

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

Meeting Date: March 27, 2023

ITEM: Chick-fil-A, 6555 Mills Civic Parkway – Approve Level 1 Minor Modification to Site Plan to allow construction of new drive-thru canopies – Chick-fil-A, Inc. – MML1-005873-2022

Resolution: Approval of Level 1 Minor Modification to Site Plan

Background: Jake Panter with Kimley-Horn Associates, on behalf of the applicant and property owner, Chick-fil-A, Inc., requests approval of a Level 1 Minor Modification to Site Plan for the approximately 1.4-acre property located at 6555 Mills Civic Parkway. The applicant proposes site modifications which include the addition of a second full drive-thru stacking lane, two new order/pick-up canopies, parking stall adjustments, entry drive expansion and ADA curb ramp reconstruction. The addition of a full 2nd drive-thru lane to this site will facilitate drive-thru speeds and reduce the impact of a single drive thru queue on other vehicle movements within this and adjacent sites. Although Chick-fil-A has a very efficient drive-thru service, this is a property that it is often commented about ‘terrible’ traffic flows and vehicle stacking within the property. The addition of a second drive-thru lane for this site will result in modifications to the parking stalls on the south side of the property resulting in the parking lot encroaching 3.3’ (approximately 517 sq ft) into the 60’ landscape area along Mills Civic Parkway. The encroachment will necessitate the removal of some existing landscape shrubs; however, mitigation of views of the parking area from Mills Civic Parkway will still be achieved and any landscaping removed due to the encroachment will be replaced.

Staff Review & Comment:

- **Financial Impact:** No City funding of the project. Staff time for processing of development application and inspections during construction.
- **Key Development Aspects:**
 1. **Minor Modification:** Typically, minor modifications are approved administratively by staff, but due to a proposed parking lot encroachment into the 60’ landscape area along Mills Civic Parkway (as mentioned above), staff has opted to bring the request to the Planning and Zoning Commission and City Council for consideration. Staff is of the opinion that the benefit of circulation improvements within this site and adjacent properties because of the addition of the second drive-thru lane far outweighs the minor, and generally unnoticeable encroachment into the 60’ landscape area.
 2. **Sprinklers:** The Fire Marshal has indicated that fire suppression measures, such as dry sprinkler heads are desired under the canopies anywhere there is a door located under the canopy. If there is a fire under the canopy, the suppression system will help deter the fire from possibly getting into the building. The applicant is aware of this requirement. Staff recommends a condition of approval that the applicant continue to work with the Fire Marshal to install appropriate fire suppression as a part of the building permit and construction process.
- **Traffic Impact Study Findings:** As the proposed improvements do not expand the occupancy load of the building, no traffic study was completed as a part of this project.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: March 27, 2023

Vote:

Recommendation:

Recommendation: Approve the Level 1 Minor Modification to Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The applicant acknowledging and agreement that any landscaping removed due to the parking lot encroachment must be replaced.
2. The applicant installing fire suppression under the new canopies to the satisfaction of the Fire Marshal.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Planning and Zoning Commission	March 27, 2023
City Council	

Staff Report Reviews:

Planning & 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:	n/a
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning		
Date Reviewed	12/19/22		
Recommendation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Split

Location Map



Vicinity Map – Land Uses



PRIVATE IMPROVEMENT PLANS FOR

CHICK-FIL-A MML1-005873-2022

6555 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50266

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



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-
2998

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BLVD, SUITE 1320, CHICAGO, IL 60604
PHONE: 312-726-9445
WWW.KIMLEY-HORN.COM

PROJECT TEAM

OWNER / DEVELOPER
KAYLA FORTNER, PE
DEVELOPMENT MANAGER
JLL, on behalf of CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
(404) 824-3616

SURVEYOR
MICHAEL A. BROONER, P.L.S.
CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE
URBAN DALE, IA 50322
(515) 369-4400

GARRY BRUMELS
STORE OPERATOR
CHICK-FIL-A
6555 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266
(515) 559-4511

CIVIL ENGINEER
PRIMARY CONTACT: JAKE PANTER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD,
SUITE 1320
CHICAGO, IL 60604
(630) 487-3432
JAKE.PANTER@KIMLEY-HORN.COM

SITE DATA TABLE

SITE ADDRESS:	6555 MILLS CIVIC PARKWAY WEST DES MOINES, IA 50266
COUNTY TAX ID NO:	1613252007
TOTAL SITE AREA:	1.44 AC 62,587 SF
EXISTING BUILDING AREA:	4,904 SF
ZONING:	TOWN CENTER OVERLAY DISTRICT PUD – REGIONAL COMMERCIAL BB PARADISE POINTE PUD

FEMA FIRM FLOOD ZONE INFORMATION

ZONE:	X (UNSHADED)
DEFINITION:	AREA OF MINIMAL FLOOD HAZARD.
FIRM PANEL NO:	19153C0310F & 19153C0320F
COMMUNITY:	CITY OF WEST DES MOINES
NUMBER:	190231
EFFECTIVE DATE:	2/01/2019
REVISION DATE:	NONE

PRE-DEVELOPMENT VS. POST DEVELOPMENT CONDITIONS

TOTAL SITE AREA:	1.44 ACRES / 62,587 SF
DISTURBED AREA:	0.26 ACRES / 11,146 SF
PRE-DEVELOPED IMPERVIOUS AREA:	1.02 ACRES / 44,467 SF
PRE-DEVELOPED PERVIOUS AREA:	0.42 ACRES / 18,120 SF
POST-DEVELOPED IMPERVIOUS AREA:	1.04 ACRES / 45,097 SF
POST-DEVELOPED PERVIOUS AREA:	0.40 ACRES / 17,490 SF



VICINITY MAP
NTS



LEGEND

	PARCEL PROPERTY LINE
	60' BUFFER PARK AND BUILDING SETBACK
	PAVEMENT SAWCUT AND JOIN LINE
	APPROXIMATE LIMIT OF DEMOLITION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	DEMOLITION AREA
	LANDSCAPE
	DRIVE-THRU CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	REMOVE AND REPLACE CONCRETE PAVEMENT

SCOPE OF WORK

CHICK-FIL-A INTENDS TO ADD A SECOND DRIVE-THRU LANE. THESE DRIVE-THRU MODIFICATIONS WILL INCLUDE THE ADDITION OF TWO NEW CANOPIES, PARKING STALL REALIGNMENT, ENTRY DRIVE EXPANSION AND ADA CURB RAMP RECONSTRUCTION. WITH THE ADDITION OF A SECOND DRIVE-THRU LANE, IT IS ANTICIPATED TO IMPROVE THE EXISTING QUEUING AND TRAFFIC FLOW. NO INTERIOR IMPROVEMENTS ARE INCLUDED IN THIS SCOPE OF WORK. ALL DISTURBED LANDSCAPING WILL BE RESTORED.

SHEET INDEX

SHEET NO.	DESCRIPTION
C000	COVER SHEET
1 OF 2	EXISTING CONDITIONS
2 OF 2	EXISTING CONDITIONS
C200	SITE PLAN
C201	SIGNAGE AND STRIPING DETAILS
A2.1	ENTITLEMENT RENDERINGS
A2.2	ENTITLEMENT RENDERINGS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS
L-102	LANDSCAPE & MAINTENANCE SPECIFICATIONS

CHICK-FIL-A
MILLS CIVIC PARKWAY
6555 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266

FSR#02908

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 268214002
PRINTED FOR JHP
DATE 08/10/2022
DRAWN BY DTH

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SHEET
COVER SHEET

SHEET NUMBER

C000

ALTA/NSPS LAND TITLE SURVEY

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE
URBAN DALE, IA 50322

OWNER / REQUESTED BY

CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349

DATE OF SURVEY

JULY 22, 2022

SITE ADDRESS

6555 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266

COUNTY TAX ID NUMBER

1613252007

PROPERTY DESCRIPTION

LOT 5 OF PARADISE POINTE, A SUBDIVISION FORMING PART OF OUTLOT "W" OF THE DAVIS ESTATES PLAT 1, WEST DES MOINES, IOWA, ESTABLISHED BY SUBDIVISION PLAT RECORDED ON AUGUST 20, 2007 IN BOOK 2007, AT PAGE 13112, ET. AL. OF THE REAL ESTATE RECORDS OF DALLAS COUNTY, IOWA.

AREA OF PROPERTY

1.44 ACRES (62,587 S.F.)

ZONING

PUD - REGIONAL COMMERCIAL
88 PARADISE POINTE PUD
NO ZONING REPORT WAS PROVIDED.

BULK REGULATIONS

60' SETBACK FROM MILLS CIVIC PARKWAY

NO SETBACKS (0') SHALL BE REQUIRED BETWEEN INTERNAL LOTS UNLESS OTHERWISE REQUIRED BY BUILDING SEPARATION REQUIREMENTS WITHIN ADOPTED BUILDING AND FIRE CODES.

FROM FINAL PLAT

WETLANDS:

NO WETLANDS WERE DELINEATED AT TIME OF SURVEY

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, MAP NUMBERS 19153C0310F AND 19153C0320F WITH REVISION DATES OF 02/01/2019.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM MAPS 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.

ADDRESS

6555 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

SCHEDULE B - SECTION II

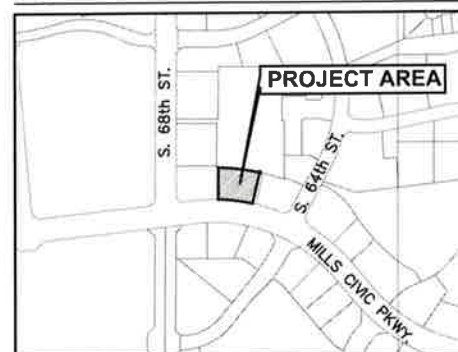
THE TITLE UPDATE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN ORDER NUMBER OF 37328422 AND AN ISSUE DATE OF JUNE 2, 2022 WAS USED TO PREPARE THIS SURVEY.

- RESTRICTIVE COVENANT AGREEMENT RECORDED ON DECEMBER 5, 2011 IN DEED BOOK 2011, PAGE 16987. THE SUBJECT PROPERTY IS THE GRANTEE TRACT OF SAID AGREEMENTS.
- UNDERGROUND ELECTRIC EASEMENT IN FAVOR OF MIDAMERICAN ENERGY COMPANY SET FORTH IN INSTRUMENT RECORDED ON MARCH 12, 2012 IN DEED BOOK 2012, PAGE 3676. SAID EASEMENT IS LOCATED ON SUBJECT PROPERTY AS SHOWN ON SURVEY.
- RESOLUTION NO. MML1-003698-2017 RECORDED ON DECEMBER 6, 2017 IN DEED BOOK 2017, PAGE 23823. THE SUBJECT PROPERTY IS THE PROPERTY DESCRIBED IN SAID RESOLUTION.
- RESOLUTION NO. MML1-005253-2021 RECORDED ON OCTOBER 22, 2021 IN DEED BOOK 2021, PAGE 31196. THE SUBJECT PROPERTY IS THE PROPERTY DESCRIBED IN SAID RESOLUTION.

NOTES

- NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- NO EVIDENCE WAS OBSERVED OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THIS SURVEYOR KNOWS OF NO PROPOSED CHANGES TO THE EXISTING RIGHT OF WAY LINES.
- THE MAJOR BUILDING CORNERS WERE LOCATED FROM FIELD MEASUREMENTS. THE OTHER BUILDING CORNERS ARE SHOWN FROM PLAN INFORMATION.
- ALL SURVEY MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THIS SURVEY.
- SITE CONTAINS 42 PARKING SPACES OF WHICH 2 ARE ACCESSIBLE SPACES.

VICINITY MAP



UTILITY CONTACTS

CITY OF WEST DES MOINES - STORM & SANITARY
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50265
OFFICE PHONE 515-222-3600

CENTURYLINK
AMANDA BELLON
2103 E. UNIVERSITY AVE
DES MOINES, IA 50317
OFFICE PHONE 515-263-7372

MEDIACOM
3737 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
KEVIN COLLINS
OFFICE PHONE 5152466668

AUREON NETWORK SERVICES
7760 OFFICE PLAZA DR S
WEST DES MOINES, IA 50266
JEFF KLOCKO
OFFICE PHONE 5158300445

MIDAMERICAN - ELECTRIC
4273 NW URBAN DALE DR
URBAN DALE, IA 50322
OFFICE PHONE 800-329-6261

UNITE PRIVATE NETWORKS, LLC
1415 28TH STREET STE 200
WEST DES MOINES, IA 50266
JOE KILZER
OFFICE PHONE 8164253556

WEST DES MOINES WATER WORKS
GENERAL OFFICE AND CUSTOMER SERVICE
1505 RAILROAD AVE
WEST DES MOINES, IA
OFFICE PHONE 515-222-3460

MIDAMERICAN - GAS
4273 NW URBAN DALE DR
URBAN DALE, IA 50322
OFFICE PHONE 800-329-6261

PROJECT VERTICAL CONTROL

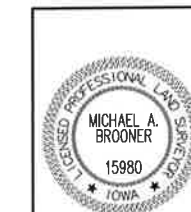
BM1
WEST DES MOINES BM #124 - CITY STANDARD MONUMENT WITH ALUMINUM CAP AT INTERSECTION OF JORDAN CREEK PKY AND MILLS CIVIC PARKWAY, APPROX. 169 FEET EAST OF THE WEST END OF MEDIAN IN CENTER OF 6' WIDE GRASS MEDIAN IN MILLS CIVIC PARKWAY
ELEVATION = 203.64

BM100
BURY BOLT ON HYDRANT ON NORTH SIDE OF CHICK FIL A AND BEING BETWEEN SIDEWALK AND PARKING LOT.
ELEVATION = 186.78

BM101
BURY BOLT ON HYDRANT AT SOUTHWEST CORNER OF CHICK FIL A SITE.
ELEVATION = 188.15

CERTIFICATION:

TO THE FIDELITY NATIONAL TITLE INSURANCE COMPANY AND CHICK-FIL-A INC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 22, 2022.



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.

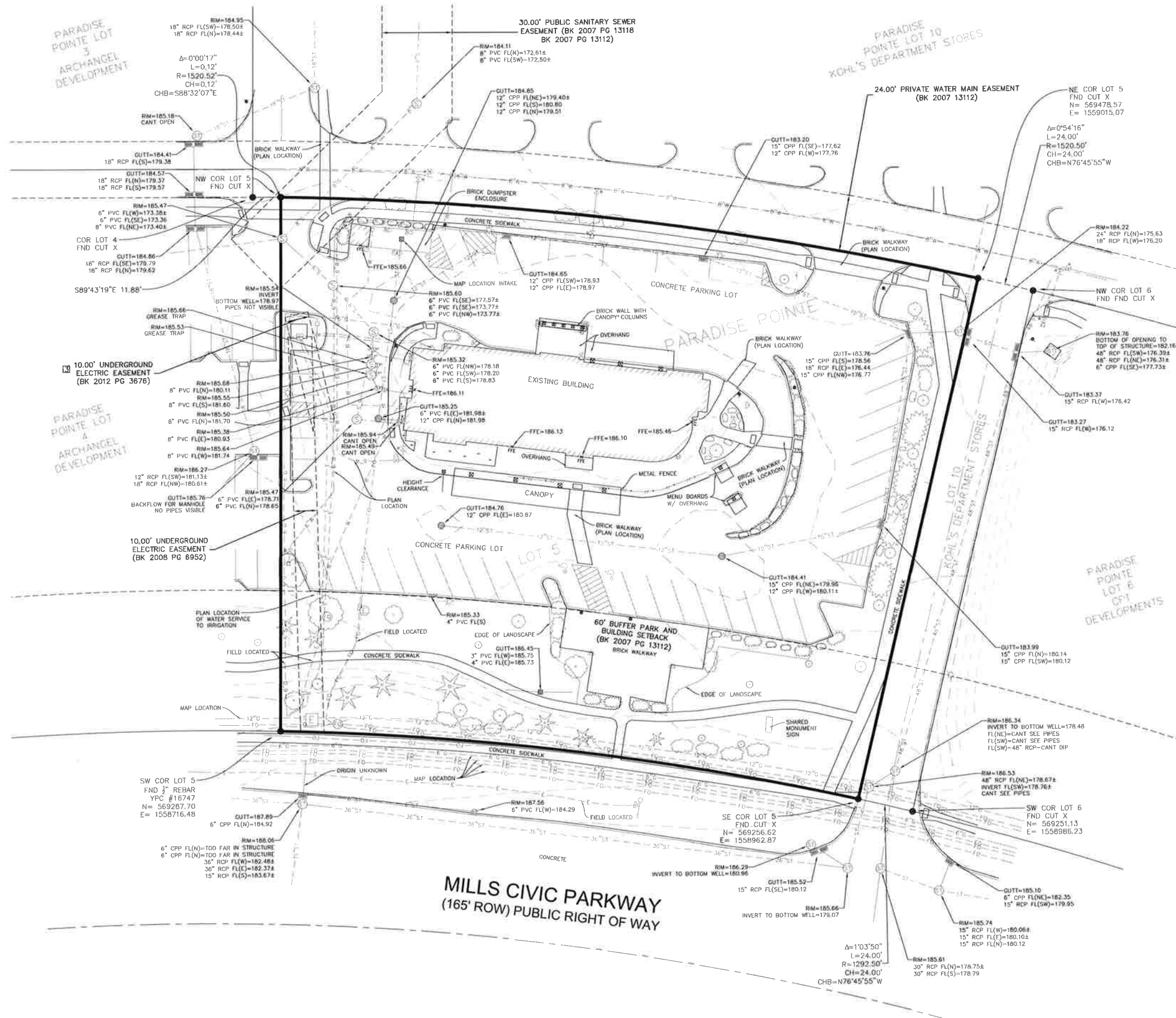
Michael Brooner
MICHAEL A. BROONER, P.L.S.
12-28-2022
DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

DATE	12-28-22
REVISIONS	
REVISED PARKING COUNT	7-20-22
REVISED PER TITLE COMMITMENT	
TECH:	
ENGINEER:	
4121 NW URBAN DALE DRIVE URBAN DALE, IA 50322 PHONE: (515) 369-4400	
CIVIL DESIGN ADVANTAGE	
WEST DES MOINES, IOWA	
LOT 5 - PARADISE POINTE ALTA/NSPS LAND TITLE SURVEY	
1	2
2207.485	

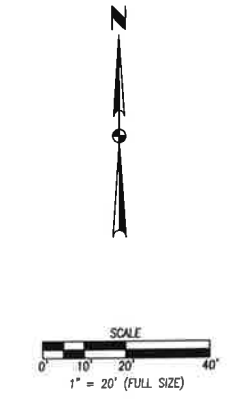
FILE IN 2022/07/25 08:50:00 AM - ALL INFO PRINTED BY: MICHAEL A. BROONER 7/29/2022 1:08 PM

ALTA/NSPS LAND TITLE SURVEY



LEGEND

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	D	D
DEEDED BEARING & DISTANCE	MPE	MPE
MINIMUM PROTECTION ELEVATION	P.U.E.	P.U.E.
PUBLIC UTILITY EASEMENT		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
TELEPHONE LINE		
CABLE TELEVISION LINE		
FIBER OPTICS LINE		
WATERMAIN		
STORM SEWER		
SANITARY SEWER		
STREET LIGHT		
DECIDUOUS TREE		
WOOD FENCE		
GAS LINE		
ELECTRIC LINE		
OVERHEAD ELECTRIC LINE		
GAS MANHOLE		
MONITORING WELLS		
FLARED END SECTION		
TRAFFIC SIGNAL CONTROL CLEANOUT		
GAS APPARATUS		
AIR CONDITIONER		
TELEPHONE PEDESTAL		
WATER VALVE		
FIRE HYDRANT		
ELECTRIC TRANSFORMER		
ELECTRIC METER BOARD		
MAIL BOX		
SIGN		
POWER POLE		
TELEVISION PEDESTAL		
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
ROUND STORM SEWER INTAKE		
STORM SEWER INTAKE		
FLAG POLE		
SPRINKLER BOX		
BUSH		
CONIFEROUS TREE		
OVERHEAD LIGHT		
HANDICAPPED PARKING		
ROOF DRAIN		
TRAFFIC LIGHT		
SEPTIC TANK		
YARD LIGHT		



<p>DATE: _____</p> <p>REVISIONS:</p> <p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p> <p>TECH: _____</p> <p>ENGINEER: _____</p>	<p>WEST DES MOINES, IOWA</p> <p>2 / 2</p> <p>2207.485</p>
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FILE # 120232/2023/120232/ALTA/NSPS LAND TITLE SURVEY
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998

Kimley»Horn

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 111 WEST JACKSON BLVD, SUITE 1320, CHICAGO, IL 60604
 PHONE: 312-726-9445
 WWW.KIMLEY-HORN.COM

CHICK-FIL-A
MILLS CIVIC PARKWAY
 6555 MILLS CIVIC PKWY
 WEST DES MOINES, IA 50266

FSR#02908

REVISION SCHEDULE
 NO. DATE DESCRIPTION

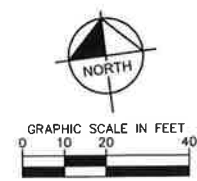
CONSULTANT PROJECT # 268214002
 PRINTED FOR JHP
 DATE 08/10/2022
 DRAWN BY DTH

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SHEET
 SITE PLAN

SHEET NUMBER

C200



LEGEND

- PARCEL PROPERTY LINE
- - - 60' BUFFER PARK AND BUILDING SETBACK
- - - - - PAVEMENT SAWCUT AND JOINT LINE
- [Pattern] STAMPED CONCRETE PAVEMENT (MATCH EXISTING)
- [Pattern] DRIVE-THRU CONCRETE PAVEMENT
- [Pattern] REMOVE AND REPLACE EXISTING CONCRETE PAVEMENT
- [Pattern] CONCRETE SIDEWALK
- [Pattern] PROPOSED LANDSCAPE AREA

NOTES

1. ALL AUTOMOBILE PARKING SPACES ARE 9' WIDE X 18' LONG AND VAN ACCESSIBLE SPACES ARE 12' WIDE X 18' LONG, UNLESS SHOWN OTHERWISE.
2. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF CANOPIES.
3. REFER TO CIVIL DETAIL SHEETS FOR JOINTING AND PAVEMENT SPECIFICATIONS.

PARKING ANALYSIS

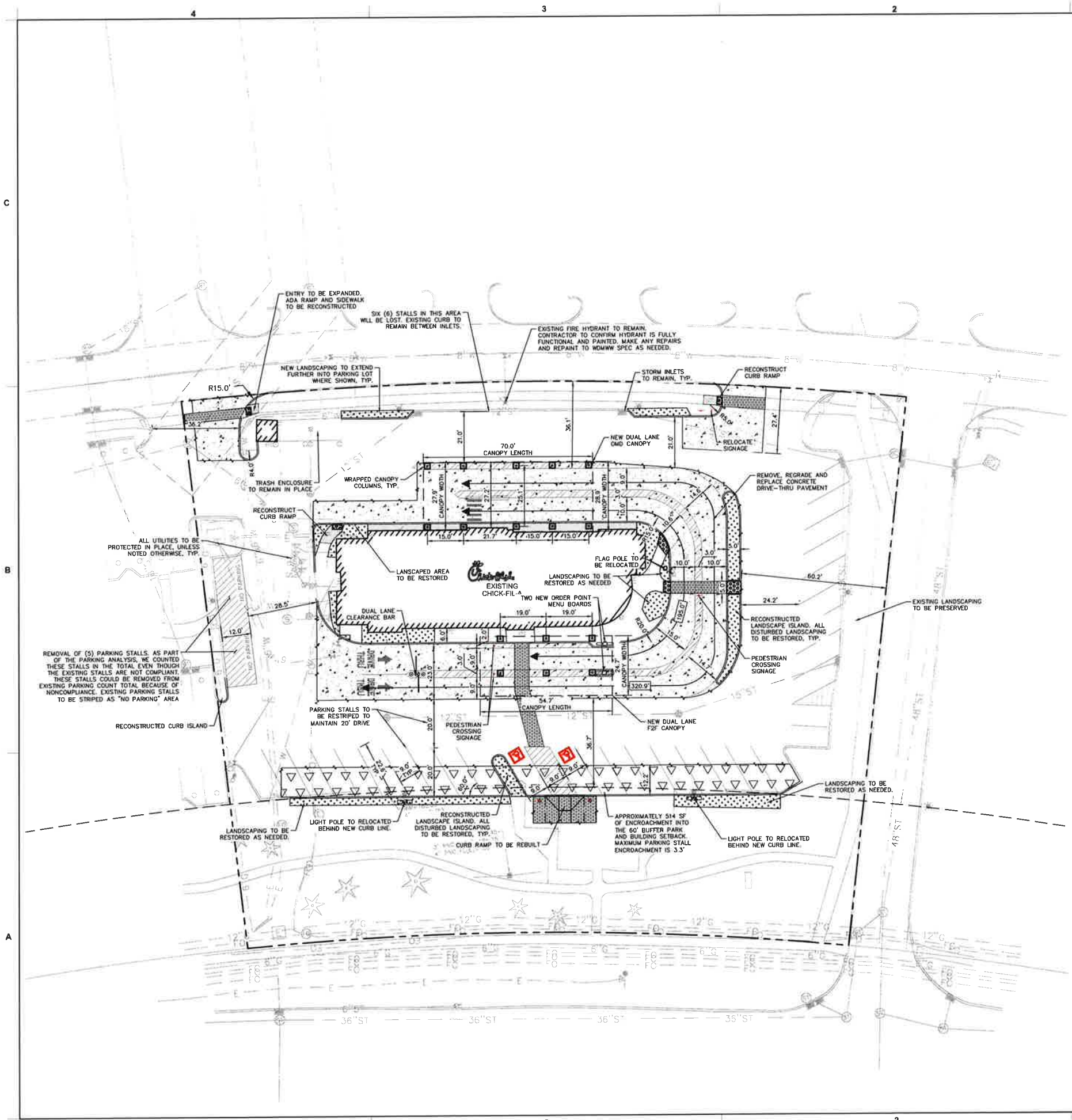
EXISTING PARKING: 40 STANDARD STALLS
 2 ADA STALLS
 REQUIRED PARKING: 22 STANDARD STALLS
 2 ADA STALLS
 *PLANNED COMMERCIAL CENTER: PARADISE POINT PUD
 1 SPACE PER 200 S.F. OF GFA = (4,866 SF / 200 SF) = 24.3 SPACES
 PROPOSED PARKING: 29 STANDARD STALLS
 2 ADA STALLS

DRIVE-THRU QUEUING ANALYSIS			
	INSIDE LANE	OUTSIDE LANE	TOTAL
QUEUING AT & BEFORE ORDER POINT	5	5	10
TOTAL QUEUING (FROM START OF DRIVE-THRU TO PICK UP WINDOW)	13	15	28

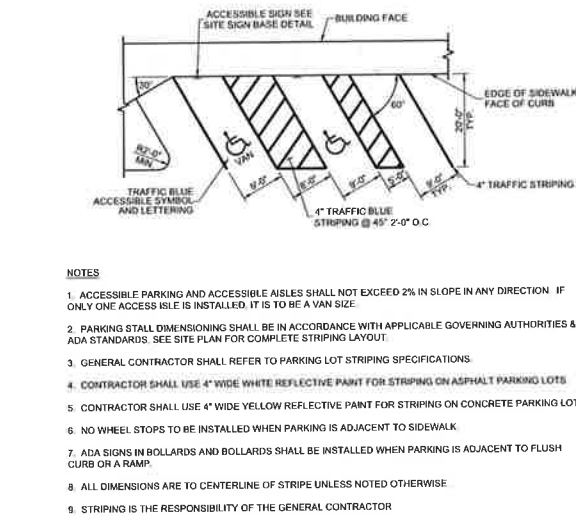
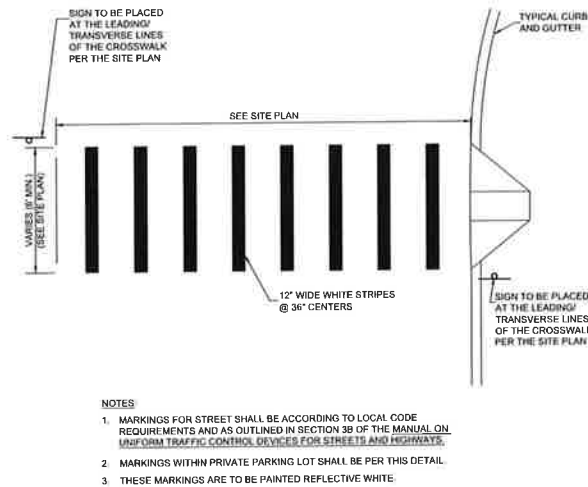
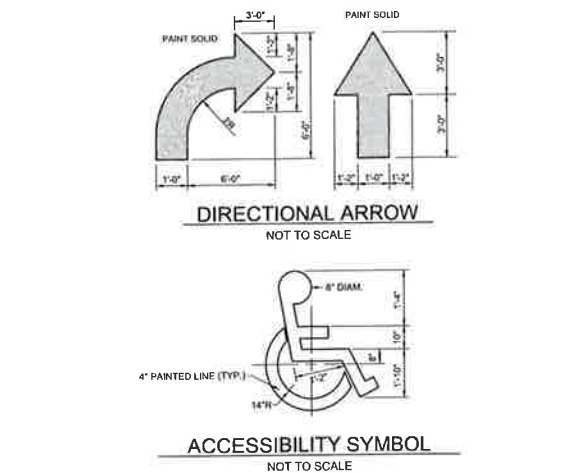
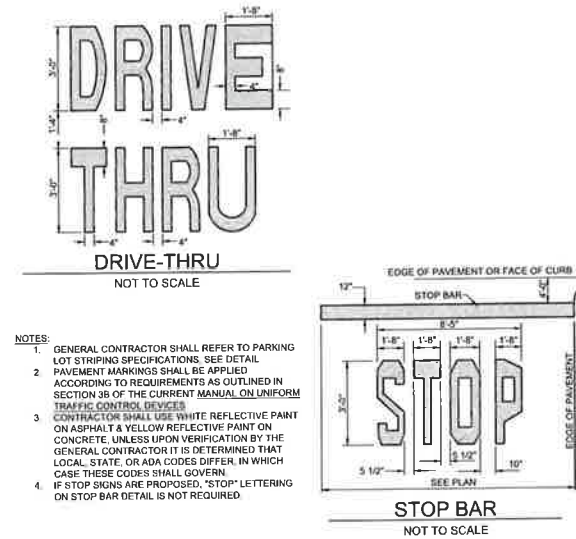
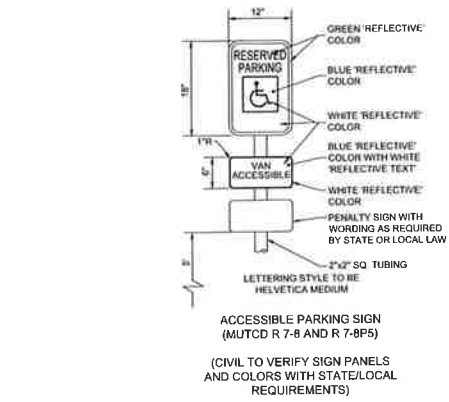
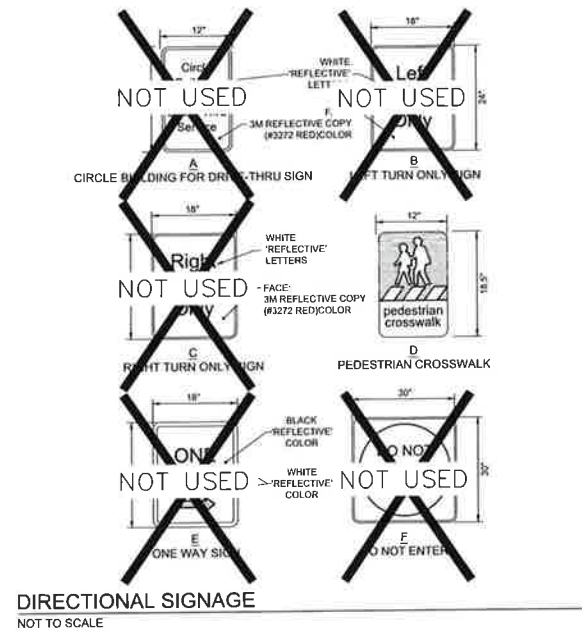
CITY CODE (9-15-6): 11 QUEUING SPACES PER DRIVE-THROUGH (5 OF WHICH SHALL BE DESIGNATED FOR THE ORDERING STATION IF IT IS SEPARATE FROM THE PICKUP WINDOW)

LANDSCAPING SUMMARY

TOTAL SITE AREA: 62,587 SF
 PRE-PROJECT LANDSCAPING AREA: 18,120 SF
 PERCENT OF SITE AREA: 29.0%
 POST-PROJECT LANDSCAPING AREA: 17,490 SF
 PERCENT OF SITE AREA: 27.9%
 TOTAL ADDED IMPERVIOUS: 630 SF



K:\CHS_LDEV\Chick-Fil-A\02908 - Mills Civic Parkway - West Des Moines - IA\2022\CADD\PLAN SHEETS\C200 SITE PLAN.dwg
 17 January 2023



NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL.
2. PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

NOTES:
1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESSIBLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
3. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
5. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
6. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
7. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
8. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS NOTED OTHERWISE.
9. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BLVD, SUITE 1320, CHICAGO, IL 60604
PHONE: 312-726-9445
WWW.KIMLEY-HORN.COM

CHICK-FIL-A
MILLS CIVIC PARKWAY
6555 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266

FSR#02908

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	26R214002
PRINTED FOR	JHP
DATE	08/10/2022
DRAWN BY	DTH

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SHEET
SIGNAGE AND STRIPING DETAILS

SHEET NUMBER
C201



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

CANOPY FINISHES	
	PREFINISHED METAL COLOR: DARK BRONZE
	METAL DECKING COLOR: WHITE



Chick-fil-A

5200 Buffington Rd.
Atlanta, Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

Scale

DESIGNER'S OFFICE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL, STATE AND FEDERAL AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL, STATE AND FEDERAL AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL, STATE AND FEDERAL AGENCIES.

CHIPMAN DESIGN
ARCHITECTURE INC
1330 E. FOSTER AVE.
DES PLAINES, IL 60018
PHONE 815.396.4800



STORE #02908
MILLS CIVIC PKWY FSU

6555 Mills Civic Pkwy,
West Des Moines, IA
50266

SHEET TITLE

VERSION:
ISSUE DATE: 11/2022

Job No.: 22-1645.00
Store #: 02908
Date: 11/22/2022
Drawn By: RD
Checked By: MM

Sheet



Chick-fil-A

5200 Buffington Rd.
Atlanta, Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

Seal

I HEREBY CERTIFY THAT THESE PLANS
WAS PREPARED BY ME OR UNDER MY
SUPERVISION AND THAT I AM A
LICENSED ARCHITECT IN THE STATE OF
MISSISSIPPI. I AM NOT PROVIDING
CONSULTING OR PROFESSIONAL SERVICES
OUTSIDE THE STATE OF MISSISSIPPI.

CHIPMAN DESIGN
ARCHITECTURE INC
1100 E. FLOOPY AVENUE
DES PLAINES, IL 60018
PHONE 815.798.6908

CDI

STORE #02908
MILLS CIVIC PKWY FSU

6555 Mills Civic Pkwy,
West Des Moines, IA
50266

SHEET TITLE

VERSION:
ISSUE DATE: 11/22/2022

Job No. : 22-1645.00
Store : 02908
Date : 11/22/2022
Drawn By : RD
Checked By : MM

Sheet

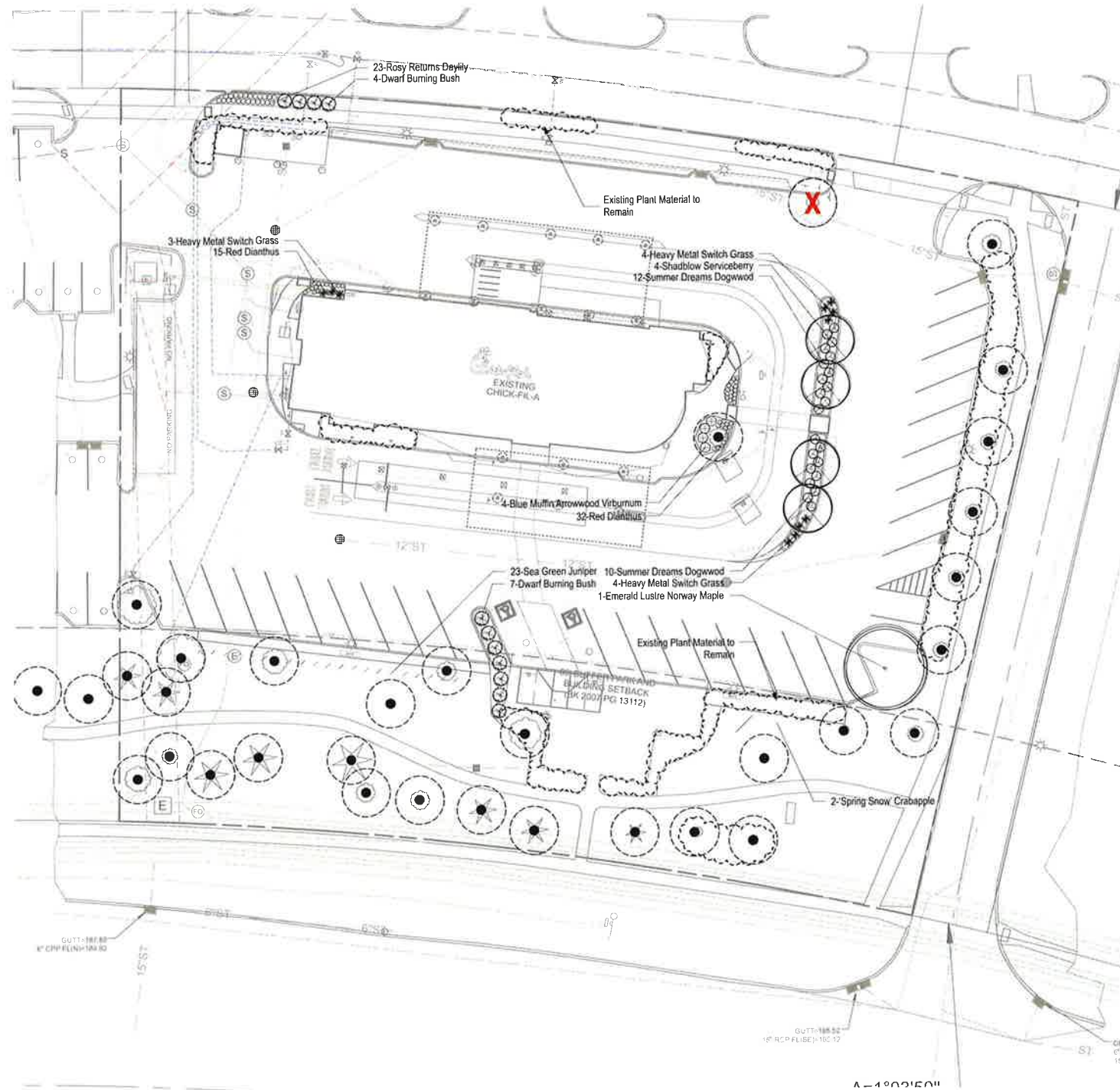
CANOPY FINISHES	
	PREFINISHED METAL COLOR: DARK BRONZE
	METAL DECKING COLOR: WHITE



1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



MIDWEST LANDSCAPE NOTES

- Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids.
- The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (i.e. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min 24" depth. Add topsoil to a 6"-8" berm height above island curbing, refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch. Rock Mulch to be provided around the building as shown and called out on the landscape plan, all other planting beds are to be mulched with double shredded hardwood mulch.
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched, see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tree marks and indentions to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Size to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduling Size	Remarks
Trees				
1	Acer platanoides 'Pond'	Emerald Lustre Norway Maple	3" Cal.	B & B
4	Amelanchier canadensis 'Shadow'	Shadow Serviceberry	1" Cal.	Multi-trunked
2	Malus x 'Spring Snow'	'Spring Snow' Crabapple	1" Cal.	B & B
Shrubs				
22	Cornus alba 'Summer Dreams'	Summer Dreams Dogwood	36" Hgt.	Plant 36" O.C.
11	Euonymus alata 'Compacta'	Dwarf Burning Bush	24" Hgt.	
23	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Hgt.	
11	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 Gal.	
4	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	36" Hgt.	
Groundcovers				
47	Dianthus deltoides 'Red Maiden'	Red Dianthus	1 Gal.	
23	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.	Plant 18" O.C.
Other				

IRRIGATION SYSTEM RETROFIT

- Existing irrigation system shall be retrofitted to include 100% cover to all newly created landscaped areas.
- Sprays and rotors shall be utilized on all sod and seeded areas.
- Drip irrigation shall be utilized on all planting beds, shrubs, trees, and groundcover.
- The Contractor shall be responsible to ensure new and existing irrigation components, and the system as a whole, are in proper working order.
- Add valves, sprays, rotors, drip, and/or replace zones as needed to achieve proper coverage as required.
- Only RainBird products shall be utilized.
- Mainline shall be 1.5" CLS 200 PVC.
- Lateral lines shall be 1" CLS 200 PVC.
- Rain / freeze sensor shall be installed.
- Prior to final completion, the Irrigation Contractor shall perform a walk-thru inspection with the Owner, or Owners Representative.



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 Landscape Architecture
 Manley Land Design, Inc.
 51 Old Canton Street
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 770.442.8171 tel

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WEST DES MOINES
 6555 Mills Civic Pkwy
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FSU# 02908

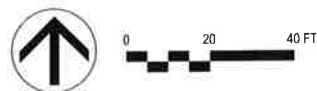
REVISION SCHEDULE
 NO. DATE BY DESCRIPTION

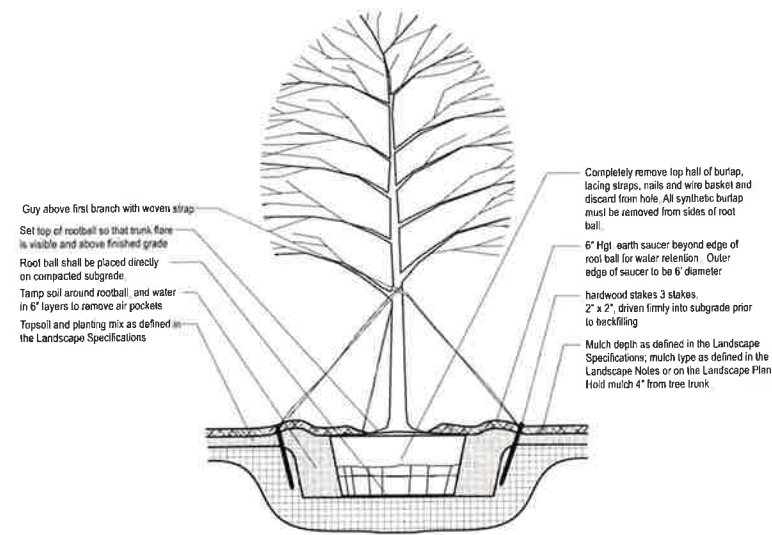
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SHEET
Landscape Plan

SHEET NUMBER
L-100

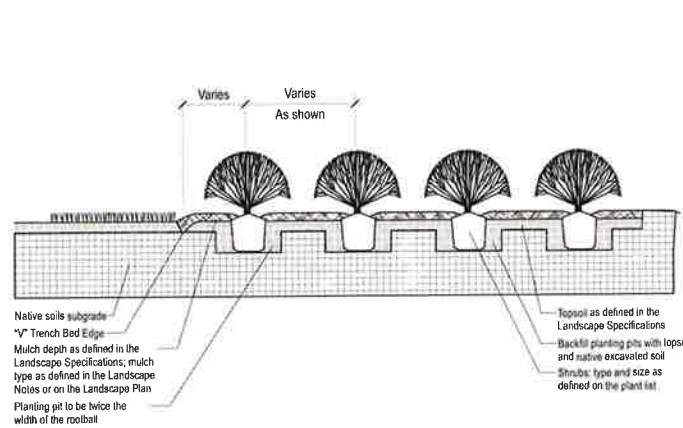




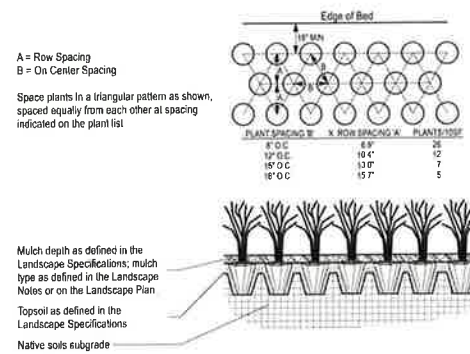
NOTE

1. Hole to be twice the width of the rootball.
2. Do not heavily prune trees at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4\"/>

1 TREE PLANTING & STAKING
SCALE: NTS



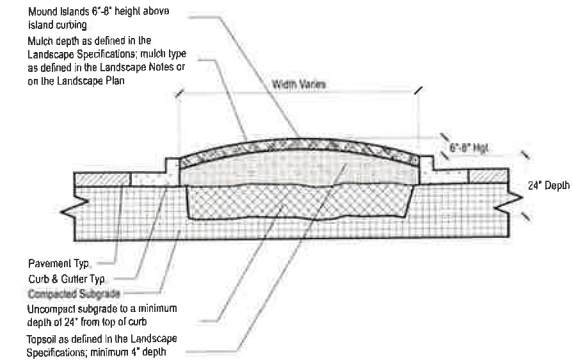
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



NOTE

1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24\"/>

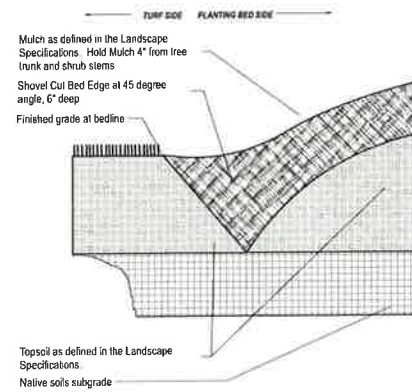
3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect) prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24\"/>

4 PARKING ISLAND DETAIL
SCALE: NTS



5 'V' TRENCH BED EDGING
SCALE: NTS



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CHICK-FIL-A
WEST DES MOINES
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West Des Moines, IA 50266

FSU# 02908

REVISION SCHEDULE
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PERMIT Landscape Details

SHEET NUMBER
L-101

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-23-009

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, Chick-fil-A, Inc., request approval of the Level 1 Minor Modification to Site Plan for the approximately 1.4-acre property located at 6555 Mills Civic Parkway as depicted on the location map included in the staff report. The applicant requests approval to construct new drive-thru canopies and associated site improvements; 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 Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Level 1 Minor Modification to Site Plan (MML1-005873-2022), 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 March 27, 2023.

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 March 27, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary