

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

Meeting Date: June 14, 2021

ITEM: Des Moines University, 8025 Grand Avenue – Approve a Preliminary Plat to create 3 lots for college campus development, 3 street lots, 2 outlots for storm water detention, 1 outlot for floodplain areas, and 1 outlot for future development – Des Moines University Osteopathic Medical Center – PP-005065 -2021

Resolution: Approval of Preliminary Plat

Background: Jonathan Martin with RDG Planning & Design, on behalf of the applicant and property owner, Des Moines University Osteopathic Medical Center, requests approval of a Preliminary Plat for the approximately 88-acre property located at 8025 Grand Avenue. The applicant proposes to subdivide the property into 3 lots for college campus development, 2 outlots for storm water detention, 1 outlot for floodplain areas, 1 outlot for future development and 3 street lots for future dedication of right of way.

Staff Review & Comment:

- Financial Impact: There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction.
- Key Development Aspects:
 - Full Site Plan Review: On April 5, 2021, the City Council approved a full site plan allowing for a full building permit to be issued for construction of four buildings. The creation of the lots and outlots were anticipated at that time and thus this plat does not create non-conformities in setbacks for the 4 buildings approved with the site plan.
 - Preliminary Plat: With the preliminary plat the site is proposed to be subdivided into 3 lots, one for the main campus and two additional lots for future buildings on the west side of the site. In addition, there will be 2 outlots for storm water detention, 1 outlot for floodplain areas, and 1 outlot for future development. Also due to the variations in the current south right-of-way line, there will be 3 street lots along Booneville Road for future right-of-way dedication to the City.
- Traffic Impact Study Findings: No additional traffic study was required of the preliminary plat. The traffic study for the site plan indicated that the plan for development of the site as an education campus is anticipated to generate less traffic than previously estimated. With implementation of activities operating within the site, as well as addition of future buildings, subsequent traffic impact analysis may be required.
- Developer Responsibilities: The developer responsibilities associated with development of this site are outlined in the West Grand Business Park PUD for the subject parcel and were detailed in the full site plan approval staff report. The Legal Department reviewed the exaction requirements as part of the PUD amendment and site plan approval and found them to be legally compliant.

- Conditions of Approval: The associated West Grand Business Park PUD spells out the developer's responsibility for the implementation of sidewalks within the site. Typical with final platting is the provision of financial surety to guarantee the construction of the sidewalks. DMU understands and are in agreement with their responsibility to construct the sidewalks. As part of the PUD Amendment and Site Plan approval, DMU submitted a letter explaining that the University's public bond rating requires them to report and obtain consent for incurrence of additional financial obligations and therefore DMU requested that the City not require financial surety and instead tie the implementation of the sidewalks to occupancy of the buildings. Since the PUD language clearly spells out the obligation and timing for the installation of the sidewalks, the City agreed to forego the collection of surety for the sidewalks. Since staff reports for the platting of the property typically detail obligations of the developer and sureties to be provided, Staff is again including a condition of approval waiving provision of the surety for this preliminary plat.
- Plat Validity: Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date:

Vote:

Recommendation:

Recommendation: Approve the Preliminary Plat subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The City Council waiving the requirement for the provision of financial surety for public sidewalks within the site in conjunction with either this preliminary plat or the subsequent final plat. The developer agrees and acknowledges that their obligation to the construction of the sidewalk along S 88th Street, S Jordan Creek Parkway and Grand Avenue shall be fulfilled prior to issuance of a final occupancy permit for any building within the phase one site development. Furthermore, the developer agrees and acknowledges that their obligation to the construction of the sidewalk adjacent to Booneville Road shall occur at such time that the adjacent portion of existing Booneville Road is improved.

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	3/15/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map

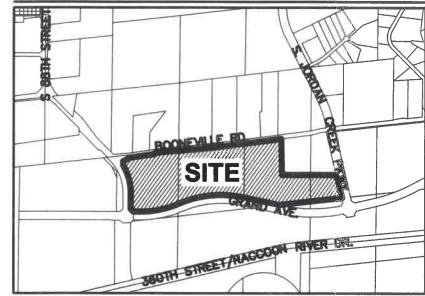


PRELIMINARY PLAT FOR: DMU WEST PLAT 1 WEST DES MOINES, IOWA

Plans included are for illustrative purposes only.

Approve plans on file with the City.

VICINITY MAP NOT TO SCALE



PLAT DESCRIPTION

PARCEL 19-37 OF SECTIONS 23, 24 AND 25 OF TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2019, PAGE 7873 AND CONTAINING 88.28 ACRES (3,845,433 S.F.).

BULK REGULATIONS

MINIMUM LOT AREA = 60,000 S.F.
MINIMUM FRONT YARD = 50'
MINIMUM REAR YARD = 25' (0' IF ABUTTING SIMILAR DISTRICT)
MINIMUM SIDE YARD = 25' (0' IF ABUTTING SIMILAR DISTRICT)
MINIMUM LOT WIDTH = 150'
MAXIMUM BUILDING HEIGHT = 60 FEET: AN ADDITIONAL 12 FEET OF BUILDING HEIGHT IS ALLOWED WITH EVERY ADDITIONAL 10 FEET OF BUILDING SETBACK

COMP PLAN LAND USE

EXISTING: OFFICE (OF) AND NEIGHBORHOOD COMMERCIAL (NC)

SURROUNDING LAND USE:

NORTH: BUSINESS PARK / LOW DENSITY RESIDENTIAL
SOUTH: BUSINESS PARK
EAST: SUPPORT COMMERCIAL / OFFICE
WEST: LIGHT INDUSTRIAL

OWNER / APPLICANT

DES MOINES UNIVERSITY
OSTEOPATHIC MEDICAL CENTER
DES MOINES, IOWA 50263
OWNER CONTACT: MATT BROWN
FORMATION GROUP
PO BOX 290
GRIMES, IA 50111
515-313-7925

SURVEYOR

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

ZONING

WEST GRAND BUSINESS PARK PUD WITH UNDERLYING ZONING OF PROFESSIONAL COMMERCE PARK

DATE OF SURVEY

FEBRUARY 12, 2021

BENCHMARKS

BM#1 CITY BENCHMARK#39 IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA. INTERSECTION OF BOONEVILLE ROAD AND XAVIER PLACE, NORTH SIDE OF THE INTERSECTION, 39 FEET NORTH OF THE CENTERLINE OF BOONEVILLE ROAD ON THE CENTERLINE OF XAVIER PLACE EXTENDED, 3 FEET SOUTH OF THE EAST/WEST FENCE LINE, STANDARD BENCHMARK. WEST DES MOINES DATUM = 76.97.

BM#2 CITY BENCHMARK#40 INTERSECTION OF RACCOON RIVER DRIVE AND XAVIER PLACE, NORTHEAST CORNER OF OF INTERSECTION 34 FEET EAST OF THE CENTERLINE OF XAVIER PLACE, 54 FEET NORTH OF THE CENTERLINE OF IOWA INTERSTATE RAILROAD TRACKS, 4 FEET NORTH OF THE EAST/WEST FENCE LINE, 1 FOOT WEST OF THE NORTH/SOUTH FENCE LINE, STANDARD BENCHMARK. WEST DES MOINES DATUM = 64.06

BM#3 NORTH BURY BOLT ON HYDRANT @ NE CORNER OF BOONEVILLE ROAD AND SOUTH 88TH STREET ELEVATION=81.28

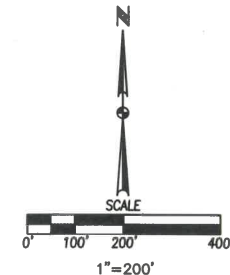
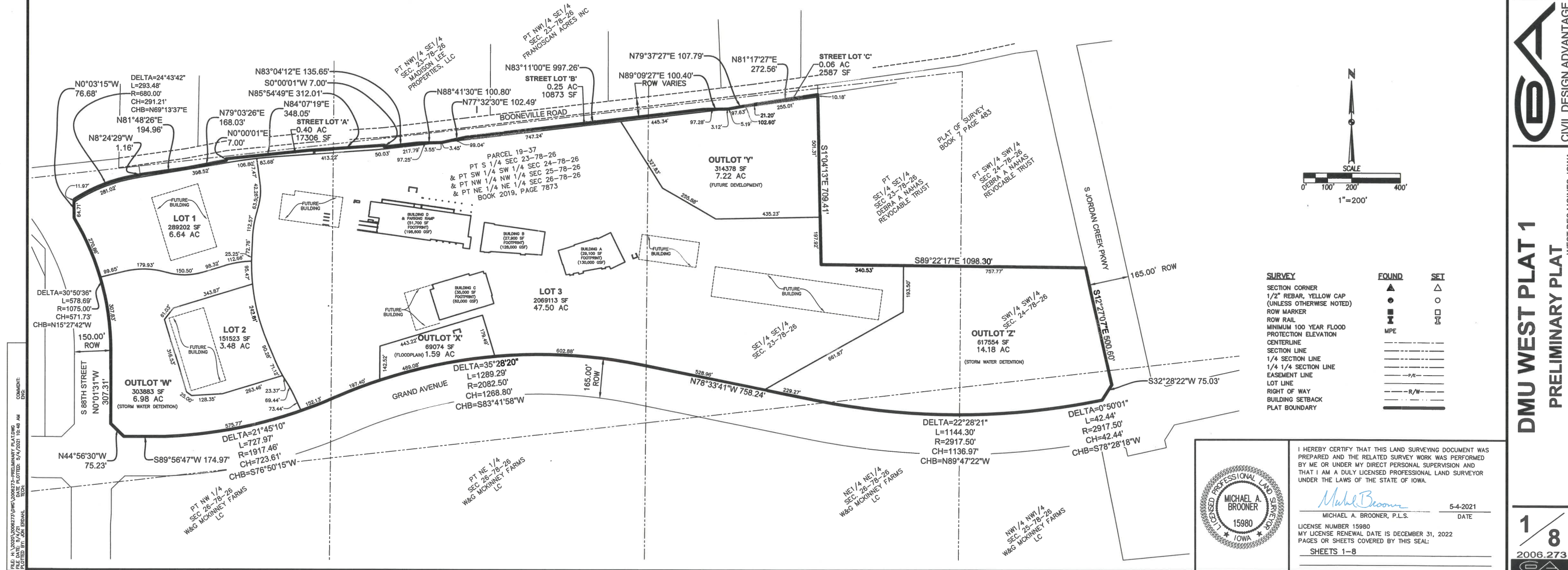
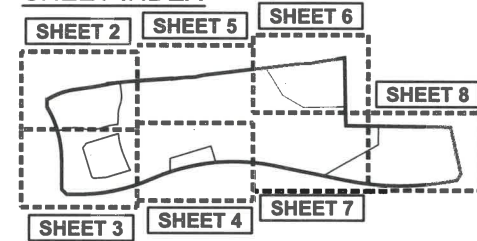
BM#4 NORTHWEST BURY BOLT ON HYDRANT @ CORNER OF INTERSECTION OF GRAND AVENUE AND SOUTH 88TH STREET ELEVATION=74.03

