

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

**Meeting Date:** September 12, 2022

**ITEM:** West Bank, 3330 Westown Parkway – Site Plan to allow construction of a four-story office and bank building – West Bank – MaM-005517-2022

**Resolution: Approval of Full Site Plan**

**Background:** Matt Brown with Formation Group, on behalf of the applicant and property owner, West Bank, requests approval of the Full Site Plan for the approximately 7.7-acre property located at 3330 Westown Parkway. The applicant proposes to construct a 65,000 sq. ft., four-story office and bank building and associated site improvements. Complimenting and supporting the office building are site amenities including a formal plaza area and walking paths adjacent to and around a water feature that also serves as a storm water retention pond, and a significant increase in the amount of open greenspace will be provided.

**Staff Review & Comment:**

- **History:** The property was developed in the 1970s and historically has contained two banks, a brewery, a multi-tenant retail building, a free-standing restaurant (TGI Friday's then Hurricane Grill) and the former Fitness World West which, in 2020, was purchased and renovated as the home for ClaimDoc, LLC. In 2018, an amendment to the Planned Unit Development (PUD) ordinance was approved to set the stage for redevelopment of the site in anticipation of a mix of retail and residential. On July 5, 2022 a Phased Site Plan to allow construction of private utilities, footings and foundations was approved. On July 18, 2022, A PUD amendment was approved to change the West Bank site from Regional Commercial (RC) to Professional Commerce Park (PCP) to accommodate the redevelopment of the property for West Bank's Headquarters building.
- **Key Development Aspects:**
  1. **Building Demolitions:** The multi-tenant retail building, the bank on the corner of Westown Parkway and Valley West Drive, the brewery, and the vacant restaurant have all been demolished to make way for the proposed office building. The second bank on the property will stay for several more years until its lease expires and then it too will be demolished.
  2. **Right of Way Dedication:** The applicant will be deeding 20 feet of right of way for Westown Parkway as a part of this site plan. The half right of way adjacent to the site needs to be 50 feet. The current width is 30 feet. An acquisition plat will need to be prepared to define the 20 feet to be dedicated to the City. A warranty deed will need to be prepared for the 20 feet to accompany the acquisition plat. Staff recommends a condition of approval that this be accomplished prior to any occupancy of the building.
- **Traffic Impact Study Findings:** The traffic study performed for the rezoning and subsequent development of the property indicated less traffic is anticipated to be generated than previously planned.
- **Conditions of Approval:** The conditions of approval are added to acknowledge that certain items are still needed prior to the issuance of any occupancy permits.
- **Approval Process:** This project is scheduled for the September 13, 2022 City Council meeting. Because the Council staff report will be printed prior to the Planning and Zoning Commission consideration of this item on September 12th, no Planning and Zoning Commission recommendation will be included in the City Council staff report. A memo summarizing the

Commission's recommendation and vote will be provided to the Council prior to their meeting, and an updated resolution will be provided for the Mayor's signature.

- **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: September 12, 2022

Vote:

Recommendation:

**Recommendation:** Approve the Full Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The applicant acknowledges and agrees that it shall deed 20 feet of right of way to the City as a part of this site plan approval. The right of way shall be deeded to the City prior to any occupancy being issued for the proposed office building.
2. The applicant acknowledges and agrees that prior to any occupancy being issued for the building, the Storm Water Management Facility Maintenance Agreement needs to be executed and provided to the City, including as built drawings and certifications of the constructed storm water facilities to be provided to the City for staff review and approval.
3. The applicant acknowledges and agrees that prior to any occupancy being issued for the building, easements for water mains need to be executed and returned to the City.

**Lead Staff Member:** Brian Portz on behalf of Kara V. Tragesser, AICP

**Approval Meeting Dates:**

Plan and Zoning Commission	September 12, 2022
City Council	September 13, 2022

**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 checked="" type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input checked="" 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

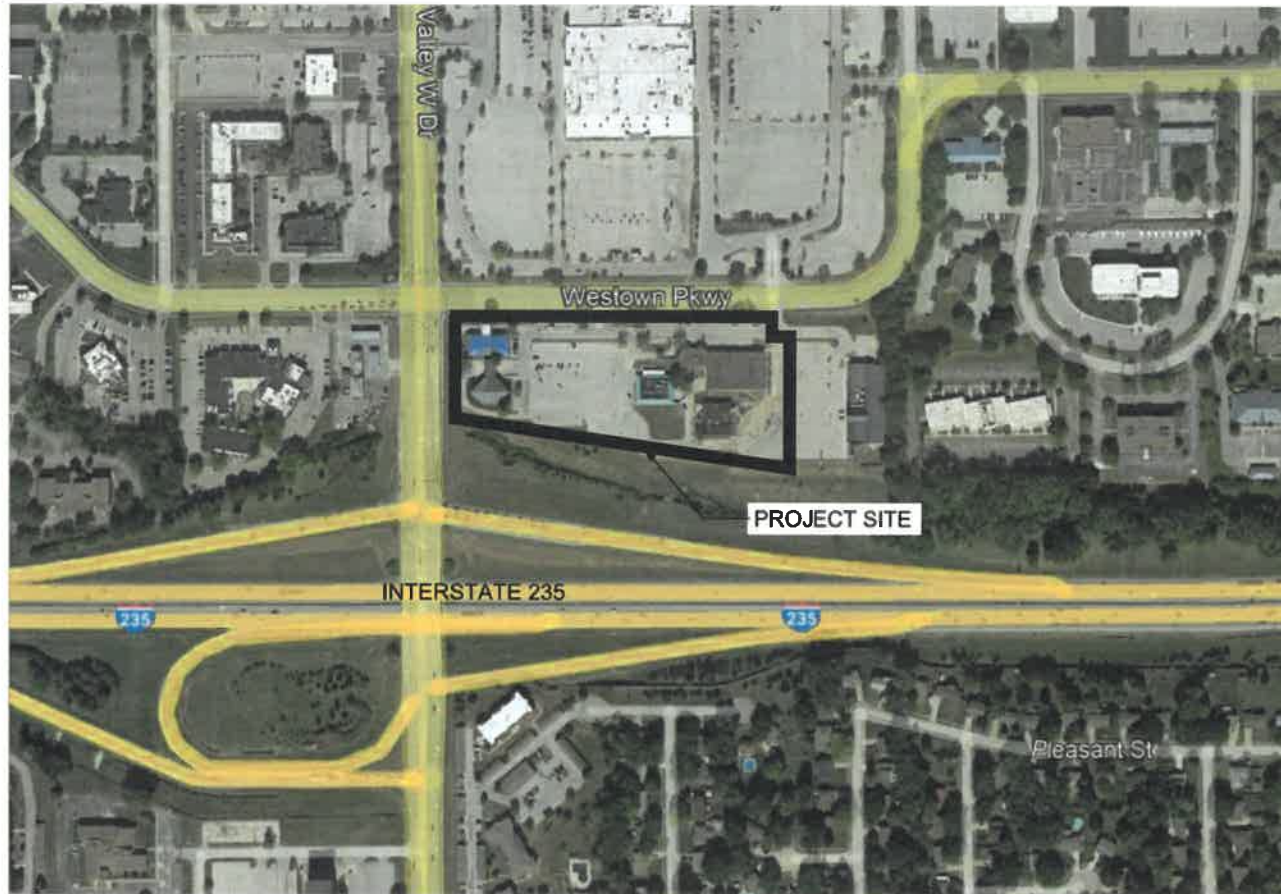
**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	3/21/22
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

# Location Map



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Page 3



VICINITY MAP

**PROPERTY DESCRIPTION**  
 THAT PART OF THE NORTH 80 ACRES OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE NORTH 902.8 FEET ALONG THE WEST LINE OF SAID SECTION 4; THENCE EAST, 50.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST 1063.72 FEET; THENCE ALONG A CURVED LINE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.0 FEET AND A CHORD BEARING OF N61°18'45"E, AN ARC DISTANCE OF 250.34 FEET TO THE POINT OF INTERSECTION OF SAID CURVED LINE AND THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST FRACTIONAL 1/4 OF SAID SECTION 4; THENCE S0°16'30"E, 574.79 FEET ALONG SAID EAST LINE OF SAID WEST 1/2 TO THE SOUTH LINE OF SAID NORTH 80 ACRES OF SAID WEST 1/2 OF SAID NORTHWEST FRACTIONAL 1/4; THENCE N89°29'15"W, 497.81 FEET, ALONG SAID SOUTH LINE OF SAID NORTH 80 ACRES TO THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 235; THENCE N75°21'40"W, 732.86 FEET ALONG SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N33°47'33"W, 125.86 FEET TO THE POINT OF INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF 35TH STREET, WEST DES MOINES; THENCE NORTH 165.15 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING, (EXCEPT THE EAST 48.5 FEET THEREOF, AND ALSO EXCEPT THAT PORTION CONDEMNED FOR STREET RIGHT OF WAY AS RECORDED IN BOOK 9954, PAGE 507) ALL BEING IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

EXCEPT PARCEL 2020-158 OF THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA ON NOVEMBER 19, 2020, AND RECORDED IN BOOK 18202 PAGE 5, AND REFILED ON DECEMBER 9, 2020 AND RE-RECORDED IN BOOK 18238 PAGE 984, BEING A PART OF THE NORTH 80 ACRES OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

# WEST BANK HEADQUARTERS

WEST DES MOINES IOWA

SITE PLAN SUBMITTAL

City Project #: MaM-005517-2022



**HGA** | 202 1ST AVENUE SW  
 ROCHESTER, MINNESOTA 55902  
 TELEPHONE: 507.281.8600

HGA COMMISSION NUMBER: 3495-009-01  
**August 19, 2022**

SHEET INDEX			
NUMBER	SHEET NAME	NUMBER	SHEET NAME
<b>CIVIL</b>		<b>ARCHITECTURE</b>	
C000	Site Survey-1	A020	Architectural Site Plan and Details
C000	Site Survey-2	A200	Interior Floor Plan - Level 00
C001	Civil Notes & Legend	A201	Interior Floor Plan - Level 01
C100	Erosion & Sediment Control Plan	A202	Interior Floor Plan - Level 02
C101	Erosion Control Details	A203	Interior Floor Plan - Level 03
C200	Site Demolition Plan	A204	C&S Floor Plan - Roof
C300	Site Layout & Surfacing Plan	A400	Overall Exterior Elevations
C400	Site Grading Plan	A401	Overall Exterior Elevations
C401	Enlarged Grading Plan - Area A	A402	Exterior Elevations
C402	Enlarged Grading Plan - Area B	A500	Exterior Renderings
C403	Enlarged Grading Plan - Area C	A501	Exterior Railings
C404	Enlarged Grading Plan - Area D		
C405	Enlarged Grading Plan - Area E		
C406	Enlarged Grading Plan - Area F		
C500	Site Utility Plan	<b>ELECTRICAL</b>	
C501	Enlarged Utility Plan - Area A	E030	Electrical Site Plan
C502	Enlarged Utility Plan - Area B	E031	Light Photometrics Site Plan
C503	Enlarged Utility Plan - Area C	E200-1	Light Photometrics Plan - Level 00
C504	Enlarged Utility Plan - Area D		
C505	Enlarged Utility Plan - Area E		
C506	Enlarged Utility Plan - Area F		
C900	Site Details		
<b>LANDSCAPE</b>			
L220	Layout & Materials Detail		
L400	Landscape Plan		
L420	Planting Details		
L440	Plant Materials Schedule		

ZONING REQUIREMENTS		
EXISTING LAND USE: REGIONAL COMMERCIAL		
EXISTING ZONING: PUD B&C BUSINESS AND COMMERCIAL PLANNED UNIT DEVELOPMENT		
PROPOSED ZONING: PCP, PROFESSIONAL COMMERCE PARK		
AREA SUMMARY: 7.71 ACRES (335,636 S.F.)		
SETBACKS: BUILDING:	FRONT = 50 FEET	
	SIDE = 50 FEET	
	REAR = 50 FEET	
PARKING:	FRONT = 15 FEET	
	SIDE = 15 FEET	
<b>PARKING SUMMARY</b>		
STD. STALLS - 10'x18'	TOTAL	219
TOTAL DEFERRED FOR FUTURE IF NEEDED		92
TOTAL PARKING STALLS		219

**PROPERTY OWNER:**  
 WEST BANK  
 1601 22ND STREET  
 WEST DES MOINES, IA 50266

**PARKING SUMMARY BASED ON ORDINANCE REQUIREMENT OF 1 SPACE PER 300 SF OF GFA**  
 65,680 GSF / 300 = 219  
 10' WIDE SPACES ARE BEING USED  
 127 SPACES PROVIDED

**EXISTING BANK OF AMERICA BUILDING:**  
 APPROXIMATELY 5,000 GSF  
 ORDINANCE REQUIREMENT OF 3 SPACES PER 1,000 GSF  
 15 SPACES PROVIDED





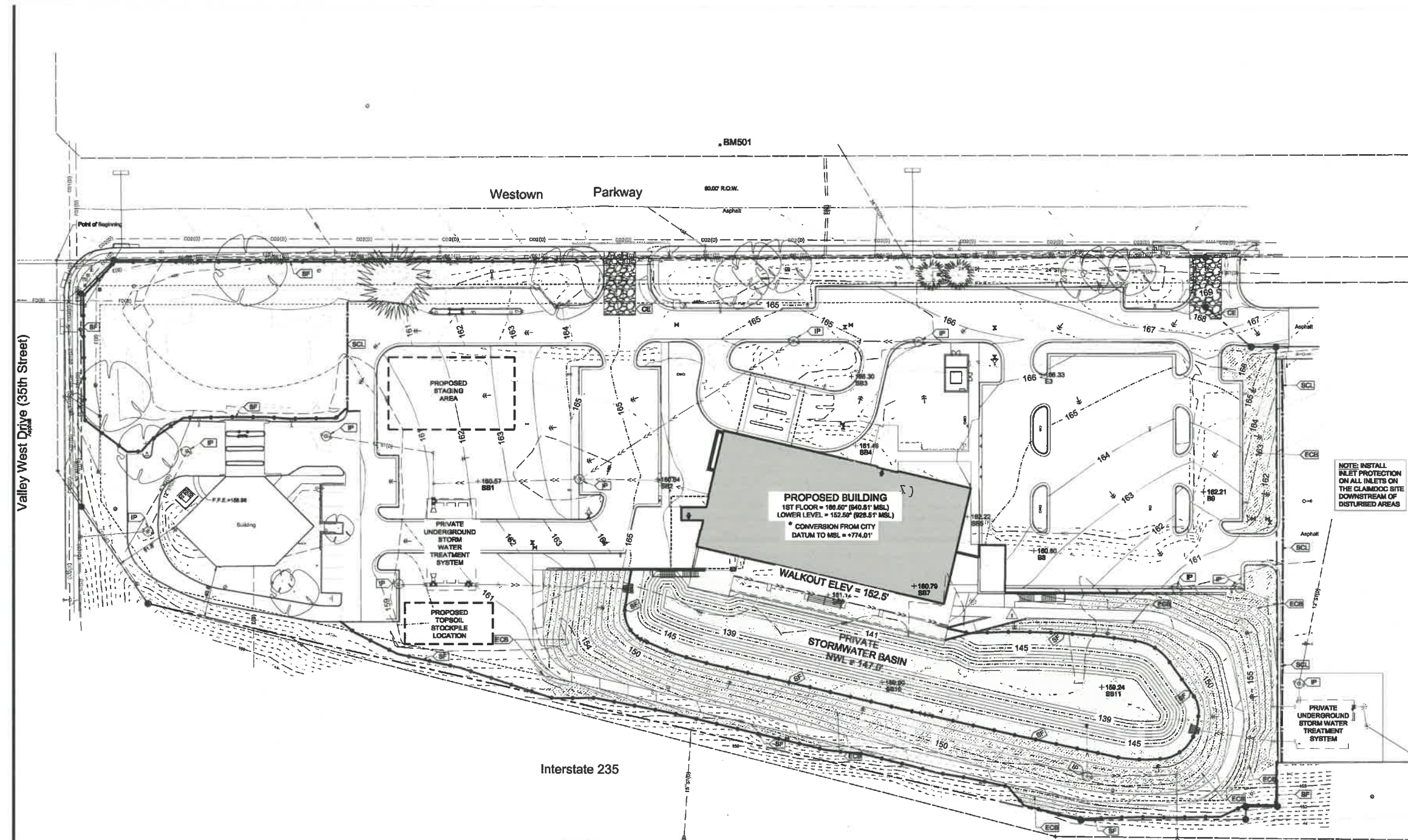
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202 1st Avenue SW  
Rochester, Minnesota 55902  
Telephone 507.281.8600

CIVIL ENGINEER  
LANDSCAPE ARCHITECT  
ARCHITECT  
INTERIOR DESIGN  
MECHANICAL ENGINEER  
PLUMBING ENGINEER  
ELECTRICAL ENGINEER

WEST BANK  
HEADQUARTERS

West Des Moines, Iowa



Valley West Drive (35th Street)

Westown Parkway

Interstate 235

BM501

80.00' R.O.W.

Asphalt

Point of Beginning

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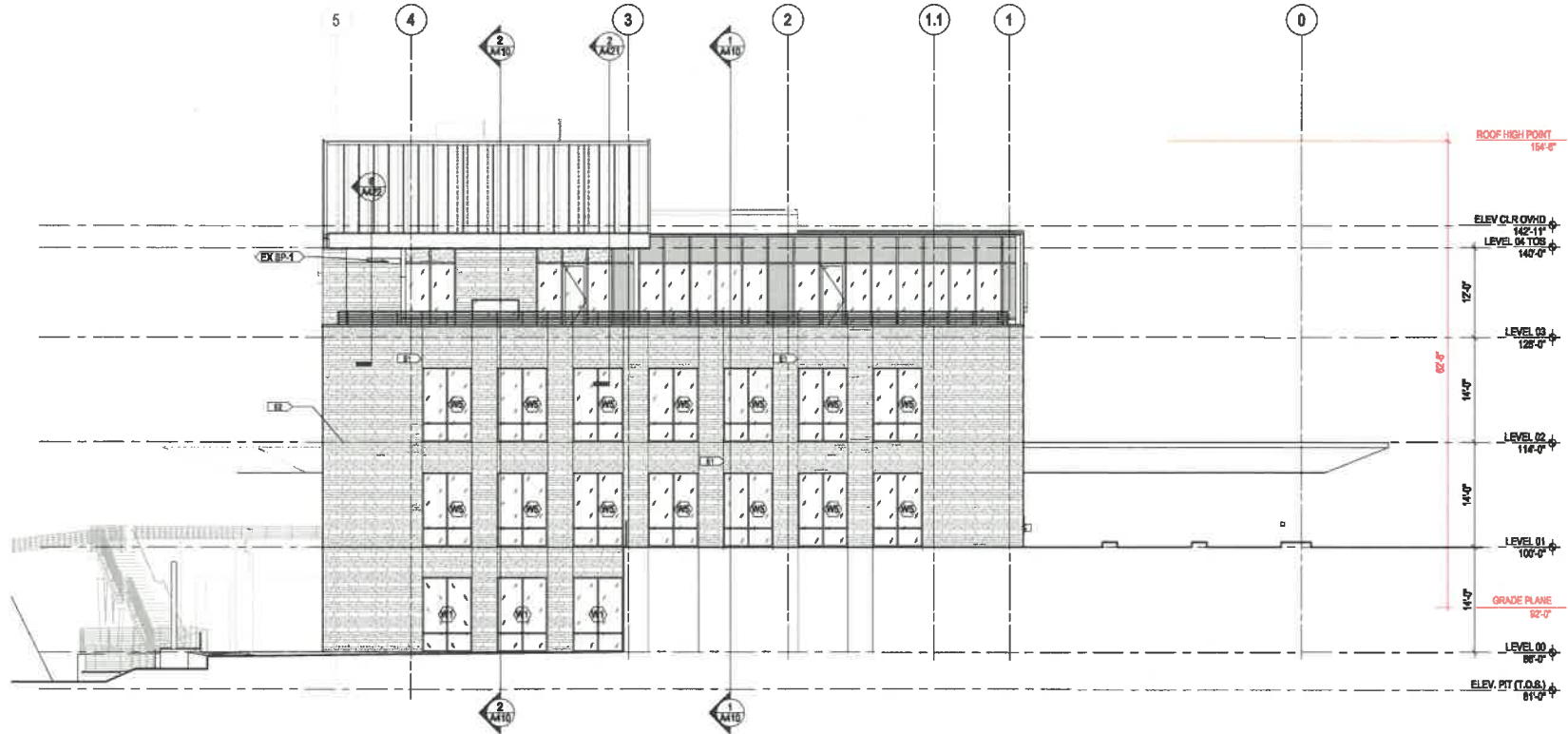




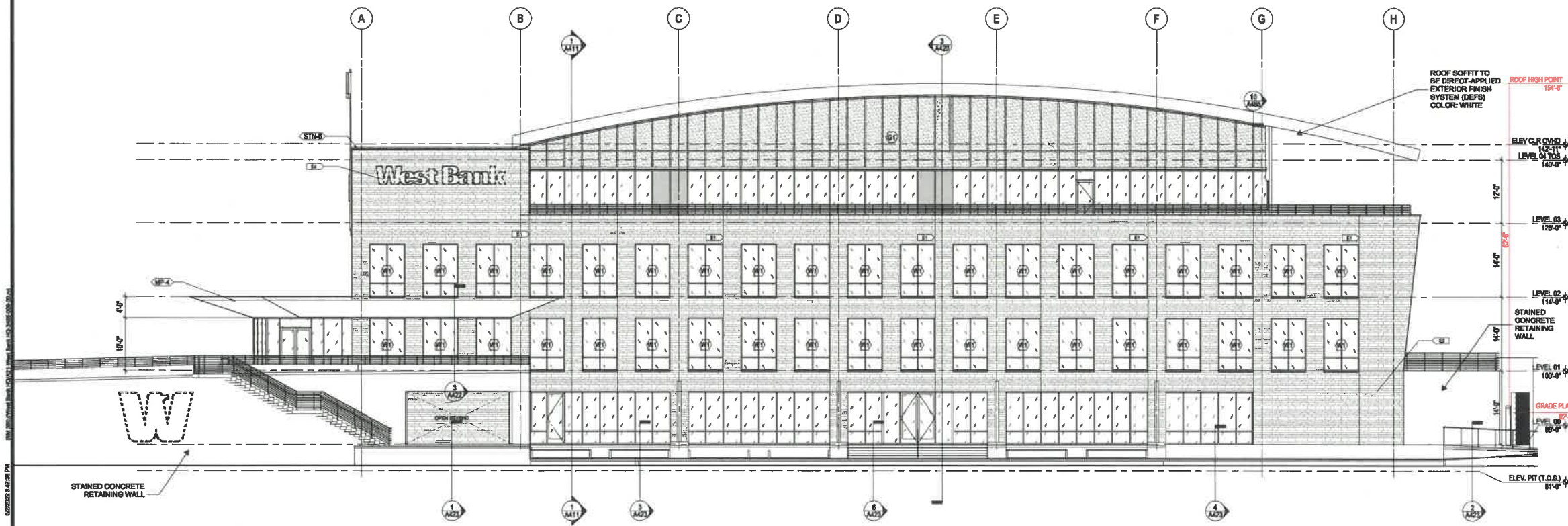








1 OVERALL - EAST ELEVATION  
1/8" = 1'-0" REF: 1 / A200



2 OVERALL - SOUTH ELEVATION  
1/8" = 1'-0" REF: 1 / A200

**KEYNOTES**

#	DESCRIPTION
E1	VERTICAL CONTROL JOINT
E2	HORIZONTAL CONTROL JOINT
E4	BUILDING SIGNAGE BY OWNER, TYPICAL - SEE STRUCTURAL FOR BACKING LOCATION / SUPPORT METHOD FOR SIGNAGE BY OTHERS

**HGA**  
202 1st Avenue SW  
Rochester, Minnesota 55902  
Telephone 507.281.8600

CIVIL ENGINEER  
LANDSCAPE ARCHITECT  
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PLUMBING ENGINEER  
ELECTRICAL ENGINEER

**WEST BANK HEADQUARTERS**  
West Des Moines, Iowa



ROOF SOFFIT TO BE DIRECT-APPLIED EXTERIOR FINISH SYSTEM (DEFS) COLOR: WHITE

ROOF HIGH POINT 154'-0"

ELEV. CLR. OAVD 142'-11"  
LEVEL 04 TOS 149'-0"

LEVEL 03 138'-0"

LEVEL 02 114'-0"

LEVEL 01 100'-0"

GRADE PLANE 82'-0"

ELEV. PIT (T.O.S.) 81'-0"

STAINED CONCRETE RETAINING WALL

GRADE PLANE 82'-0"

ELEV. PIT (T.O.S.) 81'-0"

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

**A401**

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SITE PLAN SUBMITTAL













**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-22-091**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner West Bank requests approval of the Site Plan for the approximately 7.71-acre property generally located at 3330 Westown Parkway as depicted on the location map included in the staff report. The applicant requests approval to construct a 4 story office and bank building; and

**WHEREAS**, the Full 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 Site Plan (MaM-005517-2022), 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 September 12, 2022.

\_\_\_\_\_  
Jennifer Drake, Chair  
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on September 12, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary