

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

Meeting Date: June 10, 2024

ITEM: Grey Hawk Business Park Plat 2, 875 S 50th Street – Approve a Preliminary Plat to create two lots for Commercial development – Civil Design Advantage, LLC – PP-006349-2024

Resolution: Approval of Preliminary Plat

Background: Doug Mandernach with Civil Design Advantage, LLC, on behalf of the property owner R2 Holdings, LLC, request approval of a Preliminary Plat for the approximately 1.6-acre property located at 875 S 50th Street. The applicant proposes to subdivide the property into two (2) lots for commercial development.

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 property is located within Parcel E-2 of the Wirtz Property PUD with an underlying zoning of Professional Commerce Park (PCP). A Site Plan (SP-005687-2022) to allow construction of an approximately 5,315 sq. ft. office building and associated site improvements on the eastern portion of the site was approved on December 5, 2022. The site was always anticipated to have two buildings however, the total acreage of the parcel did not accommodate two lots at code requirements of 60,000 minimum square footage. The property is 1.65 acres or 71,677 sf. The R2 Financial building that was recently constructed utilized 0.82 acres or 35,820 square feet of the property, leaving just under half of the property (35,857 sf) for a second building and associated improvements. On October 16, 2023, the Wirtz Property PUD was amended to allow non-residential zoned PUD Parcels, to have lot sizes less than the minimum city code required size when the parcel is preliminary platted demonstrating each parcel is of sufficient size to accommodate all zoning regulations without requiring a waiver or variance.
- **Key Development Aspects:**
 1. **Landscape Buffer:** The original plat for this property indicated a 30' landscape buffer along the north, east, and west boundaries. With the development of commercial to the north and west, there is now no need and no code requirement for providing a buffer along the west and north property lines. Staff recommends that the buffer be vacated along these boundaries. The vacation of the landscape buffer on the north and west side will actually occur as part of the Final Plat approval.
- **Traffic Impact Study Findings:** There are no anticipated impacts from the proposed platting, thus, no traffic impact study was done for this project.
- **Developer Responsibilities:** All public improvements were previously completed and accepted by the City.
- **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 10, 2024

Vote:

Recommendation:

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

Lead Staff Member: Emani Brinkman

Approval Meeting Dates:

Planning and Zoning Commission	June 10, 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	4/1/24
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



Land Use Map

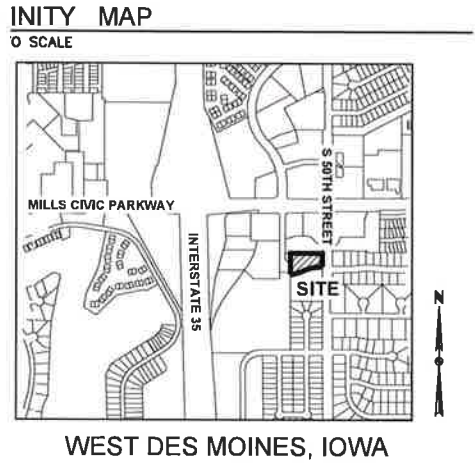


PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY - APPROVED PLANS ON FILE WITH THE CITY

PRELIMINARY PLAT FOR: GREY HAWK BUSINESS PARK PLAT 2

WEST DES MOINES, IOWA
CITY OF WDM PN: PP-006349-2024

REVISIONS	DATE
FOURTH SUBMITTAL	05/15/2024
THIRD SUBMITTAL	04/26/2024
SECOND SUBMITTAL	03/15/2024
FIRST SUBMITTAL	02/23/2024



OWNER/APPLICANT

R2 HOLDINGS, LLC
4855 MILLS CIVIC PARKWAY #200
WEST DES MOINES, IOWA 50266
CONTACT: R. SCOTT SCHMAILZL
EMAIL: SCOTT@R2FIN.COM
PH: (515) 327-6181

ENGINEER

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

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCLOTHLEN
EMAIL: CHARLEM@CDA-ENG.COM
PH: (515) 369-4400

PRELIMINARY PLAT DESCRIPTION

LOT 1 IN GREY HAWK BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

THE PROPERTY CONTAINS 1.65 ACRES (71,677 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

WIRTZ PROPERTY PUD
PROFESSIONAL COMMERCE PARK

SETBACKS:

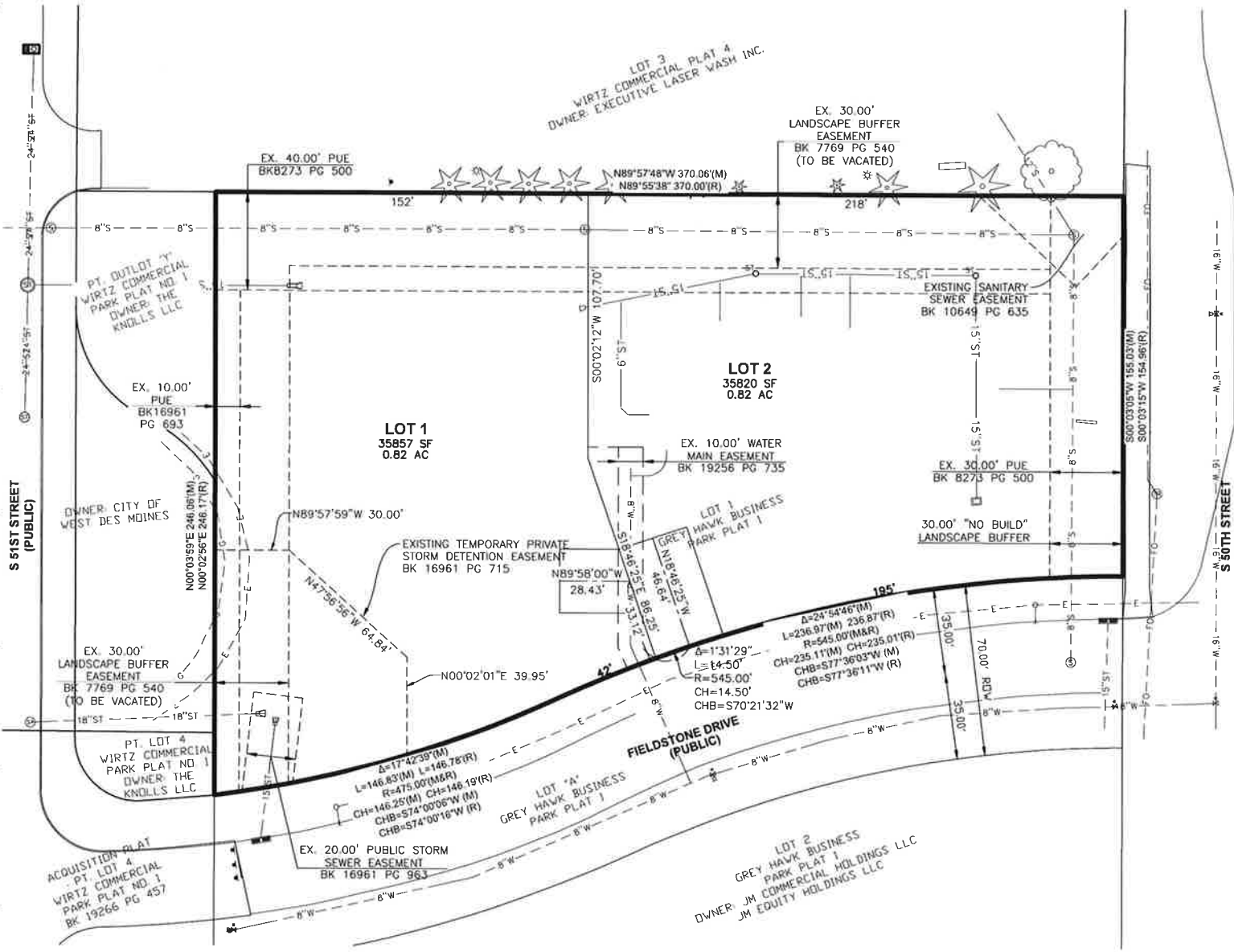
- FRONT: 50 FEET
- EAST SIDE: 50 FEET
- WEST SIDE: 50 FEET
- REAR: 50 FEET
- INTERNAL SIDE YARD: 25 FEET

PROJECT SITE ADDRESS

875 SOUTH 50TH STREET
WEST DES MOINES, IOWA 50265

COMP. PLAN LAND USE DESIGNATION

OFFICE



LEGEND

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- DETECTABLE WARNING PANEL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN WITH SIZE
- 8"W

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18860 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- 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 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- 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

PRELIMINARY PLAT NOTES

1. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
2. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
3. 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 WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
5. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
6. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.



PRELIMINARY

NOT FOR CONSTRUCTION

DATE: _____

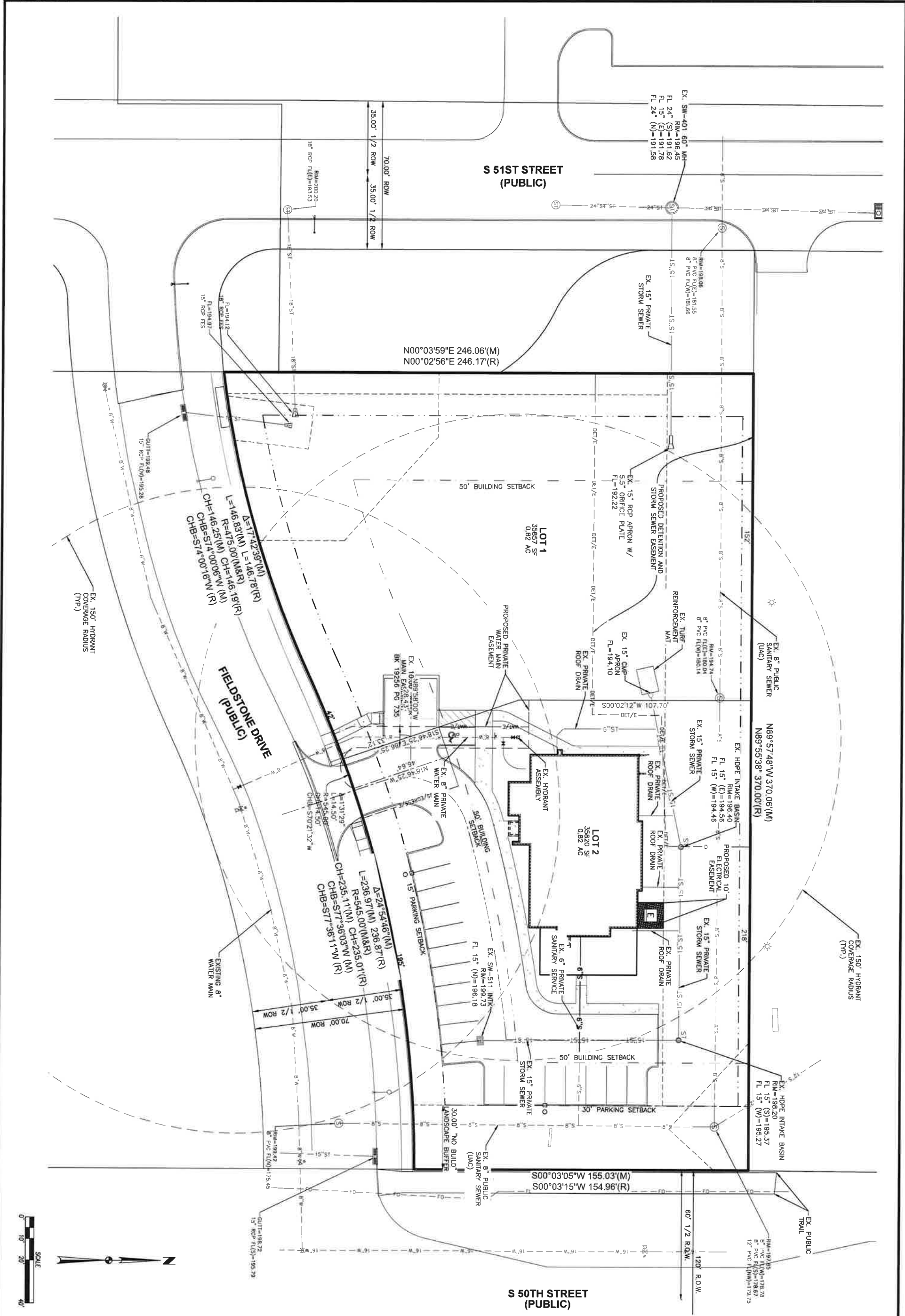
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

ALL SHEETS

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

CIVIL DESIGN ADVANTAGE
ENGINEER: J.JN
PM: DAM

GREY HAWK BUSINESS PARK PLAT 2
PRELIMINARY PLAT
WEST DES MOINES, IOWA



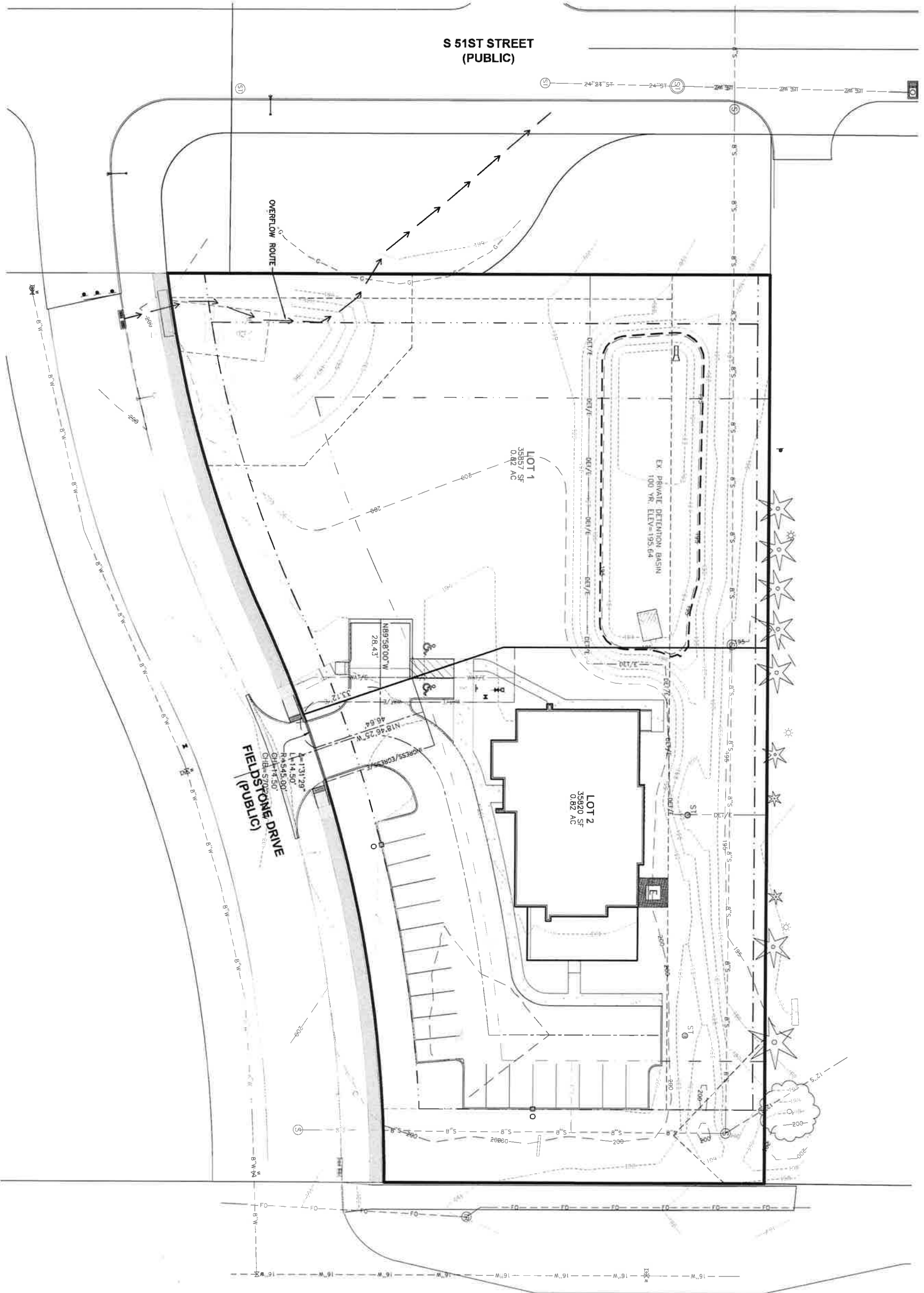
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GREY HAWK BUSINESS PARK PLAT 2
PRELIMINARY PLAT
 WEST DES MOINES, IOWA



4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: JJJ
 PM: DAM

REVISIONS	DATE
FOURTH SUBMITTAL	05/15/2024
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SECOND SUBMITTAL	03/15/2024
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A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-24-026

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant, Civil Design Advantage, LLC, and property owner, R2 Holdings, LLC request approval of the Grey Hawk Business Park Plat 2 Preliminary Plat for the purpose of subdividing that approximately 1.6-acre property located at 875 S 50th Street 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 Grey Hawk Business Park Plat 2 Preliminary Plat (PP-006349-2024) 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 10, 2024.

Tina Shaw, 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 10, 2024, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

Prepared by: Choose an item., City of West Des Moines Development Services Dept., PO Box 65320,
West Des Moines, Iowa 50265-0320 515-222-3620

When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A PRELIMINARY PLAT TO CREATE TWO LOTS,

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant, Civil Design Advantage, LLC, and property owner, R2 Holdings, LLC requests approval of the Grey Hawk Business Park Plat 2 Preliminary Plat for that property located at 875 S 50th Street and legally described in attached Exhibit "B" for the purpose of subdividing the 1.6-acre property into two (2) lots for commercial development; and

WHEREAS, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the comprehensive plan and city code; and

WHEREAS, on TBD, the Planning and Zoning Commission recommended to the City Council, by a X-X vote, for approval of the Preliminary Plat; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Preliminary Plat.

NOW, THEREFORE, The City Council does approve the Grey Hawk Business Park Plat 2 Preliminary Plat (PP-006349-2024), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on TBD.

Russ Trimble, Mayor

ATTEST:

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on TBD, by the following vote.

Exhibit A: Conditions of Approval

1. None

Exhibit B: Legal Description

LOT 1 IN GREY HAWK BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA