

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

Meeting Date: September 25, 2023

ITEM: The Parkways Plat 3, Northwest corner of Mills Civic Parkway and S. Jordan Creek Parkway – Approve a Preliminary Plat to create 4 lots for Commercial development – Hurd Parkway, LLC – PPSP-006134 -2023

Resolution: Approval of Preliminary Plat

Background: Kelsey Scallon with Shive-Hattery, on behalf of the property owner, Hurd Parkway, LLC, request approval of a Preliminary Plat for the approximately 22.8-acre property generally located at the northwest corner of Mills Civic Parkway and S. Jordan Creek Parkway. The applicant proposes to subdivide the property into four (4) lots for pending and future commercial development.

Staff Review & Comment:

- **Financial Impact:** At this time, there is no City funding of this project; however, there is staff time for processing of development applications and inspections during future construction.
- **Key Development Aspects:**
 1. **Lot Access:** Access to the proposed lots will be via the existing streets surrounding the development as well as via a private ring road that will traverse through the site from the existing north/south internal drive off of Coachlight Drive, turning to the west and connecting to S. 77th Street approximately 200' north of the median nose at Mills Civic Parkway and offset approximately 125' from the IMT access on the opposite side of S 77th Street. This connection is near the end of an existing raised median on S 77th Street. This median must be removed to the proposed driveway as part of the ring road construction. Future modifications to the median and the driveway may be needed if crashes on the public street warrant making safety improvements. Modifications may include extending the raised median north to the IMT driveway or closing the driveway. Either of these modifications would result in more traffic traveling through the Top Golf parking lot to reach the next driveway to the north. Traffic patterns and crash data should be monitored as the area develops. These potential future modifications have been discussed with the developer and the developer has acknowledged this possibility.
- **Traffic Impact Study Findings:** The proposed development is expected to generate less traffic than what was originally assumed in earlier traffic studies. Including the proposed site, the total estimated trip generation of the entire Parkways development is lower for all three time periods compared to The Parkways PUD allocation. To protect the integrity of the planned roadway system, the expected trip generation when all buildings have been developed must be less than or equal to the trip generation allocations. Otherwise, additional infrastructure improvements may be needed, or as stated in the PUD, "further development of parcels may be limited or prohibited."
- **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. The only anticipated public improvement associated with this plat is the extension of public sewer to each lot; however, this will not occur until there is pending development of a lot to ensure the location of the line is appropriately located for the intended project.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: September 25, 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 must provide a complete stormwater pollution prevention plan and NPDES General Permit No. 2 authorization prior to approval by the City Council.
2. The applicant and the City agree that the median on S. 77th Street will be removed to the location of the proposed driveway. In the future, if the City deems the intersection unsafe to the motoring public, the raised median shall be extended north to the IMT Driveway, or the driveway shall be closed.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Planning and Zoning Commission	September 25, 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:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

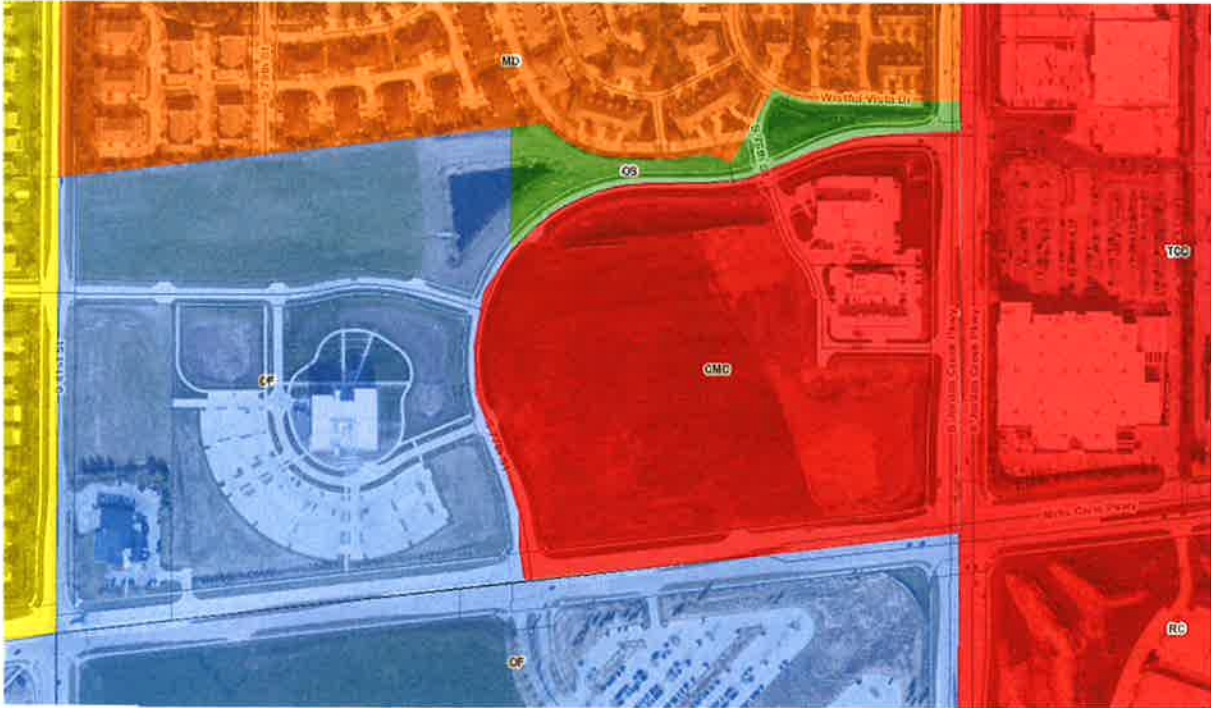
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	8/7/23
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



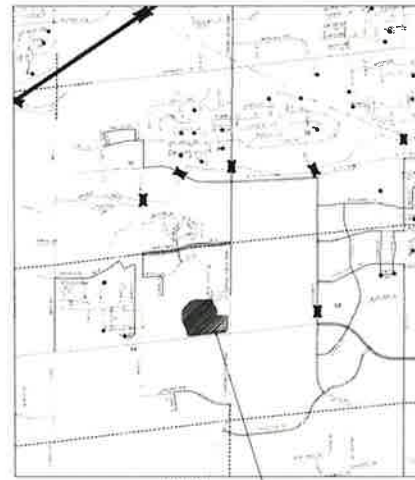
Current Land Use Map



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

THE PARKWAYS PLAT 3 - PRELIMINARY PLAT

7655 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA, 50266



VICINITY MAP
1" = 200'



LOCATION MAP
1" = 300'

PROPERTY OWNER/APPLICANT

HURD PARKWAY, LLC
ATTN: RICHARD HURD
2801 FULLER ROAD
WEST DES MOINES, IA 50265

ENGINEER

SHIVE-HATTERY, INC.
ATTN: KELSEY SCALLON
4125 WEST TOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
EMAIL: KSCALLON@SHIVE-HATTERY.COM
PHONE: 515-223-8104

COMPREHENSIVE PLAN

COMMUNITY COMMERCIAL (CMC)

ZONING

THE PARKWAYS SPECIFIC PLAN
(UNDERLYING ZONING OF COMMUNITY COMMERCIAL)

LEGAL DESCRIPTION

LOT 4 THE PARKWAYS AN OFFICIAL PLAT EXCLUDING PARCEL 18-111 (BK 2018, PG 20932) NOW IN AND FORMING PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF 1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 26 WEST OF THE 5TH P.M.

THENCE ALONG THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER, 1/4 OF SAID SECTION 14, SOUTH 87° 37' WEST, A DISTANCE OF 143.03 FEET.

THENCE NORTH 00° 18' 29" WEST, A DISTANCE OF 82.50 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 87° 37' WEST, A DISTANCE OF 129.99 FEET.

THENCE NORTH 86° 25' 25" WEST, A DISTANCE OF 41.05 FEET.

THENCE NORTH 12° 01' 13" WEST, A DISTANCE OF 54.84 FEET TO A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 420.00 FEET.

THENCE ALONG SAID CURVE, WHOSE CHORD BEARS NORTH 18° 15' WEST, WITH A CHORD LENGTH OF 147.80 FEET, A DISTANCE OF 148.85 FEET.

THENCE NORTH 78° 26' 20" WEST, A DISTANCE OF 85.55 FEET.

THENCE NORTH 23° 32' 38" WEST, A DISTANCE OF 56.40 FEET TO A CURVE CONCAVE EASTERLY WITH A RADIUS OF 45.00 FEET.

THENCE ALONG SAID CURVE, WHOSE CHORD BEARS NORTH 19° 24' 19" WEST WITH A CHORD LENGTH OF 127.78 FEET, A DISTANCE OF 127.71 FEET TO A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 175.00 FEET.

THENCE ALONG SAID CURVE, WHOSE CHORD BEARS NORTH 41° 32' 30" EAST, WITH A CHORD LENGTH OF 715.04 FEET, A DISTANCE OF 800.51 FEET.

THENCE SOUTH 87° 37' EAST, A DISTANCE OF 153.50 FEET TO A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 543.30 FEET.

THENCE ALONG SAID CURVE, WHOSE CHORD BEARS NORTH 85° 40' 21" EAST, WITH A CHORD LENGTH OF 89.25 FEET, A DISTANCE OF 89.25 FEET.

THENCE SOUTH 05° 36' 57" EAST, A DISTANCE OF 7.96 FEET TO A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 650.00 FEET.

THENCE ALONG SAID CURVE, WHOSE CHORD BEARS NORTH 78° 02' 37" EAST, WITH A CHORD LENGTH OF 112.22 FEET, A DISTANCE OF 112.26 FEET.

THENCE SOUTH 18° 01' 05" EAST, A DISTANCE OF 131.00 FEET TO A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 220.00 FEET.

THENCE ALONG SAID CURVE, WHOSE CHORD BEARS SOUTH 83° 12' 47" WEST, WITH A CHORD LENGTH OF 85.42 FEET, A DISTANCE OF 85.97 FEET TO A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 220.00 FEET.

THENCE ALONG SAID CURVE, WHOSE CHORD BEARS SOUTH 20° 24' 48" EAST, WITH A CHORD LENGTH OF 107.84 FEET, A DISTANCE OF 107.23 FEET.

THENCE SOUTH 80° 34' 23" WEST, A DISTANCE OF 119.32 FEET.

THENCE SOUTH 88° 28' 07" EAST, A DISTANCE OF 314.97 FEET.

THENCE SOUTH 00° 34' 53" WEST, A DISTANCE OF 11.29 FEET.

THENCE SOUTH 06° 22' 22" WEST, A DISTANCE OF 51.64 FEET.

THENCE SOUTH 00° 34' 53" WEST, A DISTANCE OF 220.42 FEET.

THENCE SOUTH 42° 01' 54" WEST, A DISTANCE OF 85.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 810,300 SQUARE FEET (22.78 ACRES MORE OR LESS).

FLOODPLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 19153C0315F, 19153C0320F, 19153C0305F, AND 19153C0310F PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019, THIS SITE APPEARS TO BE LOCATED IN ZONE "X" (AREAS TO BE OUTSIDE 500 YEAR FLOOD PLAIN). TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEYOR UTILIZED THE ABOVE REFERENCE FLOODPLAIN MAP FOR THIS DETERMINATION. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

BENCHMARKS

WDM BENCHMARK #87 - 3080 ± FEET WEST OF INTERSECTION OF SOUTH 68TH STREET AND 335TH STREET (DALLAS COUNTY), 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTHSOUTH FENCE, ON 335TH STREET ACROSS FROM HOUSE #3307 AND #3308, STANDARD BENCHMARK.

ELEVATION = 167.68 CITY DATUM (941.69 NAVD88)

BENCHMARK #124 - INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY 169 ± FEET EAST OF THE WEST END OF THE MEDIAN, IN THE CENTER OF 8 FEET OF GRASS MEDIAN IN MILLS CIVIC PARKWAY, 17 ± FEET WEST OF THE ANGLE POINT IN THE CURVE FOR THE WESTBOUND TURN LANE.

ELEVATION = 203.65 CITY DATUM (957.66 NAVD88)

REQUIRED BUFFER SUMMARY

ALONG 17TH STREET: 15' LANDSCAPE EASEMENT
ALONG COACH LOT DRIVE: 15' LANDSCAPE EASEMENT
ALONG MILLS CIVIC PARKWAY: 30' LANDSCAPE BUFFER
ALONG JORDAN CREEK PARKWAY: 30' LANDSCAPE BUFFER

CITY CASE NUMBER

PPSP-006134-2023

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	BUILDING SETBACK LINE	---
---	RIGHT-OF-WAY LINE	---
---	LOT LINE	---
---	ELECTRICAL LINE - UNDERGROUND	---
---	STORM SEWER	---
---	WATER SERVICE	---
---	GAS SERVICE	---
---	SANITARY SERVICE	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	STORM INTAKES	---
---	STORM OUTLET	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	LIGHT FIXTURE	---
---	ELECTRIC TRANSFORMER	---
---	BOLLARD	---
---	SIGNAGE	---
---	TREE	---
---	MINOR CONTOUR	---
---	MAJOR CONTOUR	---
---	8" P.C.C. PAVING	---
---	7" P.C.C. PAVING	---
---	6" P.C.C. PAVING	---
---	5" P.C.C. SIDEWALK	---
---	4.5" H.M. PAVING	---

SITE SUMMARY

REQUIRED LOT OPEN SPACE (PER THE PARKWAYS PUD): MINIMUM 15% OPEN SPACE PROVIDED WITHIN EACH LOT

REQUIRED PARCEL OPEN SPACE (PER THE PARKWAYS PUD): MINIMUM 25% OPEN SPACE PROVIDED COLLECTIVELY BETWEEN PARCELS C, D, AND E (LOTS 4, 5, OUTLOT X AND OUTLOT Y OF THE PARKWAYS FINAL PLAT)

PARCEL AREA = 1,069,935 SF (LOT 4) + 126,346 SF (LOT 5) + 62,780 SF (OUTLOT X) + 17,968 SF (OUTLOT Y) = 1,276,129 SF
REQUIRED PARCEL OPEN SPACE = 1,276,129 SF * 25% = 319,032 SF

PROVIDED PARCEL OPEN SPACE: 353,254 SF (27.7%)
LOT 5 THE PARKWAYS = 42,878 SF (34%)
OUTLOT X THE PARKWAYS = 62,780 SF (100%)
OUTLOT Y THE PARKWAYS = 17,968 SF (100%)
PARCEL #16-111 = 19,256 SF (25.2%)
LOT 1 THE PARKWAYS PLAT 3 = 76,055 SF
LOT 2 THE PARKWAYS PLAT 3 (ASSUMED 54.2%) = 80,116 SF
LOT 3 THE PARKWAYS PLAT 3 (ASSUMED 15%) = 32,235 SF
LOT 4 THE PARKWAYS PLAT 3 (ASSUMED 15%) = 21,886 SF

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C002	PRELIMINARY PLAT LOTS
C101	SITE PLAN
C201	GRADING PLAN
C301	UTILITY PLAN

THE 2023 EDITION OF THE IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS AND DES MOINES METRO DESIGN STANDARDS AND ADDENDUMS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN

CIVIL ENGINEER

Professional Engineer Seal/Stamp area.

THE PARKWAYS PLAT 3 PRELIMINARY PLAT

PRELIMINARY
- NOT FOR
CONSTRUCTION

COVER SHEET

C000

SH
A.E.C.H.

4/25/23
WEST DES
5/15/23

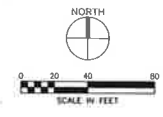
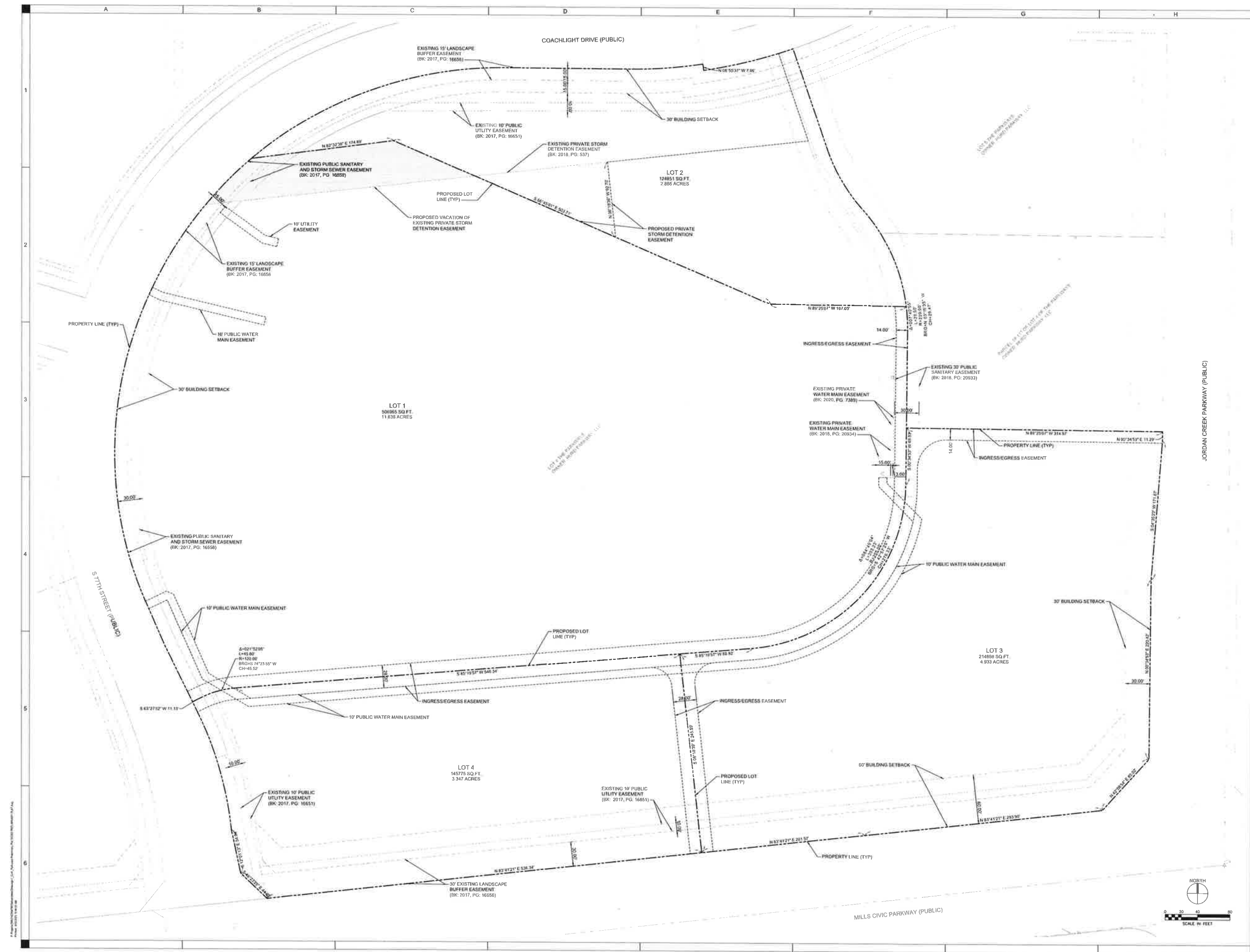
ARCOCOMMUNITY NATIONAL CONSTRUCTION COMPANY, INC
7655 MILLS CIVIC PARKWAY, WEST DES MOINES, IOWA 50266

THE PARKWAYS PLAT 3 PRELIMINARY PLAT

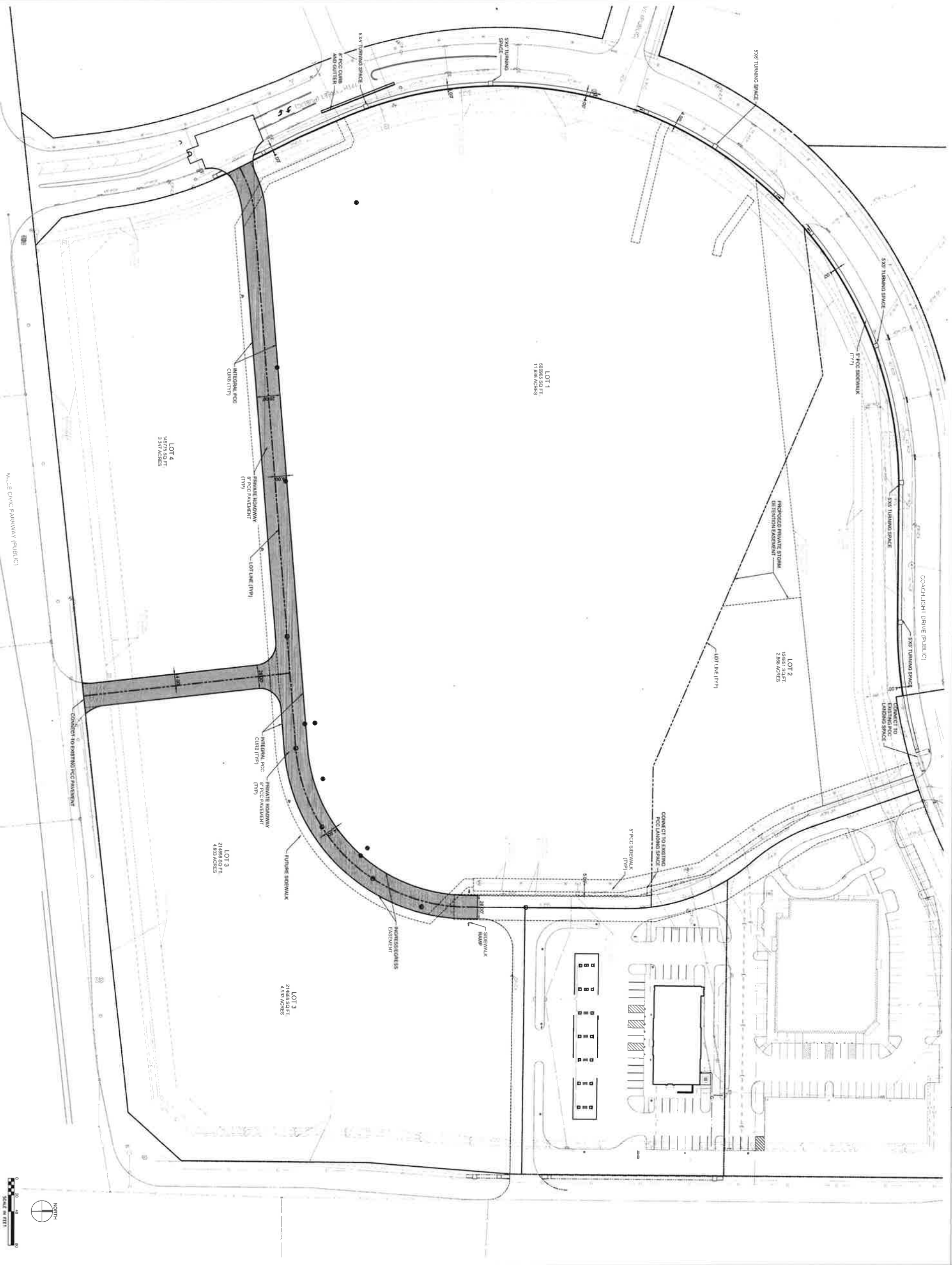
**PRELIMINARY
 - NOT FOR
 CONSTRUCTION**

DRAWN BY	APPROVED BY
ISSUED FOR	CITY SUBMITTAL
ISSUE DATE	08/22/2023
PROJECT NUMBER	214224190
FIELD BOOK	

ARCOMMURRAY NATIONAL CONSTRUCTION COMPANY, INC
 17655 MILLS CIVIC PARKWAY, WEST DES MOINES, IOWA 50266



SHIVE-HATTERY ARCHITECTURAL-ENGINEERING
 418 WESTERN BLDG. SUITE 400
 WEST DES MOINES, IOWA 50309
 515.231.1041 | SHIVE-HATTERY.COM



SITE PLAN

C101

DRAWN BY	
APPROVED BY	
ISSUED FOR	CITY SUBMITTAL
ISSUE DATE	09/22/2023
PROJECT NUMBER	2142234790
FIELD BOOK	

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

THE PARKWAYS PLAT 3 PRELIMINARY PLAT

ARCO/MURRAY NATIONAL CONSTRUCTION COMPANY, INC
7655 MILLS CIVIC PARKWAY, WEST DES MOINES, IOWA 50266



4125 WESTOWN PKWY, SUITE 100
WEST DES MOINES, IOWA 50266
515.223.8104 | SHIVE-HATTERY.COM

DRAWN BY	
APPROVED BY	
ISSUED FOR	CITY SUBMITTAL
ISSUE DATE	08/22/23
PROJECT NUMBER	214204196
FIELD BOOK	

PRELIMINARY
- NOT FOR
CONSTRUCTION

ARCOURRAY NATIONAL CONSTRUCTION COMPANY, INC
7555 MILLS CIVIC PARKWAY, WEST DES MOINES, IOWA 50266

THE PARKWAYS PLAT 3 PRELIMINARY PLAT

SHVEHATTERY
ARCHITECTURE + ENGINEERING
4125 WESTWAY PARKWAY, SUITE 100
WEST DES MOINES, IOWA 50266
515.273.8104 | SHVEHATTERY.COM



MILLS CIVIC PARKWAY (PUBLIC)

COACHLIGHT DRIVE (PUBLIC)

STORMWATER
RETENTION (PRIVATE)
100 YEAR ELEVATION = 201.72
OVERFLOW ELEVATION = 204.50

100 YEAR ELEVATION = 201.72

RETENTION BASINMENT

LOT 2
12480 SQ. FT.
2.864 ACRES

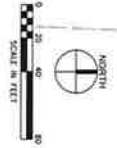
LOT 1
5966 SQ. FT.
11.638 ACRES

LOT 3
21488 SQ. FT.
4.933 ACRES

LOT 4
14575 SQ. FT.
3.347 ACRES

LOT LINE (TYP)





UTILITY PLAN

C301

DRAWN BY	
APPROVED BY	
ISSUED FOR	CITY SUBMITTAL
ISSUE DATE	09/22/2023
PROJECT NUMBER	2142204750
FIELD BOOK	

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

THE PARKWAYS PLAT 3 PRELIMINARY PLAT

ARCO/MURRAY NATIONAL CONSTRUCTION COMPANY, INC
7655 MILLS CIVIC PARKWAY, WEST DES MOINES, IOWA 50266

SHIVE-HATTERY
ARCHITECTS+ENGINEERS

4135 WESTOWN PKWY, SUITE 100
WEST DES MOINES, IOWA 50266
515.223.6104 | SHIVE-HATTERY.COM

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-23-051

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the property owner, Hurd Parkway, LLC, request approval of The Parkways Plat 3 Preliminary Plat for the purpose of subdividing that approximately 22.8-acre property generally located at the northwest corner of Mills Civic Parkway and S. Jordan Creek Parkway as depicted on the location map included in the staff report. The applicant proposes the creation of into four (4) 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 Parkways Plat 3 Preliminary Plat (PP-006134-2023) 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 September 25, 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 September 25, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary