

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

Meeting Date: August 10, 2020

Item: Allied Construction, 2825 SE 1st Street – Approval of Site Plan for the construction of a 37,500 sq. ft. warehouse and office building and three buildings for storage totaling 14,880 sq. ft. – Allied Construction Services, Inc. – SP-04658-2020

Requested Action: Recommend Approval of Site Plan

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The applicant and property owner, Allied Construction Services, Inc., is requesting approval of a site plan to construct a 37,500 sq. ft. warehouse and office building and three separate storage buildings totaling 47,880 sq. ft. to be located at 2825 SE 1st Street.

History: The property is undeveloped. A final plat, Veterans Business Park Plat 1, was approved by the City Council on January 21, 2020, to create the lot for development. On May 18, 2020, the City Council approved a phased site plan to allow construction of footings and private infrastructure. The Site Plan was presented to the Plan & Zoning Commission on July 13, 2020. Staff had indicated concerns about the architecture not meeting the intent of the City Code for the Warehouse Retail zoning district. The Commission voted to continue action on the application to their July 27, 2020, meeting to enable the applicant and the developer time to continue to work on the elevations for the project. The project was further deferred to the August 10, 2020, meeting as discussion was progressing and Staff requested more time.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their April 6, 2020 meeting. No discussion was had and no disagreement with the proposal was expressed.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There is one outstanding issue regarding architecture for the buildings:

- **Future Office:** Staff has included the future 5,000 sq. ft. office portion of the building in the approval in case the owner wants to construct the office portion within the next two years. If it is construction after the two year entitlement for the site plan, a Major Modification development application will be needed.
- **Primary Building Architecture:** The applicant has provided updated elevations that incorporate additional stone on the east elevation (primary street façade), adds an accent color band around the entire building to add interest and includes alternating color panels along the longer elevations (north and south) to visually break up the long blank façade. The primary exterior material for the building is still metal siding, which is noted in the performance standards for this zoning district as a limited use material unless the City Council determines that it is acceptable for the primary exterior material. With the incorporation of a variety of material colors in a manner that mitigates the mass of the building and adds interest to all sides of the building, the applicant believes they have addressed the context of the site and its surroundings, and is requesting that the City Council deem the metal acceptable as the primary exterior material. Staff has added a condition of approval to that effect.
- **Secondary Buildings:** Since Staff did not receive architecture elevations for the three smaller storage buildings on the south side of the site, Staff recommends that no building permit be issued

for the construction of these buildings until Minor Modification Level 1 development application is submitted by the property owner and reviewed and approved by the City.

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, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the site plan for Allied Construction Services to allow construction of a 37,500 sq. ft. warehouse and office building and three separate storage buildings totaling 47,880 sq. ft. subject to the applicant meeting all City Code requirements and the following:

1. No occupancy or storage of materials will be allowed until water is available to the site and site accesses to the satisfaction of the Fire Marshal is provided.
2. No occupancy permit for any building will be issued until the storm water facility easement and maintenance agreement is executed by the property owner and the water main easement is executed by the property and both are returned in original form to the City.

3. No building permit will be issued for the three storage buildings on the south side of the site until architecture elevations are submitted and approved by the City through a Minor Modification Level 1 development application.
4. The City Council determines that the use of metal siding as the primary exterior material is acceptable for this project.

Property Owner/Applicant:

Allied Construction Services
2122 Fleur Drive
Des Moines IA 50321
Kim Abild: kabild@msn.com

Applicant's Representatives:

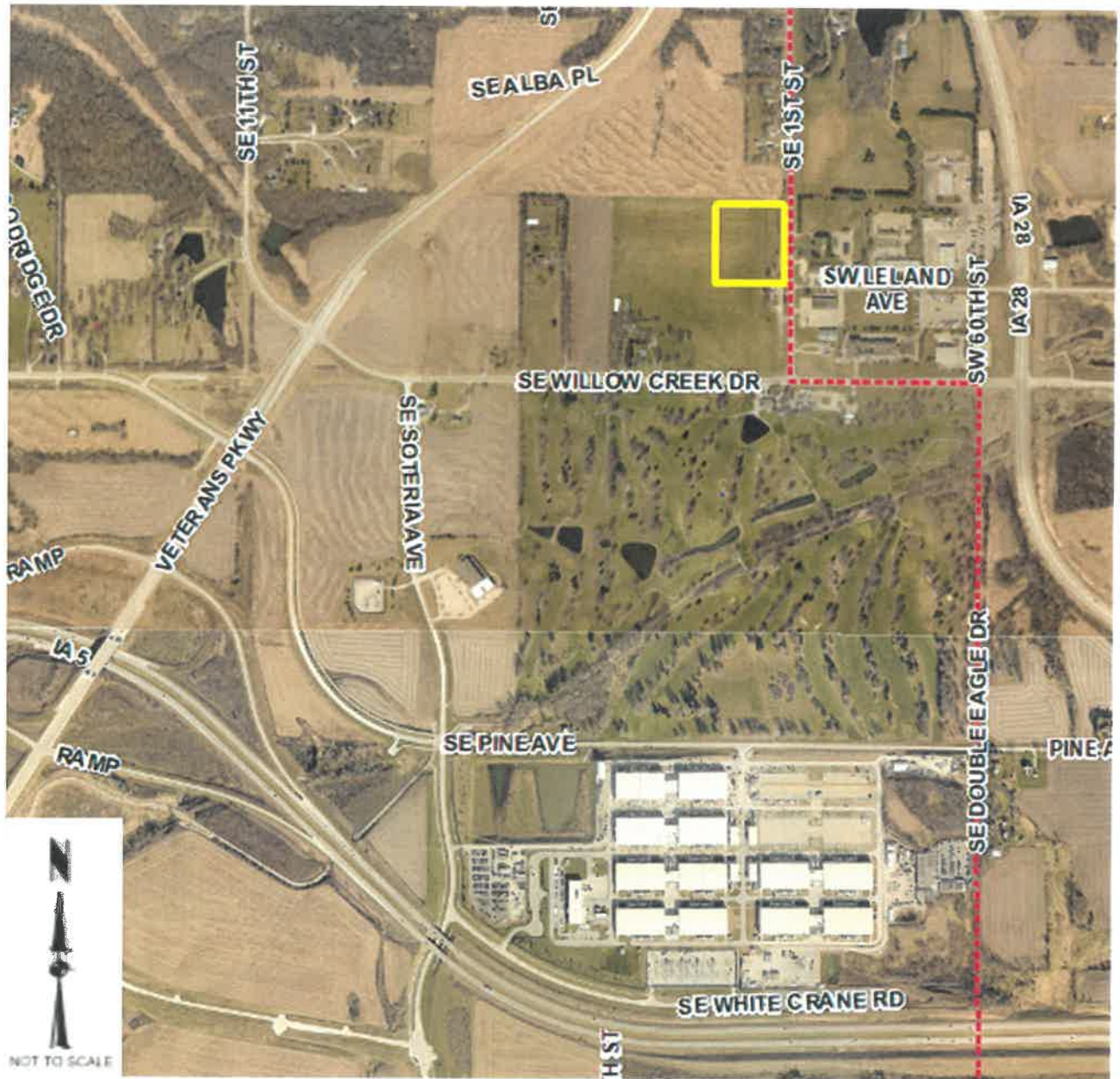
Snyder and Associates
2727 SW Snyder Boulevard
PO Box 1159
Ankeny IA 50023-0974
Jason Ledden: jledden@snyder-associates.com

ATTACHMENTS:

- Attachment A - Location Map
- Attachment B - Site Plan **
- Attachment C - Elevations of Main Warehouse Building **
- Attachment D - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval

**Site Plan and Building Elevation drawings included in staff report are for illustrative purposes only – Approved plans on file with the City.

Exhibit B
Location Map



SITE PLANS FOR ALLIED CONSTRUCTION SERVICES 2825 SE 1ST STREET CITY OF WEST DES MOINES, POLK COUNTY, IOWA

CITY PROJECT NO. SP-004658-2020

OWNER/DEVELOPER
ALLIED CONSTRUCTION SERVICES, INC.
2122 PLEASUR BLVD
WEST DES MOINES, IOWA 50325
CONTACT: STEVE LANGER
PR: (515) 288-4845



VICINITY MAP

| SHEET # | SHEET TITLE |
|---------|----------------------------------|
| C100 | TITLE SHEET |
| C101 | PROJECT INFORMATION |
| C102 | EXISTING LAYOUT PLAN |
| C103 | UTILITY PLAN |
| C104 | GRADING AND EROSION CONTROL PLAN |
| C105 | PLANTING PLAN |



I hereby certify that the portion of this technical work prepared by me or under my direct supervision and responsible charge is true and correct in accordance with the laws and regulations of the State of Iowa.

Lane T. Callamprang, ILLA Date
License Number 655
My License Renewal Date is December 31, 2020
CSE



I hereby certify that this engineering document was prepared by me or under my direct supervision and responsible charge in accordance with the laws and regulations of the State of Iowa.

Jason A. Leiden, P.E. Date
License Number 24117
My License Renewal Date is December 31, 2020
CSE

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| ALLIED CONSTRUCTION SERVICES | | TITLE SHEET | |
| WEST DES MOINES, IA | | TITLE SHEET | |
| 2727 S.W. SNYDER BLVD AMEN, IOWA 50223 515-944-0020 WWW.ACS-DESIGN.COM | | SNYDER & ASSOCIATES, INC. | |
| Project No: 119.0736.01 | | Sheet C100 | |
| Engineer: LANS | Checked By: JAL | Scale: 1" = 100' | Drawn: TMS |
| Project: TMS | Date: 03/04/2020 | Project: TMS | Scale: 1" = 100' |
| Project: TMS | Date: 03/04/2020 | Project: TMS | Scale: 1" = 100' |
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DIMENSION PLAN GENERAL NOTES

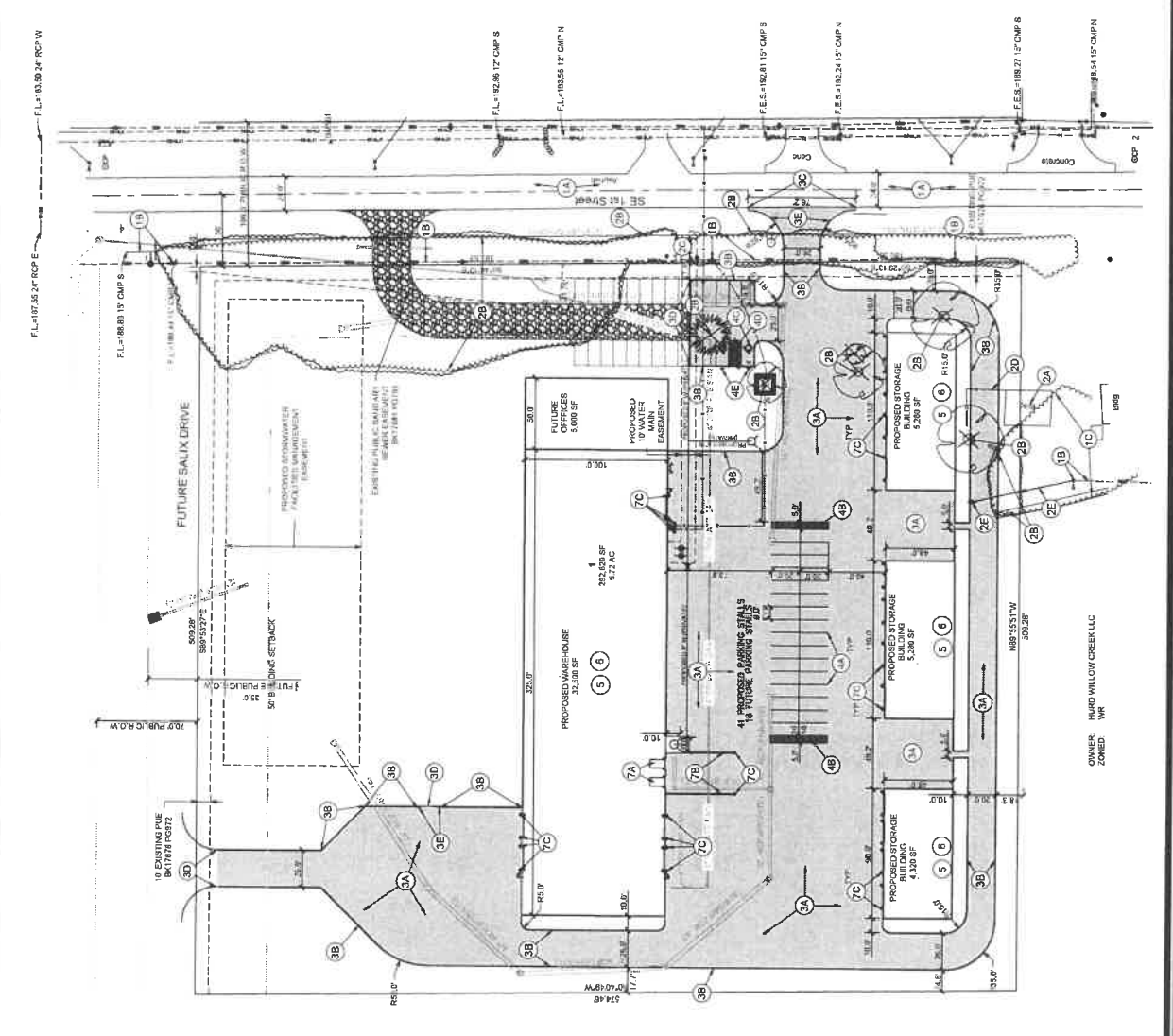
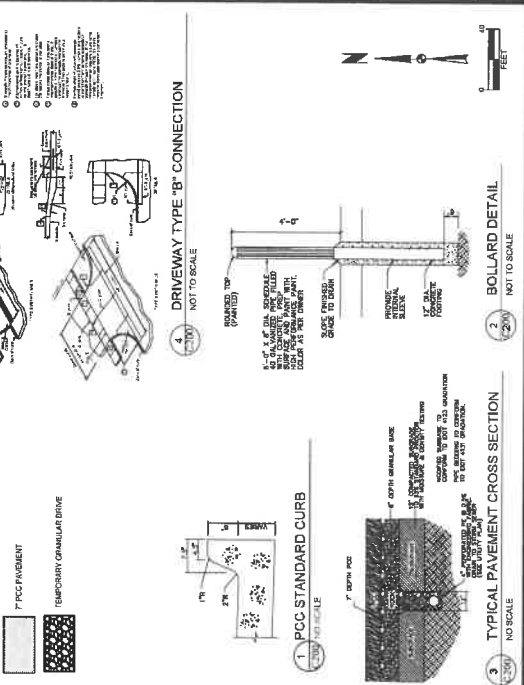
- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY INFORMATION. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE AREA AND HAS NOT FOUND ANY OTHER UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE COMPLETELY ACCURATE. ALL UTILITIES IN THE AREA OTHER THAN THOSE SHOWN ON THIS DRAWING ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WEST DES MOINES AND THE IOWA DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WEST DES MOINES AND THE IOWA DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WEST DES MOINES AND THE IOWA DEPARTMENT OF TRANSPORTATION.
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DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
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LEGEND

- 7" PCC PAVEMENT
- EMPAVEMENT GRANULAR DRIVE
- 1" PCC STANDARD CURB
- 3" TYPICAL PAVEMENT CROSS SECTION
- 2" BOLLARD DETAIL
- 4" DRIVEWAY TYPE 'B' CONNECTION



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| DATE | REVISION |
| 04/20/20 | AS PER CITY COMMENTS |
| 04/20/20 | AS PER CITY COMMENTS |

Project No. 1150726.01
 Sheet C-400

ALLIED CONSTRUCTION SERVICES
GRADING AND EROSION CONTROL PLAN
SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

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| Technician | TLS |
| Checked By | JLT |
| Scale | 1" = 40' |
| Drawn | TRM/RS |

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) AND ANY LOCAL AGENCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) AND ANY LOCAL AGENCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) AND ANY LOCAL AGENCIES PRIOR TO THE START OF CONSTRUCTION.
2. DAMAGE CLAIMS: THE CONTRACTOR SHALL HOLD THE OWNER AND ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS OF OWNER, ARCHITECT, ENGINEER, CONTRACTOR, OR ANY OTHER PARTY ARISING FROM OR OUT OF THIS PROJECT. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) AND ANY LOCAL AGENCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) AND ANY LOCAL AGENCIES PRIOR TO THE START OF CONSTRUCTION.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES FOR THE PROJECT. THE CONTRACTOR SHALL OBTAIN A DISCHARGE PERMIT FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) AND ANY LOCAL AGENCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) AND ANY LOCAL AGENCIES PRIOR TO THE START OF CONSTRUCTION.
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C. POLLUTION PREVENTION PLAN

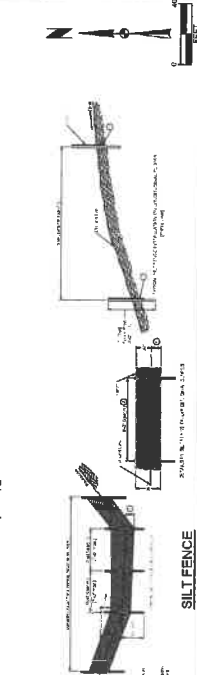
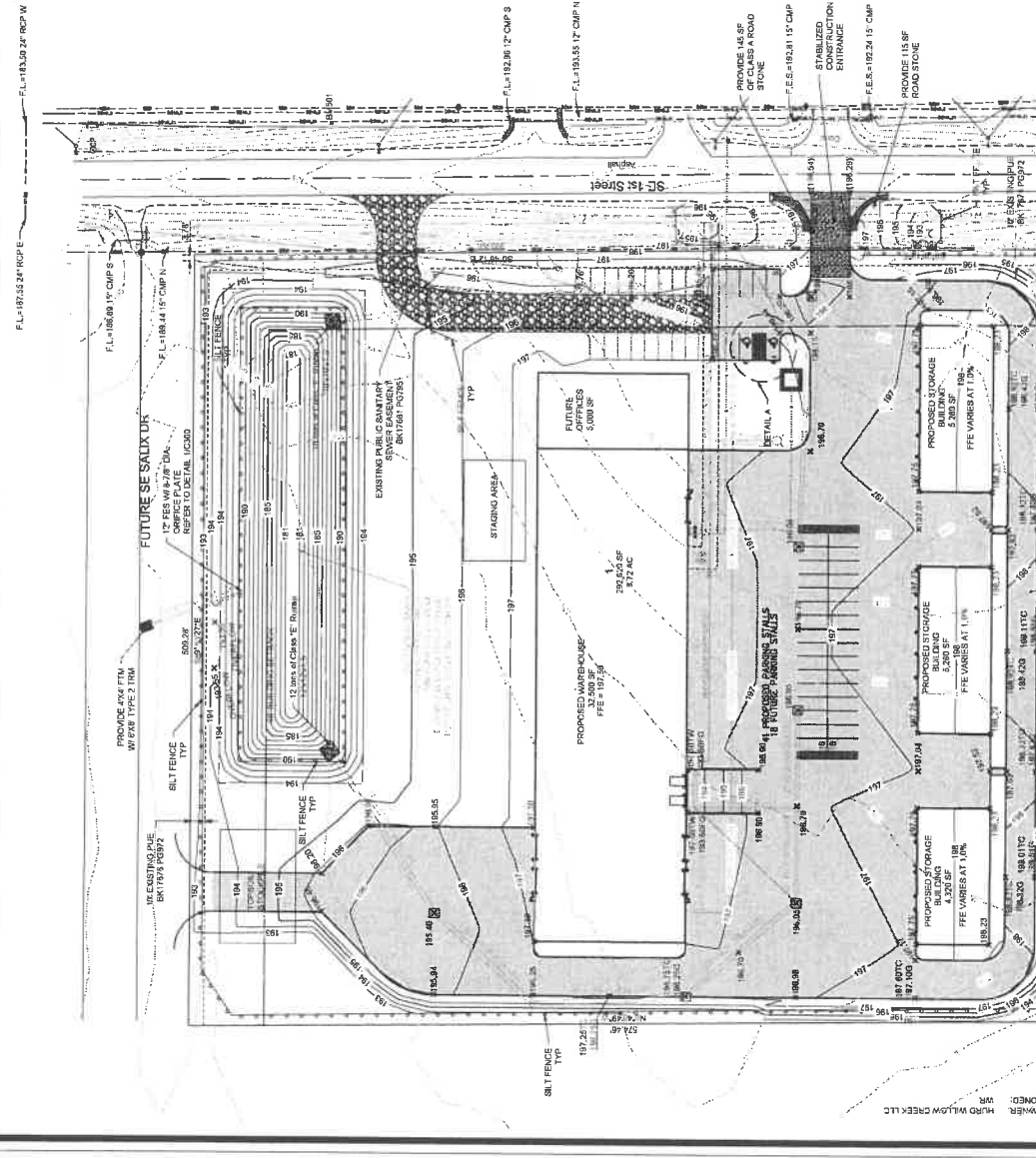
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GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPOND TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY PREMIER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL FINISH GRADES SHALL BE SPREAD 3' TO 1' OR GREATER TO BE SEEDING USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL SEED THE SITE AFTER FILLING OPERATIONS HAS BEEN COMPLETED. PLACE SILT FENCE AND BARRIERS IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH PROTECTION CONTROL PLAN.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
6. THE VOLUME OF THE RETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE FINAL C.D. IS SUBMITTED.

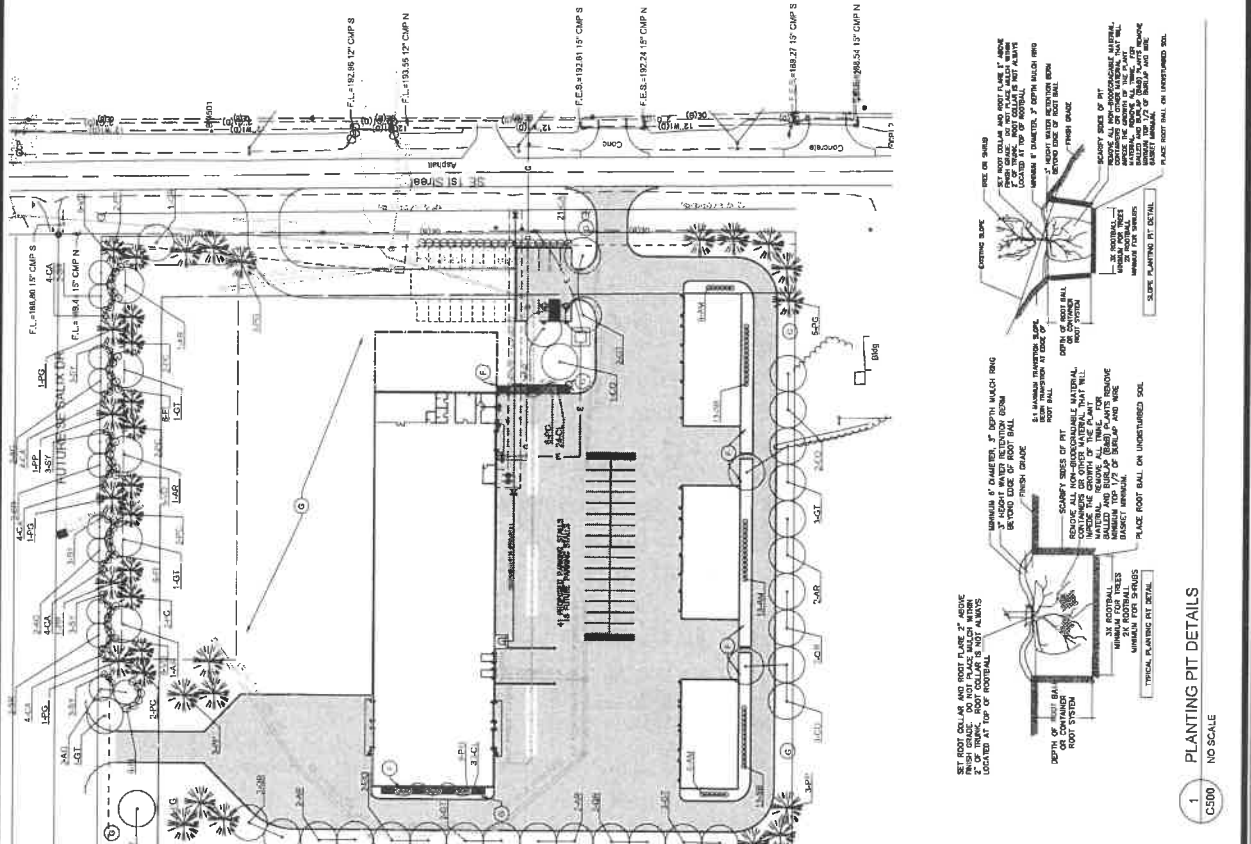
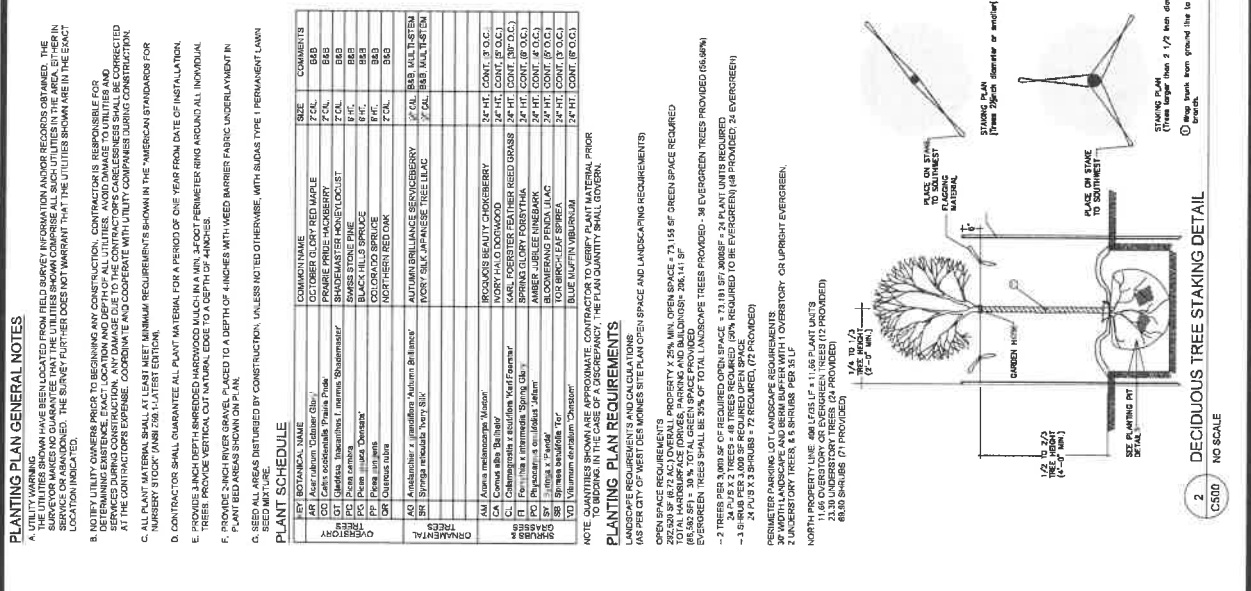
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|-------------|------------------------------|
| OWNER | HARD WALLOW CREEK LLC |
| CONTRACTOR | ALLIED CONSTRUCTION SERVICES |
| DATE | 04/20/20 |
| SCALE | 1" = 40' |
| PROJECT NO. | 1150726.01 |
| SHEET NO. | C-400 |

ALLIED CONSTRUCTION SERVICES

PLANTING PLAN

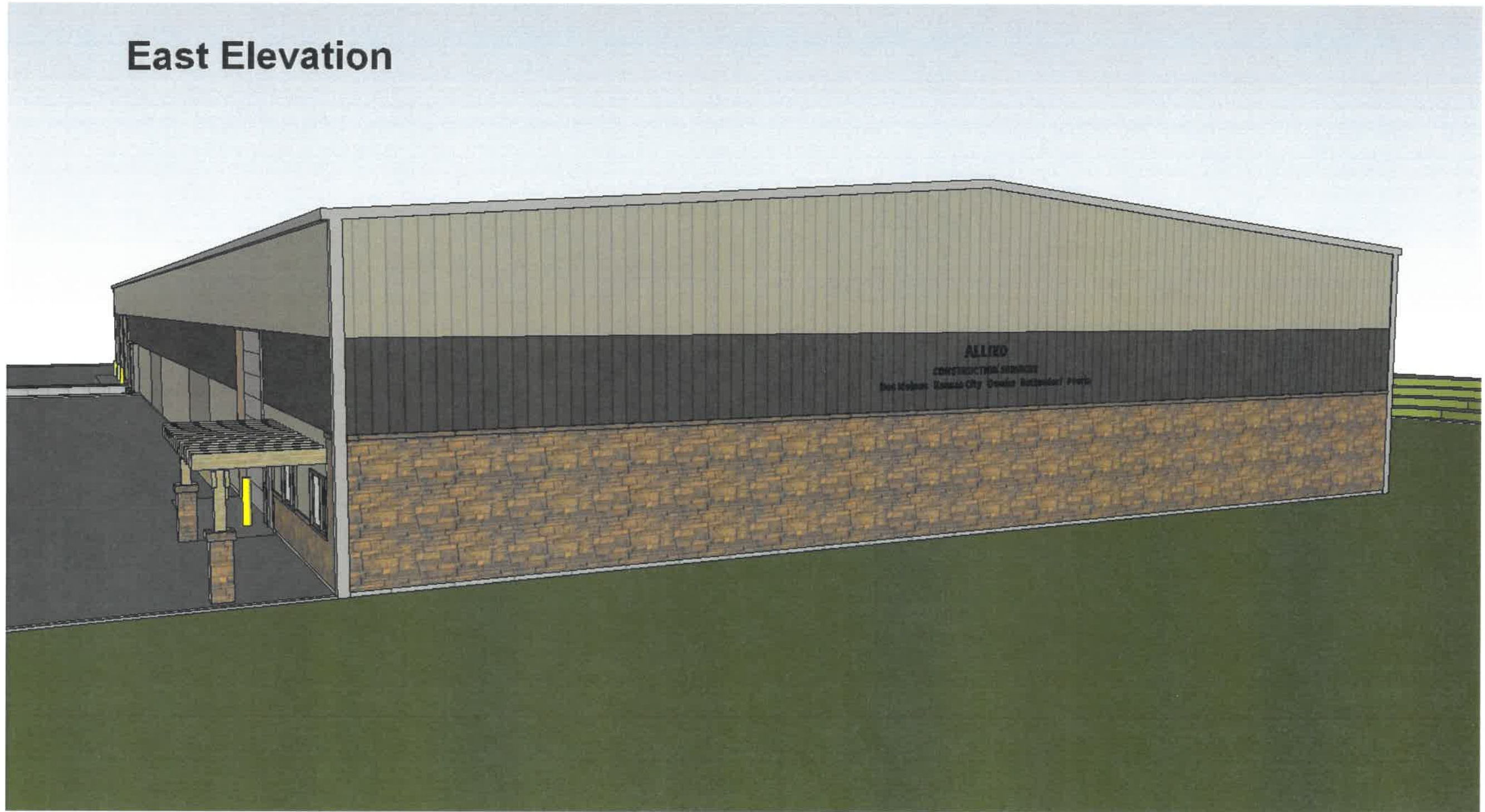
WEST DES MOINES, IA

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| 1 | AS PER CITY COMMENTS | 02/02/20 | JLM | JLM |
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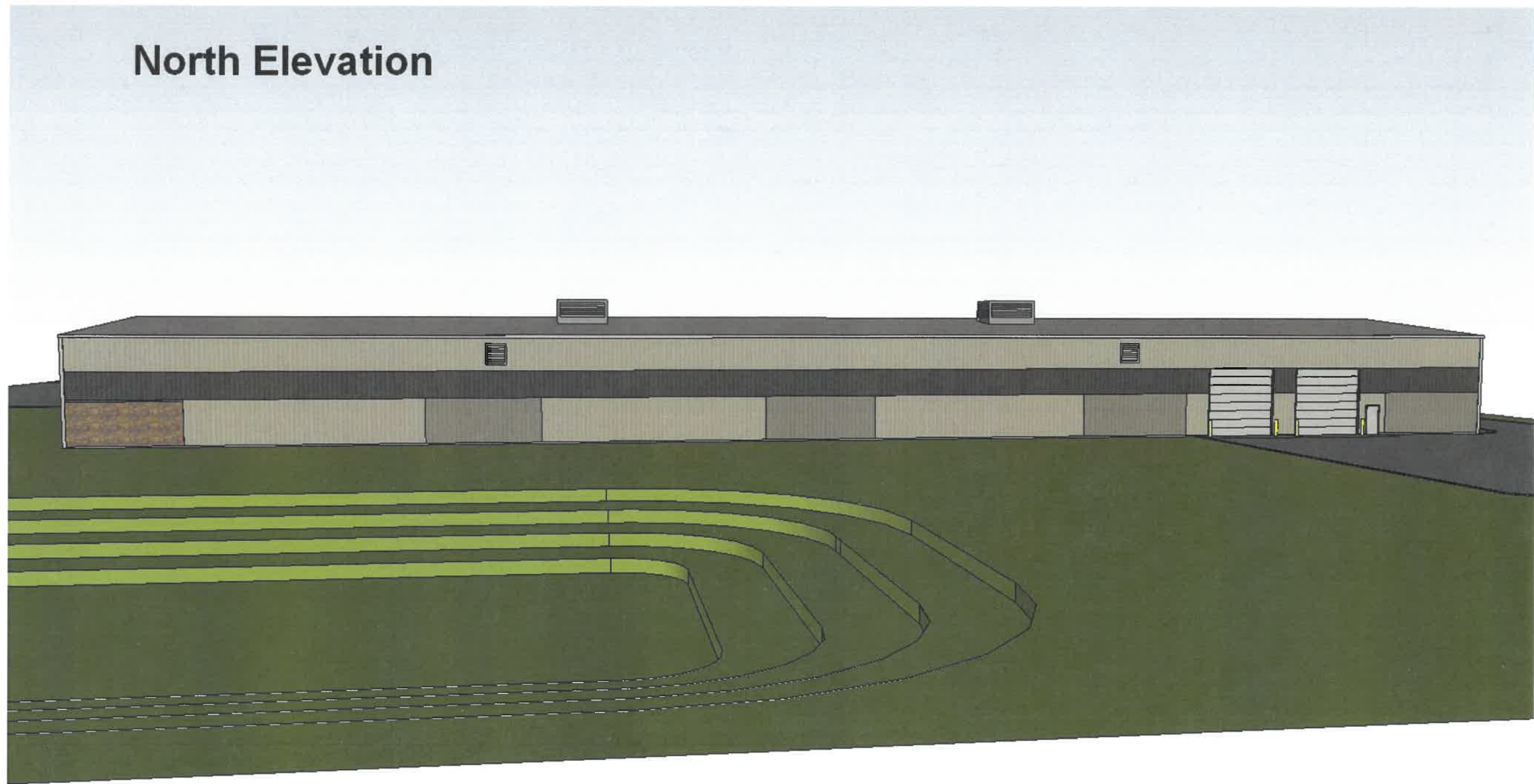


- PLANTING PLAN GENERAL NOTES**
- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN LOCATION OR DEPTH. THE SURVEY PLOTTING DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
 - NOVELTY UTILITY CHARGES PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICE DURING CONSTRUCTION. ANY DAMAGE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND CONFIRM WITH UTILITY COMPANIES DURING CONSTRUCTION.
 - MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
 - PROVIDE 3-MONTH DEPTH SHREDED HAWTHORN MULCH (MIN. 3" FOOT PERIMETER RING AROUND ALL INDIVIDUAL TREES) PROTECT VERTICAL CUT TRUNKS EDGE TO A DEPTH OF 4-INCHES.
 - PLANT BEDS AND SPACES SHALL BE LAID TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN SEED MATURE.
 - SEED MATURE.
- PLANT SCHEDULE**
- | LETY (BOTANICAL NAME) | COMMON NAME | SIZE | COMMENTS |
|--|--------------------------------|-----------------------|----------|
| AR Acer rubrum 'Coburn Glory' | COBURN GLORY RED MAPLE | 7' CAL. BAB | |
| CT Cornus canadensis 'Prairie Peak' | PRIME PRIDE HAWKSBERRY | 7' CAL. BAB | |
| DT (Gleditsia, Liquidambar, Fraxinus, Quercus, etc.) | SHADBLAW TREE | 7' CAL. BAB | |
| FR Fraxinus pennsylvanica | BLACK HILLS SPRUCE | 6' H.F. BAB | |
| FR Fraxinus pennsylvanica | COLORADO SPRUCE | 6' H.F. BAB | |
| FR Fraxinus pennsylvanica | NORTHERN RED OAK | 7' CAL. BAB | |
| FR Fraxinus pennsylvanica | AUTUMN BRILLIANCE SENECOGERRY | 7' CAL. BAB MULTISTEM | |
| FR Fraxinus pennsylvanica | IVORY SILK JAPANESE TREE LILAC | 7' CAL. BAB MULTISTEM | |
| FR Fraxinus pennsylvanica | ROCKROSE BEAUTY CHERRYBERRY | 24" HT. CONT. 3" O.C. | |
| FR Fraxinus pennsylvanica | NORTON O. DOGWOOD | 24" HT. CONT. 3" O.C. | |
| FR Fraxinus pennsylvanica | SHADEMASTER HONEYLOCUST | 24" HT. CONT. 3" O.C. | |
| FR Fraxinus pennsylvanica | SPRING GLORY FORSYTHIA | 24" HT. CONT. 3" O.C. | |
| FR Fraxinus pennsylvanica | AMBER JUBILEE HINEBARK | 24" HT. CONT. 3" O.C. | |
| FR Fraxinus pennsylvanica | BLUETRAILING PINK LILAC | 24" HT. CONT. 3" O.C. | |
| FR Fraxinus pennsylvanica | BLUE MUFFIN BURNING | 24" HT. CONT. 3" O.C. | |
| FR Fraxinus pennsylvanica | BLUE MUFFIN BURNING | 24" HT. CONT. 3" O.C. | |
- NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO ORDERS. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.
- PLANTING PLAN REQUIREMENTS**
- LANDSCAPE REQUIREMENTS AND CALCULATIONS
- 840 PER CITY OF WEST DES MOINES SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS
- OPEN SPACE REQUIREMENTS: PROPERTY X 56% MIN. OPEN SPACE = 71,156 SF (GREEN SPACE REQUIRED)
- TOTAL HARDSPACE (DRIVES, PARKING AND BALCONY) = 206,141 SF
- (86,500 SF) = 39% TOTAL GREEN SPACE PROVIDED
- CHECKED: THESE SPACES ARE 99% OF TOTAL LANDSCAPE TREES PROVIDED - 48 EVERGREEN TREES PROVIDED (66.66%)
- 7 TREES TO BE PLANTED AT THE PROPERTY CORNERS
- 27 PLANT UNITS REQUIRED
- 3.0-8.0 GA PER 3,000 SF REQUIRED OPEN SPACE
- IN 4' X 3' SHROUBS (72 PROVIDED)
- PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS
- 11.66' OVERSTORY OR EVERGREEN TREES (12 PROVIDED)
- 2 UNDERSTORY TREES & SHRUBS PER 35' LF
- NORTH PROPERTY LINE 608' E.A.B.L.F. = 11.66' PLANT UNITS
- 84.00' SHALERS (71 PROVIDED)

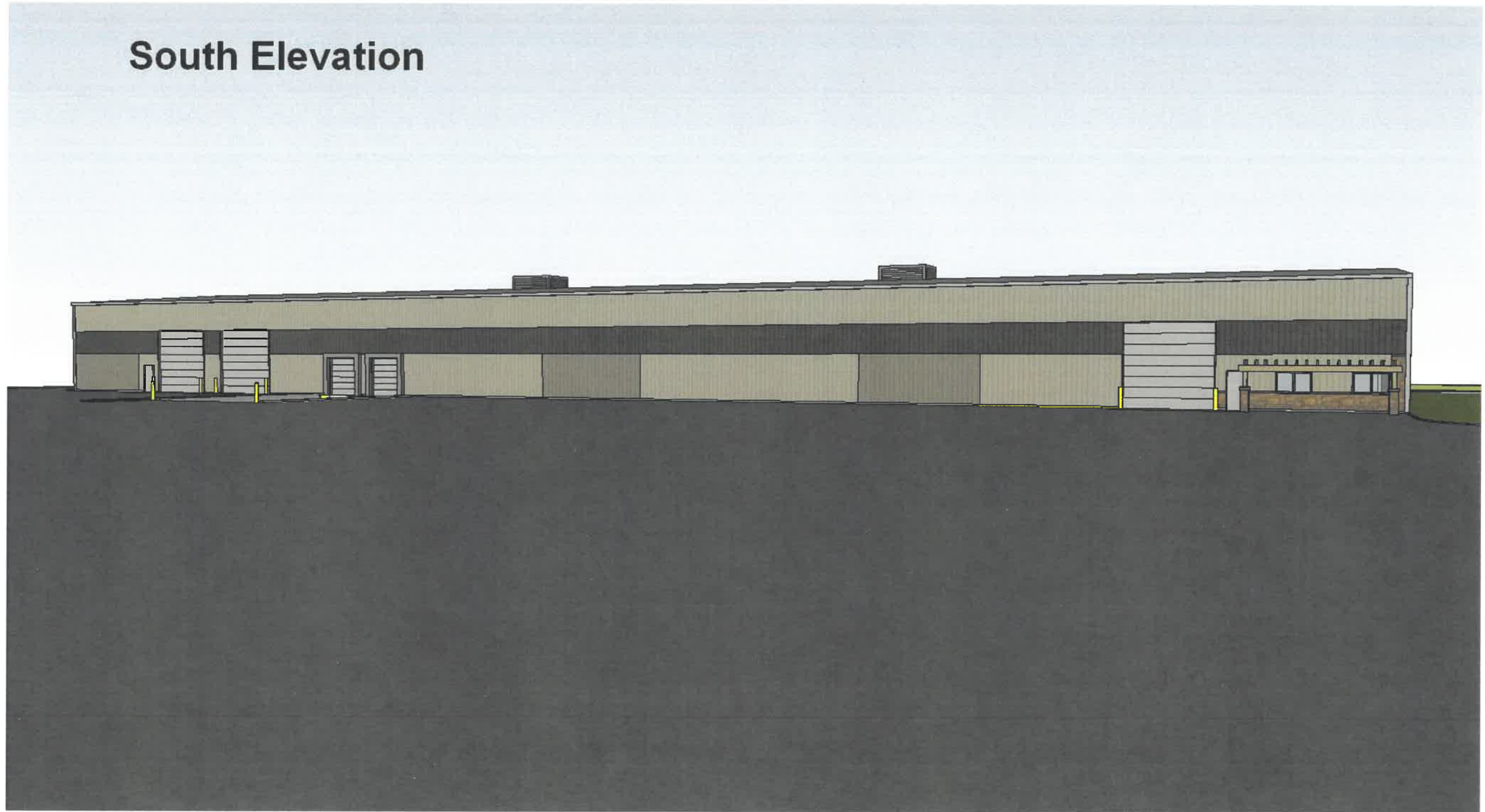
East Elevation



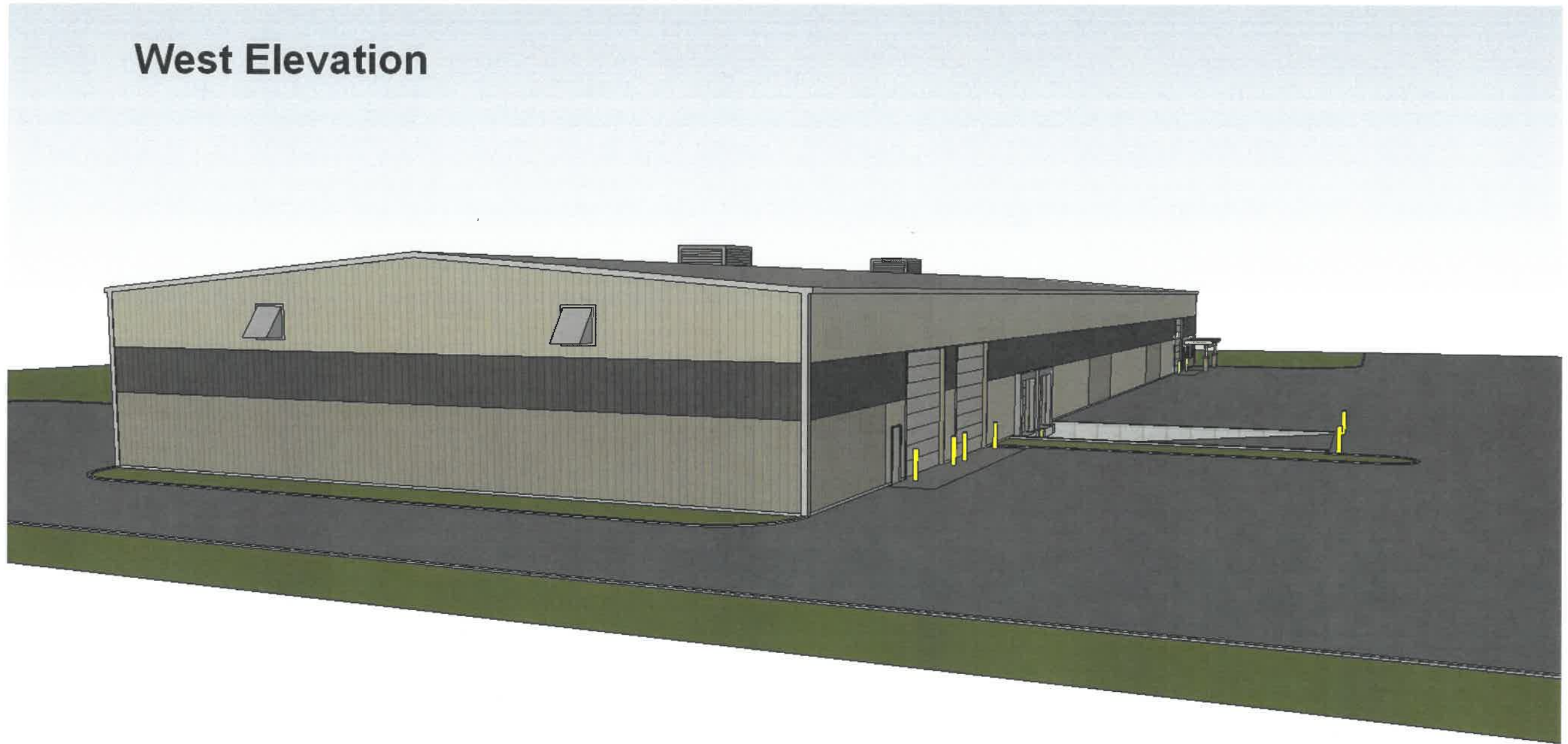
North Elevation



South Elevation



West Elevation



RESOLUTION NO. PZC-20-045

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING THE CITY COUNCIL APPROVE THE SITE PLAN FOR ALLIED CONSTRUCTION SERVICES, INC., TO BE LOCATED AT 2825 SE 1ST STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant and property owner, Allied Construction Services, Inc., has requested approval of a site plan for the construction of a 37,500 sq. ft. warehouse and office building and three buildings for storage totaling 14,880 sq. ft. at 2825 SE 1st street; 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 August 10, 2020, this Commission held a duly-noticed meeting to consider the Site Plan Permit (SP-004658-2020).

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 August 10, 2020, or as amended orally at the Plan and Zoning Commission meeting of August 10, 2020, are adopted.

SECTION 2. The Site Plan (SP-004658-2020) for the construction of a 37,500 sq. ft. warehouse and office building and three buildings for storage totaling 14,880 sq. ft. is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated July 13, 2020, 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 August 10, 2020.

Erica Andersen, 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 August 10, 2020, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. No occupancy or storage of materials will be allowed until water is available to the site and site accesses to the satisfaction of the Fire Marshal is provided.
2. No occupancy permit for any building will be issued until the storm water facility easement and maintenance agreement is executed by the property owner and the water main easement is executed by the property and both are returned in original form to the City.
3. No building permit will be issued for the three storage buildings on the south side of the site until architecture elevations are submitted and approved by the City through a Minor Modification Level 1 development application