

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

Meeting Date: June 8, 2020

Item: Linnwill Hy-Vee, 210, 220, & 300 Grand Avenue – Amend Comprehensive Plan Land Use Map from Light Industrial to Community Commercial and establish the Linnwill Hy-Vee Planned Unit Development – Hurd Indianola, LLC and Delavan, Inc. – CPA-004663-2020/ZC-004664-2020

Requested Action: Recommend Approval of Comprehensive Plan Land Use Map Amendment and Rezoning

Case Advisor: Brian Portz, AICP

Applicant's Request: The applicant, Hy-Vee, Inc., in association with the property owners, Hurd Indianola, LLC and Delavan, Inc., is requesting approval of both a Comprehensive Plan Land Use Amendment and Rezoning, with the establishment of a Planned Unit Development (PUD) for approximately 1.8 acres located at 210, 220, & 300 Grand Avenue. The applicant is proposing to construct a Hy-Vee Fast & Fresh with coffee shop and an accessory car wash on the site. The applicant has received plat of survey approval to parcel off a portion of the Delavan site to the south on which the Fast & Fresh building will be located. The Comprehensive Plan Amendment request is for this plat of survey parcel to change the existing land use from Light Industrial to Community Commercial like the rest of the site.

History: The subject property was platted as Linnwill Plat 2 in 1958. The existing building on the 210 Grand Avenue property was built in 1989. The properties at 220 and 300 Grand Avenue are vacant. The buildings on those properties were demolished in 2017.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their April 6, 2020 meeting as an informational item only. There was no discussion or disagreement with the proposed project.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff would summarize the following key points of interest:

- **Grand Avenue Redevelopment Plan:** This property is located within what is known as the Val-Gate District which is an area identified for redevelopment along Grand Avenue from 1st Street to 4th Street. The intent of the plan is to provide the opportunity for properties within the plan area to redevelop while creating a unique and identifiable district within the City. To achieve this, the plan includes several contextual development standards/guidelines that will be encouraged during redevelopment. In the interest of promoting redevelopment and recognizing the real site constraints caused by being located within an infill development area, there are certain current zoning code requirements which need to be relaxed within the area. Due to the constraints and challenges for infill development, Planned Unit Developments (PUDs) are proposed with development of specific parcels/areas which establishes specific design standards that respond to the unique aspects of the site. The Grand Avenue Redevelopment plan serves as the basis and justification for developing the proposed PUDs. This proposed PUD responds to the development intent and establishes regulations for the proposed Linnwill Hy-Vee PUD.
- **Site Access:** In 2021, the City is proposing to widen Grand Avenue to 5 lanes with a center median. This will provide this site with a full access on the west side and a shared right in/right out on the east side. With fewer accesses on Grand Avenue along with a raised median, internal connections to the west will be needed as the area develops so that drivers can reach the traffic signal at 4th Street & Grand Avenue to go west. These connections are vital for providing access to all businesses, while still maintaining safe and efficient traffic flow on Grand Avenue. This will give left-turning traffic options to use different routes during peak times, better distributing trips to the

arterial streets and alleviating delays. An internal cross connection is proposed on the southwest corner of this site. This will provide a connection for the property to the west to be utilized when that property redevelops in the future. To facilitate access to the full access on the Hy-Vee property for the property to the west (i.e. Dairy Queen, Subway, etc.), Hy-Vee is proposing to construct a temporary driveway along its west property line that will allow vehicles from the west property to drive east to the full access on the Hy-Vee site.

- ***Building Architecture:*** Staff has been working with Hy-Vee to develop architectural designs which capture the design intent of the Val-Gate District. The building is of a mid-century modern design with a mix of stack bond brick and composite panels with a low slope roof and V-shaped entry canopy reinforcing the design elements found in the district and in the original development era of the property. Staff is still working with the applicant on some minor material and architectural detail comments that will be resolved prior to the City Council meeting.
- ***Streetscape:*** A landscaped edge with hardscape elements or 'streetscape' will be provided along Grand Avenue. This streetscape is intended to provide desired green to the City, reinforce a district identity, provide visual screening of parking and other negative site elements, bring human scale to adjoining buildings and provide traffic calming benefits. The streetscape shall be accomplished in accordance with the Grand Avenue Redevelopment Plan streetscape intent and shall include vegetation, furniture, and ornamental stone wall screening elements as illustrated in the Grand Avenue Redevelopment Plan.

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.

Noticing Information: On June 2, 2020, notice for the original June 8, 2020, Plan and Zoning Commission and June 15, 2020, 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 May 29, 2020.

Staff Recommendation And Conditions Of Approval – Comprehensive Plan Amendment: 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 to recommend the City Council approve the Comprehensive Plan Land Use Map amendment for an approximately 16,000 square foot portion of the property at 811 4th Street from Light Industrial (LI) to Community Commercial (CMC), subject to the applicant meeting all City Code requirements.

Staff Recommendation And Conditions Of Approval – Rezoning: 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 to recommend the City Council approve the rezoning request to establish the Linnwill Hy-Vee Planned Unit Development with underlying zoning of Community Commercial (CMC), subject to the applicant meeting all City Code requirements.

Property Owners: Hurd Indianola, LLC
2000 Fuller Road
West Des Moines, Iowa 50265
richard.hurd@hur Realty.com

Delavan, Inc.
811 4th Street
West Des Moines, IA 60265
Racael.brenner@collins.com

Applicant: Hy-Vee, Inc.
5820 Westown Parkway
West Des Moines, IA 50266
jbrehm@hy-vee.com

Applicant's Representatives: Kelsey Scallon
Shive-Hattery, Inc.
4125 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
kscallon@shive-hattery.com

ATTACHMENTS:

- Attachment A - Plan and Zoning Commission Resolution – Comprehensive Plan Amendment
 - Exhibit A - Conditions of Approval
 - Exhibit B - Comprehensive Plan Land Use Map
- Attachment B - Plan and Zoning Commission Resolution – Rezoning
 - Exhibit A - Conditions of Approval
- Attachment C - Pavilion Park PUD Ordinance
 - Exhibit A - PUD Sketch Map
 - Exhibit B - Architectural Precedent Images

RESOLUTION NO. PZC-20-033

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP FROM LIGHT INDUSTRIAL TO COMMUNITY COMMERCIAL LAND USE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hy-Vee, Inc. in association with the property owner Delavan, Inc., has requested approval of an amendment to the Comprehensive Plan Land Use Map (CPA-004663-2020) to change the land use designation on ground as depicted on the attached Exhibit "B" from Light Industrial to Community Commercial.

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 June 8, 2020, this Commission held a duly noticed meeting to consider the application for Comprehensive Plan Amendment (CPA-004663-2020); and

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 8, 2020, or as amended orally at the Plan and Zoning Commission hearing of June 8, 2020, are adopted.

SECTION 2. Comprehensive Plan Land Use Amendment (CPA-004663-2020) to change the land use designation from Light Industrial to Community Commercial on the subject property is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated June 8, 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 June 8, 2020.

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 June 8, 2020, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

No conditions of approval

RESOLUTION NO. PZC-20-034

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE REZONING TO ESTABLISH THE LINNWILL HY-VEE PLANNED UNIT DEVELOPMENT LOCATED AT 210, 220 & 300 GRAND AVENUE AND AN APPROXIMATELY 16,000 SQUARE FOOT PARCEL OF 811 4TH STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hy-Vee, Inc., in association with the property owners, Hurd Indianola, LLC and Delavan, Inc., has requested approval of a Rezoning Request for property located at 210, 220 and 300 Grand Avenue and an approximately 16,000 square foot parcel of 811 4th Street to amend the Zoning Map and establish the Linnwill Hy-Vee Planned Unit Development with underlying zoning of Community Commercial (CMC); 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 June 8, 2020, this Commission held a duly noticed hearing to consider the application for the Rezoning Request (ZC-004664-2020); and

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 8, 2020, or as amended orally at the Plan and Zoning Commission hearing of June 8, 2020, are adopted.

SECTION 2. REZONING REQUEST (ZC-004664-2020) to establish the Linnwill Hy-Vee Planned Unit Development (PUD) is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated June 8, 2020, including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. 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 June 8, 2020.

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 June 8, 2020, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

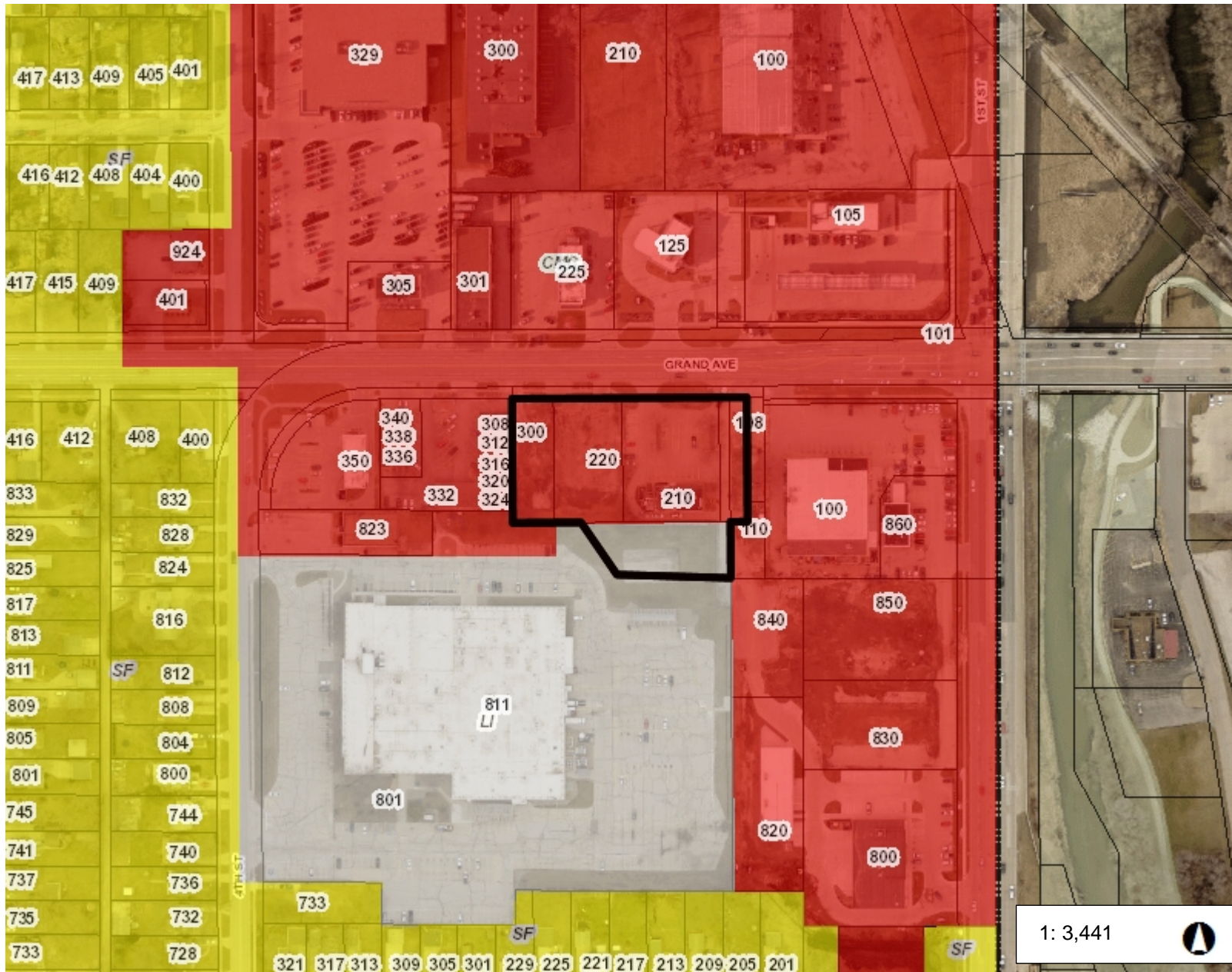
ATTEST: _____
Recording Secretary

Exhibit A: Conditions of Approval

No Conditions of Approval



Comprehensive Plan Land Use Map



Legend

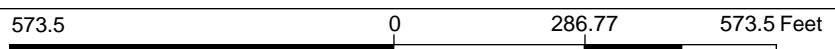
Addresses

Comprehensive Plan Land Use

- OS: Open Space
- PG: Parks & Greenways
- LD: Low Density Residential
- SF: Single Family Residential
- MD: Medium Density Residential
- HD: High Density Residential
- MF: Manufactured Homes
- MU: Mixed Use
- RC: Regional Commercial
- TCC: Town Center Commercial
- CMC: Community Commercial
- SO: Support Office
- NC: Neighborhood Commercial
- SC: Support Commercial
- HC: Highway Commercial
- CVC: Convenience Commercial
- VJ SC: Valley Junction Commercial
- HBC: Historic Business
- OF: Office
- GI: General Industrial
- LI: Light Industrial
- BP: Business Park
- WR: Warehouse/Retail

- Corporate Limits
- Parcels

1: 3,441



WGS_1984_Web_Mercator_Auxiliary_Sphere
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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

Prepared by: B. Portz, Development Services, City of West Des Moines, PO 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
Tax Statement: Not Applicable

ORDINANCE NO.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2019 BY AMENDING TITLE 9, ZONING, CHAPTER 9, PLANNED UNIT DEVELOPMENT DISTRICT, PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES.

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

SECTION 1. AMENDMENT: Amend the Zoning Map of the City of West Des Moines, Iowa, to change the zoning of the following legally described property from Community Commercial (CMC) and Light Industrial (LI) to **Linnwill Hy-Vee** Planned Unit Development (PUD):

LEGAL DESCRIPTION:

THAT PART OF LOTS TWO (2) AND THREE (3) IN LINNWILL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY #2018-18 RECORDED OCTOBER 15, 2019 IN BOOK 17544 AT PAGE 254.

AND

LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND THE NORTH 79.3 FEET OF THE EAST 60 FEET OF LOT EIGHT (8) IN LINNWILL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDING IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

AND

THAT PART OF LOTS TEN (10) AND ELEVEN (11) IN LINNWILL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY #2020-15 RECORDED APRIL 13, 2020 IN BOOK 17776 AT PAGE 917.

SECTION 2. DEVELOPMENT INTENT: The Linnwill Hy-Vee PUD intends to provide a framework for development standards reflective of the realities and constraints of redevelopment and to establish design standards to reinforce the intent of the Grand Avenue Redevelopment Plan to respect the context of the area and create a neighborhood identity that recognizes the area's original development history. The Linnwill Hy-Vee PUD is located within the area identified for redevelopment by the Grand Avenue Redevelopment Plan. Redevelopment in this area is intended to create a special iconic district within the city of West Des Moines known as the Val-Gate district. All development within this district must be in furtherance of the goals of the Grand Avenue Redevelopment Plan. The city of West Des Moines Val-Gate district Grand Avenue Redevelopment Plan and all appendices and exhibits, as amended, are hereby incorporated as part of the Linnwill Hy-Vee PUD.

