CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **December 12, 2016**

ITEM: Westfield Office Building, 1080 Jordan Creek Parkway – Phased Site Plan Approval for Footings and Foundations – Dallas County Partners – SP-003238-2016

RESOLUTION: Approval of Phased Site Plan for Footings and Foundations

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Dallas County Partners requests approval of a Phased Site Plan for approximately 13.12 acres located at 1080 Jordan Creek Parkway. The applicant proposes to construct only footings and foundations (see Attachment B – Location Map and Attachment C – Phased Site Plan for footings and foundations only) for two 80,000 sq. ft. office buildings with underground parking and a common building in between the office buildings. A full site plan has been submitted for review, however, with the weather changing the applicant wishes to construct the footings and foundations. Staff has no issue with the request.

Plan and Zoning Commission Action:
Vote: 3-0 approval, Commissioners Brown, Costa, and Southworth absent, Commissioner Hatfield recused due to conflict of interest.
Date: December 5, 2016
Motion: Adopt a resolution recommending the City Council approve the phased site plan for footings and foundations

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – *Development and Planning (October 17, 2016)*
- Staff Review and Comments
  - *Footing and foundation permit*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve a Phased Site Plan for Footings and Foundations for the site at 1080 Jordan Creek Parkway, subject to the applicant meeting all City Code requirements and the following:

1. That only footings and foundations for the buildings has been approved. No private utility or other construction on the site is approved with the Phased Site Plan for footings and foundations.
2. That a building permit be applied for the footings and foundations prior to commencing work on the site.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

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

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
  - Exhibit A – Conditions of Approval
- Attachment B - Location Map
- Attachment C - Phased Site Plan for Footings and Foundations only

Exhibit II - City Council Resolution
- Exhibit A – Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: December 5, 2016

Item: Westfield Office Building, 1080 Jordan Creek Parkway – Phased Site Plan Approval for Footings and Foundations – Dallas County Partners – SP-003238-2016

Requested Action: Approval of Phased Site Plan for Footings and Foundations

Case Advisor: Kara Tragesser, AICP

Applicant's Request: Dallas County Partners requests approval of a Phased Site Plan for approximately 13.12 acres located at 1080 Jordan Creek Parkway. The applicant proposes to construct only footings and foundations (see Attachment B – Location Map and Attachment C – Phased Site Plan for footings and foundations only) for two 80,000 sq. ft. office buildings with underground parking and a common building in between the office buildings.

History: A preliminary plat was approved by the City on November 14, 2016, to replat an outlot and part of another lot into one lot for the construction of the office buildings noted above. On November 7, 2016, the Plan & Zoning Commission approved a grading plan for the lot to begin grading the site and excavating the underground parking. A final plat for the property is scheduled for December 12, 2016. A full site plan is anticipated to be submitted soon.

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. Staff notes the following:

Footing and Foundation permit: the approval of the phased site plan with the information provided on the attached site plans is sufficient to allow the developer to construct only footings and foundations for the buildings. The structural calculations have been submitted, reviewed, and are approved.

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 a Phased Site Plan for Footings and Foundations for the site at 1080 Jordan Creek Parkway, subject to the applicant meeting all City Code requirements and the following:

1. That only footings and foundations for the buildings has been approved. No private utility or other construction on the site is approved with the Phased Site Plan for footings and foundations.
2. That a building permit be applied for the footings and foundations prior to commencing work on the site.

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	-	Phase Site Plan for Footings and Foundations Only

ATTACHMENT A

RESOLUTION NO. PZC-16-076

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 REPLAT OUTLOT B COUNTRY CLUB OFFICE PLAZA WEST AND PART OF LOT 1 COUNTRY CLUB OFFICE PLAZA WEST PLAT 3 INTO ONE BUILDABLE LOT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Dallas County Partners, has requested approval for a Phased Site Plan (SP-003238-2016) to construct footings and foundations at 1080 Jordan Creek Parkway;

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 December 5, 2016, this Commission held a duly-noticed public meeting to consider the application for a Phased Site Plan for Footings and Foundations;

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 Phased Site Plan to construct footings and foundations 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 December 5, 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 December 5, 2016, by the following vote:

AYES: Andersen, Crowley, Erickson
NAYS: -0-
ABSTENTIONS: Hatfield
ABSENT: Costa, Southworth, Brown

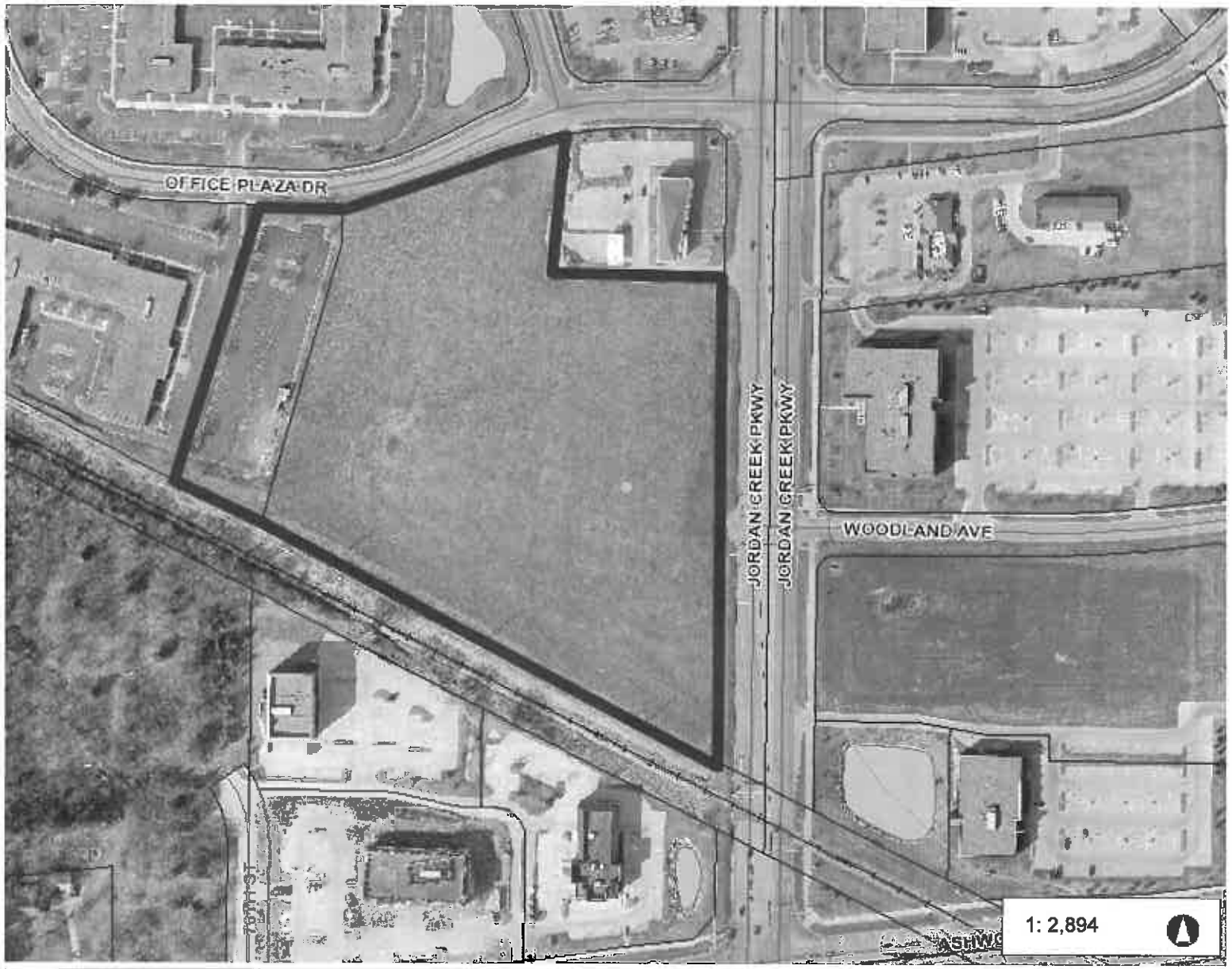
ATTEST:

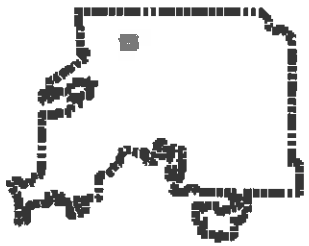
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. That only footings and foundations for the buildings has been approved. No private utility or other construction on the site is approved with the Phased Site Plan for footings and foundations.
2. That a building permit be applied for the footings and foundations prior to commencing work on the site.

