


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

Meeting Date: April 11, 2016

Item: West Green Industrial, 175 S. 9th Street and 250 S. 11th Street – Approval of a Phased Site Plan to allow grading, installation of utilities, and footings and foundations – Next Phase Development – SP-003001-2016

Requested Action: **Resolution:** Approval of a Grading Plan and Phased Site Plan

Case Advisor: Kara V. Tragesser, AICP 

Applicant's Request: The applicant, Next Phase Development, is requesting phased approval of a site plan to initiate grading and to allow the installation of underground utilities and building footings and foundations at 175 S. 9th Street and 250 South 11th Street (see Attachments B – Location Map and Attachment C – Grading Plan) in anticipation of approval of a Site Plan in late April 2016 or early May 2016 for the construction of industrial buildings for storage. The site plan is not ready for full approval and the applicant is requesting approval of the grading plan and approval to begin construction of utilities and footings and foundations to begin construction of the project. The applicant will return to the Plan and Zoning Commission and City Council for second approval of the site plan which will provide full details of the above ground elements.

History: The project covers lots 2 and 3, Goodman Industrial Park. On Lot 3, there is an existing building which is proposed to remain. The balance of the two properties is undeveloped and is proposed to have industrial buildings for primarily storage constructed.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on March 17, 2016. The Subcommittee was supportive of the project.

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 on the phased site plan. Staff notes the following:

Grading: The grading plan is recommended for approval as an 'at-risk' to the property owner/developer as changes to the grading plan may be warranted subject to the continued review of the West Green Industrial site plan.

Site Infrastructure and Footings and Foundations: The applicant is requesting authorization to install underground utilities and the footings and foundations for the buildings at this time. As with the proposed grading approval, this request is recommended for approval as an 'at-risk' to the property owner/developer as changes to the site plan, including realignment of private utilities or adjustments to building location or heights may be warranted subject to continued review of the industrial buildings site plan. Also, staff recommends a caveat to the approval that no above ground construction commence until the site plan is approved and all necessary documentation, including final plans, have been submitted to the City.

The applicant is requesting approval for the installation of utilities, both public and private. There is a public sanitary sewer proposed on the site that cannot be constructed until the City approves construction drawings. Therefore, a condition of approval is that the sanitary sewer cannot be constructed until public utility construction drawings are approved. There is a private water main running through the site that could be constructed as an 'at-risk' element.

Staff is comfortable with recommending approval of the grading plan, the installation of utilities, and the footings and foundations as an "at-risk" project; the final issues that prevent the plan from being approved in full are securing easements and some construction details that are in the process of being finalized.

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.

Site 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 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 phased site plan to allow grading and the installation of site infrastructure and building footings and foundation, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledges that the approval to allow the applicant to proceed with grading the site is at their own risk as the grading plan is subject to the risk of change stemming from the continued review of the Major Modification for the construction of the office building and development of the site;
2. The applicant install and maintain all necessary soil erosion measures;
3. The applicant agrees that any site infrastructure work and installation of building footings and foundations done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those subsequent approvals. The applicant further acknowledges and agrees that should the continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, utilities or footings or foundation, that the applicant will need to make the necessary changes at their own cost with no compensation from the City; and,
4. The applicant acknowledges that approval of this site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.
5. That City-approved construction drawings for the public sanitary sewer be obtained prior to any work on the sanitary sewer.
6. The applicant agrees to obtain all appropriate building and construction permits prior to initiation of any site work
7. The applicant agrees to obtain a NPDES permit prior to commencing grading on the site.

Owner: Next Phase Development
175 S. 9th street
West Des Moines IA 50265
515-420-1818

Applicant: Same as Owner

Applicant Representative: Brad Overturf
Cooper Crawford & Associates
475 S. 50th Street
West Des Moines IA 50265
515-224-1344
boverturf@cooper-crawford.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Site Plan: Grading, Site Layout, & Utility

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE WEST GREEN INDUSTRIAL PHASED SITE PLAN (SP-003001-2016) FOR THE PURPOSE OF GRADING THE SITE AT 175 S. 9TH STREET AND 250 S. 11TH STREET AND INSTALLING UTILITY INFRASTRUCTURE AND BUILDING FOOTINGS AND FOUNDATIONS IN ANTICIPATION OF NEW CONSTRUCTION OF INDUSTRIAL BUILDINGS

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, Next Phase Development, has requested approval for a Grading Plan as part of a pending site plan (SP-003001-2019) for approximately 7.10 acres located at 175 S. 9th Street and 250 s. 11th Street, Lots 2 and 3 Goodman Industrial Park, for the purpose of grading the property in anticipation of the construction of industrial buildings;

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Next Phase Development, has requested approval for a Phased Site Plan (SP-003001-2016) for approximately 7.10 acres located at 175 S. 9th Street and 250 S. 11th Street, Lots 2 and 3, Goodman Industrial Park, for the purpose of allowing installation of underground utilities and building footing and foundations in anticipation of the construction of industrial buildings;

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 April 11, 2016, this Commission held a duly-noticed meeting to consider the application for West Green Industrial (SP-003001-2016) to allow site grading and installation of utilities and building footings and foundations only;

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 Phase Site Plan (SP-003001-2016) permit to grade the property and allow installation of utilities and building footings and foundations for that site located at 175 S. 9th Street and 250 S. 11th Street is hereby approved by the Plan and Zoning Commission, 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 April 11, 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 April 11, 2016.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. The applicant acknowledges that the approval to allow the applicant to proceed with grading the site is at their own risk as the grading plan is subject to the risk of change stemming from the continued review of the Major Modification for the construction of the office building and development of the site;
2. The applicant install and maintain all necessary soil erosion measures;
3. The applicant agrees that any site infrastructure work and installation of building footings and foundations done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those subsequent approvals. The applicant further acknowledges and agrees that should the continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, utilities or footings or foundation, that the applicant will need to make the necessary changes at their own cost with no compensation from the City; and,
4. The applicant acknowledges that approval of this site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.
5. That City-approved construction drawings for the public sanitary sewer be obtained prior to any work on the sanitary sewer.
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VICINITY SKETCH

NO SCALE

WEST GREEN INDUSTRIAL PARK

175 S. 9th & 250 S. 11th STREET

OWNER/APPLICANT
WEST PARK DEVELOPMENT, LLC
1401 W. 13th STREET, SUITE 100
DES MOINES, IOWA 50319

COMP. PLAN
INDUSTRIAL, COMMERCIAL, RESIDENTIAL

ZONING
INDUSTRIAL, COMMERCIAL, RESIDENTIAL

SETBACKS
FRONT 10 FT.
SIDE 5 FT.
REAR 10 FT.

BUILDING HEIGHT
35 FT. MAX.

SITE AREAS
TOTAL 1.25 ACRES
PAVED 0.75 ACRES
TOTAL 1.25 ACRES

TOTAL IMPROVED AREA (WALKWAYS, DRIVEWAYS, & PARKING) 0.75 ACRES
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LEGAL DESCRIPTION
SOUTH 1/2 SECTION 20, TOWNSHIP 35 NORTH, RANGE 14 WEST, COUNTY OF POLK, IOWA

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SOUTH 1/2 SECTION 20, TOWNSHIP 35 NORTH, RANGE 14 WEST, COUNTY OF POLK, IOWA

FLOOD HAZARD INFORMATION
THIS AREA IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF POLK COUNTY, IOWA.

BENCHMARK
A BENCHMARK IS LOCATED AT THE NORTH CORNER OF THE LOT. THE BENCHMARK IS A 4x4x4 CONCRETE BLOCK WITH A METAL ROD PROTRUDING FROM THE TOP.

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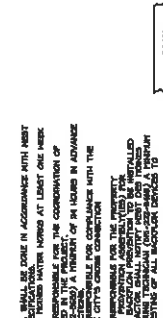
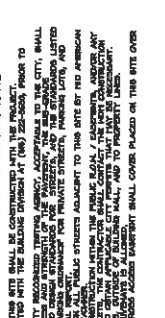
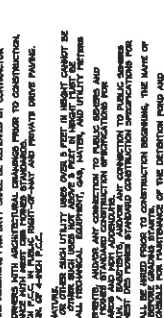
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PARKING REQUIREMENTS
TOTAL PARKING SPACES PROVIDED: 42 SPACES
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NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DES MOINES ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DES MOINES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES ON THE SITE.
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE CITY OF DES MOINES ORDINANCES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE.

STANDARD NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DES MOINES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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SHEET LIST	DESCRIPTION	DATE
1	CONSTRUCTION PLAN	08/15/2011
2	UTILITY PLAN	08/15/2011
3	LANDSCAPE PLAN	08/15/2011
4	PAVING PLAN	08/15/2011
5	SEWERAGE PLAN	08/15/2011

CURVE TABLE	STATION	LENGTH	TANGENT	CURVE	CHORD	CHORD BEARING
1	1+00.00	100.00	100.00	90.00	141.42	45.00
2	2+00.00	200.00	200.00	180.00	282.84	90.00
3	3+00.00	300.00	300.00	270.00	424.26	135.00
4	4+00.00	400.00	400.00	360.00	565.68	180.00
5	5+00.00	500.00	500.00	450.00	707.10	225.00

