

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: May 10, 2021

ITEM: Cardinal Lofts (nka The Lofts on 88th), 435 S 88th 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 88th, 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:

- **Financial Impact:** 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.
- **Traffic Impact Study:** 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.
- **Conditions of Approval:** 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.
- **Vesting of Entitlement:** 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 prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

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:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

Publications (if applicable)

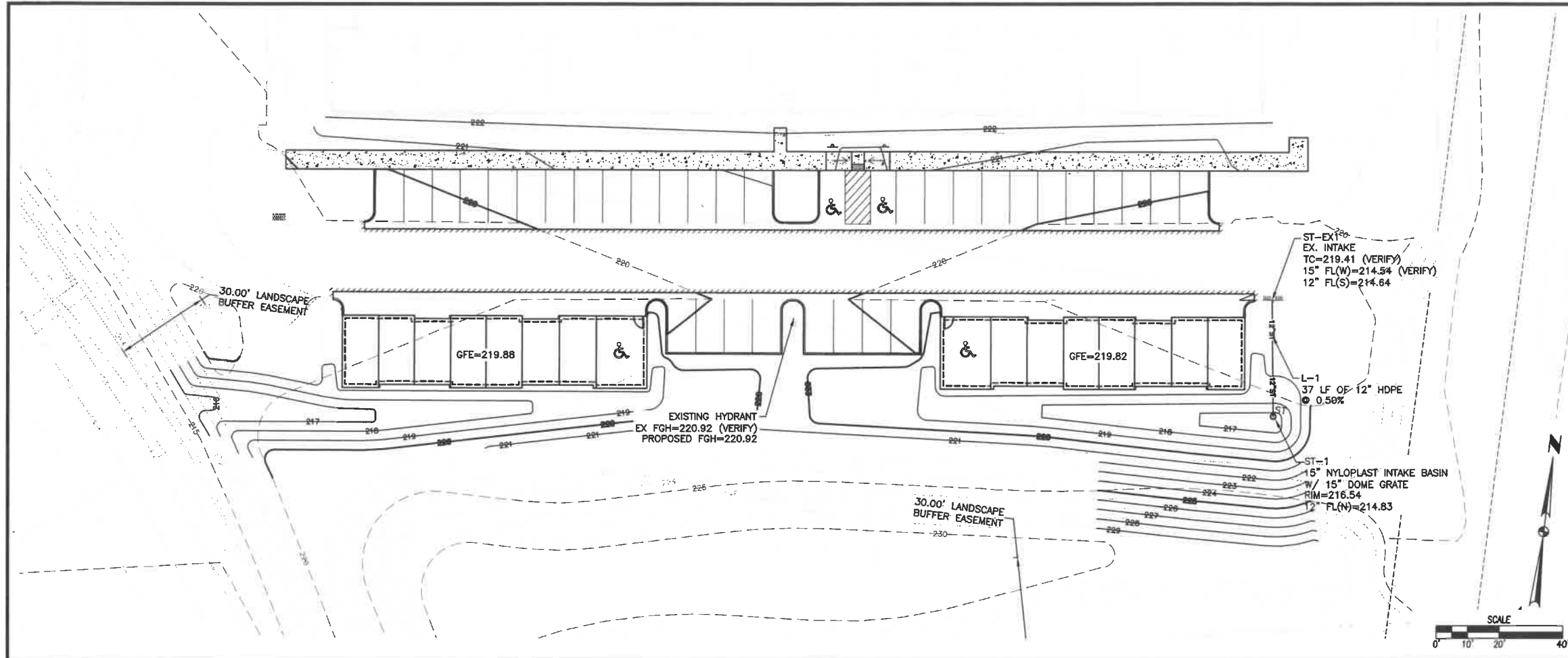
Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	Not presented
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



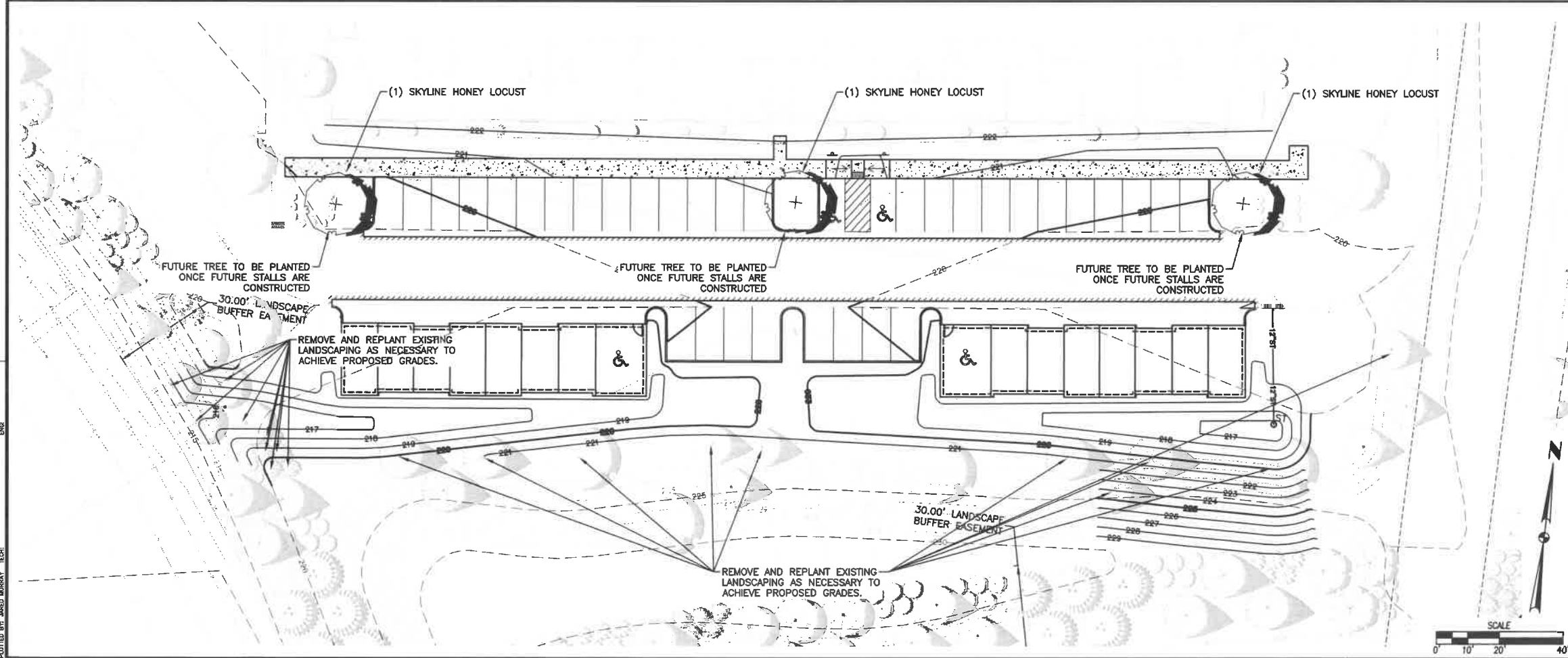


- ### UTILITY NOTES
1. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 2. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
 3. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
 4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
 5. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2015 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
 6. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
 7. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

DATE	REVISIONS
04/09/2021	
03/09/2021	
02/02/2021	

FINAL SUBMITTAL	2ND SUBMITTAL	1ST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	TECH:
	ENGINEER: JMM



- ### LANDSCAPING NOTES
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
 2. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS.
 3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
 4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
 5. SOO ALL AREAS NOT TO BE MULCHED.
 6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOO, IF REQ.)
 7. WEED PREVENTER(PRE-EMERGENT) SHALL BE SPREAD OVER SOO AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
 8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
 9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
 10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
 11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
 12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
 13. NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.

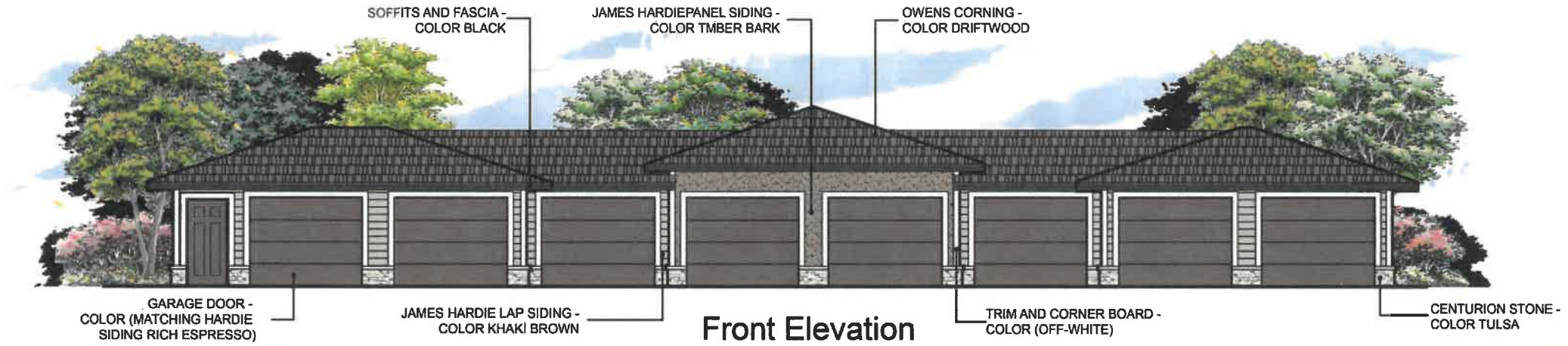
ESA
 CIVIL DESIGN ADVANTAGE
 WEST DES MOINES, IOWA

CARDINAL LOFTS GARAGE ADDITION
UTILITY PLAN AND LANDSCAPE PLAN

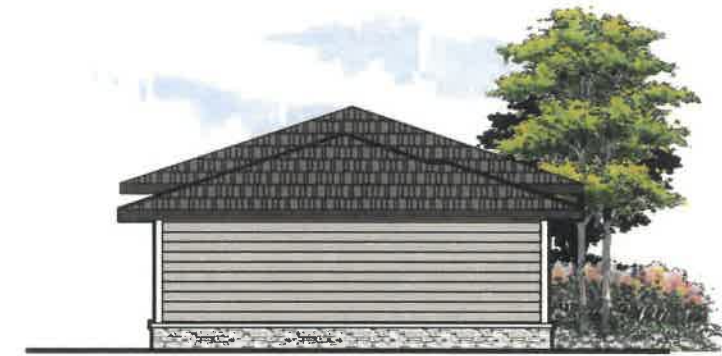
2101.031

THE ILLINOIS PROFESSIONAL ENGINEERING BOARD HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS PROFESSIONAL ENGINEERING ACT. THE DATE OF REVIEW IS 07/20/21 2:32 PM. COMADIT, INC. PLOTTED BY: JAMES MURRAY, TECH.

Cardinal Lofts - Garage Addition



Left Elevation



Right Elevation



**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.

PASSED AND ADOPTED on May 10, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 88th, L.L.C., requests approval of Cardinal Lofts Major Modification (nka The Lofts on 88th) for that property generally located at 435 S 88th 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 88th) 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.