

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

Meeting Date: February 13, 2017

Item: Hurd Jordan Plat 2, 174 & 320 S. Jordan Creek Parkway – Subdivide Property into 4 lots for commercial development – Johnson Jordan, LLC and Hurd Jordan Three – PP-003339-2017

Requested Action: Approval of Preliminary Plat

Case Advisor: Brian S. Portz, AICP *BP*

Applicant's Request: The applicant, Johnson Jordan, LLC and Hurd Jordan Three, represented by Chuck Bishop with Bishop Engineering, is requesting approval of a Preliminary Plat for approximately 17.25 acres generally located on the east side of Jordan Creek Parkway between Mills Civic Parkway and Bridgewood Boulevard. The applicant proposes to subdivide the property into four (4) lots for commercial development.

This plat is being proposed to create a fourth lot within the site for a future restaurant/coffee shop. A specific user for this lot has not been identified at this time. Lot 1 will encompass the Dick's Sporting Goods store and the associated parking. Lot 2 will include the other retail stores in the multi-tenant building adjacent to the Dick's and their associated parking. Lot 3 is designated for a proposed Hobby Lobby store that is currently under review by City staff

History: The property was annexed into the City as a part of the Wittern Annexation in 1997. The property was platted as Hurd-Jordan Plat 1 in 2006. A Zone Change Specific Plan was approved for the site in 2006 with amendments in 2007 (amend signage and parking) and 2013 (revise development layout and associated standards). In 2007, Overlay District Site Plans were approved for the east/west and north/south driveways through the site. In 2013 an Overlay District Site Plan was approved for the Dick's Sporting Goods building, including the attached retail buildings.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on January 23, 2017 as an informational item. The Subcommittee was supportive of the project.

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 summarize the following:

- **Lot Size of Lot 4:** Lot 4 is proposed to be approximately 29,500 square foot in size, which is smaller than the minimum 60,000 square foot lot size for a Regional Commercial zoned lot. Per the Plaza at Jordan Creek Specific Plan Ordinance, however, lots less than sixty thousand (60,000) square feet in size may be considered acceptable if supported by appropriate easements or a reciprocal easement agreement; and if approved by the appropriate approval body as part of a site plan, permitted conditional use permit, or plat. There is an existing ingress/egress easement that will provide access to the lot from Jordan Creek Parkway.

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 four (4) lots for commercial development, subject to the applicant meeting all City Code requirements.

Owner/Applicant

Johnson Jordan, LLC and Hurd Jordan Three
Richard Hurd
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West Des Moines, IA 50265
Richard.hurd@hurdrealty.com
515-225-1102

Applicant Representative:

Bishop Engineering
Chuck Bishop
3501 104th Street
Urbandale, IA 50322
cbishop@bishopengr.com
515-276-0467

Attachments:

- Attachment A - Plan & Zoning Commission Resolution
- Exhibit A - Conditions of Approval
- 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 4 LOTS FOR COMMERCIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Johnson Jordan, LLC and Hurd Jordan Three, have requested approval of a Preliminary Plat (PP-003339-2017) to create four (4) lots for commercial development on a 17.25 acre site generally located on the east side of S. Jordan Creek Parkway between Mills Civic Parkway and Bridgewood Boulevard;

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 February 13, 2017, this Commission held a duly-noticed public meeting to consider the application for Hurd Jordan Plat 2 Preliminary Plat (PP-003339-2017);

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 (PP-003339-2017) to subdivide the property into four (4) lots for commercial development, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report dated February 13, 2017, 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 February 13, 2017.

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 February 13, 2017, by the following vote:

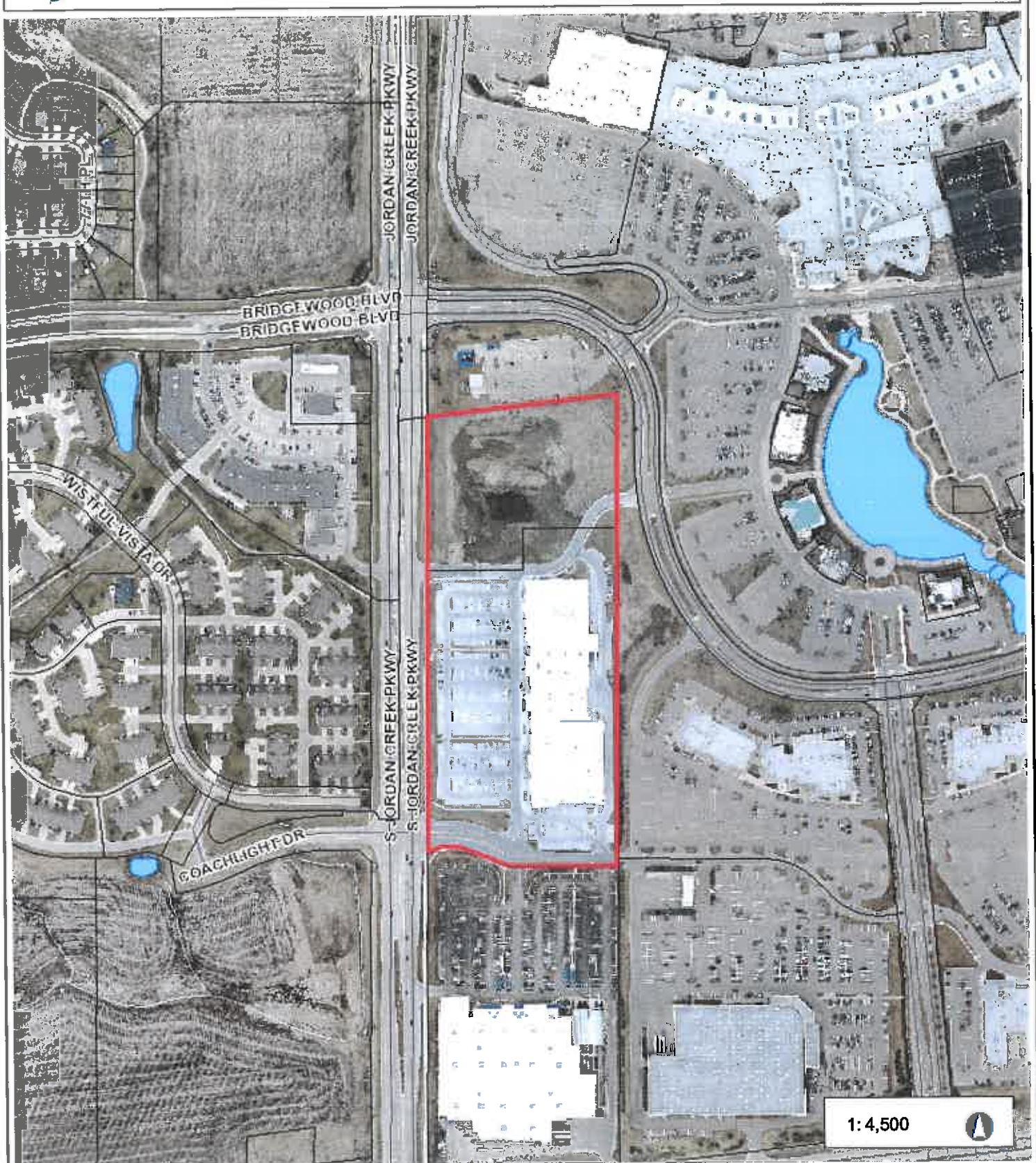
AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. No conditions of approval.

