

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

Meeting Date: June 19, 2017

Item: Jordan Creek Business Park, Village View Drive between S. 60th Street and S. 64th Street – Specific Plan Amendment to allow SIC 4225, Self-service storage facility – interior unit access with no outside storage yard as a permitted use – Rueter & Zenor Company and Rueter Corporation – ZCSP-003394-2017

Requested Action: Approval of Zone Change Specific Plan Amendment

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

Applicant's Request: Heartland Self-Storage – Iowa, Inc., in association with the property owners Rueter & Zenor Company and Rueter Corporation, is seeking approval of an amendment to the Jordan Creek Business Park Specific Plan Ordinance to allow SIC 4225, Self-service storage facility – interior unit access with no outside storage yard as a permitted use, modify the specific plan map to reflect one building on the parcel and modify architectural concepts for a proposed indoor storage facility. The applicant would like to construct an indoor self-storage facility on Lot 2 within the Jordan Creek Business Park. SIC 42 series land uses, which includes self-storage facilities, are currently specifically prohibited within the Jordan Creek Business Park Specific Plan area; however, this restriction was placed prior to the City's adoption of regulations that allow for indoor accessed storage facilities within the Office zoning districts. The applicant is proposing a building that is consistent with the performance standards that were adopted to ensure the use/building fits within the zoning district.

History: The Jordan Creek Business Park area was annexed into the City in 2003 as a part of the Mills Civic Parkway Annexation. The property was originally platted in 2004 as a part of Davis Estates Plat 1. In September of 2006, a Zone Change Specific Plan was approved for the property outlining the specific development regulations for the property and the other parcels within the Jordan Creek Business Park. The property was re-platted in 2007 as the Jordan Creek Business Park.

City Council Subcommittee: The proposed Specific Plan amendment was presented to the Development and Planning City Council Subcommittee on December 12, 2016 to discuss the potential indoor storage use and parking requirements to ensure the building can be repurposed in the future. The proposed amendment was also discussed on March 6, 2017 as an informational item only. The Council Members indicated support of the project as long as adequate parking for re-use was demonstrated.

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:

- *Parking:* The City Council recently passed a City Code amendment allowing indoor self-storage facilities in Office and Professional Commerce Park zoning districts if the architecture of the building was designed so that it looked like a regular office building from the outside and also if it could be demonstrated that the parking requirements for an office building could be met on the site in the event the building was converted to an office use in the future. The applicant has provided a site plan and parking counts showing that the proposed site could accommodate the number of parking spaces required for a 120,000 square foot building as proposed with the use of surface parking and structured parking.
- *Specific Plan Map:* The Jordan Creek Business Park Specific Plan Map is being amended with this request to include the BioLife site plan on Lot 1, the proposed indoor storage facility site plan on Lot 2, the existing building site plan for Lot 3 and the Morningstar site plan on Lot 4. Originally, multiple buildings were planned for Lots 1, 2 & 4. This amendment brings consistency between the map and what has/is being constructed.

- ***Precedent Images:*** As with the original specific plan, and subsequent specific plan amendments, character images for each major building to establish design elements, materials and building massing, and color palette are included in a pattern book. Updated images for the indoor self-storage building proposed for Lot 2 have been provided (see Attachment D). Staff is still working with the applicant on the specific design, color and materials of the indoor self-storage building. To clarify that adoption of the Specific Plan Amendment is not agreement with the architecture currently being proposed by the applicant, staff recommends a condition of approval that the applicant continue to work with staff on this building design, colors, and materials; however, formal approval of the building design will occur with the Overlay District Site Plan approval for the parcel.

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.

Town Center Overlay District Consistency: The proposed project has been reviewed for consistency with the Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed project is consistent with the Town Center Overlay District Guidelines in that the plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

Noticing Information: On June 9, 2017, notice for the June 19, 2017, Plan and Zoning Commission and June 26, 2017, City Council Public Hearings on this project was published in the Des Moines Register. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on June 7, 2017.

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 to the City Council approval of an amendment to the existing Jordan Creek Business Park Specific Plan Ordinance, Specific Plan Map and exhibits to allow SIC 4225, Self-service storage facility – interior unit access with no outside storage yard as a permitted use and modified architectural concepts, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that this Specific Plan Amendment is not an approval of the proposed building architecture, which has been submitted as a precedent image for the Jordan Creek Business Park Specific Plan. The specific design of the indoor storage facility architecture will be reviewed and approved through the regular Overlay District Site Plan review process. Applicant shall continue to work with staff to incorporate a design and color palette that is compatible with the context of the development and Specific Plan Ordinance.

Property Owner: Rueter & Zenor Co. and Rueter Corporation
1405 SE Oralabor Road
Ankeny, IA 50021
Attn: Paige Rueter
paige@rueterco.com
(515) 965-8585

Applicant: Heartland Self-Storage – Iowa, Inc.
17620 Jones Street
Omaha, NE 68116
Attn: Daryl Leise
darylleise@icloud.com

Applicant's Representatives: E&A Consulting Group, Inc.
10909 Mill Valley Road, Suite 100
Omaha, NE 68154
Attn: Jason Thiellen
jthiellen@eacg.com

ATTACHMENTS:

- Attachment A - Plan and Zoning Commission Resolution – Zone Change Specific Plan
- Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Proposed Specific Plan Ordinance Amendment
- Attachment D - Specific Plan Map
- Attachment E - Updated Precedent Image

ATTACHMENT A

RESOLUTION NO. PZC-17-058

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN AMENDMENT TO THE JORDAN CREEK BUSINESS PARK SPECIFIC PLAN (ZCSP-003394-2017).

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant Heartland Self Storage – Iowa, Inc. in association with the property owner Rueter & Zenor Company and Rueter Corporation, has requested approval for an amendment to the existing Jordan Creek Business Park Specific Plan for that approximately 29.5 acre project known as the Jordan Creek Business Park development to amend the existing Jordan Creek Business Park Specific Plan Ordinance, Specific Plan Map and Exhibits to redefine the land uses permitted within the proposed development, building layout, and architecture precedent images;

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 June 19, 2017, this Commission held a duly-noticed hearing to consider the application for the Zone Change Specific Plan (ZCSP-003394-2017)

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, dated June 19, 2017, or as amended orally at the Plan and Zoning Commission hearing of June 19, 2017, as shown in Exhibit A, if any, are adopted.

SECTION 2. THE ZONE CHANGE SPECIFIC PLAN (ZCSP-003394-2017) amendment is recommended to the City Council for approval based on the findings in the staff report, dated June 19, 2017, including findings added at the Hearing.

PASSED AND ADOPTED on June 19, 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 June 19, 2017, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT: Crowley, Erickson