Westfield Office Building 1080 Jordan Creek Pkwy





Legend

- Parcels
- Parks
- Greenways

482.3 0 241.14 482.3 Feet

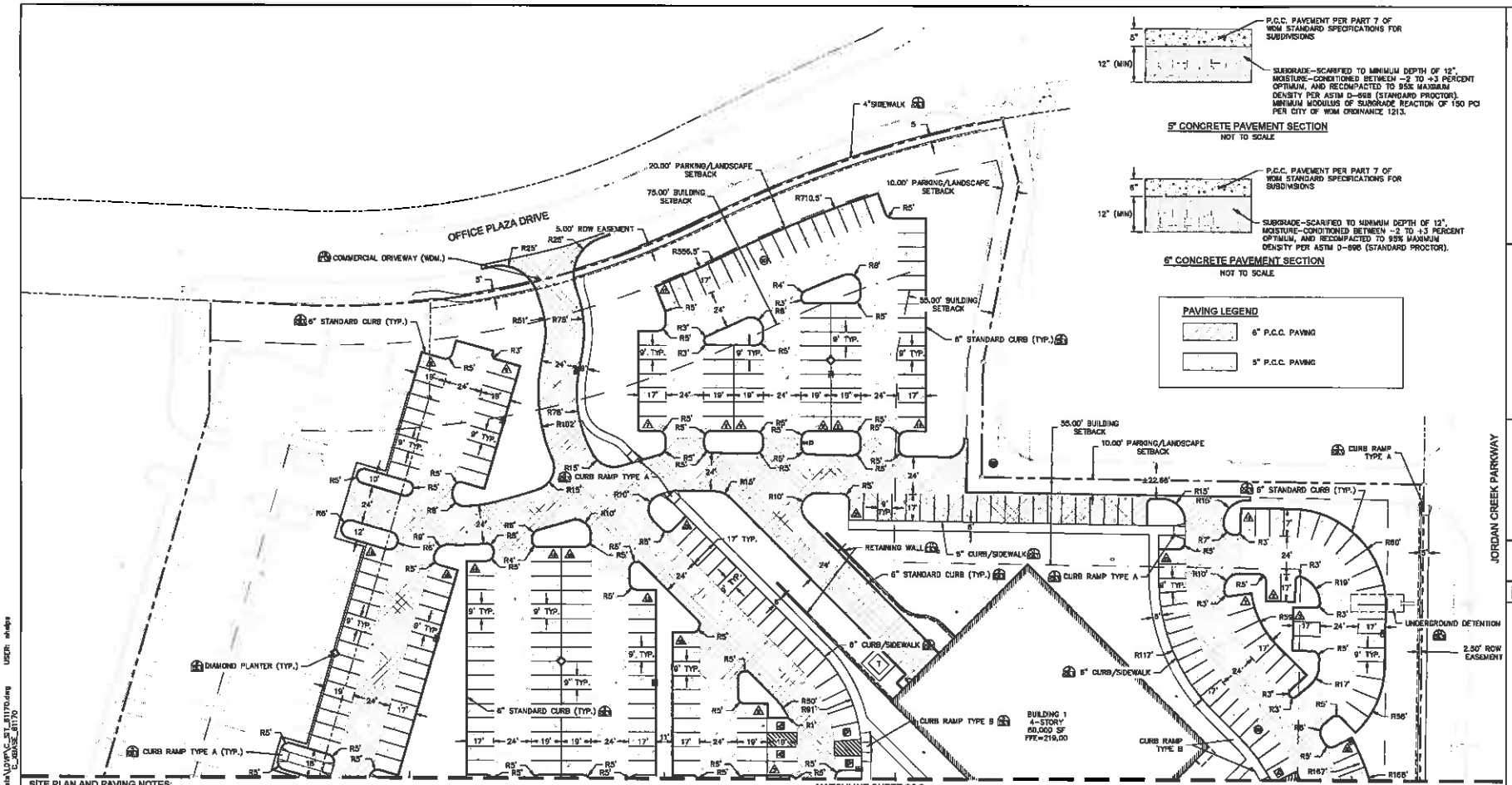
NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

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

ATTACHMENT B



SITE PLAN AND PAVING NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL WORK AND CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE 1993 *DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL*, INCLUDING ALL *WEST DES MOINES ADDENDUMS*, AND THE *WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS*. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. PAVEMENT CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE "METRO DESIGN STANDARDS" FOR STREETS, AND THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS, AND SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I.
5. ALL PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE 4" WIDE YELLOW MARKING, CONFORMING TO AASHTO M248 READY-MIXED TRAFFIC PAINT
6. ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY TEAM SERVICES, SEPTEMBER 21, 2016, PROJ. NO. 1-4034. IN CASE OF ANY CONFLICT WITH THESE PLANS, NOTIFY ENGINEER IMMEDIATELY.
7. UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED SITE PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS," AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH WEST DES MOINES SPECIFICATIONS. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
8. ALL SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PROJECT TO BE IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
10. ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM 2.00% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORM WORK PRIOR TO PLACING ANY CONCRETE. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.
11. CONTRACTOR TO COORDINATE ALL PAVEMENT TESTING.
12. PAVING CONTRACTOR TO PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
13. ALL ACCESSIBLE STALLS TO BE PAINTED AND SIGNS INSTALLED.
14. MAINTAIN 2% MAXIMUM CROSS SLOPE ON SIDEWALKS UNLESS OTHERWISE NOTED. ALL SIDEWALKS TO BE 6" P.C.C. PAVEMENT UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL BOX OUT AND ADJUST UTILITY RIMS TO GRADE PER WEST DES MOINES SPECIFICATIONS.
16. CONTRACTOR TO CONTACT RICK KNOWLES WITH THE WDM TRAFFIC DIVISION AT 515.222.3480 TO REMOVE TRAFFIC SIGN.

Know what's below. Call before you dig.

OLSSON ASSOCIATES

REVISIONS

SITE LAYOUT PLAN NORTH

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

ES, IA

2016

SHEET C2.1

ATTACHMENT C

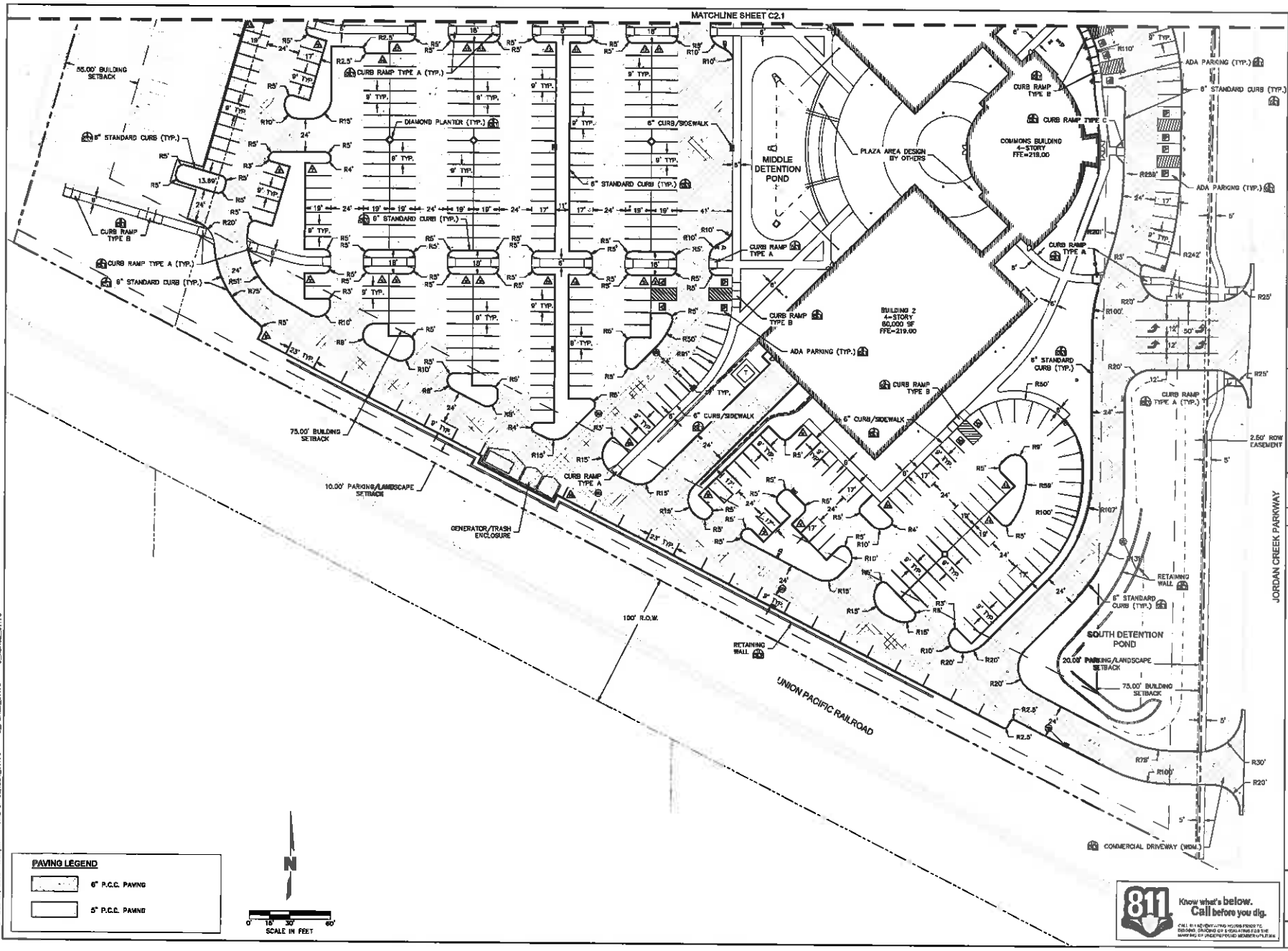

MATCHLINE SHEET C2.1
55.00' BUILDING SETBACK
6" STANDARD CURB (TYP.)
CURB RAMP TYPE B
CURB RAMP TYPE A (TYP.)
DIAMOND PLANTER (TYP.)
6" CURB/SIDEWALK
MIDDLE DETENTION POND
PLAZA AREA DESIGN BY OTHERS
COMMONS BUILDING 4-STORY FFE=219.00
CURB RAMP TYPE C
ADA PARKING (TYP.)
BUILDING 2 4-STORY 60,000 SF FFE=219.00
75.00' BUILDING SETBACK
10.00' PARKING/LANDSCAPE SETBACK
GENERATOR/TRASH ENCLOSURE
100' R.O.W.
RETAINING WALL
UNION PACIFIC RAILROAD
SOUTH DETENTION POND
20.00' PARKING/LANDSCAPE SETBACK
2.50' ROW EASEMENT
JORDAN CREEK PARKWAY
COMMERCIAL DRIVEWAY (WDM.)
PAVING LEGEND
6" P.C.C. PAVING
5" P.C.C. PAVING
N
SCALE IN FEET
Know what's below. Call before you dig.
OLSSON ASSOCIATES
SITE LAYOUT PLAN SOUTH
WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA
WEST DES MOINES, IA
2016
REVISIONS
SHEET C2.2

EXHIBIT II

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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE PHASED SITE PLAN (SP-003238-2016) TO CONSTRUCT FOOTINGS AND FOUNDATION AT 1080 JORDAN CREEK PARKWAY FOR THE WESTFIELD OFFICE BUILDING

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, Dallas County Partners requests approval for a phase site plan approval to construct footings and foundations on property locally known as 1080 Jordan Creek Parkway and legally described as:

Legal Description of Property

Lot 1, Country Club Office Plaza West Plat 8, an official plat now in and forming a part of the City of West Des Moines, Dallas County, Iowa.

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 December 5, 2016, the Plan and Zoning Commission recommend to the City Council approval of the Phased Site Plan; and

WHEREAS, on December 12, 2016, this City Council held a duly-noticed meeting to consider the application for a Phased Site Plan for footings and foundations;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report for the preliminary plat, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Phased Site Plan (SP-003238-2016) for footings and foundations is approved, 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 entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on December 12, 2016.

_____

Steven Gaer, Mayor

ATTEST:

_____

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. That only footings and foundations for the buildings has been approved. No private utility or other construction on the site is approved with the Phased Site Plan for footings and foundations.
2. That a building permit be applied for the footings and foundations prior to commencing work on the site.