

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

Meeting Date: December 5, 2016

Item: Westfield Office Building, 1080 Jordan Creek Parkway – Phased Site Plan Approval for Footings and Foundations – Dallas County Partners – SP-003238-2016

Requested Action: Approval of Phased Site Plan for Footings and Foundations

Case Advisor: Kara Tragesser, AICP 

Applicant's Request: Dallas County Partners requests approval of a Phased Site Plan for approximately 13.12 acres located at 1080 Jordan Creek Parkway. The applicant proposes to construct only footings and foundations (see Attachment B – Location Map and Attachment C – Phased Site Plan for footings and foundations only) for two 80,000 sq. ft. office buildings with underground parking and a common building in between the office buildings.

History: A preliminary plat was approved by the City on November 14, 2016, to replat an outlot and part of another lot into one lot for the construction of the office buildings noted above. On November 7, 2016, the Plan & Zoning Commission approved a grading plan for the lot to begin grading the site and excavating the underground parking. A final plat for the property is scheduled for December 12, 2016. A full site plan is anticipated to be submitted soon.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on October 17, 2016; the Subcommittee was supportive of the development.

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

Footing and Foundation permit: the approval of the phased site plan with the information provided on the attached site plans is sufficient to allow the developer to construct only footings and foundations for the buildings. The structural calculations have been submitted, reviewed, and are approved.

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 a Phased Site Plan for Footings and Foundations for the site at 1080 Jordan Creek Parkway, subject to the applicant meeting all City Code requirements and the following:

1. That only footings and foundations for the buildings has been approved. No private utility or other construction on the site is approved with the Phased Site Plan for footings and foundations.
2. That a building permit be applied for the footings and foundations prior to commencing work on the site.

Owner/Applicant: Dallas County Partners
1225 Jordan Creek Parkway, Suite 200
West Des Moines IA 50266

Applicant Rep: Olsson Associates
7157 Vista Drive
West des Moines IA 50266
515-331-6517

ATTACHMENTS:

- | | | |
|--------------|---|---|
| Attachment A | - | Plan and Zoning Commission Resolution |
| Attachment B | - | Location Map |
| Attachment C | - | Phase Site Plan for Footings and Foundations Only |

RESOLUTION NO. PZC-

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 REPLAT OUTLOT B COUNTRY CLUB OFFICE PLAZA WEST AND PART OF LOT 1 COUNTRY CLUB OFFICE PLAZA WEST PLAT 3 INTO ONE BUILDABLE LOT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Dallas County Partners, has requested approval for a Phased Site Plan (SP-003238-2016) to construct footings and foundations at 1080 Jordan Creek 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 December 5, 2016, this Commission held a duly-noticed public meeting to consider the application for a Phased Site Plan for Footings and Foundations;

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 meeting are adopted.

SECTION 2. The Phased Site Plan to construct footings and foundations is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report 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 December 5, 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 December 5, 2016, by the following vote:

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

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. That only footings and foundations for the buildings has been approved. No private utility or other construction on the site is approved with the Phased Site Plan for footings and foundations.
2. That a building permit be applied for the footings and foundations prior to commencing work on the site.



Westfield Office 1080 Jordan Creek Parkway

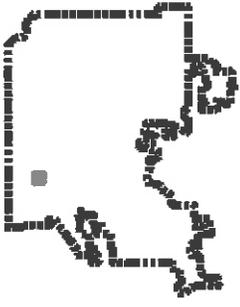


1:2,463



Legend

□ Parcels



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

410.4 0 205.21 410.4 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
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