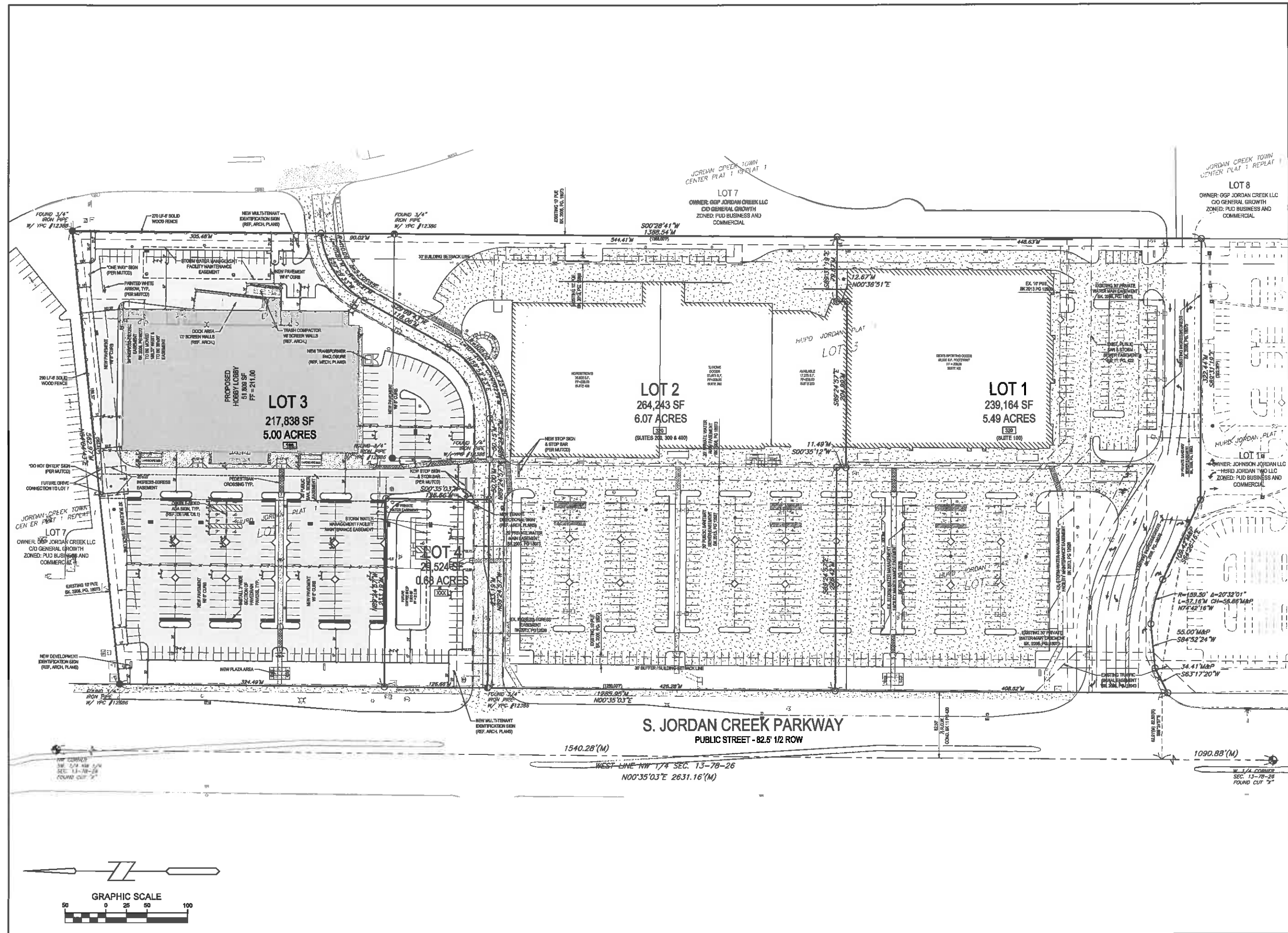


750.0 0 375.00 750.0 Feet

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

THIS MAP IS NOT TO BE USED FOR NAVIGATION

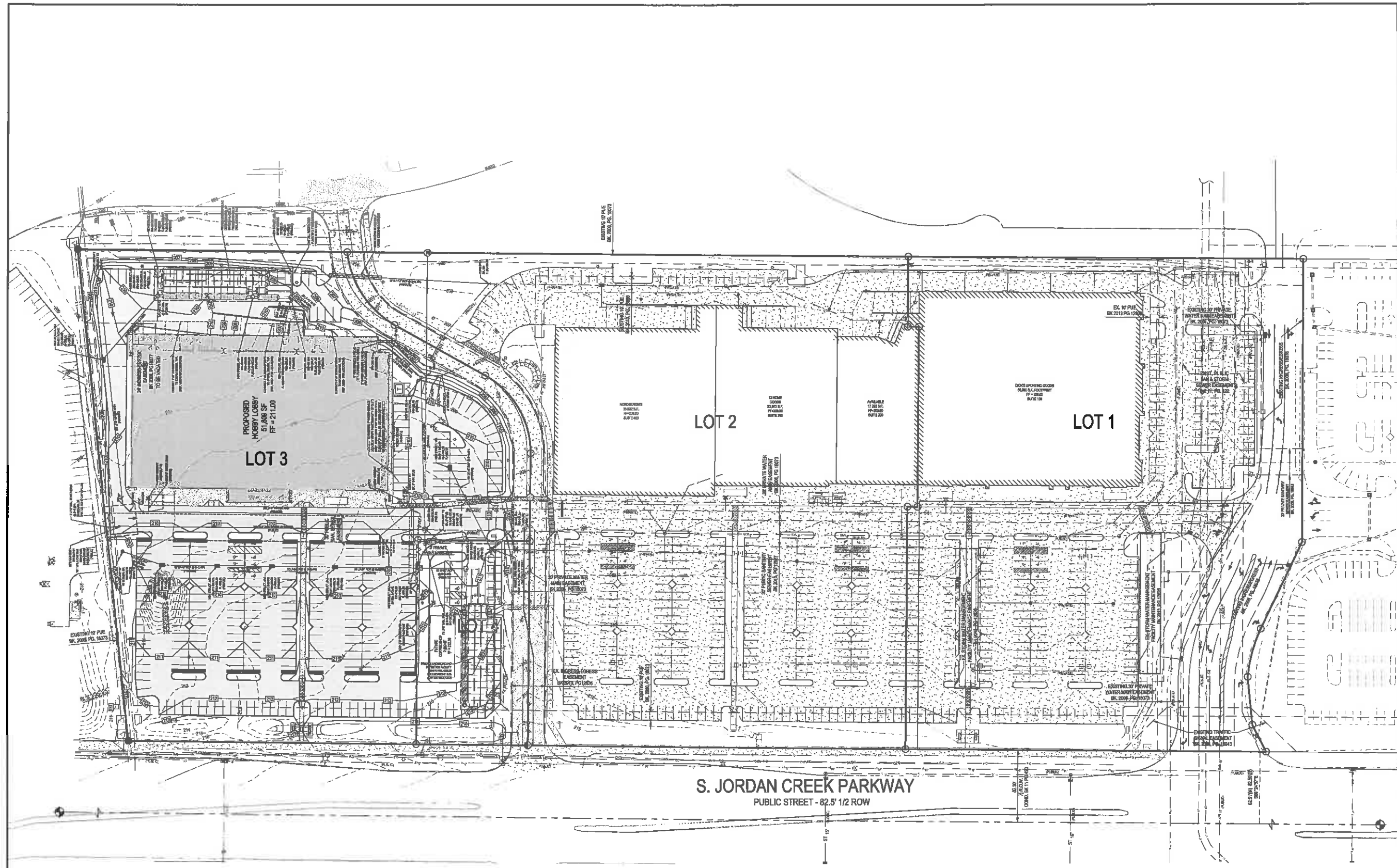


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 Civil Engineering & Land Surveying
 Established 1959



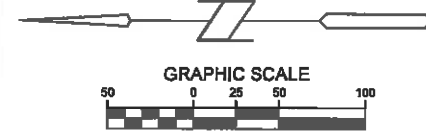
HURD JORDAN PLAT 2
S. JORDAN CREEK PARKWAY
LAYOUT PLAN

REFERENCE NUMBER: 130063 070292 070176
DRAWN BY: EWM
CHECKED BY: LH
REVISION DATE: 01-04-17 02-02-17
PROJECT NUMBER: 160180
SHEET NUMBER: C2.1



WATER QUANTITY ESTIMATE:

ITEM	QUANTITY
8" WATER MAIN	394 LF.
8" WATER MAIN	420 LF.
2" WATER MAIN (COPPER)	108 LF.
6" VALVE	3 EA.
6" VALVE	1 EA.
2" VALVE	1 EA.
8" TEE	2 EA.
8" W/F FLEXADER	1 EA.
FIRE HYDRANT ASSEMBLY	3 EA.
TRIP HYDRANT ASSEMBLY	1 EA.
45° BEND	9 EA.
MISC. BEND	1 EA.



HURD JORDAN PLAT 2
S. JORDAN CREEK PARKWAY
GRADING & UTILITY PLAN

REFERENCE NUMBER: 130063 070252 070176
DRAWN BY: EWM
CHECKED BY: LH
REVISION DATE: 01-04-17 02-02-17
PROJECT NUMBER: 160180
SHEET NUMBER: C3.1