# CITY OF WEST DES MOINES
# CITY COUNCIL MEETING COMMUNICATION

**Date:** May 6, 2019

**ITEM:** West Grand Business Park – MidAmerican Energy RecPlex, Southeast corner of S. Jordan Creek Parkway and Grand Avenue – Amend the West Grand Business Park PUD to allow for the development of an indoor and outdoor recreational facility – W & G McKinney Farms, LC – ZC-004244-2019

**ORDINANCE: Approval of First Reading of PUD Amendment**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The City of West Des Moines, is requesting approval of a PUD Amendment for property located at the southeast corner of Grand Avenue and S. Jordan Creek Parkway. The City of West Des Moines is proposing to construct an indoor/outdoor recreational facility on what is now designated as Parcel 5 in the PUD. This is proposed to be changed to Parcel 10 for the development of the MidAmerican Energy RecPlex sports facility. Development of the site for the RecPlex is a permitted use, however the PUD needed to be modified to allow development of the project as proposed.

Plan and Zoning Commission Action:
Vote: 6-0 for approval, with Commissioner Erickson absent.
Date: April 22, 2019
Motion: Adopt a resolution recommending the City Council approve an Amendment to the West Grand Business Park PUD.

**OUTSTANDING ISSUES:** There are no outstanding issues. 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: April 1, 2019.*
- Staff Review and Comment
  - *Parking*
  - *Landscaping*
  - *Architecture*
  - *Signs*
  - *PUD Sketch*
- Comprehensive Plan Consistency
- Findings
- Noticing Information
- Staff Recommendation and Conditions of Approval
- Property Owner/Applicant/Applicant Representative Information

**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, the Plan and Zoning Commission recommends the City Council approve an amendment to the existing West Grand Business Park PUD to allow for the development of an indoor/outdoor recreational facility within the West Grand Business Park PUD, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Brian S. Portz, AICP BP

**Staff Reviews:**

| | |
|---|---|
| Department Director | |
| Appropriations/Finance | |
| Legal | |
| Agenda Acceptance | |

**PUBLICATION(S) (if applicable)**

| | | |
|---|---|---|
| Published In | Des Moines Register | |
| Date(s) Published | April 16, 2019 | |
| Letter sent to surrounding property owners | | April 17, 2019 |

**SUBCOMMITTEE REVIEW (if applicable)**

| | | | |
|---|---|---|---|
| Committee | Development and Planning | | |
| Date Reviewed | April 1, 2019 | | |
| 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 - Proposed PUD Ordinance Amendment *(moved to Exhibit II)*

Exhibit II - Amended PUD Ordinance
- Exhibit A - West Grand Business Park PUD Sketch

**EXHIBIT I**

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

**Meeting Date:** April 22, 2019

**Item:** West Grand Business Park – MidAmerican Energy RecPlex, Southeast corner of S. Jordan Creek Parkway and Grand Avenue – Amend the West Grand Business Park PUD to allow for the development of an indoor and outdoor recreational facility within the PUD – W & G McKinney Farms, LC – ZC-004244-2019

**Requested Action:** Recommend Approval of PUD Amendment

**Case Advisor:** Brian S. Portz, AICP BSP

**Applicant's Request:** The City of West Des Moines, is requesting approval of a PUD Amendment for property located on the southeast corner of Grand Avenue and S. Jordan Creek Parkway. The City of West Des Moines, in association with MidAmerican Energy, is proposing to construct an indoor/outdoor recreational facility on what is now designated as Parcel 5 in the PUD. Development of the site for a RecPlex is a permitted use, however the PUD will need to be modified to allow development of the project as proposed.

**History:** The property was annexed into the City in 1999 as a part of the McKinney Annexation. The property is designated as Parcel 5 within the West Grand Business Park PUD and is undeveloped nor has it ever been platted.

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on April 1, 2019 as an informational item only. There was no discussion or disagreement expressed regarding the request.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. Staff would summarize the following key points of interest:

- *Parking:* The proposed amendment includes parking requirements for specific uses proposed as a part of the recreational facility. These events may occur independently or there may be overlapping of events. Events will need to be programmed such that parking demand can be accommodated within the parking supply on the site. It is recognized that there may be instances when parking demand will exceed the supply. In these situations, alternate parking accommodations will need to be implemented, such as a shuttle service or parking agreements with nearby properties.

- *Landscaping:* The PUD amendment proposes to allow open space at 25% of the lot along with an allowance to permit landscaping installation within 3 years of the issuance of the first occupancy permit for the RecPlex development. The City proposes to install landscaping in phases on the property. In addition, the proposed amendment allows trees and shrubs of a specified size to be installed on the property.

- *Architecture:* The architectural intent included in the PUD for this parcel is to establish a unique and high-quality identity for a recreational complex. The exterior design shall incorporated variations in building form and facades, and articulated to provide visual interest and lessen the plainness of appearance which can be characteristic of large prefabricated buildings. All facades will receive high quality materials, finishes, and details.

- *Signs:* Wayfinding signage for the RecPlex site is specified within the proposed PUD amendment, specifically outlining the size and location of signs that will be allowed. Also, specific requirements for outdoor field identification signs are outlined within the amendment, which specify size and sign locations allowed.

- *PUD Sketch:* The PUD Sketch for the West Grand Business Park PUD will be revised with this amendment. The revision will designate the RecPlex portion of existing Parcel 5 as a new Parcel 10. There isn't a Parcel 10 designated on the PUD sketch, so this amendment will designate Parcel 10 for the development of the RecPlex.

**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.

**Noticing Information:** On April 16, 2019, notice for the April 22, 2019, Plan and Zoning Commission and May 6, 2019, City Council Public Hearings on this project was published in the Des Moines Register Community Section. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on April 17, 2019.

**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 rezoning request to amend the West Grand Business Park PUD to allow for the development of an indoor/outdoor recreational facility within the PUD, subject to the applicant meeting all City Code requirements.

**Property Owner:** City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265
Attn: Tom Hadden
Tom.hadden@wdm.iowa.gov

**Applicant's Representatives:**
Larrison & Associates Architects
2322 East Kimberly Road, Suite 120 S
Davenport, IA 52807
Attn: Greg Larrison
greg.larrison@larrisonarchitects.com

**Attachments:**

| | | |
|---|---|---|
| Attachment A | - | Plan and Zoning Commission Resolution |
| Attachment B | - | Location Map |
| Attachment C | - | Proposed PUD Ordinance Amendment |
| Exhibit A | - | West Grand Business Park PUD Sketch |

**RESOLUTION NO. PZC -19-035**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN AMENDMENT TO THE WEST GRAND BUSINESS PARK PUD TO ALLOW FOR THE DEVELOPMENT OF AN INDOOR/OUTDOOR RECREATIONAL FACILITY WITHIN THE PUD**

**WHEREAS,** pursuant to the provisions of Title 9 of the West Des Moines Municipal Code, the applicant, The City of West Des Moines, has requested an amendment to the West Grand Business Park PUD (ZC-004244-2019) to allow development of an indoor/outdoor recreational facility within the PUD; and

**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; and

**WHEREAS,** on April 22, 2019, this Commission held a duly-noticed hearing to consider the application for Rezoning Request (ZC-004244-2019).

**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 April 22, 2019, or as amended orally at the Plan and Zoning Commission hearing of April 22, 2019, are adopted.

**SECTION 2**. REZONING REQUEST (ZC-004244-2019) to allow development of an indoor/outdoor recreational facility within the PUD is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated April 22, 2019, including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. 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 22, 2019.

Erica Andersen

Erica Andersen, Chairperson
Plan and Zoning Commission

ATTEST:
Michelle Riesenberg
Recording Secretary

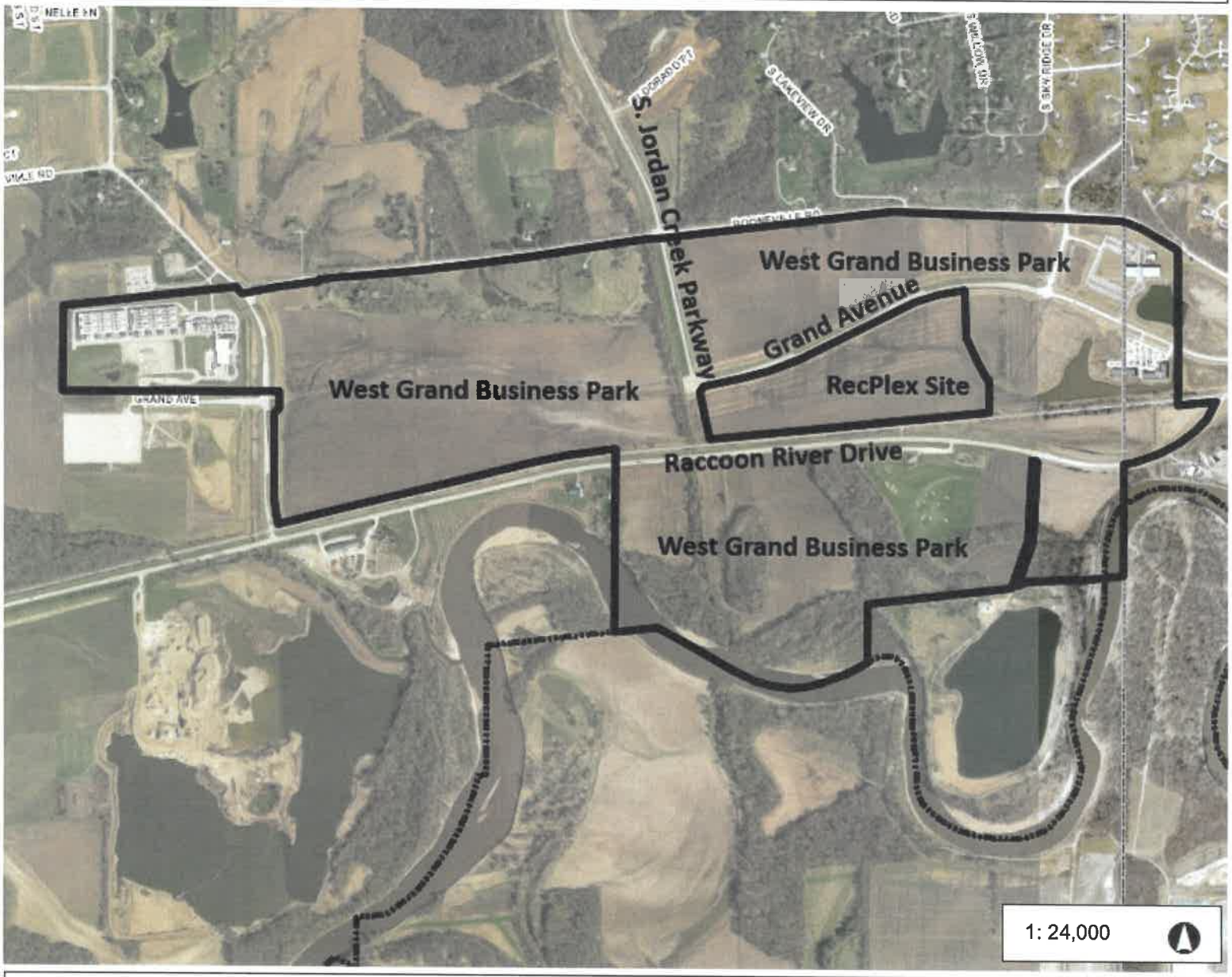
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on April 22, 2019, by the following vote:

AYES: Hatfield, Drake, Andersen, Costa, Crowley, Southworth
NAYS:
ABSTENTIONS:
ABSENT: Erickson

ATTEST:
Michelle Riesenberg
Recording Secretary

**No conditions of approval.**

# West Grand Business Park



**Legend**

Corporate Limits

4,000.0 0 2,000.00 4,000.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© 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

**EXHIBIT II**

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

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2019, AND ORDINANCES #1373, #1812 AND #2299 PERTAINING TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT REGULATIONS AND GUIDELINES, SPECIFICALLY PUD #54 WEST GRAND BUSINESS PARK**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:**

**SECTION 1. AMENDMENT:** Ordinances 1373, 1812, and 2299, pertaining to the West Grand Business Park PUD, complete ordinance, is hereby amended by replacing the PUD sketch plan with Exhibit A.

**SECTION 2. AMENDMENT:** Ordinances 1373, 1812, and 2299, Section 5: LAND USE DESIGN CRITERIA, first unnumbered paragraph is hereby amended by deleting the following strike-through and highlighted text and adding the bold, italicized text:

In addition to the general conditions and master plan requirements stated within this document, the following land use design criteria shall apply to the development areas designated by parcel on the sketch plan. The sketch plan document referred to in section 054-02 of this ordinance, delineates ~~thirteen (13) parcels of the PUD~~ ***planning parcels,*** each denoted with a specific ~~parcel~~ number, for application of specific standards of land use and development regulations. (It should be noted that ~~the numbers 10 and 12 were skipped in the numbering of the parcels. The tenth and twelfth parcels were~~ ***parcel #10 and #12 were*** originally included in the plan but were later deleted and the remaining parcels were not renumbered. ***Parcel #10 has since been re-added onto the sketch plan.***) The City of West Des Moines has adopted the Standard Industrial Classification Manual (1987 edition) as prepared by the U.S. Office of Management and Budget, hereinafter referred to as SIC, as a method of classifying and defining specific permitted uses in a particular parcel. The following development standards and use regulations shall apply to development within each of the individual parcels, or portion of a parcel, as applicable.

**SECTION 3. AMENDMENT**. Ordinance #1373, #1812 and #2299, pertaining to the West Grand Business Park Planned Unit Development (PUD), Section 054-05: *Land Use Design Criteria;* is hereby amended by adding a new subsection G with the following bolded italicized text and renumbering existing subsections G and H accordingly:

***G. Parcel 10: All general regulations and provisions set forth in Title 9, Zoning of the West Des Moines City Code for the Business Park (BP) District shall apply to Parcel 10 unless provided otherwise in this ordinance.***

***1. Allowed Uses: The site shall be developed under SIC 7999: Amusement and Recreation Services, Not Elsewhere Classified, consisting of a combination of an indoor recreation complex and outdoor sports fields. In addition to the primary activity of sporting events, the indoor complex shall be allowed to serve as a venue for various events such as, but not limited to, conferences and meeting space, exhibition hall, concerts, graduations, etc. Uses ancillary to the primary recreational use(s) may also***

*be incorporated within the indoor complex and may include retail, sports-related pro-shop, restaurant/concessions, sports related medical and physical therapy offices and clinics, sports training, and offices for operational staff for the complex and sport groups and associations under contract with the City.*

2. *Bulk Regulations: All development regulations pertaining to the Business Park zoning district contained in Title 9, Zoning, of the West Des Moines City Code shall be adhered to unless otherwise modified by this ordinance:*

| | |
|---|---|
| *Minimum lot area* | *20,000 square feet* |
| *Minimum front yard setback* | *50 feet* |
| *Minimum rear yard setback* | *50 feet* |
| *Minimum side yard setback* | *50 feet* |
| *Minimum lot width* | *75 feet* |
| *Maximum height* | *60 feet: an additional 12 feet of building height is allowed with every additional 10 feet of building setback* |
| *Minimum parking setback* | *25 feet from perimeter of property* |

3. *Parking: With the exception of that indicated below, off-street parking areas shall adhere to the minimum requirements as provided in Title 9, Chapter 15 of the West Des Moines City Code.*

   *Parking within the site shall be provided at the following ratios:*
   a. *Arena: one parking space per four fixed seats*
   b. *Fieldhouse: one parking space per 1,000 square feet of court or turf area*
   c. *Meeting Rooms: one parking space per 50 square feet*
   d. *Outdoor Fields: 85 parking spaces per field*
   e. *Offices: one parking space per 275 square feet of office area, including reception and common areas*
   f. *No parking shall be required of ancillary uses located within the building (i.e.: restaurant, pro-shop, sports related medical and physical therapy offices and clinics, and sports training) which typically would not provide services to patrons not otherwise at the complex for another reason. Ancillary uses that may operate independently of the complex which would draw their own patrons in addition to activities or uses already occurring in the complex shall be parked for each use according to title 9, chapter 15.*

   *It is recognized that operationally individual areas of the complex may be configured and/or used in a variety of ways and with multiple uses occurring within the site at a given time which may affect the amount of parking needed. Use of the complex shall be limited by available parking within the site unless alternate parking accommodations, such as shuttle service from off-site parking fields and/or off-peak parking agreements with nearby establishments are secured. Additional parking will be required to be constructed within the site or operations restricted when on-site events result in the parking of vehicles on grass or in other non-designated parking areas or parking is occurring on nearby properties without the consent of those property owners. At such time when it is demonstrated on multiple occurrences that there is not enough parking to accommodate events held on-site, the City reserves the right to require modifications in operations or an increase in the number of parking stalls either through construction on-site, execution of shared-parking agreements with businesses within 1,000' of the RecPlex property or securing of off-site parking areas with shuttle services. Prior to implementation of additional parking within the site, submittal and approval of a Minor Modification Site Plan application will be required which details the location of additional parking and engineering details.*

4. *Open Space and Landscaping Required:*
   a. *On each lot there shall be provided open space equal to at least twenty-five percent (25%) of the total lot area; said space shall be unencumbered with any structure, vehicle use areas or off-street parking and shall be landscaped and well maintained with grass, trees and shrubbery. The*

*area of open-air outdoor recreation fields shall be allowed to count towards provision of the minimum required open space within the site. A minimum of two (2) trees and three (3) shrubs shall be provided for every 3,000sf of required open space. As part of the site plan review and approval process, a landscape concept for the entire site shall be provided that illustrates anticipated location of vegetation, type of plant and the phase in which the vegetation will be installed. All vegetation must be installed within three (3) years of the issuance of the first occupancy permit, whether temporary or final. The site plan shall use a symbol to identify the type of plant (overstory, understory, evergreen tree, deciduous shrub, evergreen shrubs, ornamental grass, and perennials) and shall include a list for possible varieties that may be chosen from for each plant type. Prior to installation, a Minor Modification Level 1 application which details final location and plant variety for each respective phase shall be provided to and approved by the Development Services Department.*

b. *At least twenty-five percent (25%) of all trees required on the site (sum of open space, buffer, and parking lot trees required) shall be evergreen species to ensure year-round visual interest and aid in the effectiveness of screening.*

c. *All parking areas shall include landscape areas, islands, tree-pods, etc., equal to not less than ten percent (10%) of the total paved parking area and drive aisles. Such landscaped area shall be in addition to the open space requirements noted above for the total lot area. One (1) tree shall be installed for every 9'x17' area of a parking lot island and in a tree diamond. Landscaped islands within the parking area shall have ground cover of grass (i.e., sod), shrubs or other acceptable living plant life, unless an alternate ground cover is specifically approved as part of the site plan review by the City. Inorganic mulches in the landscape islands shall not be considered acceptable.*

d. *Views from any street or adjacent PUD parcel of off-street parking areas shall be mitigated to a height of three feet (3') through the use of earthen berming, vegetation, or a combination of the two. To the greatest extent possible, plants used for screening shall be coniferous in order to provide for year-round visual mitigation.*

e. *Adequate buffering of negative aspects such as, but not limited to, service areas, loading docks, garbage dumpsters and HVAC mechanical units, from any street and adjoining PUD parcels shall be required through the use of one, or a combination of the following methods: landscaping, berming and architectural means. At the time of site plan development, the layout of these sites should be designed to minimize the negative views. Wherever practical as determined by the City Council as a part of the review of a development application, buildings shall not be located and designed to expose service areas or loading docks or doors to streets, unless adequate screening can be provided. Roof top equipment on all structures should be screened from view from streets and adjacent properties, especially the upland areas, by means which are architecturally integrated into the structure.*

f. *Plant Substitutions: Plant substitutions shall comply with title 9, chapter 19 of city code. In addition to that allowed in chapter 19, ornamental grasses shall be allowed to count toward open space, buffer, and parking lot shrub requirements on a 1 to 1 basis. If the specific variety of vegetation specified on the approved site plan is not available, substitutions may be made with the approval of the City Landscape Architect; however, any replacement needs to be the same type as the one being replaced (i.e. only an overstory tree can replace an overstory tree, only an evergreen tree can replace an evergreen tree, etc.). If substitutions are made from that provided on the approved site plan, a Level 1 Minor Modification will need to be submitted to the Development Services Department which details all changes made.*

g. *Minimum Vegetation Size: Vegetation shall meet the following minimum sizes at time of planting:*
   1. *Overstory Trees: minimum 1.5" caliper*
   2. *Understory/Ornamental Trees: minimum 1.0" caliper if single-stem; minimum 5' if multi-stem*
   3. *Conifer Trees: minimum 4' height if grown in root-pruned bags, otherwise minimum 6' in height*
   4. *Shrubs:*
      i. *Deciduous shrubs that reach a mature height greater than five feet (5') shall be installed at a minimum of three feet (3') in height.*

*ii. Deciduous shrubs that reach a mature height between three (3) and five feet (5') shall be installed at a minimum of two feet (2') in height.*

*iii. Deciduous shrubs that reach a mature height of less than three feet (3') shall be installed at a minimum height of fifteen inches (15")*

*5. Conifer Ground Cover (mat evergreens): minimum 15" spread*

*6. Ornamental Grasses: minimum one-gallon container size*

*7. Perennials: minimum 4" container size*

*5. Architecture: The architectural intent for this parcel is to establish a unique and high-quality identity for a recreational complex. Architectural design for any building in this parcel shall be acceptable to the City. Building form and facades shall be varied and articulated to provide visual interest and lessen the plainness of appearance which can be characteristic of large prefabricated buildings. All facades shall receive high quality materials, finishes, and details (360-degree architectural treatment).*

*a. All buildings within this development shall accommodate or incorporate the following in building design and materials:*

*1. Corporate architecture shall be prohibited. Limited use of corporate colors in building materials or exterior accent lighting that are characteristic of the sponsors or building users may be allowed at the discretion of the Director of Development Services or the appropriate reviewing and approval body. Implementation of colors or lighting shall not be a visual distraction and shall be implemented as part of the overall architectural design for the building.*

*2. Any elevations that are facing a street should avoid the appearance of being the "back of the building". The level of design and detail can be reduced on the facades not facing a street as long the same or similar materials and design elements are included on all facades.*

*3. Buildings shall be organized to create a logical and identifiable relationship with the site and other buildings, open spaces, and pedestrian circulation paths.*

*4. Variation in building height, mass and roof forms shall be provided to create interest while still maintaining an overall building continuity, paying careful attention to exterior building materials and details, use of fenestration, and change in building mass within the plan and roof design.*

*5. Entrances into buildings should be easily identified through the use of building design and detailing. Projected or recessed entryways, change in rooflines, addition of awnings or changes in building material are examples that can create this effect.*

*6. The use of building articulation shall be reinforced with variation in materials, material modules, expressed joints, textures, colors and details to break up the mass of the building. Materials should change with the change in building planes and be arranged to have the appearance of three-dimensional elements to the greatest extent possible.*

*7. Trim and structural elements such as posts or columns shall be sized to the scale of the building.*

*8. Whenever possible and logical, the ground floor should provide the maximum possible glazing toward pedestrian areas (walks, plaza spaces) to provide pedestrians with visual interest. Use of reflective glass or mirrored glass is discouraged to promote the linkage of the interior and exterior of the building.*

*b. Materials should be durable, economically maintained and of a quality that will maintain their appearance over a prolonged time. Allowed building materials include, but are not limited to, brick and stone veneers, architectural metal cladding, metal or composite rain screen panel systems, cast in place concrete panels and decorative concrete block. No wood, synthetic stucco, non-architectural metal cladding, plain concrete block, or other similar materials shall constitute a portion of a building except as a trim material, unless the City Council, after having received a recommendation from the Plan and Zoning Commission, shall determine said material, when used as a primary element, enhances the physical appearance of the building.*

*6. Signage: With the exception of that indicated below, signage shall comply with regulations for the Business Park District stated within Title 9, Chapter 18 of the West Des Moines City Code.*

*a. Wayfinding Signage: Signage intended to direct patrons to specific locations within the complex*

***shall be allowed consistent with regulations for a Monument Sign as provided in Title 9, Chapter 18 of the West Des Moines City Code, with the following exceptions:***

1. ***Signage shall be located only at key vehicular decision points interior to the site.***
2. ***A maximum of two signs shall be allowed within the site.***
3. ***A minimum 300' of separation shall be maintained between signs.***
4. ***Total area of the sign structure shall not exceed sixty-four (64) square feet or seven feet (7') in height.***
5. ***The sign structure shall be designed to create visual interest and be unified with the architecture, colors and materials that are relevant to the overall site. Said signs must be more than just a box placed on a slab in the ground; they shall to be an attractive feature, incorporating architectural elements on the sides, bottom and top to frame the sign area.***

b. ***Field Identification: Signage identifying individual recreation fields may be located adjacent to each recreation field consistent with the following:***
   1. ***Size of the sign shall not exceed 30 square feet in size and a maximum of six feet (6') in height.***
   2. ***Copy on the sign is not intended to be easily legible from Grand Avenue and therefore shall not exceed six inches (6") in height.***
   3. ***Logos may be displayed on the signs but shall not exceed eight inches (8") in height.***
   4. ***Dimensional copy shall be required.***
   5. ***A maximum of one sign shall be allowed per field.***

c. ***Scoreboards with video display capabilities shall comply with regulations for Scoreboards as provided in Title 9, Chapter 10 of West Des Moines City Code. Non-video display scoreboards associated with a recreational field shall be allowed. Scoreboards require City approval of a site plan application.***

**SECTION 4. REPEALER.** All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

**SECTION 5. SAVINGS CLAUSE.** If any section, provision, sentence, clause, phrase or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

**SECTION 6. VIOLATIONS AND PENALTIES.** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Title 1, Chapter 4, Section 1 of the City Code of the City of West Des Moines, Iowa.

**SECTION 7. OTHER REMEDIES.** In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council on the _____day of _____, 2019.

_____

Steven K. Gaer, Mayor

**ATTEST:**

_____

Ryan T. Jacobson
City Clerk

**EXHIBIT A**

BOONEVILLE RD.
S. JORDAN CREEK PKWY.
GRAND AVE.
S. 60th ST.
S 88TH STREET
RACCOON RIVER DRIVE
PARCEL 1
SUPPORT COMMERCIAL
PARCEL 2
PROFESSIONAL COMMERCE PARK
PARCEL 3
PROFESSIONAL COMMERCE PARK
PARCEL 4
MEDIUM DENSITY RESIDENTIAL
PARCEL 5
BUSINESS PARK DISTRICT
PARCEL 6
BUSINESS PARK DISTRICT
PARCEL 7
MEDIUM DENSITY RESIDENTIAL
PARCEL 8
PROFESSIONAL COMMERCE PARK
PARCEL 9
CONVENIENCE COMMERCIAL
PARCEL 10
BUSINESS PARK DISTRICT
PARCEL 11
LIGHT INDUSTRIAL
PARCEL 13
AGRICULTURAL/ OPEN SPACE
PARCEL 14
AGRICULTURAL/ OPEN SPACE
PARCEL 15
AGRICULTURAL/ OPEN SPACE
N
SCALE
0' 250' 500' 1000'
REVISIONS
DATE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER:
TECH:
CIVIL DESIGN ADVANTAGE
WEST GRAND BUSINESS PARK
PUD PARCEL MAP
WEST DES MOINES, IOWA
1/1
1711635