

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

**Meeting Date:** June 26, 2023

**ITEM:** Galleria at Jordan Creek Plat 16, 6255 & 6275 Mills Civic Parkway – Approve a Preliminary Plat to create two (2) lots for Commercial development – I.H.W.O.P., L.L.C. & WCKLC Red Robin, L.C. – PP-006008-2023

**Resolution: Approval of Preliminary Plat**

**Background:** Doug Mandernach with Civil Design Advantage, on behalf of the applicant and property owner, I.H.W.O.P., L.L.C. & WCKLC Red Robin, L.C., requests approval of a Preliminary Plat for the approximately 2.5-acre property located at 6255 & 6275 Mills Civic Parkway. The applicant proposes to subdivide the property into two (2) lots to put on individual lots the existing Red Robin Restaurant and the Chase Bank that is currently under construction in the western portion of the existing Red Robin parking lot (Lot 2 of the proposed preliminary plat).

**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.
- **History:** This project was discussed at the January 18, 2022, Development & Planning City Council Subcommittee meeting to see if a bank in the western end of the Red Robin parking lot would be supported (see “Parking & Pedestrian Circulation” bullet below). Both Council members indicated their support of the project and encouraged the visual defining of a pedestrian walkway across the drive. A Specific Plan Amendment of the Galleria Specific Plan Ordinance was approved by the City Council on May 2, 2022, to allow the bank at this location.
- **Key Development Aspects:**
  1. **Parking & Pedestrian Circulation:** The proposed Chase Bank will be located within the existing Red Robin parking lot on the west side of the restaurant. There is an existing Reciprocal Easement Agreement (REA) for the Galleria development that allows for shared parking and shared access between this site and all the surrounding properties. Based on the parking requirements in the Galleria PUD Ordinance, the bank and Red Robin restaurant will still have enough parking spaces as required even after the bank is constructed on the site.

Staff voiced concerns with the proximity of the available parking on this site and the resulting need for pedestrians to cross an internal highly used access drive. During discussions of this with the Development & Planning City Council Subcommittee, the applicant indicated that Chase Bank and the existing Red Robin restaurant have agreed to require their employees to park in the parking lot north of Chase Bank/Red Robin on the north side of the east/west internal driveway. There is an existing sidewalk that provides a connection from this north parking lot to the Chase Bank/Red Robin site and the Galleria PUD Ordinance provides for contrasting pavement markings for pedestrian crossings. As a part of final occupancy for Chase Bank, the pedestrian crossing to the north parking lot will need to be delineated. This was added as a condition of approval of the Chase Bank site plan that was approved on May 12, 2023.

- Traffic Impact Study Findings: A separate traffic impact study was not conducted for the bank site plan and preliminary plat because a study was conducted in March of 2022 for the amendment to the Galleria Specific Plan Ordinance to allow the bank on this site. In that study, it was noted that a new right-turn lane was planned at the site's access driveway on Mills Civic Parkway to accommodate traffic from this development, removing this turning traffic from the through lane on Mills Civic Parkway. This right turn lane has since been constructed. The study also noted that a future right-turn lane is also expected to be warranted at Stagecoach Drive & Mills Civic Parkway at some point in the future. This site contributes to but is not solely responsible for the need of a right turn lane at Stagecoach Drive. At the time this is warranted, the City Council will determine how and when a right turn lane is constructed at Stagecoach.
- 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.

Planning and Zoning Commission Action:

Date: June 26, 2023

Vote:

Recommendation:

**Recommendation:** Approve the Preliminary Plat subject to the applicant meeting all City Code requirements.

**Lead Staff Member:** Brian Portz

**Approval Meeting Dates:**

Planning and Zoning Commission	June 26, 2023
City Council	

**Staff Report Reviews:**

Planning & 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 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	January 18, 2022 & May 1, 2023
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

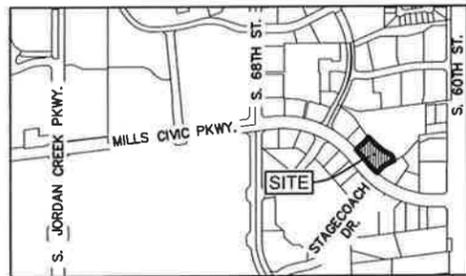
**Location Map**



# PRELIMINARY PLAT FOR: GALLERIA AT JORDAN CREEK PLAT 16

WEST DES MOINES, IOWA

**VICINITY MAP**  
NOT TO SCALE



**OWNER / APPLICANT**

IHWOP, LLC  
4350 WESTOWN PARKWAY, SUITE 100  
WEST DES MOINES, IA 50266  
  
WCKLC-RED ROBIN, LC  
5000 WESTOWN PARKWAY, SUITE 400  
WEST DES MOINES, IA 50266

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: DOUG MANDERNACH  
EMAIL: DOUGM@CDA-ENG.COM  
PH: (515) 369-4400  
FX: (515) 369-4410

**PRELIMINARY PLAT DESCRIPTION**

LOT 1, GALLERIA AT JORDAN CREEK PLAT 4, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 2.50 ACRES (108,864 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**ZONING**

GALLERIA PLANNED UNIT DEVELOPMENT WITH UNDERLYING ZONING OF REGIONAL COMMERCIAL

**OPEN SPACE CALCULATIONS**

EXISTING: AREA= 2.50 AC (108,864 SF)  
OPEN SPACE= 45,941 SF (42.2%)  
  
PROPOSED:  
LOT 1 AREA = 1.72 AC (74,732 SF)  
OPEN SPACE = 29,063 SF (38.9%)  
  
LOT 2 AREA = 0.78 AC (34,132 SF)  
OPEN SPACE = 15,780 SF (46.2%)

**BENCHMARKS**

- CITY OF WEST DES MOINES STANDARD BM #118; NE CORNER OF SOUTH 60TH STREET AND MILLS CIVIC PARKWAY, 18.5 FEET SE OF THE TRAFFIC SIGNAL, 1.5 FEET SOUTHEAST OF THE FACE OF SIDEWALK, 31 FEET WEST OF THE FIRE HYDRANT. ELEV.=201.57
- CITY OF WEST DES MOINES STANDARD BM #124; AT THE INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 169 +/- FEET EAST OF THE WEST MEDIAN, IN THE CENTER OF THE 6 FOOT GRASS MEDIAN OF MILLS CIVIC PARKWAY, 17 +/- FEET WEST OF THE ANGLE POINT INT HE CURB FOR THE WESTBOUND TURN LANE. ELEV.=203.65

**NOTES**

- 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

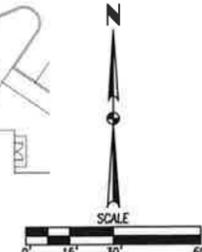
**LEGEND**

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE	SANITARY MANHOLE
TYPE SW-502 STORM INTAKE	WATER VALVE BOX
TYPE SW-503 STORM INTAKE	FIRE HYDRANT
TYPE SW-505 STORM INTAKE	WATER CURB STOP
TYPE SW-506 STORM INTAKE	WELL
TYPE SW-512 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-513 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-401 STORM MANHOLE	STORM SEWER DOUBLE INTAKE
TYPE SW-402 STORM MANHOLE	FLARED END SECTION
FLARED END SECTION	DECIDUOUS TREE
TYPE SW-301 SANITARY MANHOLE	CONIFEROUS TREE
STORM/SANITARY CLEANOUT	DECIDUOUS SHRUB
WATER VALVE	CONIFEROUS SHRUB
HYDRANT ASSEMBLY	ELECTRIC POWER POLE
DETECTABLE WARNING PANEL	GUY ANCHOR
SANITARY SEWER	STREET LIGHT
STORM SEWER	POWER POLE W/ TRANSFORMER
WATERMAIN WITH SIZE	UTILITY POLE W/ LIGHT
	ELECTRIC BOX
	ELECTRIC TRANSFORMER
	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

**SURVEY**

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

WEST DES MOINES, IOWA



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

**PRELIMINARY**

**NOT FOR CONSTRUCTION**

JEFFREY A. NEWBY, P.E.  
23810  
DATE

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-2

FILE: H:\2023\2310\PLATING\GALLERIA PLAT 16 PLATING  
DATE: 6/17/23  
DATE PLOTTED: 6/19/2023 2:49 PM  
COMMENTS: ENG  
TECH: ENG

DATE: 06/06/2023  
09/17/2023  
03/31/2023

REVISIONS

THIRD SUBMITTAL  
SECOND SUBMITTAL  
FIRST SUBMITTAL

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

PM: DAM

ENGINEER: JIN

**CDA**  
CIVIL DESIGN ADVANTAGE

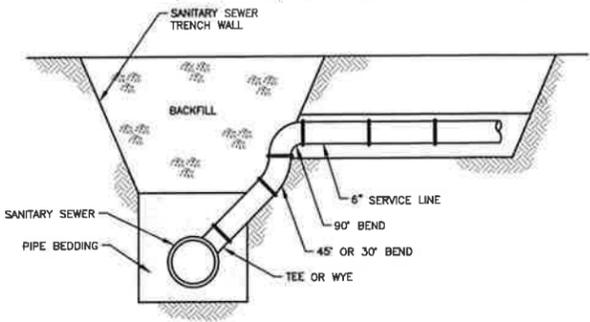
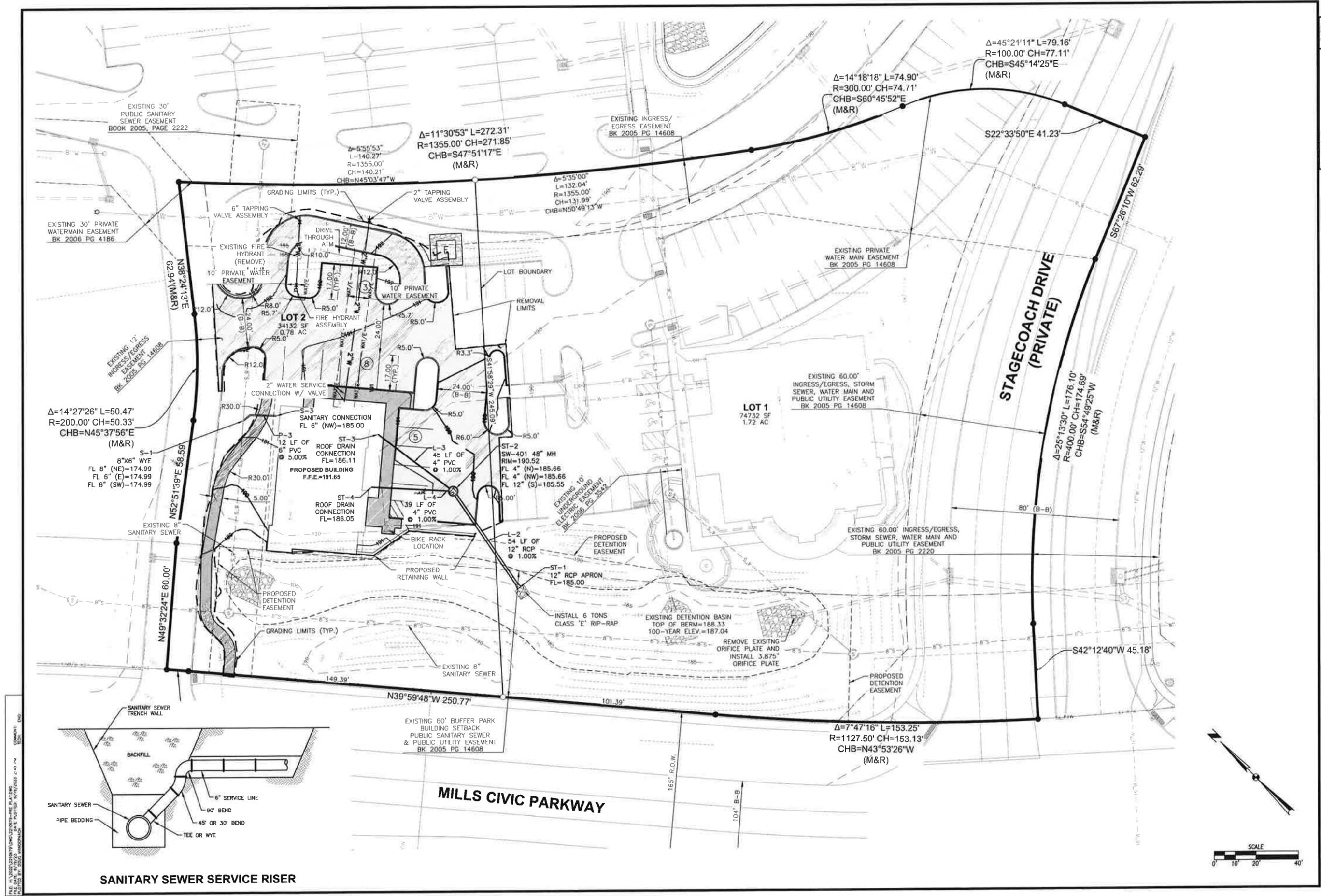
WEST DES MOINES, IOWA

**EXISTING**

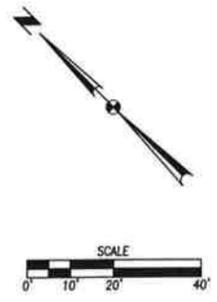
GALLERIA AT JORDAN CREEK PLAT 16

1  
2

2210.679



**SANITARY SEWER SERVICE RISER**



DATE	REVISIONS
03/29/2023	THIRD SUBMITTAL
03/17/2023	SECOND SUBMITTAL
03/01/2023	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

**GALLERIA AT JORDAN CREEK PLAT 16**  
**PROPOSED**

ENGINEER: JJN

PM: DAM

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION**  
**NO. PZC-23-038**

**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 owners, I.H.W.O.P., L.L.C. & WCKLC Red Robin, L.C., request approval of the Preliminary Plat for the purpose of subdividing that approximately 2.5-acre property located at 6255 & 6275 Mills Civic Parkway as depicted on the location map included in the staff report. The applicant proposes the creation of two (2) lots for commercial development; and

**WHEREAS**, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, 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 Preliminary Plat (PP-006008-2023) 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 26, 2023.

\_\_\_\_\_  
Andrew Conlin, 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 June 26, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

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