## CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: May 10, 2021

ITEM: Cardinal Lofts (nka The Lofts on 88<sup>th</sup>), 435 S 88<sup>th</sup> Street – Approve Major Modification to Site Plan to allow the addition of two 8-bay detached garage buildings and future surface parking stalls – The Lofts on 88<sup>th</sup>, L.L.C. – MaM-005011-2021

Resolution: Approval of Major Modification to Site Plan

Background: Jared Murray with Civil Design Advantage, on behalf of the applicant and property owner, The Lofts on 88th, L.L.C., requests approval of the Major Modification to Site Plan for the approximately 4.99-acre property generally located at 435 S 88th Street. The development went through the original site planning process as Cardinal Lofts but is now known as The Lofts on 88th. The applicant proposes two 8-bay detached garage buildings resulting in the addition of 16 garage stalls on the south side of the property. Additionally, the applicant is providing details associated with the future installation of 35 surface parking stalls. The applicant has worked with City staff on the architecture of the garage buildings to ensure they complement the main structure in materials and colors and that those sides visible from adjoining roadways and properties outside of the development are enhanced to eliminate the plainness that is typical of garage buildings. Enhancing visible sides of detached garage structures within multi-family developments is a typical practice within the city.

### **Staff Review & Comment:**

- <u>Financial Impact</u>: There is no City funds involved with this project. Costs associated with typical staff time for development application review and approval and inspections during construction will occur.
- <u>Traffic Impact Study:</u> No traffic impact study was necessary as part of this application since it did
  not involve increasing the number of dwelling units from what was originally studied.
- <u>Conditions of Approval</u>: The property owner providing advance notice to the City of intended construction and obtaining all necessary permits and inspections associated with the installation of future surface parking stalls approved as part of this Major Modification. If the layout or details of the surface stalls differ from that shown and approved as part of this Major Modification, the submittal, review and approval of a Minor Modification application will need to occur prior to implementation.
- <u>Vesting of Entitlement</u>: Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval <u>prior to</u> the expiration date.

Outstanding Issues: There are no outstanding iss	งนษง
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Plan:	and	Zoning	Commission	Action:
Date:				

Vote:

Recommendation:

**Recommendation**: Approve the Major Modification to Site Plan request, subject to the applicant meeting all City Code requirements and the following:

1. The property owner providing advance notice to the City of intended construction and obtaining all necessary permits and inspections associated with the installation of future surface parking stalls approved as part of this Major Modification. If the layout or details of the surface stalls differ from that shown and approved as part of this Major Modification, the submittal, review and approval of a Minor Modification application will need to occur prior to implementation.

Lead Staff Member: Piper Mauck **Approval Meeting Dates:** Plan and Zoning Commission May 10, 2021 City Council: First Reading **Staff Report Reviews:**  □ Development Coordinator (or) Plan & Zoning Commission □ Legal Department ☐ Director City Council □ Director ☐ Legal Department ☐ Appropriations/Finance ☐ Agenda Acceptance Publications (if applicable) Council Subcommittee Review (if applicable) **Published** Des Moines Register Subcommittee Development & Planning Community Section In: Date(s) n/a Date Reviewed Not presented Published Date(s) of Mailed n/a Recommendation ☐ Yes ☐ Split Notices

### **Location Map**



CARDINAL LOFTS GARAGE ADDITION

Approve plans on file with the City.

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-----8"S ----

\_\_\_\_\_15\* RCP \_\_\_\_

**ADDITION** 

GARAGE

CARDINAL LOFTS

**EXISTING** 

SANITARY MANHOLE

### VICINITY MAP

NOT TO SCALE



### OWNER/APPLICANT

CONTACT: JOHN LARSON PO BOX 267 JOHNSTON IA 50131 PH. (515) 491-4090

### **ENGINEER**

CIVIL DESIGN ADVANTAGE, LLC PH. (515) 369-4400 FX. (515) 369-4410

### **SURVEYOR**

CIVIL DESIGN ADVANTAGE, LLC CONTACT: MIKE BROONER 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH. (515) 369-4400 FX. (515) 369-4410

### ARCHITECT

ALLER DESIGN GROUP CONTACT: TED KARNES 1840 NW 118TH STREET, SUITE 220 CLIVE, IA 50325

### CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2021 ANTICIPATED FINISH DATE = SUMMER 2021

### SUBMITTAL DATES

-1ST SUBMITTAL -2ND SUBMITTAL -FINAL SUBMITTAL 02/02/2021 03/03/2021

### **LEGAL DESCRIPTION**

LOT 40 OF CEDAR RIDGE PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THE CITY OF WEST DES MOIN AND CONTAINS 4.99 ACRES.