The Grand Avenue Redevelopment Plan identifies major street patterns, access and interconnection points, district streetscape locations and typical design including signage and pedestrian elements. The intent of the redevelopment plan is to provide a tool that can be used to promote the communication and cooperation between adjacent property owners and developers within the overall district to create and ensure a cohesive and unified development.

Properties within the Grand Avenue Redevelopment Plan may be referred to as the Val-Gate district.

SECTION 3. SKETCH PLAN: Attached hereto (or on file with the city) and made a part of this rezoning approval, for concept description and delineation is the Sketch Plan document for Linnwill Hy-Vee PUD marked Exhibit "A". The Sketch Plan is a graphic representation of the property included in the PUD for the purpose of easier reference for the applicable regulations of this Ordinance. Wherever conflict occurs between the written text in this document and the notations on the Sketch Plan, the written text shall prevail.

SECTION 4. REQUIRED PLANS: The following plans shall be required as a part of the processing of any development application for any property within the Linnwill Hy-Vee PUD:

- A. Planned Unit Development: A planned unit development (PUD) identifies detailed development criteria for specific areas within the Grand Avenue Redevelopment Plan area. The planned unit development shall conform to the general development intent identified in the approved redevelopment plan. The planned unit development shall be reviewed by the Plan and Zoning Commission and adopted by the City Council by ordinance.

This document shall constitute the Planned Unit Development Ordinance for Linnwill Hy-Vee. On file in the city is a sketch plan that illustrates the overall site layout concept (exhibit A). This document and any referenced documents or exhibits (on file with the city clerk) are intended to specify the components, parameters, and requirements to be adhered to and implemented in order to ensure the realization of the Grand Avenue Redevelopment Plan. It is recognized that modifications and changes may be necessary due to changes in building footprints, site details, and response to market demand. At the discretion of the Director of Development Services, changes to the layout of the development that are deemed to be "major" changes shall require an amendment to the sketch plan and ordinance, if applicable. Major amendments shall require the review and approval of the Plan and Zoning Commission and City Council.

Where the sketch plan and PUD language conflict, the PUD language shall prevail.

- B. Development Applications (Site Plans or Modifications to a Site Plan): Site plans for lots within the Linnwill Hy-Vee PUD must meet the intent of the approved PUD. Site plans for the development of each and all lots shall be submitted to the City of West Des Moines for review and approval prior to the development of any portion of the lot. Site plans for permitted uses which comply (as determined by the Director of Development Services or designee) with the design intent as set forth in this PUD will be subject to review via the City's development review process and shall receive final approval from the City Council following a recommendation from the Plan and Zoning Commission. Site plans for uses identified as Permitted Conditional (PC) shall require approval from the Board of Adjustment. At the discretion of the Director of Development Services, an amendment to the Linnwill Hy-Vee PUD may be required to bring consistency between the ordinance and site plan development proposed.

SECTION 5. COMPLIANCE WITH CODE: Unless otherwise specified herein, the development of the Linnwill Hy-Vee PUD shall comply with the provisions of the West Des Moines city code.

SECTION 6. DEVELOPER RESPONSIBILITIES:

- A. Unless otherwise specifically approved by the City Council, the developer, its successors and/or assigns, if any, shall pay all planning, engineering, and construction costs for the development of the Planned Unit Development as required by this ordinance, and shall pay all costs related to approved site plans, which may include, but is not limited to, the cost of all streets, storm sewers, sanitary sewers, water mains and service lines, drainageway improvements, detention basins, buffers, and other improvements as required.

No occupancy permits, either temporary or permanent, shall be issued until all necessary improvements applicable to the area/lot or structure requesting occupancy are installed and accepted by the city of West Des Moines. Nothing in this ordinance shall be construed to prevent the developer, its successors and/or assigns, if any, from entering into private agreement(s) as it/they may desire to share the cost of improvements.

- B. The cost of traffic signals that may be located at the intersection of Grand Avenue and the west entrance to the site in the future shall be the responsibility of the developer and abutting property owners pursuant to the assessment policy of the city, of which the city shall have no financial responsibility whatsoever.
- C. The developer shall be responsible for the maintenance of the area encompassing the streetscape easement and related public right of way, including trash removal for the trash receptacles.
- D. Developer's responsibilities include all obligations contained in this section as well as those responsibilities set forth in this ordinance.

SECTION 7. LAND USE: All general use regulations and provisions set forth in title 9, "Zoning", of the West Des Moines city code for the Community Commercial district (CMC), shall apply to any development proposal within the Linnwill Hy-Vee PUD area, unless noted elsewhere within this ordinance.

- A. Allowed Uses: Uses allowed for parcels within the Linnwill Hy-Vee PUD shall be those uses identified as permitted or permitted conditional for the Community Commercial (CMC) district, except as noted below:

1. In addition, the following permitted conditional (PC) uses shall be permitted (P):

SIC 5411-0200	Convenience stores: Maximum eight (8) fuel pump islands (16 vehicle fueling spots)
SIC 7542	Car washes

- B. Prohibited Uses: The following uses normally allowed in the Community Commercial (CMC) district shall be prohibited in the Linnwill Hy-Vee PUD:

SIC 4522	Heliport/helistop
SIC 4925	Mixed, manufactured or liquefied petroleum gas production and/or distribution (except: production and manufacturing)
SIC 592	Liquor stores
SIC 5999	Adult entertainment establishment
SIC 6099-9901	Functions related to deposit banking NEC: Check cashing agencies
SIC 6141	Personal credit institutions (a.k.a., delayed deposit lenders)
SIC 75	Automotive repair, services, and parking

SECTION 8. VEHICLE TRIP ALLOCATION: The traffic study completed by the city of West Des Moines dated May 19, 2020 and approved for the Linnwill Hy-Vee PUD parcels estimates a total of 5,853 average daily trips (ADT); 561 A.M. peak; and 446 P.M. peak vehicle trips collectively for the development. These numbers constitute the number of total vehicle trips allocated to the Linnwill Hy-Vee PUD. The combination of tenants/uses within the PUD area cannot collectively generate vehicle trips which exceed that allocated as indicated.

Development of the PUD area and implementation of desired land uses will be limited by the available number of trips designated above for the Linnwill Hy-Vee PUD, as well as compliance with all applicable regulations within this ordinance or city code. The traffic to be generated must be less than or equal to that allocated. The traffic allocation indicated above shall be an entitlement to the PUD area. Traffic generation due to subsequent redevelopment, expansion or change of use shall not exceed the maximum traffic allocation stated previously. Alternate uses to that currently anticipated may be allowed, following completion of an amendment to the approved traffic study analyzing the proposed alternative and appropriate city approval if the existing uses and the proposed change(s) collectively do not exceed 5,853 average daily trips (ADT); 561 A.M. peak; and 446 P.M. peak vehicle trips allocated to these parcels.

Overall trips for the Val-Gate district must remain within the caps established for the Val-Gate district as a whole which were established as part of the Grand Avenue Redevelopment Plan traffic study. Future development within the Linnwill Hy-Vee PUD may be limited by available trips due to traffic generated elsewhere within the district.

SECTION 9. STORMWATER MANAGEMENT PLAN: A master stormwater management plan (MSWMP) for the entire Grand Avenue redevelopment area which governs the overall stormwater management of the Val-Gate district has been prepared by the city of West Des Moines. Specific stormwater management plans (SWMP) will be required with the submittal of each site development plan. The specific stormwater plans shall be prepared at the developer's expense, by a professional engineer licensed in the state of Iowa. All specific stormwater management plans shall comply with the city's applicable design standards for stormwater management existing at the time each development (site plan) is approved. Said SWMP must demonstrate compliance with the Grand Avenue Redevelopment master stormwater management plan, if available, at the time of site plan approval.

The developer(s) of the Linnwill Hy-Vee PUD shall be required to participate in the Grand Avenue redevelopment stormwater management facilities per their pro rata share of stormwater contribution for the Val-Gate district.

Although it cannot be guaranteed, the city will attempt to structure the construction of stormwater infrastructure adjacent to the PUD in such a manner as to minimize the impact on the business operations of Linnwill Hy-Vee. Such mitigation measures may include limiting construction hours and/or providing alternate means of access to the site. Additional measures as identified at the time of storm water infrastructure construction may also be utilized.

SECTION 10. PUBLIC STREET RIGHT OF WAY DEDICATION: In order to maintain the functional class of the city's roadway system as set forth in the comprehensive plan, the right of way necessary for Grand Avenue shall be dedicated to the city in fee title. In accordance with right of way standards for each road classification consistent with the city's comprehensive plan or as otherwise defined in this ordinance, the developer(s) shall provide dedication at the time of development. The developer shall provide at no cost to the city temporary easements necessary for the construction of public streets within or adjacent to the development.

SECTION 11. SITE ACCESS: Two permanent access drives to the Linnwill Hy-Vee PUD area from Grand Avenue shall be allowed.

A. Access Locations:

1. The eastern entrance shall be a shared access with the property to the east with the execution of a private access easement. Initially, this access will allow for full turning movements; however, at such time that a median is constructed on Grand Avenue; the access shall be restricted to a right in/right out access only.
2. The western entrance to the PUD shall be aligned with the future north/south street on the north side of Grand Avenue. This access will allow for full turning movements into the site.
3. Along the west property line, a temporary driveway shall be located parallel to the west property line to provide cross access to the property to the west. This driveway will be removed at such time that the property to the west redevelops and a connection is made to the driveway stub on the southwest corner of the Linnwill Hy-Vee PUD.

- B. **Signalized Intersections:** A traffic signal at the intersection of Grand Avenue and the western entrance to the Linnwill Hy-Vee PUD area was not recommended in the traffic study and should not be allowed unless the city deems a signal is warranted and will improve the overall safety and operation of the intersection. The city may facilitate installation of this signal, but the city shall have no responsibility for any cost of installing this signal. Dedication of permanent right of way to accommodate the placement of signals and appurtenances shall be provided to the city upon request by the city and at no cost to the city. Temporary construction easements shall also be provided at no cost to the city.

SECTION 12. PARKING:

A. **Off Street Parking:**

1. All off street parking areas shall be sited and landscaped to mitigate visibility thereof from street rights of way, residential dwellings, pedestrian pathways, and adjoining property outside of the Linnwill Hy-Vee PUD. Parking areas shall be screened to a minimum height of three feet (3').
2. Parking stall measurements and drive aisle widths shall conform to title 9, chapter 15 of the city code.
3. It is desired that all off street parking areas be aesthetically improved to reduce obtrusive characteristics that are inherent to their function. Landscape islands and/or pods shall be implemented in accordance with title 9, chapter 19 of the city code of West Des Moines except that parking rows along a building face shall only be required to implement terminal islands at the end of parking rows and shall not be required to provide intermediate islands within a linear row of parking.

- B. **Parking Ratios:** The minimum number of parking stalls provided shall be one (1) parking space per two hundred fifty (250) square feet of gross floor area of the primary building.

- C. **Off Street Parking Lot Setbacks:** Parking shall be set back so as to provide a minimum of ten feet (10') from the ultimate street right of way of Grand Avenue. Parking shall be set back a minimum of five feet (5') from the east and south property lines of the Linnwill Hy-Vee PUD. No minimum setback shall be required along the west property line because of a temporary driveway parallel to the west property line that will provide cross access to the property to the west. This driveway will be located on the west property line.

SECTION 13. DRIVE-THROUGH BUSINESSES: If, through the design review process, including a traffic analysis, it can be demonstrated that a drive-through does not cause traffic congestion, does not cause the Linnwill Hy-Vee PUD to exceed its allocated vehicle trips, and does not interfere with pedestrian movements, a maximum of one drive-through within the PUD may be permitted. Said drive-through shall provide the minimum queuing required per title 9, chapter 15 of the city code for the use. Queuing for drive-up lanes shall not be permitted to interfere with traffic on any public street. The presence of drive-ups shall be visually mitigated through the use of fencing, earth berming and/or landscape vegetation placement as appropriate. In addition, drive-through lanes shall be allowed to be a minimum of thirteen feet (13') wide.

SECTION 14. PEDESTRIAN ELEMENTS: The Linnwill Hy-Vee PUD, in alignment with the Grand Avenue Redevelopment Plan, aims to encourage pedestrian movement and opportunities for pedestrian interaction through the implementation of multiple and connected pathways to and from parcels within the redevelopment area. In addition, to encourage pedestrian activity, site furniture and benches for pedestrian use shall be provided along public streets within an area of enhanced landscaping. One pedestrian area shall be provided for every two hundred linear feet (200') of frontage (streetscape). Each pedestrian area shall contain at a minimum two (2) benches and one trash receptacle. These pedestrian areas may be spaced along the frontage or grouped to create more of a larger plaza area. Development of these areas shall comply with the Grand Avenue Redevelopment Plan guidelines with details of the development of each area to be specified, reviewed, and approved at the time of site plan development. Unless otherwise specified, the installation of these pedestrian elements shall be by the developer of the Linnwill Hy-Vee PUD at the time of development. A public access easement will be required for the streetscape area at the time of final plat to allow public use of the pedestrian elements and to allow the public sidewalk to encroach on the developer's property.

SECTION 15. LANDSCAPING: Landscaping must be provided in accordance with city code unless otherwise modified within this ordinance. Details regarding specific varieties, exact quantities, and the minimum size at time of planting shall be provided and approved as part of the site plan submittal and shall meet the general guidelines in respect to the minimum plant sizes traditionally applied to development within the city. The

minimum vegetation quantities specified within this ordinance will need to be provided. The provision of additional vegetation above the minimum amount required may be necessary to fulfill the intent (i.e., visual mitigation/screening) of the required landscaping.

- A. Open/Green Space: Due to the nature of the intended redevelopment in respect to existing development pattern, uses, and densities, the amount and locations of open space and green space/vegetation within the redevelopment area will vary. As a general rule, the maximum amount of "green" (open lawn areas and vegetation) should be provided within a site. To allow the most flexibility in planning, the site shall attempt to provide a minimum of twenty five percent (25%) open space; however, the PUD area shall not contain less than fifteen percent (15%) open space or more than eighty five percent (85%) impervious surface. Plaza and streetscape areas along with any areas associated with outdoor pedestrian use may be counted toward fulfilling the minimum open space requirement. Plazas and outdoor pedestrian use areas to be counted toward fulfilling minimum open space requirements may be paved (impervious) as long as the paving is part of a planned hardscape and softscape enhancement of the plaza or pedestrian area.

A minimum of two (2) trees and three (3) shrubs shall be provided for every three thousand (3,000) square feet of required open space which shall be based on twenty five percent (25%) of the site regardless of the actual amount provided. Of the required trees, fifty percent (50%) shall be of an overstory or evergreen variety unless otherwise done for design intent and specifically approved by the appropriate reviewing body. No substitution for required trees is allowed; however, a twenty (20) square foot mass planting of perennial flowers or ornamental grasses may be substituted for three (3) shrubs. The incorporation of evergreen vegetation is encouraged to provide winter substance within the landscape. Vegetation required as part of the open space may be placed into off street parking areas, streetscape areas or required buffers but is in addition to vegetation required of streetscape areas.

- B. Streetscaping: A landscaped edge with hardscape elements or "streetscape" shall be provided along Grand Avenue. These streetscapes are intended to provide desired green to the city, reinforce a district identity, provide visual screening of parking and other negative site elements, bring human scale to adjoining buildings and provide traffic calming benefits. The streetscape shall be accomplished in accordance with the Grand Avenue Redevelopment Plan streetscaping intent and shall include vegetation, furniture, and ornamental stone wall screening elements as illustrated in the Redevelopment plan. Monument signs and pedestrian elements such as patios and walkways may encroach into the streetscape area; however, no buildings or off street parking may encroach.

A minimum ten foot (10') streetscape easement shall be provided parallel with Grand Avenue to provide area for district streetscape, signage and to maintain utility corridors. The developer shall provide the necessary easement at the time of final plat.

Streetscape landscaping shall be placed within the streetscape easement on the property. Landscape vegetation and amenities such as pedestrian benches and ornamental wall stones shall be implemented within the streetscape area to provide screening of off street parking areas to a minimum height of three feet (3'). To aid in achieving this, a minimum of two (2) trees and ten (10) shrubs shall be required for every fifty (50) linear feet of streetscape distance. Of the required number of trees, a minimum of one-half (1/2) must be overstory in nature. No substitution of shrubs for required trees shall be allowed. Additionally, three (3) "ornamental wall stones" as illustrated in the Grand Avenue Redevelopment Plan shall be provided for every one hundred linear feet (100') of streetscape. It is recommended that the stones be clustered in groups of at least three (3) stones amongst and between groups of shrubs to provide mass and screening rather than be equally spaced along the streetscape length.

- C. Screening Of Negative Site Elements: Electrical transformers, trash dumpsters, service areas and loading docks, heating, ventilation, air conditioning, generators, utility meters, and other mechanical equipment which is located on, beside or adjacent to any building or development shall be visually screened from views from adjacent roadways, pedestrian paths, and adjoining properties.
- D. Vegetation Placement: Understory trees are an acceptable replacement for overstory trees and upright evergreen trees within public utility easements. The presence of utility easements shall not provide a basis

for noncompliance with landscaping provisions found within this ordinance and within any applicable codes. The placement of public utility easements within streetscapes and buffer parks is discouraged due to the potential conflict between trees and the need to access the lines for repair.

SECTION 16. SIGNAGE: All proposed exterior signage requires the review and approval of a sign permit by the city of West Des Moines. All signage shall follow the architectural theme of the Grand Avenue redevelopment district plan and shall comply with title 9, chapter 18 of the city code except as modified herein or within the Grand Avenue Redevelopment Plan. Sign design and construction not typically allowed by code may be permitted by the sign administrator if it is deemed to carry and reinforce the design intent of the Val-Gate district. Allowance of alternate design and construction measures shall only be allowed if there is no other code compliant manner in which to create the sign. The use of LED illumination for signage emulating "neon style" lighting and relevant to the architectural theme of the district may be allowed with the approval of the Development Services Director or their designee. The following additional modifications to title 9, chapter 18 of the city code are hereby made:

A. Business Identification Signs:

1. Business identification signs, including wall, ground monument, pole (pylon), roof, and projecting signs shall be consistent with and reinforce the design intent of the redevelopment plan.
2. Roof signs shall be permitted in lieu of or as part of the allowable wall or canopy signage for the primary building. Said sign must be comprised of individual letters with the letters extending above the primary building roof no higher than one-half ($\frac{1}{2}$) of the height of the letter. A roof sign associated with the canopy may be placed entirely above the canopy as long as it is deemed to be part of an architectural element which carries and reinforces the design intent of the Val-Gate district. Painted roof signs shall not be allowed. Backer panels are allowed for roof signs as long as they are contoured around each individual letter.
3. A projecting sign shall be permitted as wall signage up to a maximum of thirty five (35) square feet of the allowed wall signage for a building. Said sign shall be allowed to extend above the building roof no more than one-half ($\frac{1}{2}$) the height of the sign.
4. Ground monument signs shall be allowed in accordance with city code for the CMC district with the following exceptions:
 - a. The main sign structure shall not exceed thirty five (35) square feet and five feet (5') in height. Up to an additional one foot (1') of height shall be allowed for columns or other architectural elements.
 - b. Along Grand Avenue, the sign shall be set back from the ultimate right of way line a minimum of five feet (5') and so as to not block pedestrian and vehicular visibility at driveway entrances.
5. A portion of the allowable wall signage may be located on the fuel canopy.
6. Illuminated banding (led) may be allowed on the primary structure, canopy and/or monument signs if it is approved as part of the architectural design.
7. Unless for a twenty-four (24) hour establishment, illuminated business identification signs shall be turned off no later than one hour after the last retail or restaurant establishment in the Grand Avenue Redevelopment Plan area closes.

SECTION 17. LIGHTING: Consistent with the redevelopment plan, the Linnwill Hy-Vee PUD shall incorporate a variety of light fixtures ranging from parking lot lights and roadway fixtures to pedestrian pathway lights. Lighting shall be IDA dark sky compliant unless otherwise approved by the City of West Des Moines. Included within section 6 of the Grand Avenue Redevelopment Plan are design specifications and requirements along with sketches and images of the intended lighting series. All lighting within the PUD area shall abide by these standards and be consistent in character to that illustrated in the Grand Avenue Redevelopment Plan and the Val-Gate district's iconic design intent.

As a part of the review of each site plan, a photometric plan must be submitted. During the review, the applicant must demonstrate how lighting will not adversely affect adjoining properties or patrons utilizing the public street system. Special care must be given to ensure excess light does not spill onto properties adjacent to, but not part of, the Val-Gate district.

The following general guidelines shall be in addition to the specific regulations stated within the Grand Avenue Redevelopment Plan regulations:

- A. Street Lights: The developer of the Linnwill Hy-Vee PUD shall install streetlights adjacent to Grand Avenue in conjunction with development of the PUD area or as otherwise agreed upon by the City to accommodate Grand Avenue widening.
- B. Parking Luminaries: Fixtures shall be of a design to direct light downward and shall not have bulbs which are exposed and extend below the frame of the light fixture. Said fixtures shall not exceed twenty-five feet (25') in height as measured from the ground to the top of the light structure. Fixtures used shall be consistent throughout the Linnwill Hy-Vee PUD.
- C. Building Lighting: No wall packs, or floodlighting without shields to direct the light to its intended target are allowed. In addition to cut off fixtures, particular attention shall be given to eliminate hot spots and light glare. Architectural accent lighting in keeping with the design intent of the Val-Gate district Redevelopment Plan may be allowed if approved as part of the architectural design.
- D. Fuel Canopy Lighting: All light fixtures attached to a fuel pump island canopy must be recessed into the canopy with flush mounted lenses. Canopy lighting shall be designed to illuminate downward and eliminate glare and spillover lighting.
- E. Pedestrian Pathways: Bollard or pole lighting shall be implemented along pedestrian pathways. Pole lights shall not exceed fourteen feet (14') as measured from the ground to the top of the light fixture.

SECTION 18. ARCHITECTURE: Included within the Grand Avenue Redevelopment Plan is indication of the architectural style and illustrative examples of the architectural concepts which shall serve to guide the design of all buildings within the Linnwill Hy-Vee PUD. All buildings in the PUD shall reinforce the concept depicted in the Grand Avenue Redevelopment Plan. Specific architecture for all buildings shall be evaluated as part of the site plan review and approval process.

All buildings within the Linnwill Hy-Vee PUD shall accommodate the following in building design:

- A. Form And Scale: Buildings should reinforce the aesthetic concept as depicted by the precedent images contained in the Grand Avenue Redevelopment Plan. Buildings shall be designed to relate specifically to the pedestrian in scale and variety. The following techniques should be used to meet this objective:
 - 1. Corporate architecture shall be prohibited except as permissible by the Grand Avenue Redevelopment Plan in that it reinforces the iconic imagery desired for the Val-Gate district.
 - 2. Buildings shall be organized to create a logical balance and relationship with the site, open spaces and circulation.
 - 3. The building's design should meet context and site objectives such as providing gateways, creating linkages and framing or terminating views.
 - 4. Variation in building height, mass and roof forms shall be provided while still maintaining an overall building continuity.
 - 5. Shifts in building planes/facades and variation in exterior materials shall be incorporated to minimize long expanses of wall.
 - 6. Variation in materials, material modules, expressed joints, textures, colors and details should be used to break up the mass of the buildings.
 - 7. Variation in horizontal planes through the use of materials, color and projecting forms should be implemented to signify an entry and/or protect the pedestrian.
 - 8. Ground floor retail areas should provide the maximum possible glazing toward sidewalks to provide pedestrians with visual interest.
 - 9. A building's roof form and related details/materials are an integral part of the architectural design aesthetic. Roofs should not be designed as attention getting devices related to the reinforcement of signage or as an identifiable corporate image unless said identification is in keeping with the Grand Avenue Redevelopment Plan aesthetic.
- B. Material Quality And Detail: All sides to each building are to receive high quality materials and finishes (360 degree architectural treatment). There are no "backs" to a building. Materials should be durable, economically maintained and of a quality that will maintain their appearance over a prolonged time.
 - 1. Primary building materials shall include glass, steel, architectural precast concrete, stone and brick. The use of natural wood, composite materials and architectural metals shall be used in moderation

and cannot be the predominate building material. Composite or metal panels shall use concealed fasteners and have finished edges. Concrete products shall have integrated color rather than surface applied paint or stain.

2. The following materials shall not be used for cladding unless specifically approved by the city of West Des Moines as part of the architectural elevations:
 - a. EIFS or synthetic stucco.
 - b. Concrete masonry units.
 - c. Tilt up precast concrete systems that are structural in appearance.
 - d. Materials that are intended for interior use.
3. Changes in materials should occur at either inside corners or where a detail is drawn to specifically accommodate a transition. Stone and brick materials should wrap corners several feet in order to provide authenticity to the materials.

SECTION 19. BULK REGULATIONS:

- A. Lot Size: No minimum lot size shall be required.
- B. Building Height: The height of a building shall conform to the limits prescribed by the zoning code for the CMC district unless otherwise specifically approved by the City Council after a recommendation from the Plan and Zoning Commission that the additional height is necessary and appropriate to achieve an architectural intent consistent with the goals of the Grand Avenue Redevelopment Plan.

Canopies shall provide a minimum clearance of fourteen feet (14'). There shall be no maximum fuel canopy height; however, canopy heights greater than twenty feet (20') shall only be allowed if the design of the canopy is deemed to carry and reinforce the design intent of the Val-Gate district.

C. Building Setbacks:

1. Unless otherwise specifically stated, setbacks shall be measured from the property line or ultimate street right of way line, whichever is more restrictive.
2. Building setbacks are to the main plane of the building excluding canopies and pedestrian arcades. It is encouraged that buildings should be pushed forward to locate adjacent to public and private streets and that parking should be located to the rear of buildings. Therefore:
 - a. Buildings shall be set back a minimum of fifteen feet (15') from public streets and from rear and side property lines.
 - b. The closest element of a building located adjacent to a private street shall be no less than ten feet (10') from the back of curb.
 - c. Nothing herein, however, shall be construed as permitting the location of a building that will interfere with pedestrian or vehicle visibility at an intersection, sidewalks, trails, plazas, or maintenance of utilities.
3. A minimum thirty foot (30') building separation shall be maintained between buildings as measured to the closest points of buildings including canopies, unless said buildings are physically connected or otherwise designed and constructed in accordance with applicable building and fire codes to allow for less of a separation distance.
4. A gas station canopy shall be set back a minimum of thirty five feet (35') from Grand Avenue.
5. Dumpster enclosures shall be located no closer than ten feet (10') from Grand Avenue and a minimum of five feet (5') from all other parcel boundaries. Dumpsters should be opaquely screened from visibility from Grand Avenue. Whenever possible, dumpsters should be located and designed as an extension of the primary building. Freestanding dumpster enclosures should be located and landscaped to blend with the landscape and minimize their presence. Building materials for dumpster enclosures shall be consistent with the primary building materials unless in doing so attention is drawn to the enclosure.

SECTION 20. REPEALER: All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

SECTION 21. 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 22. VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Title 1, Chapter 4, Section 1 of the City Code of the City of West Des Moines, Iowa.

SECTION 23. 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 24. 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 this _____ day of _____ 2020.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

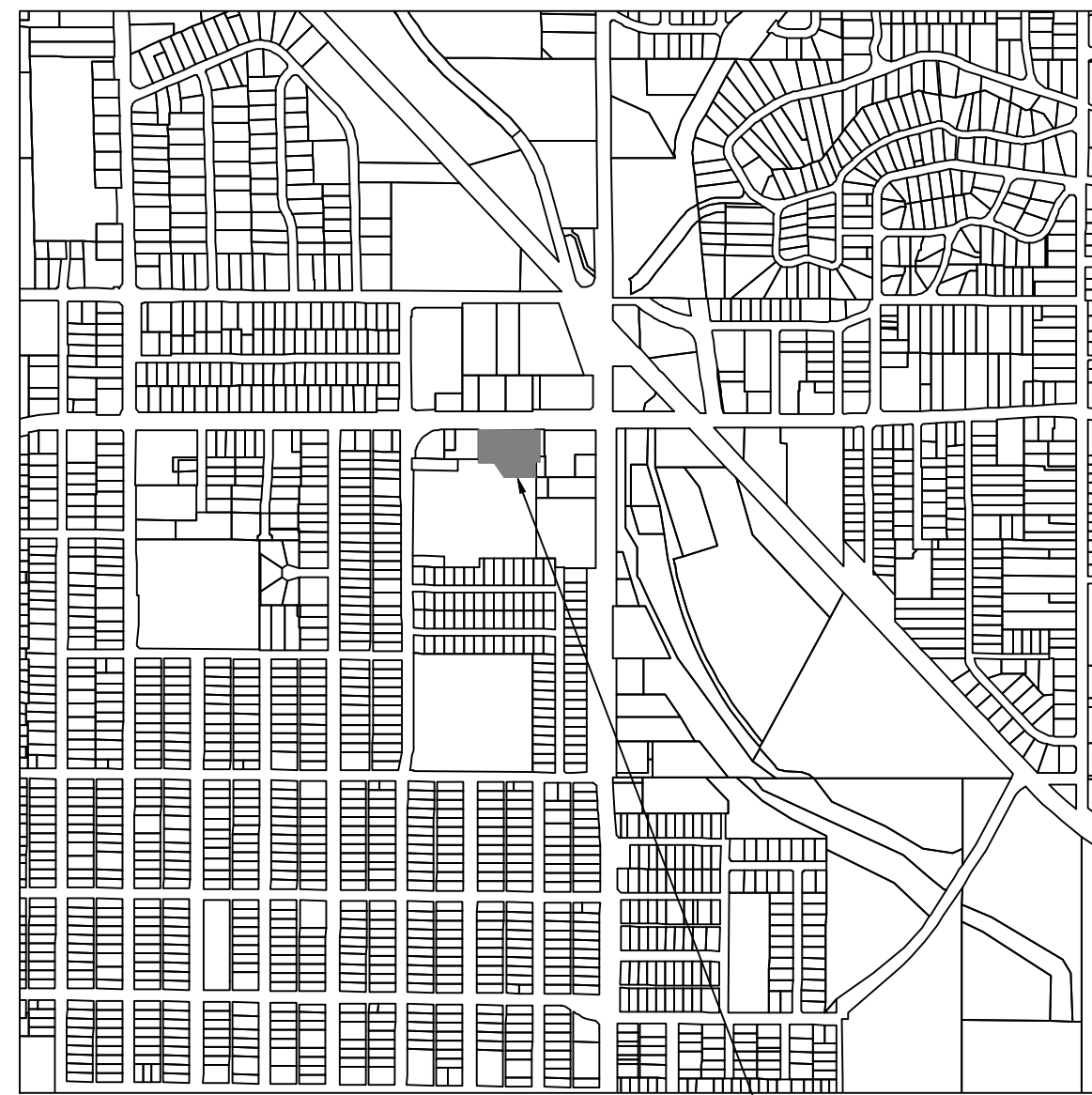
I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____ 2020.

Ryan T. Jacobson, City Clerk

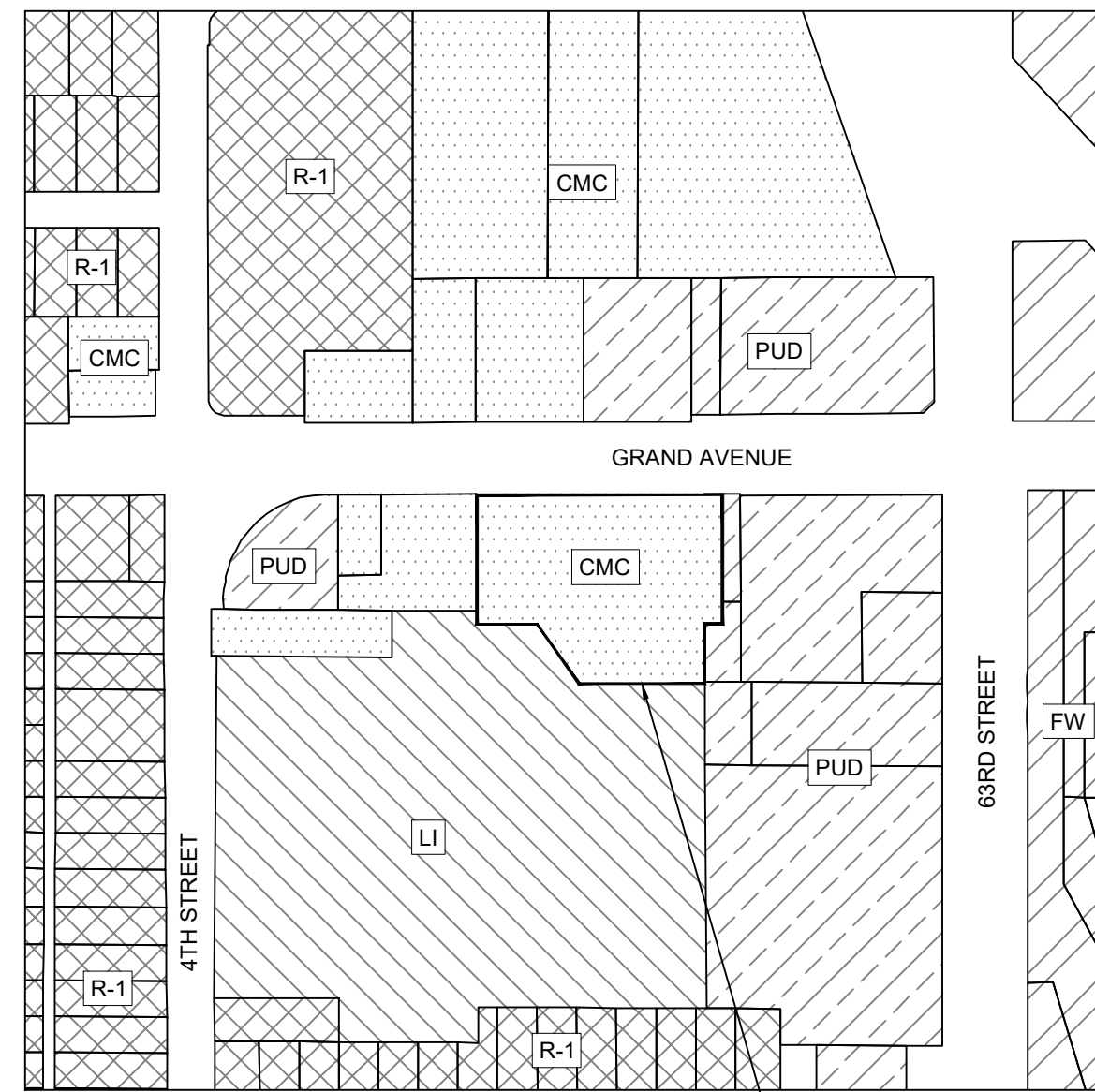
LINNWILL HY-VEE

PLANNED UNIT DEVELOPMENT

201 GRAND AVENUE | WEST DES MOINES, IOWA



VICINITY MAP:
 1" = 2000'



ZONING MAP:
 1" = 250'

ZONING & PUD BULK REGULATIONS

BUILDING SETBACK	15 FT
FUEL CANOPY SETBACK	35 FT FROM RIGHT-OF-WAY LINE AS MEASURED TO THE EXTREME EDGE OF THE CANOPY
FUEL CANOPY HEIGHT	MUST PROVIDE A MINIMUM CLEARANCE OF 14 FT. THERE SHALL BE NO MAXIMUM FUEL CANOPY HEIGHT; HOWEVER, CANOPY HEIGHTS GREATER THAN 20 FT SHALL ONLY BE ALLOWED IF THE CANOPY IS DEEMED TO CARRY AND REINFORCE THE DESIGN INTENT OF THE VAL-GATE DISTRICT.
LOT SIZE	NO MINIMUM LOT SIZE REQUIRED
PARKING SUMMARY	1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA
PARKING SETBACK	10 FT FROM RIGHT-OF-WAY LINE
PARKING LOT SCREENING	5 FT FROM ALL OTHER PROPERTY LINES SUFFICIENT HEIGHT AND DENSITY
OPEN SPACE	15% MINIMUM
LANDSCAPING	MINIMUM OF TWO (2) TREES AND THREE (3) SHRUBS PROVIDED FOR EVERY 3,000 SF OF REQUIRED OPEN SPACE. 50% OF THE TREES REQUIRED FOR OPEN SPACE SHALL BE EVERGREEN IN NATURE.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	STORM STRUCTURES	
	STORM SEWER	
	STORM SUBDRAIN	
	SANITARY MANHOLE	
	SANITARY SEWER	
	WATER MAIN	
	WATER SERVICE	
	WATER VALVE	
	FIRE HYDRANT ASSEMBLY	
	OVERHEAD ELECTRIC	
	PROPERTY LINE	
	EASEMENT LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	LIGHT POLE	
	ELECTRICAL BOX	

LEGAL DESCRIPTION

THAT PART OF LOTS TWO (2) AND THREE (3) IN LINNWILL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY #2018-18 RECORDED OCTOBER 15, 2019 IN BOOK 17544 AT PAGE 254.

AND

LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND THE NORTH 79.3 FEET OF THE EAST 60 FEET OF LOT EIGHT (8) IN LINNWILL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDING IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

AND

THAT PART OF LOTS TEN (10) AND ELEVEN (11) IN LINNWILL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY #2020-15 RECORDED APRIL 13, 2020 IN BOOK 17776 AT PAGE 917.

Sheet List Table

Sheet Title	Sheet Number
COVER SHEET	1
CONCEPT PLAN	2

SITE SUMMARY

BUILDING TYPE	FAST & FRESH	
GROSS LOT AREA	1.79 AC ±	
GROSS FLOOR AREA	6,570 SF ±	
GROSS CANOPY AREA	5,400 SF ±	
HEIGHT	BUILDING	25'-0"
	CANOPY	25'-0"
LANDSCAPE/OPENSOURCE COVERAGE	MIN. 15%	
IMPERVIOUS COVERAGE	MAX. 85%	
PROVIDED PARKING	STANDARD	19
	FUEL SPACES	16
	ADA	2

CIVIL ENGINEER

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Signature: _____ Date: _____

Printed or typed name: **KELSEY A SCALLON**

License Number: **25081**

My License Renewal Date is: **DECEMBER 31, 2021**

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:

OWNER
 HURD INDIANOLA, LLC
 2000 FULLER ROAD
 WEST DES MOINES, IA 50265
 ATTN: RICHARD HURD

DELAVAN, INC
 811 4TH STREET
 DES MOINES, IOWA 50265

APPLICANT
 HY-VEE, INC.
 5820 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 ATTN: JOHN BREHM

CIVIL ENGINEER
 SHIVE-HATTERY, INC.
 4125 WESTOWN PARKWAY
 SUITE #100
 WEST DES MOINES, IOWA 50266
 515-223-8104

LANDSCAPE ARCHITECT
 SHIVE-HATTERY, INC.
 4125 WESTOWN PARKWAY
 SUITE #100
 WEST DES MOINES, IOWA 50266
 515-223-8104

SITE SURVEY
 SHIVE-HATTERY, INC.
 4125 WESTOWN PARKWAY
 SUITE #100
 WEST DES MOINES, IOWA 50266
 515-223-8104

ZONING:
 EXISTING: CMC (COMMUNITY COMMERCIAL)
 PROPOSED: PUD (PLANNED UNIT DEVELOPMENT)

USE:
 EXISTING: RESTAURANT FAST FOOD, SIC 541
 PROPOSED: CONVENIENCE STORE



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

CONSTRUCTION NOT SPECIFICALLY DETAILED OR SPECIFIED WITHIN THE PLANS OR PROJECT SPECIFICATIONS SHALL CONFORM TO THE DES MOINES METROPOLITAN DESIGN STANDARDS WITH WEST DES MOINES ADDENDA.

LINNWILL HY-VEE

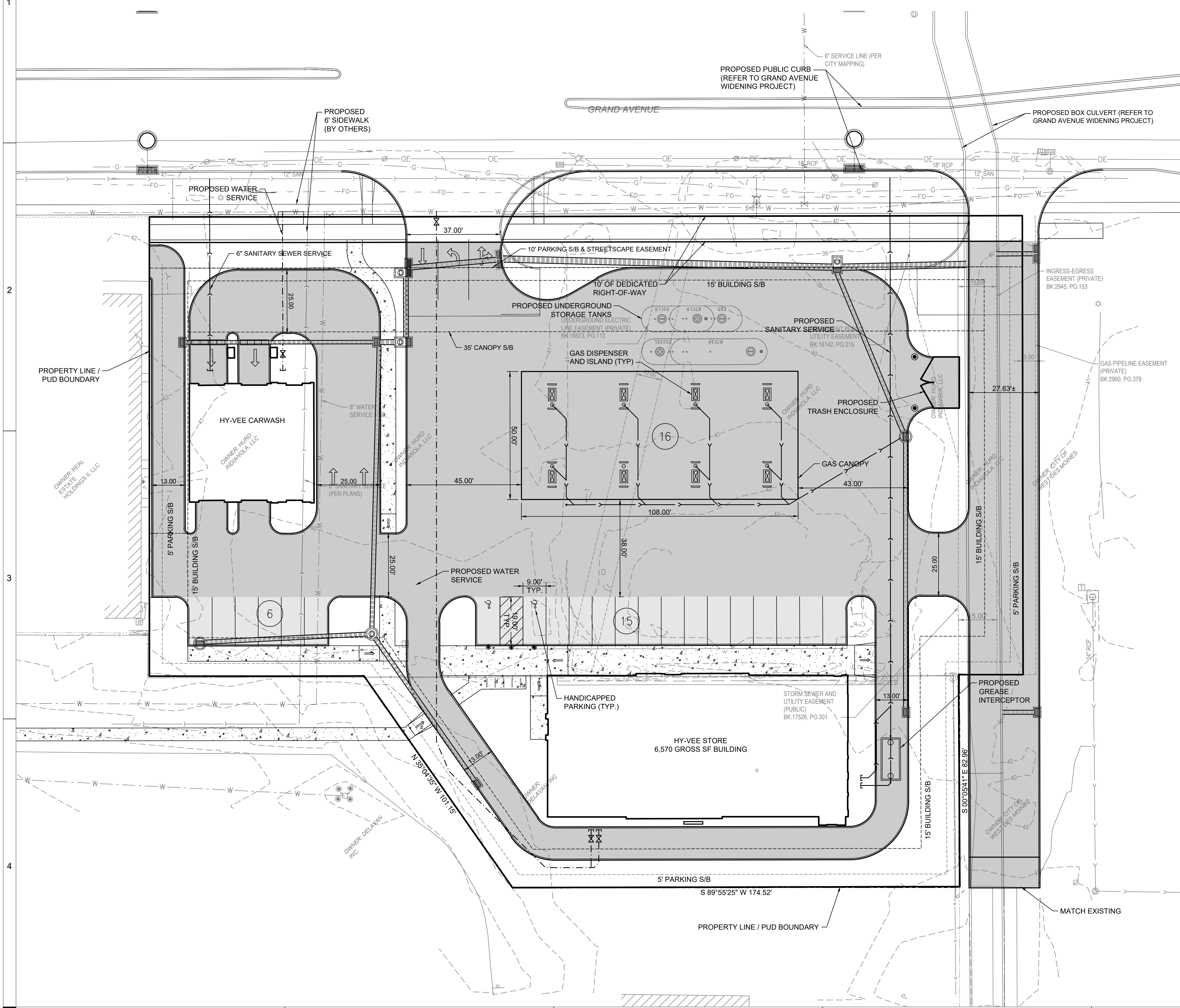
PRELIMINARY
 - NOT FOR
 CONSTRUCTION

DRAWN: _____
 APPROVED: _____
 ISSUED FOR: CITY APPROVAL
 DATE: 2020/05/04
 PROJECT NO.: 4185/00
 FIELD BOOK: _____
 CLIENT NO.: _____

COVER SHEET

LINNWILL HY-VEE - PUD SKETCH PLAN

201 GRAND AVENUE
WEST DES MOINES, IOWA



GENERAL NOTES:

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
3. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
4. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER AND DEVELOPERS.
5. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF SITE. BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
6. NO MECHANICAL EQUIPMENT OVER 3' IN HEIGHT IS ALLOWED IN ANY REQUIRED SETBACK AREA.
7. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
8. THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
9. ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
10. NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
11. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
12. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION. ANY WORK ON A PUBLIC STREET OR ALLEY THAT REQUIRES CLOSURE WILL REQUIRE A CLOSURE NOTICE SUBMITTED TO WEST DES MOINES PUBLIC WORKS 48 HOURS IN ADVANCE.
13. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.
14. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
15. SIGNING, STRIPING OR OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO PUBLIC STREETS SHOULD CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2009 EDITION).
16. 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, DSM METRO DESIGN STANDARDS, AND WDM ADDENDUMS.

