

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

**Meeting Date:** July 31, 2017

**Item:** Continental Plaza Plat 2, 7300 Westown Parkway – Plat property into 2 commercial lots, 1 street lot, 1 outlot for detention and 1 outlot for future development – Penta Partners LLC. – PP-003494-2017

**Requested Action:** Approval of Preliminary Plat

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** The applicant, Penta Partners LLC, represented by Erin Ollendike of Civil Design Advantage, is requesting approval of a Preliminary Plat for approximately 12.5 acres located at 7300 Westown Parkway. The applicant proposes to subdivide the property into 2 commercial lots, 1 street lot, 1 outlot for detention and 1 outlot for future development.

**History:** The property was annexed into the City on June 12<sup>th</sup> 1989 as part of the West 74th Street Annexation. Continental Plaza Plat 1 was recorded in September of 1989. The building currently on the property (FKA, The Briggs Building) was built prior to annexation in 1979. The PCP/Office zoning classification was established upon annexation to accommodate the Briggs Building.

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on May 30, 2017 and an informational item only. The Subcommittee expressed support of the development.

**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.

**Platting around an existing building:** This plat creates a new lot around the existing Briggs Building. Staff would like to note that with the new lot, the building will still conform to all setbacks, bulk regulations and development requirement such as parking.

**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 Continental Plaza Plat 2 Preliminary Plat, to create 2 commercial lots, 1 street lot, 1 outlot for detention and 1 outlot for future development, subject to the applicant meeting all City Code requirements and the following:

1. Applicant acknowledging that the associated Final Plat must be approved 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.
2. Applicant providing suitable access roads to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.

**Property Owner/ Applicant:**

Penta Partners LLC  
5700 University Avenue, Suite 220  
West Des Moines, Iowa 50266

**Applicant's Representatives:**

Erin Ollendike  
Civil Design Advantage.  
3405 SE Crossroads Drive Suite G  
Grimes, Iowa 50111  
[ErinO@cda-eng.com](mailto:ErinO@cda-eng.com)

**ATTACHMENTS:**

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Preliminary Plat

**ATTACHMENT A**

**RESOLUTION NO. PZC-17-074**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE CONTINENTAL PLAZA PLAT 2 PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 2 COMMERCIAL LOTS, 1 STREET LOT, 1 OUTLOT FOR DETENTION AND 1 OUTLOT FOR FUTURE DEVELOPMENT**

**WHEREAS**, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Penta Partners LLC, has requested approval for a Preliminary Plat (PP-003494-2017) to create 2 commercial lots, 1 street lot, 1 outlot for detention and 1 outlot for future development on the 12.5 acre site located at 7300 Westown Parkway;

**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 July 31, 2017, this Commission held a duly-noticed public meeting to consider the application for Preliminary Plat (PP-003494-2017);

**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. PRELIMINARY PLAT (PP-003494-2017) to subdivide the property into create 2 commercial lots, 1 street lot, 1 outlot for detention and 1 outlot for future development, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, 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 July 31, 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 July 31, 2017 by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

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

**EXHIBIT A**

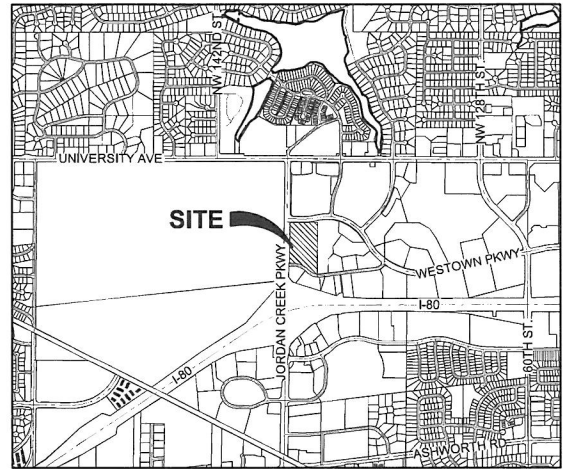
**Exhibit A  
CONDITIONS OF APPROVAL**

1. Applicant acknowledging that the associated Final Plat must be approved 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.
2. Applicant providing suitable access roads to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.

ATTACHMENT B



VICINITY MAP  
NOT TO SCALE



# PRELIMINARY PLAT FOR: CONTINENTAL PLAZA PLAT 2

## WEST DES MOINES, IOWA

### OWNER / DEVELOPER

PENTA PARTNERS LLC  
5700 UNIVERSITY AVENUE, SUITE 220  
WEST DES MOINES, IA 50266

### DATE OF SURVEY

MARCH 27, 2017

### PLAT DESCRIPTION

SPECIAL WARRANTY DEED - BOOK 2017 PAGE 3746

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400  
FX: 515-369-4410  
CONTACT: ERIN OLLENDIKE

### BENCHMARKS

WEST DES MOINES CITY BM#21, INTERSECTION OF JORDAN CREEK PARKWAY AND THE NORTH RAMP OF I-80, NORTHEAST CORNER OF INTERSECTION, 9.5 FEET WEST OF THE SOUTHEAST RIGHT-OF-WAY FENCE CORNER, 125 FEET EAST OF CENTERLINE OF JORDAN CREEK PARKWAY, IN PIPE TUBE, APPROXIMATELY 1.5 FEET DEEP.  
ELEVATION=205.75

WEST DES MOINES CITY BM#97, INTERSECTION OF UNIVERSITY AVENUE AND JORDAN CREEK PARKWAY, SOUTHEAST CORNER OF INTERSECTION, 59.5 FEET EAST OF THE CENTERLINE OF JORDAN CREEK PARKWAY, 200 FEET SOUTH OF THE CENTERLINE OF UNIVERSITY AVENUE.  
ELEVATION=198.63

ARROW ON HYDRANT 50 FEET +/- NORTH, 40 FEET +/- EAST OF THE NW CORNER OF BUILDING.  
ELEVATION=208.64

### ZONING

PCP - PROFESSIONAL COMMERCE PARK  
LAND USE - OF

### LEGEND

#### FEATURES

##### PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

##### SURVEY

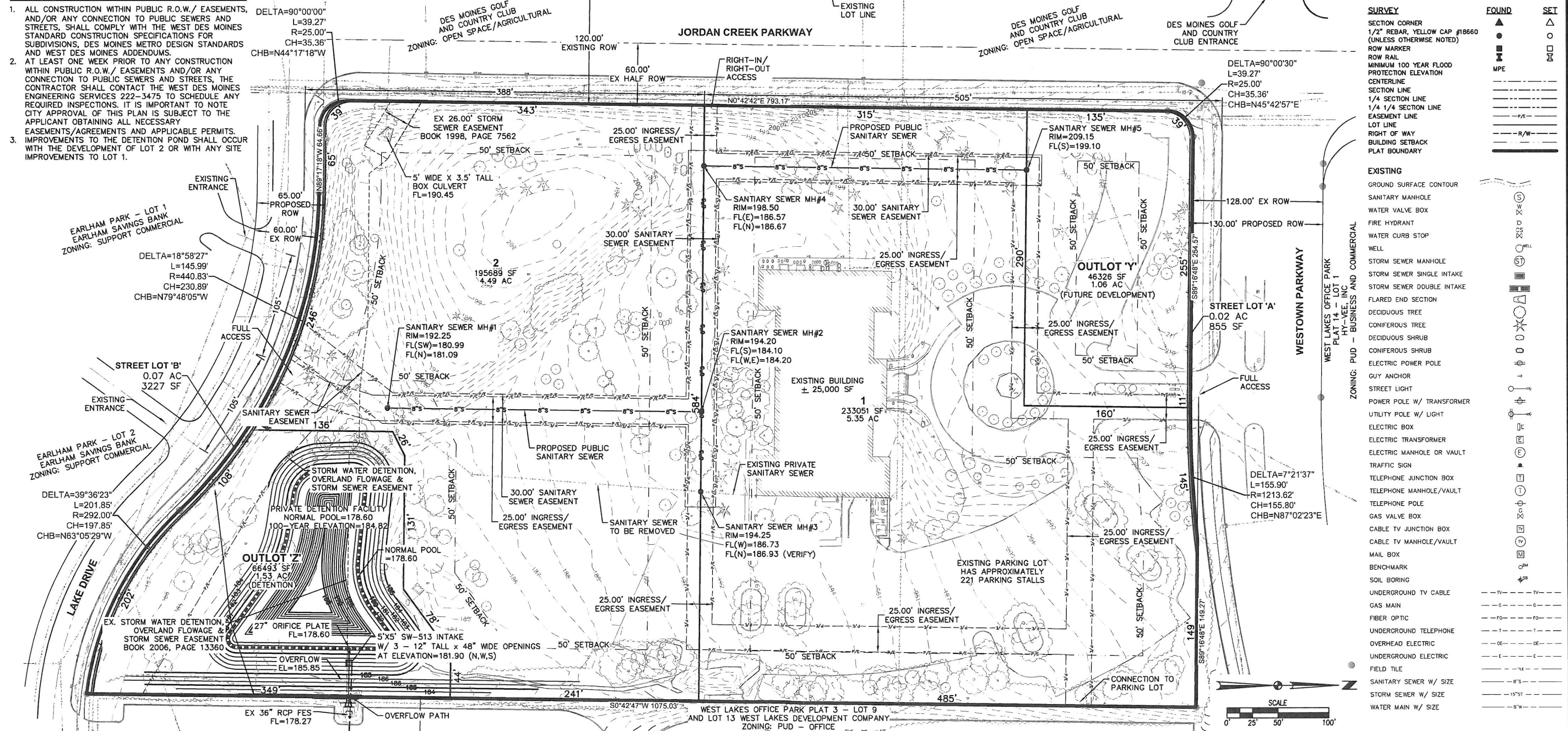
- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

##### EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

### NOTES

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DES MOINES METRO DESIGN STANDARDS AND WEST DES MOINES ADDENDUMS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS. IMPROVEMENTS TO THE DETENTION POND SHALL OCCUR WITH THE DEVELOPMENT OF LOT 2 OR WITH ANY SITE IMPROVEMENTS TO LOT 1.



DATE	REVISIONS
07/18/17	3RD SUBMITTAL
07/06/17	2ND SUBMITTAL
05/18/17	1ST SUBMITTAL

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



# CONTINENTAL PLAZA PLAT 2 PRELIMINARY PLAT