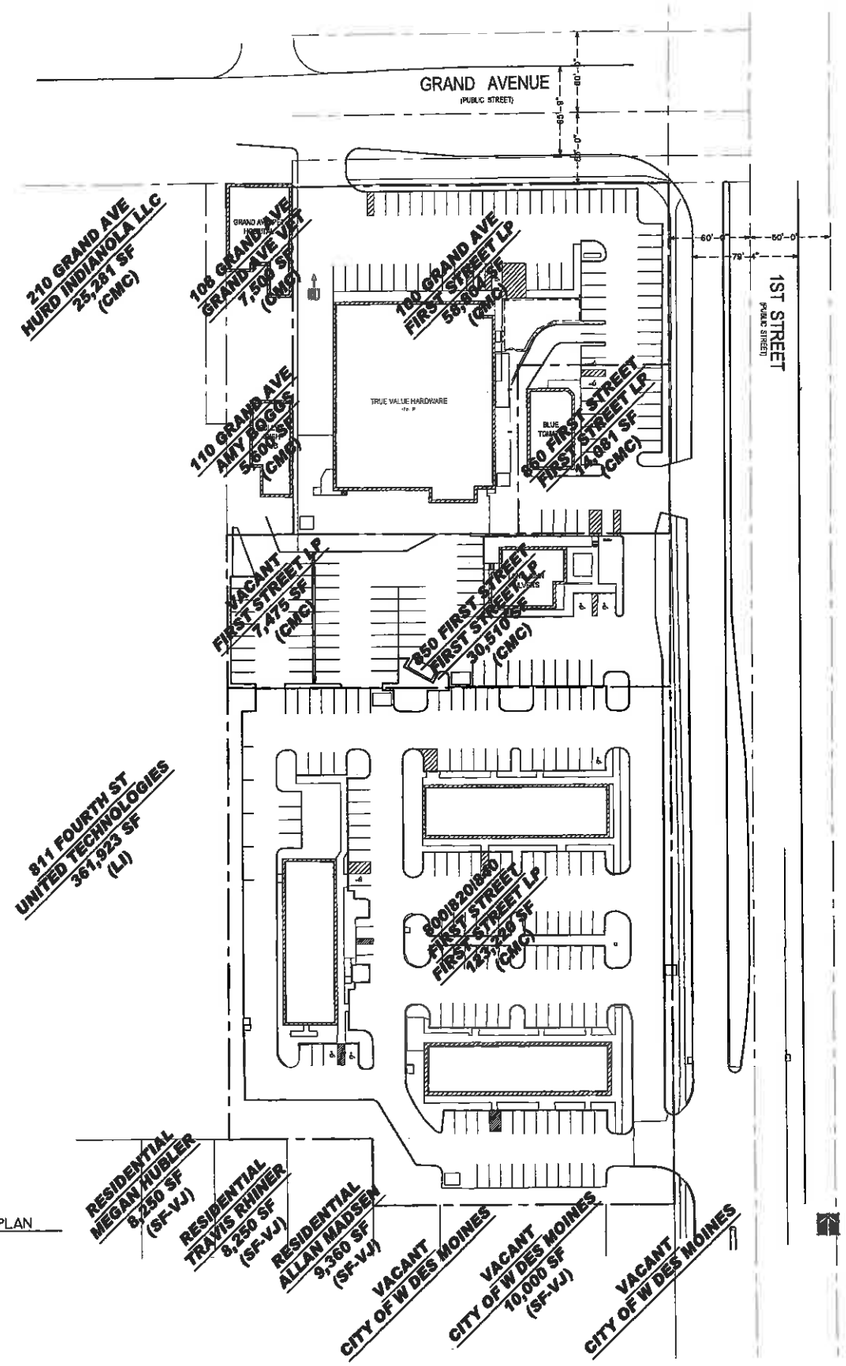
FIRST STREET REDEVELOPMENT
FIRST STREET AND GRAND AVENUE
WEST DES MOINES, IOWA 50265
PUD SKETCH PLAN

PRINT DATE: 31 OCT, 2016
SHEET NAME: PUD COVER

SPC



2 NEW PARCEL PLAN
SCALE: 1"= 50'-0"



1 EXISTING SITE PLAN
SCALE: 1"= 50'-0"

LAND OWNER & APPLICANT:

FIRST STREET LP
4500 WESTOWN PKWY, SUITE 115
WEST DES MOINES, IOWA 50266

CONTACT (PREPARED BY):

STUDIO MELEE
1312 LOCUST, SUITE 100Z
DES MOINES, IOWA 50309
PH: 515-314-9852

BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IOWA 50322
PH: 515-276-0467

EXISTING LEGAL DESCRIPTIONS:

EX N 115F LT 1 LINNWILL PLAT 2 (VJ PLAZA)

EX W 65F N 115F LT 1 LINNWILL PLAT 2 (FORMER LJS)

EX E 60F & W 168F LOT 96 LINNWILL (BLUE TOMATO)

EX E 60F LOT 95 & W 168F LOT 96 LINNWILL (TRUE VALUE)

LOT 3 LINNWILL PLAT 2 (GRAND AVE VET)

LOT 2 LINNWILL PLAT 2 (SULLY'S)

LOT 1 LINNWILL (CITY OF WDM PROPERTY)

PROPOSED COMBINED LEGAL DESCRIPTION:

LOTS 95 & 96 OF LINNWILL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IA, EXCEPT FOR THE EAST 60 FEET.

AND

LOT 1 OF LINNWILL PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IA

CONTAINING APPROXIMATELY 5.37 ACRES

SITE AREA:

EXISTING: 5.37 acres, (234,012 sqft)
PROPOSED: 6.07 acres, (264,403 sqft)

DISTURBED AREA:

4.41 acres, (192,091 sqft)

BUILDING AREA:

EXISTING: 38,100 SQFT
PROPOSED: 47,350 SQFT

PERVIOUS AREA:

EXISTING: 35,858 SQFT (15%)
PROPOSED: 71,135 SQFT (27%)

PRELIMINARY NOT FOR CONSTRUCTION

PUD SKETCH PLAN

STUDIO MELEE
1312 LOCUST, SUITE 100Z (515) 314-9852
DES MOINES, IOWA 50309 (515) 493-0003

FIRST STREET REDEVELOPMENT

FIRST STREET AND GRAND AVENUE
WEST DES MOINES, IOWA 50265

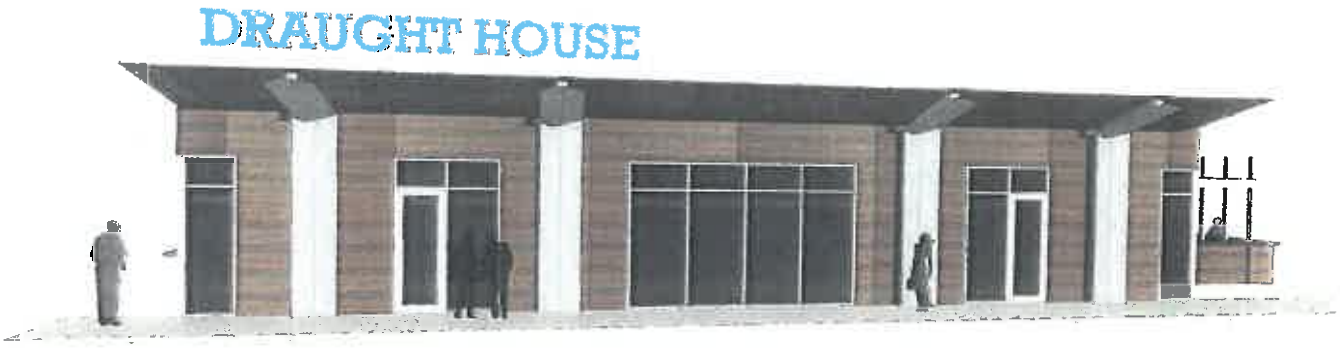
PUD SKETCH PLAN

PRINT DATE:
31 OCT, 2016

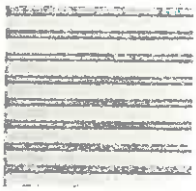
SHEET NAME:
EXISTING & PARCEL PLAN

SP1

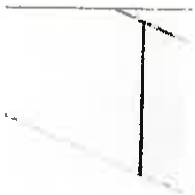
PARCEL 3: TAVERN/LOUNGE



SOARING ROOF FORM
WOOD OR WOOD PATTERN SIDING



PEDESTRIAN STOREFRONT
METAL PATTERN ACCENTS



THIN CANOPY, PIPE COLUMNS
CEMENT BOARD PANELS

Val*Gate District
Grand Avenue Redevelopment Plan
City of West Des Moines

MANDELBAUM PROPERTIES

STUDIO MELEE

PARCEL 6: RETAIL/OFFICE/RESTAURANT

BRIGHT, DEFINED ENTRY
STACK BOND MASONRY

MIDCENTURY COLOR PALETTE
ASSMETRICAL SIGN BAND

PIPE COLUMNS
METAL PATTERN ACCENTS

Val*Gate District
Grand Avenue Redevelopment Plan
City of West Des Moines

MANDELBAUM PROPERTIES

STUDIO MELEE