### ZONING

CEDAR RIDGE PUD - HIGH DENSITY RESIDENTIAL

### PROJECT SITE ADDRESS

435 S. 88TH STREET

### DEVELOPMENT SUMMARY

AREA: 217,171 SF (4.99 ACRES)

89 UNITS (17.84 UNITS/ACRE)

### PARKING: REQUIRED:

(1) STUDIO (1.5 SPACES / UNIT) + (88) 1-2 BEDROOM (1.75 SPACES / UNIT)

+ 1 VISITOR SPACE / 10 UNITS = 165 STALLS

### PROVIDED:

GARAGES
EXISTING STALLS
FUTURE STALLS INCLUDED IN CURRENT MAJOR MOD
ADDITIONAL PARKING STALLS INCLUDED IN FUTURE MAJOR MOD (LOSE 5 STALLS TO CONSTRUCT DRIVE TO SOUTH PARKING LOT)
TOTAL STALLS AT FULL BUILD

### IMPERVIOUS AREA

= 89,320 SF (41%)

IMPROVEMENTS (INCLUDES FUTURE PARKING STALLS

= 26,306 SF TO MEET FULL PARKING REQUIREMENT)

(7.287 SF OF EXISTING SIDEWALK)

= 9,289 SF OF SIDEWALK

OPEN SPACE CALCULATION:

**BENCHMARKS** 

= 54,293 SF (25%)

PROVIDED (2019 APPROVED SITE PLAN)

= 123.712 SF (57%)

= 115.626 SF (53%)

= 110,834 SF (51%)

IMPROVEMENTS (INCLUDES FUTURE PARKING STALLS

TO MEET FULL PARKING REQUIREMENT)

SET BENCHMARK: BURY BOLT ON HYDRANT, SECOND HYDRANT SOUTH OF PRIVATE DRIVE AT THE END OF ROCKWOOD LANE AND S 91ST STREET ELEVATION=221.81

WEST DES MOINES BENCHMARK #87: 3960 ± FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET, 3 FEET NORTH OF EAST/WEST FENCE, 10 FFET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET ACROSS FROM HOUSE #3307

WEST DES MOINES BENCHMARK #35: INTERSECTION OF MILLS CIVIC PKWY AND SOUTH 88TH ST. NORTHEAST CORNER OF INTERSECTION, 206 FEET EAST OF CENTERLINE OF SOUTH 88TH STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY, 2 FEET SOUTH OF THE FENCE LINE.

### WEST DES MOINES, IOWA INDEX OF SHEETS

### DESCRIPTION

COVER SHEET

- **DETAILS**
- OVERALL SITE LAYOUT AND DEMO PLAN
- DIMENSION PLAN AND GRADING PLAN
- UTILITY PLAN AND LANDSCAPE PLAN

### NOTES

= 80 STALLS = 35 STALLS

= 165 STALLS

- EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY OTHERS.
  UTILITIES TO BE INSTALLED PER WEST DES MOINES STANDARD CONTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WEST DES MOINES ADDENDUMS.
- CONTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WEST DES MOINES ADDENDUMS.
  ALL CONSTRUCTION MITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE 1993 DSM METRO DESIGN STANDARDS AND WEST DES MOINES ADDENDUMS.
  CONTACT WEST DES MOINES MOTER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
  ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5%.
  ALL LONGTUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5%.
  PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER, TO INCLUDE:
  A. PRIVATE STORM SEWER
  B. PRIVATE STORM SEWER
  B. PRIVATE WATER MAIN AND SERVICES
  C. PRIVATE SANITARY SEWER
  D. ALL INTERNAL CIRCULATION ROADS
  PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS
  ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

- PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 222–3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



3405 SE CROSSROADS DR. SUITE G. GRIMES, IOWA 50111 PH: (515) 369-4400 Fax: (515) 369-4410 PROJECT NO. 2101.031

GENERAL LEGEND PROPOSED PROJECT BOUNDARY LOT LINE SECTION LINE CENTER LINE RIGHT OF WAY PERMANENT EASEMENT TEMPORARY EASEMENT TYPE SW-501 STORM INTAKE TYPE SW-503 STORM INTAKE TYPE SW-505 STORM INTAKE TYPE SW-506 STORM INTAKE TYPE SW-513 STORM INTAKE 1 TYPE SW-401 STORM MANHOLE TYPE SW-402 STORM MANHOLE TYPE SW-301 SANITARY MANHOLE STORM/SANITARY CLEANOUT WATER VALVE FIRE HYDRANT ASSEMBLY DETECTABLE WARNING PANEL

➂ (L-10) (§-P-10)

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SANITARY SEWER STRUCTURE NO. SANITARY SEWER PIPE NO SANITARY SEWER WITH SIZE SANITARY SERVICE

STORM SEWER STRUCTURE NO.

STORM SEWER PIPE NO.

STORM SEWER STORM SERVICE WATERMAIN WITH SIZE WATER SERVICE SAWCUT (FULL DEPTH)

SILT FENCE USE AS CONSTRUCTED (U.A.C.) FIRE DEPARTMENT CONNECTION (F.D.C.)

WATER VALVE BOX FIRE HYDRANT WATER CURB STOP WELL CYME STORM SEWER MANHOLE (3) STORM SEWER SINGLE INTAKE  $\Box$ STORM SEWER DOUBLE INTAKE FLARED END SECTION ROOF DRAIN/ DOWNSPOUT (RD) Ĭ N N DECIDUOUS TREE CONIFEROUS TREE DECIDUOUS SHRUB CONIFEROUS SHRUB 0 ELECTRIC POWER POLE • GUY ANCHOR STREET LIGHT POWER POLE W/ TRANSFORMER -UTILITY POLE W/ LIGHT ELECTRIC BOX ELECTRIC TRANSFORMER ELECTRIC MANHOLE OR VAULT (E) TRAFFIC SIGN TELEPHONE JUNCTION BOX TELEPHONE MANHOLE/VAULT 1 TELEPHONE POLE GAS VALVE BOX CABLE TV JUNCTION BOX CABLE TV MANHOLE/VAULT (īv) MAIL BOX М BENCHMARK SOIL BORING -658 UNDERGROUND TV CABLE GAS MAIN FIBER OPTIC UNDERGROUND TELEPHONE OVERHEAD ELECTRIC UNDERGROUND ELECTRIC --E---E---

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE 1993 DES MOINES METRO DESIGN STANDARDS WITH THE WEST DES MOINES ADDENDA, AND SUDAS AND WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS FOR WATER WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS FOR WATER WATER WORKS HOTLED.

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

FIELD TILE

OTHERMISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN

ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

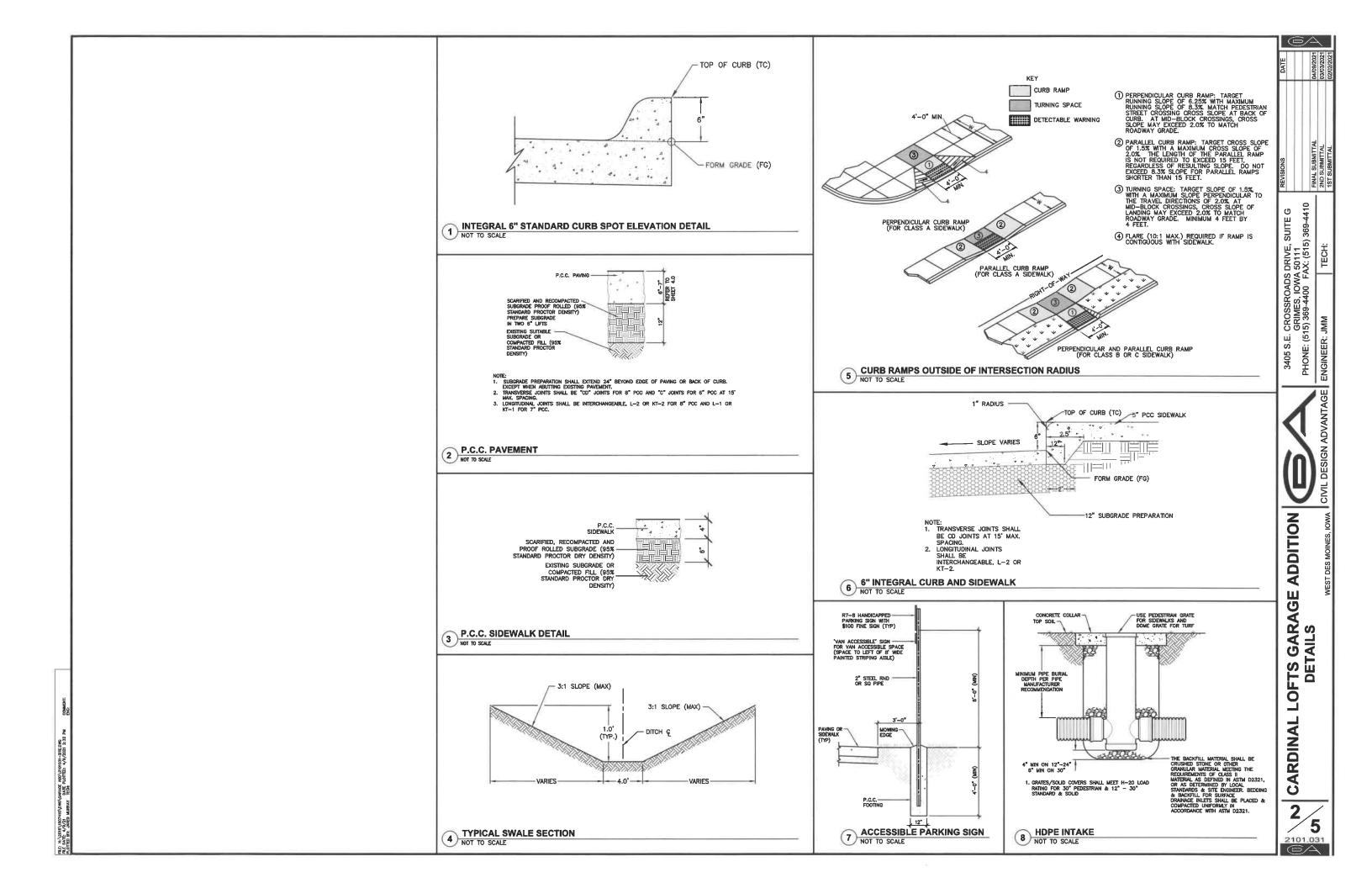


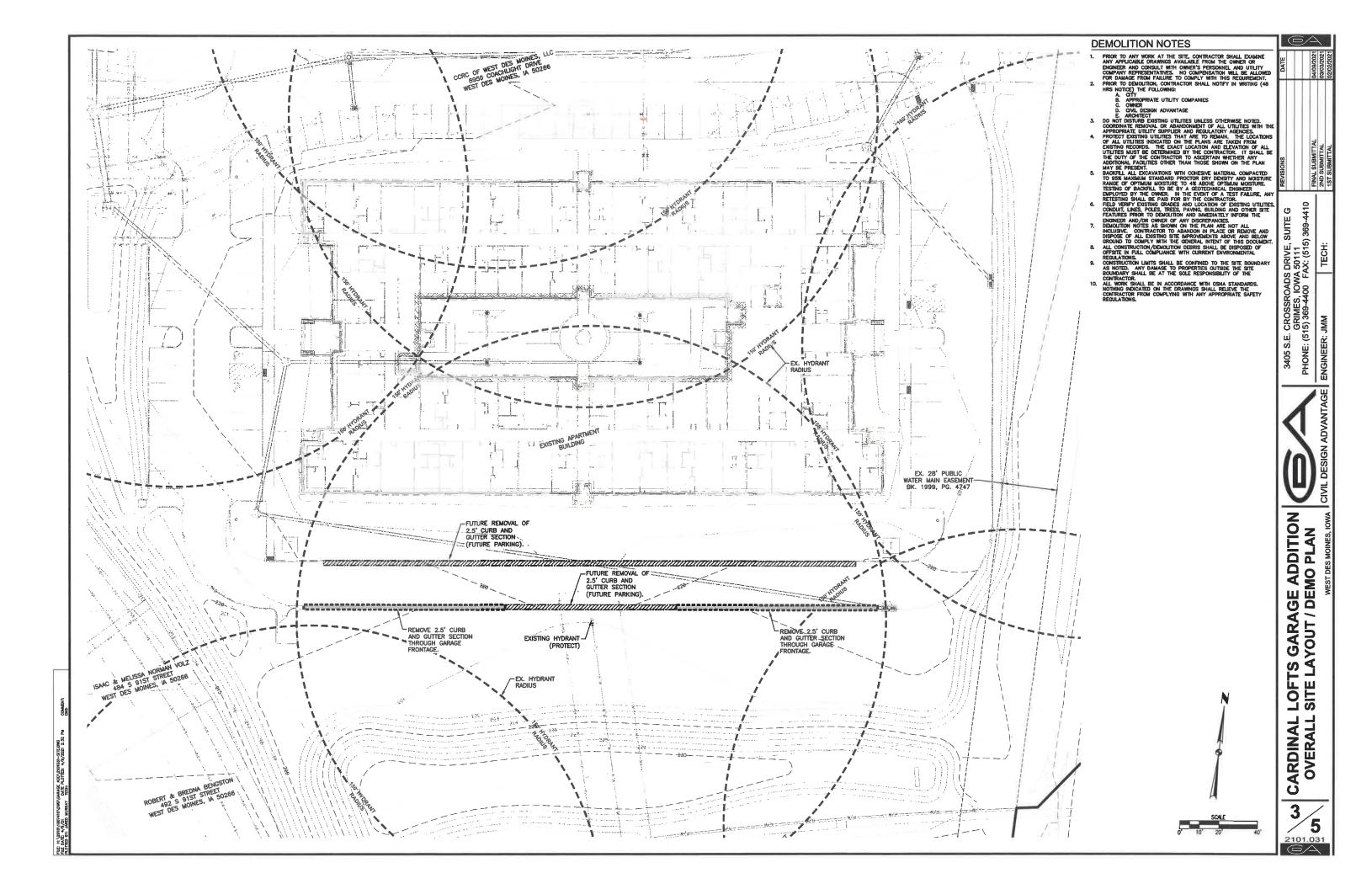
HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

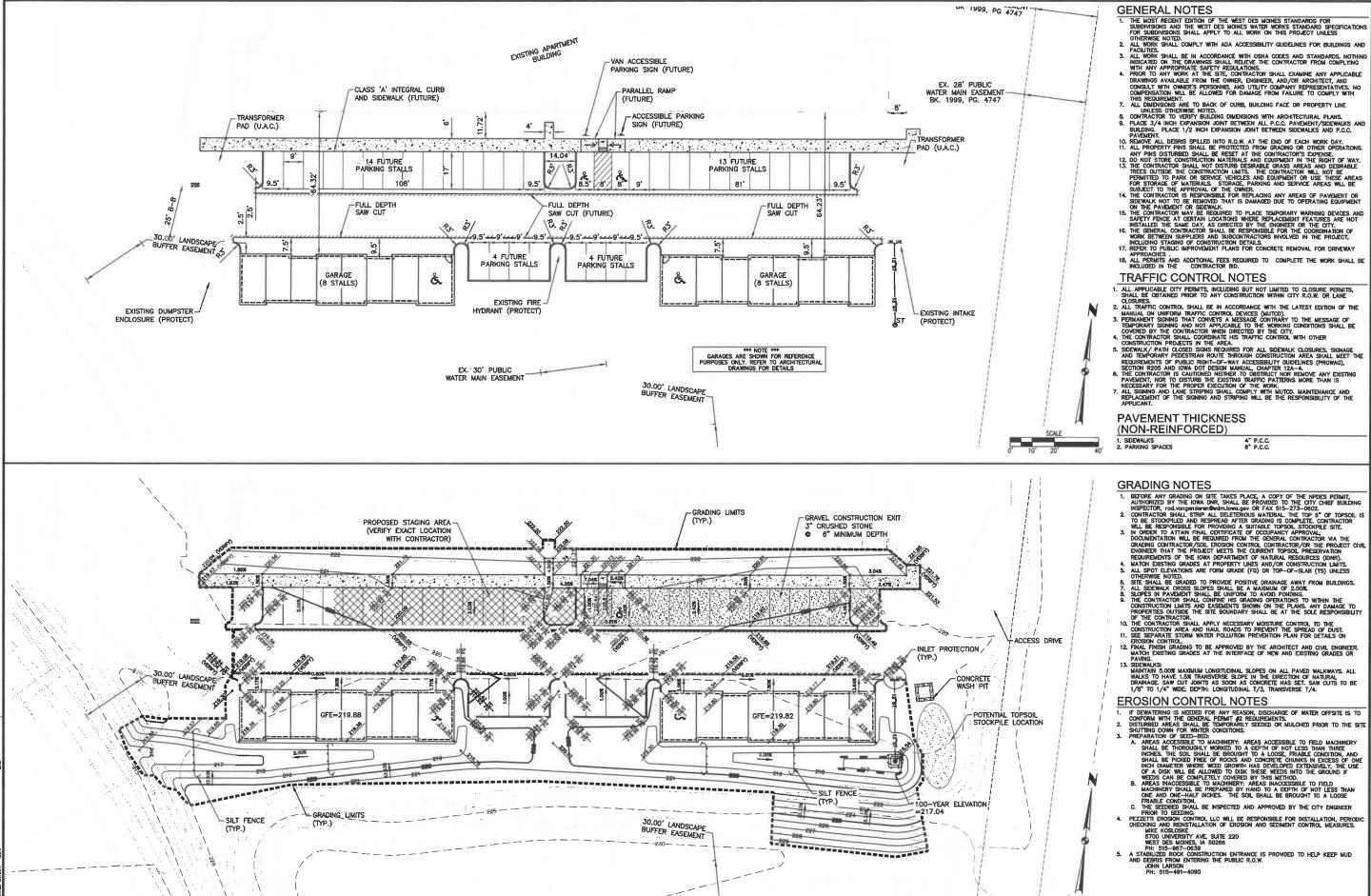
JARED M. MURRAY, P.E.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-5







- THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATION: FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS
- FOR SUBDIMISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
  ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
  ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWNINGS SHALL RELEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
  PRICE TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWNINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH HIS REQUIREMENT.

- 10. ALL PROPERTY DERING SHALL BE PROTECTED FIRE GRAND'S ALL'S WORK DAY.

  11. ALL'S PROPERTY DERING SHALL BE PROTECTED FIRE GRAND'S ALL'S WORK DAY.

  12. DO NOT STORE CONSTRUCTION MATERIALS AND COURSENOT IN THE RISK! OF WAY,

  13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE

  TREES QUITSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE
  PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT ON USE THESE AREAS
  FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE
  SUBJECT TO THE APPROVAL OF THE OWNER.

  14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR
  SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT

  10. THE PAVEMENT OR SIDEWALK.

  11. THE CONTRACTOR SHALL SHALL BE ASSOCIATED TO PLACE TEMPORARY WARNING DEVICES AND
  SAFETY DAYS AT A STREET HIS CONTRACTORS WHERE REPLACIMENT FEATURES ARE NOT
  INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE GIT.

  11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMEDINATION OF
  WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT,
  INCLUDING STAGING OF CONSTRUCTION DETAILS.

  17. REFER TO PUBLIC IMPROVEMENT PLANS FOR CONCRETE REMOVAL FOR DRIVEWAY
  APPROACHES.

- APPROACHES .

  14. PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

### TRAFFIC CONTROL NOTES

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.Q.W. OR LANE

### **PAVEMENT THICKNESS** (NON-REINFORCED)

### **GRADING NOTES**

### **EROSION CONTROL NOTES**



ROADS DRIVE, SI 1, IOWA 50111 400 FAX: (515) 3 S.E. CROSSROAD GRIMES, IOW (515) 369-4400 S.E. PHONE: (

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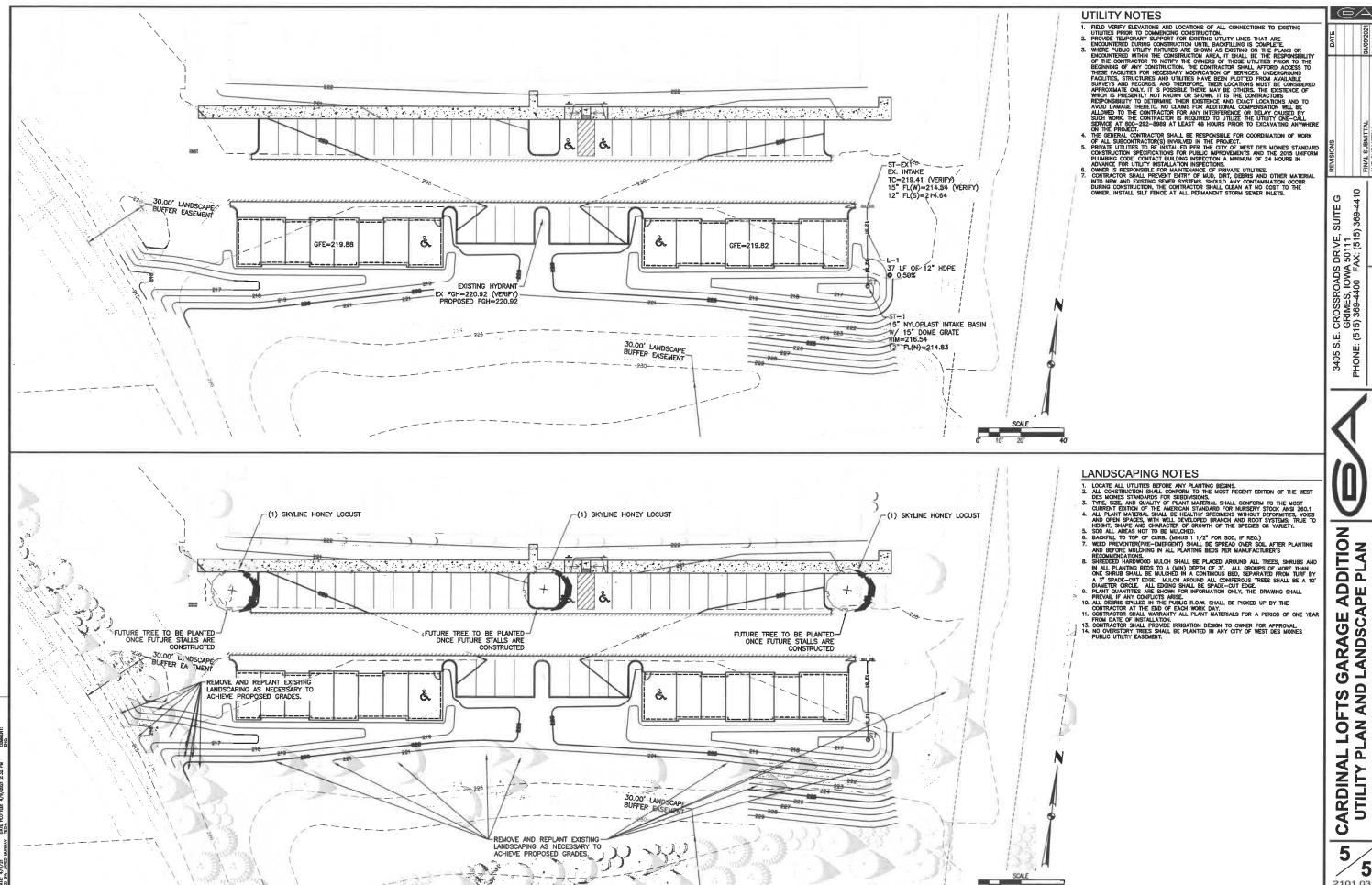
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ADDITION AN AND G PLAN Ш <u>5</u> S GARA(N, GRADING CONTROL I RDINAL LOFTS ( DIMENSION PLAN, G EROSION CO

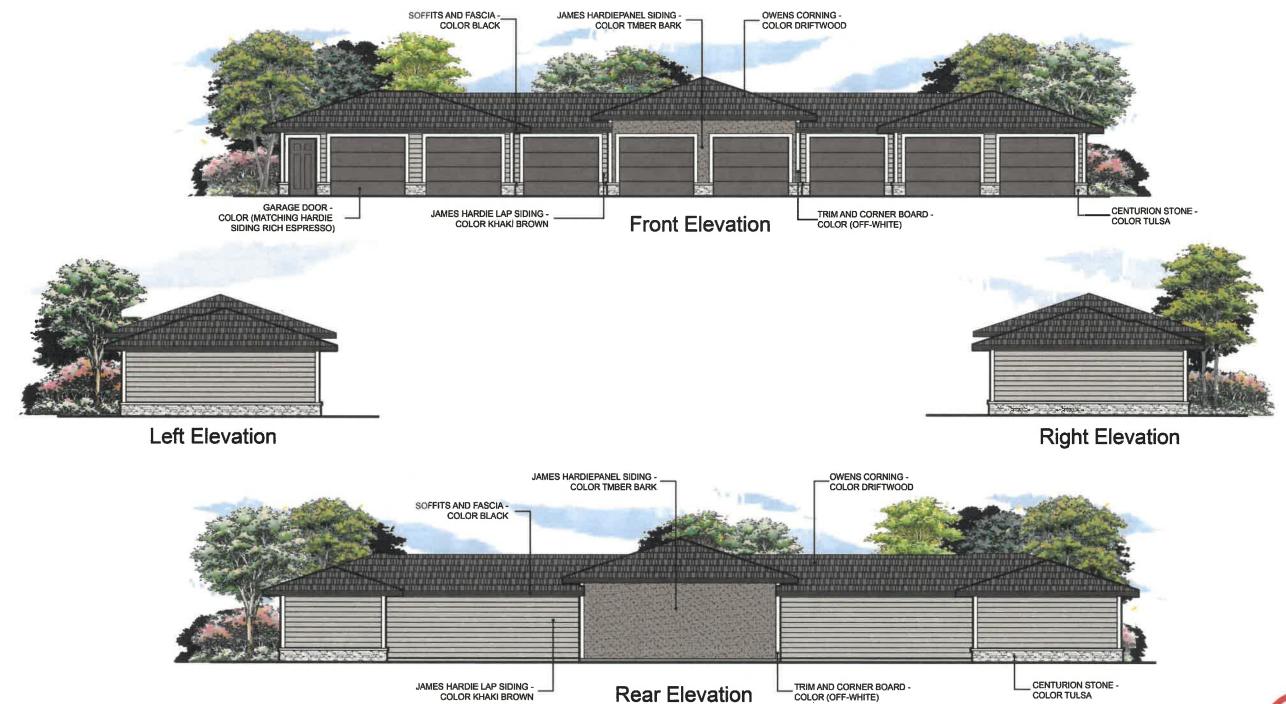
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# Cardinal Lofts - Garage Addition





### A RESOLUTION OF THE PLAN AND ZONING COMMISSION NO. PZC-21-025

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, The Lofts on 88th, L.L.C., request approval of the Major Modification to Site Plan for the approximately 4.99-acre property generally located at 435 S 88th Street as depicted on the location map included in the staff report. The applicant requests approval for the addition of two 8-bay detached garage buildings (16 stalls) and associated site improvements and the future installation of 35 surface parking stalls; and

WHEREAS, the Major Modification request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Major Modification to Site Plan (MaM-005011-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

Erica Andersen, Chair

Plan and Zoning Commission

PASSED AND ADOPTED on May 10, 2021.

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 on May 10, 2021, by the following vote:
AYES:
NAYS:
ABSTENTIONS:
ABSENT:
ATTEST:
Recording Secretary

Prepared by: Piper Mauck, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620

When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

### RESOLUTION

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A MAJOR MODIFICATION TO ALLOW CONSTRUCTION OF TWO 8-BAY DETACHED GARAGES ON THE SOUTH SIDE OF THE PROPERTY

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, The Lofts on 88<sup>th</sup>, L.L.C., requests approval of Cardinal Lofts Major Modification (nka The Lofts on 88<sup>th</sup>) for that property generally located at 435 S 88<sup>th</sup> Street and legally described in attached Exhibit 'B' for the purpose of constructing two 8-bay detached garage buildings (16 stalls) and associated site improvements and the future installation of 35 surface parking stalls; 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**, the Major Modification complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code.

**WHEREAS,** on May 10, 2021, the Plan and Zoning Commission recommended to the City Council, by a X-X vote, approval of the Major Modification; and

**WHEREAS**, on this day the City Council held a duly noticed meeting to consider the application for the Major Modification

**NOW, THEREFORE,** The City Council does approve the Cardinal Lofts (nka The Lofts on 88<sup>th</sup>) Major Modification (MaM-005011-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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	TBD
Steven K. Gaer, Mayor	

ATTEST:
Ryan Jacobson, City Clerk
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on TBD, by the following vote.
Exhibit A: Conditions of Approval

1. The property owner providing advance notice to the City of intended construction and obtaining all necessary permits and inspections associated with the installation of future surface parking stalls approved as part of this Major Modification. If the layout or details of the surface stalls differ from that shown and approved as part of this Major Modification, the submittal, review and approval of a Minor Modification application will need to occur prior to implementation.

### **Exhibit B: Legal Description**

Lot 40 in Cedar Ridge Plat 2, an Official Plat, now included in and forming a part of the City of West Des Moines, Dallas County, Iowa.