

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

Meeting Date: September 14, 2020

Item: M&W Mini Storage, 2001 Grand Ave – Approval of site improvement plan compliant with Planned Unit Development (PUD) requirements – MHC 80 (Des Moines, IA) LLC., d/b/a/ CubeSmart – ZC-004808-2020

Requested Action: Recommend Approval of Site Improvement Plan

Case Advisor: Lynne Twedt

Applicant's Request: The applicant and property owner, MHC 80 (Des Moines, IA) LLC., d/b/a CubeSmart, represented by Dan Manning with Lillis O'Malley Olson Manning Pose Templeman LLP, Norm Kotoch with NAK Management and Consulting, LLC and Joel Jackson with Bishop Engineering request approval a site improvement plan for that property located at 2001 Grand Avenue. This site plan details existing site conditions of the developed site and improvements to be done to bring the site into compliance with the requirements outlined within the M&W Mini Storage PUD. M&W Mini Storage will be operating under the name of CubeSmart.

History: The mini storage buildings were constructed in 1981. Indoor storage was allowed by right within the Light Industrial zoning district, but outdoor storage was not. In the late 90's, it was identified that outdoor storage was occurring on the site without the required approvals by the City. In 1999, approval of the outdoor storage aspect was sought. The City Council approved the outdoor storage with several conditions of approval (case #SP-1999-26).

Recently, in anticipation of sale of the business/property, a zoning compliance letter was completed by the City's Zoning Administrator which identified that several of the above conditions were not complied with, rendering the site plan approval void. The City's Legal Department determined that failure to complete required conditions of approval negates the grandfathering of existing site conditions and a new site plan consistent with current code would be needed. This site improvement plan, in combination with the M&W Mini Storage Planned Unit Development (PUD) ordinance addresses the improvements that were expected due to the original conditions of approval.

City Council Subcommittee: A discussion on the operating mini storage site and non-conformities was had with the Development & Planning City Council Subcommittee at their April 20, 2020 meeting. The Subcommittee was informed of intent to use a Planned Unit Development and this associated site plan to address the operation and site improvements at their August 17, 2020 meeting. The Subcommittee was supportive of the PUD and site plan approach.

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 would summarize the following key points of interest:

- ***Key Improvements:*** The following are the key site improvements being done as part of this site plan and associated PUD:
 - Installation of sidewalk along Delavan Drive.
 - Dedication of Grand Ave ROW via Irrevocable Offer of ROW Dedication.
 - Implementation of an eight foot (8') solid fence to screen views of the outdoor storage located along the north and west boundaries.

- Implementation of additional vegetation to fulfill minimum open space vegetation requirements.
- Implementation of vegetation to screen the patron parking area.
- Implementation of curbing or barrier to contain gravel within the outdoor storage areas.

All of the above improvements are to be completed within six months of the adoption of the associated PUD, with the exception of the sidewalk which must be installed within one year from the adoption of the PUD.

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 the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

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 M&W Mini Storage site improvement plan to bring the site into compliance with the associated PUD, subject to the applicant meeting all City Code requirements and the following:

1. The property owner executing an Irrevocable Offer of Right of Way Dedication for ten feet (10') of additional Grand Avenue right of way prior to the City Council consideration of the associated site plan detailing site improvements.
2. Prior to publication of the PUD ordinance, the applicant addressing all City comments on the associated site improvement plan.
3. Applicant will need to certify sidewalk design and construction is in conformance with the requirements of the Public ROW Accessibility Guidelines (PROWAG). Chapter 12 of the 2013 edition of the Statewide Urban Design Standards (SUDAS) is the most current design reference material available for construction of public sidewalks in Iowa. After the sidewalk is constructed as-builts will need to be provided certifying said construction is in conformance with PROWAG.
4. Upon implementation of storm water management facilities, the applicant shall execute a Storm Water Management Facility Maintenance Agreement (SWMFMA). In addition to the agreement, the applicant shall cause to be provided a letter certifying the detention facility is in conformance with the approved SWMP and provide as-built drawings of the detention facilities. Both the letter and as-builts will need to be signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code.

Property Owner/Applicant: MHC 80 (Des Moines, IA) LLC., d/b/a CubeSmart
41 Flatbush Ave Ste 3c
Brooklyn, NY 11217
Attn: Steven Teixeira
assetmanagement@merithillcapital.com

Applicant's Representatives: NAK Management and Consulting LLC
7607 Ellington Place
Mentor, OH 44060
Attn: Norm Kotoch
norm@storageltd.com

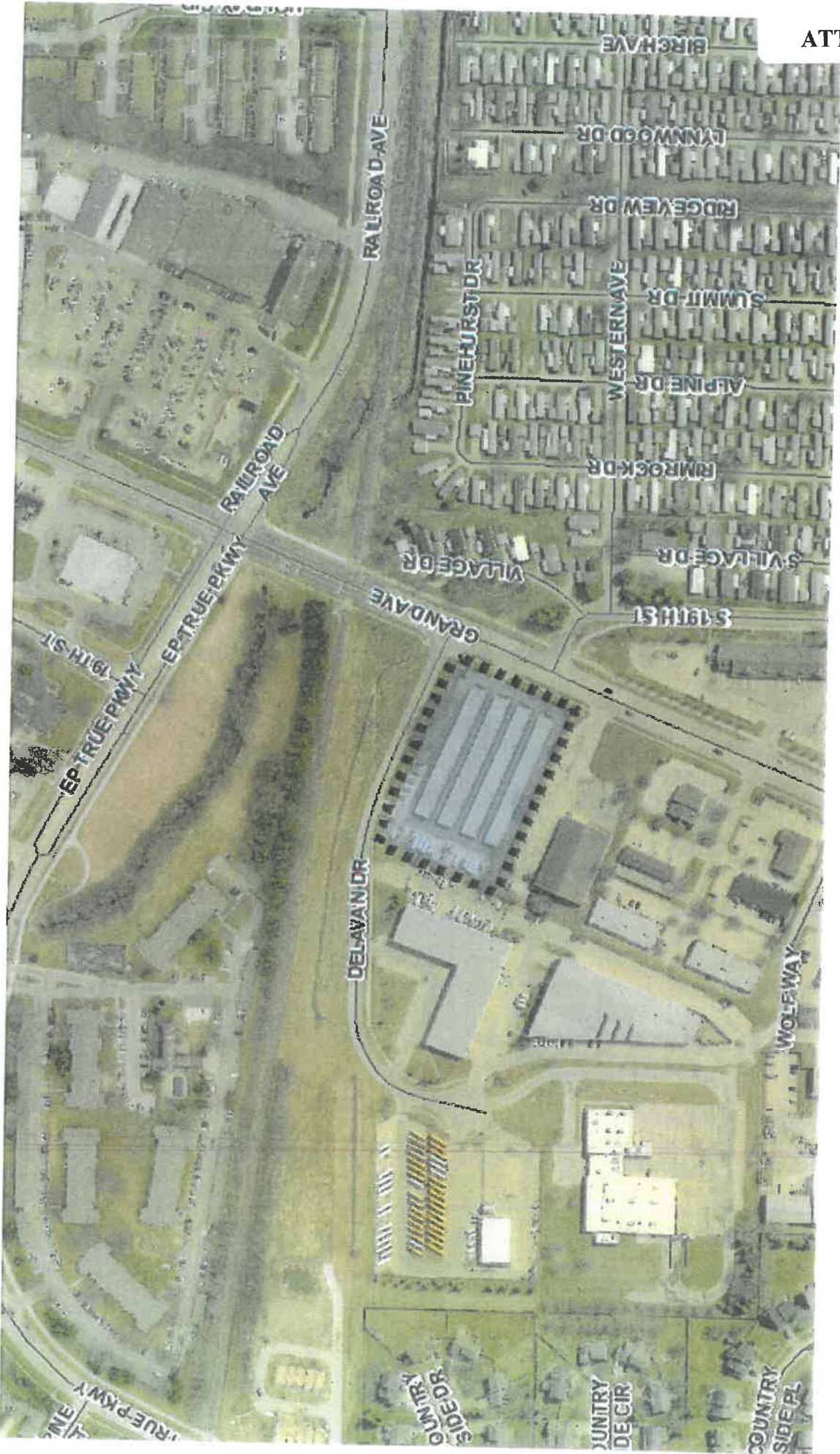
Bishop Engineering
3501 104th Street
Des Moines, IA 50322
Attn: Joel Jackson
jjackson@bishopengr.com

Lillis O'Malley Olson Manning Pose Templeman LLP
317 6th Ave
Des Moines, IA 50309
Attn: Dan Manning
dmanning@lolaw.com

ATTACHMENTS:

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

**Plans included in staff report are for illustrative purposes only – Approved plans on file with the City.



PRELIMINARY- NOT FOR CONSTRUCTION

CUBESMART STORAGE, WEST DES MOINES SITE PLAN

ATTACHMENT B

SHEET INDEX:

- C0.1 COVER SHEET
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C5.1 LANDSCAPE PLAN

PROPERTY DESCRIPTION:

PARCEL L - GRAND AVENUE SITE
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 78
 NORTH RANGE 25 WEST OF THE 5TH P.M., THENCE SOUTH 21°48' WEST, ALONG A
 LINE PARALLEL WITH AND 26.36 FEET NORTHWEST OF THE CENTERLINE OF IOWA
 STATE HIGHWAY NO. 90, 224.2 FEET; THENCE NORTH 68°12' WEST 23.84 FEET TO
 THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE SOUTH
 ROW LINE OF ASHAWA ROAD AND THE NW ROW LINE OF IOWA STATE HIGHWAY
 NO. 90; THENCE SOUTH 21°48' WEST ALONG THE NW ROW LINE OF IOWA STATE
 HIGHWAY NO. 90, 289.8 FEET; THENCE NORTH 68°12' WEST 435 FEET; THENCE
 NORTH 21°48' EAST 271.2 FEET TO A POINT ON THE SOUTH ROW LINE OF ASHAWA
 ROAD; THENCE SOUTHEASTERLY ALONG A 683 FT. RADIUS CURVE CONCAVE
 SOUTHERLY 80.2 FEET; THENCE SOUTH 68°45' EAST ALONG THE SOUTH ROW
 LINE OF ASHAWA ROAD, 355.6 FEET TO THE POINT OF BEGINNING. ALL OF SAID
 PARCEL IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 78
 NORTH RANGE 25 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A
 PART OF THE CITY OF WEST DES MOINES, IOWA,
 EXCEPT
 ACQUISITION OF RIGHT-OF-WAY
 BK. 12997 PG. 613

ADDRESS:

2031 GRAND AVENUE
 WEST DES MOINES, IA 50265

OWNER/PREPARED FOR:

MHC 80 (DES MOINES, IA) LLC DBA CUBESMART
 41 FLATBUSH AVENUE, SUITE 3C
 BROOKLYN, NY 11217

ZONING:

PROPOSED ZONING: CUBESMART STORAGE PLD

PARKING REQUIREMENTS:

PARKING SPACES REQUIRED
 0.50 SPACES PER 1,000 SF OF GFA (36,000) = 18 SPACES
 PARKING PROVIDED = 5 SPACES

OPEN SPACE REQUIREMENTS:

SITE AREA = 122,005 S.F. (2.81 ACRES)
 REQUIRED OPEN SPACE (20%) = 24,401 S.F.
 OPEN SPACE PROVIDED (19.4%) = 23,666 S.F.

IMPERVIOUS SURFACE:

EXISTING IMPERVIOUS SURFACE = 98,349 SF
 IMPERVIOUS SURFACE REMOVED = 0 SF
 IMPERVIOUS SURFACE ADDED = 0 SF
 TOTAL PROPOSED IMPERVIOUS = NO CHANGE

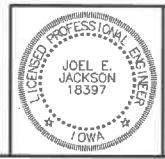
UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



