

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

Meeting Date: December 9, 2019

Item: Veterans Business Park Plat 1 – West side of 1st Street approximately 1,000 feet north of SE Willow Creek Drive – Subdivide property into one lot for development, one outlot for future development and one street lot – Hurd Willow Creek LLC – PP-004539-2019

Requested Action: Recommend Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP 

Applicant's Request: The applicant and owner, Hurd Willow Creek, LLC, represented by Chuck Bishop of Bishop Engineering, is requesting approval of a Preliminary Plat for approximately 23.28 acres located at 2825 SE 1st Street. The applicant proposes to subdivide the property into one lot for development, one outlot for future development, and one public street lot (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: The property was annexed into the City in 1988 as part of the South Raccoon River Annexation. The property is undeveloped. The parcel is zoned Warehouse Retail.

City Council Subcommittee: This development was presented to the Development and Planning City Council Subcommittee on November 4, 2019, 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. 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.

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 one lot for development, one outlot for future development and one street lot, subject to the applicant meeting all City Code requirements and the following:

1. Outlot X will be required to be platted through the preliminary plat and final plat process to create a buildable lot.

Applicant/Owner: Hurd Willow Creek LLC
2000 Fuller Road
West Des Moines IA 50266
Richard Hurd

Applicant's Representatives: Chuck Bishop
Bishop Engineering
3501 104th Street
Urbandale IA 5322

ATTACHMENTS:

- Attachment A - Plan and Zoning Commission Resolution
Exhibit A – Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat

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 ONE LOT FOR DEVELOPMENT, ONE OUTLOT FOR FUTURE DEVELOPMENT AND ONE STREET LOT FOR VETERANS BUSINESS PARK PLAT 1

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hurd Willow Creek, LLC, has requested approval for a Preliminary Plat (PP-004539-2109) to create one lot for development, one outlot for future development, and one street lot; 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, on December 9, 2019, 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 meeting are adopted.

SECTION 2. The Preliminary Plat to subdivide the property into one lot for development, one outlot for future development and one street lot 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 9, 2019.

Jill Southworth, Vice 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 December 9, 2019, by the following vote:

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

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. Outlot X will be required to be platted through the preliminary plat and final plat process to create a buildable lot.

2825 SE 1st Street



Legend
□ Parcels

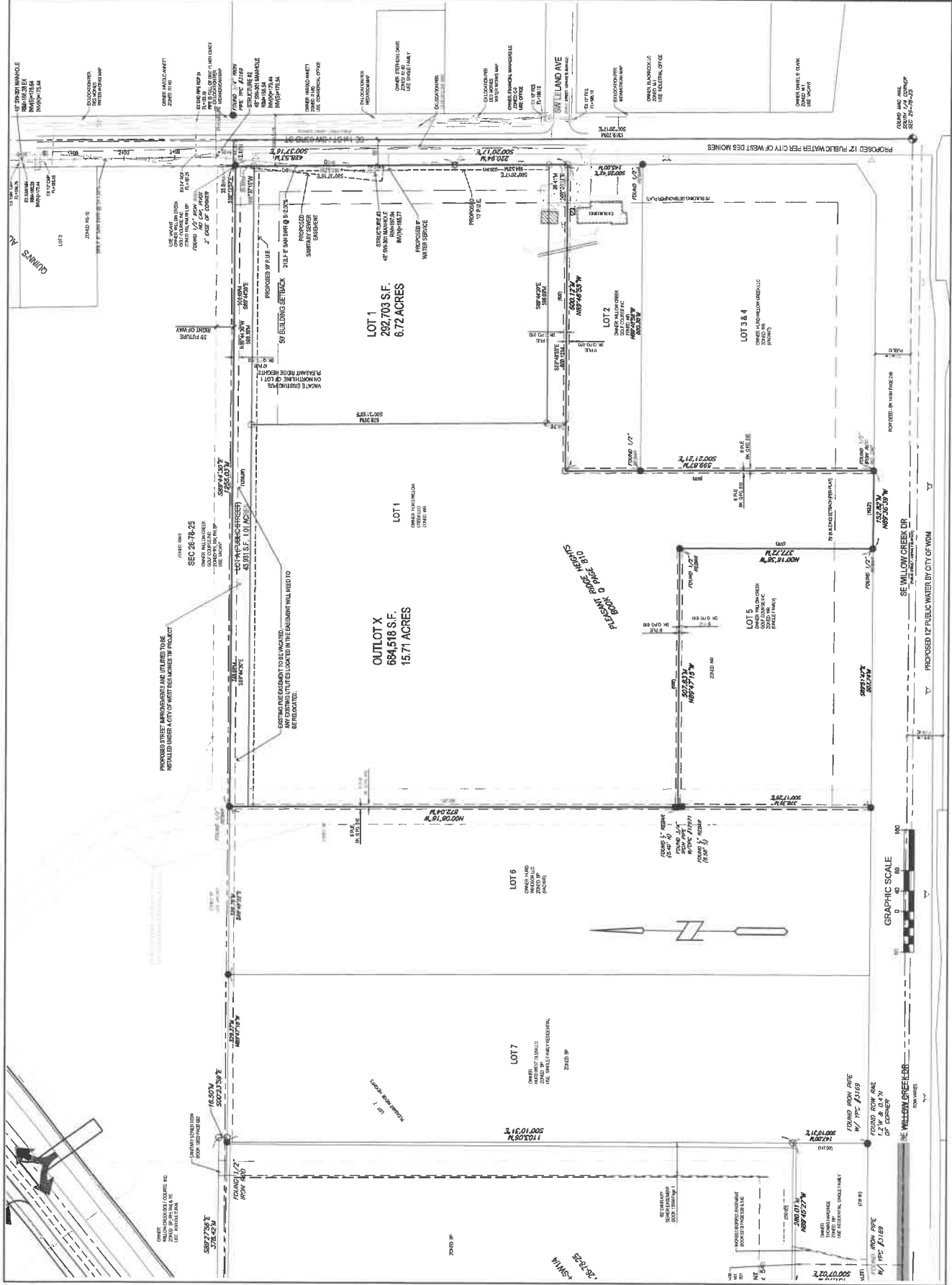


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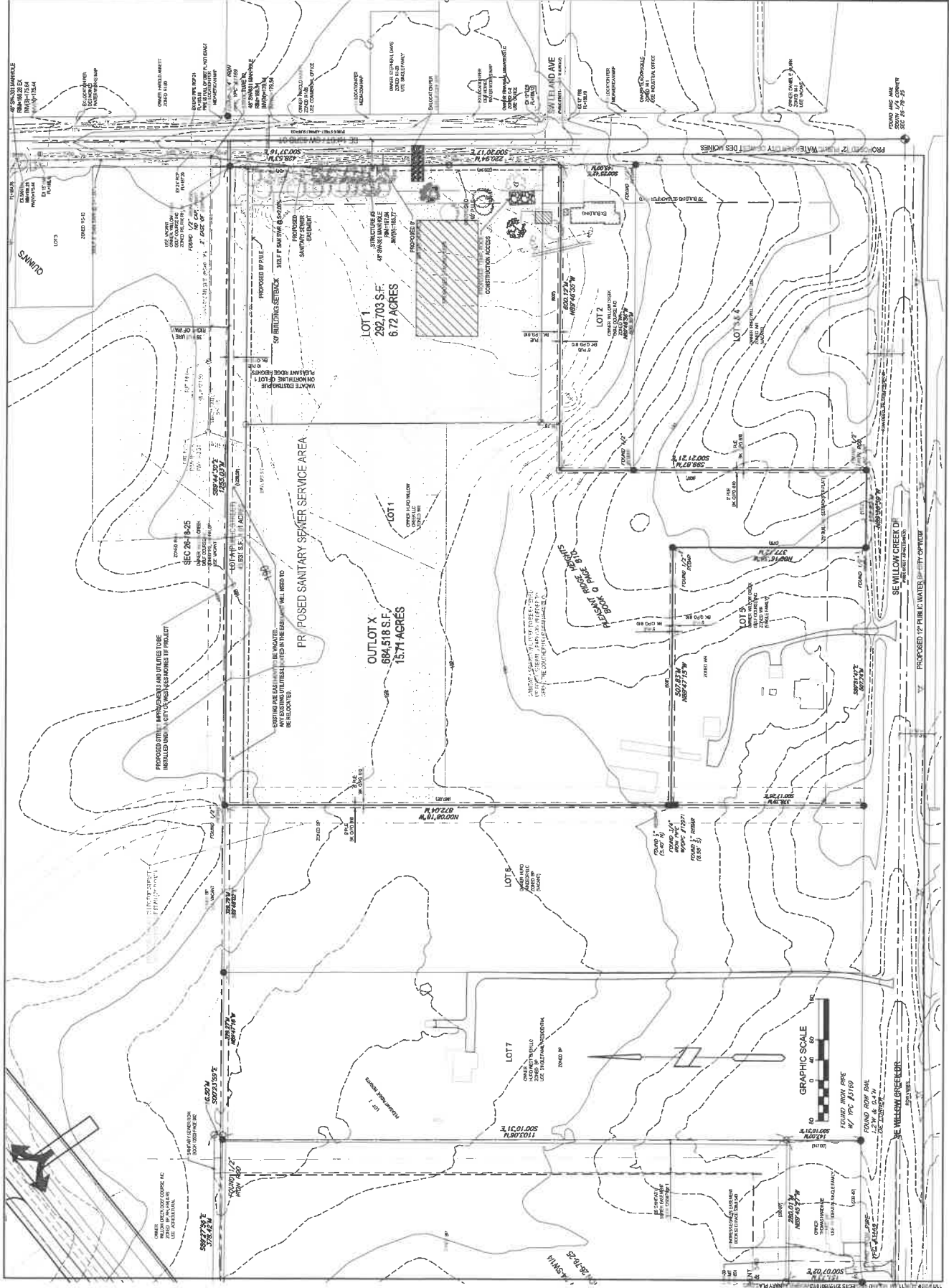


Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

PROJECT NUMBER	190101
PROJECT NAME	HURD PROPERTY
DATE	01/10/11
DESIGNED BY	CJB
DRAWN BY	CJB
CHECKED BY	CJB
SCALE	AS SHOWN



190101 1/10/11 15:00 PM M:\M&P PROJECTS\2011\190101\COPY\PLAN\HURD P.L1.DWG



MASTER PLAN

HURD PROPERTY
 SE 1/4, SE 1/4, SECTION 27-78-25

PROJECT NUMBER: **190101**
 SHEET NUMBER: **4 OF 4**

DATE: 06-10-11
 DRAWN BY: CJB
 CHECKED BY: CJB
 APPROVED BY: CJB

