

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** August 15, 2016

**Item:** Kings Landing, south of Stagecoach Drive and west of S. 95<sup>th</sup> Street -- approval of Grading Plan -- Kings Landing LLC -- GP-003121-2016

**Requested Action:** Approval of a Grading Plan

**Case Advisor:** Kara V. Tragesser, AICP



**Applicant's Request:** The applicant, Kings Landing LLC, is requesting approval of a grading plan to do initial grading of the property for future single family development (see Attachment B -- Location Map and Attachment C -- Grading Plan)

**History:** The property is undeveloped. On June 14, 2014, the City Council adopted an ordinance to zone the property from 'unzoned' to Residential Single Family (R-1). Kings Landing Planned Unit Development also was adopted on that date for 11 single family houses on the property adjacent to the east of the proposed grading area. No subdivision of property has been proposed to-date.

**City Council Subcommittee:** This project was presented to the Development and Planning Subcommittee for information at its July 11, 2016, meeting. The Subcommittee was supportive of the request.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues.

**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.

**Staff Recommendations and Conditions of Approval:** Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the grading plan, subject to the applicant meeting all City Code requirements and the following:

1. Providing final grading plan documents addressing remaining staff comments, prior to commencing grading.
2. Provide to the City a copy of the NPDES Permit for this site, prior to commencing grading.

**Owner/Applicant:** Kings Landing LLC  
2400 86<sup>th</sup> Street Suite 24  
Urbandale IA 0322  
Scott Temple  
515-276-3456  
scott@vistarei.com

**Applicant Rep:** Emily Harding  
Civil Design Advantage  
3405 Crossroads Drive, Suite G  
Grimes IA 50111  
515-369-4400  
Emilyh@cda-eng.com

**Attachments:**

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

RESOLUTION NO.

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE KINGS LANDING GRADING PLAN PERMIT (GP-003121-2016) FOR THE PURPOSE OF COMMENCING INITIAL GRADING OF THE SITE FOR FUTURE SINGLE FAMILY DEVELOPMENT**

**WHEREAS**, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, Kings Landing LLC, has requested approval for a Grading Plan (GP-003121-2016) for approximately 110.08 acres of a site generally located south of Stagecoach Drive and west of S. 95<sup>th</sup> Street for the purpose of commencing initial grading on the site for future single family development;

**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;

**WHEREAS**, on August 15, 2016, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

**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, dated August 15, 2016, or as amended orally at the Plan and Zoning Commission meeting of August 15, 2016, are adopted.

SECTION 2. The **GRADING PLAN PERMIT** to grade the Kings Landing LLC property generally south of Stagecoach Drive and west of S. 95<sup>th</sup> Street is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated August 15, 2016, including conditions added at the meeting, 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 August 15, 2016.

\_\_\_\_\_  
Craig Erickson, Chair  
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 August 15, 2016, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

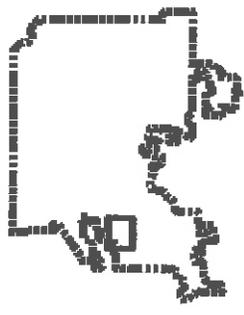
ATTEST:

\_\_\_\_\_  
Recording Secretary

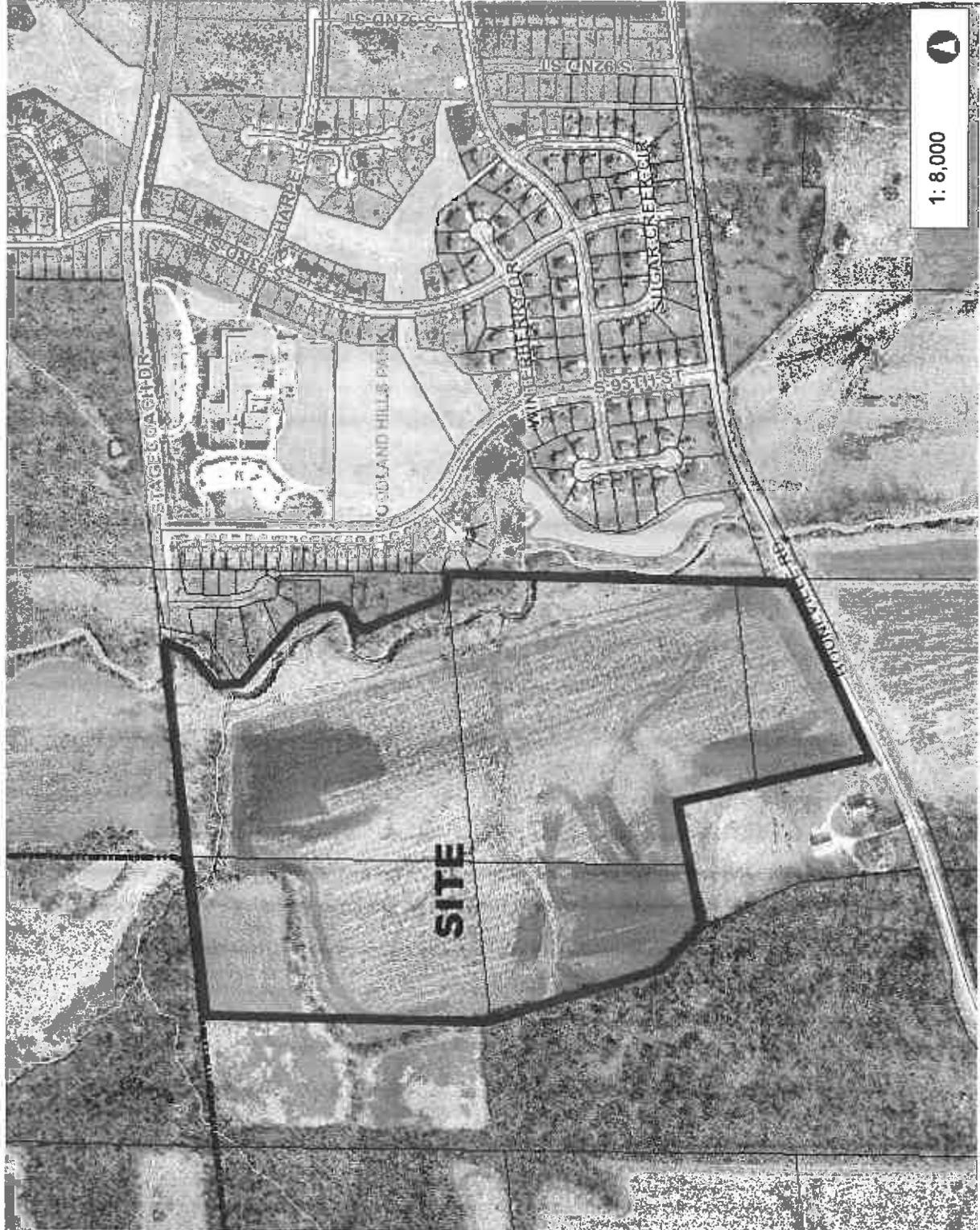
**EXHIBIT A**  
**CONDITIONS OF APPROVAL**

1. Providing final grading plan documents addressing remaining staff comments, prior to commencing grading.
2. Provide to the City a copy of the NPDES Permit for this site, prior to commencing grading.

# Kings Landing Grading Location



- Legend**
- Parcels
  - Parks
  - Greenways



**Disclaimer:** The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**









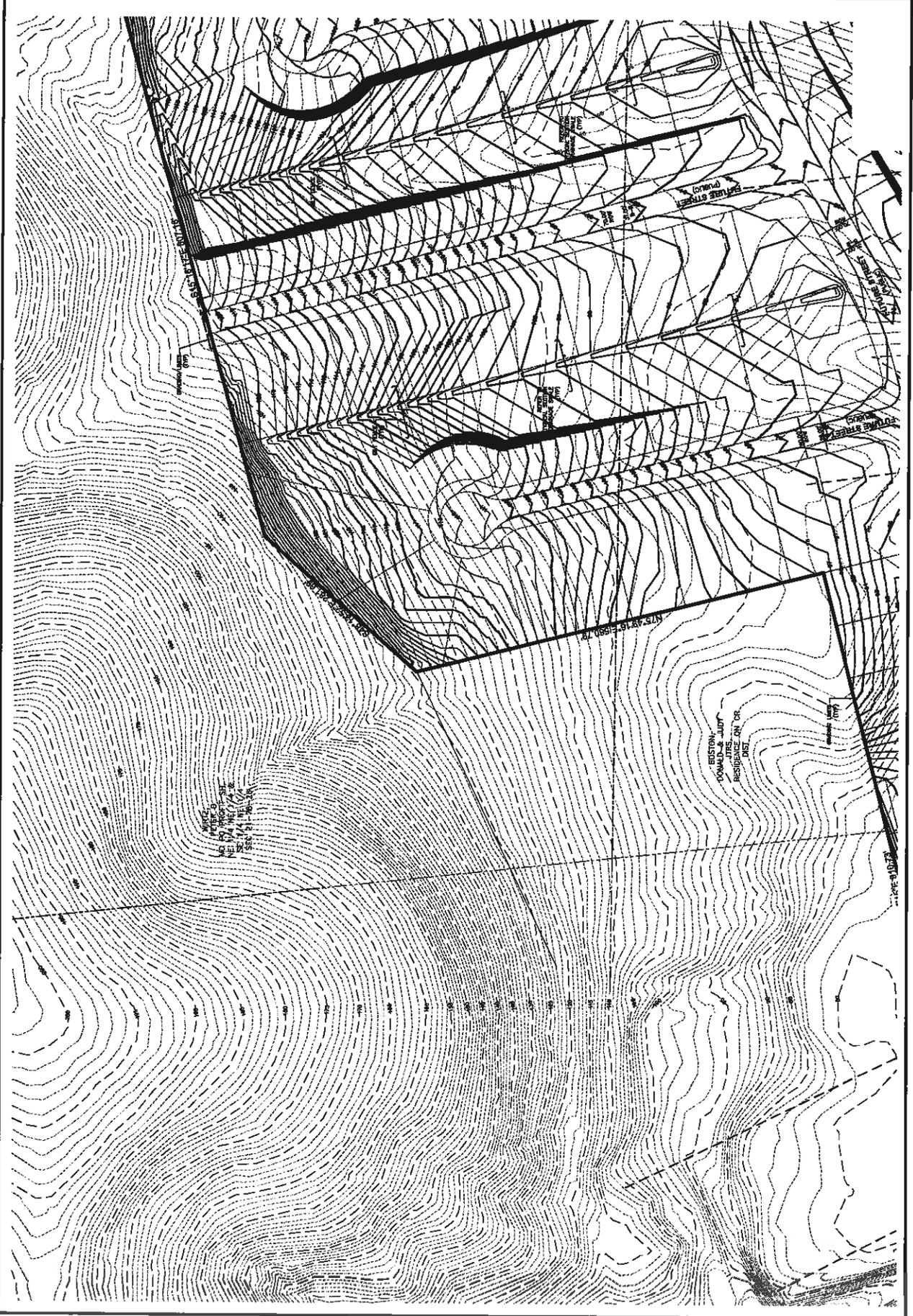
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1210.416

# KINGS LANDING GRADING PLAN



WEST DES MOINES, IOWA  
CIVIL DESIGN ADVANTAGE  
ENGINEER: ENH  
TECH: ACJ  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 389-4400 FAX: (515) 389-4410

NO.	DATE	REVISIONS



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