

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

Meeting Date: October 12, 2020

Item: Des Moines University, 8025 Grand Avenue – Phased site plan approval to allow for private utility installation – Des Moines University Osteopathic Medical Center – SP-004801-2020

Requested Action: Recommend Approval of a Site Plan

Case Advisor: Brian Portz, AICP

Applicant's Request: The applicant and property owner, Des Moines University Osteopathic Medical Center (DMU), is requesting approval of a phased site plan to allow for the installation of private utilities on the site. The site layout and building locations are indicated on the proposed site plan for reference only and are not being permitted with this action. Final details of paving, building locations and elevations and landscaping on the site will be reviewed with the next site plan review.

History: The property was annexed into the City in 1999 as a part of the McKinney Annexation. The property is designated as Parcel 8 within the West Grand Business Park PUD and is undeveloped nor has it ever been platted. A PUD Amendment to the West Grand Business Park PUD was approved by the City Council on May 6, 2019 to designate Professional Commerce Park (PCP) zoning on the property and specifically allow the future development of an academic campus. As that amendment was done only to assure future development of the school and details of development were not known, language was included in the PUD that prohibited any development beyond site grading until a subsequent PUD amendment was done detailing development of the site. On October 5, 2020, the City Council considered an amendment to the PUD that extended what is allowed to be done on the site to include installation of private utilities prior to an amendment to define ancillary uses to the university that will be allowed and specify bulk regulations that will apply for the actual development of the site. Final approval of the amendment to allow installation of private utilities is anticipated to occur at the Council's October 19th meeting. The applicant intends to submit the second amendment to the PUD to define allowed uses and bulk regulations in the next 30-60 days.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their September 21, 2020 meeting, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

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:

- **Easements and Agreements:** City practice has been to obtain all necessary legal documents and agreements in conjunction with the Final Plat or Site Plan, whichever occurs first. Staff has provided the applicant with a Storm Water Management Facility Maintenance Agreement, an agreement and waiver for their share of the future widening of S. Jordan Creek Parkway, Grand Avenue and S. 88th Street, a traffic signal agreement for the applicant's participation in the installation of future traffic signals at the full access points to the development from Grand Avenue and a warranty deed for dedication of right-of-way along Booneville Road. Since platting of the property is scheduled to occur at a later date, these documents are being submitted now to be approved and accepted by the

City Council. Staff recommends a condition of approval requiring the submittal of the documents prior to City Council review of this site plan.

- *Booneville Road*: The applicant's property borders a portion of Booneville Road; however, they do not intend to take access off of the roadway initially. Improvements to Booneville Road will take the cooperation of adjoining landowners due to current and future grades and design. A watermain is also intended to be located along Booneville Road to not only serve Des Moines University as a secondary feed, but also serve the surrounding area. As design details and timing of installation is not fully known at this time, staff requested from Des Moines University a letter of acknowledgement of responsibility to some degree for these future improvements. Information regarding the details of Booneville Road and watermain improvements are anticipated to be detailed in the secondary PUD Amendment that will be done in the near future. Staff recommends a condition of approval requiring the submittal of the agreement prior to City Council review of this site plan.
- *Full Site Plan Submittal*: Since this site plan is being sought to allow for private utility construction only, a second 'full' site plan will be submitted for the actual layout of the site, including design of the buildings. This site plan approval will not allow for any other construction to occur on the site, only utility installation. The full site plan will allow for installation of footings and foundations, vertical construction, paving and landscaping.

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 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 Des Moines University Phased Site Plan to allow installation of private utilities only, subject to the applicant meeting all City Code requirements and the following:

1. Any and all site improvements done prior to City approval of a subsequent amendment to the West Grand Business Park PUD to define all development details and full site plan approval shall be at the property owner's own risk.
2. This site plan approval shall only allow for private utility construction. No building permits for buildings, including footing and foundations, shall be permitted until the Phase 2 site plan is approved by the City Council.
3. Prior to the City Council meeting on October 19, 2020 to consider this phased site plan request, Des Moines University shall submit a signed letter acknowledging responsibility to some degree for future improvements along Booneville Road, including utilities as required.
4. Prior to the City Council meeting on October 19, 2020, to consider this phased site plan request, Des Moines University shall submit executed Storm Water Management Facility Maintenance Agreement, an agreement and waiver for their share of the future widening of S. Jordan Creek Parkway, Grand Avenue and S. 88th Street, a traffic signal agreement for the applicant's participation in the installation of future traffic signals at the full access points to the development from Grand Avenue and a warranty deed for dedication of right-of-way along Booneville Road.

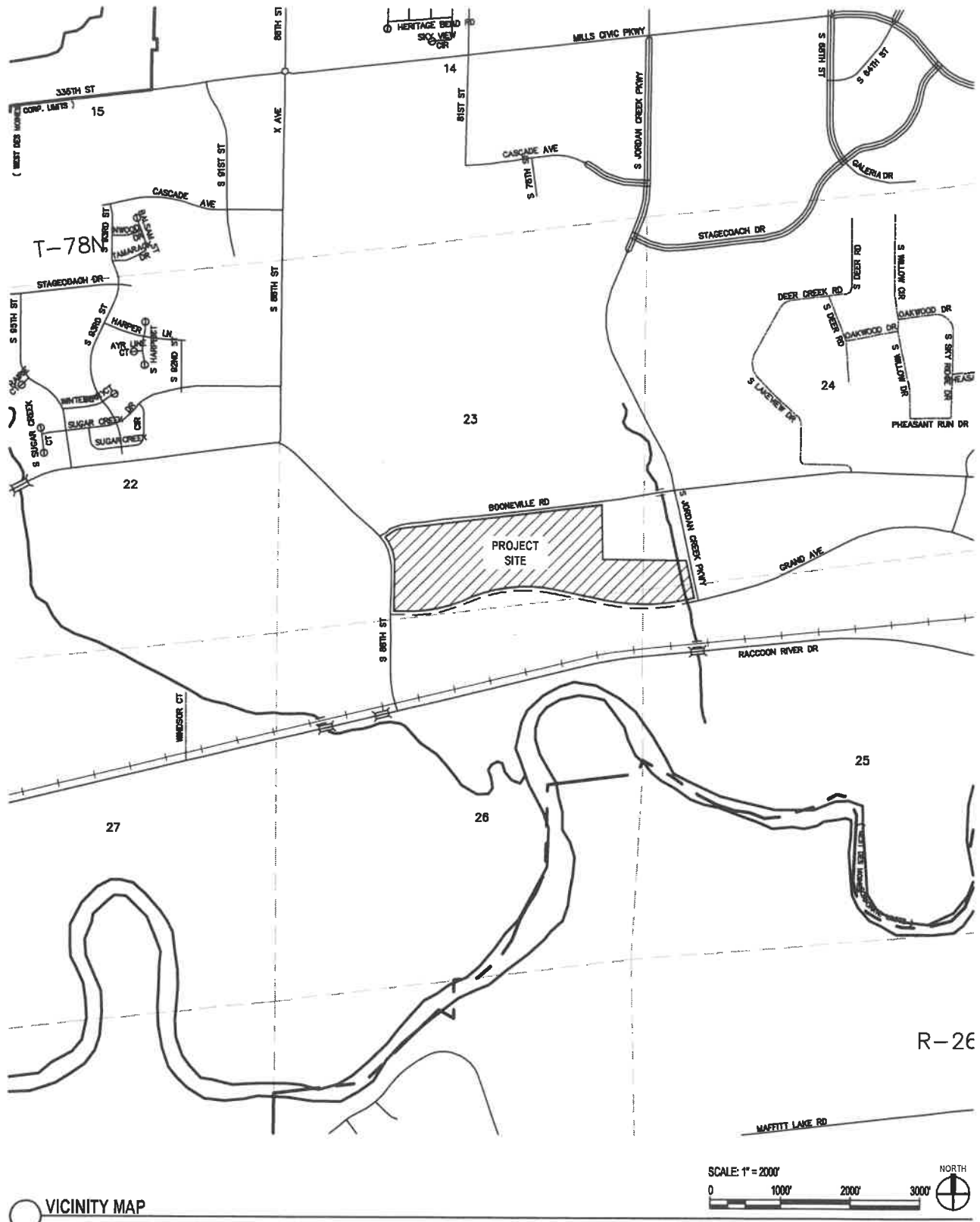
Property Owner/Applicant: Des Moines University Osteopathic Medical Center
3200 Grand Avenue
Des Moines, IA 50312
Attn: Mark Peiffer
Mark.peiffer@dmu.edu

Applicant's Representatives:
RDG Planning & Design
301 Grand Avenue
Des Moines, IA 50309
Attn: Jonathan Martin
jmartin@rdgusa.com

ATTACHMENTS:

- Attachment A - Location Map
- Attachment B - Site Plans**
- Attachment C - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval

**Plans included in staff report are for illustrative purposes only – Approved plans on file with the City.



R-26

VICINITY MAP

SCALE: 1" = 2000'

0 1000' 2000' 3000'

NORTH

Project Number: 3003.283.01 | Date: 07/30/2020 | Add to Sheet:

Drawing: VICINITY MAP |



DES MOINES UNIVERSITY
WEST DES MOINES CAMPUS

STORM SEWER STRUCTURE TABLE. Table with columns: STRUCTURE ID, TYPE, RIM (R/T), OPENING, FLOW INTO STRUCTURE (INV, PIPE, INV, PIPE, INV, PIPE), FLOW OUT (INV, PIPE), NOTES. Includes structures S182 through S191.

STORM SEWER PIPE TABLE. Table with columns: PIPE ID, SIZE, TYPE, LENGTH, SLOPE, FROM, TO, NOTES. Lists storm sewer pipes with details like 18" (16" x 20") Arsh Pipe.

GENERAL NOTES - SITE UTILITIES. List of 22 notes regarding construction requirements, including trenching, backfill, and storm structure installation.

KEYNOTES - SITE UTILITIES. List of keynotes A through AM providing specific details for site utilities, such as tapping valves and manhole construction.

SANITARY SEWER STRUCTURE TABLE. Table with columns: STRUCTURE ID, TYPE, RIM (R/T), FLOW INTO STRUCTURE (INV, PIPE, INV, PIPE, INV, PIPE), FLOW OUT (INV, PIPE), NOTES. Includes structures MH6 through EXAH1.

SANITARY SEWER PIPE TABLE. Table with columns: PIPE ID, SIZE, TYPE, LENGTH, SLOPE, FROM, TO, NOTES. Lists sanitary sewer pipes with details like 8" WATER MAIN (3600 PVC).

WATER QUANTITY SCHEDULE. Table with columns: ITEM NO., DESCRIPTION, QTY, UOM. Lists items like 8" WATER MAIN, 12" WATER MAIN, and 12" VALVE.

SITE PLAN SUBMITTAL 1C

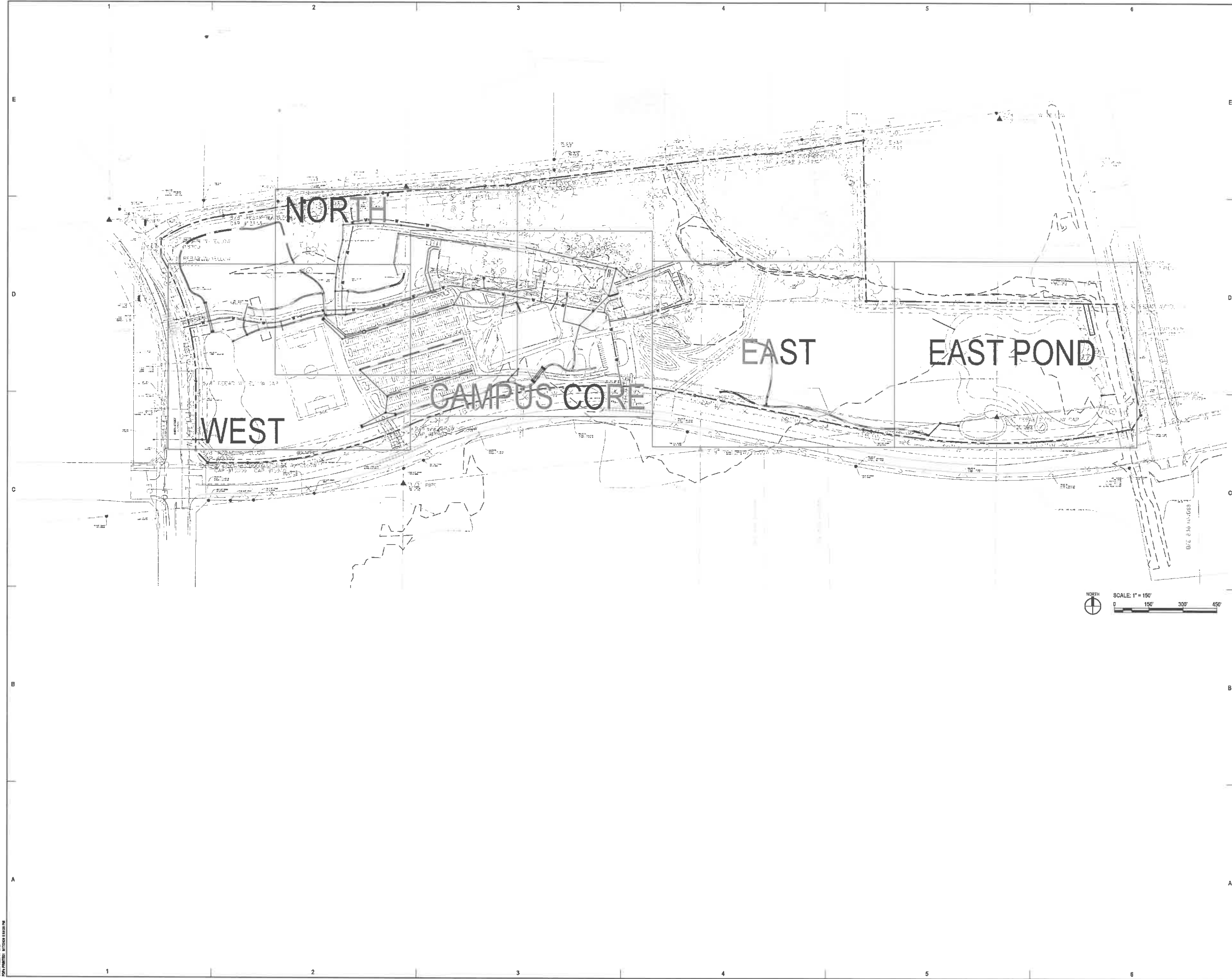
NOT FOR CONSTRUCTION

WEST DES MOINES CAMPUS - SITE UTILITIES NOTES

RDG logo and contact information for ARCHITECT, FOOD SERVICE, MECH/ELEC/PLUMB, STRUCTURAL, AV/IT/SECURITY, CIVIL/LANDSCAPE, and LIGHTING.

8025 GRAND AVENUE WEST DES MOINES, IOWA 50266. DES MOINES UNIVERSITY

SITE UTILITIES NOTES C21.00



DATE: 08/14/2018
 PROJECT: WEST DES MOINES CAMPUS - SITE
 DRAWING: SITE UTILITIES OVERVIEW

WEST DES MOINES CAMPUS - SITE **NOT FOR CONSTRUCTION** **SITE PLAN SUBMITTAL 1C**

C21.01

SITE UTILITIES OVERVIEW

8025 GRAND AVENUE
 WEST DES MOINES, IOWA 50266
 DES MOINES UNIVERSITY

KEY PLAN

8025 GRAND AVENUE
 WEST DES MOINES, IOWA 50266
 DES MOINES UNIVERSITY

MECH/ELEC/PLUMB
 MECH/ELEC/PLUMB
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CIVIL/LANDSCAPE
 CIVIL/LANDSCAPE
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 PHONE: (515) 281-1000

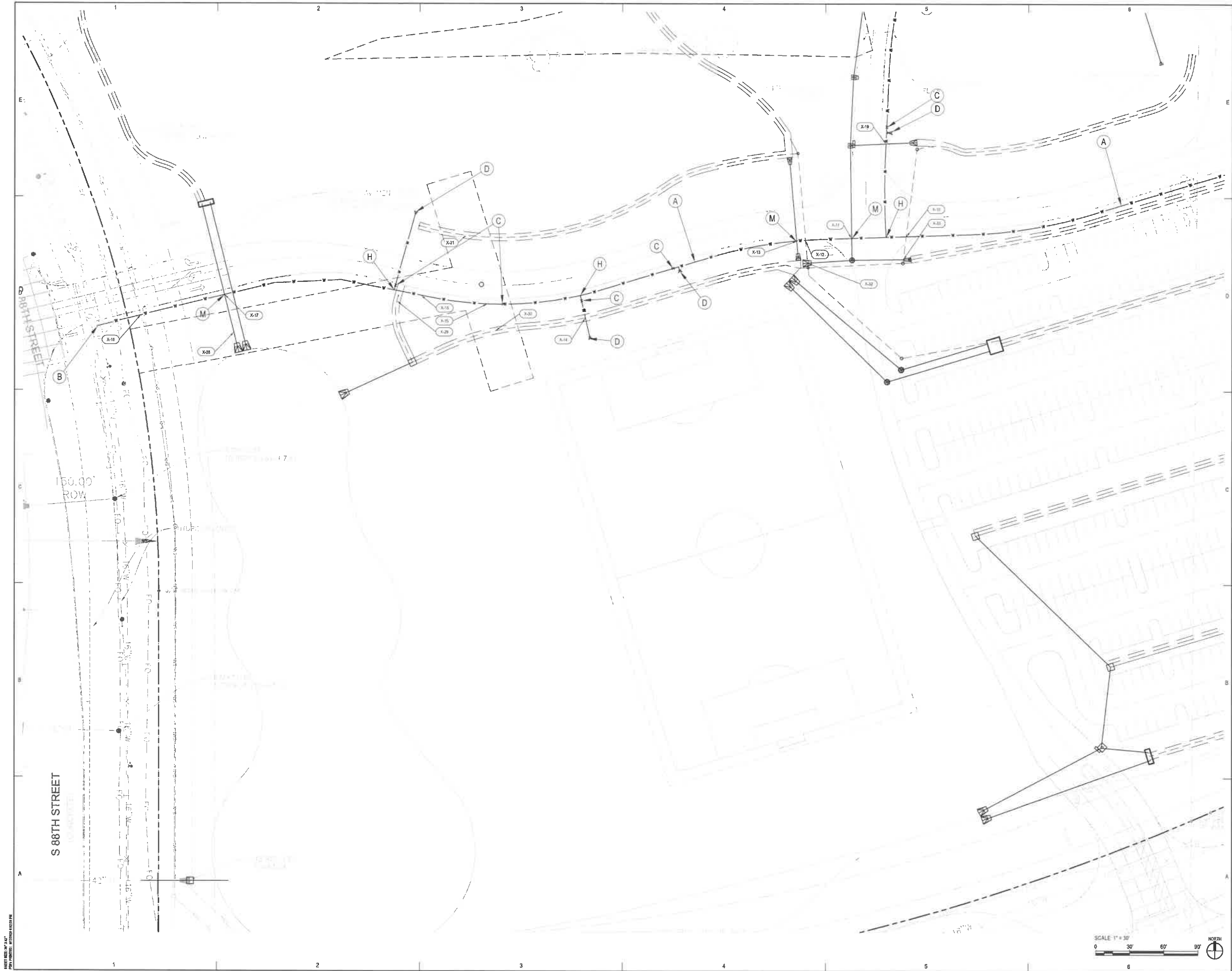
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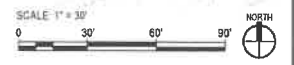
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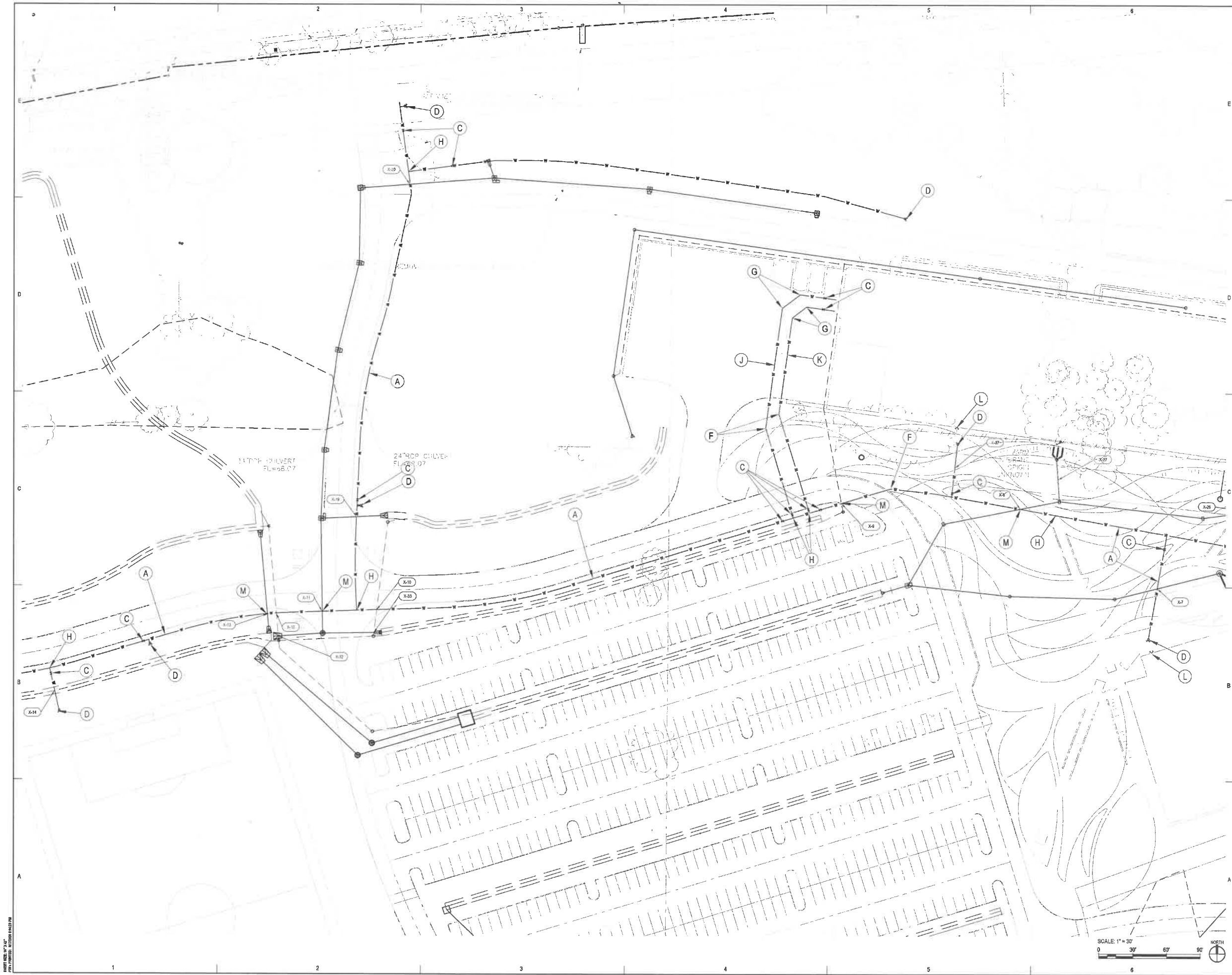
WEST DES MOINES CAMPUS - SITE
 NOT FOR CONSTRUCTION
 SITE PLAN SUBMITTAL 1C

RDG PLANNING & DESIGN	
ARCHITECT RDG Planning & Design 8025 Grand Avenue West Des Moines, IA 50266 Phone: (515) 281-2111	AV / IT / SECURITY RDG Planning & Design 8025 Grand Avenue West Des Moines, IA 50266 Phone: (515) 281-2111
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FOOD SERVICE RDG Planning & Design 8025 Grand Avenue West Des Moines, IA 50266 Phone: (515) 281-2111	

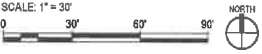
8025 GRAND AVENUE
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UTILITY PLAN
 WATER
 WEST
 C21.02





SHEET NO. 10 OF 10
 UTILITY PLAN - WATER NORTH



WEST DES MOINES CAMPUS - SITE

UTILITY PLAN
WATER
NORTH
C21.03

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SITE PLAN SUBMITTAL 1C

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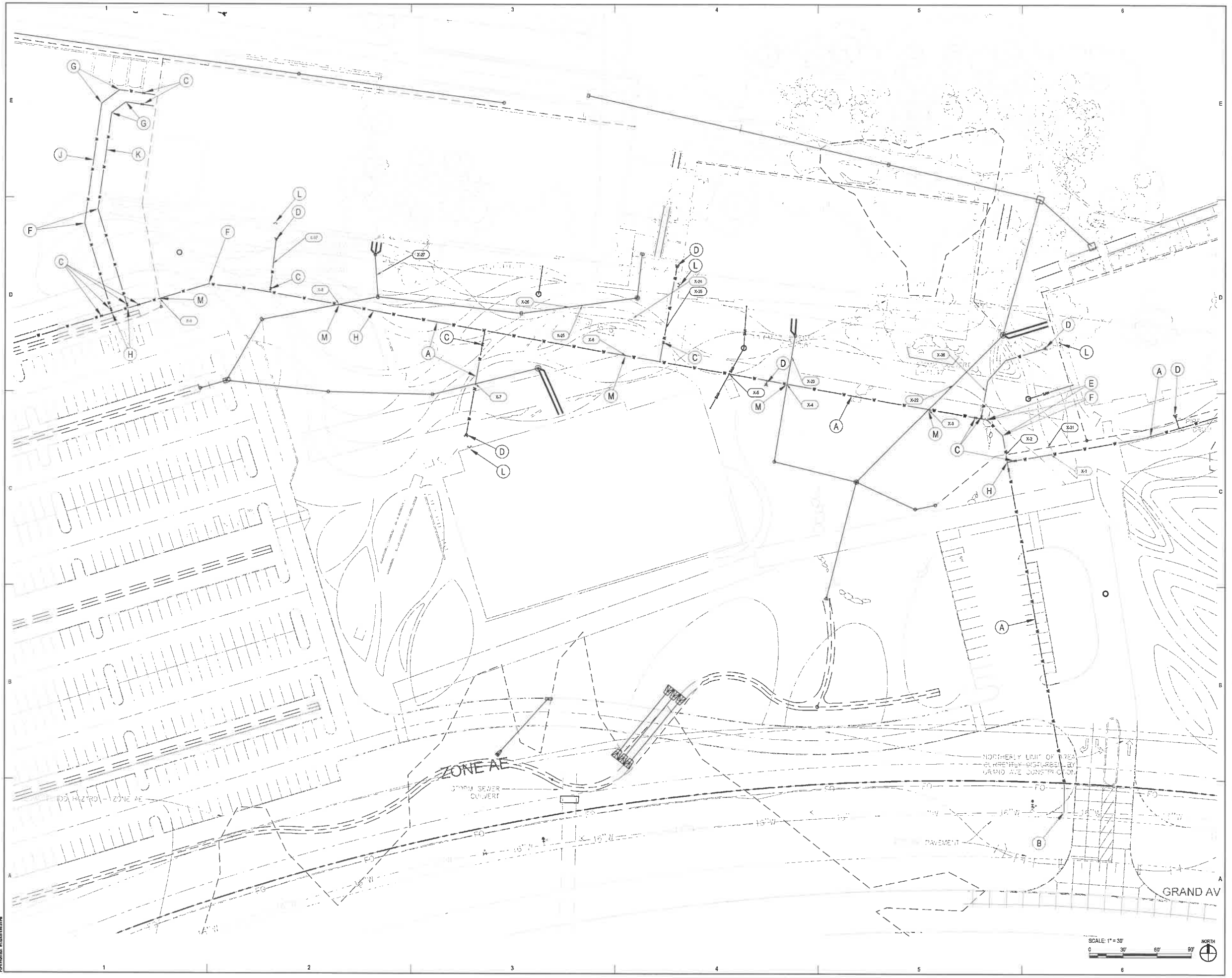
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 CHECKED BY: JLD

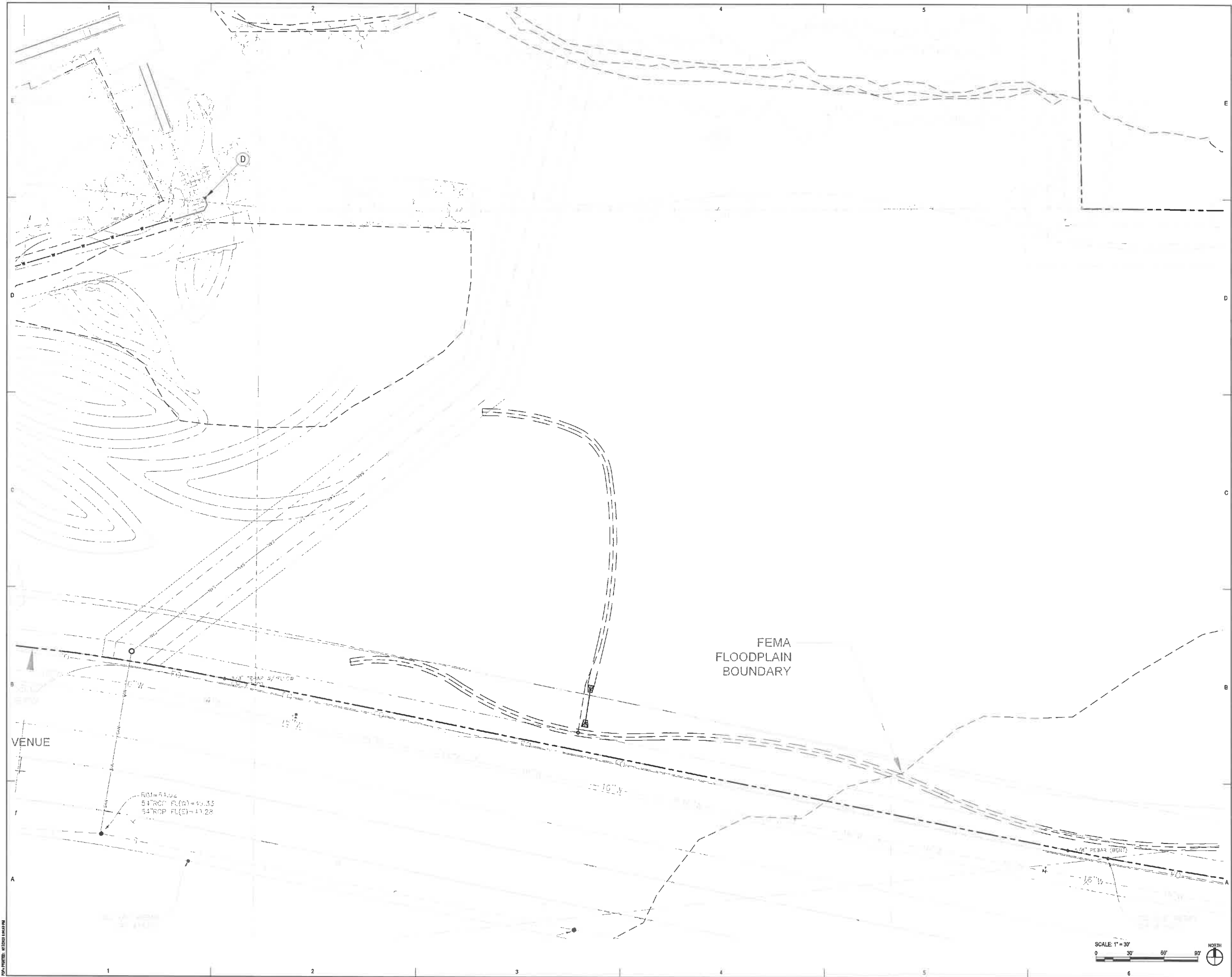
WEST DES MOINES CAMPUS - SITE

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL 1C

8025 GRAND AVENUE WEST DES MOINES, IOWA 50266 <small>KEY PLAN</small>		
DES MOINES UNIVERSITY		
MECH/ELEC/PLUMB <small>RDG Planning & Design 800 Westinghouse Drive Des Moines, IA 50319 Phone: (515) 281-0000</small>	STRUCTURAL <small>RDG Planning & Design 800 Westinghouse Drive Des Moines, IA 50319 Phone: (515) 281-0000</small>	
FOOD SERVICE <small>RDG Planning & Design 800 Westinghouse Drive Des Moines, IA 50319 Phone: (515) 281-0000</small>	AV/IT/SECURITY <small>RDG Planning & Design 800 Westinghouse Drive Des Moines, IA 50319 Phone: (515) 281-0000</small>	
UTILITY PLAN WATER CAMPUS CORE		C21.04

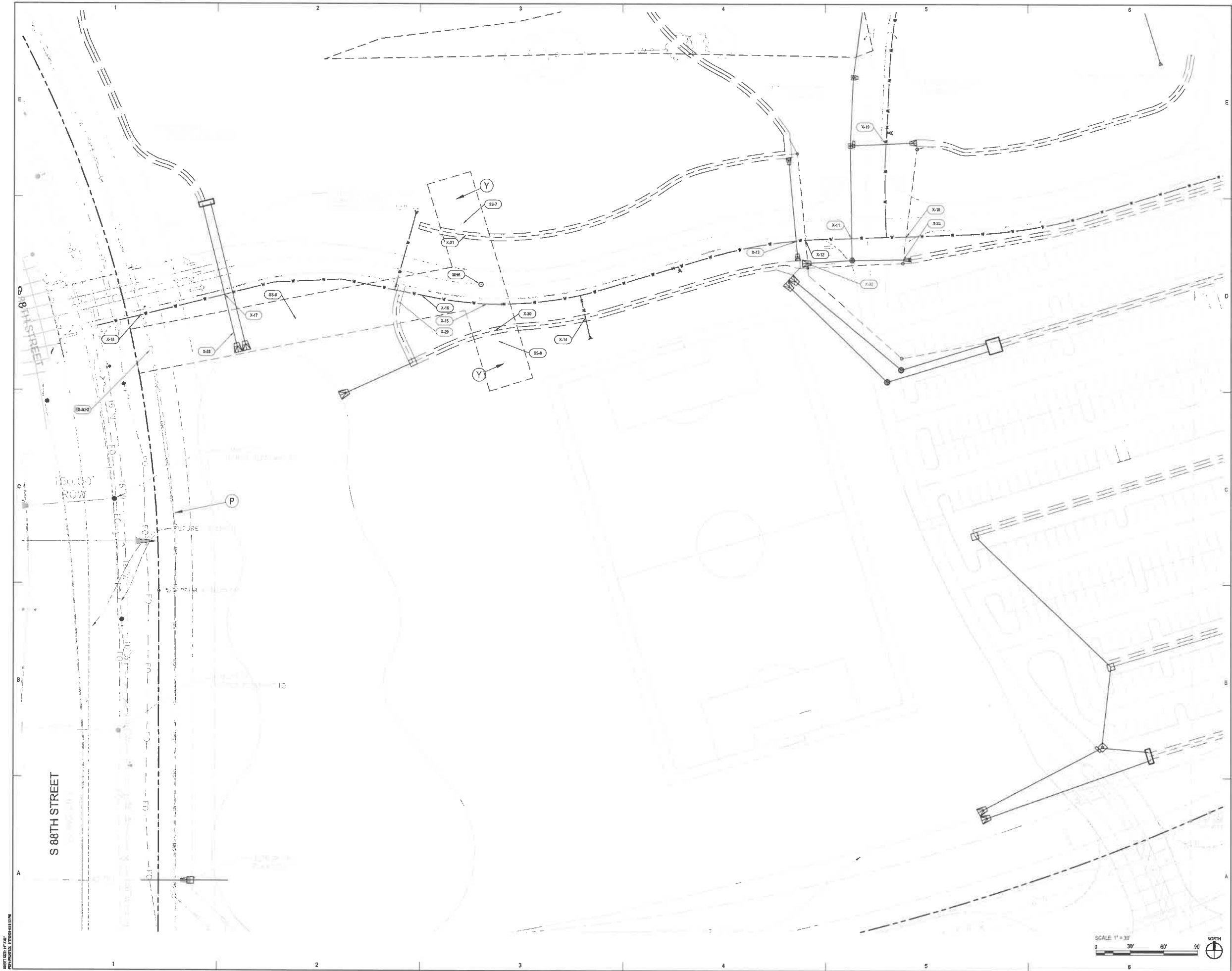
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 DATE: 10/15/10
 DRAWN BY: JLD
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WEST DES MOINES CAMPUS - SITE
 NOT FOR CONSTRUCTION
 SITE PLAN SUBMITTAL 1C

WEST DES MOINES CAMPUS - SITE
 NOT FOR CONSTRUCTION
 SITE PLAN SUBMITTAL 1C

UTILITY PLAN WATER EAST C21.05	8025 GRAND AVENUE WEST DES MOINES, IOWA 50266 <small>KEY PLAN</small> DES MOINES UNIVERSITY	RDG <small>PLANNING & DESIGN</small>
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CIVIL/LANDSCAPE JEFFREY L. HARRIS 1001 10TH ST. S.W. DES MOINES, IA 50319 PHONE: (515) 281-2000 FAX: (515) 281-2001	STRUCTURAL JEFFREY L. HARRIS 1001 10TH ST. S.W. DES MOINES, IA 50319 PHONE: (515) 281-2000 FAX: (515) 281-2001	FOOD SERVICE JEFFREY L. HARRIS 1001 10TH ST. S.W. DES MOINES, IA 50319 PHONE: (515) 281-2000 FAX: (515) 281-2001
LIGHTING JEFFREY L. HARRIS 1001 10TH ST. S.W. DES MOINES, IA 50319 PHONE: (515) 281-2000 FAX: (515) 281-2001	AV/IT/SECURITY JEFFREY L. HARRIS 1001 10TH ST. S.W. DES MOINES, IA 50319 PHONE: (515) 281-2000 FAX: (515) 281-2001	



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S 88TH STREET

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WEST DES MOINES CAMPUS - SITE

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL 1C

C21.06

UTILITY PLAN
 SANITARY
 WEST

DESIGNED BY: RDG
 DRAWN BY: RDG
 CHECKED BY: RDG
 APPROVED BY: RDG
 DATE: 09/25/17

8025 GRAND AVENUE
 WEST DES MOINES, IOWA 50266
 DES MOINES UNIVERSITY

MECH/ELEC/PLUMB
 MEGAN L. HARRIS
 CIVIL LANDSCAPE
 JESSICA A. CHAPMAN

STRUCTURAL
 BRADY L. HARRIS

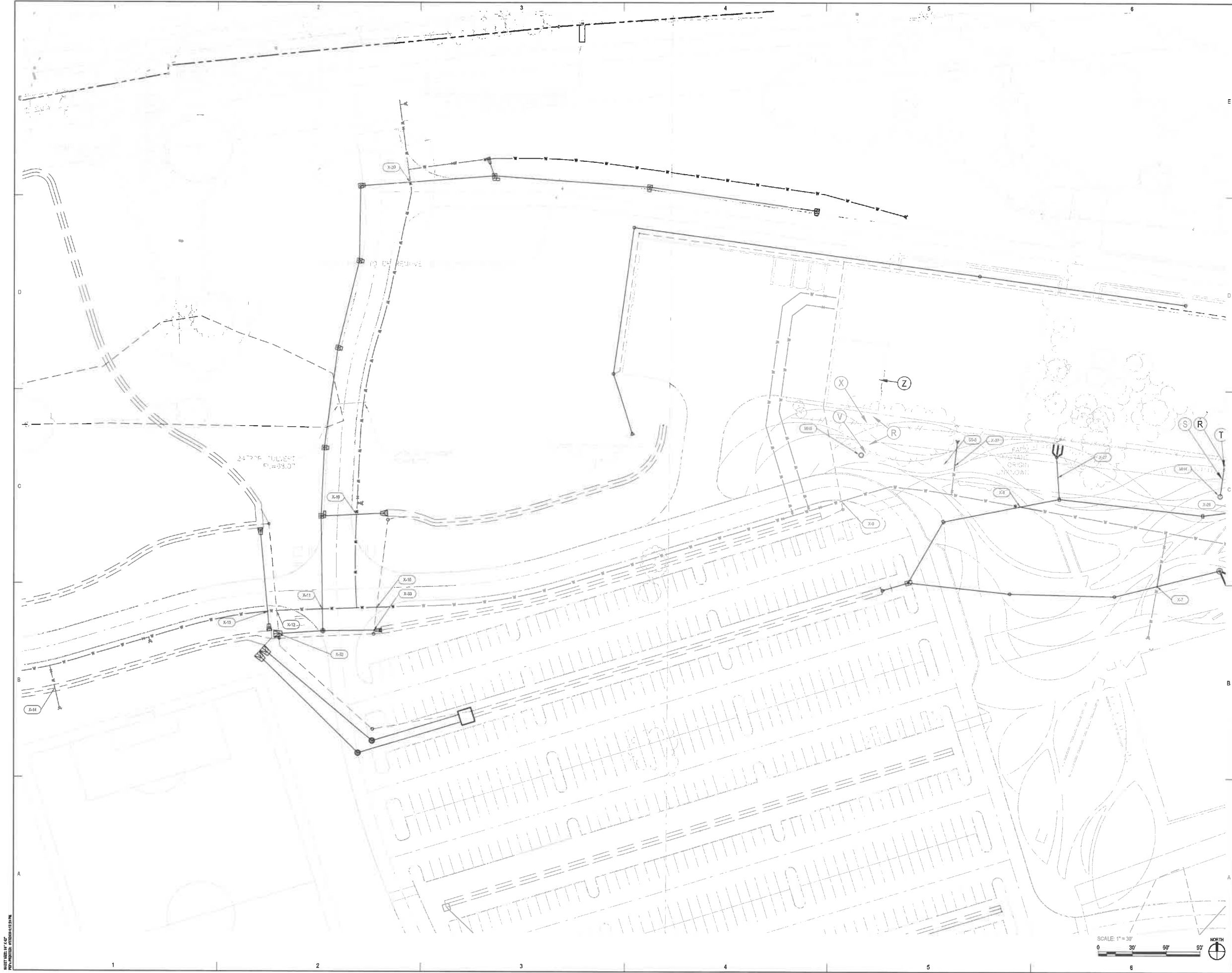
LIGHTING
 JESSICA A. CHAPMAN

AV / IT / SECURITY
 JESSICA A. CHAPMAN

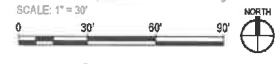
FOOD SERVICE
 JESSICA A. CHAPMAN

ARCHITECT
 RDG PLANNING & DESIGN





DATE: 08/14/12
 PROJECT: WEST DES MOINES CAMPUS - SITE



SITE PLAN SUBMITTAL 1C

NOT FOR CONSTRUCTION

WEST DES MOINES CAMPUS - SITE

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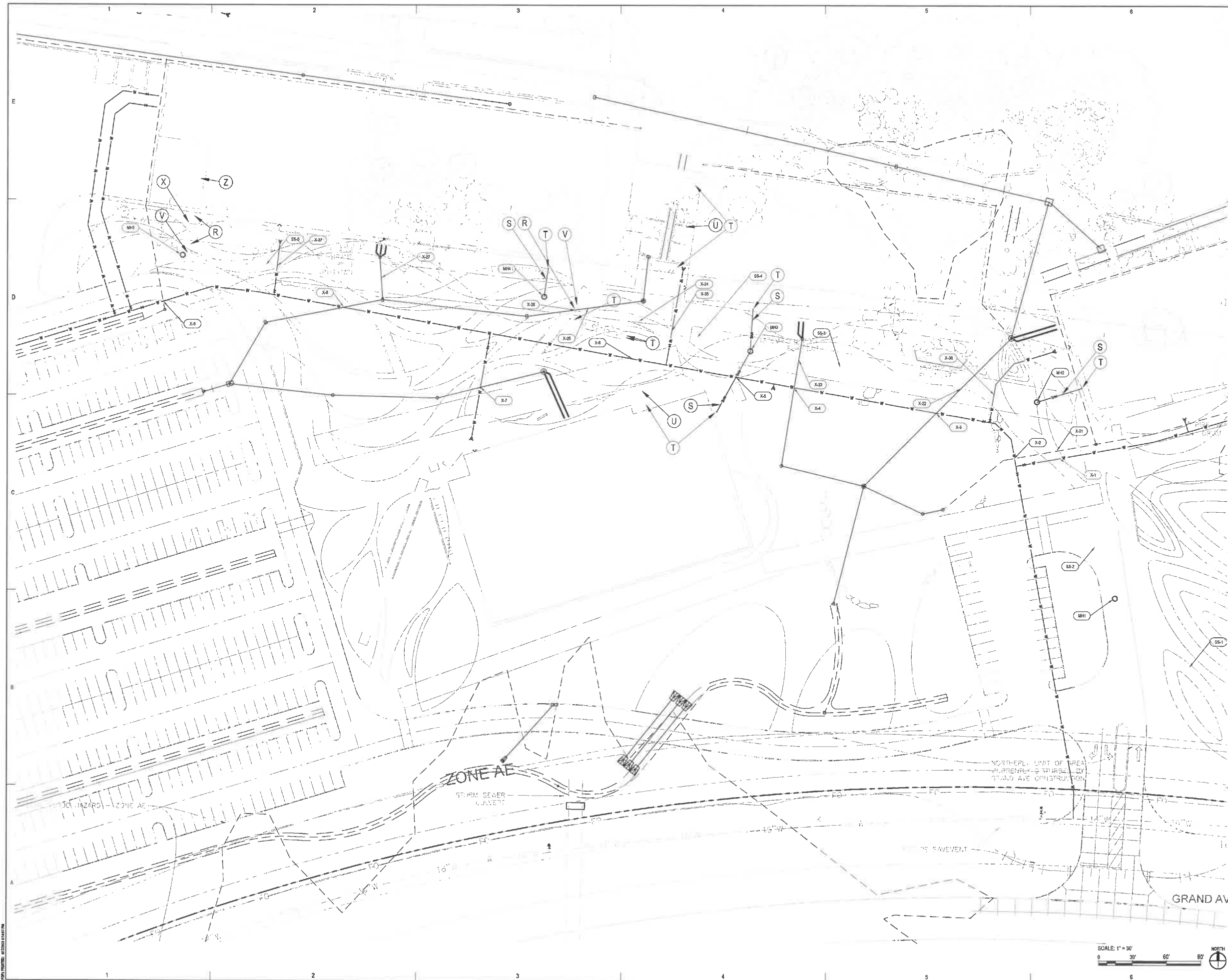
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8025 GRAND AVENUE
 WEST DES MOINES, IOWA 50266
 KEY PLAN
 DES MOINES UNIVERSITY

UTILITY PLAN
 SANITARY
 NORTH
 C21.07



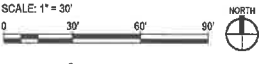
WEST DES MOINES CAMPUS - SITE
 UTILITY PLAN
 SANITARY
 CAMPUS CORE
 C21.08

WEST DES MOINES CAMPUS - SITE
 NOT FOR CONSTRUCTION
 SITE PLAN SUBMITTAL 1C

8025 GRAND AVENUE WEST DES MOINES, IOWA 50266 <small>KEY PLAN</small> DES MOINES UNIVERSITY		
MECH / ELEC / PLUMB <small>1001 10th St. Des Moines, IA 50319 Phone: (515) 281-2222</small>	STRUCTURAL <small>1001 10th St. Des Moines, IA 50319 Phone: (515) 281-2222</small>	
CIVIL / LANDSCAPE <small>1001 10th St. Des Moines, IA 50319 Phone: (515) 281-2222</small>	LIGHTING <small>1001 10th St. Des Moines, IA 50319 Phone: (515) 281-2222</small>	
FOOD SERVICE <small>1001 10th St. Des Moines, IA 50319 Phone: (515) 281-2222</small>	AV / IT / SECURITY <small>1001 10th St. Des Moines, IA 50319 Phone: (515) 281-2222</small>	
UTILITY PLAN SANITARY CAMPUS CORE C21.08		<small> PROJECT: WEST DES MOINES CAMPUS - SITE SHEET: UTILITY PLAN - SANITARY CAMPUS CORE DATE: 08/14/2018 DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS PROJECT MANAGER: J. HARRIS PROJECT NUMBER: 18-001 SHEET NUMBER: C21.08 TOTAL SHEETS: 10 SCALE: 1" = 30' NORTH </small>



SHEET NO. 117 OF 118
 PROJECT NO. 1001001001



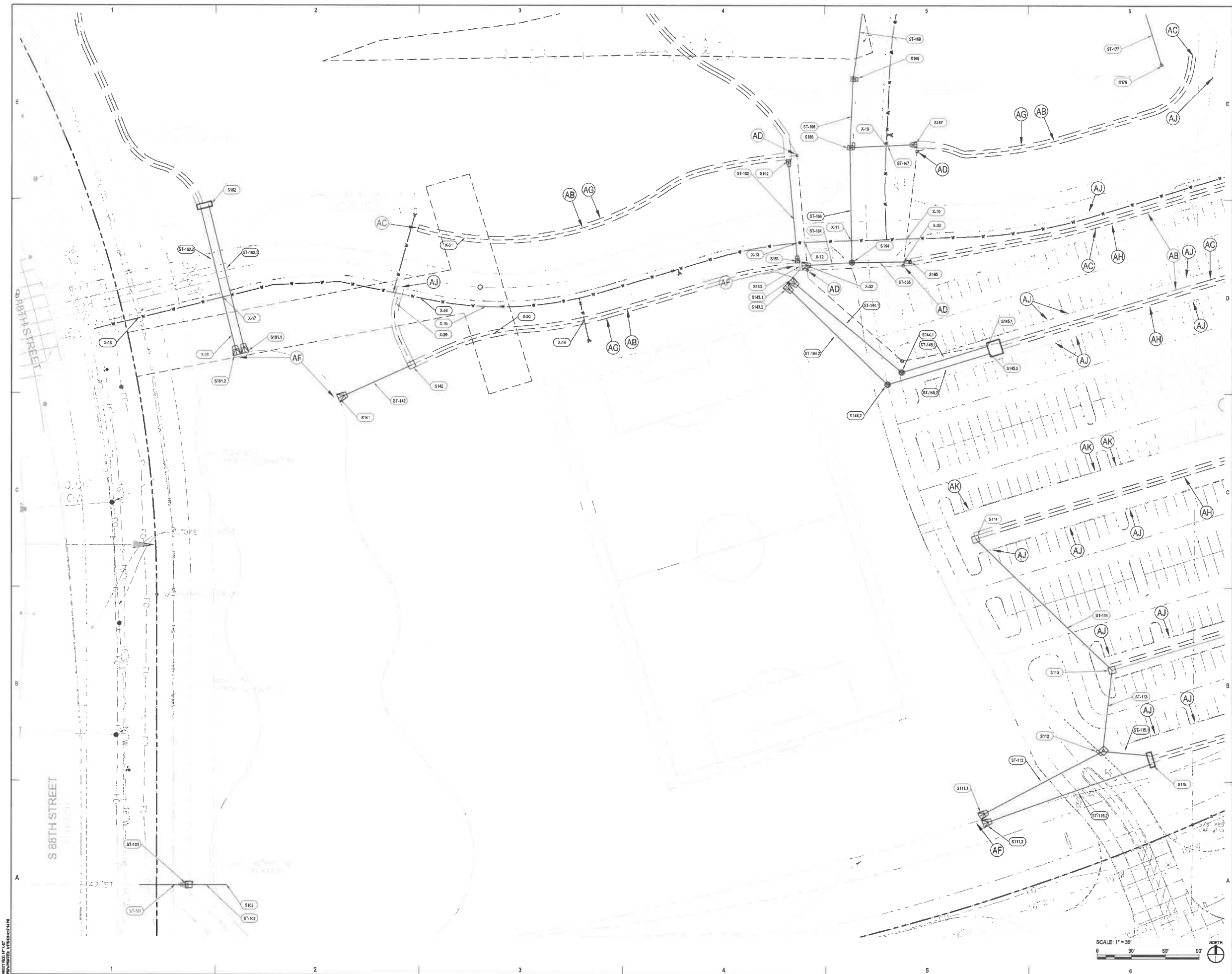
WEST DES MOINES CAMPUS - SITE **NOT FOR CONSTRUCTION** **SITE PLAN SUBMITTAL 1C**

SITE UTILITY
SANITARY
EAST
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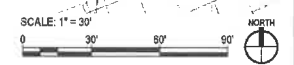
8025 GRAND AVENUE
WEST DES MOINES, IOWA 50266
KEY PLAN
DES MOINES UNIVERSITY

MECH/ELEC/PLUMB <small>DESIGNED BY: J. J. ...</small> <small>PROJECT NO. ...</small>	STRUCTURAL <small>DESIGNED BY: ...</small> <small>PROJECT NO. ...</small>	FOOD SERVICE <small>DESIGNED BY: ...</small> <small>PROJECT NO. ...</small>	ARCHITECT <small>DESIGNED BY: ...</small> <small>PROJECT NO. ...</small>
CIVIL/LANDSCAPE <small>DESIGNED BY: ...</small> <small>PROJECT NO. ...</small>	LIGHTING <small>DESIGNED BY: ...</small> <small>PROJECT NO. ...</small>	AV/IT/SECURITY <small>DESIGNED BY: ...</small> <small>PROJECT NO. ...</small>	





SCALE: 1" = 30'



WEST DES MOINES CAMPUS - SITE

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL 1C

RDG
PLANNING & DESIGN

WEST DES MOINES CAMPUS - SITE

8025 GRAND AVENUE
WEST DES MOINES, IOWA 50266

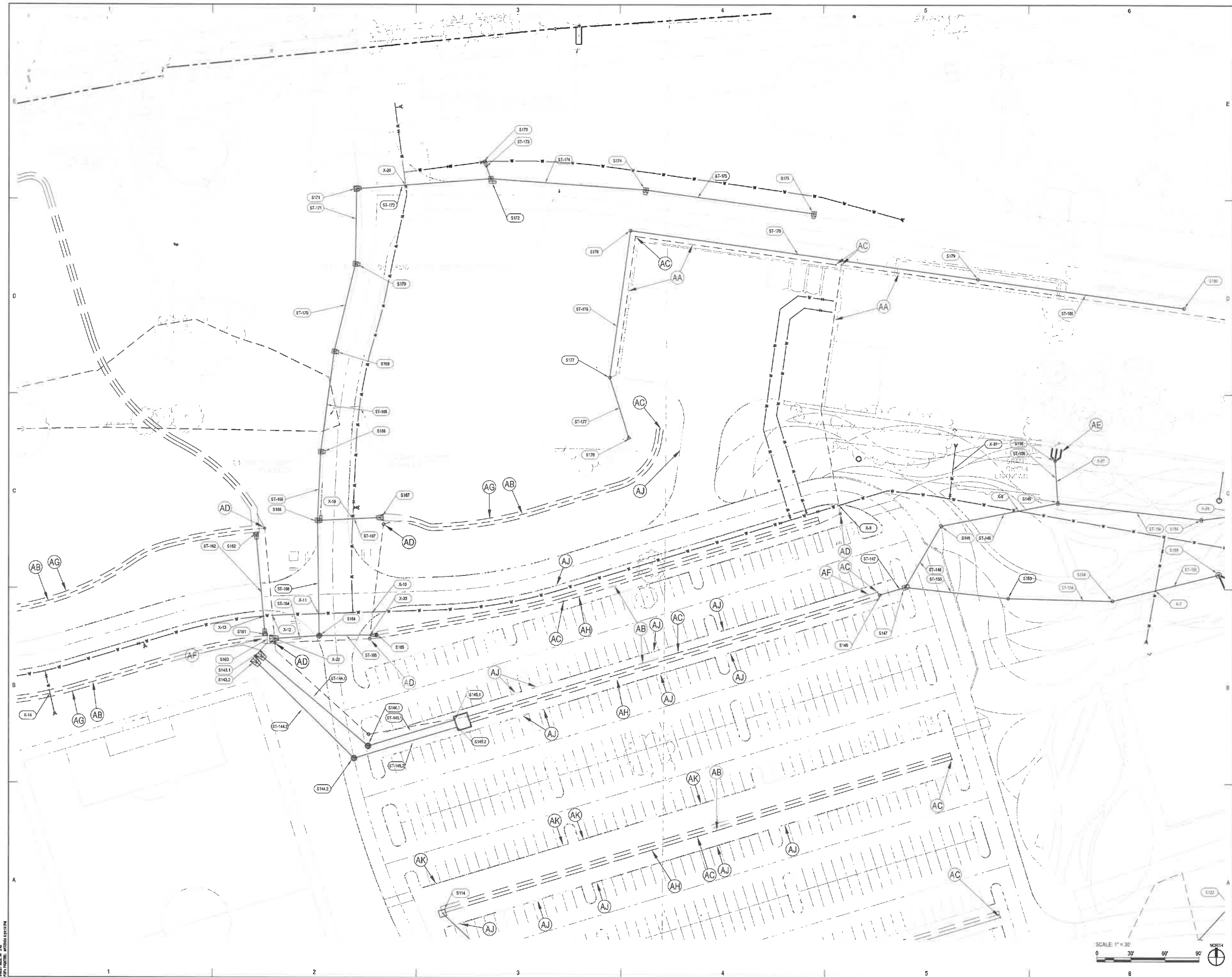
DES MOINES UNIVERSITY

KEY PLAN

ARCHITECT RDG Planning & Design 1000 Merwin Ave., Suite 100 Des Moines, IA 50319 Phone: (515) 281-1111	FOOD SERVICE RDG Planning & Design 1000 Merwin Ave., Suite 100 Des Moines, IA 50319 Phone: (515) 281-1111	MECH / ELEC / PLUMB RDG Planning & Design 1000 Merwin Ave., Suite 100 Des Moines, IA 50319 Phone: (515) 281-1111	STRUCTURAL RDG Planning & Design 1000 Merwin Ave., Suite 100 Des Moines, IA 50319 Phone: (515) 281-1111	AV / IT / SECURITY RDG Planning & Design 1000 Merwin Ave., Suite 100 Des Moines, IA 50319 Phone: (515) 281-1111
CIVIL LANDSCAPE RDG Planning & Design 1000 Merwin Ave., Suite 100 Des Moines, IA 50319 Phone: (515) 281-1111	LIGHTING RDG Planning & Design 1000 Merwin Ave., Suite 100 Des Moines, IA 50319 Phone: (515) 281-1111			

SITE UTILITY
STORM SEWER
WEST

C21.10



DATE: 08/14/14
 PLOT: 08/14/14
 AUTHOR: GUSTAV



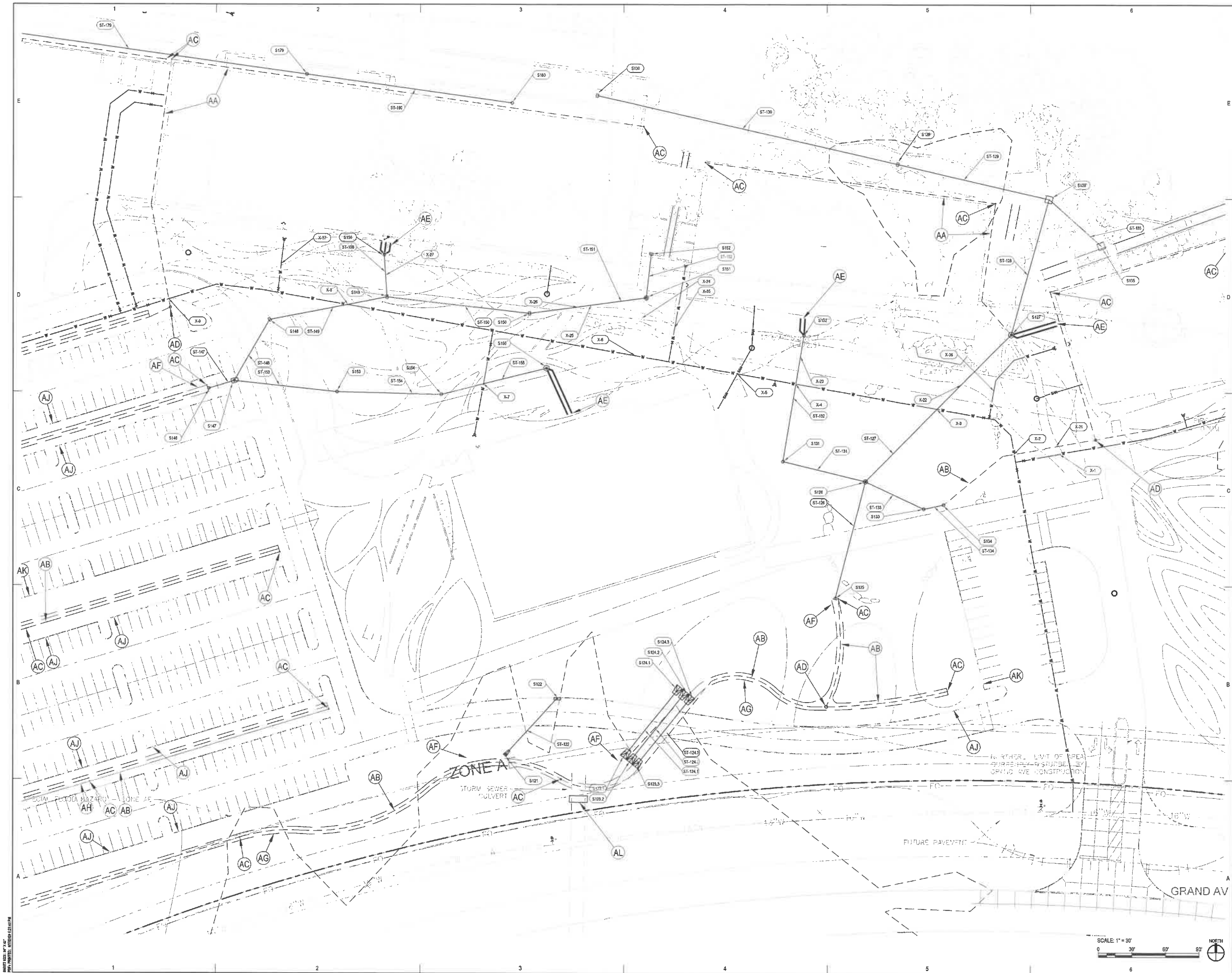
WEST DES MOINES CAMPUS - SITE **SITE PLAN SUBMITTAL 1C**
NOT FOR CONSTRUCTION

<p>MECH / ELEC / PLUMB MECH: [Name], [Address], [Phone] ELEC: [Name], [Address], [Phone] PLUMB: [Name], [Address], [Phone]</p>	<p>STRUCTURAL STRUCT: [Name], [Address], [Phone] FOUND: [Name], [Address], [Phone]</p>	<p>ARCHITECT ARCH: [Name], [Address], [Phone] INT: [Name], [Address], [Phone] EX: [Name], [Address], [Phone]</p>
<p>FOOD SERVICE FOOD: [Name], [Address], [Phone]</p>	<p>AV / IT / SECURITY AV: [Name], [Address], [Phone] IT: [Name], [Address], [Phone] SECURITY: [Name], [Address], [Phone]</p>	<p>RDG PLANNING & DESIGN</p>

8025 GRAND AVENUE
 WEST DES MOINES, IOWA 50266
 DES MOINES UNIVERSITY

SITE UTILITY
 STORM SEWER
 NORTH

C21.11



DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 11/14/11

WEST DES MOINES CAMPUS - SITE
 NOT FOR CONSTRUCTION
 SITE PLAN SUBMITTAL 1C

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DESIGNER
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 Fax: (515) 281-1112

CLIENT
 DES MOINES UNIVERSITY
 8025 GRAND AVENUE
 WEST DES MOINES, IOWA 50266

PROJECT
 WEST DES MOINES CAMPUS - SITE

DATE
 11/14/11

SCALE
 1" = 30'

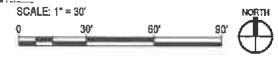
KEY PLAN

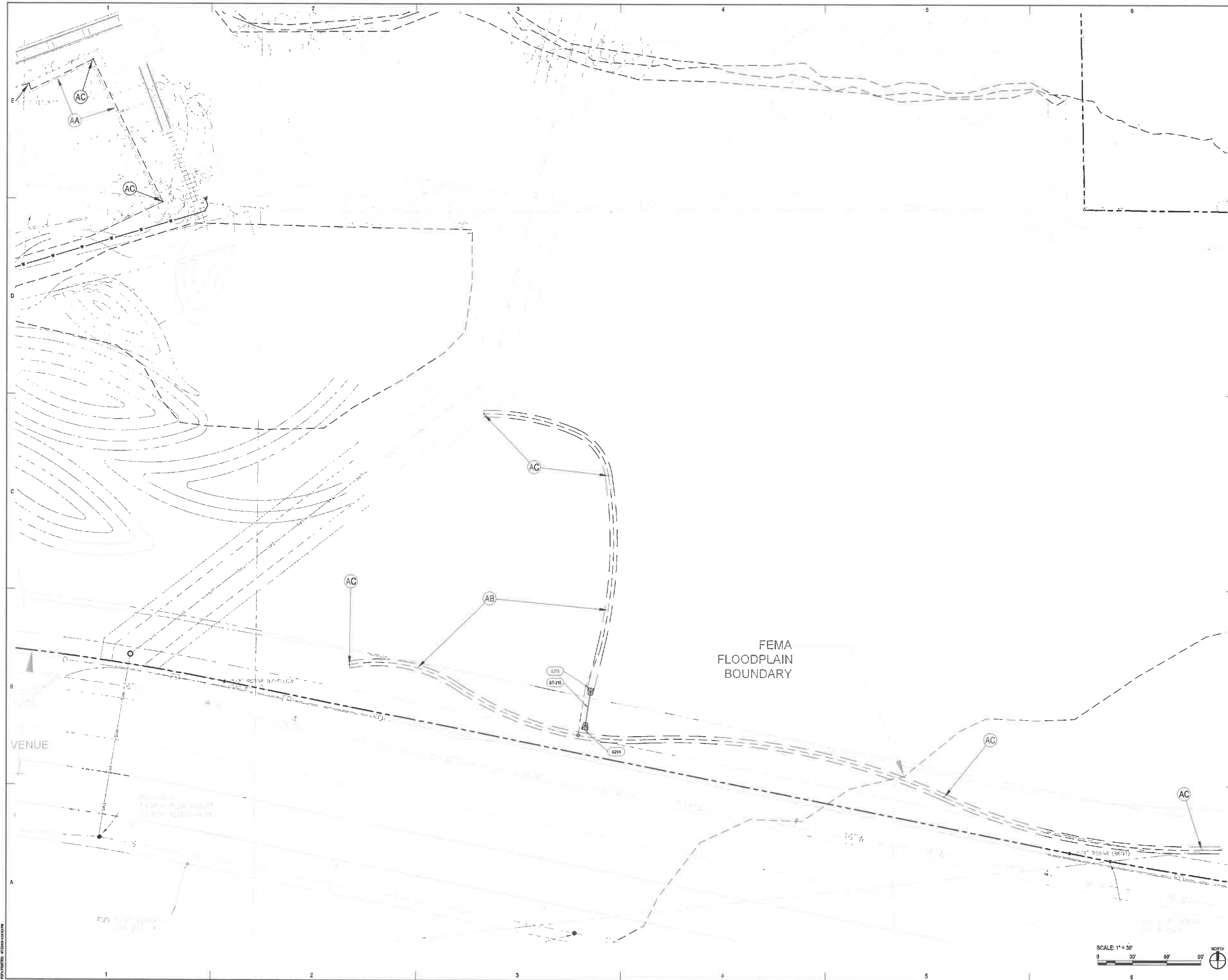
NOT FOR CONSTRUCTION

WEST DES MOINES CAMPUS - SITE

SITE UTILITY
STORM SEWER
CAMPUS CORE

C21.12





WEST DES MOINES CAMPUS - SITE
 SITE UTILITY STORM SEWER EAST
 C21.13

WEST DES MOINES CAMPUS - SITE
 SITE UTILITY STORM SEWER EAST
 C21.13

NOT FOR CONSTRUCTION

WEST DES MOINES CAMPUS - SITE
 SITE UTILITY STORM SEWER EAST
 C21.13

8025 GRAND AVENUE WEST DES MOINES, IOWA 50266 KEY PLAN DES MOINES UNIVERSITY		RDG PLANNING & DESIGN
MECH/ELEC/PLUMB 1001 10th St. Des Moines, IA 50319 Phone: (515) 281-1000	STRUCTURAL 1001 10th St. Des Moines, IA 50319 Phone: (515) 281-1000	
FOOD SERVICE 1001 10th St. Des Moines, IA 50319 Phone: (515) 281-1000	AV/IT/SECURITY 1001 10th St. Des Moines, IA 50319 Phone: (515) 281-1000	ARCHITECT 1001 10th St. Des Moines, IA 50319 Phone: (515) 281-1000
CIVIL/LANDSCAPE 1001 10th St. Des Moines, IA 50319 Phone: (515) 281-1000	LIGHTING 1001 10th St. Des Moines, IA 50319 Phone: (515) 281-1000	

SITE UTILITY STORM SEWER EAST
 C21.13



WEST DES MOINES CAMPUS - SITE C21.14
 WEST DES MOINES, IOWA 50266
 DES MOINES UNIVERSITY

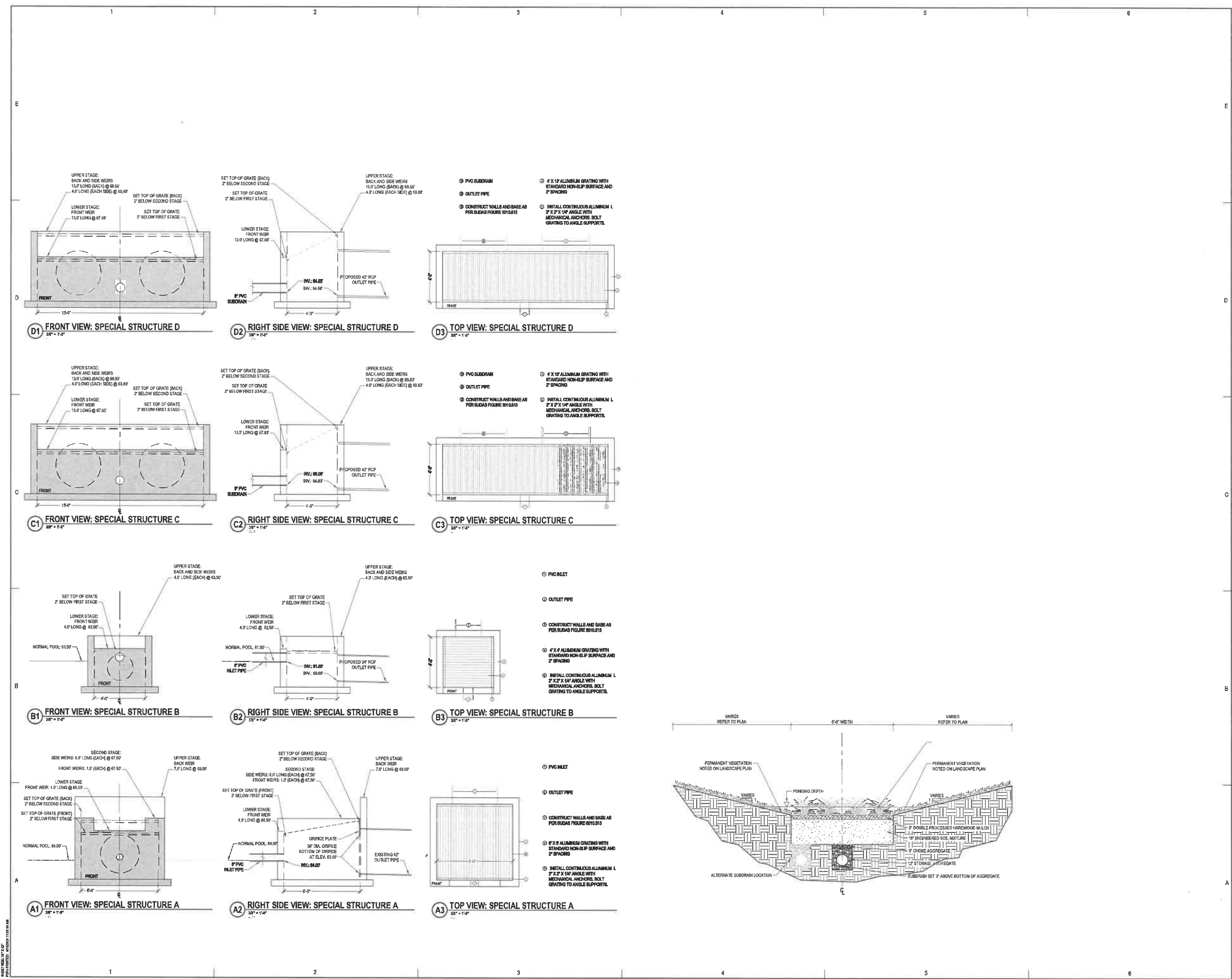
WEST DES MOINES CAMPUS - SITE NOT FOR CONSTRUCTION SITE PLAN SUBMITTAL 1C

<p>RDG PLANNING & DESIGN</p>	
<p>ARCHITECT RDG Planning & Design 1000 Merwin Street Des Moines, IA 50319 Phone: (515) 281-3141</p>	<p>ARCHITECT RDG Planning & Design 1000 Merwin Street Des Moines, IA 50319 Phone: (515) 281-3141</p>
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8025 GRAND AVENUE
 WEST DES MOINES, IOWA 50266
 DES MOINES UNIVERSITY

WEST DES MOINES CAMPUS - SITE
 C21.14
 SITE UTILITY
 STORM SEWER
 EAST POND

RDG Planning & Design
 1000 Merwin Street
 Des Moines, IA 50319
 Phone: (515) 281-3141



SHEET SIZE: 11' x 17'
 DATE: 08/11/2023

WEST DES MOINES CAMPUS - SITE
 NOT FOR CONSTRUCTION
 SITE PLAN SUBMITTAL 1C

UTILITY DETAILS

C25.01

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MECH/ELEC/PLUMB
 RDG Planning & Design
 8025 Grand Avenue, Suite 200
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 Phone: (515) 279-1111

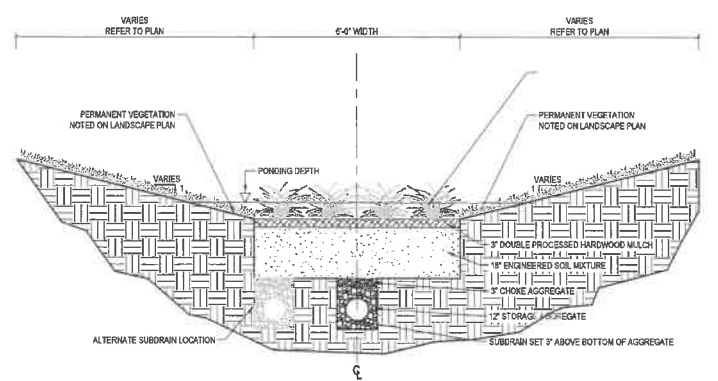
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8025 GRAND AVENUE
 WEST DES MOINES, IOWA 50326
 DES MOINES UNIVERSITY



RESOLUTION NO. PZC-20-069

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 DES MOINES UNIVERSITY PHASED SITE PLAN (SP-004801-2020)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owner and applicant, Des Moines University Osteopathic Medical Center has requested approval of a Phased Site Plan to allow the installation of private utilities for that property located at 8025 Grand Avenue; 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 October 12, 2020, this Commission held a duly-noticed meeting to consider the Site Plan Permit (SP-004801-2020).

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 October 12, 2020, or as amended orally at the Plan and Zoning Commission meeting of October 12, 2020, are adopted.

SECTION 2. SITE PLAN PERMIT (SP-004801-2020) to allow installation of private utilities only is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated October 12, 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 October 12, 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 October 12, 2020, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. Any and all site improvements done prior to City approval of a subsequent amendment to the West Grand Business Park PUD to define all development details and full site plan approval shall be at the property owner's own risk.
2. This site plan approval shall only allow for private utility construction. No building permits for buildings, including footing and foundations, shall be permitted until the Phase 2 site plan is approved by the City Council.
3. Prior to the City Council meeting on October 19, 2020 to consider this phased site plan request, Des Moines University shall submit a signed letter acknowledging responsibility to some degree for future improvements along Booneville Road, including utilities as required.
4. Prior to the City Council meeting on October 19, 2020, to consider this phased site plan request, Des Moines University shall submit executed Storm Water Management Facility Maintenance Agreement, an agreement and waiver for their share of the future widening of S. Jordan Creek Parkway, Grand Avenue and S. 88th Street, a traffic signal agreement for the applicant's participation in the installation of future traffic signals at the full access points to the development from Grand Avenue and a warranty deed for dedication of right-of-way along Booneville Road.