CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: March 11, 2024

ITEM: Porsche Des Moines, 7220 Lake Drive – Approve Phased Site Plan to allow grading and construction of footings, foundations, and private utilities – LBP Des Moines, LLC – SP-006230-2023

Resolution: Approval of Phased Site Plan

Background: The applicant and property owner, LBP Des Moines, LLC, requests approval of a Phased Site Plan for the approximately 2.20-acre property located at 7220 Lake Drive. The applicant proposes to construct an auto dealership building and requests approval to begin grading, construct footings and foundations for the building and install private utilities. The full site plan will be brought forward in the near future once final building façade and landscaping details are finalized.

Staff Review & Comment:

- <u>Financial Impact</u>: No City funding of the project. Staff time for processing of development application and inspections during construction.
- <u>Vesting of Entitlement</u>: 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 <u>prior to</u> the expiration date.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date:

March 11, 2024

Vote:

Recommendation:

<u>Recommendation</u>: Approve the Phased Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The property owner and applicant acknowledge and agree that this approval does not allow for any above ground construction or implementation of any other site improvements beyond that indicated. Approval of the full site plan and adequate access and all fire hydrants are installed for emergency services access during construction is required before above ground construction or other site improvements are installed.

Lead Staff Member: Kara Tragesser

Approval Meeting Dates:

Planning and Zoning Commission	March 11, 2024
City Council	

Staff Report Reviews:

Planning & Zoning Commission	☑ Development Coordinator (or)☑ Director	⊠ Legal Department
City Council	☐ Director	□ Legal Department
	☐ Appropriations/Finance	□ 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	12/4/23			
Recommendation	Yes ⊠	No □	Split	No Discussion □

Location Map



Vicinity Map - Land Uses



SR_Porsche Phased Site Plan Approval_03-11-2024

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-24-10

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, LBP Des Moines, LLC, requests approval of the Phased Site Plan for the approximately 2.20-acre property located at 7220 Lake Drive as depicted on the location map included in the staff report. The applicant requests approval of a Phased Site Plan to begin grading, construction of footings and foundation, and installation of private utilities within the site.

WHEREAS, the Phased Site Plan request complies with the findings stated in the applicable provisions of the Comprehensive Plan, Title 9, Zoning, of the City Code, and other regulations of the City.

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Phased Site Plan (SP-006230-2023), 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.

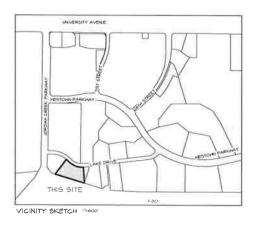
PASSED AND ADOPTED on March 11, 2024.

Recording Secretary

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 March 11, 2024, by the following vote:
AYES:
NAYS:
ABSTENTIONS:
ABSENT:
ATTEST:

PORSCHE

7220 LAKE DRIVE, WEST DES MOINES, IOWA 50266



SHEET INDEX

- * Seent time
- 10 COATH
 20 DIMENSION RAN
 30 GRADING PLAN
 40 STUTT PLAN
- 50 LHOSCAR

	GENERAL LEGEND		
	PROPOSED		EXISTING
	FLAT BOUNDARY		LOTUNE
-	SECTION LINE		SANTARY/STORM HANGLE
-	LOT LINE	in the second	HATER VALVE
	CENTENLINE		FIRE HYDRANT
	EASCHENT LINE		STORM SEVER SHOLE INTAKE
	FLARED END SECTION	В	STORM SEVER DOUBLE INTAKE
•	DRAIN BASIN OR SEDIMENT RISEN		STORM SEVER HOUND INTAKE
63	DRAIN BASIN MITH SOLID GRATE		FLARED END SECTION
м	MATER VALVE		DECKNOWS THEE
T	FIRE HYDRANT ASSEMBLY		CONFEROUS TREE
4	BLON-OFF HYDRANT		260
	SCOUR STOP HAT		
	THE REPERBERENT HAT	pl	POWER POLE
	THE PROPERTY OF THE PARTY OF TH	pf ++	STREET LIGHT
51 ^{dl}	STORM SEMER WITH SIZE	36	DUT ANCHOR
— N 0.	WATER SEMER WITH SIZE	60	ELECTRIC TRANSFORMER
			GAS METER
-		1	TELEPHONE RISER
1926	PROPOSED CONTOUR	4	51014
/×*	SILT FENCE	-CATY-	UNDERGROUND TELEVISION
1234	ADDRESS	- 300 -	UNDERGROUND ELECTRIC
	740.23		UNDERGRIDUND 646
52529	RIPRAP		UNCERDADANCE FIDER OFFICE
K.M.M.		- 1001	UNDERGROUND TELEPHONE
TX	TRANSFORMER		OVERHEAD ELECTRIC
ONU	AUTHORITY HAVING JURISDICTION		SANITARY SEMER HITH SIZE

⊗IOWA ONE CALL 1-800-292-8989

GENERAL NOTES

- ACCRITACY OF INTOPHATION OR INST ALL ESSINE INDERNATION OF THE ACCRITACY OF INTOPHATION OR INSTALL PLANT AND REPORT REPORTS IT CORNEL TO A LINEAR SHAPE AND REVISED REPORTS IT CONTROL OF THE ACCRITACY OF THE ACC

- SEEDING NOTES

 SEEDING NOTES

 I ENRICHED NOTES AND ENRICHED TO AREA TO BE SEEDED OF SOURCE AT RATE OF 500

 AREA TO BE SEEDED ON SOURCE SHALL BE SHOOTH, AND ALL WANGED AND GULLIES PILLED TO HEET PERSON CARDS SELTIME TO MACHINET SHALL BE GULTIVARED TO PERHOD ROS SELTIMENT OF DEPTH OF 3' WITH HECKNINGLE NOCK PICKER OR SYNING EDONE ALL TOWNS OF THE SEEDEN AT AT A MACHINET AND THE SELTIMENT AT A MACHINET OR SHALL BE USED TO SOUR GRADS SEED OR AREAS INACCESSIBLE TO MACHINETY CONCAP SERDER WILL BE USED TO SOUR GRADS SEED OR AREAS INACCESSIBLE TO MACHINETY CONCAP SERDER WILL BE USED TO SOUR GRADS SEED OR AREAS INACCESSIBLE TO MACHINETY CONCAP SERDER WILL BE USED TO SOUR GRADS SEED OR AREAS INACCESSIBLE TO MACHINETY CONCAP SERDER WILL BE PROPERLY AND THE SECOND OF THE SECOND OR THE SECOND OR

- SODDING NOTES HER WITE VENTALINES

 SODDING NOTES

 S

- LANT TIME TWO TIME.

 ALL STE PRORS, SOUDING AND LANDSCAPING SHALL MEET REGURDERENTS OF STATEMOR URBAN DESIGN.

 AND SPECIFICATIONS 2023 SUDAS.

 AND SPECIFICATIONS 2023 SUDAS.

 ALL RAIT MERISMIC, STALL AT LEAST MEET HINHAM REQUIREMENTS SHOWN IN "AMERICAN STANDARD

 FOR INVESTIGATION STANDARD S
- CHIRACIONS SHALL COMANTIE ALL PLANT INTORUNAS ETO: TORONO CONTROLO SHALL REPORT SHALL REPORT THE ESTANCE OF TAKES ONE TEAR AFTER RESTALLATION.

 CONTRACTION SHALL REPORT. THE ESTANCE ONE TEAR AFTER RESTALLATION.

 ESTATES AND ESTALLATION CONTROLO SHALL BE SUBSTITUTED INTORICATION OF L'ANDISCAPE ARCHITECT AND CHEST DES MORIES DE DELICOPESTI ESTANCES.

 ALL TREES, SPRUSS, DEOS SHALL BE MILCHED WITH AT LEAST SHIKKES SHREDDED HARDWOOD MILCH.
- UND.
 CORRECTOR SHALL VIRHIT LOCATION AND PROTECT ALL VILLIES AND STRUCTURED DANAGE TO CORRECTOR SHALL VIRHIT LOCATION AND PROTECT ALL VILLIES AND STRUCTURED TO ALL CONTRACTORS DATEDED TO SHALL VILLIES AND ALL CONTRACTORS DATEDED TO CONTRACTORS DATEDED TO THE ALL CONTRACTORS DATEDED TO THE ALL CONTRACTORS DATEDED TO THE ALL CONTRACTORS AND THE A
- CREMENTATION COLUMNATOR CLAY LOADS SITE LOADS SAFE CLAY LOADS LEADED SAFE CLAY LOADS LAADED SAFE LAAD

- GRADING NOTES

 I. FINISED GRADE ON ALL ION-PAYED AREAS SHALL BE MITHIN 0.20 FOOT OF PLAN GRADE, PAYED AREAS SHALL BE MITHIN OID FOOT, WITH POSITIVE DRAINAGE OF ALL AREAS AREAS SHALL BE MITHIN OID FOOT, WITH POSITIVE DRAINAGE OF ALL AREAS AREAS SHALL BE WITHIN OLD ATTOM AND PROTECT ALL BEDTING WITHIN SHALL SHALL BE SH

- PAVING NOTES

 1. JLST REGIST TO PAVING, COMPACT SERSEADE TO 19th, STANDARD PROCTOR DENSITY FOR DETHIN OF CITY FOR THE PARTY OF COMPACT SERSEADE TO PARTY OF CITY FOR THE PARTY OF COMPACT SERSEADE TO SERVICE SERVICE

- ALL INTERES SHALL COMPLY WITH THE MEST DES MOINES STANDARD COMPRICTION SPECIFICATIONS
 FROM SERVICIONE DESCRIPTION AND MOST ACCUSEDANT AND MOST ACC

- 6 CONTRACTOR SHALL ADJECT ALL EXPONES UTILITY ATMINISTRACE IN PROFESSION SHAPE SERVICES IN CONTRACTORS TO LOCATION PROLECTION STATEMENT SHAPES TO BE CORRECTIONS ON DESCRIPTIONS ARE REQUIRED WRITE THE PROPERTY IS SCIENCIAL TO CONNECT TO EMPORE ANALYSE SHAPE SHAPE SHAPE IS SCIENCIAL TO CONNECT TO EMPORE ANALYSE SHAPE S
- 15. File, HTDANIE AND TO BE PLACED 3-1/2 TEST FROM HATTER HAM EXCEPT MISSE CONFLICTS INTH MATER HAM EXCEPT MISSE CONFLICTS INTH MATER HAM EXCEPT MISSE ACCOMPLICATION CONTRACTOR TO CONTACT CITY OF WEST DES MOINES MATER HAD SOON FROM THE PROPERTY OF MATER HAM SOON FROM THE PROPERTY OF THE MATER HAM HAD THE PROPERTY OF THE OF THE MATER HAM HAD THE PROPERTY OF THE MATER HAM HAD THE MATER HAM SOON FROM THE MATER HAM HAD THE MATER HAM BE ASSOCIATED THE OF THE MATER HAM HAD THE MATER HAM FOR THE MATER HAM FOR THE MATER HAM HAD THE MATER HAM FOR THE MATER HAM HAD THE MATER HAM FOR THE MATER HAM HAD THE MATER HAM FOR THE MATER HAM FOR THE MATER HAM HAD THE MATER HAM FOR THE MATER HA
- HATER MAIN, EXISTING SANTARY SEMER MAIN MUST BE VIDEOED AFTER CONNECTION IS MADE, AND PROVIDED TO CITY FOR REVIEW AND APPROVAL.

WEST DES MOINES WATER WORKS STANDARD NOTES

- IEST DES MOINES MATER MORKS STANDARD NOTES

 ALL NATIR PREVENDED, OR PROVIDE SIMIL DE DOIR IN ACCORDINATE WITH HEST DES HORIES

 WATER MORKS STANDARD SPECIFICATIONS.

 CONTRACTOR SIMIL NOTIFY VEST DES HORIES MATER MORKS AT LEAST DE MERE PRIDE TO

 GRUPPAC CONTRACTOR SIMIL DE RESPONSIBLE FOR COORDINATION OF MORK OF ALL

 SIECCHIRACHORS INCLUSION OF MORLES.

 CONTRACT DILLIDRIS INSPECTION (DIS-223-2862) HINNING OF 24 HOURS IN ADVANCE FOR TRIVATE

 URLITY INCLUSIONS INCLUSION CONTROLLOGICAL PRINCIPLE IN HEST DES MONES MATER

 HORIS AND CUTT'S CROSS CONNECTION CONTROLLOGICAL PROVINCIAL

 CONTRACT DILLIDRIS INSPECTION (DIS-223-2862) HINNING OF PROPER INSTITULATION OF AN APPROVIDE

 CONTRACT CONTROLLOGICAL PROVINCIAL PROVINCIAL

 HORIS AND CUTT'S CROSS CONNECTION CONTROLLOGIVAN-WITH PROVINCIAL

 CONTRACT CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTITULATION OF AN APPROVIDE

 BACKER, ON PREVENTION ASSESSEZ/FEEL FOR CONTRANENT IN ALL HER CONTRACTION BACKER, ON

 MINEMA OF 24 HORIS SATTER HISTALLATION AND TESTINS OF ALL BACKFLOM DEVICES TO

 PROVINCE FOR TAPPING DIFFERED. IN ANT.

STANDARD CITY OF WEST DES MOINES NOTES

- STANDARD CITY OF WEST DES MOINES NOTES

 GERRAL CONTACTOR SINACUED IN RECEPCIONER. FOR COORDINATION OF YORK OF ALL

 982-CONTRACTORS INVOLVED IN PROJECT.

 982-CONTRACTORS INVOLVED IN PROJECT.

 1011-17 INSTALLATION RESPECTIONS

 1011-17 INSTALLATION RESPECTION RESPECTION TO REPER ALL INSTALLATION

 1011-17 INSTALLATION RESPECTION RESPECTION RESPECTION TO REPLICATIONS

 1011-17 INSTALLATION REPRIN RESPECTION RESPECTION TO REPORT ALL RESPECTION R

PROPERTY OWNER: APPLICANT:

PROPERTY ADDRESS

CAVE PROMETRING COPICE TANTS, INC. ATTR. PATRICK J SHEPAND 2400 0000 STREET 1/2 URBANDALE, IA 50922 PH; 515 276-4884 SHEPARDBCECLAC COM

PREPARED FOR:

PROFESSIONAL

ENGINEER:

CAUL INSCRIPTION CONSULTANTS, INC.

ATTR. PATRICK J. SEEPAND, PR. PL.S.

2400 ANTH STREET, SIZE G.

WENNOALE, IN 20322 PR. 35. 201-1004

ENT. 216-2679ASDECOLAC.COM

EXCEPT PARCEL "A" SHOWN IN THE PLAY OF SURVEY RECORDED IN BOOK 2002, PAGE HOSE.

WOM PROJECT NUMBER

EXISTING ZONING HODDRING OF SUPPORT COMPRISAL

PUD - SUPPORT COMPERCIAL -PERMITTED CONDITIONAL USE AS AUTO DEALERSHIP GRANTED ON NOVEMBER 16, 2022

EXISTING LAND USE

PROPOSED LAND USE

SITE AREA 103561 SQUARE FEET 238 ACRES

PROPOSED SETBACKS

FLOOD ZONE CERTIFICATION THE SUBJECT PROPERTY LES AND MICRO DONE & AS DONE D'ANTENNA FLOOD INSPANCE RATE HAS NO MISSECOLO MATEUT TO MAN 1 2002

| SITE AREAS:
BUILDINGS	29,785 SF	29 ON
INTERVIOUS	53,440 SF	52,1%
TOTAL SITE AREA	103,5616#	100 0%

IMPERVIOUS AREA

OPEN SPACE REQUIREMENT

PARKING:

#BOURED 4 PACES FEET 1000 SF 6FA

\$4000 SF DILLONG FOOTFEET - 5000 SF SHONEOOF 1 HIDDO

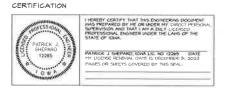
FOR FEE STALLS REQUIRED.

FOR FEET STALLS REQUIRED.

#FALS SHOLE SHOW IT INCLUDING 4 ADA STALLS 1 & ELECTRIC CHARGON.

ELEVATION, MEST DES HONES DATUM 205.15 FT CITY OF WEST DES HOINES FORT INTERSECTION OF INIVERSITY AVENUE AND JORDAN CREIK PARKWAY, SOUTHEAST CORNER OF INTERSECTION, 94.5" FEET EAST OF CENTERLINE OF JORDAN CREEK PARKWAY, 200" SOUTH OF THE CENTERLINE OF UNIVERSITY AVENUE.

ELEVATION (YEST DES HONES DATUM HISLES FT.





Woodhouse Auto 7220 Lake Drive

West Des Moines, Iowa

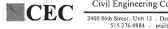
This document is an instrument of service, and as auch remains the property of the Architect Permission for use of this document is briefly and can be extended only by written agreement with Avant Architects. Inc.

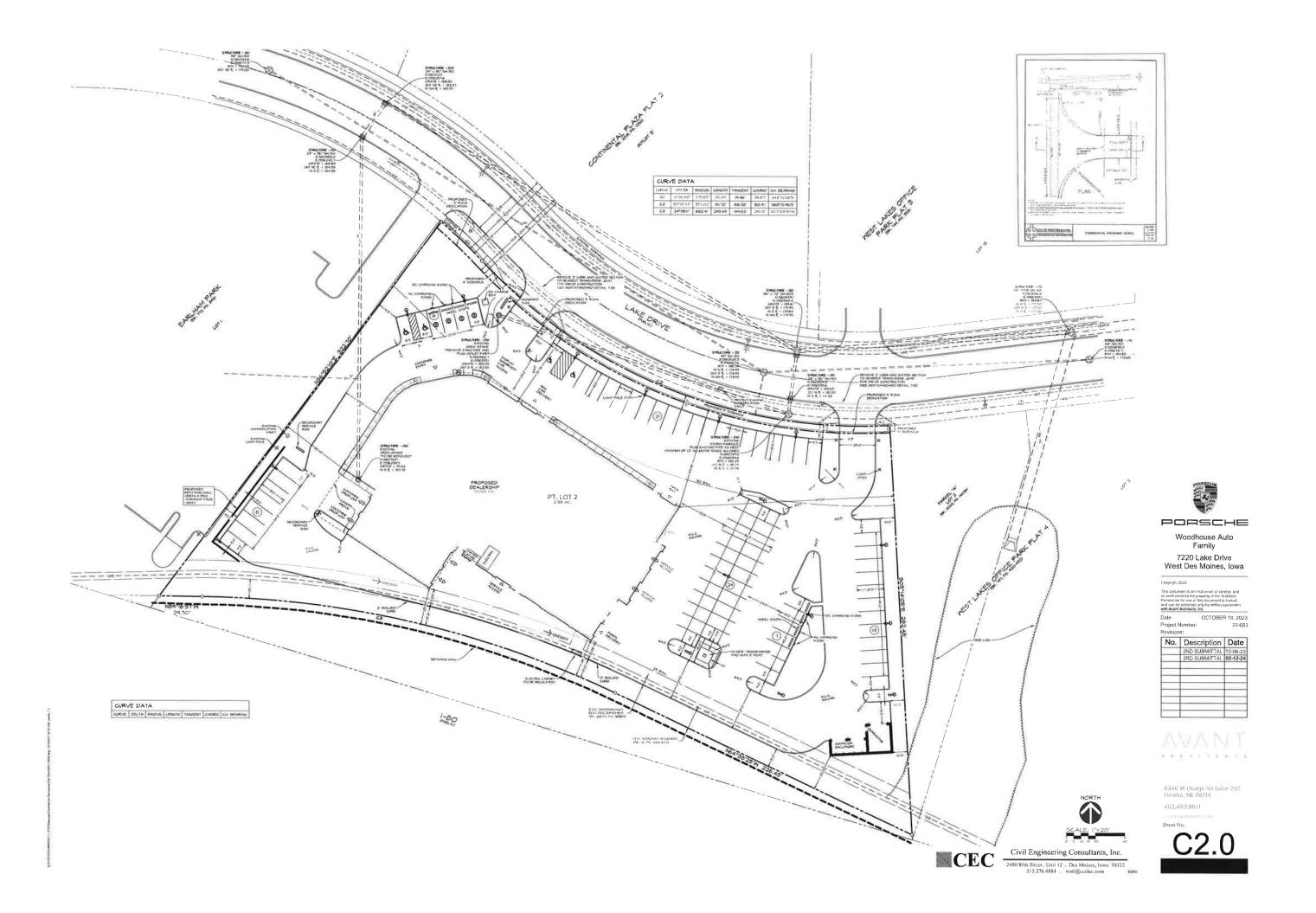
 Date
 OCTOBER 19, 2023

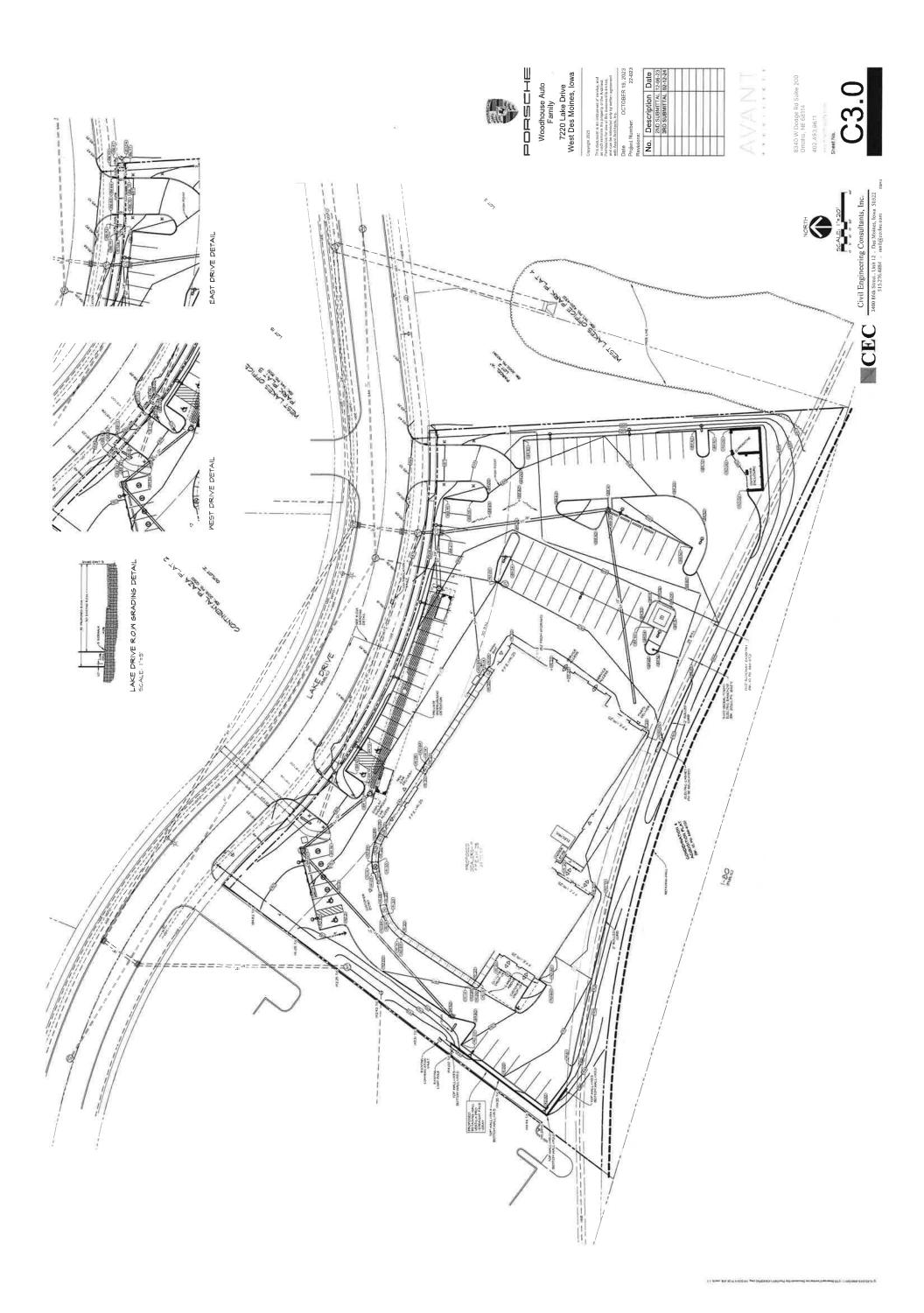
 Project Number:
 22-023
 No. Description Date 2ND SUBMITTAL 12-06-23 3RD SUBMITTAL 02-12-24

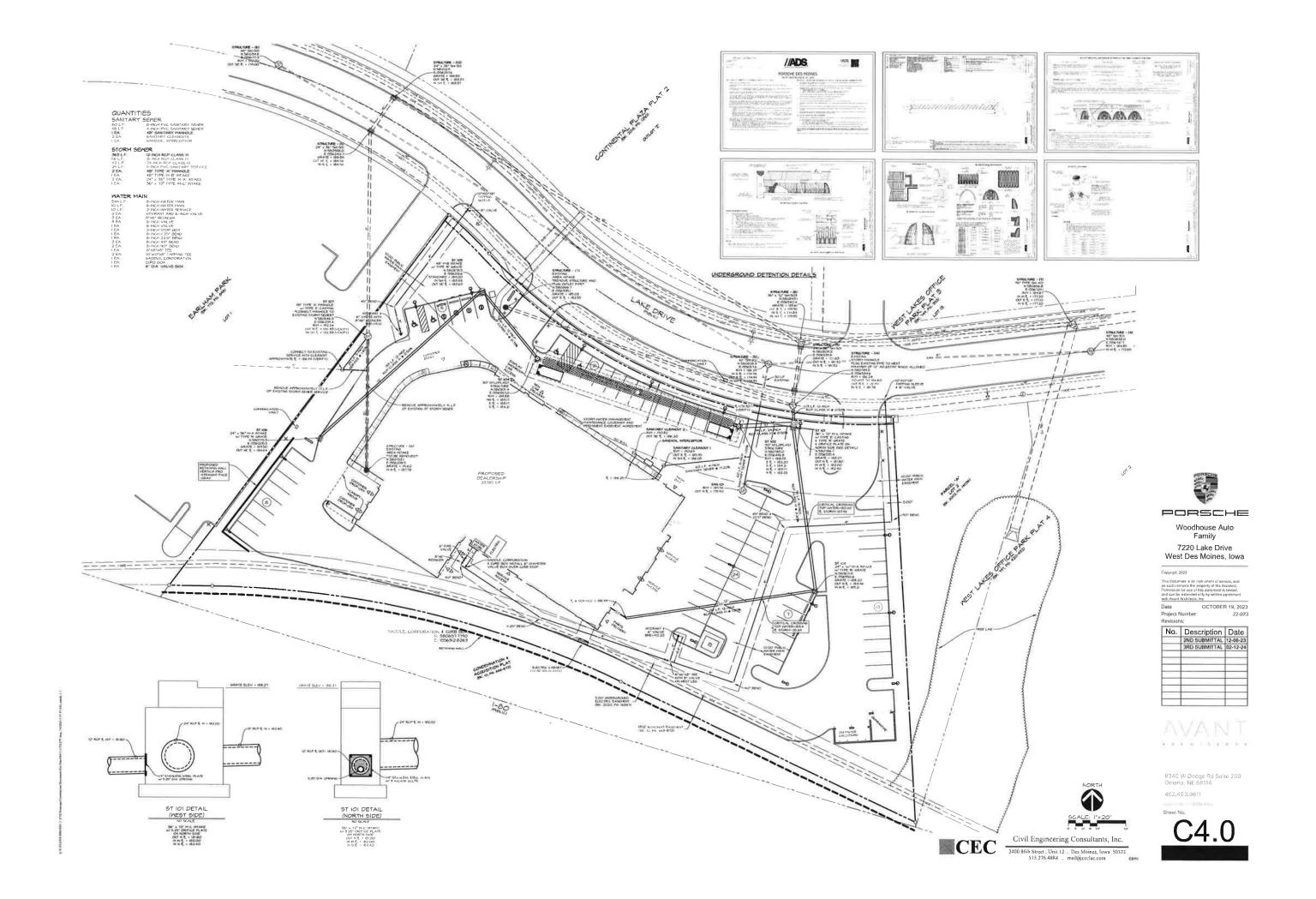


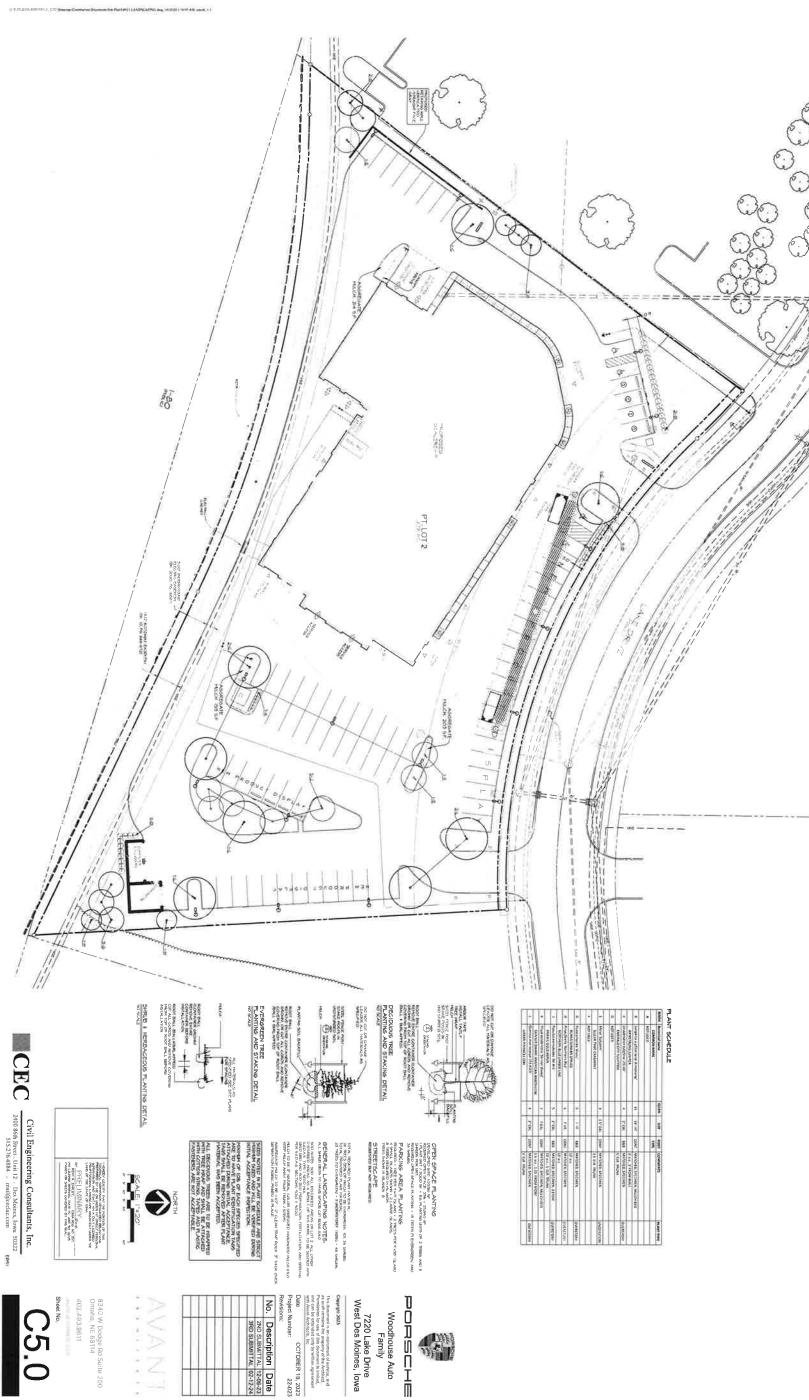
8340 W Dodge Rd Suite 200 Omaha, NE 68114 402,493,9611











C5.0

8340 W Dodge Rd Suite 200 Omaha, NE 68114

INAVA

This document is an instantial of existing, at an unitarity of the Arbity, at an unitarity of the Arbity of the Ar

7220 Lake Drive West Des Moines, Iowa

Woodhouse Auto Family