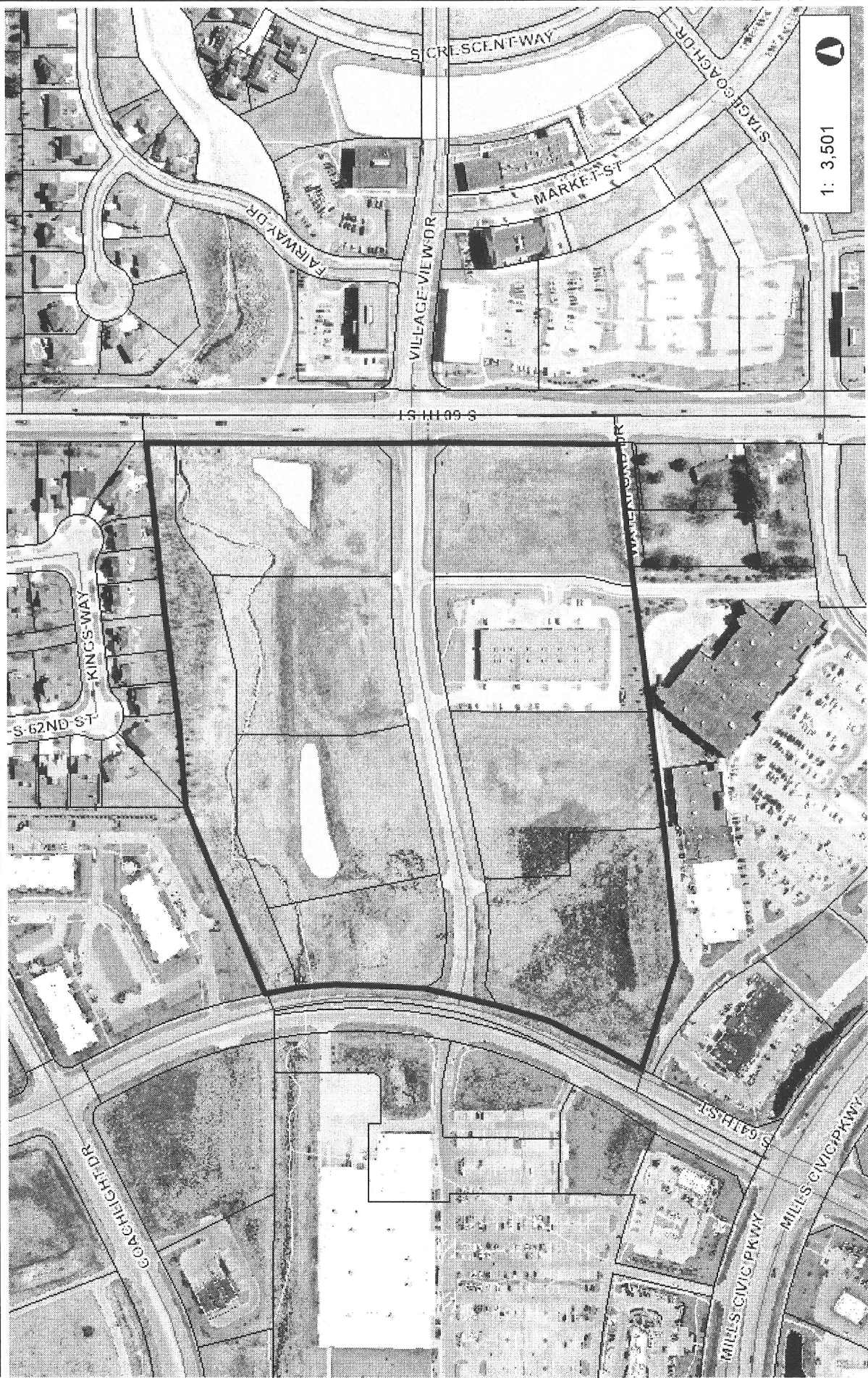
ATTEST:

Recording Secretary

EXHIBIT A
Conditions of Approval

1. The applicant acknowledging that this Specific Plan Amendment is not an approval of the proposed building architecture, which has been submitted as a precedent image for the Jordan Creek Business Park Specific Plan. The specific design of the indoor storage facility architecture will be reviewed and approved through the regular Overlay District Site Plan review process. Applicant shall continue to work with staff to incorporate a design and color palette that is compatible with the context of the development and Specific Plan Ordinance.

Jordan Creek Business Park



1: 3,501



583.6 0 291.79 583.6 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 C

Prepared by: B. Portz, Development Services, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265
Return To: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265

ORDINANCE

AN ORDINANCE AMENDING ORDINANCE #1712 TO AMEND THE JORDAN CREEK BUSINESS PARK PLANNED UNIT DEVELOPMENT (PUD) TO MODIFY THE SPECIFIC PLAN MAP, LAND USE REGULATIONS AND ARCHITECTURAL CONCEPTS

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

SECTION 1. AMENDMENT: Ordinance #1712 pertaining to the **Jordan Creek Business Park Specific Plan**, Section 082-04: *Land Use*; Subsection B: *Parcel B*; Subsection 1: *Land Use*; Subsection b: *Prohibited Uses*; is hereby amended by adding the bolded italicized text:

- B. Land Use: All land uses as set forth in title 9, "Zoning", of the city code for the professional commerce park (PCP) district as permitted and permitted conditionally shall apply except as indicated below:
- a. Permitted Uses: Permitted uses shall include the following:
 - (1) All permitted (P) uses allowed within the professional commerce park (PCP) district except those otherwise adjusted or prohibited by this ordinance:
 - (A) SIC 484 - Wall mounted antennas and/or dishes shall be considered a permitted conditional use (PC) requiring the appropriate city approvals.
 - (2) All permitted conditional (PC) uses allowed within the professional commerce park (PCP) district except those otherwise adjusted or prohibited by this ordinance may be allowed with the approval of the appropriate review body:
 - (A) SIC 5812 series - Eating places shall be considered a permitted use (P)
 - b. Prohibited Uses: The following permitted and permitted conditional uses otherwise allowed in the professional commerce park (PCP) district shall be prohibited:
SIC 42 series - Trucking and warehousing, ***except SIC 4225, Self-service storage facility – interior unit access with no outside storage yard, shall be permitted.***
SIC 46 series - Pipelines.

SECTION 2. AMENDMENT: Ordinance #1712, "Jordan Creek Business Park" is hereby amended by amending the Specific Plan Map and architectural concepts on file with the City Clerk with that as illustrated in Exhibit A of this ordinance.

SECTION 3. 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 4. 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 5. 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 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 _____, 2017.

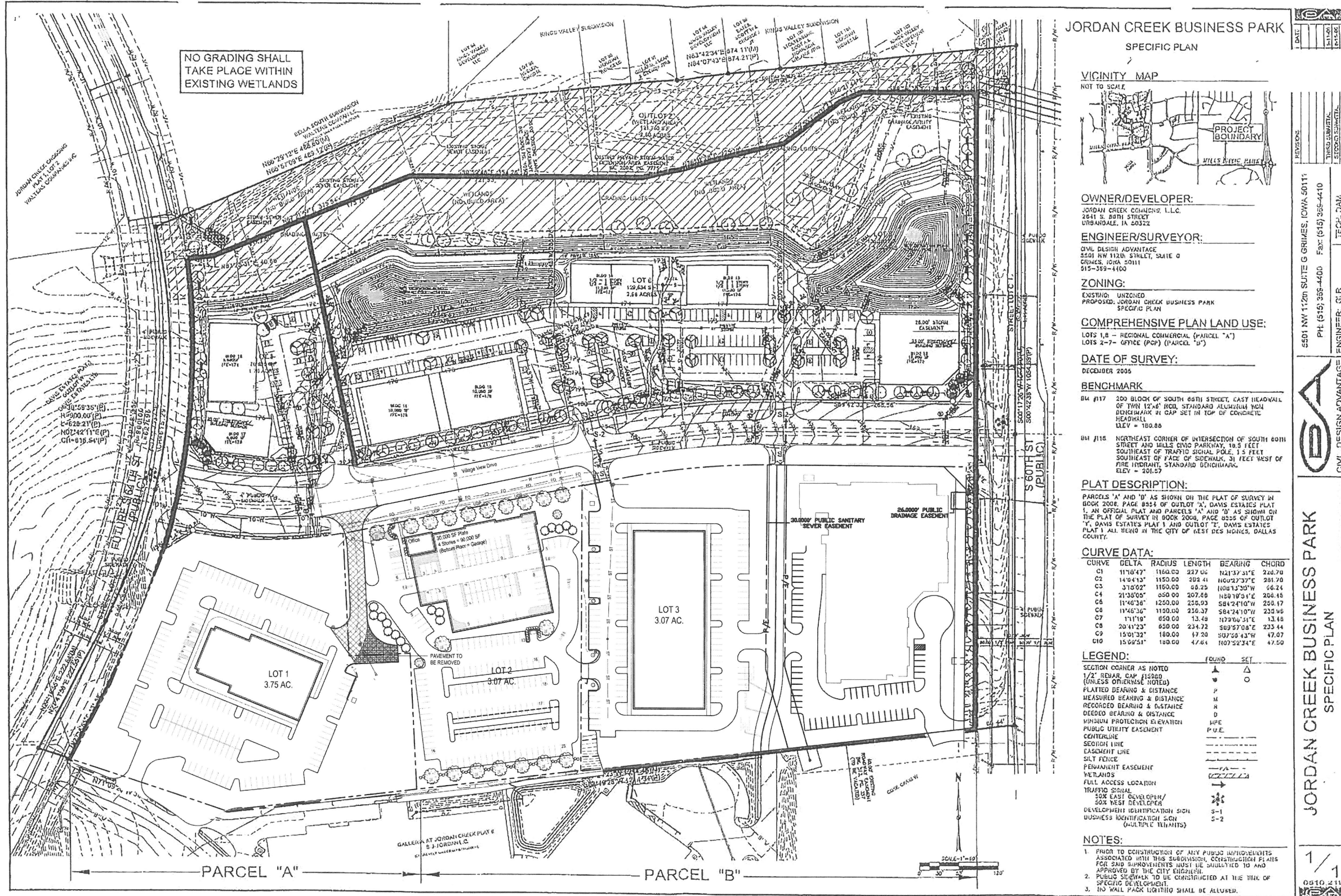
Steven K. Gaer, Mayor

ATTEST:

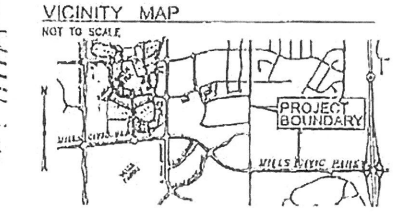
Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2017.

Ryan T. Jacobson
City Clerk



JORDAN CREEK BUSINESS PARK
SPECIFIC PLAN



OWNER/DEVELOPER:
JORDAN CREEK COMMERCIAL, L.L.C.
2641 S. 80TH STREET
URBANDALE, IA 50322

ENGINEER/SURVEYOR:
CIVIL DESIGN ADVANTAGE
5501 NW 112th STREET, SUITE 0
CRUMES, IOWA 50111
515-389-4400

ZONING:
EXISTING: UNZONED
PROPOSED: JORDAN CREEK BUSINESS PARK
SPECIFIC PLAN

COMPREHENSIVE PLAN LAND USE:
LOTS 1, 8 - REGIONAL COMMERCIAL (PARCEL "A")
LOTS 2-7 - OFFICE (POP) (PARCEL "B")

DATE OF SURVEY:
DECEMBER 2005

BENCHMARK
