CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **October 31, 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

RESOLUTION: **Approval of a Major Modification to Site Plan**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: 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 Exhibit I, 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.

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: October 24, 2016
Motion: Adopt a resolution recommending the City Council approve the Major Modification to a Site Plan request.

OUTSTANDING ISSUES: There are no outstanding issues. The applicant is in agreement with the recommended conditions of approval.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – Development and Planning (*September 19, 2016*)
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the Major Modification to a Site Plan for the construction of a well pump house at 1701 Railroad Avenue Building 4000, subject to the applicant meeting all City Code requirements and the following:

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	September 19, 2016		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I	-	Plan and Zoning Commission Communication
Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Site Plan Drawing and Elevation
Exhibit II	-	City Council Resolution

EXHIBIT I

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

ATTACHMENT A

RESOLUTION NO. PZC-163-064

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: Anderson, Brown, Costa, Crowley, Erickson, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

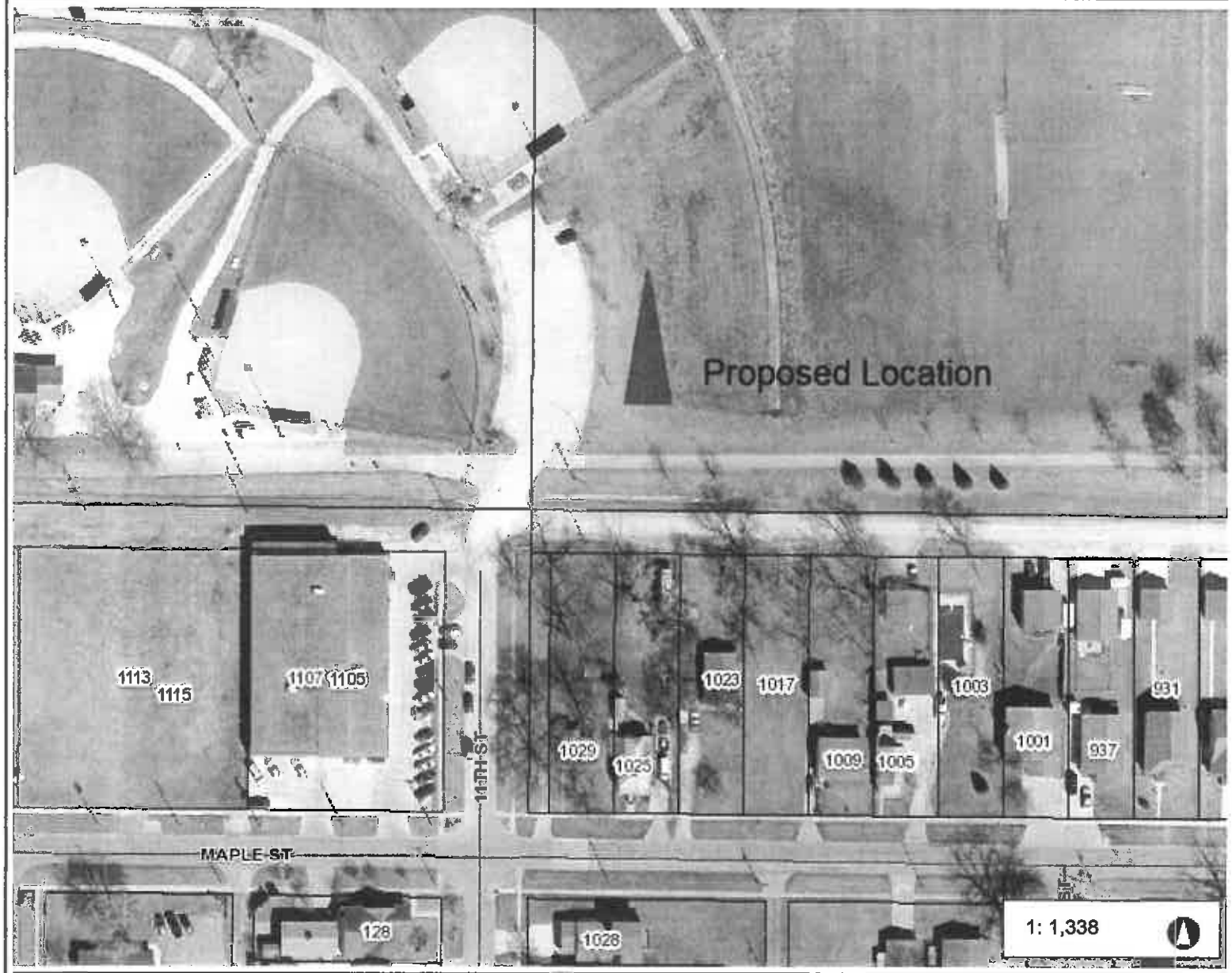
Recording Secretary

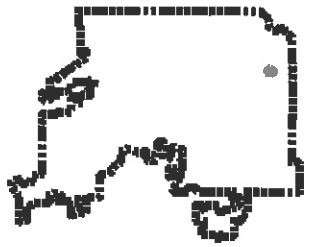
S:__Development Projects\WDM Parks\Holiday Park\Deep Well Pump House\MaM-003213-2016_SR_Holiday Park Deep Well Pump House_10-24-2016_PZ.docx

Exhibit A
CONDITIONS OF APPROVAL

None.

1701 Railroad Ave Bldg 4000





Legend

- Parcels

222.9 0 111.47 222.9 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

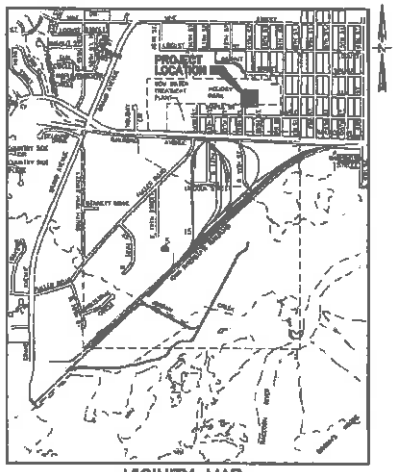
© City of West Des Moines, Iowa

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

ATTACHMENT B

M:\Projects\157151\COLOR 2.dwg, 10/5/2016 2:53:13 PM, Bullzip PDF Printer



VICINITY MAP

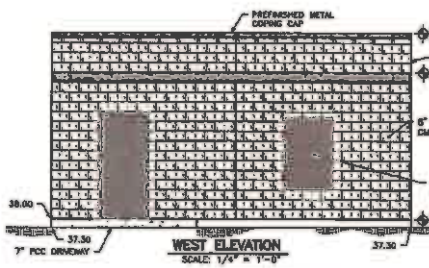
NO SCALE

ADDRESS
HOURAY PARK
1701 RAILROAD AVE
(11TH STREET ENTRANCE)
WEST DES MOINES, IA

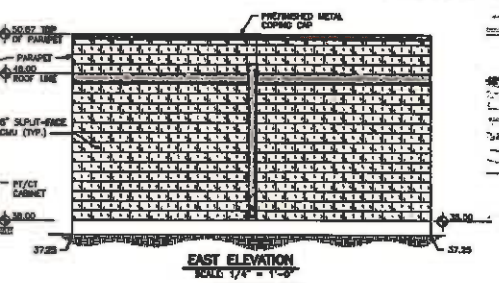
LEGAL DESCRIPTION
10-78-28, SW1/4

NOTES:

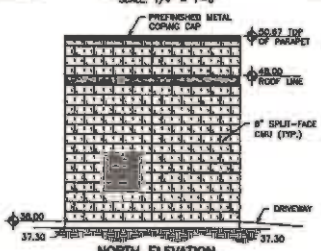
1. ALL UTILITIES SHOWN ON THE PLAN ARE PUBLIC UNLESS NOTED OTHERWISE.
2. THE SITE AREA SUBJECT TO DISTURBANCE IS APPROXIMATELY 6,000 SF, AND THE NPDS GENERAL PERMIT 2 IS NOT REQUIRED.
3. THE WELL HOUSE IS LOCATED PARTLY ON FILL IN A STORM WATER DETENTION BASIN. TO COMPENSATE FOR THE FILL, THE DETENTION BASIN IS EXCAVATED AS SHOWN ON PLAN. THE EXCAVATION INCLUDES APPROXIMATELY 100 CY. THE WELL HOUSE FLOOR IS AT EL. 38.00, ONE FOOT ABOVE THE TOP OF BERM EL. 37.00.
4. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DES MOINES METRO OPENEN STANDARDS AND WEST DES MOINES ADDENDUMS.
5. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWER AND STREET, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES BRIAN HEMESATH (222-3478) TO SCHEDULE ANY REQUIRED INSPECTIONS. R.O.W. EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC WORKS FACILITY 222-3480. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
6. THE CONTRACTOR IS RESPONSIBLE TO KEEP MUD AND ROCK OFF PUBLIC STREET AND PARKING LOT ON A DAILY BASIS.
7. CONTRACTOR TO PROVIDE THE NAME OF PERSON TO THE CITY OF WEST DES MOINES RESPONSIBLE FOR EROSION CONTROL OF THE SITE AND STREET MAINTENANCE.
8. CONTRACTOR MAY USE EXISTING PARKING LOT FOR LIGHTER WEIGHT EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY DAMAGE TO PARKING LOT WITH 7" PCC PAVEMENT. COST OF PARKING REPLACEMENT IS INCIDENTAL TO CONSTRUCTION.
9. USE PROPOSED DRIVE FOR ENTRANCE TO THE WORK AREA/STAGING AREA. REMOVE AND REPLACE CURB IF ADDITIONAL AREA TO EXPAND DRIVEWAY IS REQUIRED. DRIVEWAY ACCESS IS INCIDENTAL TO CONSTRUCTION.
10. COMPREHENSIVE PLAN SITE DESIGNATION: PARKS AND GREENWAYS.
11. ZONING DISTRICT: OS – OPEN SPACE.
12. OWNER: CITY OF WEST DES MOINES, 4200 MILLS CIVIC PARKWAY, P.O. BOX 65320, WEST DES MOINES, IA 50265, PHONE: 515-222-3550, FAX: 515-222-3630.
13. APPLICANT: WEST DES MOINES WATER WORKS, 4200 MILLS CIVIC PARKWAY, SUITE 10, WEST DES MOINES, IA 50265, DIANA WILSON, P.E., GENERAL MANAGER, PHONE: 515-222-3445, FAX: 515-222-3378, EMAIL: Diana.Wilson@wdmww.com



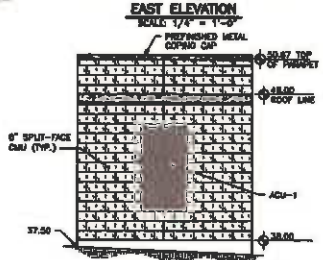
WEST ELEVATION
SCALE: 1/4" = 1'-0"



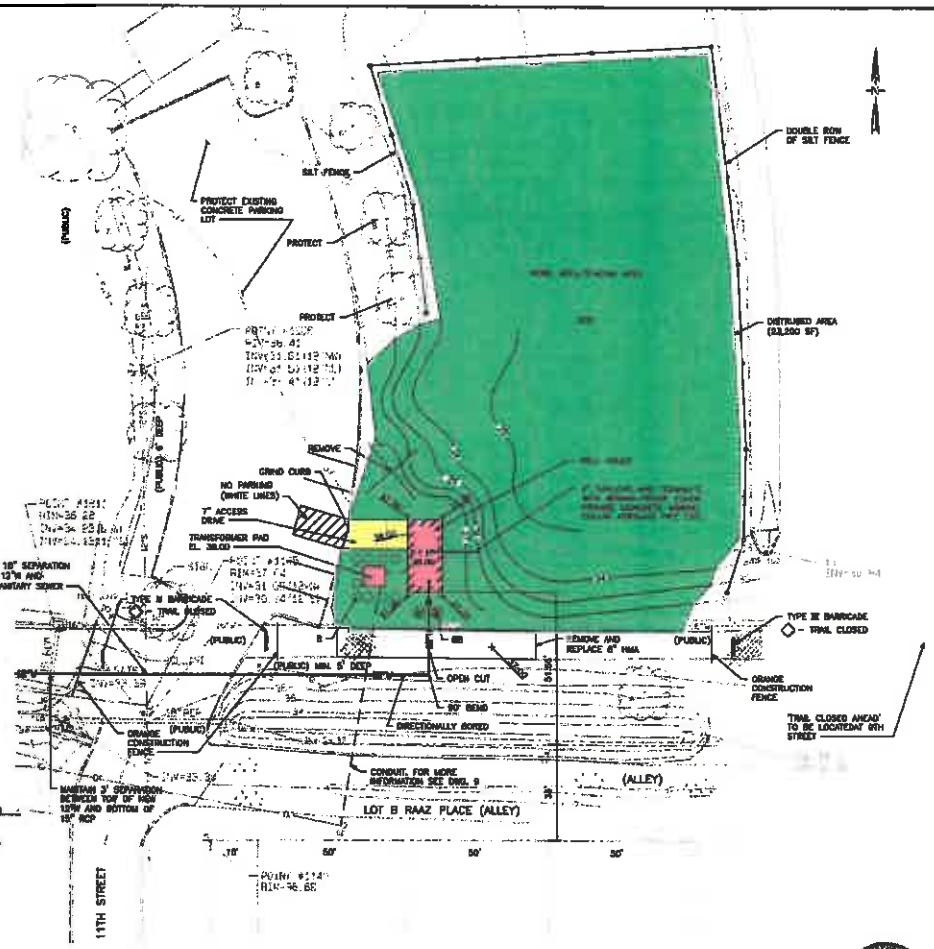
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PLANT LIST

INDEX	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
G	7	GREEN VELVET BOXWOOD	BUXUS SEMPERVIRENS	3 GAL.	CONT.
BS	2	BURNING BUSH	EUONYMUS ALATUS	2' HIGH	CONT.

PLANT MATERIAL AND PLANTS SHALL COMPLY WITH THE WEST DES MOINES SPECIFICATIONS AND STANDARDS

1/4" = 1'-0"

SCALE: 1" = 20'

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed _____ Date _____

H. Robert Veenstra Jr., P.E.
Iowa License No. 8037
My license renewal date is December 31, 2016

Drawings covered by this seal: _____

CONTROL POINT	COORDINATES
CP-100	N=[illegible] E=[illegible]
CP-101	N=[illegible] E=[illegible]
CP-102	N=[illegible] E=[illegible]
CP-103	N=[illegible] E=[illegible]

BENCHMARK	ELEVATION
BM-600	00.77
BM-125	843.53

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1" 2" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	RSS
CHECKED	JK
APPROVED	HRV
DATE	08/13/16
A.C.	

V&K
VEENSTRA & KIMM, INC.
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

DEEPWELL #26 PUMP HOUSE
SITE PLAN

PROJECT

ATTACHMENT C

Prepared by: KTragesser City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE MAJOR MODIFICATION (MaM-003213-2016) TO CONSTRUCT A 290 SQ. FT. SINGLE STORY BUILDING FOR A PUMP HOUSE 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, West Des Moines Water Works requests approval of a Major Modification for that site located at 1701 Railroad Avenue to construct a 290 sq. ft. single story building for a pump house on property legally described as:

Legal Description of Property

Section 10-78-25 SW 1/4 now in and forming a part of the
City of West Des Moines, Polk County, Iowa

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;

WHEREAS, on October 24, 2016, the Plan and Zoning Commission recommended to the City Council approval of the Major Modification; and

WHEREAS, on this date, this City Council held a duly-noticed meeting to consider the application for Major Modification.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report for the Major Modification, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The address assigned to the building is 1701 Railroad Avenue Building 4000.

SECTION 3. The MAJOR MODIFICATION to construct a 290 sq. ft. building for a pump house is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A" is approved. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 31, 2016.

_____
Steve Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

None