

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

Meeting Date: June 14, 2021

ITEM: Slumberland, 350 Jordan Creek Parkway, Suite 100 – Approve Level 1 Minor Modification to Site Plan for architectural modifications to the south façade of the building – Ryan Companies, US – MML1-005169-2021

Resolution: Approval of Level 1 Minor Modification to Site Plan

Background: Chris Griese with Ryan Companies, US, on behalf of the applicant, Ryan Companies, US, and property owner, Larson Enterprises, request approval of the Level 1 Minor Modification to Site Plan for the approximately 3.6-acre property located at 350 Jordan Creek Parkway, Suite 100. The applicant proposes to modify the south façade of the Slumberland building to be more consistent with the design of the north façade of the building. This Minor Modification is being presented to the Plan and Zoning Commission and City Council for concurrence with staff's belief that the unique circumstance of the situation and the architectural approach and use of materials proposed as explained in the 'South Façade Detail' bullet below meet the intent of the architectural guidelines provided within the PUD.

Staff Review & Comment:

- **Financial Impact:** No financial impact to the City.
- **History:** When the Slumberland building was constructed, it was anticipated that future building phases would be connected to the existing Slumberland building. With this in mind, the south wall of the Slumberland building was not finished architecturally as it was assumed that wall would not be visible due to the eventual building addition. In the interim, the Slumberland south wall was left as the CMU wall and painted to match the color of the rest of the building. The Spare Time building currently under construction south of Slumberland will not connect to the building as originally anticipated, therefore the south façade of the existing building will be visible and will need to be modified to provide a more finished look like the north wall. A condition of approval of the Spare Time site plan required that the south wall of the Slumberland building be modified prior to any occupancy being issued for the Spare Time building, including temporary occupancy.
- **Key Development Aspects:**
 - **South Façade Design:** The current Jordan West PUD provides architectural standards for design of buildings within the PUD. The standards include a requirement for brick or masonry products to be a major component of the façade. The PUD also addresses the desire for a limited use of EIFS as only an accent or trim material and not within six feet of grade. The applicant is proposing the same use of fiber cement panels, corrugated metal accents and metal awnings as the other three facades of the building, however, with the special circumstance of the south wall originally being constructed as a demising wall and not an end wall the use of brick is not feasible. Therefore, the applicant is proposing that EIFS be used in a greater percentage in a similar color as the brick as an alternative to still be compatible in design with the aesthetics of the other façades of the building. The use of EIFS in a similar color allows for the wall to mimic the design and detailing of the north façade of the building but still provide a finished look without the use of brick. The constraints of the building construction require that alternatives be allowed and staff believes the applicant is meeting the general intent of the PUD and is providing a wall finish that will be acceptable for the site.

Traffic Impact Study Findings: No traffic impact study needed as a result of this action.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date:

Vote:

Recommendation:

Recommendation: Approve the Level 1 Minor Modification to Site Plan request, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Plan and Zoning Commission	June 14, 2021
City Council	

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" 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

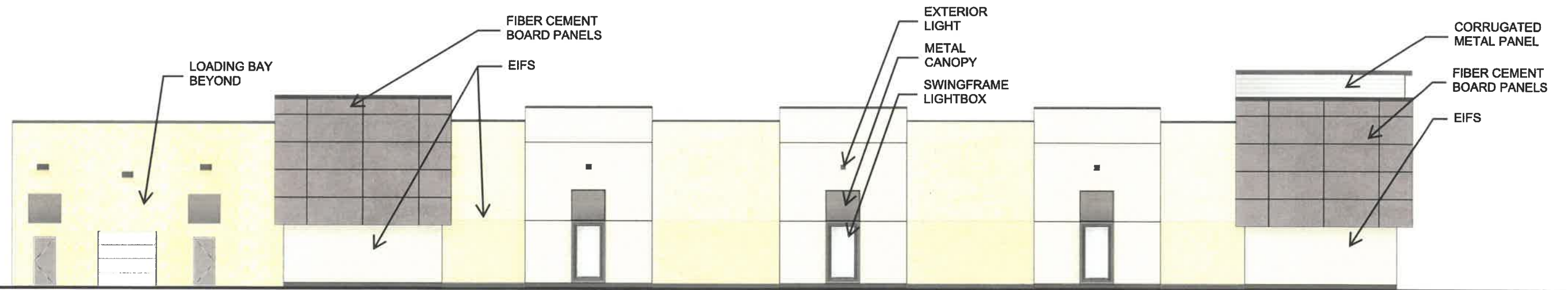
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	6/7/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



PLANS INCLUDED ARE FOR ILLUSTRATIVE
PURPOSES ONLY - APPROVED PLANS ON FILE
WITH THE CITY



West Des Moines Slumberland Southern Wall Improvements - South Elevation

SCALE: 1/16"

06/08/2021



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-49**

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, Ryan Companies, US, and property owner, Larson Enterprises, request approval of a Level 1 Minor Modification to Site Plan for property located at 350 Jordan Creek Parkway, Suite 100 as depicted on the location map included in the staff report. The applicant requests approval of architectural modifications for the south façade of the existing Slumberland building; and

WHEREAS, the Level 1 Minor Modification to Site Plan 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 Minor Modification Level 1 (MML1-005169-2021), 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 June 14, 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 June 14, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary