CLIVE PLANNING & ZONING COMMISSION

AGENDA, REGULAR MEETING
8800 Hickman Road
February 4, 2025 5:30 PM

This meeting will be conducted in-person in the Public Safety Facility Training Room and virtually via Zoom platform. To participate virtually use the following link: https://us06web.zoom.us/j/81194871820

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approve Meeting Minutes 12/05/2024
2. Approve Meeting Minutes 01/07/2025

Action Items

1. Final Plat - McKeon's Place Plat 2
2. Site Plan Amendment - Soma Cosmetics - 12107 Stratford Drive

Presentation

1. Off-Street Parking and Circulation Discussion

Staff Report

Adjournment

CLIVE PLANNING AND ZONING COMMISSION MEETING MINUTES

Regular Session
December 5, 2024

This meeting was held in the Clive City Council Chambers and public access was provided in-person at City Hall and via Zoom. Information on how to access via Zoom was provided on the city's website and on the agenda. The recording of the meeting is available on the city's website at:
https://www.cityofclive.com/connect/boards_and_commissions/planning_and_zoning_commission.php

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Call to Order/Roll Call

ALOWITZ CALLED THE MEETING TO ORDER AT 5:30 p.m.

PRESENT: LINDSAY BRANDON, MILLY ORTIZ-PAGAN, JULIE CORREA, MARCIA HUNTER, MICHAEL ALOWITZ
ABSENT: CHRIS PANZI, JEFFREY ANDERZHON
STAFF: AMANDA GRUTZMACHER, KATHRYN PURVIS, KELLY RIVERA

Action Items

1. **Approve Meeting Minutes – October 3, 2024**
   Brandon motioned to approve the November 7, 2024 meeting minutes, seconded by Ortiz.
   Roll Call: Ayes: Brandon, Ortiz, Alowitz.
   Abstain: Correa, Hunter
   Motion carried.

2. **Landscaping Ordinance Updates**
   At the October 3, 2024 meeting, the Commission discussed the current landscape and open space requirements and concerns about future redevelopment constraints and overall tree health. Staff made inquiries to the District Forester and made several site visits to determine if there are consistencies in buffer landscaping health in different areas of the metro.

   Staff's findings:
   a. In practice, most buffers that contained berms required approximately 40 feet of depth to tie into grade while keeping a 4:1 slope.
   b. 15' on center seemed to be the minimum distance required between evergreen trees to reduce competition and experience mature height and circumference.
   c. When trees were kept off of the steepest portions of slopes, healthier growth was visible.
   d. Companion planting compatibility is paramount for healthy landscaping since allelopathic chemicals can be beneficial or harmful to surrounding plants.

Keeping adequate distance between plantings can assist with detrimental interactions.

e. Healthy soils must be maintained to ensure healthy plants.

The following will be added to the ordinance or Development Standards Manual:

- Planting requirements for buffers to be based on 100' linear feet.
- Reduction to only two buffer width categories instead of the current four buffer width categories (e.g. 40' -50' width buffer including a berm to separate residential and non-residential uses, and a 20'-30' width buffer without a berm to separate varying intensities of residential and town center commercial uses from residential).
- Reduction in minimum required tree quantities consistent with the nutrient needs of trees.
- Addition of minimum shrub planting quantities to provide additional screening while providing more space for trees to mature.
- Add reference to the ANSI Horticulture Standards in the Development Standards Manual.
- Require landscape maintenance plans be submitted during site plan review. Staff notes a similar effort to require long-term maintenance plans for stormwater management facilities has been challenging to implement with applicants.
- Allow the presence of a landscape buffer to reduce the non-buffer required open space and tree planting minimums. Currently, buffers are excluded from the open space and planting calculations.
- Addition of a recommended tree species list to the Development Standards Manual.
- Provide sample landscaping plans for those with projects lacking a professional landscape architect to "design" a vibrant and viable planting plan.

Parking Ordinance Updates

Senior Planner Grutzmacher sent a survey as part of the P&Z packet to board members regarding parking and navigating parking lots in the City of Clive. Further discussion will be done at future meetings.

Staff Report

Adjournment at 6:47 p.m.

CLIVE PLANNING AND ZONING COMMISSION MEETING MINUTES

Regular Session
January 7, 2025

This meeting was held in the Clive Public Safety Facility Training Room and public access was provided in-person at Public Safety Facility and via Zoom. Information on how to access via Zoom was provided on the city's website and on the agenda. The recording of the meeting is available on the city's website at: https://www.cityofclive.com/connect/boards_and_commissions/planning_and_zoning_commission.php

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Call to Order/Roll Call

ALOWITZ CALLED THE MEETING TO ORDER AT 5:30 p.m.

PRESENT: LINDSAY BRANDON, MILLY ORTIZ-PAGAN, JULIE CORREA, MARCIA HUNTER, CHRIS PANZI, JEFFREY ANDERZHON, MICHAEL ALOWITZ

STAFF: AMANDA GRUTZMACHER, KATHRYN PURVIS, KELLY RIVERA

Action Items

1. Election of officers was inadvertently omitted from the agenda, so Chairman Alowitz requested an amendment to the agenda.

   Correa motioned to amend the agenda to include election of officers, seconded by Panzi.
   Roll Call: Ayes: Correa, Panzi, Brandon, Ortiz, Hunter, Anderzhon, Alowitz.
   Motion carried.

2. **Election of Officers**

   Panzi motioned to re-elect Alowitz as Chair and Correa as Vice-Chair, seconded by Brandon.
   Roll Call: Ayes: Panzi, Brandon, Ortiz, Hunter, Correa, Anderzhon, Alowitz.
   Motion carried.

3. **Approve Meeting Minutes – December 5, 2024**
   Meeting minutes were inadvertently omitted from the packet, so Alowitz requested a motion to postpone vote until the next meeting.

   Panzi motioned to amend the agenda to include election of officers, seconded by Brandon.
   Roll Call: Ayes: Panzi, Brandon, Ortiz, Hunter, Correa, Anderzhon, Alowitz.
   Motion carried.

4. **Off-Street Parking Requirements Discussion**

Amanda Grutzmacher introduced the broader parking policy reform discussion and opportunities for updated parking requirements.

Placer AI is a data service that Grutzmacher used to ascertain parking levels for many shopping centers. The data showed that the existing parking provided for most of these areas have sufficient parking for the amount of trips/traffic.

Ortiz expressed some concern when the use changes for a tenant space in a strip mall and how that may affect incoming businesses and the availability of parking. Grutzmacher stated multi-tenant centers have some built in parking flexibility since generally peak hours are not the same for all users. Panzi stated the in his experience with property management, more intensive use (e.g. restaurant) would more likely be replaced by a less intensive use due to challenges and costs associated with converting a non-food service space to a food service use. Additionally, the need for grease interceptors would eliminate some restaurants from locating their businesses in certain locations.

Alowitz questioned whether there will be a maximum amount of parking as part of this discussion. Grutzmacher stated additional revisions for the parking requirements would be addressed in future discussions.

Staff Report

Adjournment at 6:51 p.m.

Staff Report

TO: Planning and Zoning Commission members
FROM:
Amanda Grutzmacher, Senior Planner

DATE: February 4, 2025
RE: Final Plat - McKeon's Place Plat 2

GENERAL INFORMATION

Applicant: Civil Design Advantage on behalf of West Bank (Trustee)
Requested Action: Approval of final plat
Location: 8345, 8355, and 8365 University Blvd.
part of Lots 31 and 32, McKeon's Place Replat

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Property	multi-tenant commercial	commercial - retail/services residential - high density	C-2
North	multi-family	residential - high density	R-3
East	office and warehouse	commercial - retail/services residential - high density	C-2, R-3, FF
South	office and manufacturing	mixed use industrial	PUD, M1, FF, FW
West	office, multi-tenant commercial	commercial - retail/services residential - high density	TC-3, R-3

CASE HISTORY

1924 - McKeon's Place Plat
1956 - City of Clive incorporated
1978 - Site Plan approved for 8345 and 8365 University Blvd.
1983 - Site Plan approved for 8355 University Blvd.

BACKGROUND

The owner of 8345, 8355, and 8365 University Blvd. desires to sell the properties. Currently there are three buildings on two parcels, and the owner has submitted a final plat to create three lots so that each building may be conveyed separately. Additionally, in order to construct the future 82nd Street Trail identified in the 86th Street Neighborhoods Plan, the City needs to acquire approximately 7,004 square feet of what is currently the 8365 University Blvd. parcel. Staff has worked with the property representatives to create an outlot as part of this final plat to be purchased by the City. No modifications or improvements are currently proposed.

ANALYSIS

No changes are proposed to the existing site layout and circulation, lighting, landscaping, utilities, or stormwater management. One entrance from University Blvd. serves the 3 existing buildings. A minimum 24' wide ingress/egress easement will be provided over the drive aisle. A private sign easement, overland flowage easement, and storm sewer easement will also be created. The final plat will subdivide the property as follows:

Lot	Address	Lot Size (acres)	Existing Building (sq. ft.)	Existing Parking
1	8355 University Blvd.	0.35	3,780	14
2	8365 University Blvd.	0.40	3,600	21
3	8345 University Blvd.	0.51	7,840	24
Z	--	0.16	--	--

EXISTING NON-CONFORMITIES

The existing buildings were constructed prior to current zoning requirements. The building on proposed Lot 1 is constructed at a 15' rear setback as required at the time of development; current zoning requires a 75' rear setback when adjacent to an R district. The proposed final plat does not increase the existing non-conformity related to the rear setback.

PUBLIC COMMENT

Public notice is not required for final plats.

STAFF RECOMMENDATION

Staff recommends approval of the final plat pending receipt of legal documents.

Attachments:

1. Application
2. Location and Zoning Map
3. McKeon's Place Plat 2 Final Plat

City of Clive
1900 NW 114th Street
Clive, IA 50325-7077
Phone (515) 223-6221
www.cityofclive.com

APPLICATION FOR DEVELOPMENT REVIEW

PERMIT

FPT24-000002 Final Plat

APPLICATION DATE

12/19/2024

PROJECT LOCATION

8345, 8355, and 8365 University Blvd

PROJECT NAME

McKeon's Place Plat 2

PROJECT DESCRIPTION

APPLICANT

Kris Bower
4121 NW Urbandale Drive
Urbandale, IA 50322
(515) 369-4400
krisb@cda-eng.com

PROPERTY OWNER

JEM II TRUST
1601 22nd Street, West Des Moines, IA 50266
5152222360
cmiranda@westbankstrong.com

DEVELOPER

JEM II TRUST
1601 22nd Street, West Des Moines, IA 50266
5152222360
cmiranda@westbankstrong.com

PROJECT MANAGER

Civil Design Advantage
Kris Bower
4121 NW Urbandale Drive
Urbandale, IA 50322
(515) 369-4400
krisb@cda-eng.com

ENGINEER

Civil Design Advantage
Kris Bower
4121 NW Urbandale Drive
Urbandale, IA 50322
(515) 369-4400
krisb@cda-eng.com

ARCHITECT

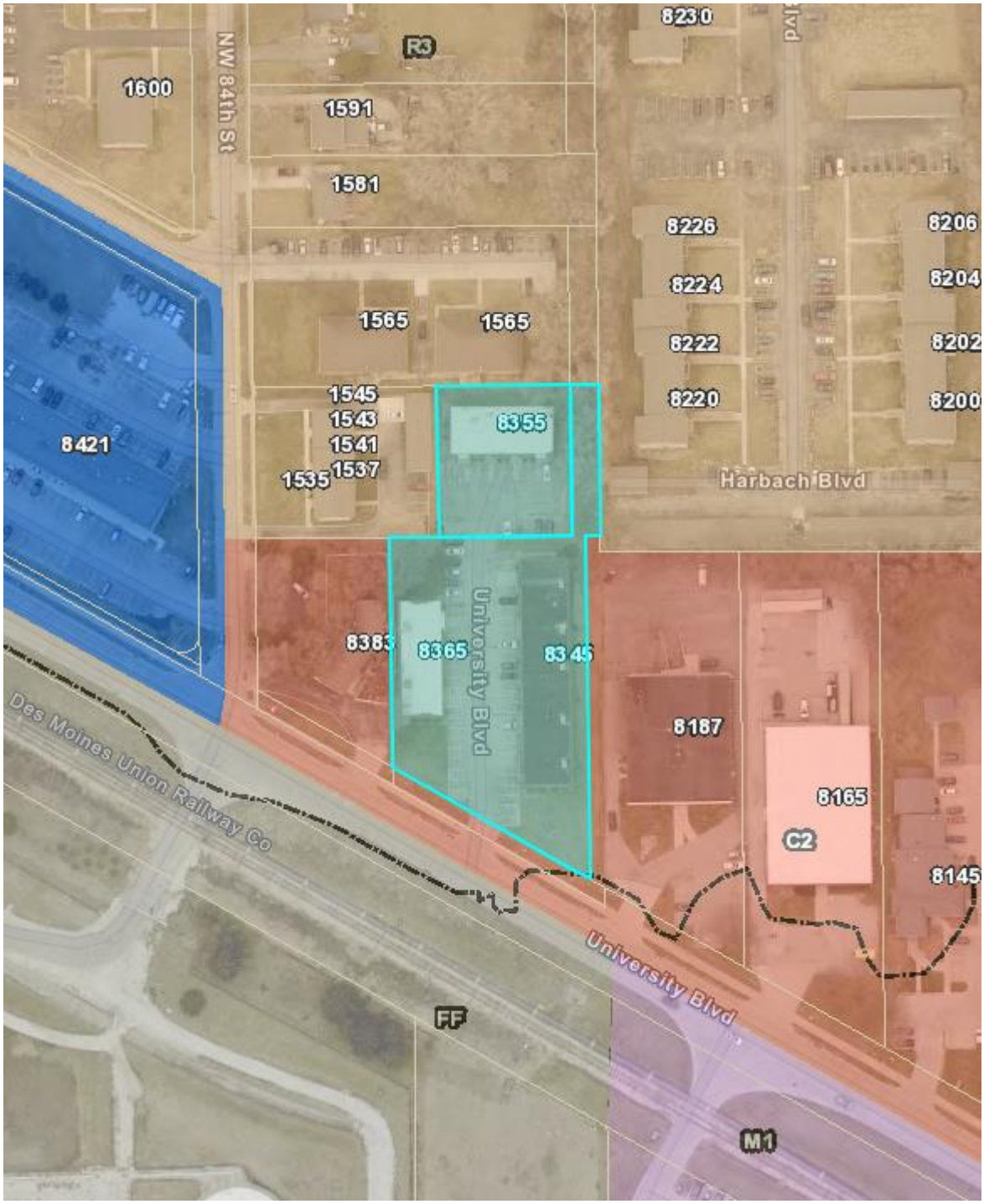
MEETING DATES

PLANNING & ZONING COMMISSION

02/04/2025

CITY COUNCIL

LOCATION AND ZONING MAP



MCKEON'S PLACE PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PT. LOT 31, 32 AND LOT 'E'
MCKEON'S PLACE REPLAT
CLIVE, POLK COUNTY, IOWA

REQUESTOR: WEST BANK AS TRUSTEE
JEM II TRUST

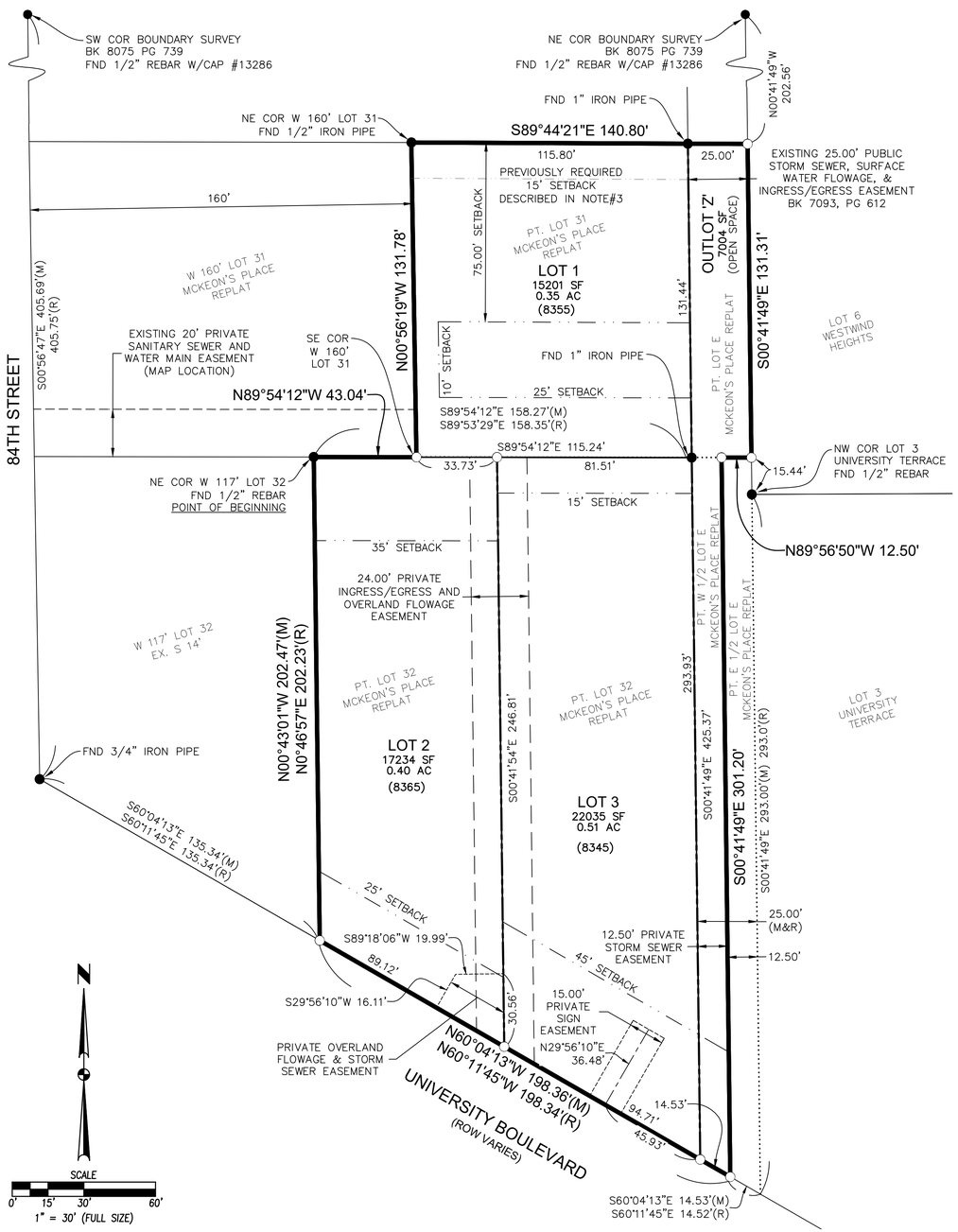
PROPRIETOR: WEST BANK AS TRUSTEE
JEM II TRUST
1601 22ND ST
WEST DES MOINES, IA 50266–1408

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515–369–4400

AREA ABOVE RESERVED FOR RECORDER



OWNER / DEVELOPER

WEST BANK AS TRUSTEE
JEM II TRUST
1601 22ND ST
WEST DES MOINES, IA 50266–1408

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C2 – COMMUNITY COMMERCIAL DISTRICT

BULK REGULATIONS

SETBACKS

FRONT	25'
REAR	35'
SIDE	10' (EXCEPT WHERE ADJ. TO R DISTRICT)

DATE OF SURVEY

DECEMBER 16, 2024

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

PLAT DESCRIPTION

LOT 31 (EXCEPT THE WEST 160 FEET THEREOF) AND LOT 32 (EXCEPT THE WEST 117 FEET AND EXCEPT THE SOUTH 14 FEET THEREOF) AND THAT PART OF LOT E LYING EAST OF AND IMMEDIATELY ADJACENT TO LOT 31, AND WEST 1/2 OF LOT E LYING EAST OF AND IMMEDIATELY ADJACENT TO SAID LOT 32 (EXCEPT THE SOUTH 14 FEET THEREOF), ALL IN MCKEON'S PLACE REPLAT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CLIVE, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 117 FEET OF LOT 32; THENCE SOUTH 89°54'12" EAST ALONG THE NORTH LINE OF SAID LOT 32, A DISTANCE OF 43.04 FEET TO THE SOUTHEAST CORNER OF SAID WEST 160 FEET OF LOT 31; THENCE NORTH 00°56'19" WEST ALONG THE EAST LINE OF SAID WEST 160 FEET OF LOT 31, A DISTANCE OF 131.78 FEET TO THE NORTHEAST CORNER OF SAID WEST 160 FEET OF LOT 31; THENCE SOUTH 89°44'21" EAST ALONG THE NORTH LINE OF SAID LOT 31 AND THE EASTERLY EXTENSION THEREOF, 140.80 FEET TO THE EAST LINE OF SAID LOT E; THENCE SOUTH 00°41'49" EAST ALONG SAID EAST LINE, 131.31 FEET; THENCE NORTH 89°56'50" WEST, 12.50 FEET TO THE EAST LINE OF SAID WEST HALF OF LOT E; THENCE SOUTH 00°41'49" EAST ALONG SAID EAST LINE, 301.20 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF UNIVERSITY BOULEVARD; THENCE NORTH 60°04'13" WEST ALONG SAID NORTHERLY LINE, 198.36 FEET TO THE EAST LINE OF SAID WEST 117 FEET OF LOT 32; THENCE NORTH 00°43'01" WEST ALONG SAID EAST LINE, 202.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.41 ACRES (61,474 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. THE EXISTING BUILDING ON PROPOSED LOT 1 IS PERMITTED NON–CONFORMING. BUILDING PERMIT #3457 WAS ISSUED ON OCTOBER 3, 1983 WITH A REQUIRED REAR YARD SETBACK OF 15'. THE ZONING REGULATIONS EFFECTIVE AT THE TIME OF CONSTRUCTION ARE FOUND IN ORDINANCE 248, PASSED BY THE CLIVE CITY COUNCIL ON NOVEMBER 1, 1979
4. SETBACKS SHOWN FOR LOT 3 REFLECT CLIVE CITY CODE SECTION 11–7–10 DIMENSIONAL REQUIREMENTS, WHICH STATES FOR EACH FOOT THAT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED PROPORTIONATELY, EXCEPT THAT WHERE THE REAR YARD ADJOINS THE SIDE LOT LINE OF A LOT IN AN R DISTRICT, THERE SHALL BE A MINIMUM REAR YARD OF 75 FEET REQUIRED ADJACENT TO SAID SIDE LOT LINE.
5. THE PROPERTY WAS PREVIOUSLY DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 19686, PAGE 656.

PROFESSIONAL LAND SURVEYOR JONATHAN A. ERDAHL 28686 IOWA

PRELIMINARY
NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
UPDATED	01/09/25

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
CLIVE, IOWA

MCKEON'S PLACE PLAT 2
FINAL PLAT

1/1
2410.856

FILE: H:\2024\2410856\DWG\2410856-FINAL PLAT.DWG
REF XRFS: XW-2410856, XWB-2410856, XWT-2410856
PLOTTED BY: JON ERDAHL LAST EDITED: 1/9/2025 12:55 PM
COMMENT:
ENG:
TECH:

Staff Report

TO: Planning and Zoning Commission members
FROM:
Kathryn Purvis, Planner

DATE: February 4, 2025
RE: Site Plan Amendment - Soma Cosmetics - 12107 Stratford Drive

GENERAL INFORMATION

Applicant: Downing Construction on behalf of
Requested Action: Approval of a Site Plan Amendment
Location:12107 Stratford Drive
Lot 1, Stratford Commons Office Park Plat 2

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Property	Medical Office	Commercial Employment	C-3
North	Residential Single Family	Residential Low Density	R-1
East	Residential Single Family	Residential Low Density	R-1
South	Medical Office	Commercial Employment	C-3
West	Commercial Office/ Residential Single Family	Commercial Employment/ Residential Low Density	C-3, R-5

CASE HISTORY

1999 - Stratford Commons Office Park Final Plat approved
2000 - Stratford Commons Office Park Plat 2 approved
2006 - Building constructed
2024 - Soma Cosmetics purchases and applies for building permits

BACKGROUND

The property is approximately 1.671 acres in size and contains an 8,000 square foot office building and 576 square foot accessory garage building. The building has served as an office use since its construction in 2006. In 2024, Soma Cosmetics purchased the property and submitted a building permit for interior renovations. As part of the building permit review, planning staff completed a site evaluation and required an administratively approved site plan amendment indicating the proposed generator location and requiring tree plantings to restore the landscape buffers. Through construction of the permitted renovation, several additional exterior modifications were completed that require approval of a Site Plan Amendment through the Planning and Zoning Commission and City Council.

ANALYSIS

At the time of building permit review, the existing stucco and stone exterior of the building was to remain unmodified. The existing stucco was light tan/off-white and the existing stone had natural earth tone color variations in keeping with the other buildings in the Stratford Commons Office Park. During the renovation the owner desired to "freshen" the exterior facade and the building was stained white on both the stucco and stone. The dumpster enclosure and ground mounted sign were also stained white. The applicant stated the desire to stain the building white was due to stone replacement for minor repairs that was not able to be satisfactorily matched to the existing stone. Staff identified the unapproved exterior modifications at the final inspection for the building permit.

The property is subject to the Declaration of Easements, Restrictions and Covenants for Stratford Commons Office Park, as amended. The covenants established the requirement for an Architectural Review Committee and state "No Owner shall construct any Improvements or make any material modifications to the shape, height or exterior appearance... without the prior approval of the plans therefor by the Architectural Review Committee (ARC)." Additionally, the covenants require 80% of non-glazed wall area to be masonry. The Association does not currently operate an ARC and the City has accepted written approval from the Association officers as approval for previous projects in lieu of the ARC procedure outlined in the covenants. The Association has provided written approval and support of the exterior modifications.

The Clive Development Standards Manual requires primarily muted, neutral, or earth tone colors; the chosen stain color meets this standard. The Development Standards further state colors not consistent with the adjoining developments are not permitted, but an alternative design may be approved through the Site Plan approval process. The Exterior Materials Class Tables in the Development Standards Manual identifies when concrete and concrete masonry units may be painted; brick and stone materials are not identified as may be painted in the table.

Historically, staff has not administratively approved paint or stain on brick, stone, or other masonry products. Staff has also advised against approval of any projects that paint these exterior materials due to maintenance and material compatibility concerns. In this case, the stain product used was designed for masonry and should not pose the same maintenance concerns as paint. The chosen stain is a "solid color" which has a largely opaque appearance that resembles paint when applied on the stone. On several projects the Commission and Council have approved stain to alter the brick exterior facade of a building without a full replacement of the masonry.

The requested site plan amendment has no impacts on site lighting, layout and circulation, utilities, stormwater management, or landscaping.

PUBLIC COMMENT

Notice was sent to the surrounding property owners within 310-feet of the subject site on February 21, 2025. Staff has received the attached comments both for and against the exterior facade changes. The Association officers stated their support for the exterior changes. A residential neighbor has stated their opposition to the change of color and raised concerns that the building no longer blends in with the natural environment, which causes their property to "feel like a commercial zone."

STAFF RECOMMENDATION

While the product utilized on the masonry is a stain and the color palette is neutral, it is a change from the surrounding office development. Staff's perspective is the question of whether to approve the white stain is aesthetic in nature. If the Commission and Council do not desire to approve the exterior modifications, staff is unsure of the removal process and potential for damage that may be caused to the underlying stone.

Staff recommends the following modifications:

1. The rooftop venting shall be painted to blend with the roof material.
2. The ducting on the rear facade shall be painted to blend into the building. If painting the ducting is not possible, staff recommends a screen be installed to reduce the visibility to adjacent residential properties.

Attachments:

1. Application
2. Notice and Mail Labels
3. Resident Response_Montgomery
4. Association approval letter
5. Masonry stain product specification sheet
6. EXTERIOR ELEVATIONS - updated
7. facade change photographs

City of Clive
1900 NW 114th Street
Clive, IA 50325-7077
Phone (515) 223-6221
www.cityofclive.com

APPLICATION FOR DEVELOPMENT REVIEW

PERMIT

STP25-000002 Site Plan Amendment

APPLICATION DATE

01/17/2025

PROJECT LOCATION

12107 Stratford Drive

PROJECT NAME

Soma Cosmetics

PROJECT DESCRIPTION

Exterior facade updates

APPLICANT

Alex Gross
509 E Scenic Valley Ave
Indianola, IA 50125
5159615386
alexg@downingconstruct.com

PROPERTY OWNER

7CS LLC
3924 140th St, Urbandale, IA 50323

DEVELOPER

Downing Construction Inc
Colby Edel
509 E Scenic Valley Ave
5159615386
colbye@downingconstruct.com

PROJECT MANAGER

Downing Construction
Alex Gross
509 E Scenic Valley Ave
Indianola, IA 50125
5159615386
alexg@downingconstruct.com

ENGINEER

ARCHITECT

Downing Construction
Alex Gross
509 E Scenic Valley Ave
Indianola, IA 50125
5159615386
alexg@downingconstruct.com

MEETING DATES

PLANNING & ZONING COMMISSION

02/04/2025

CITY COUNCIL

02/13/2025

January 21, 2025

Re: 12107 STRATFORD DR - 12107 Stratford Drive- Soma Cosmetics

Dear Property Owner:

Downing Construction has submitted a Site Plan Amendment to the City of Clive for exterior updates to an existing building located at 12107 Stratford Drive, which is generally located north of University drive and east of 123rd Street. The primary update is that the building has been stained white. The overall architectural structure of the building has not changed.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting at 5:30 p.m., February 4th, 2025. You may attend this meeting in person in the Public Safety Facility Training Room, 8800 Hickman Road, Clive, Clive, IA 50325, or virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. Meeting agendas are available on the City's website at http://www.cityofclive.com/connect/boards_and_commissions/

As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Clive, City Planner, 1900 NW 114th Street, Clive, IA 50325 or by email at the address below.

Following the Planning and Zoning Commission's review and recommendation, the City Council will make a determination on this application. The public meeting has been tentatively scheduled for 6:00 p.m., on February 13th, 2025, also to be hosted in person at the above address and virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. City Council meeting agendas are available on the City's website at http://www.cityofclive.com/connect/city_council/

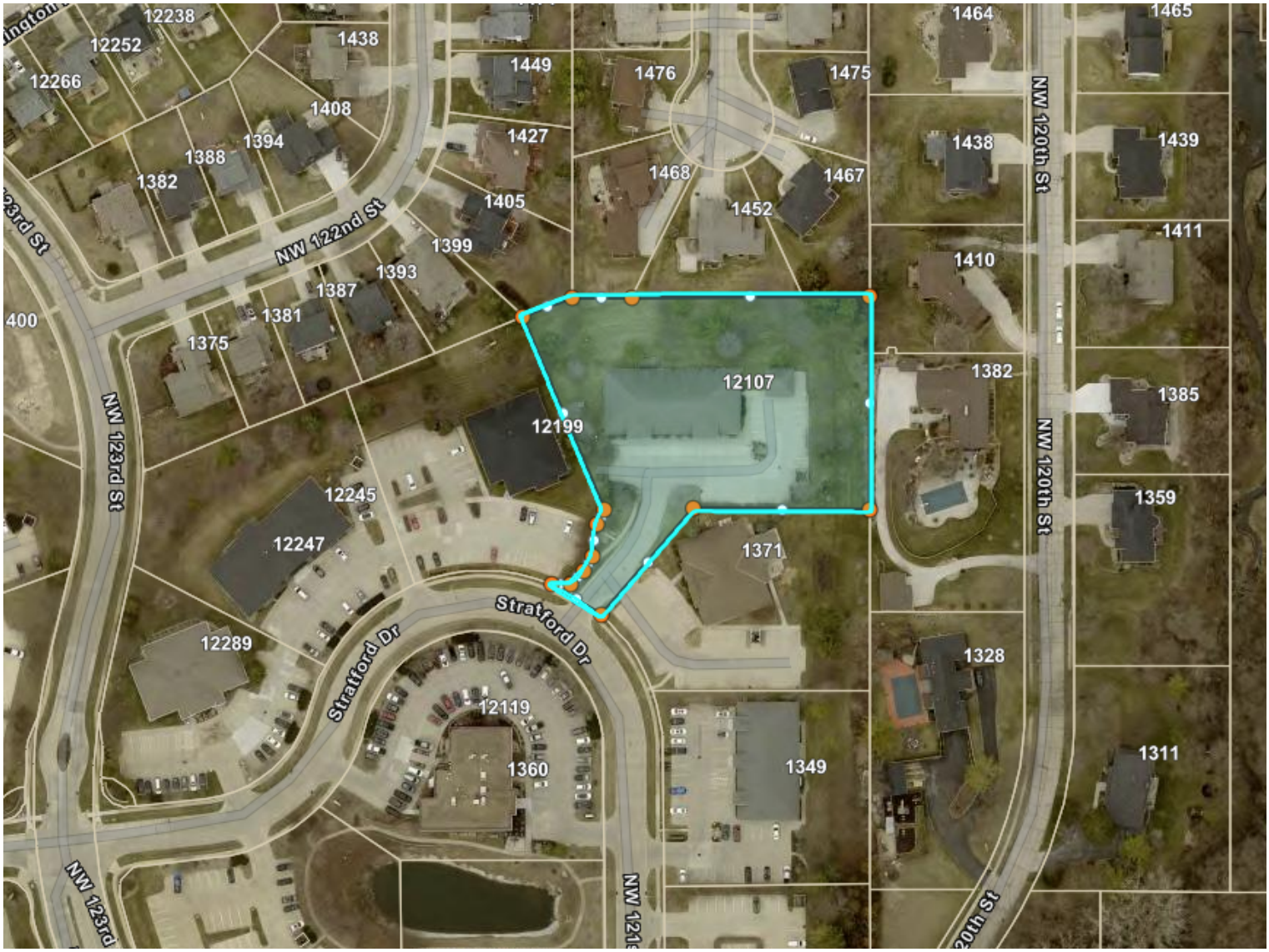
If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council's meeting. If you have any questions concerning this application or if you would like additional information, please call the Community Development Department at (515) 223-6221.

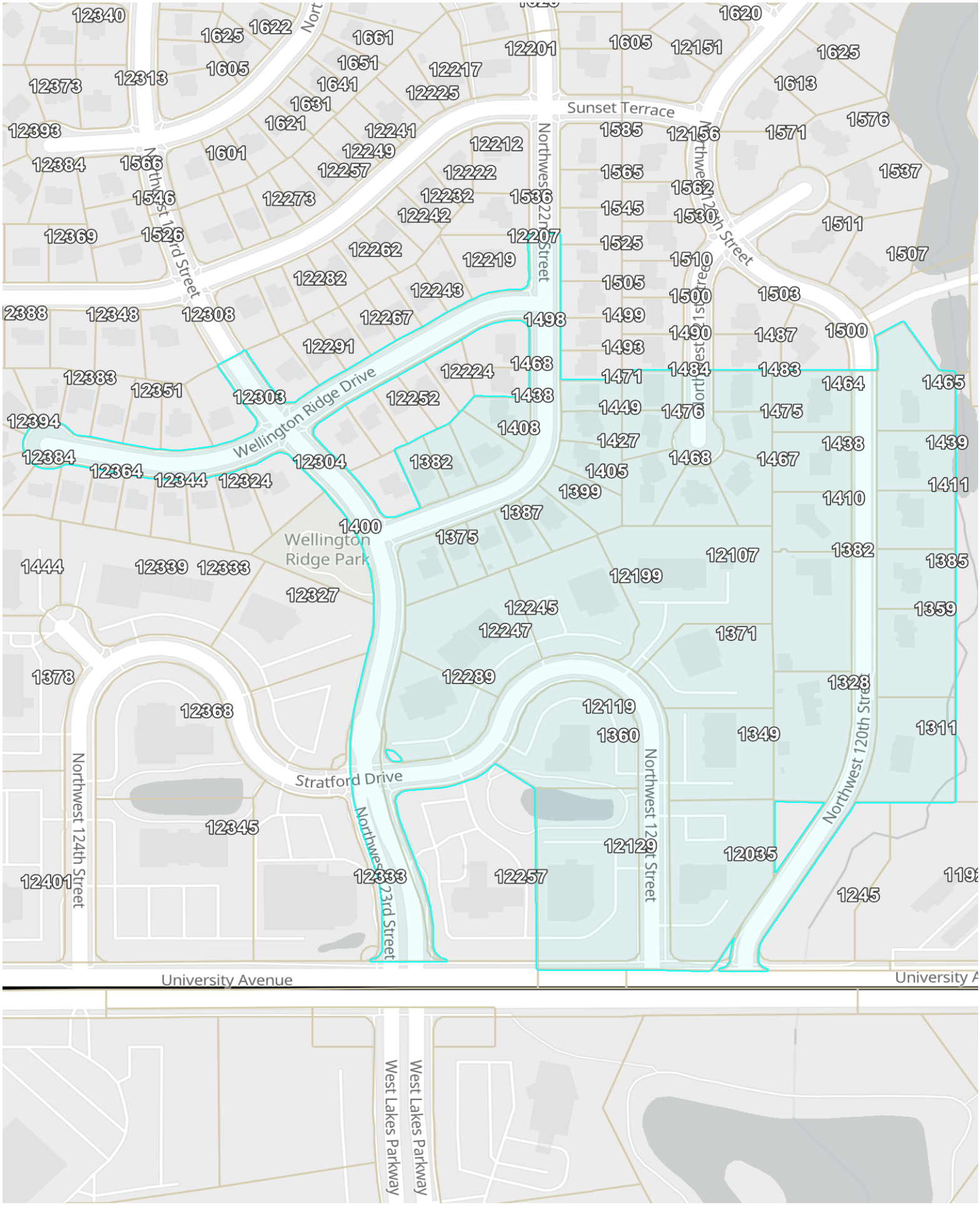
Sincerely,

Kathryn Purvis

KPURVIS@CITYOFCLIVE.COM

LOCATION MAP




Sunset Terrace
Northwest 122nd Street
Northwest 121st Street
Northwest 120th Street
Northwest 123rd Street
Northwest 124th Street
Wellington Ridge Drive
Wellington Ridge Park
Stratford Drive
University Avenue
West Lakes Parkway
West Lakes Parkway

MURPHY, THOMAS R
1471 NW 122ND ST
CLIVE, IA 50325-8102

LAWSON, JANIE R
1381 NW 122ND ST
CLIVE, IA 50325-8101

BARAKAT, TRISHA D
1388 NW 122ND ST
CLIVE, IA 50325-8100

MCQUILLEN, MATTHEW L
1438 NW 120TH ST
CLIVE, IA 50325-8208

EZELL, FONTELLA M
1483 NW 121ST ST
CLIVE, IA 50325-8239

JOHNSON, RUSSELL Q
1411 NW 120TH ST
CLIVE, IA 50325-8209

LAFAVE, CHAD
1484 NW 121ST ST
CLIVE, IA 50325-8238

HORN, ROARK R
1359 NW 120TH ST
CLIVE, IA 50325-8207

THOMAS, JOBINSON
1410 NW 120TH ST
CLIVE, IA 50325-8208

STAPLES, JACOB
1394 NW 122ND ST
CLIVE, IA 50325-8100

CRICHTON, DOUGLAS B
1464 NW 120TH ST
CLIVE, IA 50325-8208

AMODEO, RALPH L
1385 NW 120TH ST
CLIVE, IA 50325-8207

JOHNSON, SCOTT E
1382 NW 120TH ST
CLIVE, IA 50325-8206

KARNOWSKI, JEFFREY R
1387 NW 122ND ST
CLIVE, IA 50325-8101

WAJDA, ARLEENE H
1439 NW 120TH ST
CLIVE, IA 50325-8209

DIELEMAN, ASHLEY
1452 NW 121ST ST
CLIVE, IA 50325-8238

HOLT, CHAD N
1427 NW 122ND ST
CLIVE, IA 50325-8102

BROWN, KELLY
1475 NW 121ST ST
CLIVE, IA 50325-8239

IRISH, ROY M
1375 NW 122ND ST
CLIVE, IA 50325-8101

PEDERSEN, RICHARD D
1405 NW 122ND ST
CLIVE, IA 50325-8102

BOCKEN, MEGAN C
1467 NW 121ST ST
CLIVE, IA 50325-8239

KEPES, AMY L
1468 NW 121ST ST
CLIVE, IA 50325-8238

CITY OF CLIVE
1900 NW 114TH ST
CLIVE, IA 50325-7077

ORELAND, COREY J
1311 NW 120TH ST
CLIVE, IA 50325-8207

RICH, CHRIS
1438 NW 122ND ST
CLIVE, IA 50325-8103

MARTIN, DENNIS
1328 NW 120TH ST
CLIVE, IA 50325-8206

PARROTT, NICHOLAS M
1449 NW 122ND ST
CLIVE, IA 50325-8102

NUCARO, THOMAS A
1476 NW 121ST ST
CLIVE, IA 50325-8238

WEAVER, THEODORE A
1408 NW 122ND ST
CLIVE, IA 50325-8103

JACOBY, MICHAEL D
1465 NW 120TH ST
CLIVE, IA 50325-8209

HASSEL DEVELOPMENT LLC
1349 NW 121ST ST STE 100
CLIVE, IA 50325-8145

MD4 CLIVE LLC
417 1ST AVE SE
CEDAR RAPIDS, IA 52401-1309

SCHL ADMINISTRATORS OF IOWA
12199 STRATFORD DR
CLIVE, IA 50325-8146

DRAKE SIMPSON REAL ESTATE LLC
12289 STRATFORD DR
CLIVE, IA 50325-8167

ERICKSON FAMILY LC
2453 106TH ST
URBANDALE, IA 50322-3701

STRATFORD PROPERTIES ONE LLC
5745 RACCOON RIVER DR STE 190
WEST DES MOINES, IA 50266-5367

MONTGOMERY, DANIEL J
1393 NW 122ND ST
CLIVE, IA 50325-8101

ATI CAPITAL LLC
110 SE GRANT ST STE 101
ANKENY, IA 50021-3143

7CS LLC
3924 140TH ST
URBANDALE, IA 50323-2486

BOARDMAN, CHASE
1399 NW 122ND ST
CLIVE, IA 50325-8101

NORTH UNIVERSITY PROPERTIES LLC
9500 UNIVERSITY AVE STE 2112
WEST DES MOINES, IA 50266-1870

Kathryn Purvis

From: Amy Montgomery <amy.sue.montgomery@gmail.com>
Sent: Sunday, January 26, 2025 7:06 PM
To: Kathryn Purvis
Cc: Dan Montgomery
Subject: 12107 Stratford Drive - Planning & Zoning Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: Unusual sender <amy.sue.montgomery@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear City Planner and Clive Planning & Zoning Commission:

My husband, Dan Montgomery, and I live at 1393 NW 122nd Street, Clive, IA and received a notice letter regarding the upcoming February 4th meeting relating to public input on a Site Plan Amendment for the property located at 12107 Stratford Drive, Clive, IA. This property is located within sight of our backyard, and the white stain is an eyesore - we believe it lowers our property value and that of the other homes around it, as when it was natural brick brown, it blended in with nature and did not make our neighborhood feel like a commercial zone.

We request that the application be denied and that the building be required to be returned to its original natural brown brick color. Thank you for your consideration.

Sincerely,

Amy Montgomery and Dan Montgomery

City of Clive Inspection Department
1900 NW 114t Street
Clive, IA 50325

Re: 12107 Stratford Dr., Clive, Iowa

Dear Sir,

As treasurer of the Stratford Commos Office Park Association, I have contacted the president of our Association, Matt Carver, regarding the exterior painting of 12107 Stratford Drive. He has sent me the following message:

"Jan, As president of the association, I agree with you providing such a letter. Our office, School Administrators of Iowa, is a neighboring building, and the work being done is helping to update that building and the area in general. Looking from the outside, they are doing an excellent job. Thanks, Matt Carver"

Also, as manager of the Erickson Family, L.C. and owner of the neighboring building at 1371 NW 121st Street, I also agree that the changes to the building exterior at 12107 Stratford Dr. have been a great improvement over the appearance of the building. I also do not object to the changes that have been made.

Please feel free to contact me if you have further concerns.

Sincerely,

Janice M. Beal, Treasurer, Stratford Commons Office Park Assoc.

Janice M Beal, Manager
Erickson Family, L.C.
2453 - 106th Street
Urbandale, IA 50322
(515) 229-6865

H&C® COLORTOP™ WATER-BASED SOLID COLOR CONCRETE STAIN

PRODUCT DESCRIPTION

H&C® COLORTOP™ Water-Based Solid Color Concrete Stain is a water-based stain that provides a long-lasting, durable and decorative finish to interior or exterior concrete, masonry, or asphalt surfaces. Fortified with silicone, this easy-to-apply solid color stain can be tinted to hundreds of colors.

** H&C COLORTOP Water-Based Solid Color Concrete Stain is formerly known as H&C® Concrete Stain Solid Color Water-Based.*

FEATURES & BENEFITS

- Provides a durable finish that extends the life of concrete and masonry surfaces
- Highly resistant to pool chemicals and many other household chemicals for long lasting beauty and protection
- Water-Based formulation allows for easier application and clean-up
- Interior & exterior use
- Satin finish

RECOMMENDED USES

H&C® COLORTOP™ Water-Based Solid Color Concrete Stain is formulated for use on concrete, masonry and asphalt. It can be used on both interior and exterior surfaces including walkways, patios, pool decks, basement floors, and block and stucco walls.

COVERAGE RATES

Substrate*	sq ft/gal
Concrete floors	200-300
Porous concrete	150-250
Concrete block	100-150
Split-faced block	75-125
Fluted block	50-100
Brick (clay)	100-150
Asphalt	200-250

*Coverage will vary depending on the porosity and texture of the substrate.

SURFACE PREPARATION

New Concrete: Allow new concrete to cure at least 28 days. Concrete surfaces should be able to absorb water. To test absorption, spray various sections of the surface to be stained with water. If the water does not absorb rapidly, then acid etch the surface using H&C® CONCRETEREADY® Etching Solution, following label instructions. After proper etching, the surface should feel like 120-grit sandpaper. If not, then etch again. Mechanical abrasion methods may be necessary to achieve proper profile. Do not apply the stain until all surfaces are porous. Allow all surfaces to dry at least 24 hours before staining. Prepared concrete must have a pH of 6 to 10.

***WARNING:** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. To avoid exposure to lead dust, wear proper protective equipment, such as a properly fitted respirator (NIOSH approved) and follow proper containment and cleanup procedures. For more information, call the National Lead Information Center at 1-800-424-LEAD (in U.S.) or contact your local health authority.

Asphalt: Asphalt surfaces must be free of grease, oil, dirt, wax, and other surface contaminates. Scrub with a solvent-free cleaner, following label directions. Do not etch asphalt. Not recommended for use on freshly sealed asphalt. Newly placed or sealed asphalt should be allowed to cure at least 90 days prior application of a water-based top coat.

Repair: For the best repair on vertical and horizontal concrete and masonry surfaces, use H&C CONCRETEREADY Quick Patch and Repair to fill low spots and spalled concrete.

JOBSITE TEST SECTION

Due to the wide variety of substrates, preparation methods, application methods and environments, it is important to create a test sample.

LIMITATIONS

Do not use on wood surfaces.

TOOLS REQUIRED

- Synthetic bristle paint brush
- Synthetic roller cover (3/8 to 1/2-inch nap)
- Airless sprayer 2000 psi; tip .015 to .017 inch
- Eye Protection
- Respiratory Protection
- Gloves

NOTE: Back rolling is recommended after spraying.

APPLICATION INSTRUCTIONS

Apply H&C COLORTOP Water-Based Solid Color Concrete Stain onto dry surfaces only. Moisture content should not exceed 3 lbs/1,000 sq. ft. of surface (ASTM F710). Air, surface and material temperatures must be between 40o and 90o F and at least 5o above the dew point during and for 24 hours after application. Temperatures should be maintained above 40o F for a minimum of 7 days after application to allow for proper curing of the coating. Do not apply H&C COLORTOP Water-Based if rain is expected within 12 hours following application. A minimum of two coats are required.

How to Apply: Apply with a brush, roller, or sprayer. Stir product thoroughly before and during application. When using more than one container, intermix all containers together to ensure color uniformity. Prior to applying the first coat, dry sweep the concrete with a stiff broom or shop vacuum to remove all loose surface contaminants.

First Coat: Apply first coat evenly, working in one direction. Allow to dry at least 2 hours before applying the second coat.

Second Coat: For best coverage, apply the second coat perpendicular to the first coat. Two coats of H&C COLORTOP Water-Based Solid Color Concrete Stain are usually sufficient. However, extremely porous surfaces may require a third coat for a uniform appearance. Allow 2 hours of dry time between coats.

SLIP RESISTANCE

Some surfaces may require a slip/skid-resistant additive for safety. Surfaces may be slippery when wet and proper preventative precautions are recommended. To increase slip/skid resistance, add H&C® SharkGrip® Slip Resistant Additive to the coating when applying. See product data page for detailed instructions. The addition of anti-slip/skid additives will not eliminate the possibility or risk of slipping/skidding or falling.

CLEANUP

Clean tools and any spills or spatters immediately using soap and warm water.

DISPOSAL

Follow your state or local regulations for disposal methods.

PHYSICAL PROPERTIES

Typical Physical Properties and Characteristics		
Property	**Test Method**	**Value**
Dry Time (@ 77°F, 50% RH)	Dry-to-touch	30 minutes
	Light traffic (foot)	2 hours
	Heavy traffic	72-96 hours
	Recoat	2 hours
	Full cure	7-14 days
Flash Point	ASTM D93, PMCC	499 deg. F.
VOC	EPA Method 24	<224 g/L; 1.87 lb/gal*
Water-Vapor Transmission	ASTM D1653, Method A	5.21 ± 0.12 grains/sq ft/hr
Perm Rating	ASTM D1653	11.2 ± 0.3 grains/(hr ft^2 in Hg)
Accelerated Weathering	ASTM G154 Color change	3,000 hrs., no effect Delta E = 0.35
	ASTM G155	No cracking, delamination or discoloration
Wind-Driven Rain Resistance	Rilem Tube Method #11.4	Zero water penetration after 60 mins. exposure
Salt Spray Resistance	ASTM B117	No film defect after 500 hrs. exposure
Chemical Resistance	• 10% sodium hydroxide • 10% ammonium hydroxide • Mineral spirits (KB value 38)	No softening or color change
Sulfide Staining Resistance	ASTM D1712	No change after 15 mins.
Chloride Ion Penetration	AASHTO T 259/T 260	Reduction of 54% @ 0.0625-0.5"pene-tration, 83% @ 0.5-1.0"penetration, 36% @ 1.0-1.5"penetration
Impact Resistance (6 inch-pounds direct impact)	Fed. Std. 141A Method 2051 ASTM D2794	No film chipping
Abrasion Resistance	ASTM D968	>2,000 liters of sand
Flexibility (1-inch-diameter mandrel)	ASTM D522 Method B	No cracking or breaking
Scrub-Resistance Testing	ASTM D2486	1,200 cycles, no failure
Adhesion Testing	ASTM 3359 • Method A X-cut tape test • Method B cross-cut tape test	No film loss; Classification 5A Less than 5% removed; Classification 4B
Reflectance of White	ASTM E1331	86% + 3%
Color & Gloss Retention	ASTM G90	Color: Less than 0.30 change Sheen: 0.5 difference @ 60°
Sheen (pigmented & clear)	ASTM D523	Low luster < 35
Volume Solids Pigmented: Solids by Weight Solids by Volume	ASTM D2832	 43% ± 2%* 30% ± 2%*
Weight per Gallon	ASTM D1475	10 lbs.*

**May vary depending on color*

MAINTENANCE

Surfaces treated with H&C COLORTOP Water-Based are easily cleaned using 3 parts water to 1 part H&C CONCRETEREADY Cleaner Degreaser.

ORDERING INFORMATION

Extra White	**Part Number/SMIS**
1 gallon	20.101214/6507-11450
5 gallons	20.101215/6507-11468

Deep Base	**Part Number/SMIS**
1 gallon	20.102214/6507-11633
5 gallons	20.102215/6507-11641

Ultra Deep	**Part Number/SMIS**
1 gallon	20.103214/6507-11690
5 gallons	20.103215/6507-11708

CAUTION

CAUTIONS: CONTAINS CRYSTALLINE SILICA. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (**NIOSH** approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage.

FIRST AID: In case of eye contact, fl ush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE**. Abrading or sanding of the dry fi lm may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure.

WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

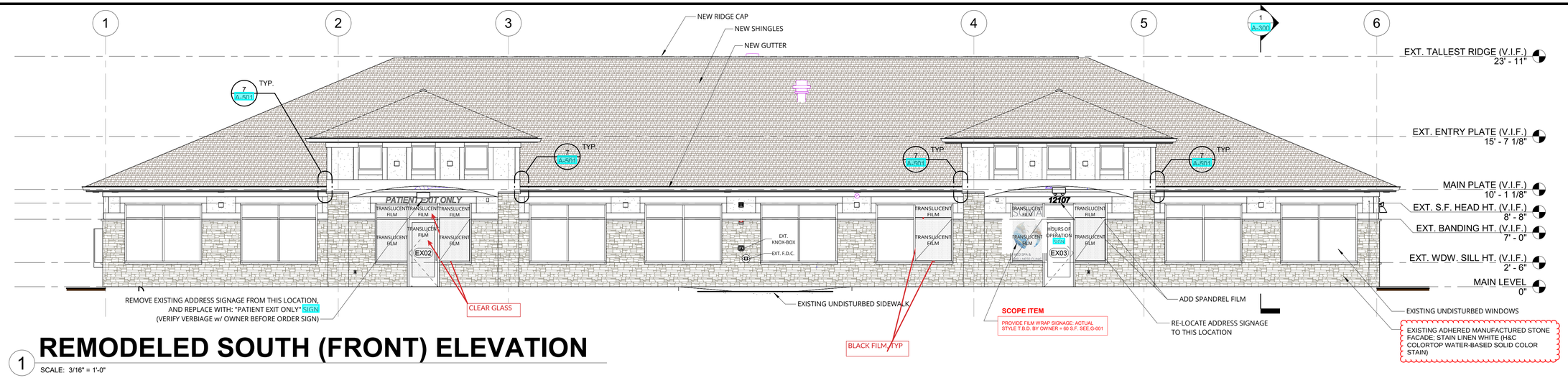
LIMITED WARRANTY

This warranty is only valid when the product is applied and maintained according to product application and maintenance instructions to a properly prepared surface. If the product fails to perform in accordance with applicable product literature **H&C** shall either replace an equivalent quantity of product free of charge or refund the original purchase price. For a replacement or a refund, return the product to the place of purchase accompanied by the original proof of purchase. This warranty shall not apply to any defect, damage or product failure resulting from improper surface preparation, structural defects, environmental damage, failure of a previous product, deterioration or defect in the underlying substrate, or improper application and maintenance of the product. Your exclusive remedy is the replacement of product or refund and does not include labor or costs associated with the application or removal of any product. I**N NO EVENT SHALL H&C BE LIABLE FOR ANY TYPE OF INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, PUNITIVE, OR INDIRECT DAMAGES WHETHER OR NOT PURCHASER IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. ALL IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, SHALL HAVE THE SAME DURATION AS THE ABOVE EXPRESS WARRANTY.** Some states do not allow limitations on how long an implied warranty lasts or limitations on incidental or consequential damages, so portions of the limitations above might not apply to you. This warranty gives you specific legal rights, and you may have other rights, which vary from state to state.

TECHNICAL SERVICES

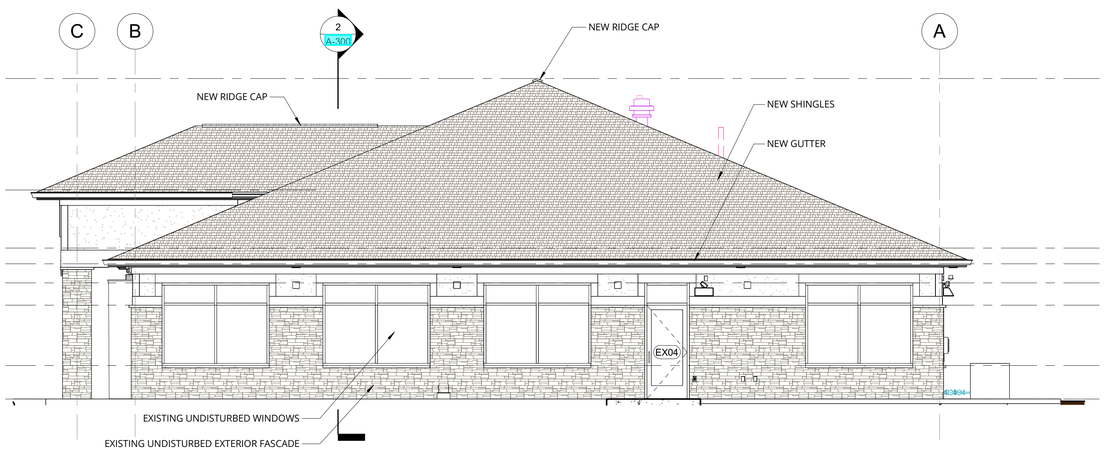
The information and recommendations set forth in this product data sheet are based on tests conducted by or on behalf of H&C Products Group and The Sherwin-Williams® Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your H&C® or Sherwin-Williams representative to obtain the most recent product data sheet.

For technical assistance, call 1-800-867-8246 or visit www.hcconcrete.com.



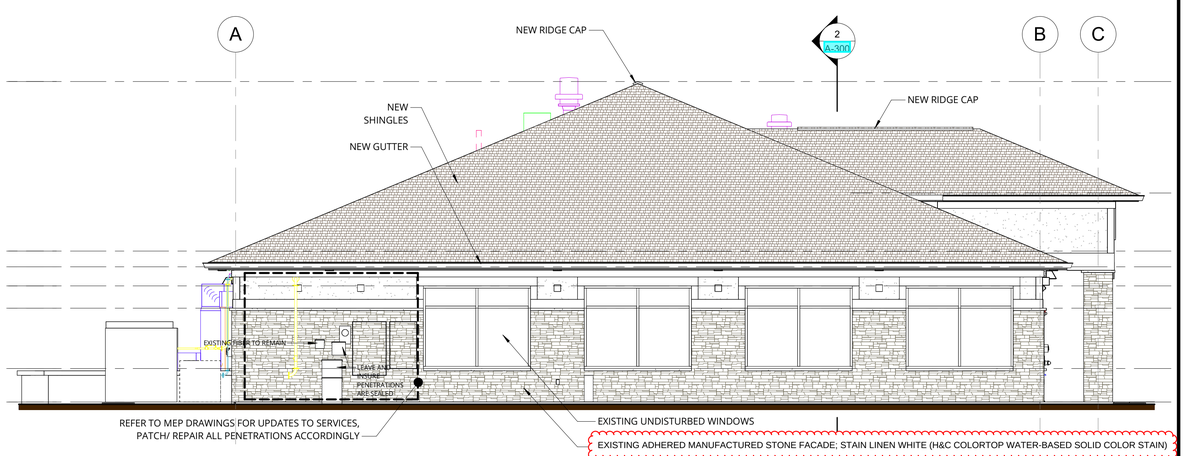
1 REMODELED SOUTH (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"



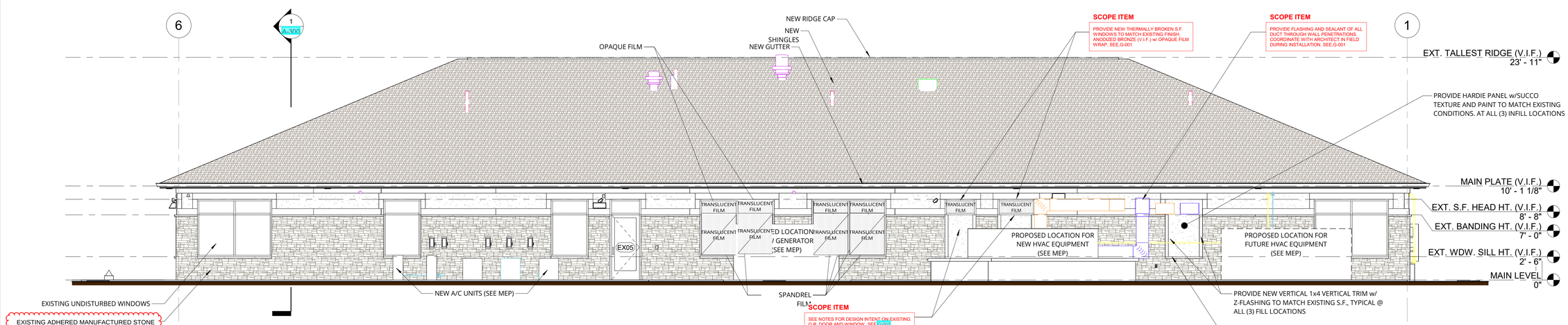
2 REMODELED EAST (SIDE) ELEVATION

SCALE: 3/16" = 1'-0"



3 REMODELED WEST (SIDE) ELEVATION

SCALE: 3/16" = 1'-0"



4 REMODELED NORTH (REAR) ELEVATION

SCALE: 3/16" = 1'-0"

THIS PLAN IS THE PROPERTY OF DOWNING CONSTRUCTION INC.

ANY USE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED!

STUDIO ARCHITECTURE | INTERIORS
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Indianola, Iowa 50125
p: 515.961.5386
f: 515.961.0468
www.downingconstruct.com
www.downingplanroom.com

Soma Cosmetic Surgery and Aesthetic Clinic

12107 Stratford Drive
Clive, Iowa

CONSTRUCTION DOCUMENT SET - PLANS FOR CONSTRUCTION

DISCOVER/ ANALYZE | DEVELOP | COMMIT | DELIVER

PROJECT DESIGNER-INTERIOR
CGL/ CPG

ISSUED DATE:
03/01/2024

REVISIONS

REV #	DESCP.	DATE

PLAN NO. = 90-167

DWG. LIST

EXTERIOR ELEVATIONS

SHEET NO.

A-200

3/21/2024 3:44:54 PM
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12107 Stratford Drive Exterior Photos

Previous Exterior

Current Exterior

Subject property and adjacent commercial properties prior to exterior updates

Subject property and adjacent commercial properties after exterior updates

Back of building from top of berm facing southeast

Back of building from residential properties to the north

Monument sign updates

Close-up of treatment application on building stone

Staff Report

TO: Planning and Zoning Commission members
FROM:
Amanda Grutzmacher, Senior Planner

DATE: February 4, 2025
RE: Off-Street Parking and Circulation Discussion

At previous meetings, the Commission has discussed modifications to the City's parking policy related to the number of required parking spaces. At this meeting, staff will lead discussion on proposed updates for the other off-street parking and circulation requirements. Staff is considering the following updates:

- Clarify and simplify approval requirements for shared parking and distinguish between simultaneous and multiple use buildings.
- Minimum stall widths. Keep the 10' standard, eliminate the 9' exception for office uses.
- Reduction to 20' minimum width for non-residential driveways (not drive aisles).
- Increase the size of parking lot islands to accommodate sufficient planting space for trees and provide additional flexibility for sidewalk connections and stormwater management.
- Consolidate parking lot setbacks to 15' from street rights-of-way. C-1, C-2, M-1, and M-2 currently require 10' setback.
- Consolidate TC parking lot standards into Chapter 13 Off-Street Parking and Circulation.

Attachments:
None