


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

Meeting Date: March 13, 2017

Item: West Des Moines Park, 115 39th Street – Construction of a 44 space parking lot – City of West Des Moines – SP-003155-2016

Requested Action: Approval of Site Plan

Case Advisor: Kara Tragesser, AICP 

Applicant's Request: The City of West Des Moines is requesting approval of a site plan to construct a 44 space parking lot on property located at 319 39th Street (see Attachment B – Location Map and Attachment C – Site Plan).

History: The property is undeveloped. The zoning of the property is Open Space. With the reconstruction of 39th Street a trail connection was made to the Jordan Creek trail system, this parking lot will provide trail-head parking and for future use of the park.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their March 6, 2017, meeting; the Subcommittee supported 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. Staff notes:

- This approval is for a 44 space parking lot. A future extension of parking, as ghosted in on the site plan, will need to be reviewed as part of a major modification to the site plan.

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 site plan to allow construction of a 44 space parking lot at 115 39th Street, subject to the applicant meeting all City Code requirements.

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

Applicant: Same

Applicant Rep: Eric Holt
Genus Landscape Architects
325 East 5th Street
Des Moines IA 50309

ATTACHMENTS:

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

RESOLUTION NO. PZC-16-081

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE SITE PLAN (SP-003155-2016) FOR THE CONSTRUCTION OF A 44 SPACE PARKING LOT AT 115 39TH STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the City of West Des Moines requests approval of a site plan to allow the construction of a 44 space parking lot on property located at 319 EP True Parkway and legally described in Exhibit B;

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 March 13, 2017, this Commission held a duly-noticed meeting to consider the site plan application;

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, dated March 13, 2017, or as amended orally at the Plan and Zoning Commission hearing of March 13, 2017, are adopted.

SECTION 2. The Site Plan (SP-003155-2016) to allow construction of a 44 space parking lot is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated March 13, 2017, 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 March 13, 2017.

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 March 13, 2017, by the following vote:

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

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

None.

Exhibit B
Legal Description

Southeast quarter of Section 8 Township 25 Range 25 west of the 5th PM Polk County Iowa

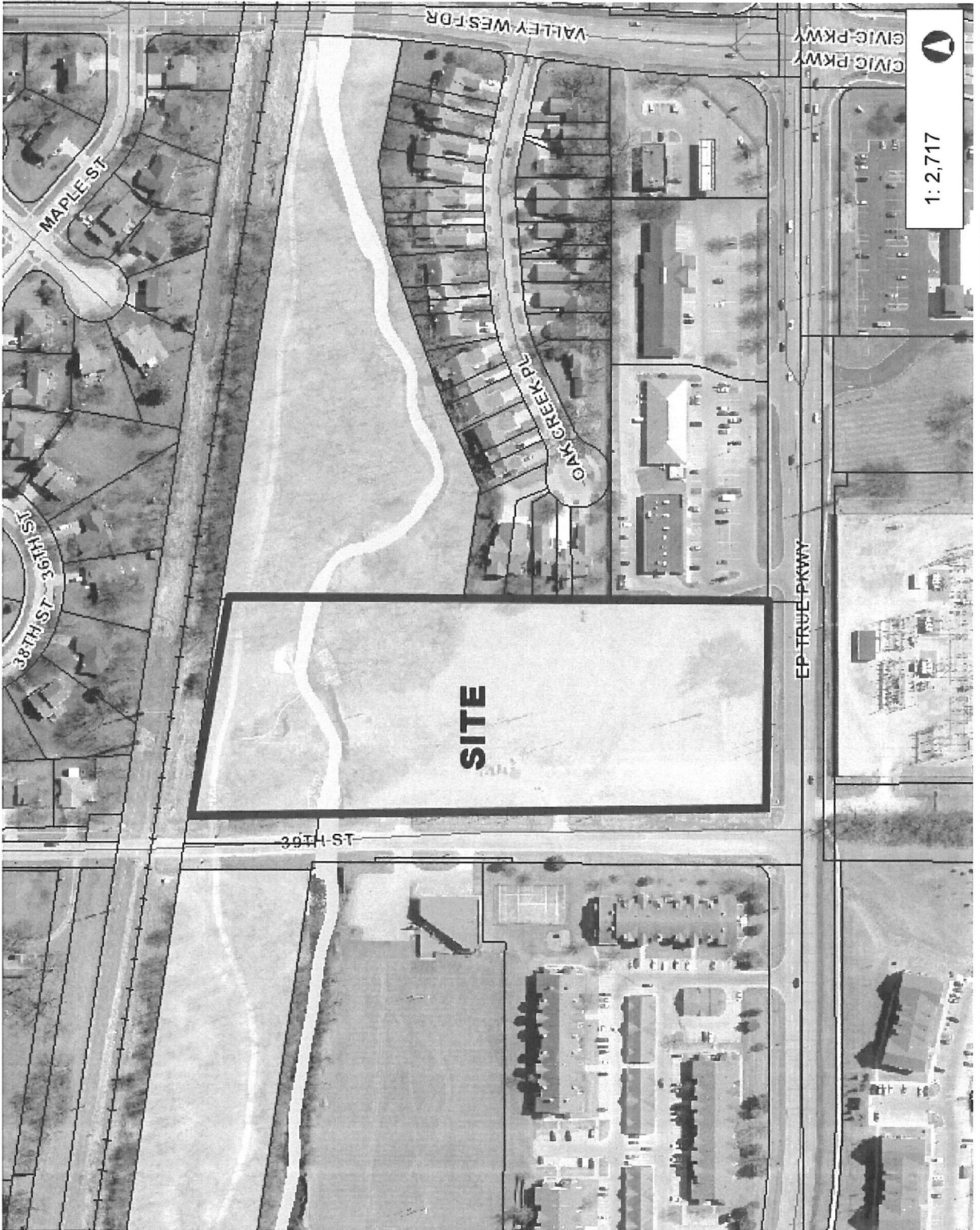


WDSM Park 115 39th Street



Legend

- Parcels
- Parks
- Greenways

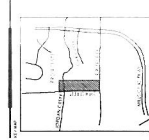


1: 2,717



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



DATE	2/1/2017
DRAWN BY	BD
CHECKED BY	BD
PROJECT NO.	15000
DATE	2/1/2017
PROJECT NO.	15000
DATE	2/1/2017
PROJECT NO.	15000

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGN PROFESSIONAL SEAL
BRETT A. DOUGLAS
LICENSE NO. 00399
EXPIRES 12/31/2017

DATE	2/1/2017
DRAWN BY	BD
CHECKED BY	BD
PROJECT NO.	15000
DATE	2/1/2017
PROJECT NO.	15000
DATE	2/1/2017
PROJECT NO.	15000

CV1

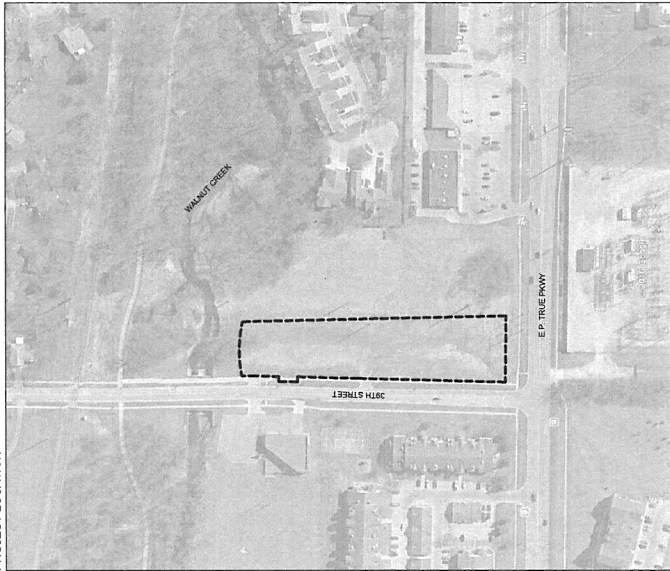
39TH STREET AND E.P. TRUE PKWY

115 39TH STREET, WEST DES MOINES, IOWA

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
CV1.0	COVER SHEET
D1.0	GENERAL NOTES
L1.0	SITE DEMOLITION PLAN
L2.0	GRADING PLAN
L3.0	LAYOUT PLAN
L4.0	PLANTING PLAN
L5.0	SITE DETAILS
C1.0	EROSION CONTROL PLAN
C2.0	UTILITY PLAN
C3.0	UTILITY DETAILS

PROJECT LOCATION



SITE CONTROL AND BENCHMARKS
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY OF WEST DES MOINES DATUM

WDM BENCHMARK #127
NORTHING = 572208.92
EASTING = 1569330.96
DESCRIPTION: SOUTH-WEST CORNER OF EP TRUE PARKWAY AND S 41ST STREET.

TBM OUT 1" LOCATED ON CONCRETE BASE OF METAL POWER POLE LOCATED 16' EAST NORTH OF CURB LINE OF EP TRUE PARKWAY. ELEVATION = 111.96

CP #6000
NORTHING = 572208.648
EASTING = 1569330.92
ELEVATION = 114.52
DESCRIPTION: MAG IN SIDEWALK NEAR SOUTH-WEST CORNER OF SITE

CP #6001
NORTHING = 572864.522
EASTING = 1570496.866
ELEVATION = 110.98
DESCRIPTION: MAG LOCATED ON EAST SIDE OF 39TH STREET NEAR BRIDGE OVER JORDAN CREEK.

CP #6002
NORTHING = 572211.295
EASTING = 1569330.92
ELEVATION = 114.01
DESCRIPTION: RED PLASTIC CAP LOCATED NEAR SOUTH-EAST CORNER OF SITE.

PROPERTY DESCRIPTION
115 39TH STREET
WEST DES MOINES, IA 50319

RECORD PROPERTY OWNER / APPLICANT
CITY OF WEST DES MOINES
115 39TH STREET
DES MOINES, IA 50319
CONTACT: JAMES BAKER
JOB NO. 15000

PLAN PREPARER INFORMATION
BRETT A. DOUGLAS
500 EAST COURT STREET
DES MOINES, IA 50319
CONTACT: BRETT A. DOUGLAS
JOB NO. 15000

ZONING & LAND USE
ZONING DISTRICT: S1-COR
PROPOSED USE: PARKING LOT
DESCRIPTION: 115 39TH STREET AND E.P. TRUE PARKWAY

PROPOSED USE OF SITE
PARKING LOT
115 39TH STREET AND E.P. TRUE PARKWAY

PROPERTY SETBACKS
FRONT SETBACK: 5' A.S.
SIDE SETBACK: 5' A.S.
REAR SETBACK: 5' A.S.
POINT VANT SETBACK: 5' A.S.

PARKING REQUIREMENTS
REQUIRED PARKING SPACES: 100
REQUIRED PARKING SETBACK: NONE
REQUIRED LOADING SPACES: NONE

IMPERVIOUS SURFACE AREA
TOTAL IMPROVED SURFACE REQUIREMENTS: NONE
TOTAL IMPROVED SURFACE AREA: 0 SF
TOTAL PERVIOUS SURFACE AREA: 0 SF

LANDSCAPE REQUIREMENTS
LANDSCAPE REQUIREMENTS: NONE
LANDSCAPE REQUIREMENTS: NONE
LANDSCAPE REQUIREMENTS: NONE

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 2/1/2017
LICENSE NO.: 00399
C1.0, C2.0 & C3.0 ARE COVERED BY THIS SEAL.

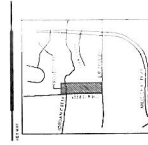


I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 2/1/2017
LICENSE NO.: 00399
CV1.0, CV1.1, D1.0, L1.0, L2.0, L3.0, L4.0 & L5.0 ARE COVERED BY THIS SEAL.



1 NTS



DATE	01/01/2024
PROJECT	39TH STREET AND E. TRILE - 18/2/24
SCALE	AS SHOWN
DESIGNED BY	EA
ENGINEER	EH
CHECKED BY	BD
DATE	01/01/2024

PRELIMINARY
NOT FOR CONSTRUCTION

PLANTING PLAN

DATE	10/06/2023
PROJECT	39TH STREET AND E. TRILE - 18/2/24
SCALE	AS SHOWN
DESIGNED BY	EA
ENGINEER	EH
CHECKED BY	BD
DATE	10/06/2023

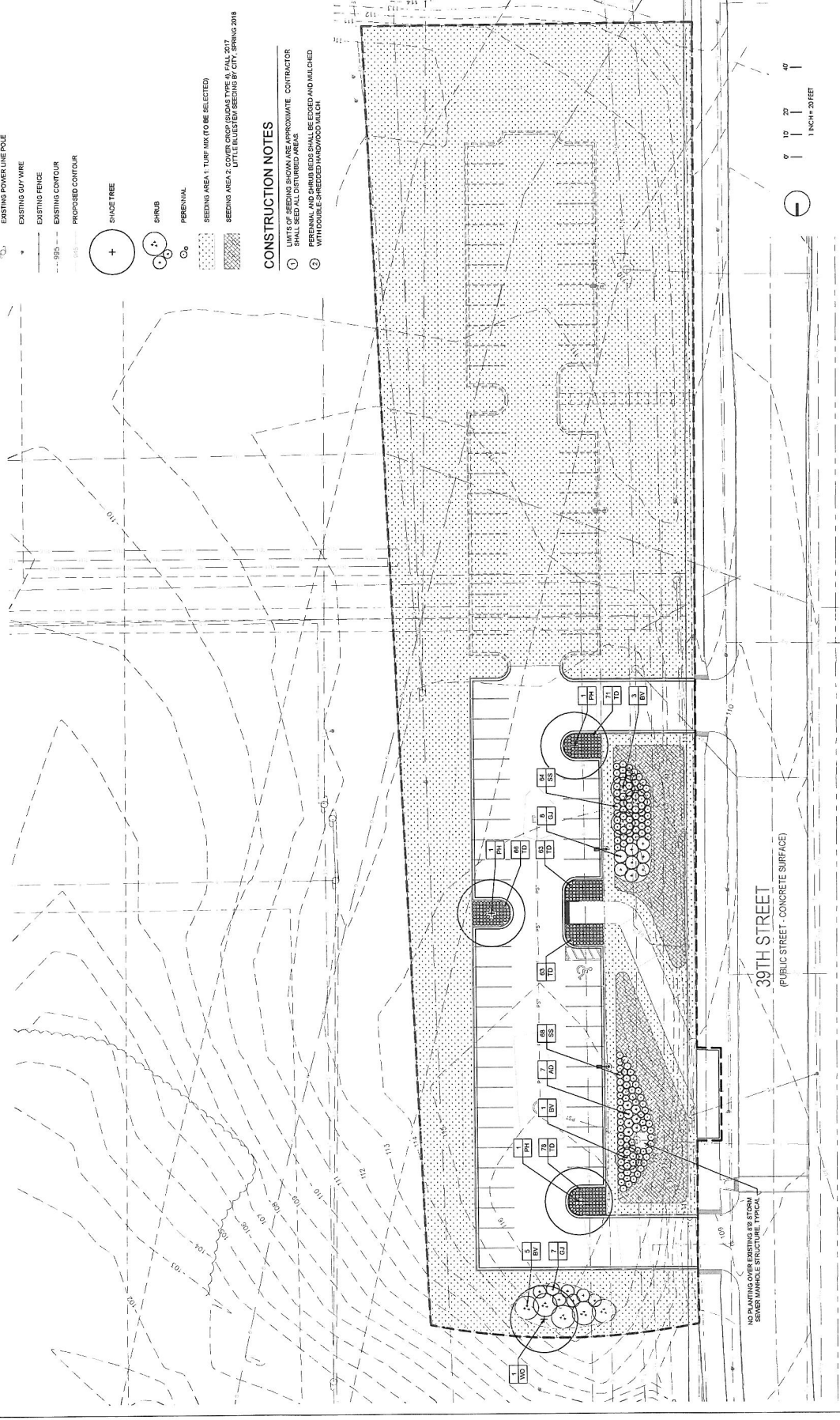
LEGEND

- PROPERTY LINE
- CONSTRUCTION LIMIT
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING WATER LINE
- EXISTING EASEMENT
- EXISTING POWER LINE POLE
- EXISTING GUY WIRE
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SHADE TREE
- SHRUB
- PERENNIAL
- SEEDING AREA 1 TURF (TO BE SELECTED)
- SEEDING AREA 2 COVER CROPS (SODAS TYPE A) FALL 2017
- LITTLE BLUESTEM SEEDING BY CITY, SPRING 2018

CONSTRUCTION NOTES

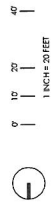
- LIMITS OF SEEDING SHOWN ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
- PERENNIAL AND SHRUBS SHOULD BE EDGED AND MULCHED WITH DOUBLE-SHREDED HARDWOOD MULCH.

PLANTING SCHEDULE		
KEY	BOTANICAL NAME	SIZE
TREES		
PH	CESTS OCCIDENTALS	2" DBH
WO	QUERCUS ALBA	1 1/2" DBH
SHRUBS		
CJ	JANIPERUS VIRGINIANA GREY OWL	#3 CONT
AD	CORNUS STOLONIFERA FARRROW	30" HT
BV	VEIBURNUM PRINIFOLIUM	6-8" HT
PERENNIALS		
SS	SYMPHORICARPOS SWEET SENSATION	24" HT
TD	SPARGANGLIUM METEORICUS TARA	#2 CONT



39TH STREET
(PUBLIC STREET - CONCRETE SURFACE)

10' WIDE CONC RET CURB & 5' WIDE
SLOPED MANHOLE STRUCTURE TYPICAL



1"=40'-0" (FEET)

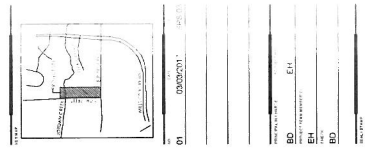
328 EAST 5TH STREET
DES MOINES IA 50319
T 515 284 1070
WWW.GENUSIA.COM

OWNER
CITY OF WEST DES MOINES
100 WEST DES MOINES BLVD
P 515 222 2800

BURNEY
BURNEY ENGINEERING
3501 WINTHROP STREET
DES MOINES IA 50312
P 515 281 1127

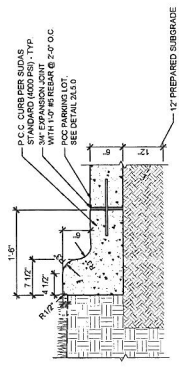
ENGINEER
DESIGN GROUP INC
509 EAST COURT STREET
DES MOINES IA 50319
P 515 421 0010

3014 STREET AND E 1ST E
PARKING LOT

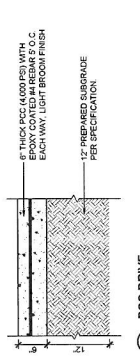


PRELIMINARY
NOT FOR CONSTRUCTION

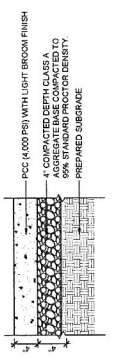
SITE DETAILS



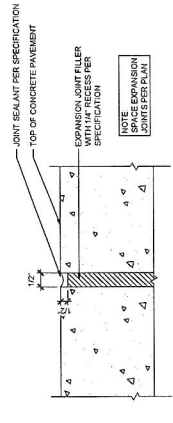
1 PCC CURB
SCALE 1" = 1'-0"



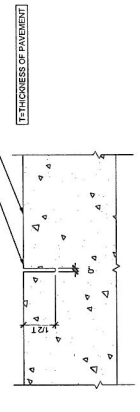
2 PCC DRIVE
SCALE 1" = 1'-0"



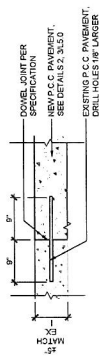
3 PCC WALK
SCALE 1" = 1'-0"



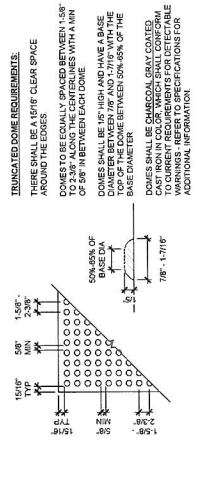
4 EXPANSION JOINT
NOT TO SCALE



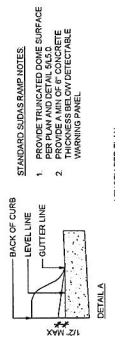
5 CONTROL JOINT
NOT TO SCALE



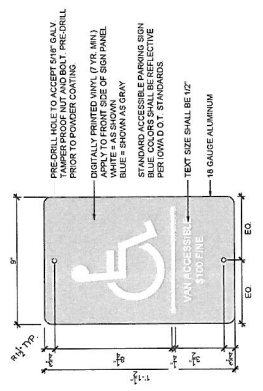
6 CONSTRUCTION JOINT AT EXISTING PCC PAVEMENT
SCALE 1" = 1'-0"



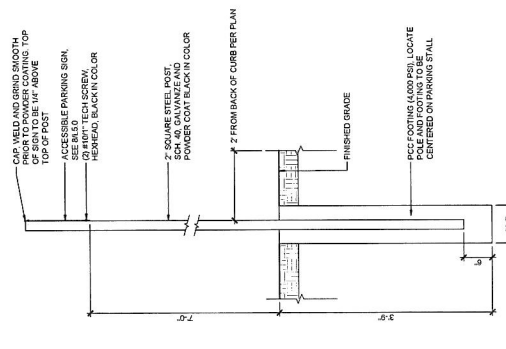
7 TRUNCATED DOME
NOT TO SCALE



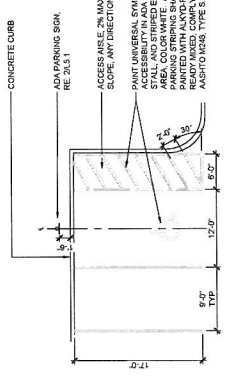
8 PEDESTRIAN CURB RAMP - SECTION
NOT TO SCALE



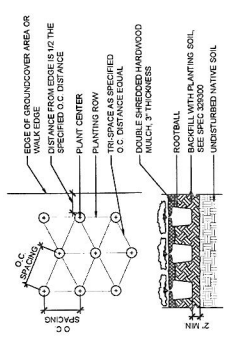
9 ACCESSIBLE PARKING SIGN
SCALE 1" = 1'-0"



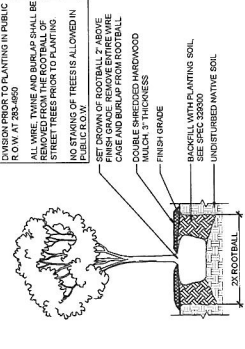
10 PARKING SIGN DETAIL (TYP)
SCALE 1" = 1'-0"



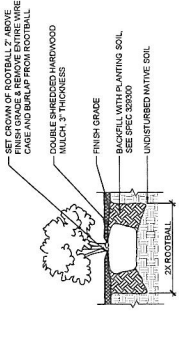
11 ADA PARKING STALL DETAIL
SCALE 1/8" = 1'-0"



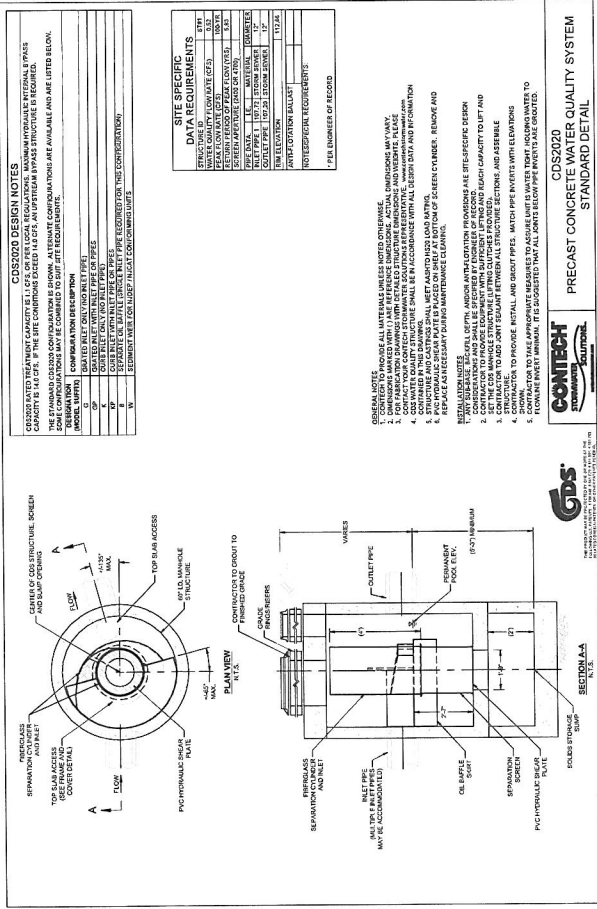
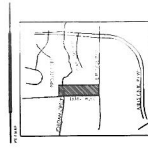
12 GROUND COVER PLANTINGS
NOT TO SCALE



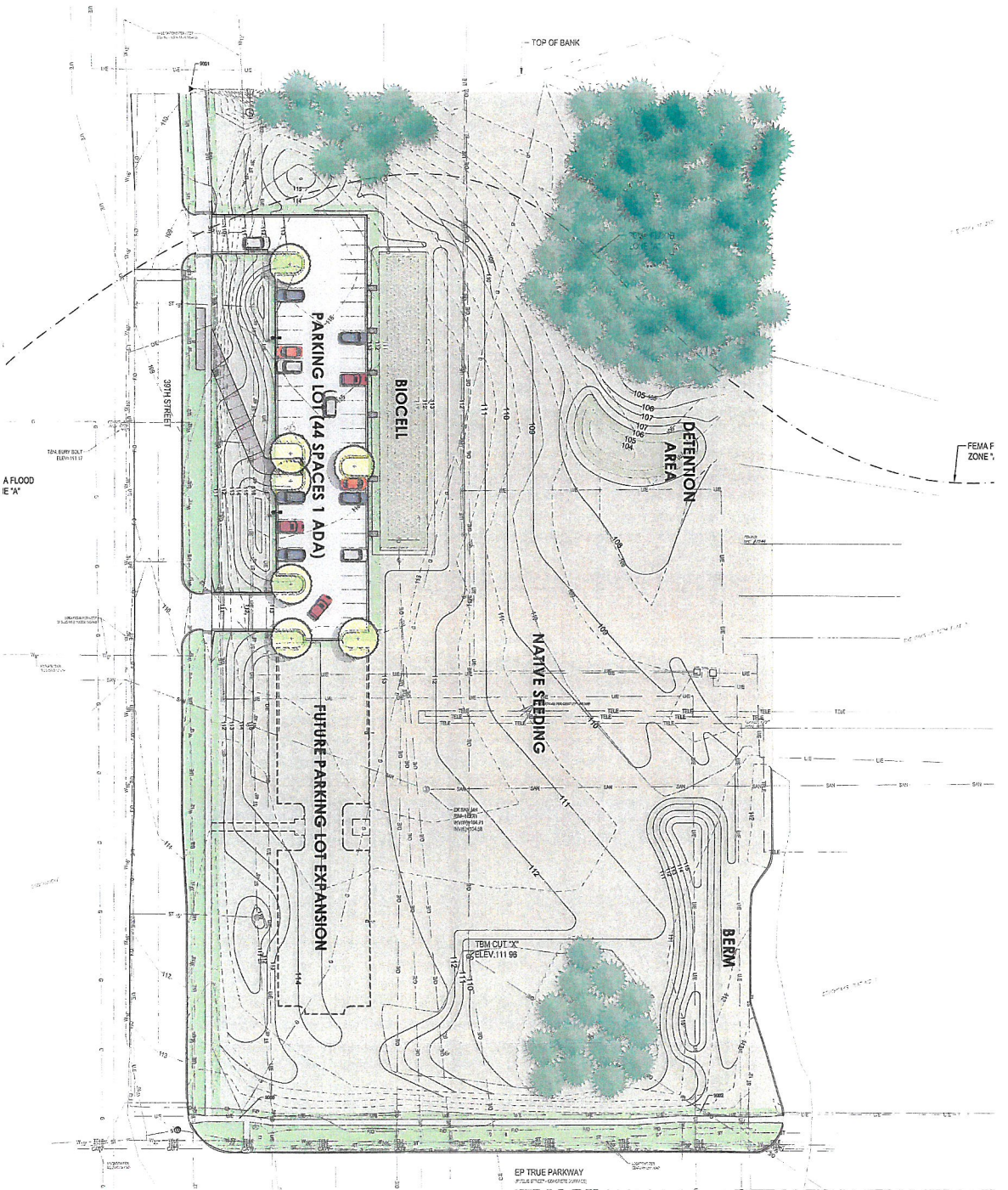
13 DECIDUOUS TREE PLANTING
NOT TO SCALE



14 CONTAINER / B&B SHRUB PLANTING
NOT TO SCALE



STANDARD DETAILS - SUDAS		
THE FOLLOWING LIST OF DETAILS FROM THE 2016 VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND STANDARD SPECIFICATIONS (SUDAS) ARE APPLICABLE FOR THIS PROJECT.		
FIGURE	DATE	TITLE
3010.103	10-20-15	FLEXIBLE GRAVITY PIPE TRENCH BEDDING (S.W-103)
6010.511	04-21-09	RECTANGULAR AREA INTAKE (S.W-511)
6010.604	10-20-09	CASTINGS FOR AREA INTAKES (S.W-604)
8040.119	10-21-14	SILT FENCE
8040.120	10-21-14	STABILIZED CONSTRUCTION ENTRANCE



genus
[Landscape architect]

2021020101000
2021020101000
2021020101000
7 343 384 0010

39TH STREET & E.P. TRUE PARKWAY

JULY 21, 2016

