

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

Meeting Date: December 17, 2018

Item: Mercy Clinic Grand, 1525 Grand Avenue—Site Plan Approval for a Medical Clinic – Downing Construction – SP-004000-2018

Requested Action: Recommend Approval of Site Plan

Case Advisor: Kara Tragesser, AICP *KAT*

Applicant's Request: Downing Construction, with permission the property owner, DREGL LLC, requests approval of a Site Plan for the construction of a 10,995 sq. ft. medical clinic at 1525 Grand Avenue (see Attachment B – Location Map and Attachment C – Phased Site Plan).

History: The zoning of the two properties was changed from Residential Single Family (RS-30) to RB WDM Grand Planned Unit Development in October 2017 with an underlying zoning of Office. Prior to that, the property was zoned for single family residential with two residences on the property. The residences were demolished earlier this year by the previous owner.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on August 16, 2018; the Subcommittee was supportive of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Due to the scheduling of Plan & Zoning Commission meetings over the next month, staff is bringing the site plan forward even with the conditions of approval for agreements and deed. These agreements and documentation will be collected before any building permits to construct vertical elements is approved.

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.

RESOLUTION NO. PZC- 18 - 087

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN FOR MERCY CLINIC GRAND TO ALLOW THE CONSTRUCTION OF A 10,955 SQ. FT. MEDICAL CLINIC ON PROPERTY LOCATED AT 1525 GRAND AVENUE

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Downing Construction, with permission from DREGL LLC, has requested approval for a Site Plan (SP-004000-2018) to construct a medical clinic on property located at 1525 Grand Avenue;

WHEREAS, studies and investigations were made and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on December 17, 2018, this Commission held a duly-noticed public meeting to consider the application for a 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 or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Site Plan to construct a 10,955 sq. ft. medical clinic is recommended to the City Council for approval, 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 December 17, 2018.

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 December 17, 2018, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

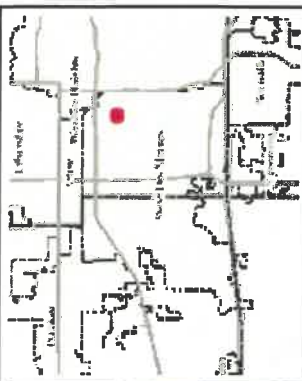
ABSENT:

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. An acquisition plat is approved and deed in favor of the City of West Des Moines is provided prior to obtaining building permits.
2. Submittal of an executed Storm Water Facility Maintenance Agreement prior to obtaining building permits.
3. Submittal of an executed Street Light Agreement prior to obtaining building permits.
4. Submittal of an executed Lot Tie agreement prior to obtaining building permits.

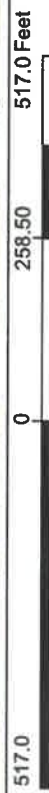


- Legend**
- Addresses
 - Corporate Limits
 - Parcels

Mercy Grand 1525 Grand Avenue



1: 3,102



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

**SITE PLANS FOR
MERCY CLINIC GRAND
CITY OF WEST DES MOINES, POLK COUNTY, IOWA
WEST DES MOINES PROJECT NO. SP-004000-2018**



VICINITY MAP

NOT TO SCALE

OWNER/APPLICANT
MERCY CLINIC
3900 BRIDGEWOOD, LLC SW
STATION CENTER, # 6831E
CONTACT: GORDY BRUNDMAN


ENGINEER
SNYDER & ASSOCIATES
2727 S.W. SNYDER BLVD
AMENY, IA 50223
PHONE: (515) 884-2020

ARCHITECT
SUPA ARCHITECTS
200
WEST DES MOINES, IA 50266
PHONE: (515) 327-5820

- INDEX OF SHEETS**
1. TITLE SHEET
 2. PROJECT INFORMATION
 3. DEMOLITION PLAN
 4. DIMENSION PLAN
 5. STORM SEWER AND UTILITY PLAN
 6. GRADING AND EROSION CONTROL PLAN
 7. PLANTING PLAN

I hereby certify that I am a duly licensed Professional Engineer and that the documents prepared by me or under my direct supervision and under the laws of the State of Iowa.

Eric D. Carron, P.E.
License Number: 18954
My License Renewal Date is December 31, 2019
This work was prepared by this seal.

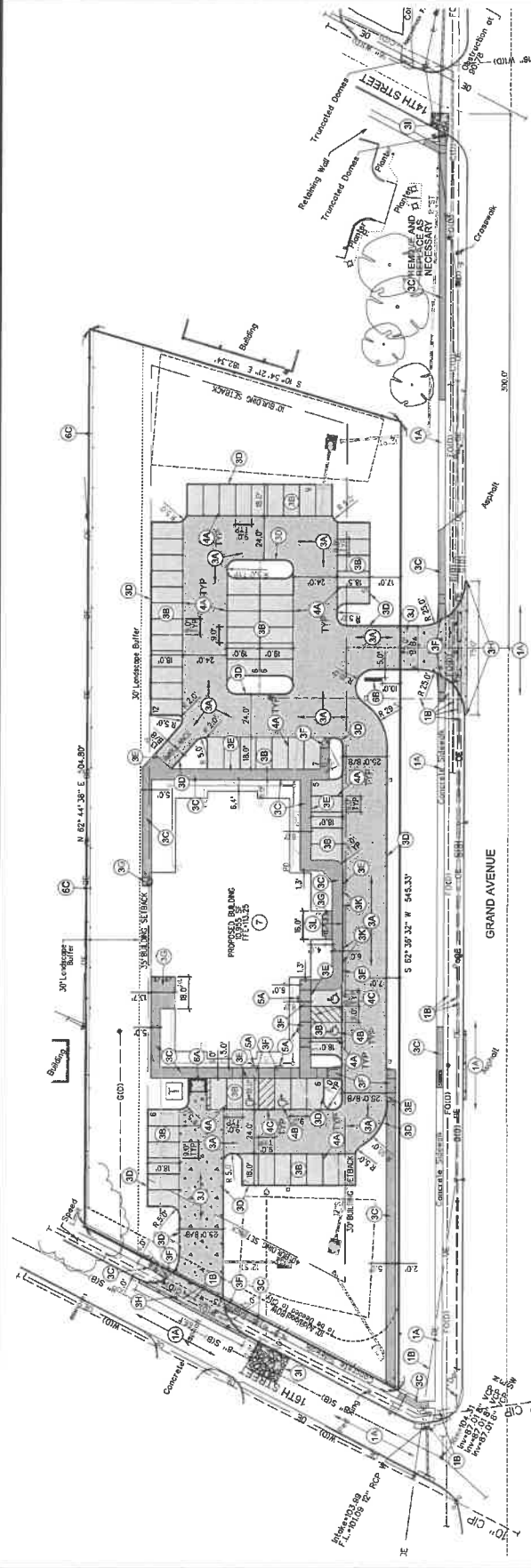


Project No: 117.0861	Title: T1.5	Date: 07/27/17	Scale: 1"=60'	Sheet 1 of 7
WEST DES MOINES, IOWA SNYDER & ASSOCIATES, INC. 2727 S.W. SNYDER BLVD. AMENY, IOWA 50223 515-984-2020 www.snyder-associates.com				

MERCY CLINIC GRAND
TITLE SHEET

S & S
Prof

ATTACHMENT C



- DIMENSION PLAN CONSTRUCTION NOTES**
- PROJECT ALL SITE FEATURES NOT SCHEDULED FOR DEMOLITION OR SHALL BE PREPARED BY THE CONTRACTOR TO THE DIMENSION PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO THE DIMENSION PLAN. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 - REFER TO SHEET 3 FOR DIMENSIONS OF EXISTING FEATURES.
 - PAVEMENTS PROVIDE THE FOLLOWING:
 - A. PCC DRIVES: 6" DEPTH PAVEMENT ON 8" DEPTH PREPARED SUBGRADE.
 - B. PCC PARKING: 5" DEPTH PAVEMENT ON 8" DEPTH PREPARED SUBGRADE.
 - C. PCC SIDEWALKS: 4" DEPTH PAVEMENT ON 8" DEPTH PREPARED SUBGRADE.
 - D. PCC INTERIORS: SEE DETAIL.
 - E. PCC STAIRS: SEE ARCHITECTURAL PLANS FOR DETAILS.
 - F. CONNECT TO EXISTING PAVEMENTS WITH TYPE "B" DRIVE.
 - G. FULL DEPTH PATCH TO MATCH EXISTING PAVEMENT THICKNESS.
 - H. PCC DRIVES: 7" DEPTH PAVEMENT ON 9" PREPARED SUBGRADE.
 - I. PCC DRIVES: 7" DEPTH PAVEMENT ON 9" PREPARED SUBGRADE.
 - J. PCC DRIVES: 7" DEPTH PAVEMENT ON 9" PREPARED SUBGRADE.
 - K. PCC DRIVES: 7" DEPTH PAVEMENT ON 9" PREPARED SUBGRADE.
 - L. NO CURB.
 - PAVEMENT MARKINGS PROVIDE THE FOLLOWING:
 - A. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - C. ACCESSIBLE WALKWAY: 45" STRIPING AT 2' ON CENTER SPACING WHERE REQUIRED.
 - D. SIGNAGE: PROVIDE THE FOLLOWING:
 - 1. PROVIDE VIA ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - 2. TRASH ENCLOSURE: SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
 - 3. TRASH ENCLOSURE: SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
 - 4. TRASH ENCLOSURE: SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
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 - 6. TRASH ENCLOSURE: SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
 - 7. TRASH ENCLOSURE: SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
 - SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
- PAVEMENT LEGEND**
- 4" PCC SIDEWALK
 - 5" PCC PAVEMENT
 - 6" PCC PAVEMENT
 - 7" PCC PAVEMENT
 - HMA FULL DEPTH PATCH
- 1. 6" STANDARD CURB**
 NOT TO SCALE
- 2. INTEGRAL WALKCURB DETAIL**
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- 3. TYPICAL PCC SIDEWALK CROSS SECTIONS**
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- 4. TYPICAL PCC SIDEWALK CROSS SECTIONS**
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- 5. TYPICAL PCC SIDEWALK CROSS SECTIONS**
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- 6. 5 FT HEIGHT CEDAR FENCE DETAIL**
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- 7. TRASH ENCLOSURE DETAIL**
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INSTALLATION IMAGE OF NICHHA
FIBER CEMENT - ARCHITECTURAL
BLOCK - TUSCAN

