


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

**Meeting Date:** May 8, 2017

**Item:** Hawthorne Centre East Patio – 9500 University Avenue – Install Patio on the East Side of the Building – Hawthorne Plaza LLC – MML1-003448-2017

**Requested Action:** Approval of Minor Modification

**Case Advisor:** Kara Tragesser 

**Applicant's Request:** Dave Hansen, represented by Bob Gibson of Civil Design Advantage, is requesting approval of a minor modification which allows the installation of a patio that is less than six feet from the curb of the head in parking on the east side of the building at Hawthorne Centre (see Attachment B – Location Map, Attachment C – Patio Plan).

**History:** In January 2015, the City Council approved the site plan for Hawthorne Centre to construct one 27,626 square foot building and one 27,391 square foot building on a 7.6 acres site south of University Avenue between 94th Street and 96th for office and retail uses. As part of this minor modification, a patio has been administratively approved for the west side of the building.

**City Council Subcommittee:** This project was not presented to the Development and Planning City Council Subcommittee .

**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 key points of interest:

**Patio adjacent to head-in parking:** As part of the minor modification, another patio is proposed for the west side of the companion building on the site. That patio is meeting staff's recommendation to maintain the six foot sidewalk along the west side of the building adjacent to the head-in parking on that side. That patio has been administratively approved. The east building patio is subject to review by the Plan & Zoning Commission and City Council as the tenant wishes to extend the patio closer to the parking than staff's recommendation.

During the review of the patios proposed on the east and west sides of the Hawthorne Center building, staff recommended that the patio extend out from the building no closer than six feet from the back of the curb to the adjacent head-in parking. The sidewalk along the building is required to be six feet to allow for a four foot sidewalk and two feet of vehicle overhang from the head-in parking adjacent to the building (Title 9, Chapter 16, Section 6-F-2 provides for when the front of a parking stall abuts a sidewalk, the minimum width of the sidewalk shall be six feet). This building has at least a six foot sidewalk around the building and has areas that are larger for patio space. The Commission should notice that the parking adjacent to the building in the subject area is head-in parking.

The tenant has proposed a patio that is closer to the head-in parking leaving two feet for vehicle overhang and approximately two feet additional space between the parking and the patio. The tenant proposes to place planters in the approximately two foot area to discourage pedestrian access across the patio frontage. While an able-bodied individual may be able to maneuver between the bollards, a wheelchair bound individual would not and would be forced to turn – around and use a non-defined pathway within the parking lot. Staff would note that the proposed patio is 20' deep: a 2-foot reduction would not render the patio unuseable.

The representative for the project points out the patio attached to Jethro's in the Hawthorne Plaza building on the parcel to the east was approved with a patio that is located two feet from the curb of the head-in parking (see Attachment E – Jethro's patio), also the another patio for the Hawthorne Plaza building for Guttenburger's was approved through a minor modification with a 3½ foot sidewalk adjacent to the head-in parking (see Attachment F – Guttenburger's Patio). While those patios were approved, staff feels that we should not compound the errors, which don't take into account the code provision, with the approval of patios for these and other developments.

**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 Minor Modification to install a patio on the east side of the building located at 9500 University Avenue, subject to the applicant meeting all City Code requirements and the following:

1. The applicant insuring that a minimum six foot sidewalk between the back of curb for the head-in parking on the east side of the building at 9500 University Avenue and the patio boundary is maintained at all times.
2. Providing final minor modification drawings which reflect such prior to installation of the patio

Owner                    Hawthorne Plaza LLC/Signature Real Estate Services  
                                 12035 University Avenue, Suite 101  
                                 Clive IA 50325  
                                 Dave Hansen

Applicant:             Same as above.

Applicant Rep:       Bob Gibson  
                                 Civil Design Advantage  
                                 3405 SE Crossroads Drive Suite G  
                                 Grimes IA 50111

**ATTACHMENTS:**

- Attachment A - Plan and Zoning Commission Resolution
- Attachment B - Location Map
- Attachment C - Site Plan
- Attachment D - Jethro's Patio
- Attachment E - Guttenburger's Patio

RESOLUTION NO. PZC-17-044

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE MINOR MODIFICATION (MM1-003448-2017) FOR THE PATIO ON THE EAST SIDE OF THE EAST BUILDING AT 9500 UNIVERSITY AVENUE SUBJECT TO MODIFICATIONS**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Dave Hansen, requests approval of a minor modification to a site plan to allow a patio less than six feet from the aback of curb of adjacent head-in parking at 9500 University Avenue;

**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**, staff recommends that the sidewalk in this area remain at least six feet wide from the back of curb of the parking to the patio edge;

**WHEREAS**, on February 27, 2017, this Commission held a duly-noticed meeting to consider the minor modification application;

**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 May 8, 2017, or as amended orally at the Plan and Zoning Commission meeting of May 8, 2017, are adopted.

SECTION 2. The Minor Modification (MML1-003448-2017) to allow a patio to be constructed at 9500 University on the east side of the ease building is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated May 8, 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 May 8, 2017.

\_\_\_\_\_  
Craig Erickson, Chair  
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 May 8, 2017.

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

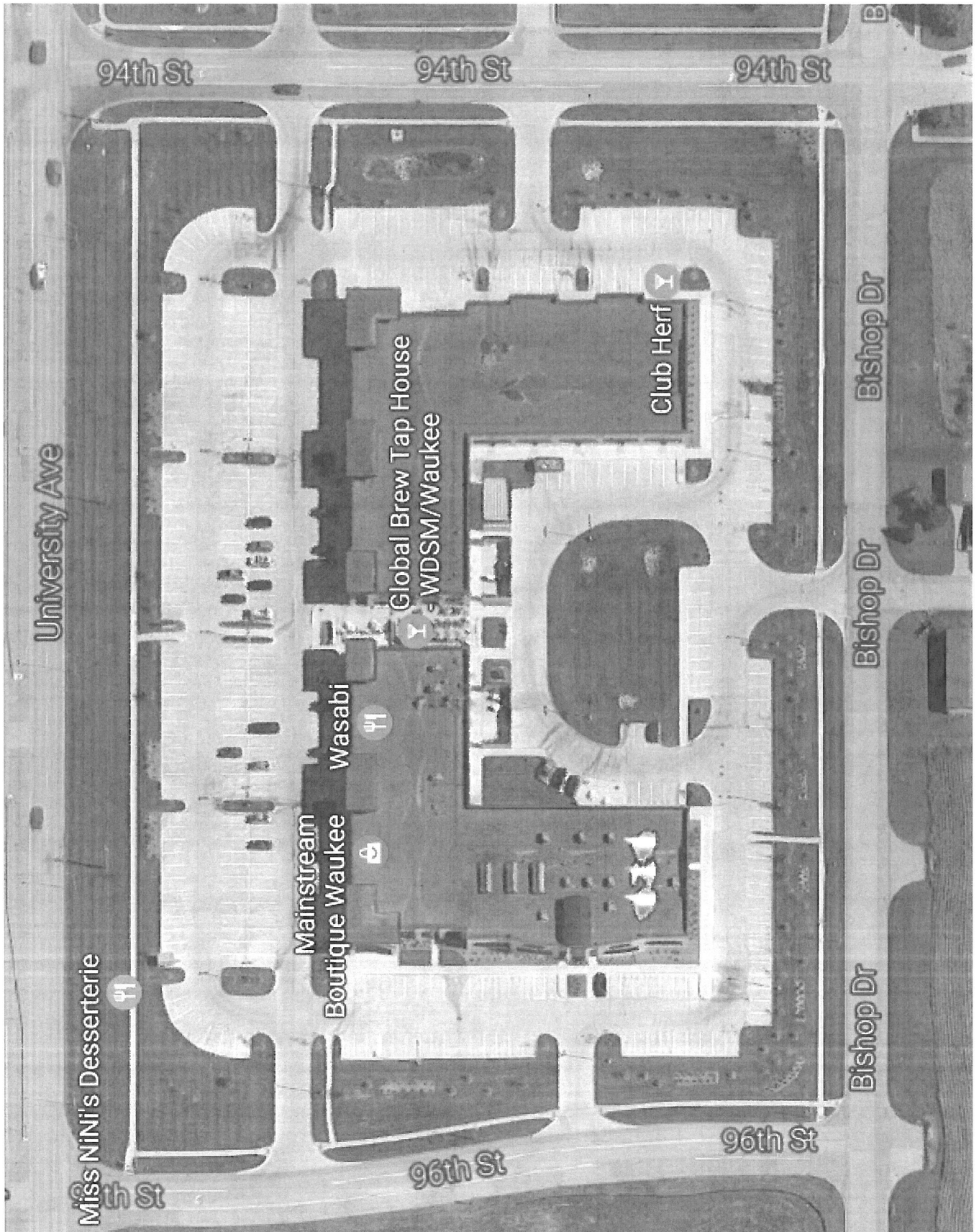
ATTEST:

\_\_\_\_\_  
Recording Secretary

**Exhibit A**  
Conditions of Approval

1. The applicant insuring that a minimum six foot sidewalk between the back of curb for the head-in parking on the east side of the building at 9500 University Avenue and the patio boundary is maintained at all times.
2. Providing final minor modification drawings which reflect such prior to installation of the patio.

Location Map: Hawthorn Centre 9500 University Avenue



RECEIVED  
APR 21 2017  
DEVELOPMENT SERVICES  
CITY OF IOWA

MINOR MODIFICATION FOR:  
**HAWTHORNE CENTRE**

WEST DES MOINES, IOWA

INDEX OF SHEETS

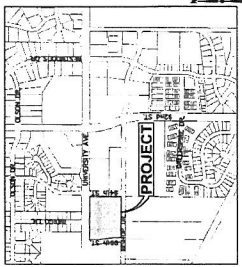
Table with 2 columns: NO. and DESCRIPTION. Rows include CO-1 COVER SHEET, C0-1 TOPOGRAPHIC SURVEY/ REVISION PLAN, C1-1 TO C1-4 DIMENSION PLAN, C2-1 TO C2-4 GRADE PLAN, C3-1 TO C3-4 WATER & SANITARY SEWER UTILITY PLAN, C4-1 STORM WATER UTILITY PLAN, and L-1 LANDSCAPE PLAN.

LEGAL DESCRIPTION

LOT 2, WEST PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, CONTAINING 1.00 ACRES (0.0000 ±) AND BEING THE MOST OF FEET OF GOVERNMENT LOT 2 IN SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 WEST OF RANGE 12 WEST OF 53RD WEST OF 97TH, AND EXCEPT THE EAST 70 FEET OF SAID WEST 97TH, AND EXCEPT THE EAST 70 FEET OF SAID WEST 97TH AND WEST 97TH (BOOK 2005, PAGE 14298)

VICINITY MAP

NOT TO SCALE



COMPREHENSIVE PLAN

COMMUNITY COMMERCIAL DISTRICT (CMC)

ZONING

98TH STREET PLANNED UNIT DEVELOPMENT (PUD) (COMMUNITY COMMERCIAL)

PROJECT SITE ADDRESS

9300 UNIVERSITY AVE

LAND USE

EXISTING: OFFICE/RETAIL BUILDING

DEVELOPMENT SUMMARY

AREA: 7.60 ACRES (331,058 SF)  
ZONING: MAPLE GROVE NORTH PLANNED UNIT DEVELOPMENT (PUD) (COMMUNITY COMMERCIAL)  
SETBACKS: 100'  
SIDE: 50' (UNLESS ADJACENT PROPERTY WITH SAME ZONING)  
REAR: 50'  
BUILDING # 27,874 SF  
BUILDING # 27,739 SF  
TOTAL: 55,707 SF  
MEASURED: 34,086 SF (INCLUDES ADDED PATIO AREA)  
SHED: 24,000 SF  
TOTAL: 59,707 SF

DECK SPACE  
TOTAL DECK SPACE PROVIDED 98,419 SF (103,770)  
TOTAL DECK SPACE REQUIRED 14,438 SF (103)  
PARKING AREA UPSPACE 25,603 SF (104)  
REQUIRED BASED ON TENANT MIX AS OF APRIL 2017:  
RESTAURANT (INCLUDES PATIO) 18 SPACES  
RETAIL 160 SPACES  
PARKING COMMERCIAL CENTER 33 SPACES  
PARKING PROVIDED 372 SPACES  
ACCESSIBLE PARKING REQUIRED 7 SPACES (1+4/8 W/ VAN TAGS)  
ACCESSIBLE PARKING PROVIDED 10 SPACES (1+4/8 W/ VAN TAGS)

OWNER/APPLICANT

CONTACT: DAVE HANSON  
CIVIL DESIGN ADVANTAGE, LLC  
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111  
PH: (515) 309-4400

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: DAVE HANSON  
CIVIL DESIGN ADVANTAGE, LLC  
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111  
PH: (515) 309-4400

ARCHITECT

ORITE SOLUTIONS  
2025 W. IOWA AVE, SUITE 102  
DES MOINES, IOWA 50319  
PH: (515) 333-4884

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 10-30-2016  
ANTICIPATED FINISH DATE = 6-30-2016

BENCHMARKS

BUMBL WEST DES MOINES BM 4093, INTERSECTION OF UNIVERSITY AVE AND 98TH ST. MONUMENT AT THE CORNER OF 98TH ST. AND 98TH ST. MONUMENT AT THE INTERSECTION OF 98TH ST. AND UNIVERSITY AVE.  
ELEVATION=561.4

SUBMITTAL DATES

FIRST SUBMITTAL 4-20-2017

DATE OF SURVEY

JUNE 22, 2017

GENERAL LEGEND

Legend table listing symbols for various construction elements: PROPOSED (dashed lines), EXISTING (solid lines), SANITARY MANHOLE, WATER VALVE BOX, FIRE HYDRANT, etc.

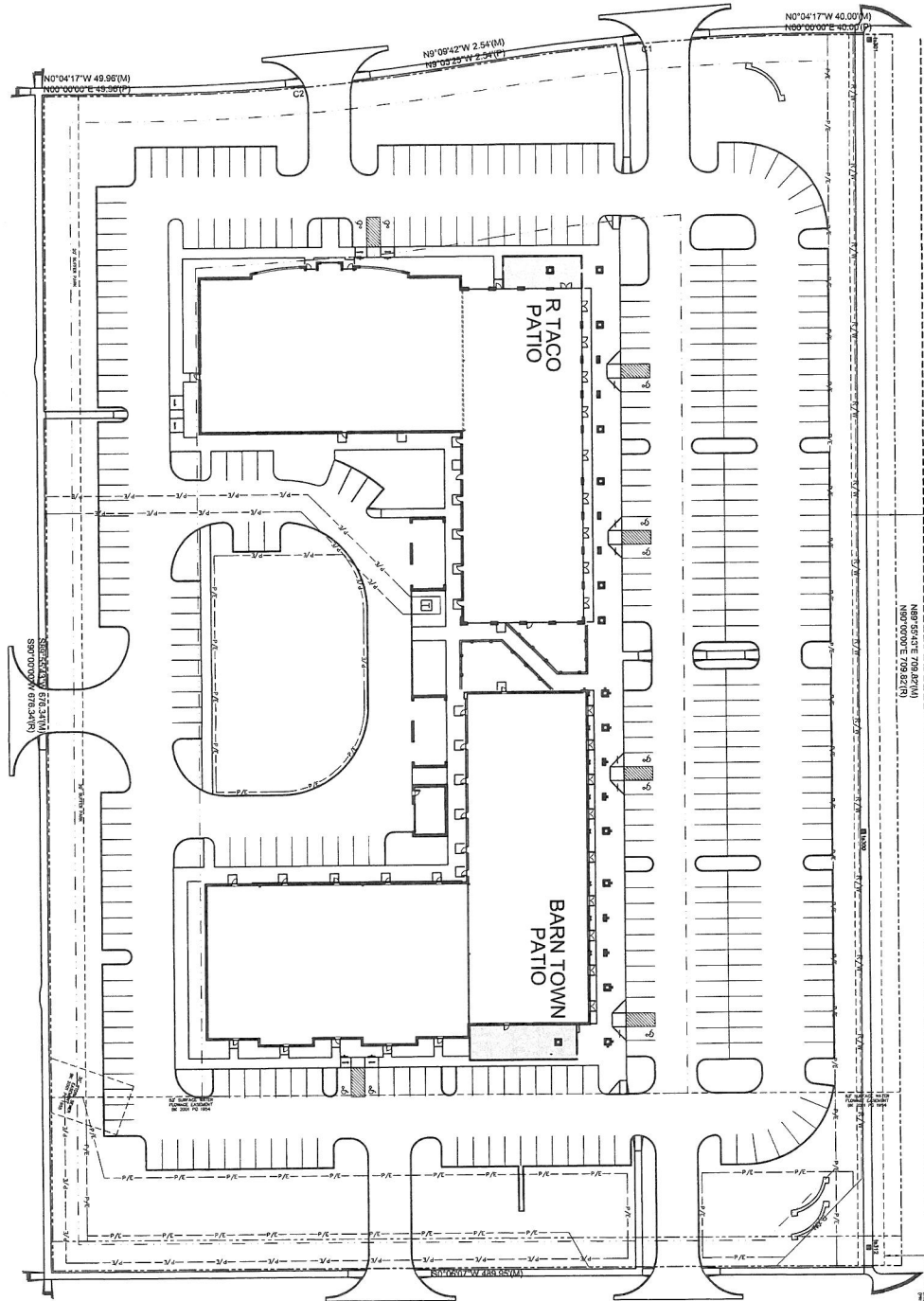
IOWA ONE CALL logo with phone number 1-800-282-8989 and website www.iowasonecall.com

UTILITY WARNING  
YOUR EXISTING UTILITIES SHOULD BE MARKED PRIOR TO ANY EXCAVATION OR DEEP FOUNDATION WORK. CALL 1-800-282-8989 TO REPORT ANY UTILITIES THAT ARE NOT MARKED OR TO REQUEST A UTILITY LOCATOR. FAILURE TO CALL 1-800-282-8989 PRIOR TO EXCAVATION OR DEEP FOUNDATION WORK MAY RESULT IN SEVERE CONSEQUENCES TO YOU AND YOUR PROPERTY.

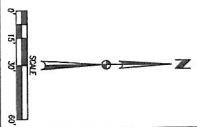
THIS DESIGN SPREADSHEET PREPARED AND USED UNDER THE PROFESSIONAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IOWA.  
THIS DESIGN SPREADSHEET PREPARED AND USED UNDER THE PROFESSIONAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IOWA.

Professional Engineer Seal for Dave Hanson, Iowa 50111, License No. 5219.

CIVIL DESIGN ADVANTAGE logo and contact information: 3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111. PH: (515) 309-4400. FAX: (515) 309-4410. PROJECT NO. 1407.383



15014100230-DWG-1723-0000-WB 3 1/2 CDW  
 NBS 55547E 708 871M  
 NBS 0000E 078 847M



**HAWTHORNE CENTRE**  
**OVERALL PLAN**

WEST DES MOINES, IOWA



3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

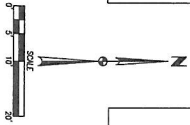
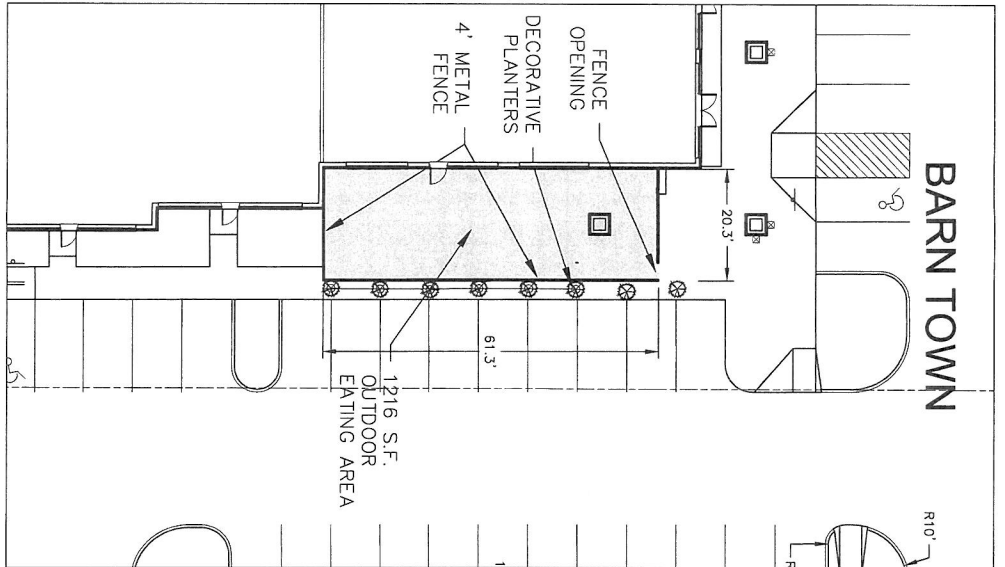
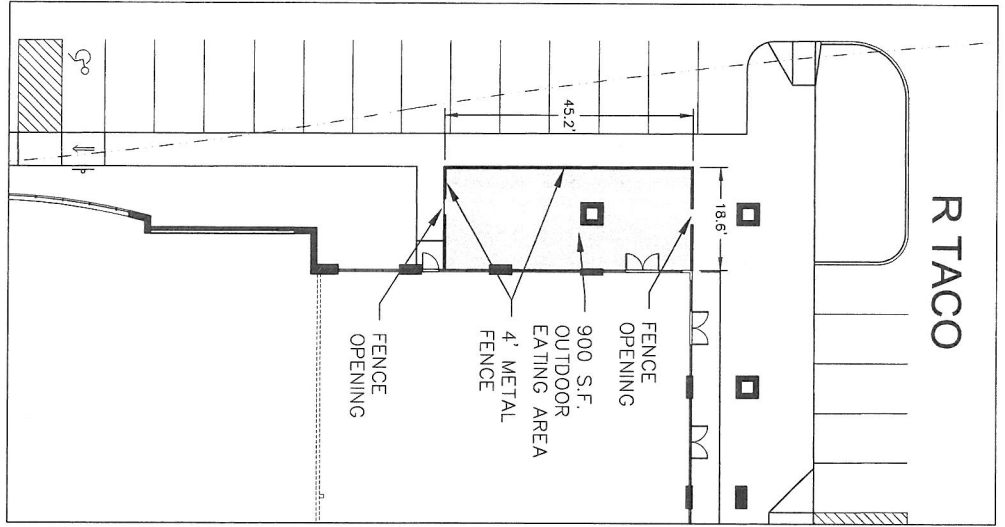
TECH:

REVISIONS	DATE

MINOR MOD 3

4-20-17





- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DES MOINES.
  2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DES MOINES.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH CITY CODES AND STANDARDS, UNLESS OTHERWISE SPECIFIED.
  4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DES MOINES.
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# Hawthorne Plaza Patio Minor Modification Dimensional Plan

9350 University Ave. Suite 102

Site Address:  
814 STREET & UNIVERSITY AVE  
WEST DES MOINES, IA

Prepared For:  
SOMERLIN REAL ESTATE SERVICES  
301 UNIVERSITY AVE  
DES MOINES, IA 50319

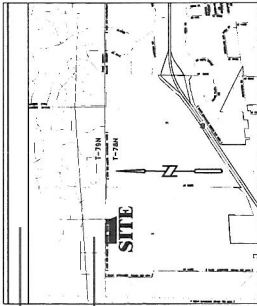
Owner:  
HAWTHORNE PLAZA, LLC  
1135 UNIVERSITY AVE  
DES MOINES, IA 50319

Property Description:  
UNIVERSITY AVE, AN OFFICIAL PLAT, WEST DES MOINES, DALLAS COUNTY, IOWA

SAID TRACT CONTAINS 6.54 ACRES MORE OR LESS. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

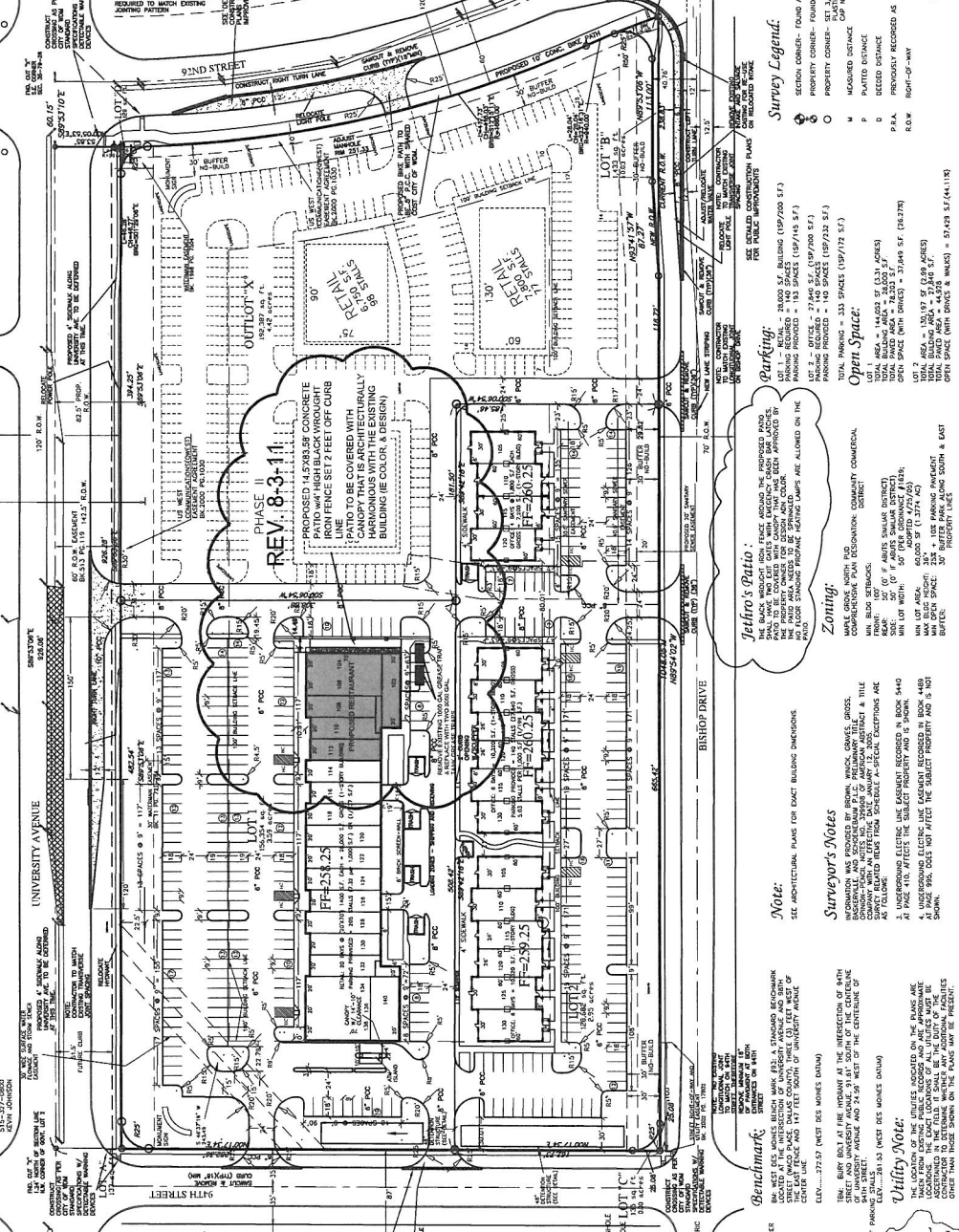
- SCHEDULE OF SHEETS:**
1. DIMENSION PLAN (NORTH)
  2. GRADING PLAN
  3. UTILITY PLAN
  4. LANDSCAPE PLAN

Bishop Engineering  
Planning Your Successful Development  
3501 104TH STREET  
Des Moines, Iowa 50312-3825  
Civil Engineering & Land Surveying  
Established 1959



- Site Plan Notes**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES SHARING CONSTRUCTION REQUIREMENTS FOR SUBSIDIZED HOUSING DEVELOPMENT.
  2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES.
  3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES CONSTRUCTION STANDARDS AND REGULATIONS FOR SUBSIDIZED HOUSING DEVELOPMENT.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES.
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  6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES CONSTRUCTION STANDARDS AND REGULATIONS FOR SUBSIDIZED HOUSING DEVELOPMENT.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES.
  8. ALL EXTENDED SHALL BE COMPLETED AS SOON AS FEASIBLE AFTER THE PERMITS HAVE BEEN OBTAINED.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES.
  10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES CONSTRUCTION STANDARDS AND REGULATIONS FOR SUBSIDIZED HOUSING DEVELOPMENT.
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  19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES.
  20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES CONSTRUCTION STANDARDS AND REGULATIONS FOR SUBSIDIZED HOUSING DEVELOPMENT.

NOTE: NO EXISTING UTILITIES WERE FOUND IN THE CONSTRUCTION AREA.



**Utility Legend:**

- Sanitary Sewer Mainline
- Storm Sewer Mainline
- Sanitary Sewer
- Storm Sewer
- Gas Line
- Water Line
- Underground Electric
- Overhead Electric
- Telephone Line
- Light Pole
- Electric Transformer
- Street Light
- Manhole
- Surface Inflow
- Fire Hydrant
- Water Valve
- Gas Valve
- Denotes Number of Parking Spaces

**Surveyor's Notes**

SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

UNDERGROUND ELECTRIC UTILITIES LOCATED BY GROUND PENETRATING RADIAR (GPR) ON 8/15/2023. ALL UTILITIES WERE FOUND TO BE AT LEAST 4 FEET BELOW THE FINISHED GRADE.

UNDERGROUND ELECTRIC UTILITIES LOCATED BY GROUND PENETRATING RADIAR (GPR) ON 8/15/2023. ALL UTILITIES WERE FOUND TO BE AT LEAST 4 FEET BELOW THE FINISHED GRADE.

UNDERGROUND ELECTRIC UTILITIES LOCATED BY GROUND PENETRATING RADIAR (GPR) ON 8/15/2023. ALL UTILITIES WERE FOUND TO BE AT LEAST 4 FEET BELOW THE FINISHED GRADE.

**Jefferio's Patio**

THE PATIO TO BE COVERED WITH CANOPY THAT IS ARCHITECTURALLY COMPATIBLE WITH THE BUILDING (SEE COLOR & DESIGN).

**Open Space**

- LOT 1 OPEN SPACE = 14,528 S.F. (0.31 ACRES)
- LOT 2 OPEN SPACE = 14,528 S.F. (0.31 ACRES)
- LOT 3 OPEN SPACE = 14,528 S.F. (0.31 ACRES)
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- LOT 54 OPEN SPACE = 14,528 S.F. (0.31 ACRES)
- LOT 55 OPEN SPACE = 14,528 S.F. (0.31 ACRES)
- LOT 56 OPEN SPACE = 14,528 S.F. (0.31 ACRES)
- LOT 57 OPEN SPACE = 14,528 S.F. (0.31 ACRES)
- LOT 58 OPEN SPACE = 14,528 S.F. (0.31 ACRES)
- LOT 59 OPEN SPACE = 14,528 S.F. (0.31 ACRES)
- LOT 60 OPEN SPACE = 14,528 S.F. (0.31 ACRES)

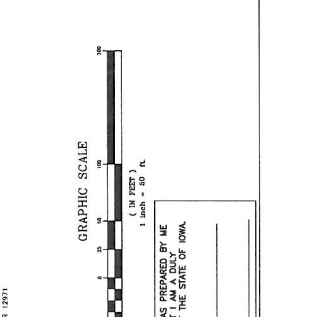
**Parking**

- LOT 1 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 2 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 3 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 4 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 5 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 6 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 7 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 8 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 9 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 10 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 11 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 12 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 13 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 14 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 15 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 16 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 17 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 18 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 19 PAVING = 28,056 S.F. (0.64 ACRES)
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- LOT 30 PAVING = 28,056 S.F. (0.64 ACRES)
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- LOT 59 PAVING = 28,056 S.F. (0.64 ACRES)
- LOT 60 PAVING = 28,056 S.F. (0.64 ACRES)

**ONE CALL**

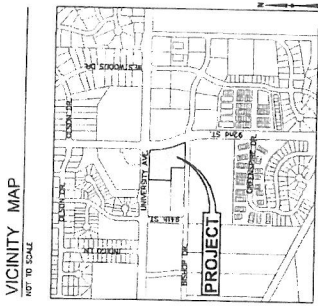
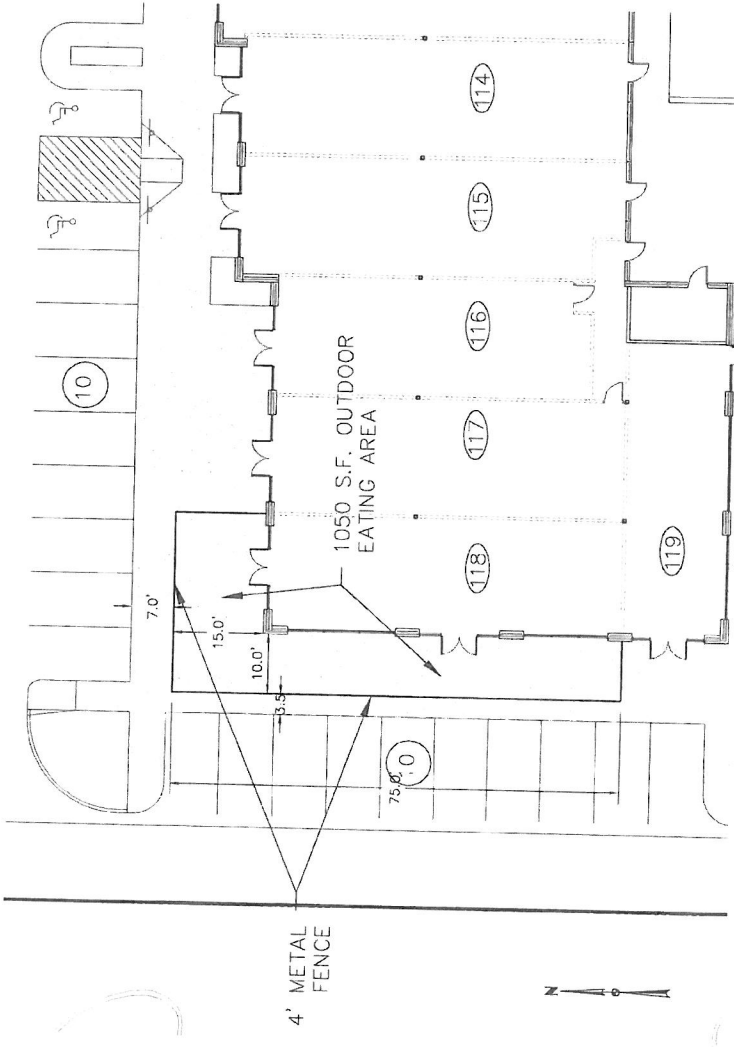
811

FRONT SHEET  
1  
SCALE  
DATE: 10/1/23



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.  
DATE: 10/1/23  
CHARLES V. BISHOP, P.E. 11005  
DES MOINES, IOWA 50319  
IOWA LICENSE NUMBER: 57120  
IOWA LICENSE NUMBER: 57120

MINOR MODIFICATION PLAN FOR:  
**HAWTHORNE PLAZA**  
 WEST DES MOINES, IOWA



City of West Des Moines  
**MINOR MODIFICATION - LEVEL II**  
 Hawthorne Plaza Outdoor Patio Area  
 9250 University Avenue  
 Staff Approval Date: April 9, 2015  
 Case # 's: MML12-002655-2015

RECEIVED  
 CITY OF WEST  
 APR 09 2015  
 DEVELOPMENT  
 SERVICES

**LEGAL DESCRIPTION**  
 OUTLOT X, HAWTHORNE PLAZA, AN OFFICIAL PLAT NOW INCORPORATED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, CONTAINING 4.43 ACRES (192,203 SF)

**COMPREHENSIVE PLAN**  
 COMMUNITY COMPREHENSIVE PLAN (CAMP)

**ZONING**  
 MAPLE CROVE NORTH PLANNED UNIT DEVELOPMENT (P-20)  
 (COMMUNITY COMPREHENSIVE)

**PROJECT SITE ADDRESS**  
 9250 UNIVERSITY AVENUE

**LAND USE**  
 EXISTING: UNDERDEVELOPED  
 PROPOSED: OFFICE/METAL BUILDING

**DEVELOPMENT SUMMARY**  
 AREA: 4.47 ACRES (192,203 SF)  
 MAPLE CROVE NORTH PLANNED UNIT DEVELOPMENT (P-20)  
 (COMMUNITY COMPREHENSIVE)

**SETBACKS**  
 TOTAL SETBACK: 100'  
 SIDE SETBACK: 50'  
 REAR SETBACK: 50'  
 DRIVEWAYS/PARKING: 192,203 SF (4.43 AC)  
 20,344 SF (0.465)  
 18,987 SF (0.43)  
 48,874 SF (1.11)  
 103,702 SF (2.36)

**PARKING ANALYSIS**  
 PLANNED COMMERCIAL CENTER  
 1 SPACES/100 SF = 14 SPACES  
 1 SPACES/100 SF = 12 SPACES  
 216 SPACES  
 216 SPACES  
 ACCESSIBLE PARKING REQUIRED = 2 SPACES  
 ACCESSIBLE PARKING PROVIDED = 8 SPACES

**OWNER/APPLICANT**  
 WILCOX GROUP, LLC  
 10345 UNIVERSITY AVE., SUITE 101  
 WEST DES MOINES, IA 50319  
 PH: (515) 337-0000  
 FX: (515) 337-0000

**ENGINEER/SURVEYOR**  
 CONNOR J. JOHNSON, LLC  
 10345 UNIVERSITY AVE., SUITE 101  
 WEST DES MOINES, IA 50319  
 PH: (515) 337-0000  
 FX: (515) 337-0000

**ARCHITECT**  
 THE ARCHITECTS, LLC  
 1117 UNIVERSITY AVE., SUITE 200  
 WEST DES MOINES, IA 50319  
 PH: (515) 443-0924  
 FX: (515) 443-0924



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.  
 Emily Steadman  
 DATE: 4/09/15  
 MY LICENSE REISSUAL DATE IS RECORD # 1015  
 PAGES OR SHEETS COVERED BY THIS SEAL: 1-2