

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

Meeting Date: October 24, 2016

Item: Holiday Park Deep Well Pump House, 1701 Railroad, Building 4000, Construction of a 290 sq. ft. single story building for a pump house - West Des Moines Water Works – MaM-003213-2016

Requested Action: Approval of a Major Modification to a Site Plan

Case Advisor: Kara Tragesser, AICP 

Applicant's Request: The applicant, West Des Moines Water Works, requests approval of a major modification to a site plan to approve the construction of a 290 sq. ft. single story pump house at Holiday Park for the to-be constructed aquifer deep well (see Attachment B – Location Map and Attachment C – Site Plan and building elevation). The building materials include split face concrete masonry block and metal coping with colors to match existing structures in the park.

History: The property for the park was purchased in 1957, improvements continued through time to where in recent times the park has been improved with several projects. In 2001, the City approved a minor modification for the installation of the Holiday Park pool; in 2002, the City approved a minor modification to improve the softball fields; in 2009, the City approved a minor modification to improve the girls' softball fencing and concession stand; in 2012, the City approved a major modification for the Holiday Park Petite 2 softball field fence expansion; in 2014, the city approved a minor modification for the youth baseball field improvements; and now this application is for the construction of a pump house for the new aquifer deep well to be constructed at this location.

City Council Subcommittee: The deep well project was presented to the Development and Planning City Council Subcommittee on March 7, 2016, where West Des Moines Water Works General Manager explained the need for the well that will be housed in the pump house, the need for 24/7 operations, and the considerations planned to be provided to neighbors within 500 feet of the operation. The project for the pump house was presented to the Development and Planning Subcommittee on September 19, 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.

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, 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 Major Modification to a Site Plan to allow the construction of a pump house at Holiday Park, 1701 Railroad Avenue, Building 4000.

Property Owner: City of West Des Moines
4200 Mills Civic Parkway
West Des Moines IA 50265

Applicant(s): West Des Moines Water Works
4200 Mills Civic Parkway, Suite 2A
West Des Moines IA 50265

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	=	Location Map
Attachment C	=	Site Plan Drawing and Elevation

RESOLUTION NO. PZC-13-

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A MAJOR MODIFICATION (MaM-003213-2016) TO CONSTRUCT A 290 SQ. FT. PUMP HOUSE AT HOLIDAY PARK LOCATED AT 1701 RAILROAD AVENUE BUILDING 4000

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, West Des Moines Water Works, has requested approval of a Major Modification Permit (MaM-003213-2016) for that property located at 1701 Railroad Avenue to construct a 290 sq. ft. pump house;

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 October 24, 2016 this Commission held a duly-noticed public meeting to consider the application for Major Modification;

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 noted above, or as amended orally at the meeting on this date, are adopted.

SECTION 2. The Major Modification to construct a 290 sq. ft. pump house 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 October 24, 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 October 24, 2016, by the following vote:

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

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

None.



1701 Railroad Ave Bldg 4000

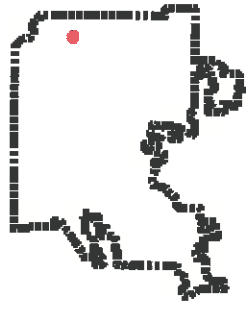


1: 1,338



Legend

□ Parcels



222.9 Feet

111.47

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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