TO CONVERT FROM NAVD88 DATUM TO WEST DES MOINES DATUM SUBTRACT 774.01 FEET.

NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY CITY ENGINEER.
6. 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. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN 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 EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
8. ALL OUTLOTS ARE UNBUILDABLE.
9. OUTLOT 'Z' AND 'W' USE=STORM WATER DETENTION
10. OUTLOT 'Y' USE= FUTURE DEVELOPMENT
11. OUTLOT 'X' USE= FOR FLOODPLAIN

SHEET INDEX



SURVEY		FOUND	SET
SECTION CORNER	1/2" REBAR, YELLOW CAP (UNLESS OTHERWISE NOTED)	▲	△
ROW MARKER	MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	■	□
SECTION LINE	1/4 SECTION LINE	—	—
EASEMENT LINE	LOT LINE	—	—
RIGHT OF WAY	BUILDING SETBACK	—	—
PLAT BOUNDARY		—	—



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael Brooner
MICHAEL A. BROONER, P.L.S. DATE 5-4-2021

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-8

DATE

06/03/21

04/08/21

02/12/21

REVISIONS

REVISED PER CITY MARCH 16TH LETTER

PREPARED

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

TECH: JAE

ENGINEER:

CIVIL DESIGN ADVANTAGE

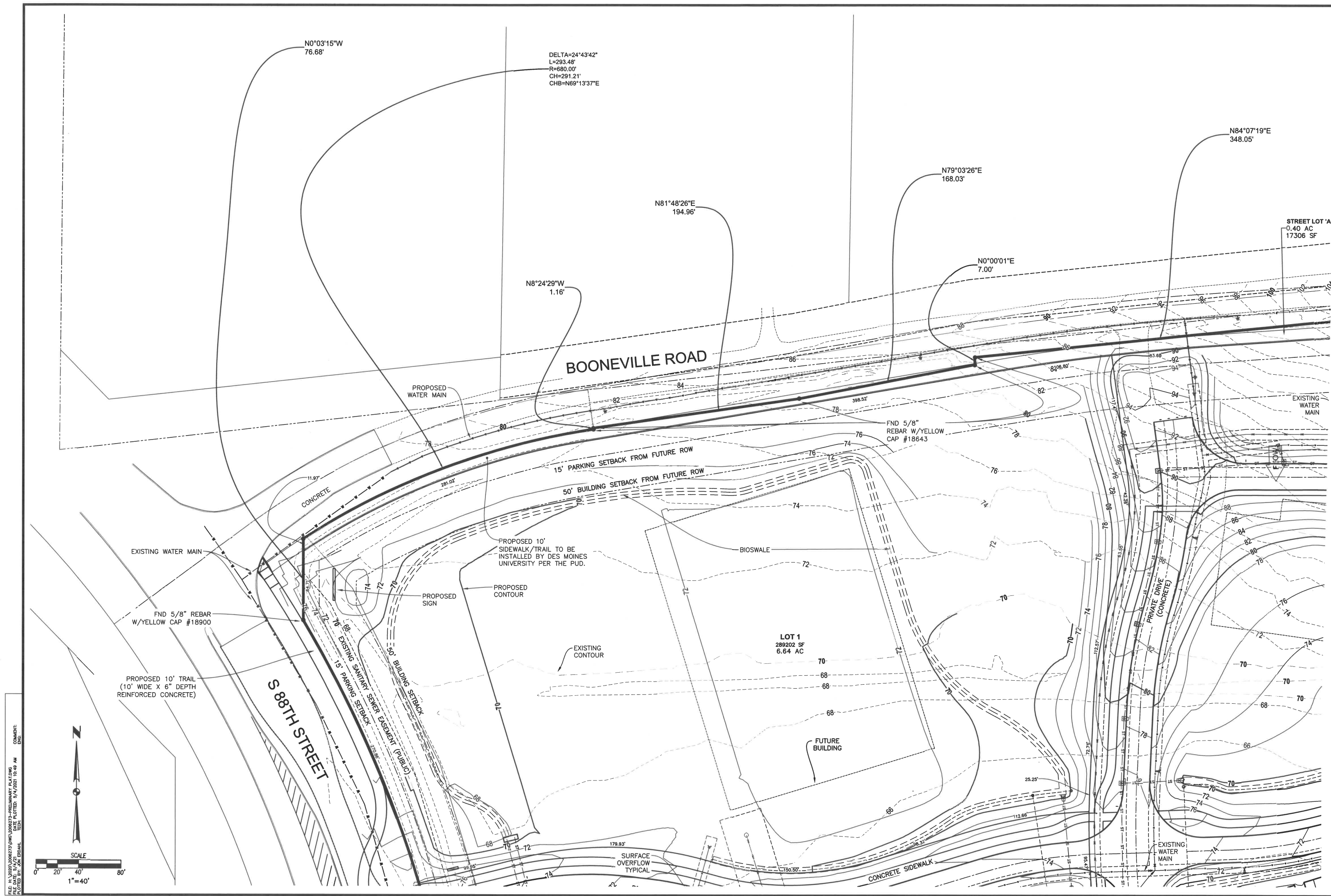
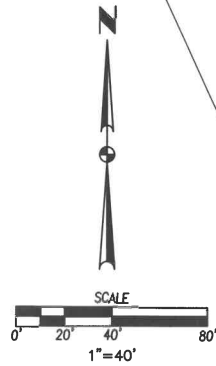
DMU WEST PLAT 1

PRELIMINARY PLAT

WEST DES MOINES, IOWA

2006.273

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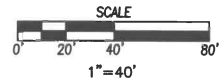


REVISIONS	DATE
REVISOR PER CITY MARCH 16TH LETTER PREPARED	05/03/21
	04/09/21
	02/17/21

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 ENGINEER: TECH: JAE



DMU WEST PLAT 1
 PRELIMINARY PLAT
 WEST DES MOINES, IOWA



LEGEND

FEATURES

PROPOSED

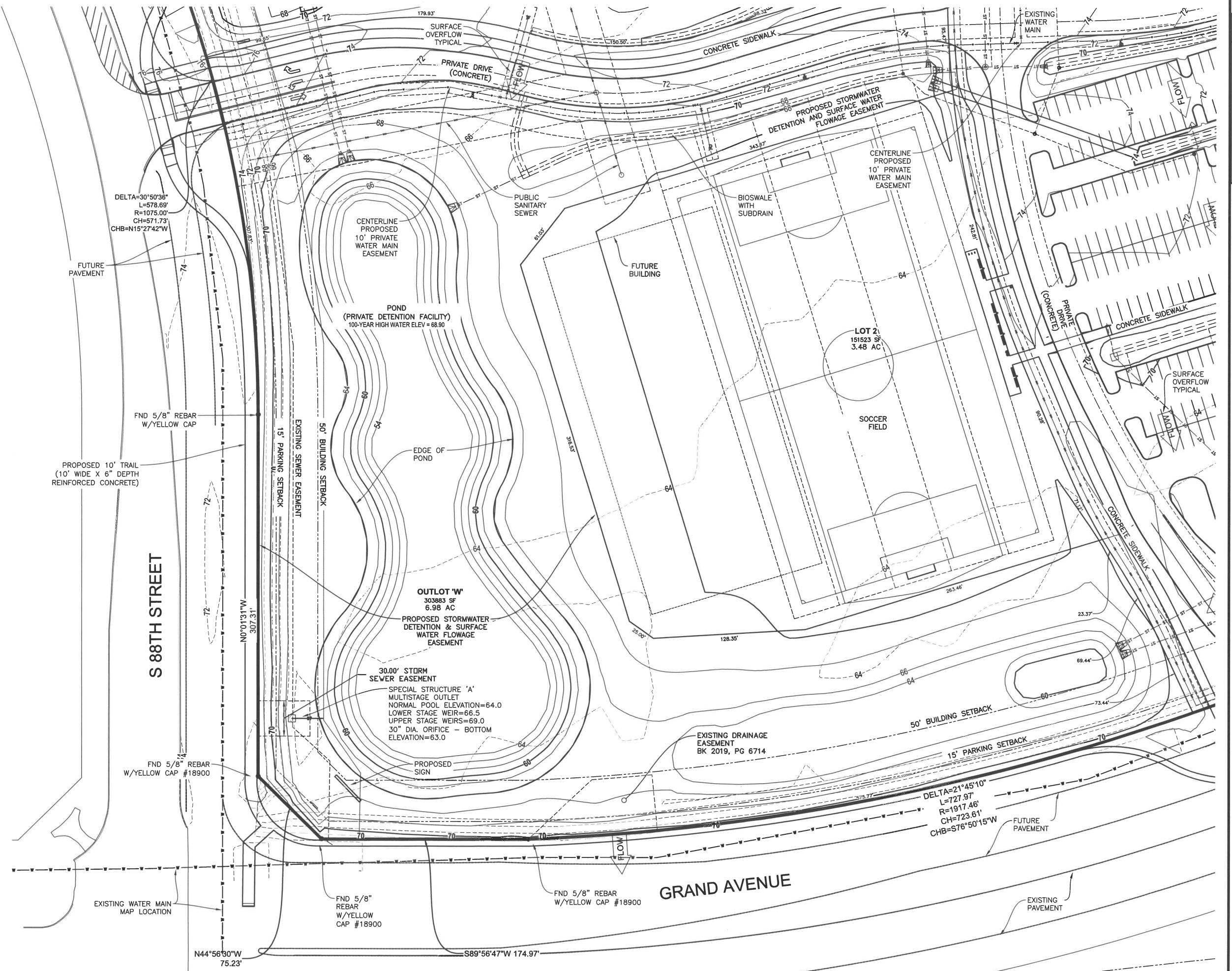
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- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATERMAIN WITH SIZE

- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

PROPOSED CONTOUR

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER



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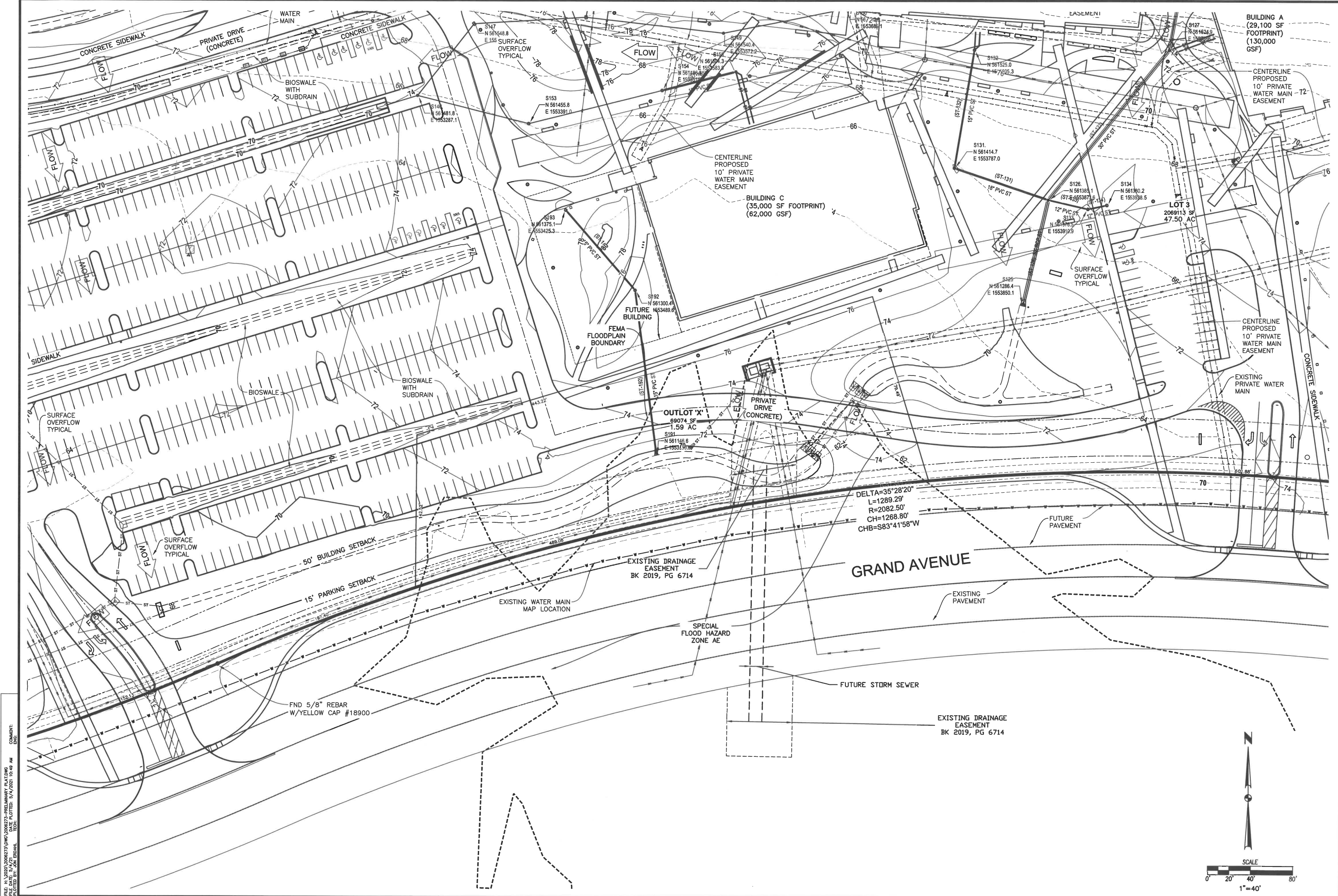
REVISIONS	DATE

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 ENGINEER: TECH: JAE



WEST DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE

DMU WEST PLAT 1
PRELIMINARY PLAT



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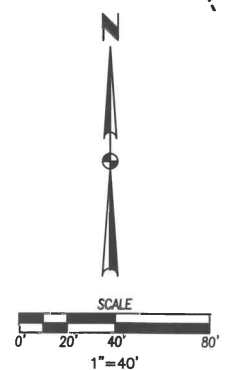
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06/09/21	06/09/21
04/09/21	04/09/21
02/19/21	02/19/21

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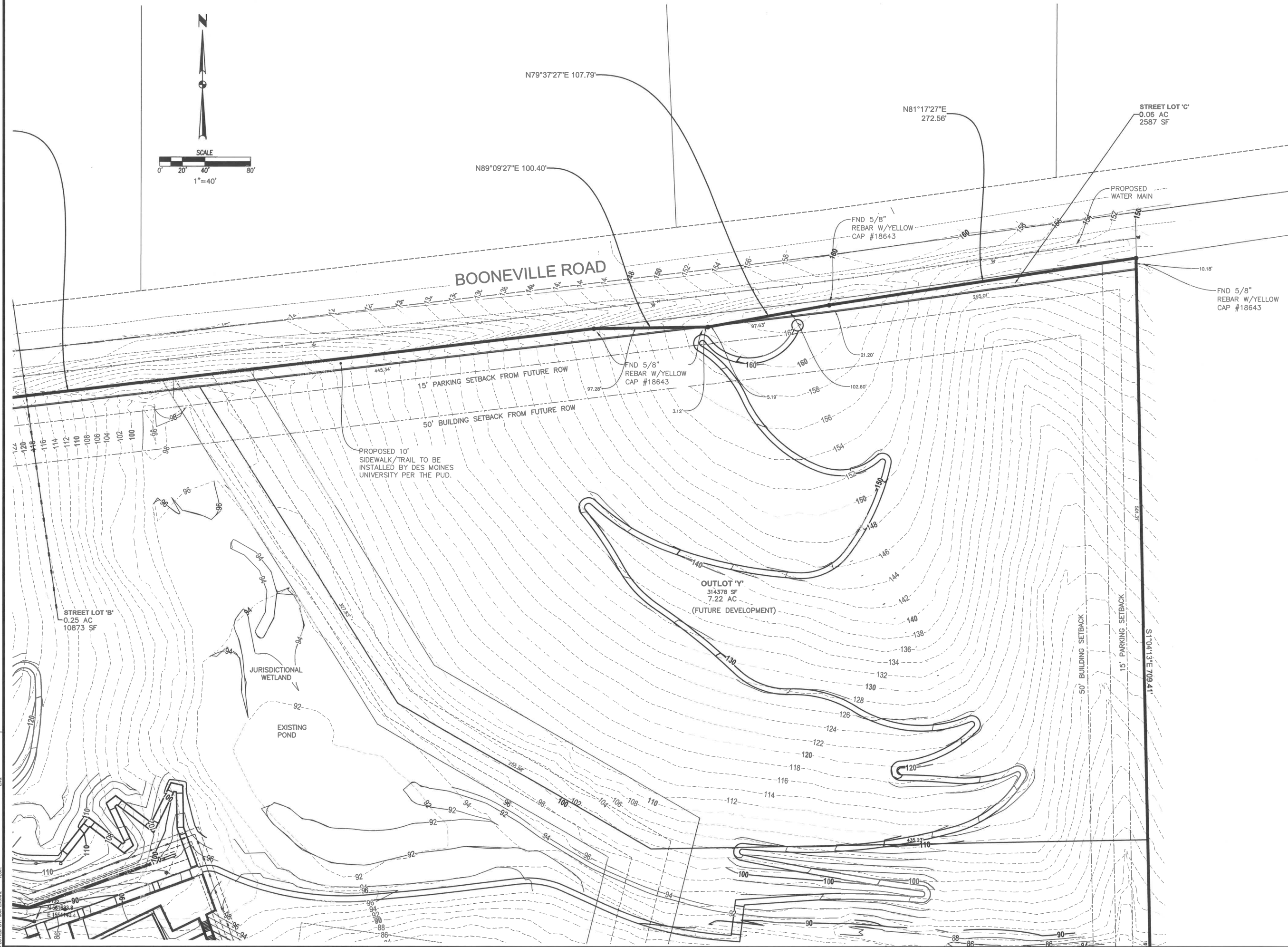
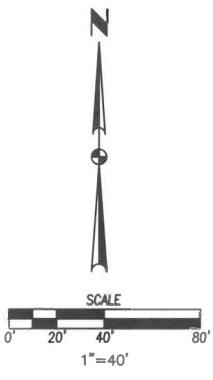


CIVIL DESIGN ADVANTAGE
 WEST DES MOINES, IOWA

DMU WEST PLAT 1
PRELIMINARY PLAT



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 CHECKED BY: JAE
 DATE: 05/03/21
 REVISIONS: 04/08/21
 PREPARED: 02/12/21

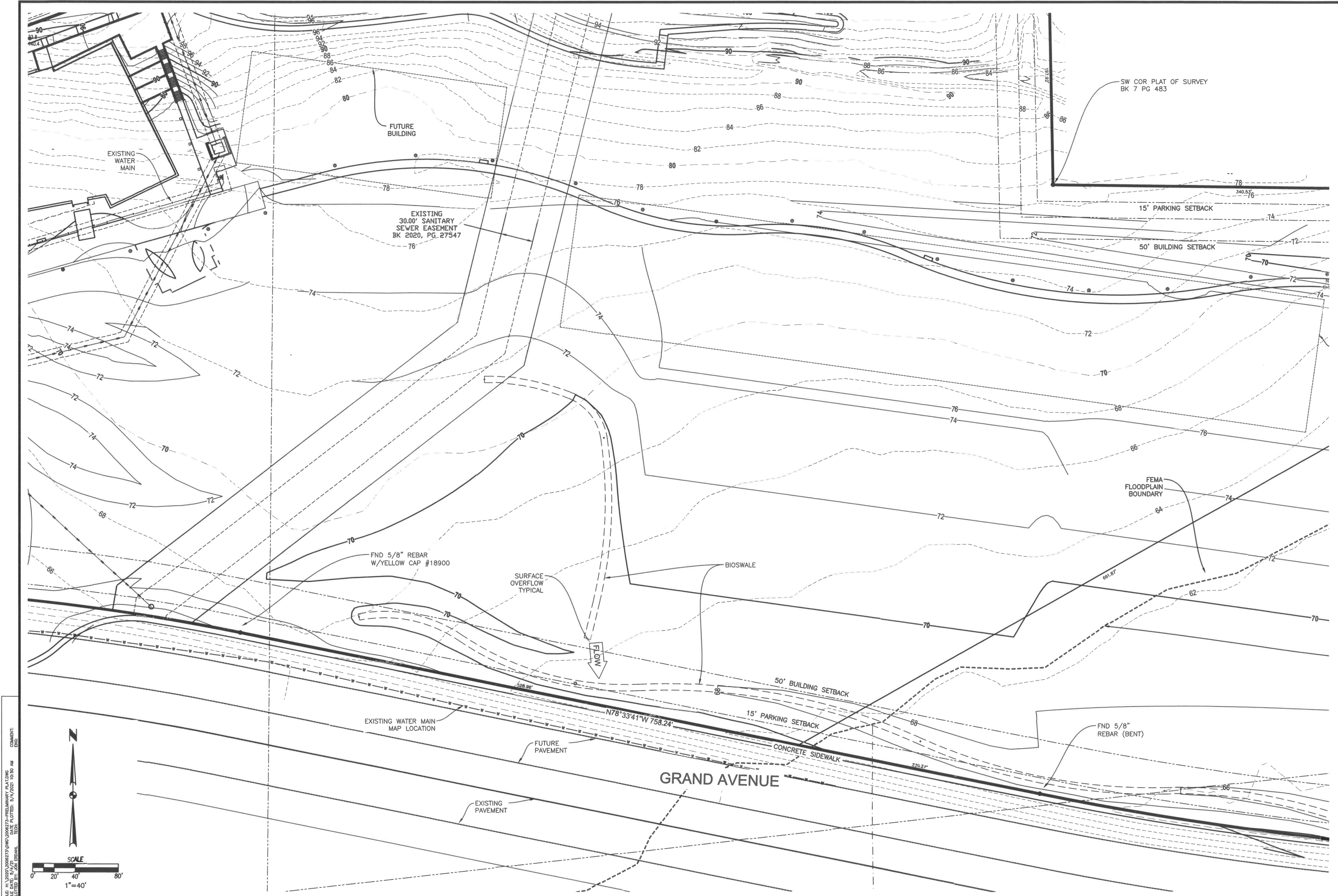


REVISIONS	DATE
REVISOR	05/03/21
REVISION	04/08/21
PREPARED	02/12/21

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 TECH: JAE



DMU WEST PLAT 1
PRELIMINARY PLAT
 WEST DES MOINES, IOWA



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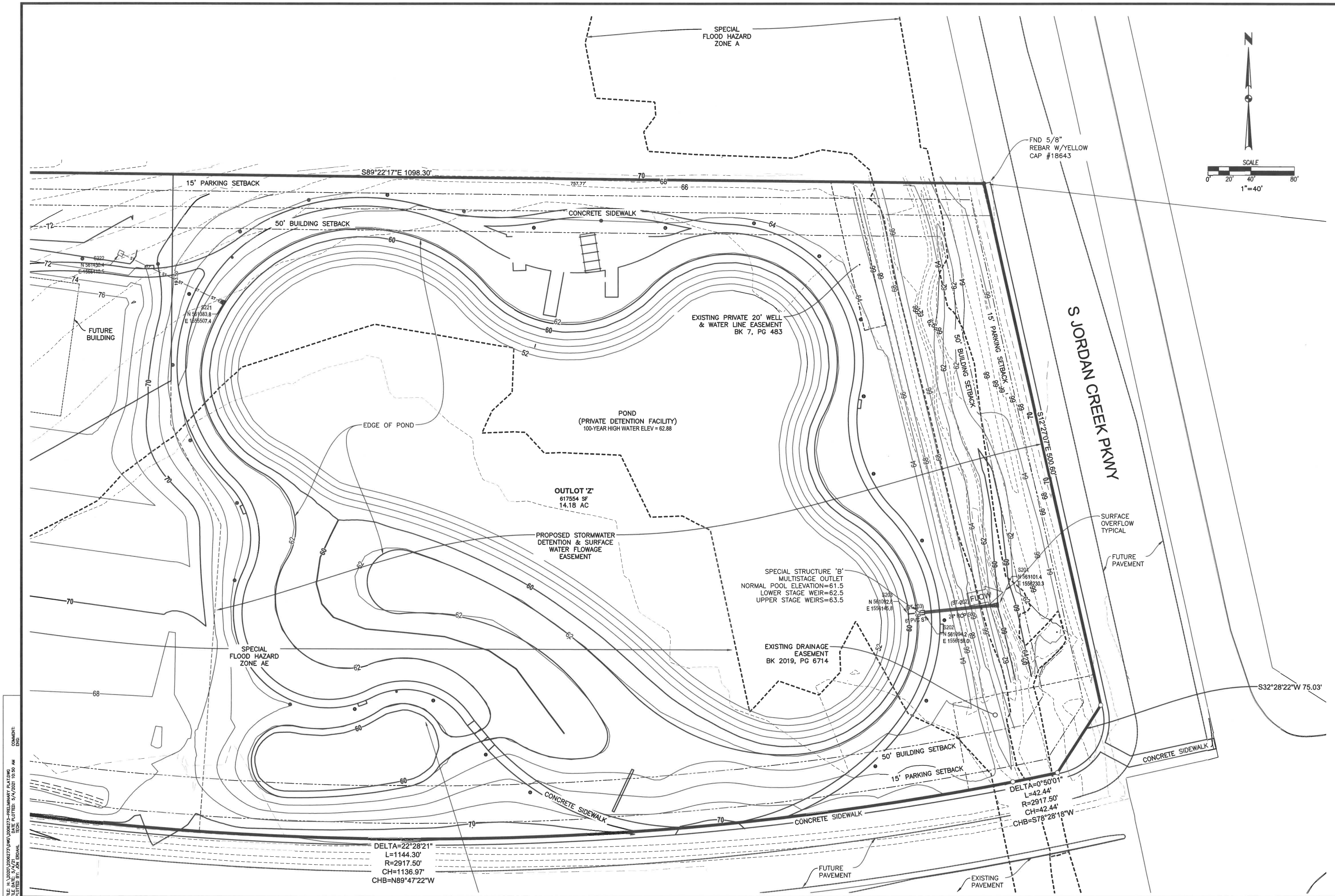
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REVISION	04/08/21
PREPARED	02/12/21

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WEST DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE

DMU WEST PLAT 1
PRELIMINARY PLAT



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 R=2917.50'
 CH=42.44'
 CHB=S78°28'18"W

DATE	REVISIONS
05/03/21	REVISED PER CITY MARCH 16TH LETTER
02/12/21	PREPARED

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 ENGINEER: TECH: JAE



DMU WEST PLAT 1
PRELIMINARY PLAT
 WEST DES MOINES, IOWA

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-48**

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant and property owner, Des Moines University Osteopathic Medical Center, requests approval of the Preliminary Plat for the purpose of subdividing that approximately 88-acre property located at 8025 Grand Avenue as depicted on the location map included in the staff report. The applicant proposes the creation of 3 lots for college campus development, 2 outlots for storm water detention, 1 outlot for floodplain areas, 1 outlot for future development and 3 street lots for future dedication of right of way; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, 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 Preliminary Plat (PP-005065-2021) 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