CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: February 16, 2016

Item: Southwoods Plat 2, 5003 E.P. True Parkway - Subdivide property into two lots – Kum & Go, LC – PP-002953-2015

Requested Action: Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP

Applicant's Request: Kum & Go, LC is requesting approval of a Preliminary Plat for a 7.76 acre parcel located at 5003 E.P True Parkway. The applicant proposes to subdivide the property into 2 lots; one for an existing building and one for commercial development.

History: There is an existing 55,000 sq. ft. building which housed a former grocery store on the site. Kum & Go has submitted a proposal to construct a 6,200 sq. ft. convenience store with gas in the southeast corner of the site.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on January 11, 2016, the Subcommittee was supportive of the proposed subidivision.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff notes the following:

Parking: Parking quantities on Lot 2 will be negatively impacted by the construction of a proposed convenience store on Lot 1. The re-use of the former grocery store on Lot 2 will be restricted unless more parking can be built on the lot, part of the existing building is demolished, or only part of the building is used. To provide notification of this situation, staff will be recommending that with the final plat or the site plan for the proposed convenience store a declaration or agreement with the property owner be executed and recorded for notification to future buyers or lessees of the restricted parking situation.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create two (2) lots, subject to the applicant meeting all City Code requirements and the following:

Owner/Applicant:
Kum & Go LC
6400 Westown Parkway
West Des Moines IA 50266
Nick Halfhill
515-226-0128
Nick.halfhill@kumandgo.com

Applicant Rep:
Keith Weggen
Civil Design Advantage LLC
3405 SE Crossroads Drive Suite G
Grimes IA 50111
515-369-4400
keithw@cda-eng.com

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Preliminary Plat

ATTACHMENT A

RESOLUTION NO. PZC-15-057

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO TWO LOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Kum & Go LC, has requested approval for a Preliminary Plat (PP-002953-2016) to create two lots from property at 5003 E.P. True Parkway;

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

WHEREAS, on February 16, 2016, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission hearing are adopted.

SECTION 2. The Preliminary Plat to subdivide the property into two lots, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and 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 February 16, 2016.

_____
Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

_____
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on February 16, 2016, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

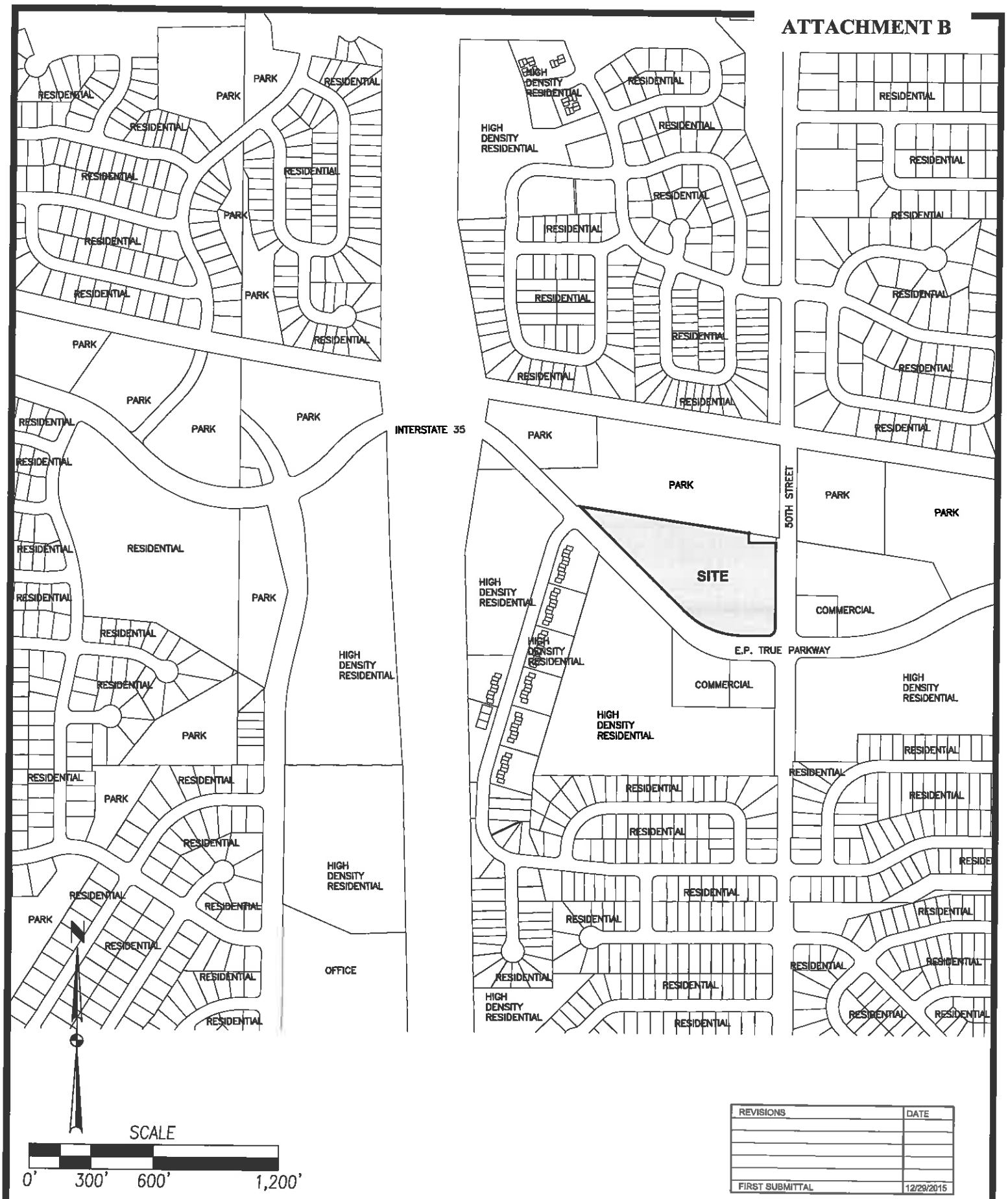
ATTEST:

_____
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

None

ATTACHMENT B



REVISIONS	DATE
FIRST SUBMITTAL	12/29/2015

1/1

1501.036

KUM & GO #97
LOCATION MAP

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 FAX: (515) 369-4410

PM: KW | LAI: NJN

SOUTHWOODS PLAT 2

PRELIMINARY PLAT

OWNER/APPLICANT:

KUM AND GO, L.C.
5400 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH: (515) 226-0128

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400

ADDRESS:

LOT 1:
220 50TH STREET
WEST DES MOINES, IA 50266

LOT 2:
5900 E.P. TRUE PARKWAY
WEST DES MOINES, IA 50266

ZONING

NC – NEIGHBORHOOD COMMERCIAL

COMPREHENSIVE PLAN LAND USE

NC – NEIGHBORHOOD COMMERCIAL

PLAT DESCRIPTION:

LOT 2, IN SOUTHWOODS PLAT 1, EXCEPT THAT PART DEDICATED TO THE CITY OF WEST DES MOINES, IOWA, RECORDED IN BOOK 10738, PAGE 672, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

TOTAL AREA: 7.76 ACRES

EROSION CONTROL CONTACT:

HERMING CONSTRUCTION COMPANY, LLC
ATTN: KOTB BURSAKI
5900 NEALE HAY ROAD SUITE 14
JOHNSTON, IA 50131
PH: (515)253-0843

FLOOD ZONE:

SUBJECT PROPERTY IS LOCATED IN THE UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X (REGIONAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 0% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, COMMUNITY NUMBER 190026, PANEL NUMBER 0289 C (SUFFIX D OF 23) WITH A REVISED DATE OF FEBRUARY 18, 2005.

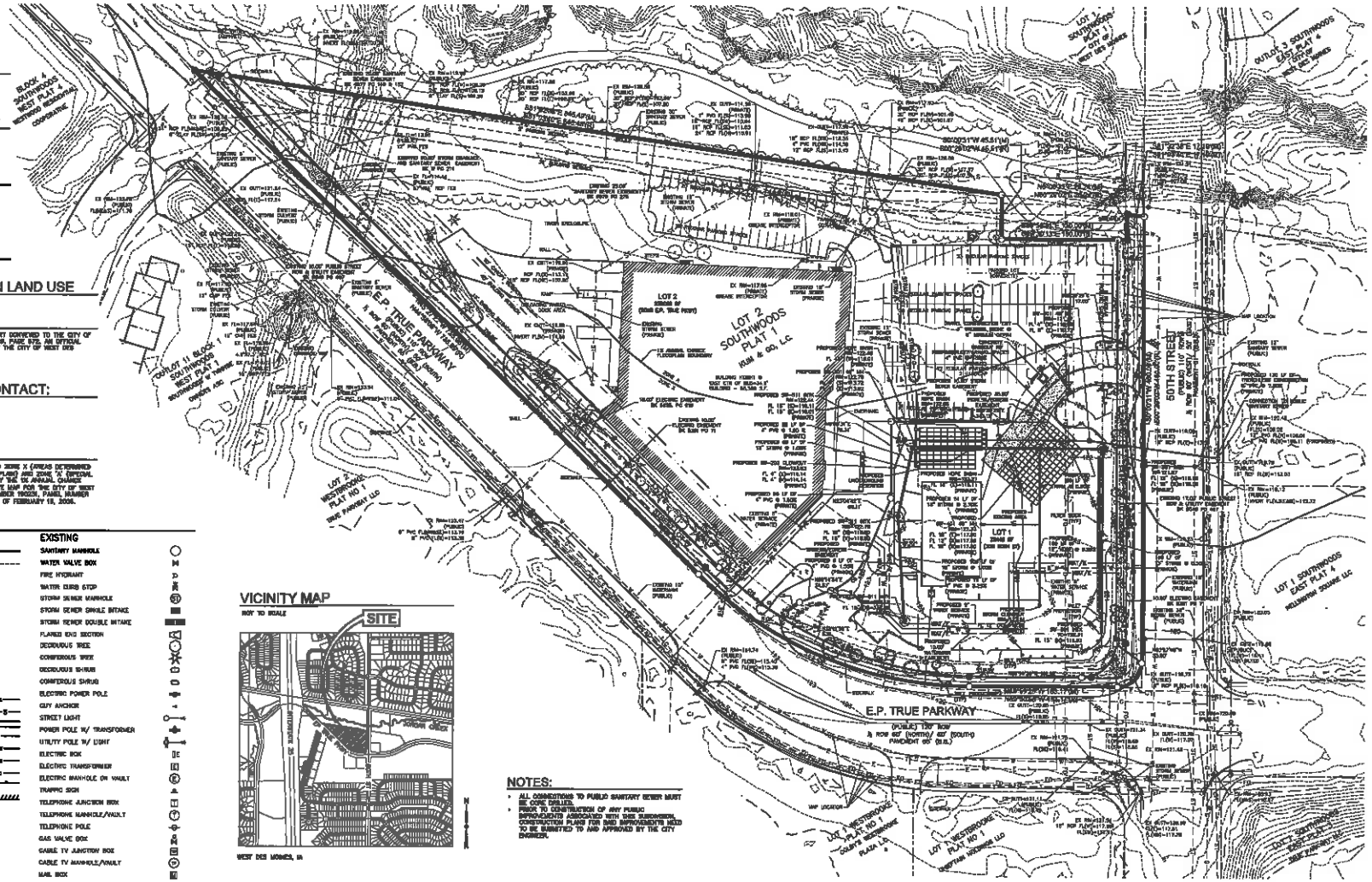
GENERAL LEGEND

PROPOSED

- LOT LINE
- PERMANENT EASEMENT
- TYPE 96-501 STORM INTAKE
- TYPE 96-511 STORM INTAKE
- TYPE 96-401 STORM MANHOLE
- TYPE 96-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATER MAIN WITH SIZE
- WATER SERVICE WITH SIZE
- 2" CONDUIT
- SILT FENCE
- FULL DEPTH SAW CUT

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- 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
- BENCH MARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE



VICINITY MAP

NOT TO SCALE

WEST DES MOINES, IA

NOTES:

- ALL CONNECTIONS TO PUBLIC SANITARY SEWER MUST BE CORE DRILLED.
- PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

BENCH MARK:

CITY OF WEST DES MOINES BENCHMARK/EST STANDARD BENCHMARK SW CORNER OF E.P. TRUE PARKWAY AND S 49ST STREET, 45 FEET SOUTH OF THE EAST-WEST BACK OF WALK AND 4.5 FEET WEST OF THE NORTH-SOUTH BACK OF WALK – NGM ELEVATION=118.49

CITY OF WEST DES MOINES BENCHMARK/ESB STANDARD BENCHMARK NW CORNER OF E.P. TRUE PARKWAY AND PRAIRIE VIEW DRIVE, 91.5 FEET WEST OF THE TRAFFIC SIGNAL MANHOLE AND 6.0 FEET NORTH OF THE BACK OF WALK – NGM ELEVATION=135.32

PROJECT BENCHMARK SOUTHWEST BURY BOLT TAG OF HYDRANT AT THE SW CORNER OF 50TH STREET AND E.P. TRUE PARKWAY – ELEVATION=132.02

PROJECT BENCHMARK SOUTHWEST BURY BOLT TAG OF HYDRANT ON THE WEST SIDE OF 50TH STREET ACROSS FROM E.P. TRUE DENTAL – ELEVATION=129.40

CURVE DATA:

	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M)	C1	90°00'00"	25.00'	39.27'	S45°00'31"W	35.36'
(R)	C1	90°00'00"	25.00'	39.27'	S45°29'02"W	35.36'
(M)	C2	44°32'07"	400.00'	310.91'	N57°43'25"W	303.15'
(R)	C2	44°32'00"	400.00'	311.00'	N57°14'33"W	303.22'
	C3	90°00'00"	35.00'	54.96'	S45°00'31"W	49.50'
	C4	32°10'57"	390.00'	219.06'	N73°54'00"W	216.19'
	C5	37°03'28"	30.00'	19.40'	N50°43'11"E	19.07'
	C6	46°16'12"	83.00'	50.77'	N46°06'46"E	49.40'
	C7	76°53'57"	75.00'	100.68'	N51°33'33"E	93.27'
	C8	72°46'12"	57.50'	73.06'	S53°36'23"W	68.25'
	C9	79°24'35"	92.50'	128.20'	N50°18'14"E	118.18'
	C10	12°21'10"	390.00'	84.08'	N51°37'57"W	83.92'

N

SCALE
0 25' 50' 100'

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 FAX: (515) 369-4410
PROJECT NO. 1607.200

Kum&Go

5400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-222-9873

SOUTHWOODS PLAT 2
0097 - WEST DES MOINES, IOWA
PRELIMINARY PLAT

KD PROJECT TEAM:
PDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	△

DATE: 01-27-

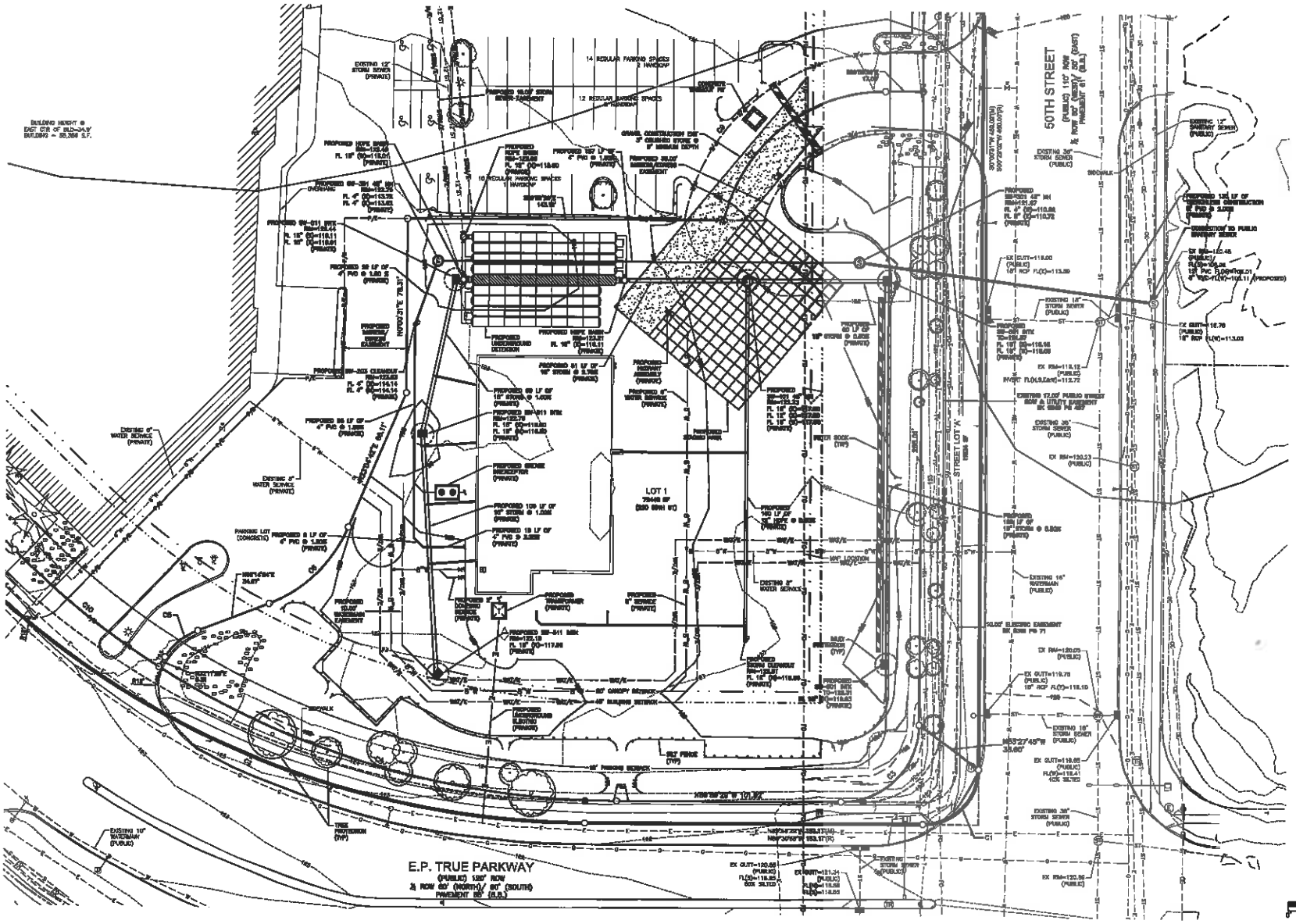
SHEET NUMBER: 10

SNC

ATTACHMENT C

SOUTHWOODS PLAT 2

PRELIMINARY PLAT



CIVIL DESIGN ADVANTAGE

Kum&Go

8400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-225-0128
F: 515-223-9873

SOUTHWOODS PLAT 2
0097 - WEST DES MOINES, IOWA

PRELIMINARY PLAT

KG PROJECT TEAM:
RDR:
SDR:
CPR:

REVISIONS

△	DATE	REVISION DESCRIPTION

DATE: 01-27-2016

SHEET NUMBER:
2 OF 2