SPECIFIC PLAN MAP
GALLERIA
WEST DES MOINES, IOWA
UPDATED 5-2-11

City of West Des Moines
ZONE.CHANGE.SPECIFIC PLAN.APPROVAL
Galleria @ Jordan Creek
Plan & Zoning: May 11, 2011
City Council: May 31, 2011
Case #: ZCSP-2008-03

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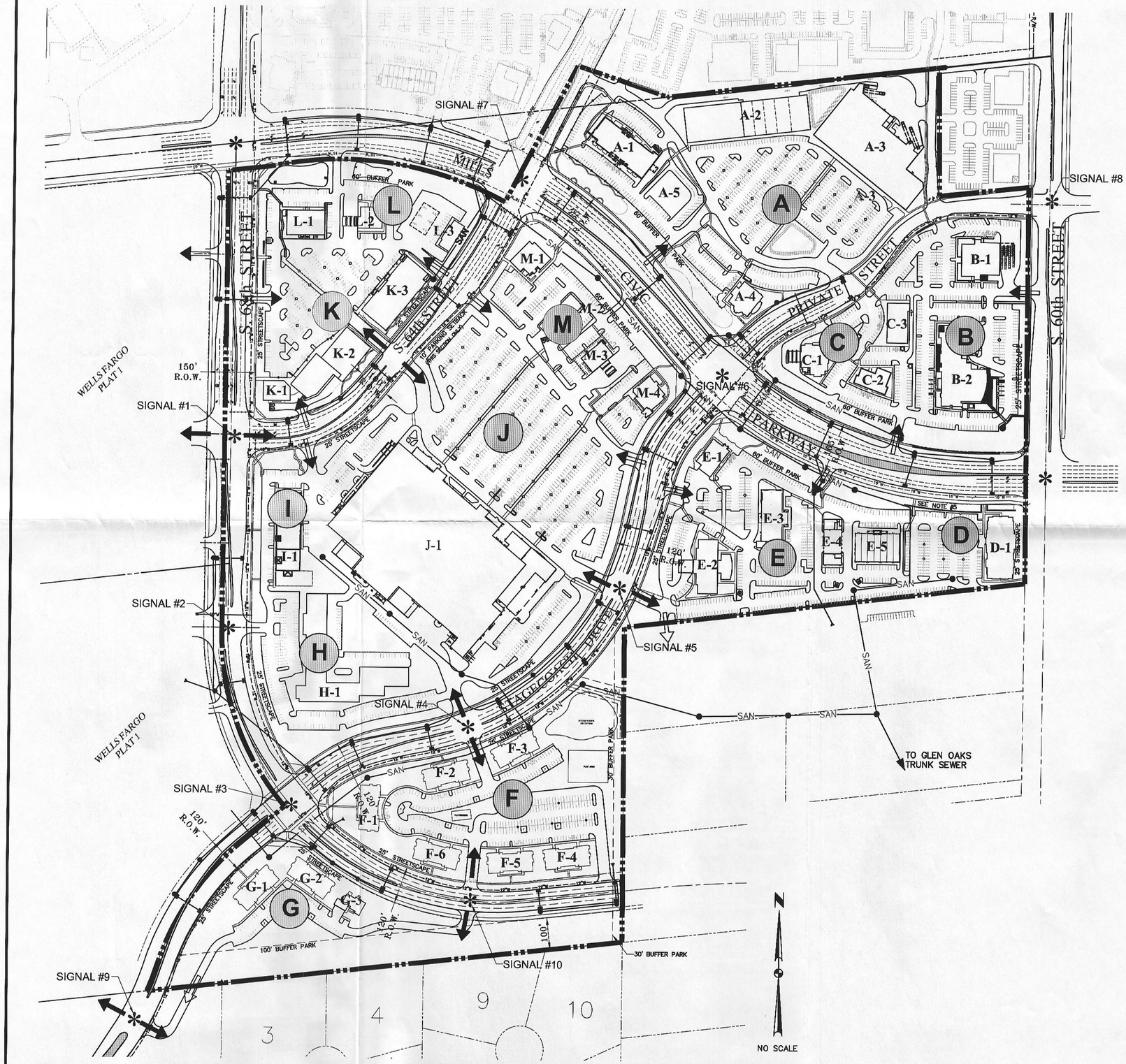

DESIGN CONCEPTS:

- SEE CONCEPTS PACKET

USES:

- PARCELS A, C, E, I, J, K, L, AND M: REGIONAL COMMERCIAL (RC) DISTRICT USES
- PARCELS B AND D: PROFESSIONAL COMMERCE PARK (PCP DISTRICT) USES
- PARCELS F AND G: RESIDENTIAL MEDIUM DENSITY (RM) DISTRICT USES (192 UNITS)
- PARCEL H: RESIDENTIAL HIGH DENSITY (HD) DISTRICT (RESIDENTIAL 174 UNITS + GARAGES) OR (40,000 SF OFFICE)

NOTES:

1. REFER TO SPECIFIC PLAN ORDINANCE FOR BULK REGULATIONS AND SETBACK REQUIREMENTS.
2. INDIVIDUAL PARCELS ARE REQUIRED TO PROVIDE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH CURRENT CITY ADOPTED STANDARDS AND ADDENDUMS.
3. INDIVIDUAL SITES WILL DETAIN STORMWATER BELOW GROUND OR ABOVE GROUND IN APPROPRIATELY SIZED FACILITIES.
4. ADDITIONAL MODIFICATIONS TO THE STREETS, LANE CONFIGURATIONS AND BUILDING LAYOUTS MAY BE REQUIRED SUBJECT TO FINDINGS OF THE CITY INITIATED TRAFFIC IMPACT STUDY.
5. THE BUFFER PARK MAY BE REDUCED TO 30' ALONG THE SOUTH SIDE OF MILLS CIVIC PARKWAY FROM SOUTH 60TH STREET WESTERLY TO THE FIRST DRIVEWAY ENTRANCE. REDUCTION MUST BE APPROVED BY THE DEVELOPMENT, PLANNING AND INSPECTION MANAGER.
6. ACCESS TO PARCEL SOUTH OF PARCEL "E" SHALL BE PROVIDED. SIGNED AGREEMENT SHALL BE PROVIDED TO THE CITY.
7. NEED FOR SIGNALS 4, 9 & 10 HAS NOT BEEN ANALYZED. TRAFFIC STUDY IN CONJUNCTION WITH THE DEVELOPMENT OF PARCELS F, G &/OR H WILL ANALYZE APPROPRIATENESS OF SIGNALS.
8. RIGHT-IN/RIGHT-OUT ACCESSES TO PARCELS F & G HAVE NOT BEEN ANALYZED. TRAFFIC STUDY IN CONJUNCTION WITH THE DEVELOPMENT OF THE PARCELS WILL DETERMINE IF ACCESSES WILL FIT WITHIN THE ROAD GEOMETRY AND MEET SPACING REQUIREMENTS.
9. THE PUBLIC STREET RIGHT-OF-WAY FOR FUTURE S68TH STREET EXTENSION SHALL BE INCLUDED WITHIN AREA F.

LEGEND

EXISTING/PROPOSED

- ST — STORM SEWER
- SAN — SANITARY SEWER
- 8"W — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- TRAFFIC SIGNAL
- VEHICULAR ACCESS POINT
- FULL ACCESS LOCATION
- RIGHT IN/RIGHT OUT ACCESS LOCATION
- PUD BOUNDARY

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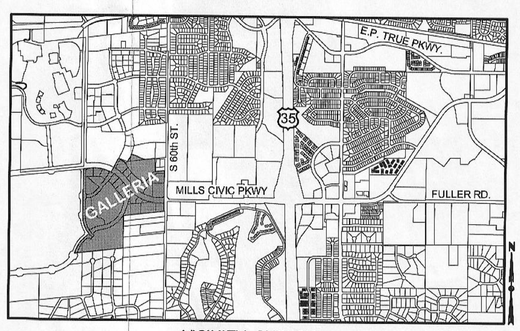

VICINITY SKETCH
NO SCALE

REMOVED TRAFFIC GROUP NOTES	05-02-11
TRAFFIC GROUP NOTES, F&G CONCEPT	01-31-11
UPDATER PER CITY COMMENTS	01-11-11
REVISED NOTES, ADDED F&G CONCEPT	02-19-09
UPDATED LAYOUT, NAME TO GALLERIA	02-03-09
REVISED PER CITY COMMENTS	12-12-08
REVISED PURSUANT TO CITY COUNCIL	10-25-06
1-05-04 CONDITIONS OF APPROVAL	10-26-06

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PH: (515) 369-4400 Fax: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER: GLR
TECH: DAM

GALLERIA
SPECIFIC PLAN MAP
WEST DES MOINES, IOWA

1/1

1011.339

GALLERIA
LANDSCAPE & ARCHITECTURAL CONCEPTS

Galleria at Jordan Creek

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GALLERIA
REVISED SPECIFIC PLAN
WEST DES MOINES, IOWA

INITIAL SUBMITTAL	07-30-08
LOT 'G' REVISION	10-14-08
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Job No 03111 Proj By AVG

COVER SHEET

CS

Galleria
at Jordan Creek

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6TH SUBMITTAL	04-21-11

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Sheet Title: MASTER PLAN

Sheet No. 1

GALLERIA
REVISED SPECIFIC PLAN

WEST DES MOINES, IOWA

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AREA A-1 - CONSTRUCTED RETAIL / RESTAURANT

AREA A-1 - CONSTRUCTED RETAIL / RESTAURANT

AREA A-1 - CONSTRUCTED RETAIL / RESTAURANT

AREA A-2 - APPROVED RETAIL / RESTAURANT

AREA A-2 - CONSTRUCTED RETAIL

AREA A-3 - CONSTRUCTED RETAIL

AREA A-3 - CONSTRUCTED RETAIL

AREA A-3 - CONSTRUCTED RETAIL

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Sheet Title
BUILDING ELEVATIONS

Sheet No.
2

AREA A-4 - CONSTRUCTED RESTAURANT

AREA A-4 - CONSTRUCTED RESTAURANT

OR

AREA A-5 - PROPOSED RESTAURANT / RETAIL

AREA B-1 - PROPOSED BANK

AREA B-1 - PROPOSED BANK

AREA B-2 - CONSTRUCTED HOTEL

AREA B-2 - CONSTRUCTED HOTEL

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WEST DES MOINES, IOWA

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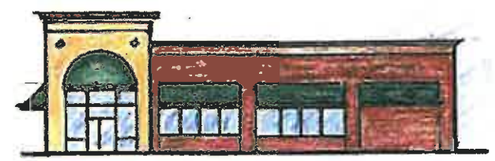
Sheet Title
BUILDING ELEVATIONS

Sheet No.
3

AREA C-1 - CONSTRUCTED BANK

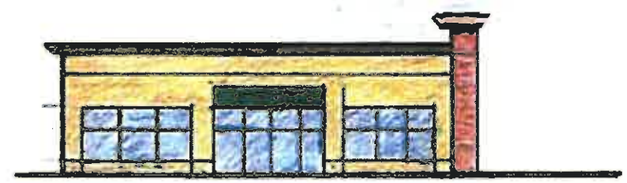
AREA C-1 - CONSTRUCTED BANK

OR



AREA C-2 - PROPOSED RETAIL / RESTAURANT

OR



AREA C-3 - PROPOSED RETAIL / RESTAURANT

AREA D-1 - CONSTRUCTED MEDICAL OFFICE

AREA D-1 - CONSTRUCTED MEDICAL OFFICE

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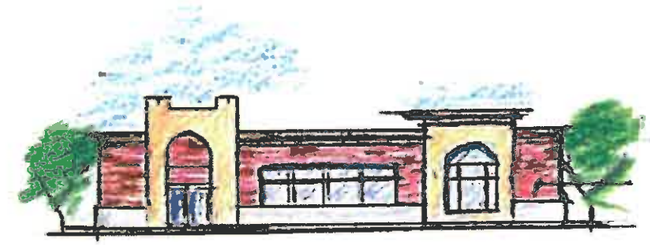
Sheet Title
BUILDING ELEVATIONS

Sheet No.
4

AREA E-1 - CONSTRUCTED RESTAURANT

AREA E-1 - CONSTRUCTED RESTAURANT

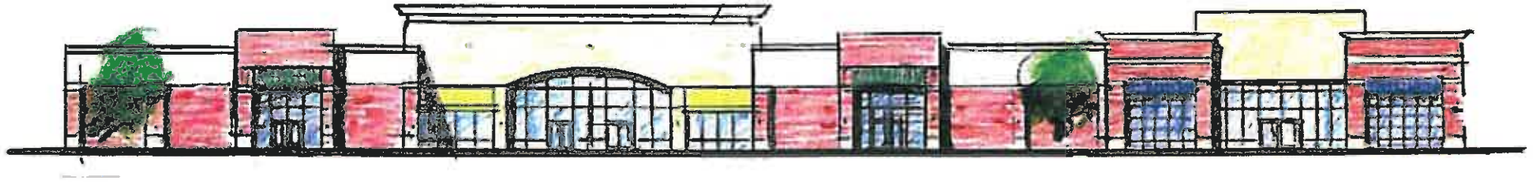


AREAS E-2 / E-3 / E-5 - PROPOSED RESTAURANT

OR

PROPOSED HOTEL

OR



PROPOSED RETAIL

AREA E-4 - APPROVED AUTOMOTIVE SERVICE

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REVISED SPECIFIC PLAN
WEST DES MOINES, IOWA

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Sheet Title
BUILDING ELEVATIONS

Sheet No.
5

AREA H-1 - PROPOSED RESIDENTIAL

OR

AREA H-1 - PROPOSED OFFICE

AREA I-1 - CONSTRUCTED DAYCARE

AREA I-1 - CONSTRUCTED DAYCARE

AREA J-1 - CONSTRUCTED RETAIL

AREA J-1 - CONSTRUCTED RETAIL

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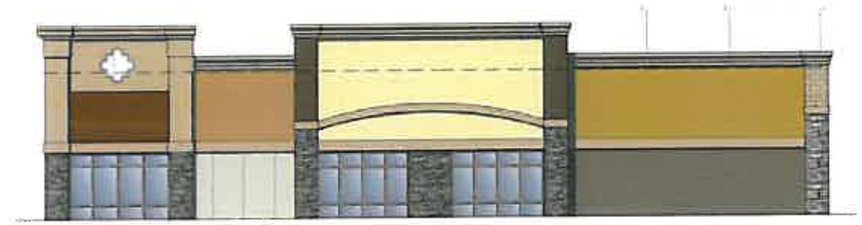
Sheet Title
BUILDING ELEVATIONS

Sheet No.
6

AREA K-2 - CONSTRUCTED RETAIL / RESTAURANT

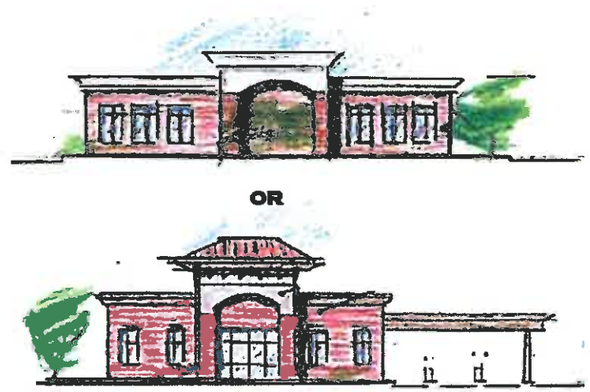
AREA K-2 - CONSTRUCTED RETAIL / RESTAURANT



AREA K-3 - PROPOSED RETAIL / RESTAURANT

AREA K-3 - PROPOSED RETAIL / RESTAURANT

AREA L-1 - CONSTRUCTED RETAIL / RESTAURANT



AREA L-2 - PROPOSED RETAIL OR BANK

AREA L-3 - CONSTRUCTED CONVENIENCE STORE

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Sheet Title: BUILDING ELEVATIONS

Sheet No. 7

AREA M-1 - CONSTRUCTED RESTAURANT

AREA M-1 - CONSTRUCTED RESTAURANT

OR

AREA M-2 - PROPOSED RETAIL OR RESTAURANT

AREA M-3 - CONSTRUCTED BANK

AREA M-3 - CONSTRUCTED BANK

AREA M-4 - CONSTRUCTED RESTAURANT

AREA M-4 - CONSTRUCTED RESTAURANT

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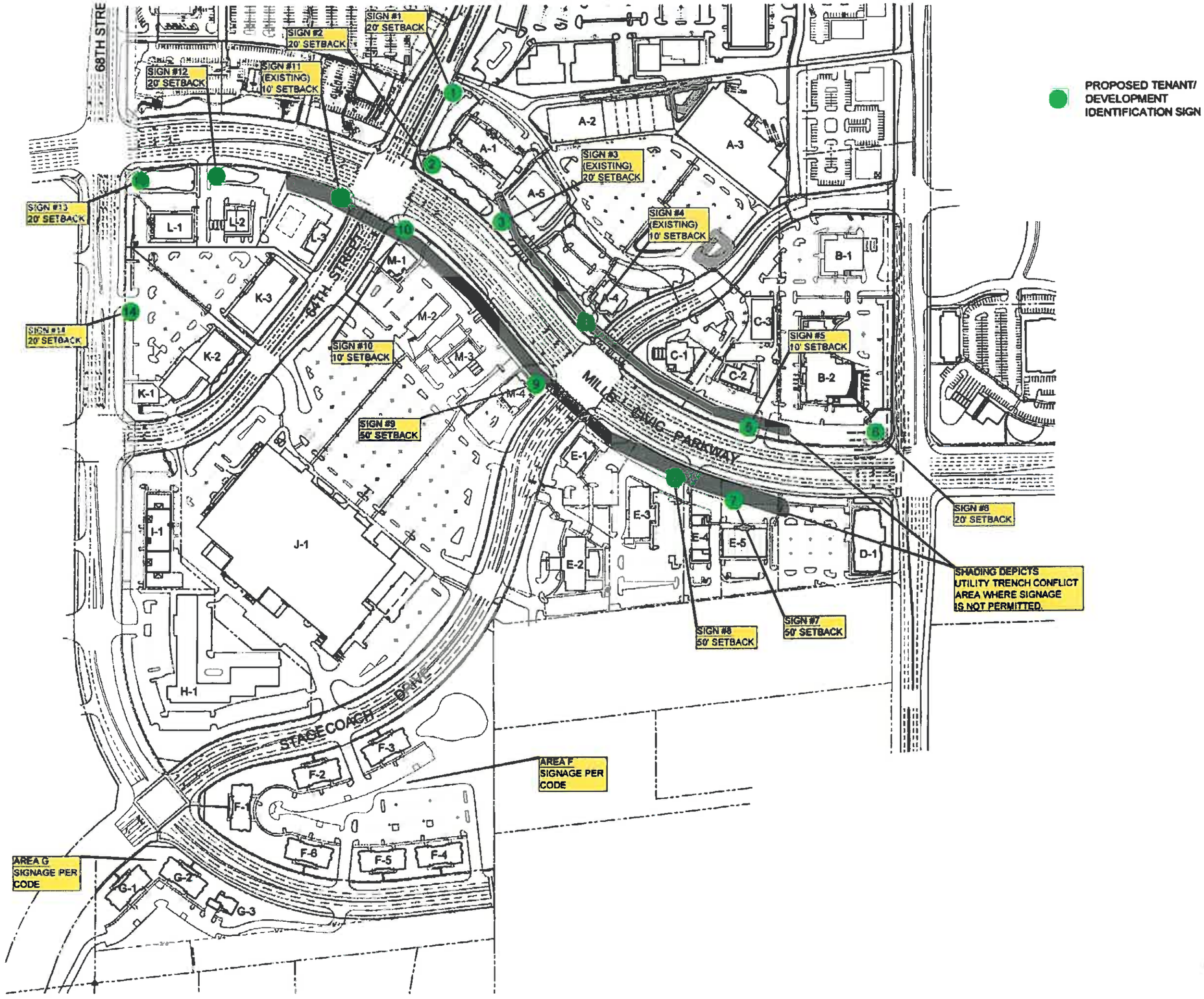
Sheet Title
BUILDING ELEVATIONS

Sheet No.
8



PROPOSED TENANT/
DEVELOPMENT
IDENTIFICATION SIGN

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at Jordan Creek

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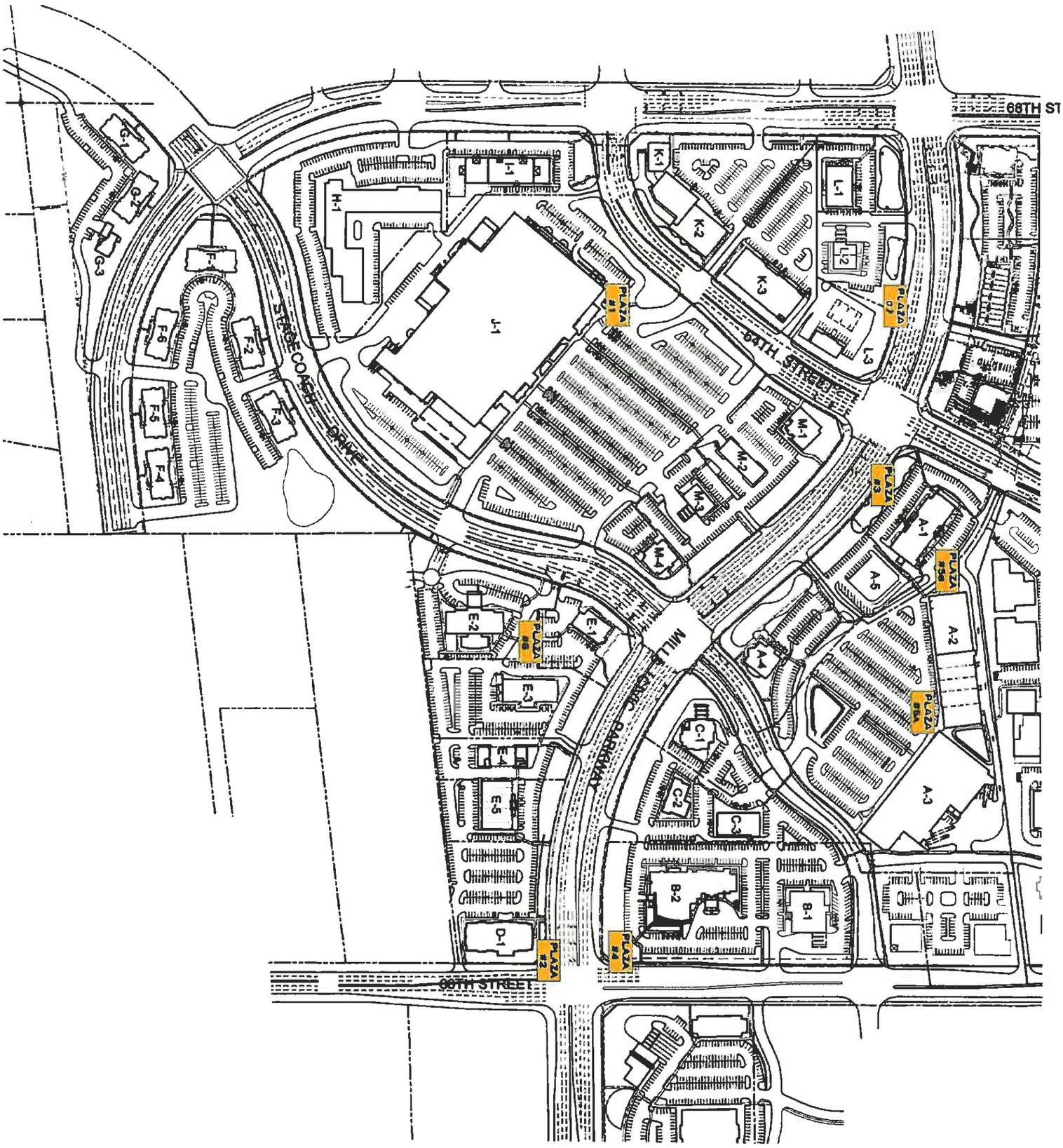
Proj. Mgr. AVG

Sheet Title
MONUMENT SIGNAGE

Sheet No.
9



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Sheet Title PLAZA KEY MAP

Sheet No. 10

GALLERIA
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WEST DES MOINES, IOWA

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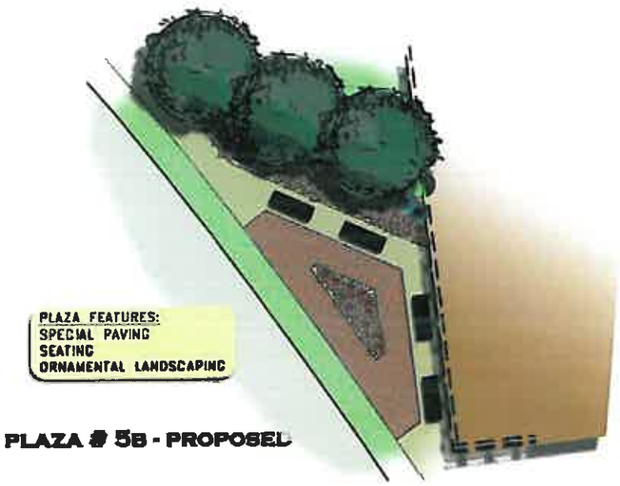
PLAZA #1 - CONSTRUCTED

PLAZA #2 - CONSTRUCTED

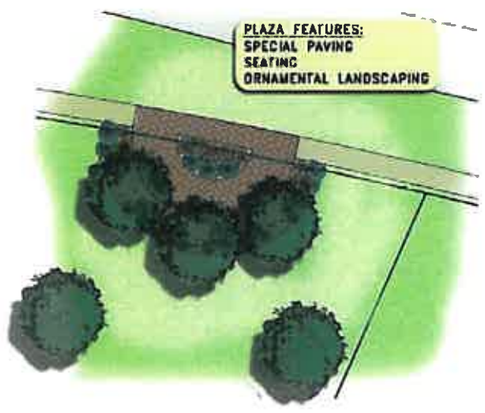
PLAZA # 3 - CONSTRUCTED

PLAZA # 4 - CONSTRUCTED

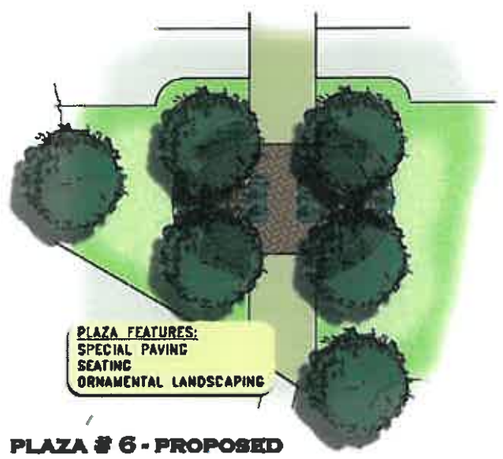
PLAZA # 5A - CONSTRUCTED



PLAZA # 5B - PROPOSED



PLAZA # 7 - PROPOSED



PLAZA # 6 - PROPOSED

Galleria at Jordan Creek

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Sheet Title
PLAZA SPACES

Sheet No.
11

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Sheet Title
DESIGN THEMES

Sheet No.
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