

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

**Meeting Date:** April 23, 2018

**Item:** Grand Valley Supply Well, Northeast Corner of S. 35<sup>th</sup> Street & Grand Avenue – Approval of a Site Plan to allow installation of a well to supplement water to a pond – Engel Associates Inc. – SP-003838-2018

**Requested Action:** Recommend approval of a Site Plan

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** The applicant, Engel Associates Inc. represented by Bob Gibson of Civil Design Advantage, is requesting approval of a site plan to allow installation of a well to supplement water to a pond for approximately 15.56 acres located at the Northeast Corner of S. 35th Street & Grand Avenue. The work is being done to keep the pond in the Grand Valley subdivision full at all times.

**History:** In 1990 the property was zoned to R-5 Multi-Family Residential District (Medium Density). In 1998 as a part of the larger City-Wide Consistency Zoning, the property was zoned to Residential Medium-Density (RM-7). On December 15, 2014 the property was rezoned to Planned Unit Development (PUD) to allow for the development of a Single Family Residential and Residential Medium Density project. On December 14, 2015, a final plat for 20 single family lots, 17 outlots, and 1 street lot was approved by the City Council. On February 27, 2017, a preliminary plat for 10 single family lots, 11 outlots, and 1 street lot was approved by the City Council.

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on April 16, 2018 and an informational item only. The Subcommittee expressed support of the development.

**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.

**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 approve a resolution that recommends the City Council approval of the installation of a well, subject to the applicant meeting all City Code requirements and the following:

1. The applicant install and maintain all necessary soil erosion measures;
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work;
3. The applicant obtain and maintain the appropriate water use permits from Polk County and the Iowa Department of Natural Resources;

**Applicant:** Engle Associates  
 Russ Ver Ploeg  
 4812 Pleasant Street  
 Des Moines, Iowa 50312  
[Rvp@verploegarch.com](mailto:Rvp@verploegarch.com)

**Applicant Representative:** Civil Design Advantage  
 Bob Gibson  
 3405 SE Crossroads Drive, Suite G  
 Grimes, IA 50111  
[bobg@cda-eng.com](mailto:bobg@cda-eng.com)

**Attachments:**

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

RESOLUTION NO. -18-026

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE GRAND VALLEY SUPPLY WELL SITE PLAN (SP-003838-2018) FOR THE PURPOSE OF INSTALLING A WELL.**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The Engel Associates, Inc., has requested approval for a Site Plan (SP-003838-2018) for approximately 15.56 acres located at Northeast Corner of S. 35th Street & Grand Avenue, for the purpose of allowing installation of a well to supplement water to a pond;

**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 23, 2018 this Commission held a duly-noticed meeting to consider the application for Grand Valley Supply Well Site Plan (SP-003838-2018) to allow for installation of a well to supplement water to a pond;

**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 Site Plan (SP-003838-2018) to allow installation of a well to supplement water to a for that site located at Northeast Corner of S. 35th Street & Grand Avenue 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 April 23, 2018.

\_\_\_\_\_  
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 23, 2018, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary

**EXHIBIT A  
CONDITIONS OF APPROVAL**

1. The applicant install and maintain all necessary soil erosion measures;
2. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work;
3. The applicant obtain and maintain the appropriate water use permits from Polk County and the Iowa Department of Natural Resources;





Grand Valley  
Installation of Well