BM #17 200 BLOCK OF SOUTH 80TH STREET, EAST HEADWALL OF TWIN 12" x 6" HDG. STANDARD ALUMINUM YOUNG BENCHMARK 24" GAP SET IN TOP OF CONCRETE HEADWALL
ELEV = 180.86
BM #115 NORTHEAST CORNER OF INTERSECTION OF SOUTH 80TH STREET AND WILLS CIVIC PARKWAY, 18.5 FEET SOUTHEAST OF TRAFFIC SIGNAL POLE, 1.5 FEET SOUTHEAST OF FACE OF SIDEWALK, 31 FEET WEST OF FIRE HYDRANT, STANDARD BENCHMARK
ELEV = 201.57

PLAT DESCRIPTION:
PARCELS "A" AND "B" AS SHOWN ON THE PLAT OF SURVEY IN BOOK 2008, PAGE 8954 OF OUTLOT "X", DAVIS ESTATES PLAT I, AN OFFICIAL PLAT AND PARCELS "A" AND "B" AS SHOWN ON THE PLAT OF SURVEY IN BOOK 2008, PAGE 8955 OF OUTLOT "Y", DAVIS ESTATES PLAT I AND OUTLOT "Z", DAVIS ESTATES PLAT I ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	117°04'47"	1160.00	227.00	N41°37'31"E	248.70
C2	142°41'37"	1153.00	222.41	N60°27'37"E	261.70
C3	37°05'02"	1150.00	68.25	N08°15'05"W	66.24
C4	21°35'05"	650.00	207.66	N58°19'04"E	206.45
C5	11°46'36"	1250.00	255.03	S84°24'10"W	250.17
C6	11°46'36"	1150.00	236.37	S84°24'10"W	230.96
C7	171°19'	650.00	13.49	S79°06'51"E	13.48
C8	20°11'23"	650.00	224.72	S89°57'08"E	233.44
C9	15°01'32"	180.00	17.20	S07°03'43"W	17.07
C10	15°09'51"	180.00	4.64	N07°52'34"E	4.50

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, GAP FILLING (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MP.E	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	—C—	
SECTION LINE	—S—	
EASEMENT LINE	—E—	
SALT FENCE	—S.F.—	
PERMANENT EASEMENT	—P.E.—	
FULL ACCESS LOCATION	—F.A.—	
TRAFFIC SIGNAL	—T.S.—	
50% EAST DEVELOPER/50% WEST DEVELOPER	—50/50—	
DEVELOPMENT IDENTIFICATION SIGN	S-1	
BUSINESS IDENTIFICATION SIGN (MULTIPLE TRAMITS)	S-2	

NOTES:

1. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS MUST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
2. PUBLIC SIDEWALK TO BE CONSTRUCTED AT THE TIME OF SPECIFIC DEVELOPMENT.
3. NO WALL PARK LIGHTING SHALL BE ALLOWED.

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

5501 NW 112th SUITE G CRUMES, IOWA 50111
PH: (515) 389-4400 FAX: (515) 389-4410

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE ENGINEER: G.F.R. TECH. DAM.

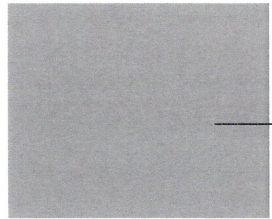
JORDAN CREEK BUSINESS PARK
SPECIFIC PLAN

0510 2/11

MATERIALS



NICHIHA CEMENT BRICK TEXTURE PANELS (CANYON BRICK)



NICHIHA ILLUMINATION SATIN FINISH CEMENT PANELS (ASH GRAY)

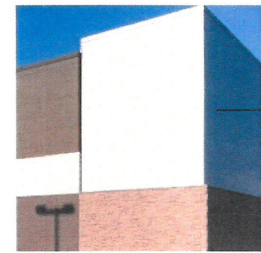
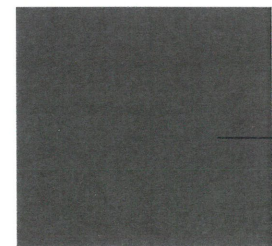
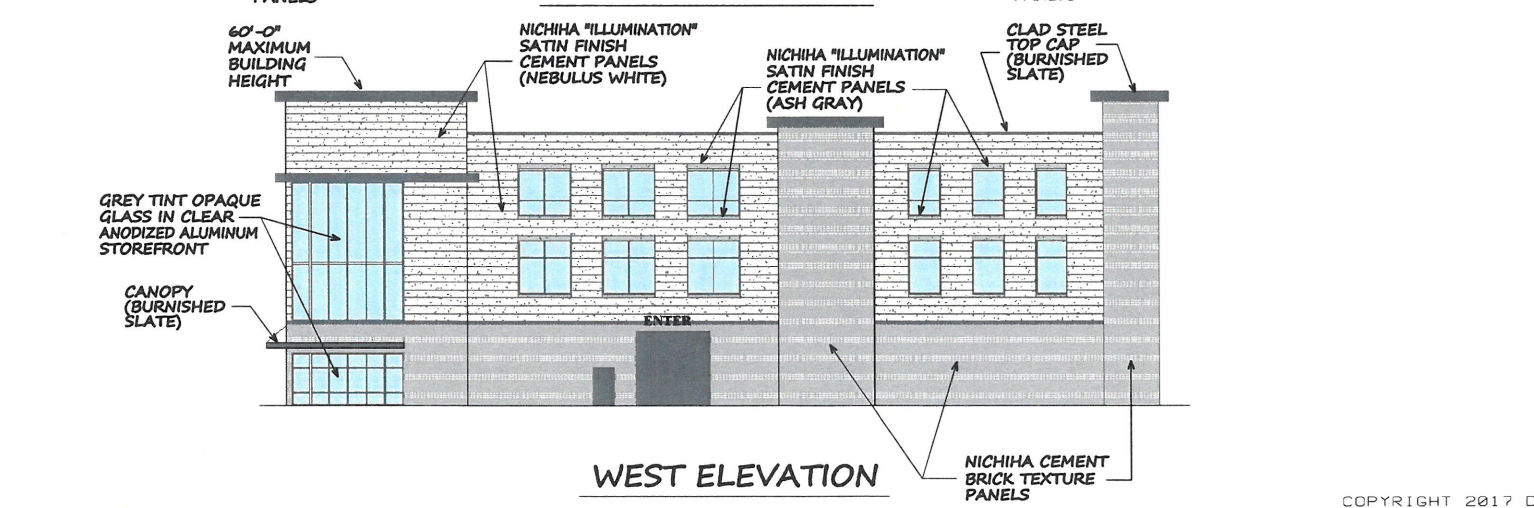
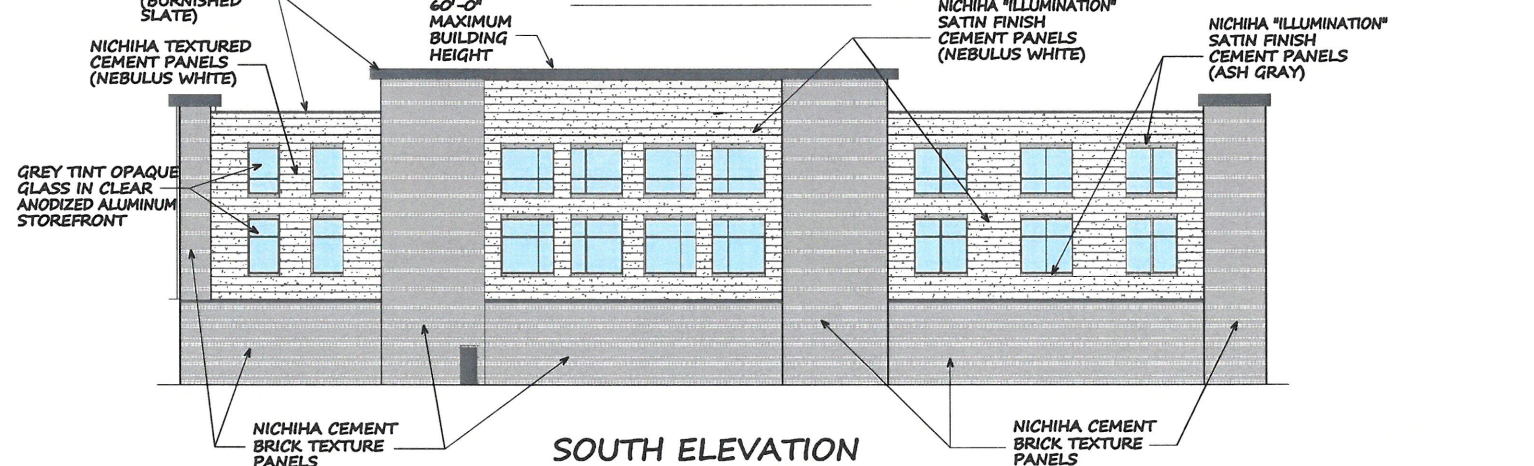
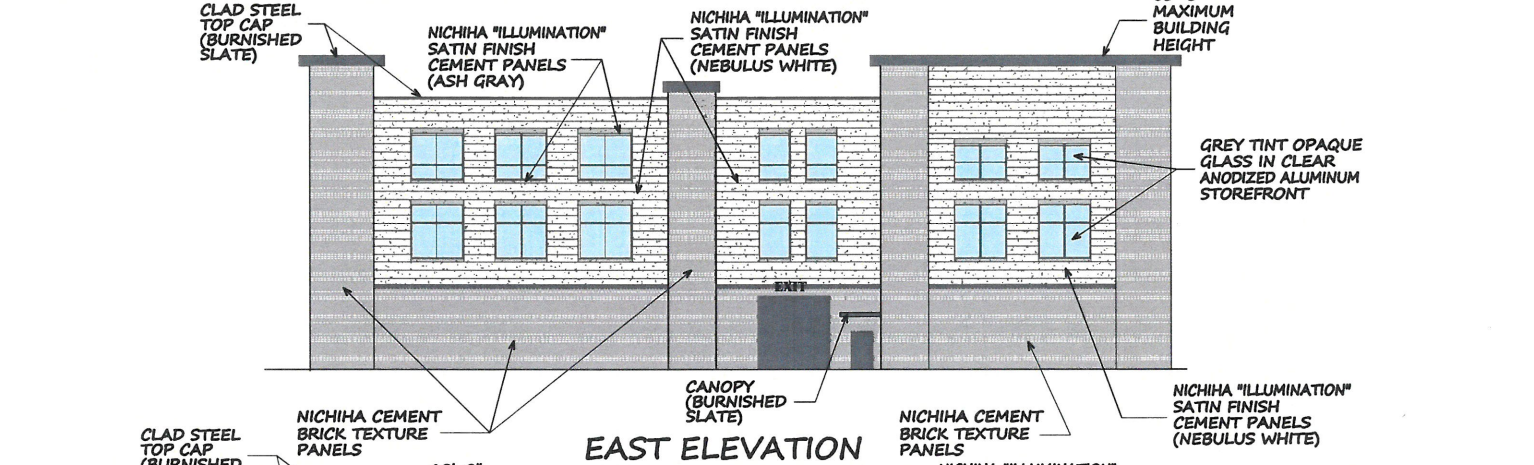
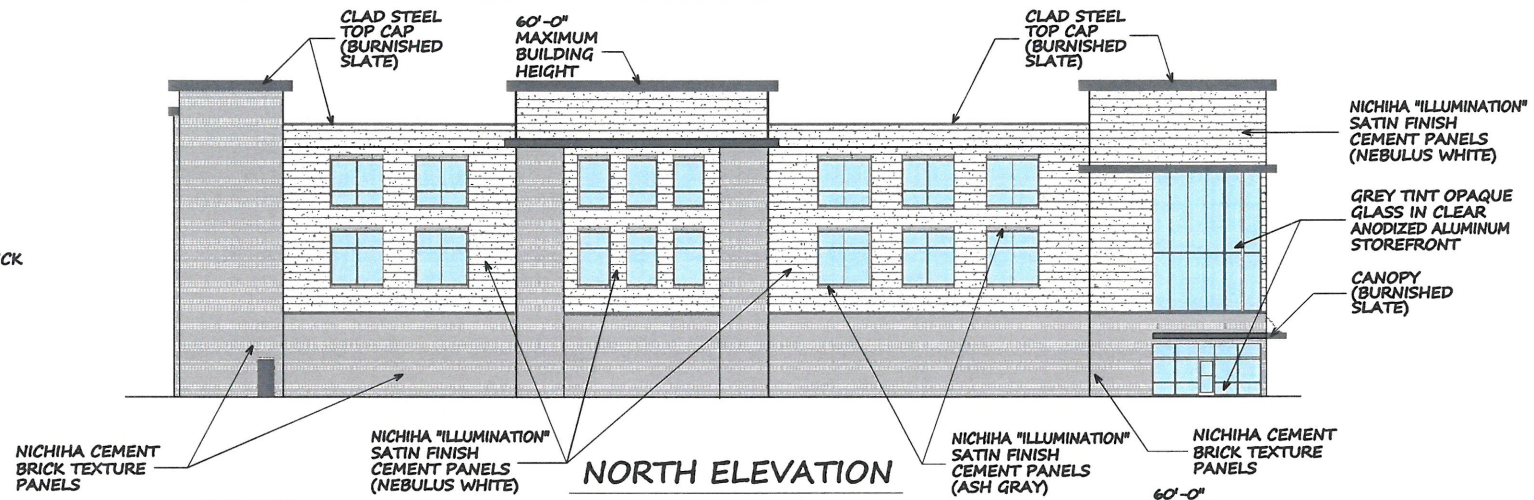


IMAGE OF NICHIHA ILLUMINATION CEMENT BOARD PANEL SYSTEM

NICHIHA ILLUMINATION SATIN FINISH CEMENT PANELS (NEBULUS WHITE)



CLAD STEEL TOP CAP (BURNISHED SLATE)



PLANS FOR:
JORDAN CREEK BUSINESS PARK LOT-2
 VILLAGE VIEW DRIVE
 WEST DES MOINES, IOWA

EXTERIOR ELEVATIONS

REVISION

JOB NO.	9-0-17
DATE	04-19-17
DRAWN BY	
SHEET NO.	06

DESIGN ASSOCIATES, INC.
 402/331-8888
 12250 WEST MAPLE ROAD
 OVAMA, NEBRASKA 68764

