


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

Meeting Date: May 22, 2017

Item: Jordan Creek Professional Plaza, 1121 Jordan Creek Parkway – Subdivide the property into two lots for commercial development and approve a site plan to construct a 9,322 sq. ft. dental office building and an 8,073 sq. ft. multi-tenant building – Downing Construction, Inc. (PP-003410-2017/SP-003409-2017)

Requested Action: Approval of Preliminary Plat and Site Plan

Case Advisor: Kara V. Tragesser, AICP 

Applicant's Request: The applicant, Downing Construction, Inc., is requesting approval of a preliminary plat to subdivide the property at 1121 Jordan Creek Parkway into two lots for commercial development and a site plan to construct a 9,322 sq. ft. dental office building and an 8,073 sq. ft. multi-tenant building (see Attachments B – Location Map, Attachment C – Preliminary Plat and Site Plan, Attachment D – Elevations).

History: The property currently has a car dealership and multi-tenant building located on it. The property is included in the Cleven Planned Unit Development and is zoned for Support Commercial development. The existing building will be demolished to make way for the new construction.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on April 17, 2017. The Subcommittee is 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 notes the following:

Roof Materials: The Cleven Planned Unit Development has provisions against the use of asphaltic roof material, unless the City Council, after review by the Plan & Zoning Commission, determines that the material enhances the physical appearance of the structure. Staff recommended that the applicant contact the neighboring property owners to determine if the proposed use of shingles on the dental office building on Lot 2 was acceptable to them. The applicant did so and reported that the neighboring property owners were accepting of the use of the shingles. Staff recommends that the Plan & Zoning Commission approve the architectural elevations as presented.

Parking Lot Dead End Length: Title 9, Zoning, Chapter 15, Off Street Parking and Loading, Section 4-A-7 provides that parking lots with one access not exceed 250 feet and provide a turn around. A second access to 72nd Street (private drive) was proposed, but the owner of the private drive declined to allow two access points from this property onto 72nd Street. Staff consulted with the Fire Marshall regarding emergency access to the south side of the buildings with the parking lot as designed, without the access point. The Fire Marshall indicated that the access was acceptable without the drive to 72nd Street as, from a fire fighting perspective, the property would be served on the north side of the buildings without needing to access the south side of the buildings. He did recommend that “No Outlet” signs be erected on the west side where the south parking drive begins to warn visitors to the buildings that there was no drive outlet to 72nd Street; these signs have been added to the site plan. The site still is served though two access points, one from Office Plaza Drive and one from 72nd Street as required. Staff recommends that the Plan & Zoning Commission recommend to the City Council that the code provision be waived in this particular instance.

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 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 preliminary plat to subdivide the property into two lots for commercial development and approve the site plan to construct a 9,322 sq. ft. dental office building and an 8,073 sq. ft. multi-tenant building, subject to the applicant meeting all City Code requirements and the following:

1. That the City Council allow the south dead end drive to exceed 250 feet, with no access to 72nd Street.
2. That the applicant continue to work with staff on the colors and materials of the concept elevations to comply with the PUD and present a complimentary and compatible design between the two buildings.
3. That final preliminary plat/site plan documents addressing remaining staff comments and final building elevations addressing screening of roof top mechanicals be submitted prior to any site work, except rough grading of the site and demolition of existing structures.
4. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.

Owner: FFI Investments, LLC
2500 W 2nd Avenue
Norwalk IA 50125

Applicant: Downing Construction, Inc.
2500 West 2nd Avenue
Norwalk IA 50125
Joe Butler
515-961-5386

Applicant Representative: Ed Arp
Civic Engineering Consultants
2400 86th Street Unit 12
Des Moines IA 50322
515-276-4884

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Preliminary Plan and Site Plan
Attachment D	-	Elevations

RESOLUTION NO. PZC-17-054

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE JORDAN CREEK PROFESSIONAL PLAZA PRELIMINARY PLAT AND SITE PLAN (PP-003410-2017/SP-003409-2017) FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY INTO TWO LOTS FOR COMMERCIAL DEVELOPMENT AND APPROVING A SITE PLAN TO CONSTRUCT A 9,322 SQ. FT. DENTAL OFFICE BUILDING AND AN 8,073 SQ. FT. MULTI-TENANT BUILDING

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Downing Construction Inc., has requested approval for a Preliminary Plat and Site Plan (PP-003410-2017/SP-003409-2017) to subdivide property locally known as 1121 Jordan Creek Parkway into two lots for commercial development and to construct a 9,322 sq. ft. dental office building and an 8,073 sq. ft. multi-tenant building;

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 May 22, 2017, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat and Site Plan;

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, May 22, 2017, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Preliminary Plat and Site plan to subdivide property locally known as 1121 Jordan Creek Parkway into two lots for commercial development and to construct a 9,322 sq. ft. dental office building and an 8,073 sq. ft. multi-tenant building is hereby approved by the Plan and Zoning Commission, 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 May 22, 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 22, 2017

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. That the City Council allow the south dead end drive to exceed 250 feet, with no access to 72nd Street.
2. That the applicant continue to work with staff on the colors and materials of the concept elevations to comply with the PUD and present a complimentary and compatible design between the two buildings.
3. That final preliminary plat/site plan documents addressing remaining staff comments and final building elevations addressing screening of roof top mechanicals be submitted prior to any site work, except rough grading of the site and demolition of existing structures.
4. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.



Jordan Creek Professional Plaza



Legend

□ Parcels



1: 1,674



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

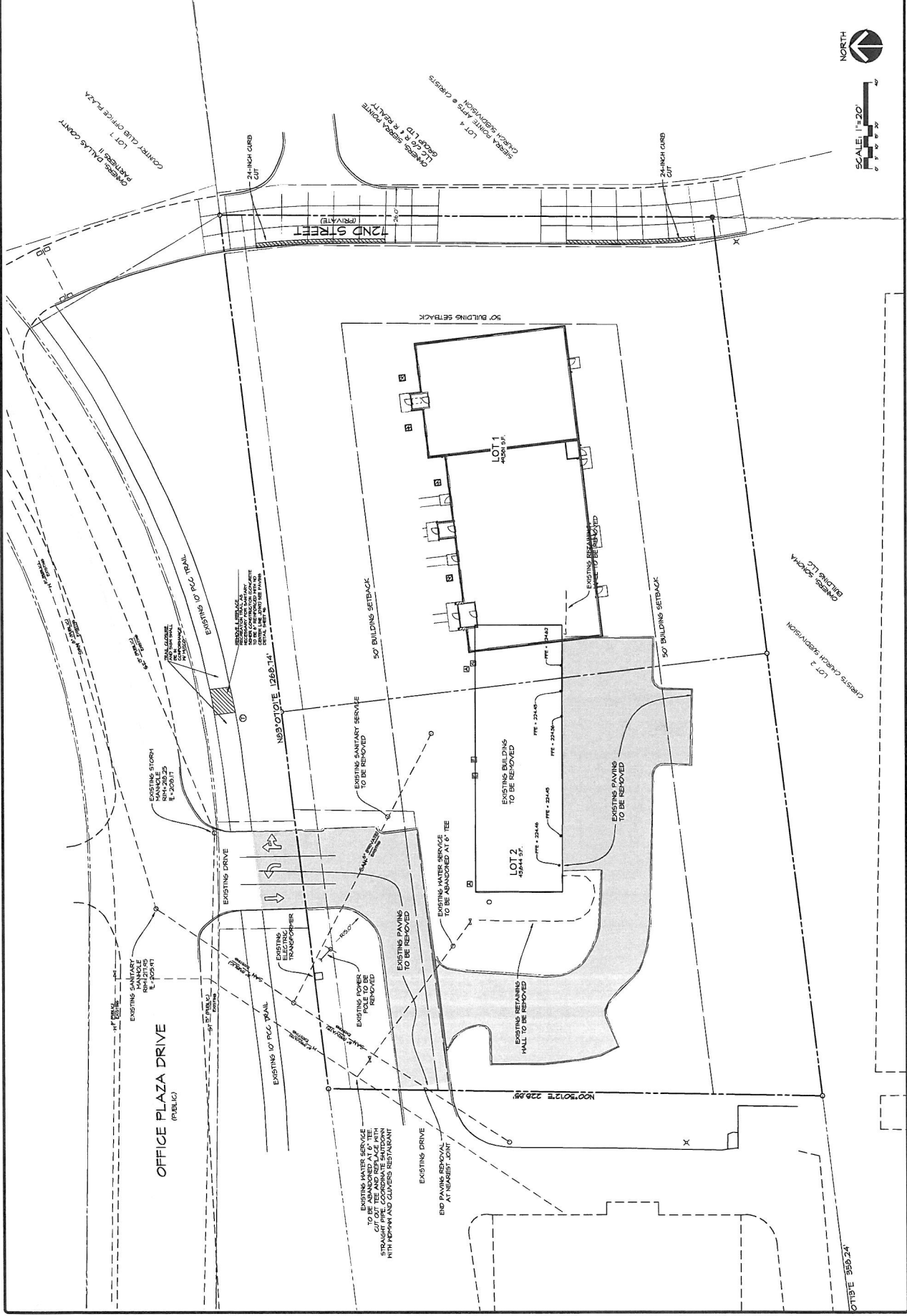
NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

THIS MAP IS NOT TO BE USED FOR NAVIGATION

2400 86th Street Unit 13 Des Moines, Iowa 50322
 515 276 4884 Fax: 515 276 7084 mail@cecinc.com
CEC
 Civil Engineering Consultants, Inc.

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DEMOLITION PLAN
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 JORDAN CREEK PROFESSIONAL PLAZA
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2400 86th Street Unit 13 Des Moines, Iowa 50322
 515 276 4884 Fax: 515 276 7084 mail@cecinc.com
CEC
 Civil Engineering Consultants, Inc.

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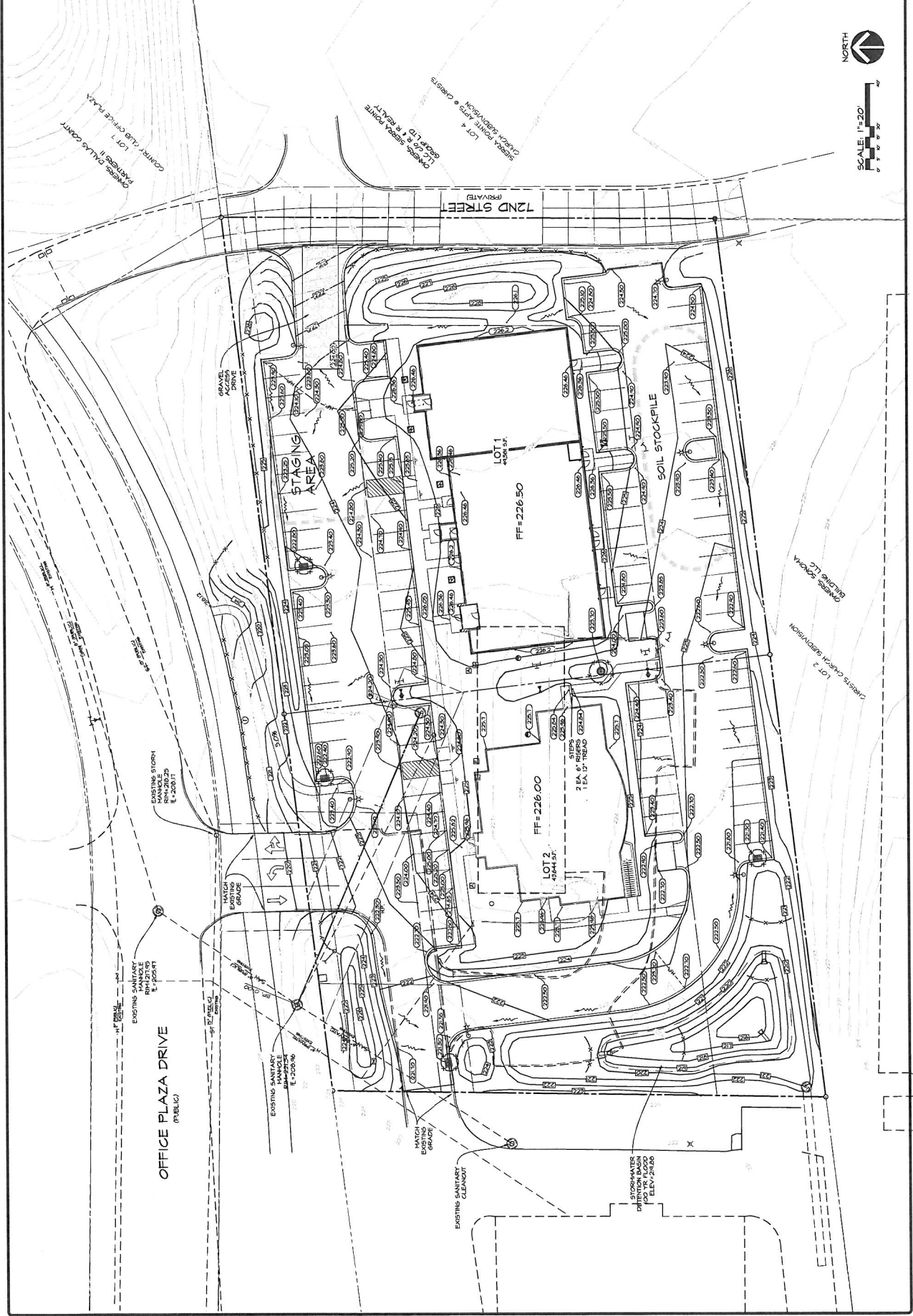
SCALE: 1"=20'
 NORTH

JORDAN CREEK PROFESSIONAL PLAZA
 WEST DES MOINES, IOWA
 GRADING PLAN
 SHEET 4
 A-384

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JAN 11	1	
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DESIGNED BY: JMG
 DATE OF SURVEY: JMG
 DRAWN BY: JMG

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884, Fax: 515.276.7084, mail@cecinc.com





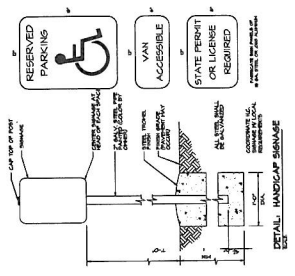
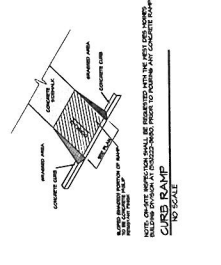
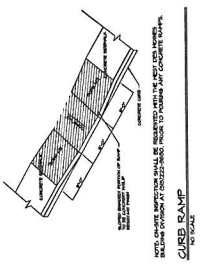
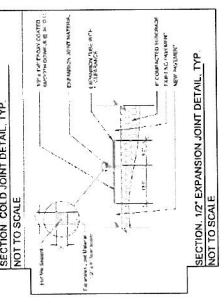
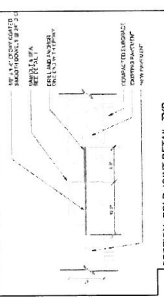
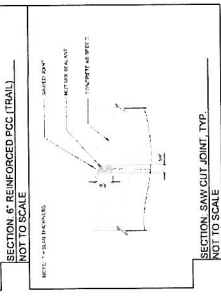
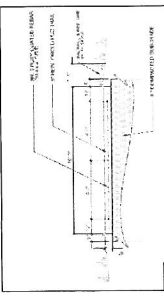
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JORDAN CREEK PROFESSIONAL PLAZA
 WEST DES MOINES, IOWA

SHEET
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RECREATION TRAIL PAVING DETAILS



THIS PLAN IS THE PROPERTY OF
 DOWNING CONSTRUCTION INC.
 ANY USE WITHOUT WRITTEN
 PERMISSION IS STRICTLY
 PROHIBITED.

DOWNING
 Construction Inc.
 1121 Jordan Creek Pkwy.
 West Des Moines, Iowa 50266
 www.downingconstruction.com

Jordan Creek Pediatric Dentistry
 1121 Jordan Creek Pkwy.
 West Des Moines, Iowa 50266
 CONSTRUCTION DOCUMENT SET - PLANS FOR CONSTRUCTION

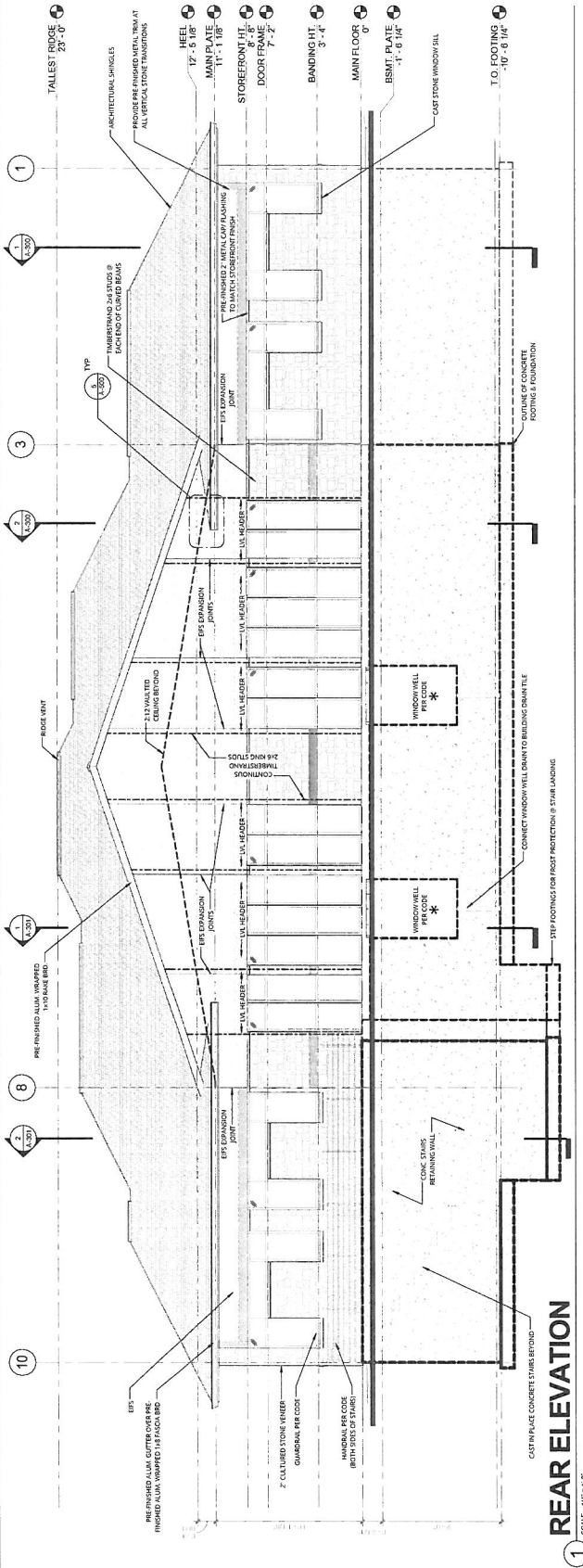
DRAWN BY: CGL
 DATE: 02/15/2017
 PROJECT: JORDAN CREEK PEDIATRIC DENTISTRY
 CONSTRUCTION DOCUMENT SET

REVISIONS

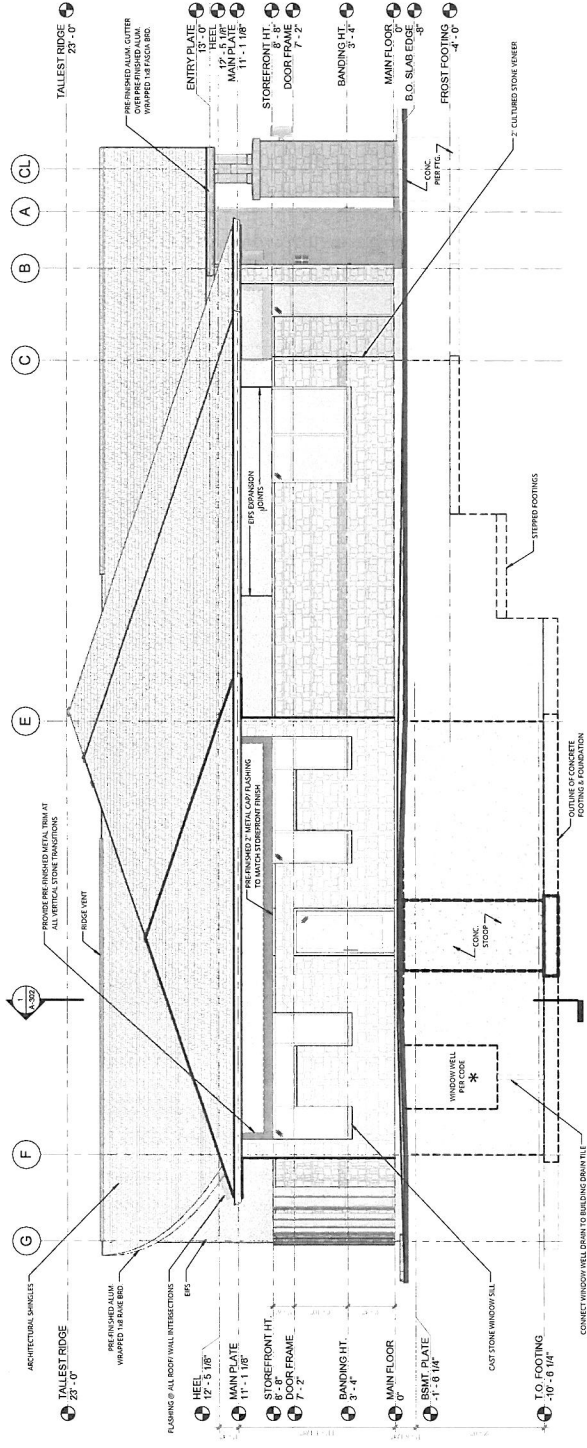
02/23/2017 - 1D Concept
02/24/2017 - 3D Model
03/09/2017 - Bid Set
04/17/2017 - CD Set

DWG. LIST
 EXTERIOR
 ELEVATIONS

SHEET NO.
 A-201



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

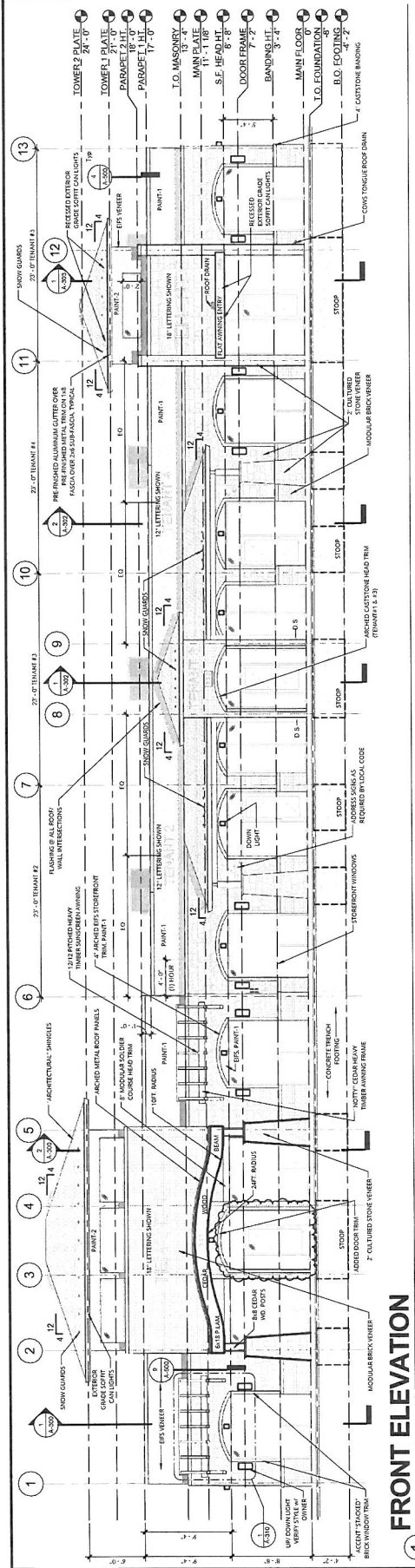


LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

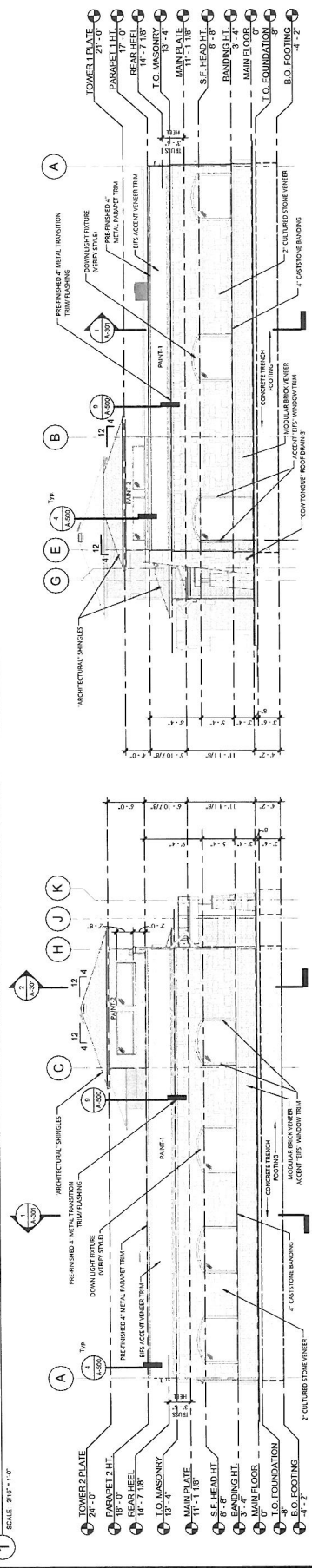
* Emergency Egress
 One side of this group must comply with
 emergency egress and building code.

REVISIONS
03/13/2017 - 3D Concept
03/15/2017 - 3D Model
03/20/2017 - 2nd Bid Set
03/27/2017 - 3rd Bid Set
04/20/2017 - CD Set

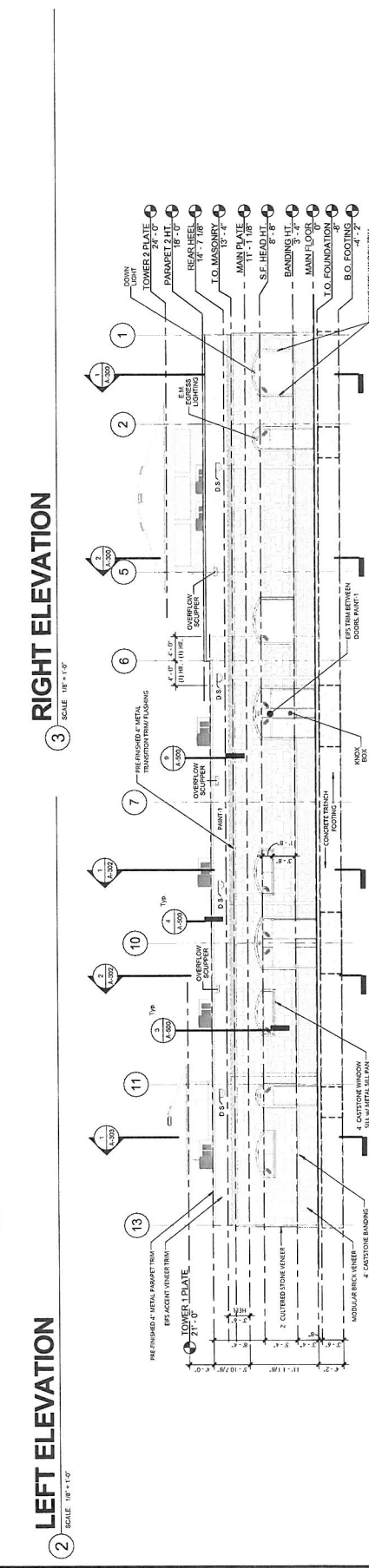
DWG. LIST
EXTERIOR ELEVATIONS



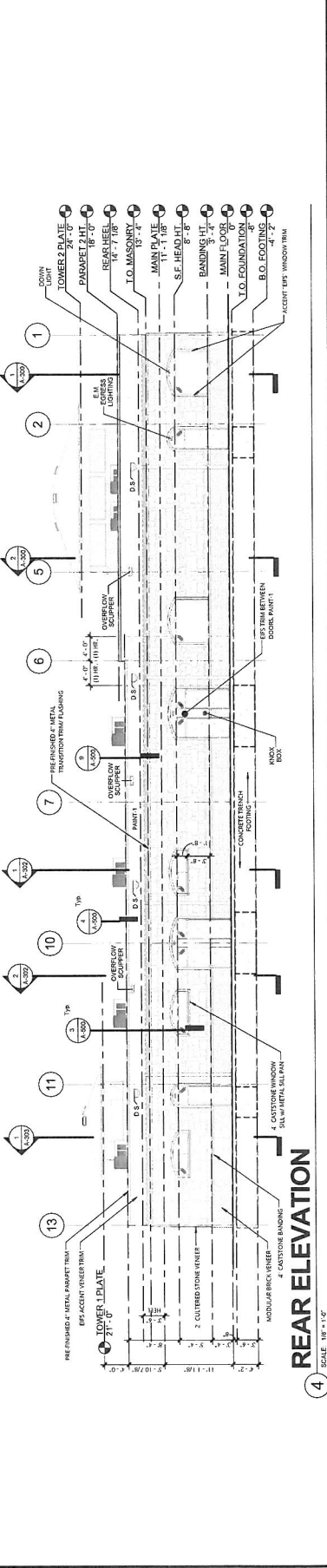
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION