

**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:

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

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: March 11, 2024

Vote:

Recommendation:

Recommendation: 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	<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

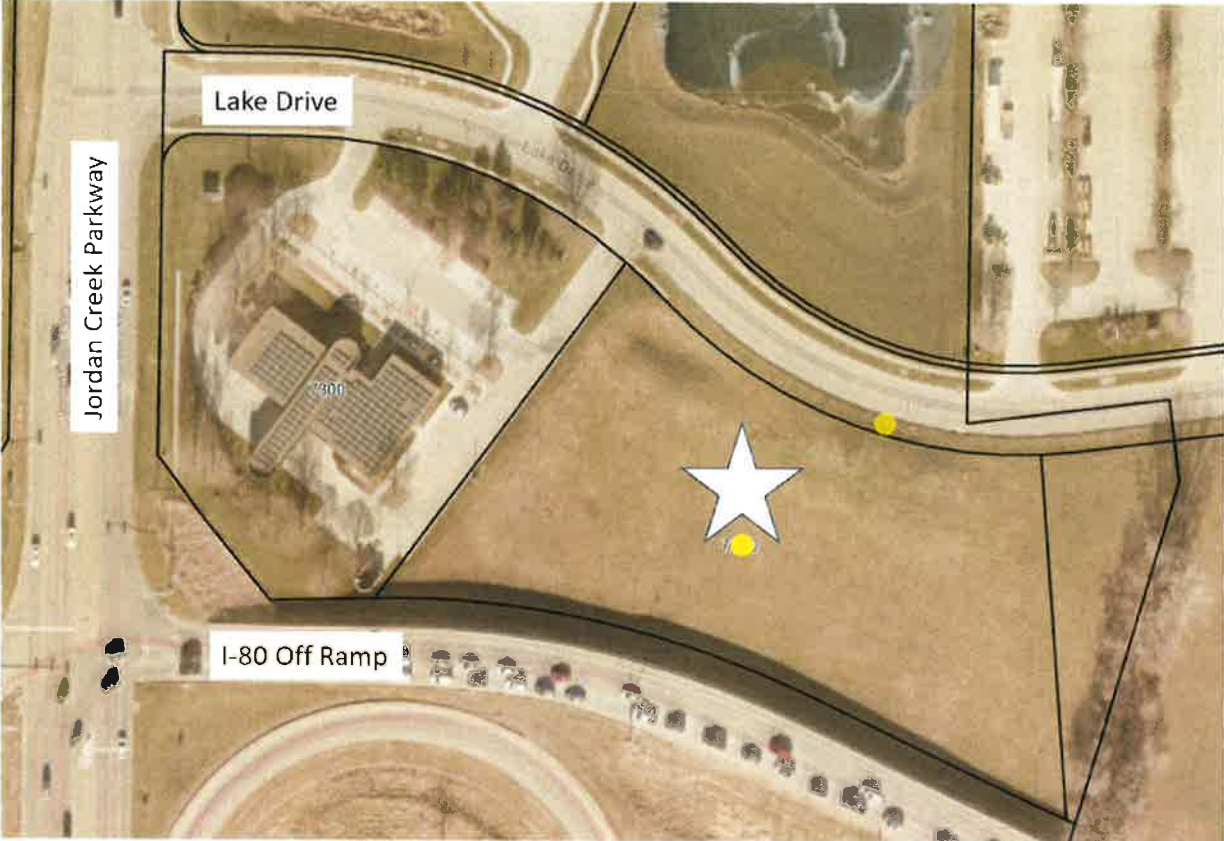
Publications (if applicable)

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	12/4/23
Recommendation	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Split <input type="checkbox"/> No Discussion <input type="checkbox"/>

Location Map



Vicinity Map – Land Uses



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.

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:

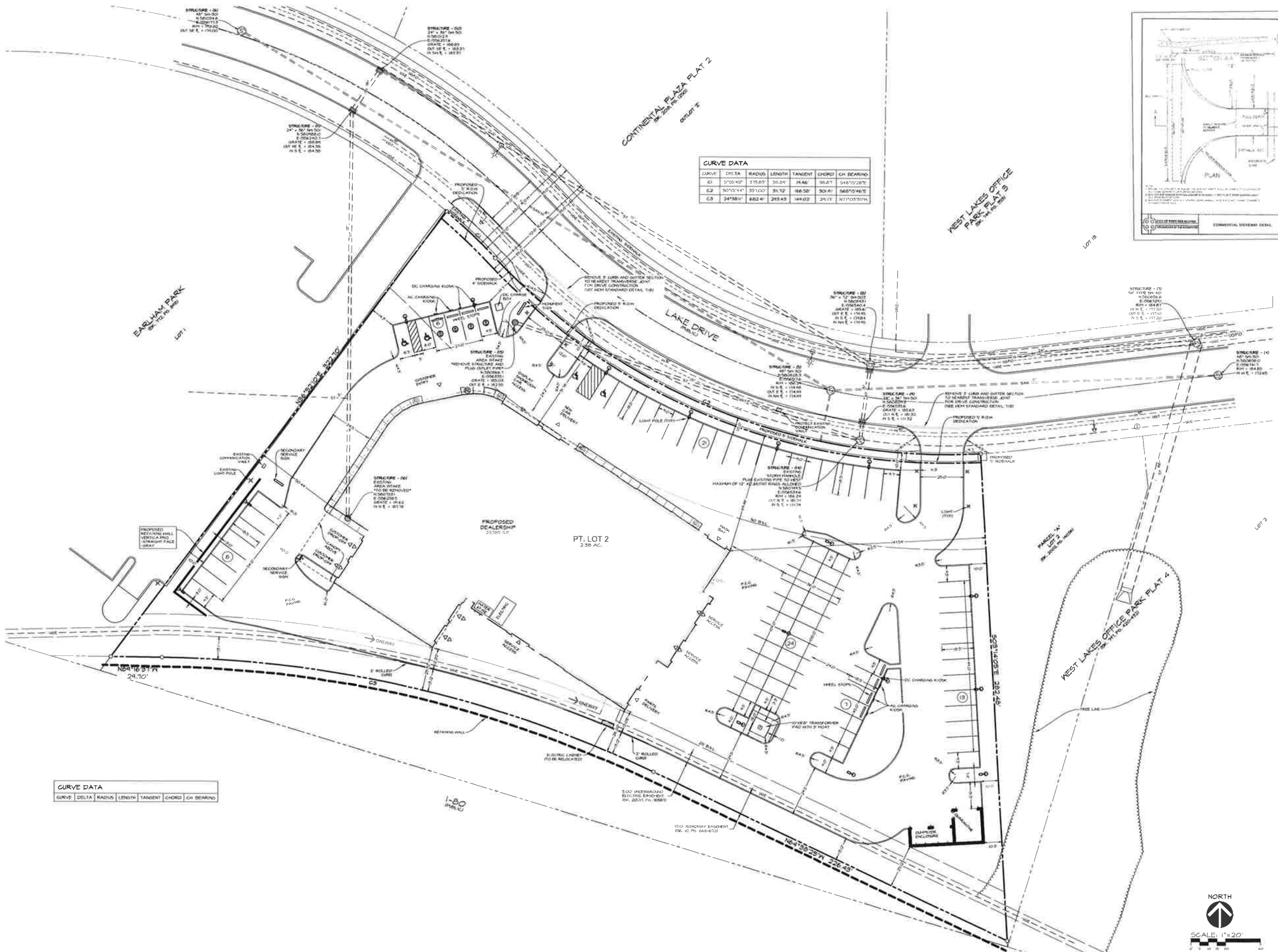
NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

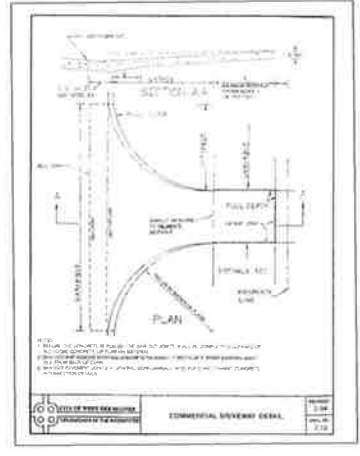


CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	3°50'45"	375.00'	30.24'	14.46'	36.27'	S48°10'28"E
C2	50°02'44"	351.00'	31.12'	66.50'	30.41'	S68°00'46"E
C3	24°58'31"	682.41'	282.43'	144.02'	26.17'	N77°03'55"W

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 Woodhouse Auto Family
 7220 Lake Drive
 West Des Moines, Iowa

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Date: OCTOBER 19, 2023
 Project Number: 22-023
 Revisions:

No.	Description	Date
2ND SUBMITTAL		12-06-23
3RD SUBMITTAL		02-12-24

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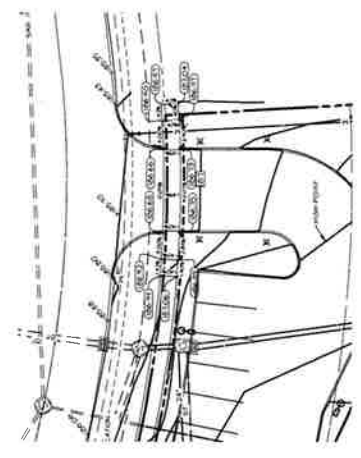
No.	Description	Date
1	2ND SUBMITTAL	12-08-23
2	3RD SUBMITTAL	02-12-24

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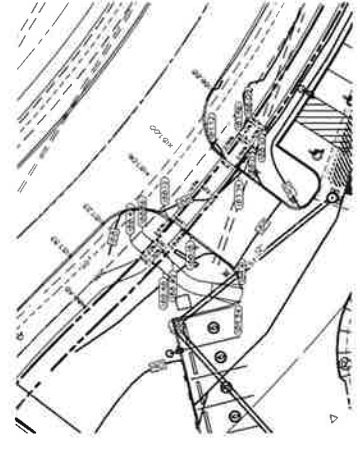
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EAST DRIVE DETAIL

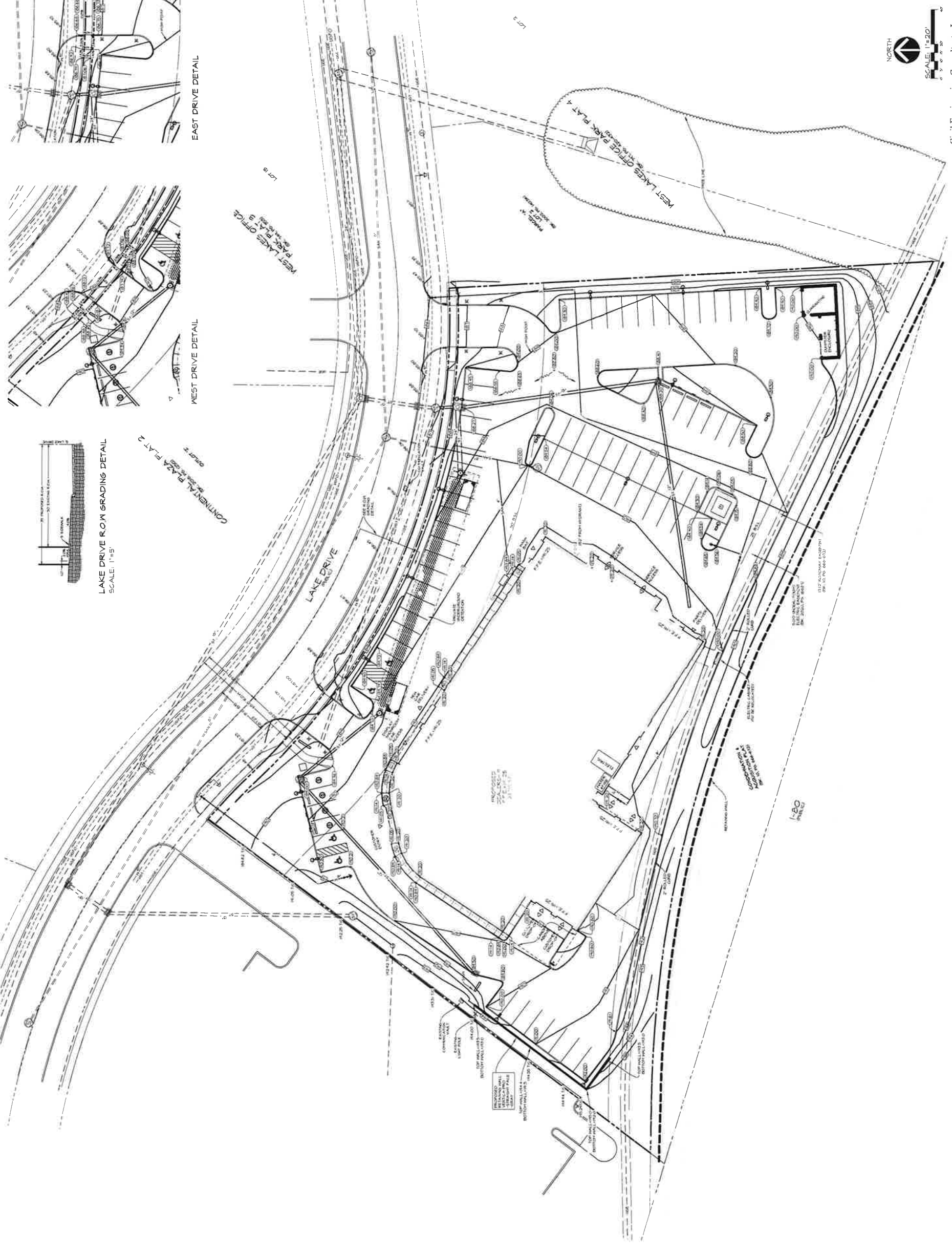


WEST DRIVE DETAIL



LAKE DRIVE ROW GRADING DETAIL
SCALE: 1"=5'

CONTINENTAL PLAZA PLAT 2
Sheet 2



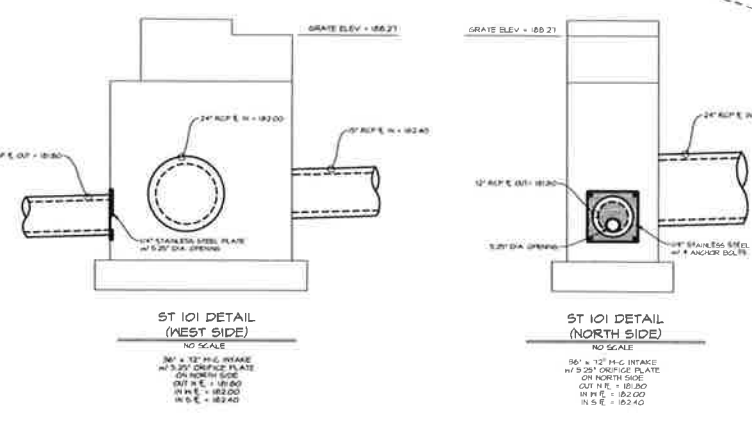
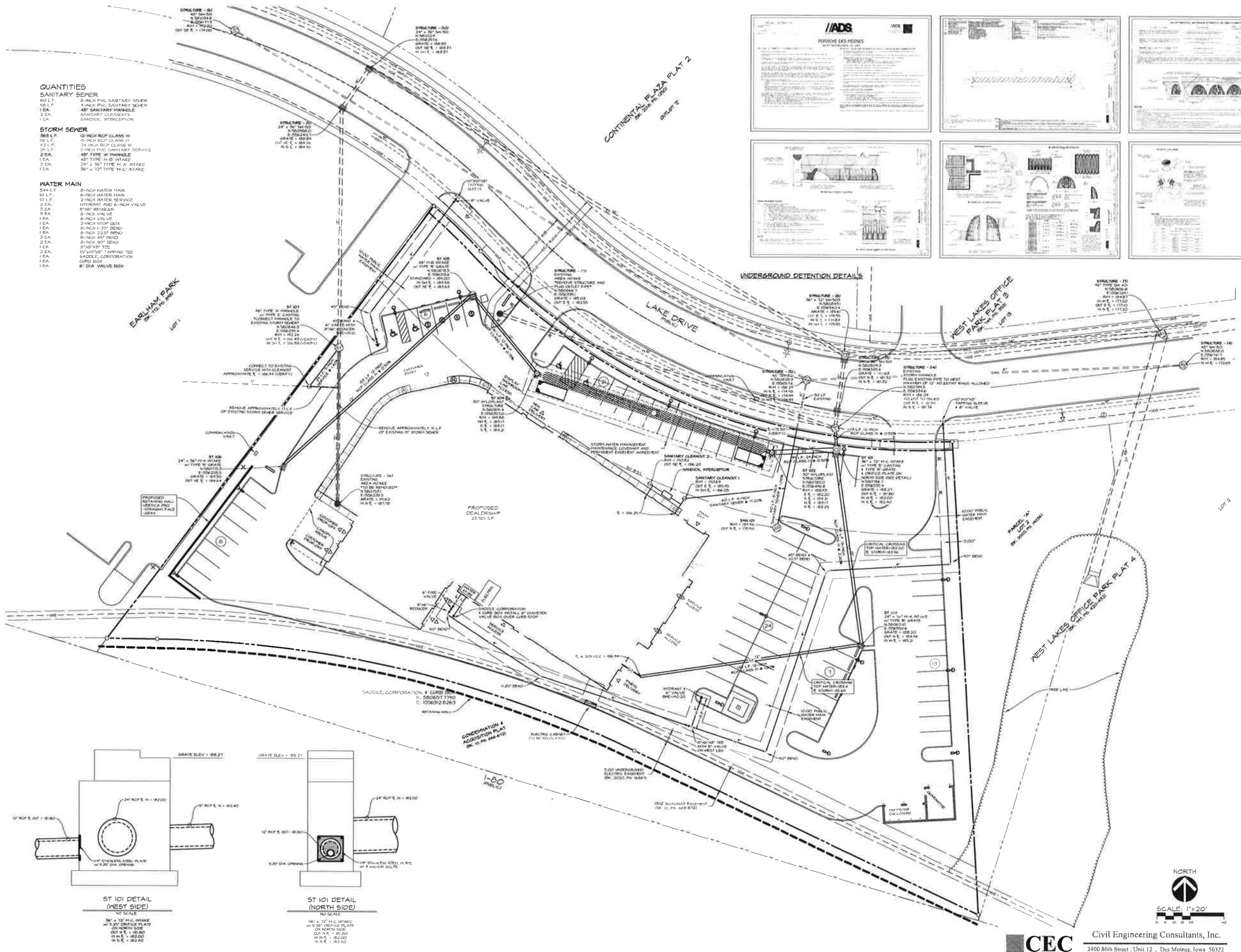
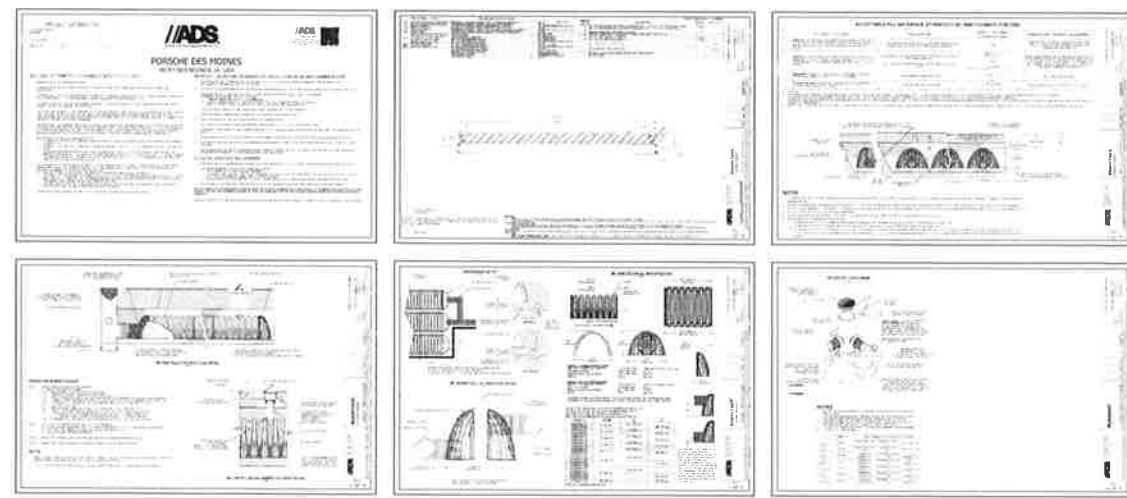
SCALE 1"=20'

Civil Engineering Consultants, Inc.

CEC

2400 86th Street, Unit 12 • Des Moines, Iowa 50322
319.276.4884 • info@cecinc.com

- QUANTITIES**
- SANITARY SEWER**
- 60 L.F. 8-INCH PVC SANITARY SEWER
 - 40 L.F. 4-INCH PVC SANITARY SEWER
 - 1 EA. 48" TYPE 'A' HANDBLE
 - 2 EA. SANITARY CLEANOUTS
 - 1 EA. SAND/SILT INTERCEPTOR
- STORM SEWER**
- 360 L.F. 12-INCH RCP CLASS III
 - 10 L.F. 24-INCH RCP CLASS III
 - 42 L.F. 24-INCH RCP CLASS III
 - 2 EA. 48" TYPE 'A' HANDBLE
 - 1 EA. 48" TYPE 'H-D' INTAKE
 - 2 EA. 24" x 30" TYPE 'M-A' INTAKE
 - 1 EA. 36" x 12" TYPE 'M-C' INTAKE
- WATER MAIN**
- 544 L.F. 8-INCH WATER MAIN
 - 10 L.F. 2-INCH WATER MAIN
 - 2 EA. HYDRANT AND 8-INCH VALVE
 - 3 EA. 8" VALVE
 - 1 EA. 8-INCH VALVE
 - 1 EA. 8-INCH STOP BOX
 - 1 EA. 8-INCH 225° BEND
 - 3 EA. 8-INCH 45° BEND
 - 2 EA. 8-INCH 90° BEND
 - 1 EA. 8"X8"X4' TEE
 - 2 EA. 10"X10" TAPPING TEE
 - 1 EA. SADDLE CORPORATION
 - 1 EA. CURB BOX
 - 1 EA. 8" DIA. VALVE BOX



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3RD	SUBMITTAL	02-12-24

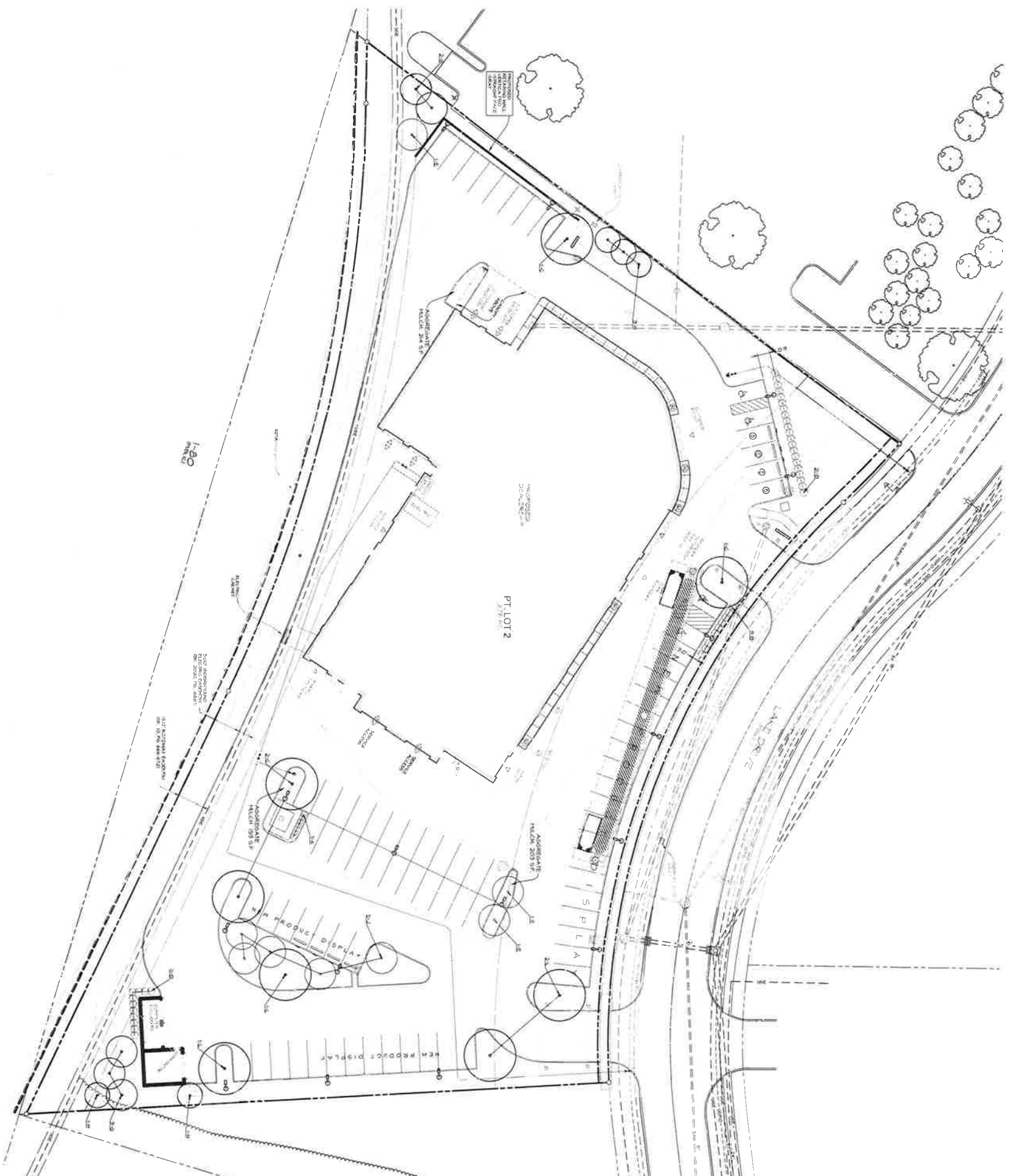
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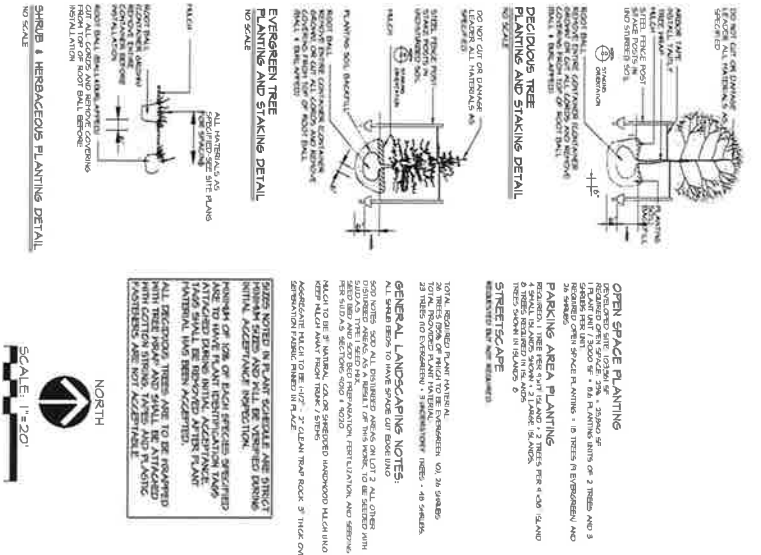
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NORTH
SCALE: 1" = 20'
0 5 10 15 20 25 30 35 40



PLANT SCHEDULE

NO.	PLANT NAME	QUANTITY	SIZE	PLANT COMMENTS	PLANT TAG
1	SHRUB	11	18" H	SHRUB	11
2	HERBACEOUS	11	18" H	HERBACEOUS	11
3	FLORAL	11	18" H	FLORAL	11
4	HERBACEOUS	11	18" H	HERBACEOUS	11
5	FLORAL	11	18" H	FLORAL	11
6	HERBACEOUS	11	18" H	HERBACEOUS	11
7	FLORAL	11	18" H	FLORAL	11
8	HERBACEOUS	11	18" H	HERBACEOUS	11
9	FLORAL	11	18" H	FLORAL	11
10	HERBACEOUS	11	18" H	HERBACEOUS	11
11	FLORAL	11	18" H	FLORAL	11
12	HERBACEOUS	11	18" H	HERBACEOUS	11
13	FLORAL	11	18" H	FLORAL	11
14	HERBACEOUS	11	18" H	HERBACEOUS	11
15	FLORAL	11	18" H	FLORAL	11
16	HERBACEOUS	11	18" H	HERBACEOUS	11
17	FLORAL	11	18" H	FLORAL	11
18	HERBACEOUS	11	18" H	HERBACEOUS	11
19	FLORAL	11	18" H	FLORAL	11
20	HERBACEOUS	11	18" H	HERBACEOUS	11



GENERAL NOTES:

- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ILLINOIS LANDSCAPE ARCHITECTURE BOARD (ILLAB) STANDARDS AND PRACTICES.
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Revisions:

No.	Description	Date
2ND SUBMITTAL		10.26.23
3RD SUBMITTAL		02-12-24