CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: July 10, 2023

ITEM: Jordan Ridge Plat 2, Northwest corner of Booneville Road and S. Jordan Creek Parkway – Approve a Preliminary Plat to create 2 lots for Multi-Family Residential development and 1 Street Lot – Jordan Ridge, LLC – PP-006063-2023

Resolution: Approval of Preliminary Plat

<u>Background</u>: Ed Arp with Civil Engineering Consultants, on behalf of the applicant and property owner, Jordan Ridge, LLC, requests approval of a Preliminary Plat for the approximately 32.3-acre property generally located at the northwest corner of Booneville Road and S. Jordan Creek Parkway. The applicant proposes to subdivide the property into two (2) lots for Multi-Family Residential development and one (1) street lot to be dedicated to the City. No development plans for Lots 1 or 2 have been submitted to the City.

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: The Jordan Ridge Plat 2 preliminary plat area was platted as Outlot Z with Jordan Ridge Plat 1. The Jordan Ridge Plat 1 preliminary plat was approved by the City Council on June 20, 2022, and the final plat was approved on September 19, 2022. The City views 'outlots' as unbuildable until such time that they are replatted through the subdivision process.
- Key Development Aspects:
 - 1. Riverview Drive: The developer of this preliminary plat is responsible for construction of Riverview Drive through the property. Riverview Drive will be aligned with existing Eldorado Point on the east side of S. Jordan Creek Parkway. This street will initially be constructed as a cul-de-sac that will provide access to Lot 1 and Lot 2 created with this preliminary plat. Eventually, it is contemplated that this cul-de-sac will be connected to a future extension of Riverview Drive from S. 88th Street as the larger area develops. On the preliminary plat, Riverview Drive stops short of the property line; therefore, surety will need to be provided for the remainder of the public improvements from the west terminus of Riverview Drive to the west property line. Staff recommends a condition of approval of the preliminary plat requiring surety be submitted with the Jordan Ridge Plat 2 final plat.
 - 2. <u>Booneville Road</u>: It is anticipated that existing Booneville Road on the south side of this preliminary plat area will remain a rural cross section road until it is no longer needed for access by existing properties north and south of the road. Due to the unknown future of Booneville Road, the applicant will be required to execute an agreement and waiver for the future reconstruction of Booneville Road along the frontage of the Subject Property as deemed necessary in the future. This agreement and waiver will need to be executed with the Jordan Ridge Plat 2 final plat.

- Traffic Impact Study Findings: Because the land uses being considered for Lots 1 and 2 are the same as previously indicated, no new traffic study was completed for this preliminary plat. The findings of the traffic study completed for the Jordan Ridge Plat 1 preliminary plat still apply to this preliminary plat. Per that study, the proposed land uses are expected to generate more traffic than what was analyzed in previous traffic studies for the area. However, based on the assumed land uses and forecasted traffic volumes, the current and proposed public street system is expected to function with adequate levels of service with the ultimate geometry and traffic control that are detailed in the traffic analysis. Preliminary recommendations are based on a conceptual site layout, and additional traffic studies will be conducted as part of future site plans to verify or modify the recommendations. Comments regarding access locations and site circulation have been given to the applicant to be incorporated into future site plans.
- <u>Developer Responsibilities</u>: In conjunction with site development or platting of the lots, whichever occurs first, the developer will be responsible for construction and/or installation of all required public and private infrastructure improvements necessary to support development. The following items are known improvements; additional improvements may be required in response to development proposals:
 - 1. <u>Street Extension</u>: Riverview Drive, including all appurtenances and potential reconstruction of existing Booneville Road as indicated above.
 - 2. <u>Sanitary Sewer Capacity Improvements</u>: The existing sanitary sewer that serves the Jordan Ridge development and the larger "superblock" area was originally sized based on a large amount of low-density residential development within the area. The changes in land use from low-density residential to high density residential within the two lots being created with this plat (anticipated 367 dwelling units), as well as other properties to the north within the larger Jordan Ridge development designated for medium and high density residential (290 apartments and 28 townhomes) may result in sanitary sewer capacity issues. The property owners/developers will be asked to contribute their proportional share of any capacity improvements deemed necessary.
- Development & Planning Subcommittee: The intended platting of this property was included as an Upcoming Project at the June 5, 2023 Subcommittee meeting. Council Member McKinney questioned if the intended development of the two lots would place development west of the creek and away from S Jordan Creek Parkway. Engineering staff affirmed that between a sanitary sewer line and creek flood plain that the area adjacent to S Jordan Creek Parkway was essentially unbuildable and thus this development would push to the western side of the property and behind the trees that exist along S Jordan Creek Parkway. Staff did note that we had received an inquiry for the parcel immediately north of this subject area that would place one bi-attached townhome unit adjacent to S Jordan Creek Parkway, with the balance of the units located away from S Jordan Creek Parkway. Staff noted that we had yet to receive civil engineering plans, but it is anticipated that the developer will desire to keep as many of the trees within the property as possible.
- 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.

Planning and Zoning Commission Action: Date: July 10, 2023 Vote: Recommendation: Recommendation: Approve the Preliminary Plat subject to the applicant meeting all City Code requirements, and the following conditions of approval: 1. The applicant acknowledging that surety shall be provided for the future connection of Riverview Drive to the west property line of the Jordan Ridge Plat 2 area at the time of approval of the associated final plat. 2. An Agreement and Waiver shall be executed for the future reconstruction of Booneville Road along the frontage of the Subject Property at the time of approval of the associated Jordan Ridge Plat 2 final plat. 3. Applicant/developer acknowledge the proposed development may contribute to sanitary sewer loads exceeding those of the existing comprehensive plan and are greater than the existing infrastructure can accommodate. The applicant/developer further acknowledging that capacity improvements will be necessary and that the applicant/developer and/or future property owner(s)/developer(s) will be responsible for their proportionate share for the costs of said improvements. Lead Staff Member: Brian Portz Approval Meeting Dates: July 10, 2023 Planning and Zoning Commission City Council Staff Report Reviews: □ Development Coordinator (or) Planning & Zoning □ Legal Department Commission □ Director ☐ Legal Department City Council ☐ Director ☐ Agenda Acceptance ☐ Appropriations/Finance Council Subcommittee Review (if applicable) Publications (if applicable) Des Moines Register Published Subcommittee Development & Planning **Community Section** ln: Date(s) 6/5/23 **Date Reviewed** n/a Published Date(s) of ☐ Split Recommendation I □ No Mailed n/a **Notices**

Outstanding Issues: There are no outstanding issues.

Location Map



JORDAN

WEST DES MOINES, IOMA CITY PROJECT NO. PP-006063-2023



BENCHMARKS

BM \$494 410 + FEET WEST OF INTERSECTION OF S. JORDAN CREEK PARKWAY AND BOONEVILLE ROAD, 2 FEET NORTH OF EAST/NEST FENCE, SOUTH SIDE OF BOONEVILLE ROAD.

ELEVATION = 81.57 WDM DATUM

INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 169 4/- FEET EAST OF THE MEST END OF THE MEDIAN, IN THE CENTER OF 6 FEET GRASS MEDIAN IN MILLS CIVIC PARKWAY, IT 4/- FEET MEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE.

ELEVATION = 203.65 WDM DATUM

PROPOSED CONSTRUCTION SCHEDULE

GRADING ACTIVITIES: MAY 2023
UTILITY PLACEMENT: JUNE 2023
PAVEMENT: AUGIST 2023
PUNCH LIST ITEMS: SEPTEMBER 2023



SILT FENCE

ADDRESS

FEMA 100-YEAR FLOOD PLAIN FEMA 500-YEAR FLOOD PLAIN

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SHEET INDEX

SHEET NUMBER SHEET TITLE NOTES
DETAILS
DIMENSION PLAN
GRADING PLAN
SANITARY PLAN

VICINITY MAP

LEGAL DESCRIPTION

OUTLOT 'Z', JORDAN RIDGE PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2022, PAGE 20842 AT THE DALLAS COUNTY RECORDERS OFFICE, CITY OF WEST DES MOINES,



ARP@CECLAC.COM PROJECT ENGINEER:

OFF CALS

CODY WEAVER, P.E.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322 515-276-4884 EXT #227 MEAVER@CECLAC.COM

PROPERTY OWNER:

JORDAN RIDGE, LLC 611 MONTICELLO DRIVE BURLINGTON, IOWA 52601 CONTACT: MIKE PIERSON PHONE: 319-512-0125 MIKE PIERSON® PIERSONCORP.COM

PROPERTY APPLICANT:

PROPERTY AFFLICANT: JORDAN RIDGE, LLC 611 MONTICELLO DRIVE BURLINGTON, IOWA 52601 CONTACT: MIKE PIERSON PHONE: 314-512-0125 MIKE PIERSON@PIERSONCORP.COM

ELECTRIC

MID AMERICAN ENERGY 666 GRAND AVENUE DES MOINES, IA 50309 CONTACT: JIM KEISLAR PHONE: 515-252-6472

TELEPHONE

BUILDING DEPARTMENT

4200 MILLS CIVIC PARKWAY, SUITE D

HEALTH DEPARTMENT DALLAS COUNTY PUBLIC HEALTH

FIRE DEPARTMENT

CERTIFICATIONS

EXISTING ZONING:

PROJECT CONTACTS

WEST DES MOINES PUBLIC SER 560 S 16th St WEST DES MOINES, IA 50263 CONTACT. MIKE COUGHLON PHONE: 515-222-3480

WATER MAIN
MEST DES MOINES MATER WORKS
ISOS FAULROAD AVENUE
MEST DES MOINES, IA 50263
CONTACT, MILLIAM MARUE
PHONE: 515-222-3460

NATURAL GAS UTILITY

MID AMERICAN ENERGY 666 GRAND AVENUE DES MOINES, IA 50309 CONTACT: JIM KEISLAR PHONE: 515-252-6412

SANITARY SEVER
WEST DES MOINES PUBLIC SERVICES DEPARTMENT

STORM SEMER

MEST DES MOINES PUBLIC SERVICES DEPARTMENT
560 S 16th 51

MEST DES MOINES, IA 50263
CONTACT, MIKE COISHLON
PHONE, 515-222-3480

JORDAN RIDGE PUD

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 LAYS OF THE STATE OF IONA.

PRELIMINARY

CODY T. REAVER, IONA LIC. NO. 25085 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 PAGES OR SHEETS COVERED BY THIS SEAL.

⊚IOWA ONE CALL 1-800-292-8989

Engineering Consultants,

Civil]

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25741 N AVENUE ADEL, IA 50003 PHONE: 515-493-3750

3421 ASHWORTH ROAD WEST DES MOINES, IA 50265 PHONE; (515) 222-3420

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- GENERAL NOTES:

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SANITARY NOTES:

- SANITARY NOTES:

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 ALL CONRECTIONS TO EXISTING PIPLIC STRUCTURES SHALL BE TELEVISED AS PART OF FINAL INSPECTION.

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 WATER MAIN TO HAVE 55 FEET BURY TYPICAL.

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 10. ALL MATER MAIN IS PUBLIC UNLESS NOTED OTHERWISE.

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- WEST DES MOINES WATER WORKS STANDARD NOTES

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- ACCORDANCE NITH FEDERAL, STATE AND LOCAL REGULATIONS.
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- PRESENT.

 F. DISCONNECT ALL UTILITY SERVICES BEFORE DEMOLITION.

 S. PERFORM SITE CLEARANCE, GRADING AND RESTORATION.

 COMPLETE THE DEMOLITION MORK IN ACCORDANCE WITH THE PLANS AND THESE TECHNICAL SPECIFICATIONS AND ANY SPECIAL PROVISIONS INCLUDED IN THE CONTRACT.

- 3. THE REMOVAL OF THE SEPTIC SYSTEM SHALL COMPLY WITH PALLAS COUNTY AND STATE OF IOWA REQUIREMENTS, PROVIDE COPIES OF DOCUMENTATION TO WEST DES MOINES ENGINEERING SERVICES (ATTN: BEN MCALISTER) WHEN
- EIGINEERING SERVICES (ATTN. BEN MCALISTER) MHEN COPPLETE:
 FUEL TANKS, ABOAD OR BELOW GROUND, SHALL BE CAREFULLY REMOVED AND DISPOSED OF IN A SAFE MANNER IN ACCORDANCE MITH THE STATE FIRE MARSHALLS REGULATIONS AND THOSE OF THE IONA DEPARTMENT OF NATURAL RESOURCES, PROVIDE COPIES OF DOCUMENTATION TO MEST DEP MOINTES HIS MISSERING SERVICES (ATTN. BEN MCALISTER) MHEN OMPLETE:
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 ATTN. BEN MCALISTER DEMOLITION NORK SHALL BE DISCONNECTED IN CONFORMANCE MITH LORGE REGULATIONS BY A LICHESE PLUMBER AND INSPECTED AND APPROVED BY THE BIBLICING.

- BY A LICENSED PLUMBER AND INSPECTED AND APPROVED BY THE ENRIFER.

 AT THE END OF EACH WORKDAY, THE CONTRACTOR SHALL CLEAN SIDEMALKS, STREETS, AND PRIVATE PROPERTY OF ANY DEBRIS CAUSED BY THE DEMOLITION OPERATION. CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING GAS AND WATER SERVICES WITH MIDAMERICAN ENERGY, WEST DES MOINES WATER WORKS, AND DE MOINES WATER WORKS, AND DEA MOINES WATER WORKS, AND DES MOINES WATER WORKS.

 A DEMOLITION PERMIT SHALL BE RECEIVED FROM THE WEST DES MOINES DEVELOPMENT SERVICES DEPARTHENT PRIOR TO BEGINNING DEMOLITION OF ANY STRUCTURE ON PROPERTY.

QUANTITIES SANITARY SEWER

8-INCH SANITARY SEWER 48" SANITARY MANHOLE

STORM SEWER

8-INCH PVC IS-INCH RCP CLASS III 24-INCH RCP CLASS III 30-INCH RCP CLASS III 30 LF 250 LF 1 EA 1 EA 2 EA 2 EA 1 EA 241 LF 4 EA B-INCH F.E.S.
24" APEA INTAKE
24" X BO' TYPE M-P. INTAKE
12" X BO' TYPE M-P. INTAKE
MODIFIED 12' X BO' TYPE M-P. INTAKE
IO' X IO' PRECAST BOX GULVERT
O' X IO' FRECAST BOX SECTIONS 8-INCH F.E.S.

Consultants, I

Engineering (

Civil 1

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MATER MAIN

PAVING

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J-INCH WATER MAIN (9I L.F. DUCTILE IRON PIPE)
HYDRANT, TEE, AND 6-INCH VALVE
MYDIFIED HYDRANT, TEE, AND 6-INCH VALVE
I2-INCH VALVE
I6' x I2' TAPPING SLEEVE AND VALVE
I2-INCH 95' VERTICAL BEND BILF 2 EA I EA. 2 EA I EA 4 EA I EA

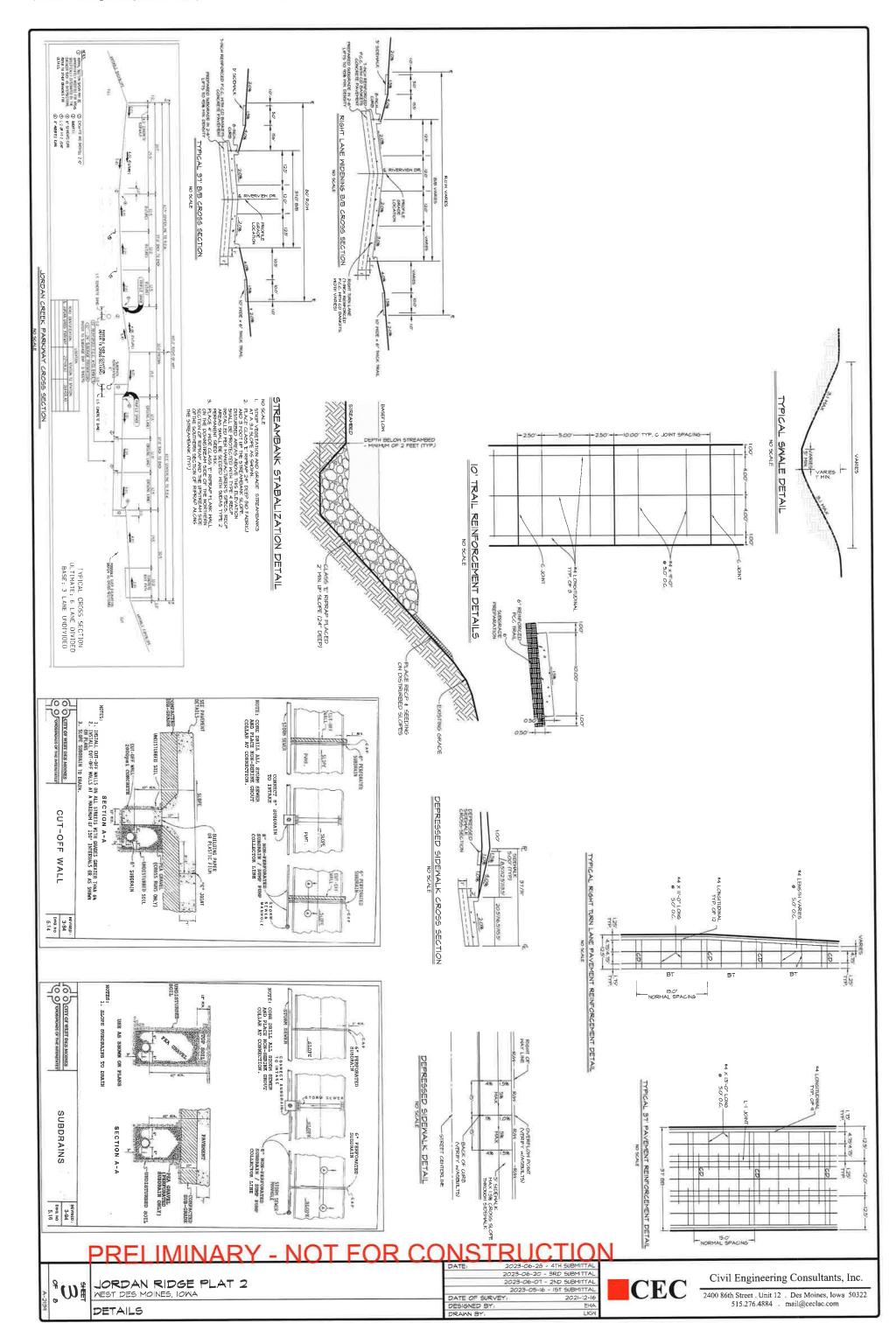
12-INCH CAP

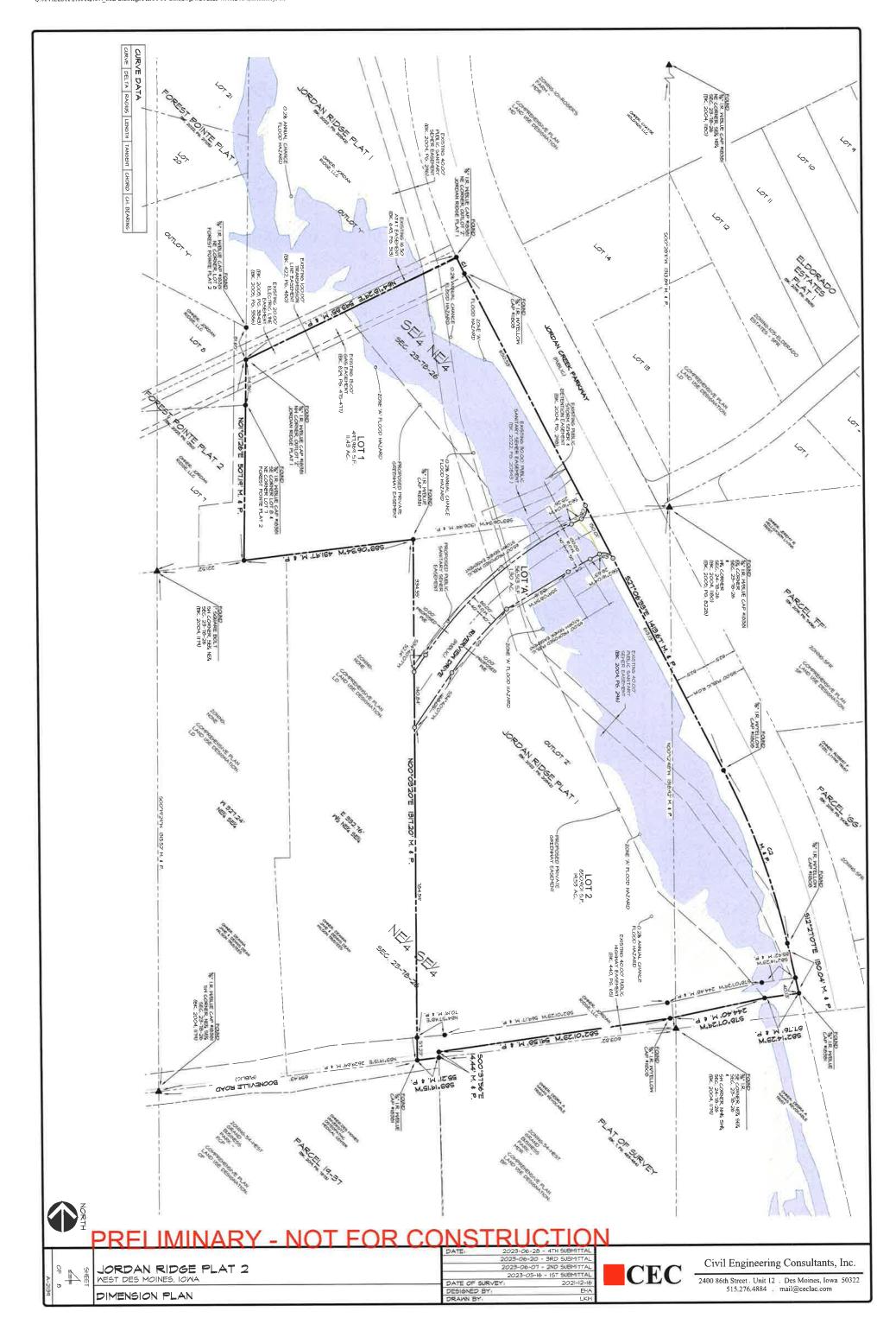
7-INCH REINFORCED P.C.C. WITH CD BASKETS

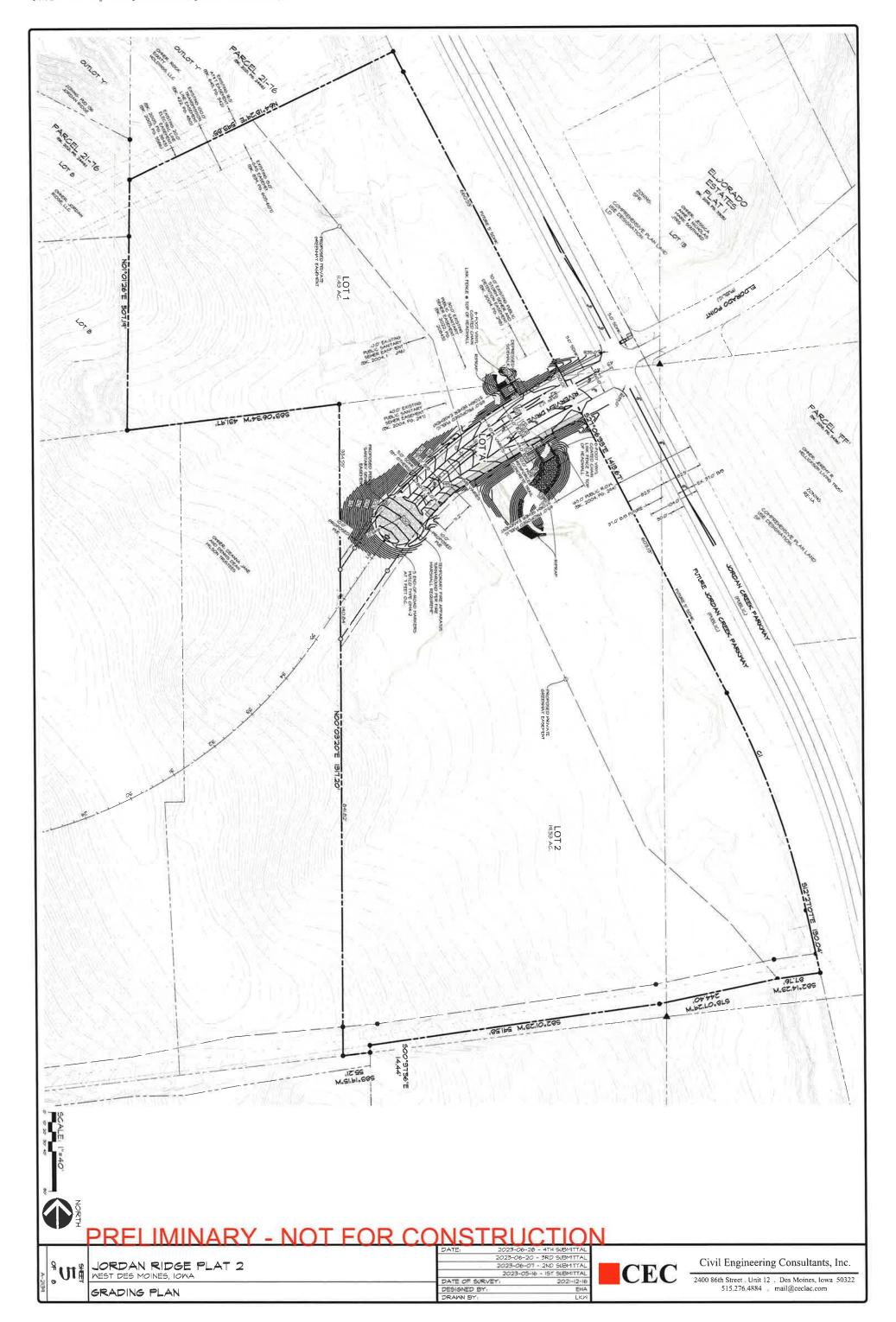
2694 5.Y 2628 5 Y 2 EA 154 L F 373 L F

T-INCH REINFORCED M.C.C., WITH GD DASKETS
SUBGRADE PREP, WORK,
SIDEWALK RAMPS
5-FOOT SIDEWALK
IO-FOOT x 6-INCH REINFORCED P.C.C., TRAIL
TEMPORARY TURNAROUND (6" CLASS 'A' ROA ROUND (6' CLASS 'A' ROADSTONE)

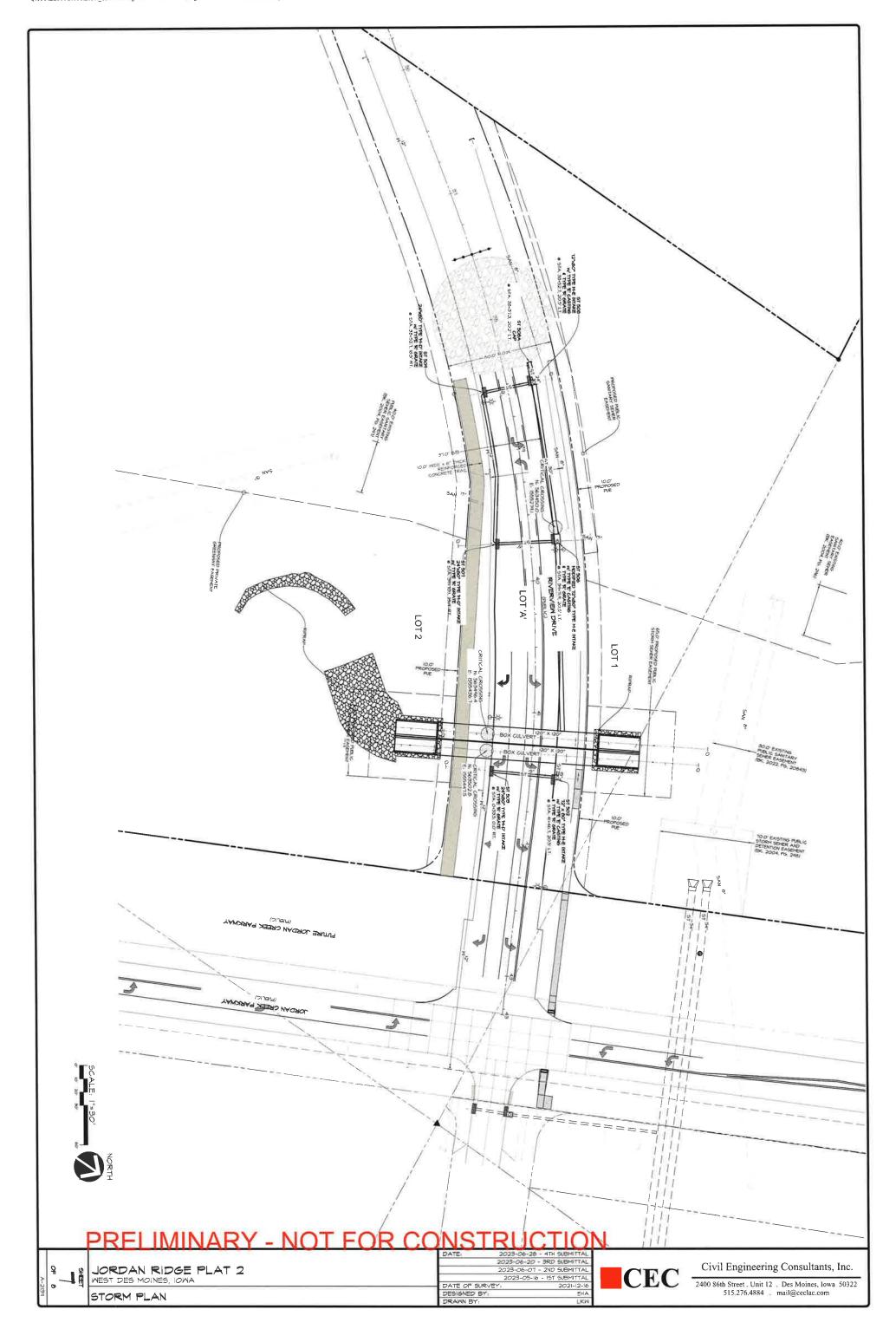
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A RESOLUTION OF THE PLANNING AND ZONING COMMISSION NO. PZC-23-041

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, Jordan Ridge, LLC, requests approval of the Preliminary Plat for the purpose of subdividing that approximately 32.3-acre property generally located at the northwest corner of Booneville Road and S. Jordan Creek Parkway as depicted on the location map included in the staff report. The applicant proposes the creation of into two (2) lots for Multi-Family Residential development and one (1) street lot to be dedicated to the City; 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-006063-2023) 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 July 10, 2023.

FASSED AND ADOL TED On only 10, 2020.	
Andrew Conlin, of Planning and Zo	Chair ning Commission
I HEREBY CERTIFY that the foregoing resolution was duly adopted Commission of the City of West Des Moines, Iowa, at a regular meet following vote:	by the Planning and Zoning ing on July 10, 2023, by the
AYES:	
NAYS:	
ABSTENTIONS:	
ABSENT:	
ATTEST:	
Recording Secretary	