

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

**Meeting Date:** April 13, 2020

**Item:** The Preserve Estates Plat 1, East side of SW Grand Prairie Parkway, south of the Raccoon River – Preliminary Plat to subdivide property into 12 residential lots and 2 Street Lots – Raccoon River Land Development Company, LLC – PP-004582-2019

**Requested Action:** Approval of a Preliminary Plat

**Case Advisor:** Brian Portz, AICP

**Applicant's Request:** The applicant, Raccoon River Land Development Company, LLC, requests approval of a preliminary plat to subdivide 41.5 acres located on the east side of SW Grand Prairie Parkway, south of the Raccoon River into 12 residential estate lots (40,000 square foot minimum lot size) and 2 street lots to be dedicated to the City. The property is located within The Preserve development.

**History:** The property was annexed into the City in 2010 as a part of the Raccoon River annexation. The property has not been previously platted. In October 2019, land use amendments were approved and The Preserve Planned Unit Development was created for the development of the overall site. The 2019 PUD placed medium density land use on the subject property. In conjunction with this preliminary plat request, a Comprehensive Plan amendment and a PUD amendment are being requested to modify the land uses to allow for the development of the residential estate lots on the property.

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on January 21, 2020 as an informational item only. Councilmembers had no comments and expressed no disagreement with the proposal.

**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:

- **Sanitary Sewer:** A public sanitary sewer force main and lift station are currently under construction by the City which will provide sanitary sewer service to the Preserve development. The applicant will need to construct the local collector sewers serving the single family homes. Since any homes constructed within the Preserve Estates plat will need to connect to these sanitary sewer mains, staff recommends a condition of approval that the discharge force main and the lift station be functional prior to any building permits, including footing and foundation permits, being issued within the Preserve Estates Plat 1 development.
- **Storm Water Management Plans:** As required by the Preserve PUD, each lot within the Preserve Estates Plat 1 Preliminary Plat area are required to prepare individual Storm Water Management Plans to capture and treat the water quality volume in accordance with the Iowa Stormwater Management Manual. Supporting calculations and construction details are required to be submitted in conjunction with the building permit for the dwelling structure on each lot and must be approved by the City prior to issuance of a building permit, including footing and foundation permits, for the respective lot. Although language is included in the PUD, staff recommends a condition of approval to draw additional awareness that no building permit be issued for individual lots until individual storm water management plans are submitted and approved for the respective lot.
- **Fire Sprinklering:** The Fire Code identifies the maximum length of a dead-end roadway as 750' as measured from the last full intersection with the roadway. The proposed street through the Preserve Estates development will be approximately 1,300' in length. The Fire Marshal will allow

the street to be at this length because a “bulb out” was added at the midpoint of the street to allow emergency vehicles to turnaround. Also, due to the length of the proposed street exceeding 750’, homes located on Lots 2, 3, 4, 5, 6, 7, 8, & 9 will be required to be fire sprinklered regardless of the size of the house. As with the storm water management plans, although the PUD includes language specifying this, staff recommends a condition of approval to draw additional awareness to this requirement.

**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. *Sanitary sewer infrastructure is being constructed by the City to serve this area. A condition of approval is recommended that the sanitary sewer system currently under construction to serve this area be functional prior to building permits being issued for the single family lots within the Preserve Estates Plat 1 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 Preserve Estates Plat 1 Preliminary Plat to subdivide the property into 12 single family lots and 2 street lots for dedication to the City, subject to the applicant meeting all City Code requirements and the following:

1. No building permits, including footing and foundation permits, shall be issued until the public sewer and lift station constructed by the City to serve this property are functional.
2. No building permits, including footing and foundation permits, shall be issued for individual lots until individual storm water management plans are submitted for the respective lot and approved by the City.
3. Homes constructed on Lots 2, 3, 4, 5, 6, 7, 8, & 9 of the Preserve Estates Plat 1 Preliminary Plat are required to be fire sprinklered regardless of the size of the house.

**Property Owner/Applicant:** Raccoon River Land Company, LLC  
C/o Knapp Properties  
5000 Westown Parkway, Suite 400  
West Des Moines, IA 50266  
Attn: Aimee Staudt  
[aimee.staudt@knappproperties.com](mailto:aimee.staudt@knappproperties.com)

**Applicant's Representatives:** Civil Engineering Consultants  
2400 86<sup>th</sup> Street #12  
Des Moines, IA 50322  
Attn: Paul Clausen  
[clausen@ceclac.com](mailto:clausen@ceclac.com)

**ATTACHMENTS:**

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

**RESOLUTION NO. PZC-20-013**

**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 PRESERVE ESTATES PLAT 1 PRELIMINARY PLAT (PP-004582-2019) FOR THAT PROPERTY LOCATED ON THE EAST SIDE OF SW GRAND PRAIRIE PARKWAY, SOUTH OF THE RACCOON RIVER**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Raccoon River Land Company, LLC, has requested approval of a Preliminary Plat to allow the subdivision of the property into 12 single family lots and 2 street lots to be dedicated to the City for that property located on the east side of SW Grand Prairie Parkway, south of the Raccoon River; and

**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; and

**WHEREAS**, on April 13, 2020, this Commission held a duly-noticed meeting to consider the Preserve Estates Plat 1 Preliminary Plat (PP-004582-2019).

**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 April 13, 2020, or as amended orally at the Plan and Zoning Commission meeting of April 13, 2020, are adopted.

SECTION 2. PRELIMINARY PLAT (PP-004582-2019) to subdivide the property into 12 single family lots and 2 street lots is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated April 13, 2020, 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 April 13, 2020.

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Erica Andersen, 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 April 13, 2020, by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

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

**Exhibit A**  
Conditions of Approval

1. No building permits, including footing and foundation permits, shall be issued until the public sewer and lift station constructed by the City to serve this property are functional.
2. No building permits, including footing and foundation permits, shall be issued for individual lots until individual storm water management plans are submitted for the respective lot and approved by the City.
3. Homes constructed on Lots 2, 3, 4, 5, 6, 7, 8, & 9 of the Preserve Estates Plat 1 Preliminary Plat are required to be fire sprinklered regardless of the size of the house.