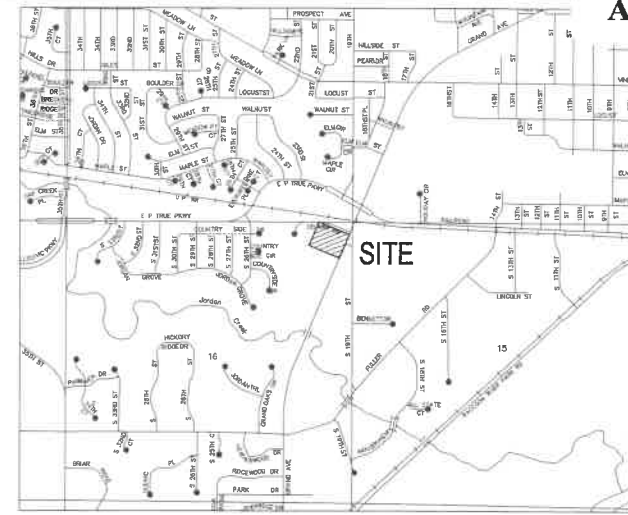
UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MIDAM) 515-252-6632
2. STORM AND SANITARY (CITY OF WDM / 515-222-3482)
3. FIBER OPTIC (CENTURYLINK / 720-278-8000)
4. CABLE (MEDIACOM) 515-246-2252
5. GAS (MIDAM) 515-252-6632
6. WATER (WEST DES MOINES WATER WORKS / 515-222-3482)
7. OTHERS (PROVIDER / CONTACT INFO)



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: _____
 JOEL E. JACKSON, P.E. 18397
 LICENSE RENEWAL DATE: DEC. 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL: _____



VICINITY MAP
 SCALE: 1"=1,000'

LEGEND:

- SAN- SANITARY SEWER
- ST- STORM SEWER
- W- WATER LINE
- G- GAS LINE
- UE- UNDERGROUND ELECTRIC
- OE- OVERHEAD ELECTRIC
- TELE- TELEPHONE LINE
- FO- FIBER OPTIC
- CATV- CABLE TV
- ⊕ STORM MANHOLE
- ⊞ CURB INTAKE
- ⊞ SURFACE INTAKE
- ⊞ FLARED END SECTION
- ⊞ SANITARY MANHOLE
- ⊞ CLEANOUT
- ⊞ FIRE HYDRANT
- ⊞ SPRINKLER
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ WATER MANHOLE
- ⊞ WELL
- ⊞ WATER VALVE
- ⊞ WATER SHUT OFF
- ⊞ YARD HYDRANT
- ⊞ ELECTRIC MANHOLE
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC RISER
- ⊞ ELECTRIC VAULT
- ⊞ POWER POLE
- ⊞ TRANSFORMER POLE
- ⊞ LIGHT POLE
- ⊞ ELECTRIC JUNCTION BOX
- ⊞ ELECTRIC PANEL
- ⊞ TRANSFORMER
- ⊞ GROUND LIGHT
- ⊞ GUY WIRE
- ⊞ ELECTRIC HANDHOLE
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ AIR CONDITIONING UNIT
- ⊞ TELEPHONE RISER
- ⊞ TELEPHONE VAULT
- ⊞ TELEPHONE MANHOLE
- ⊞ TRAFFIC SIGNAL MANHOLE
- ⊞ FIBER OPTIC RISER
- ⊞ FIBER OPTIC FAULT
- ⊞ CABLE TV RISER
- ⊞ SIGN
- ⊞ DENOTES NUMBER OF PARKING STALLS
- ⊞ PROPERTY CORNER - FOUND AS NOTED
- ⊞ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊞ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- P PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

REFERENCE NUMBER:	
DRAWN BY:	BGK
CHECKED BY:	JEJ
REVISION DATE:	4/14/20 CITY #1 9/10/20 CITY #2
PROJECT NUMBER:	200206
SHEET NUMBER:	C0.1

CUBESMART STORAGE
 2001 GRAND AVE, WEST DES MOINES, IA
 COVER SHEET

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0167 Fax: (515)276-0217
 Civil Engineering & Land Surveying
 Established 1959

3/16/2020 8:45:55 AM L:\LAND PROJECTS\2020\200206\DWG\C0.1 COVER.DWG

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PRELIMINARY- NOT FOR CONSTRUCTION

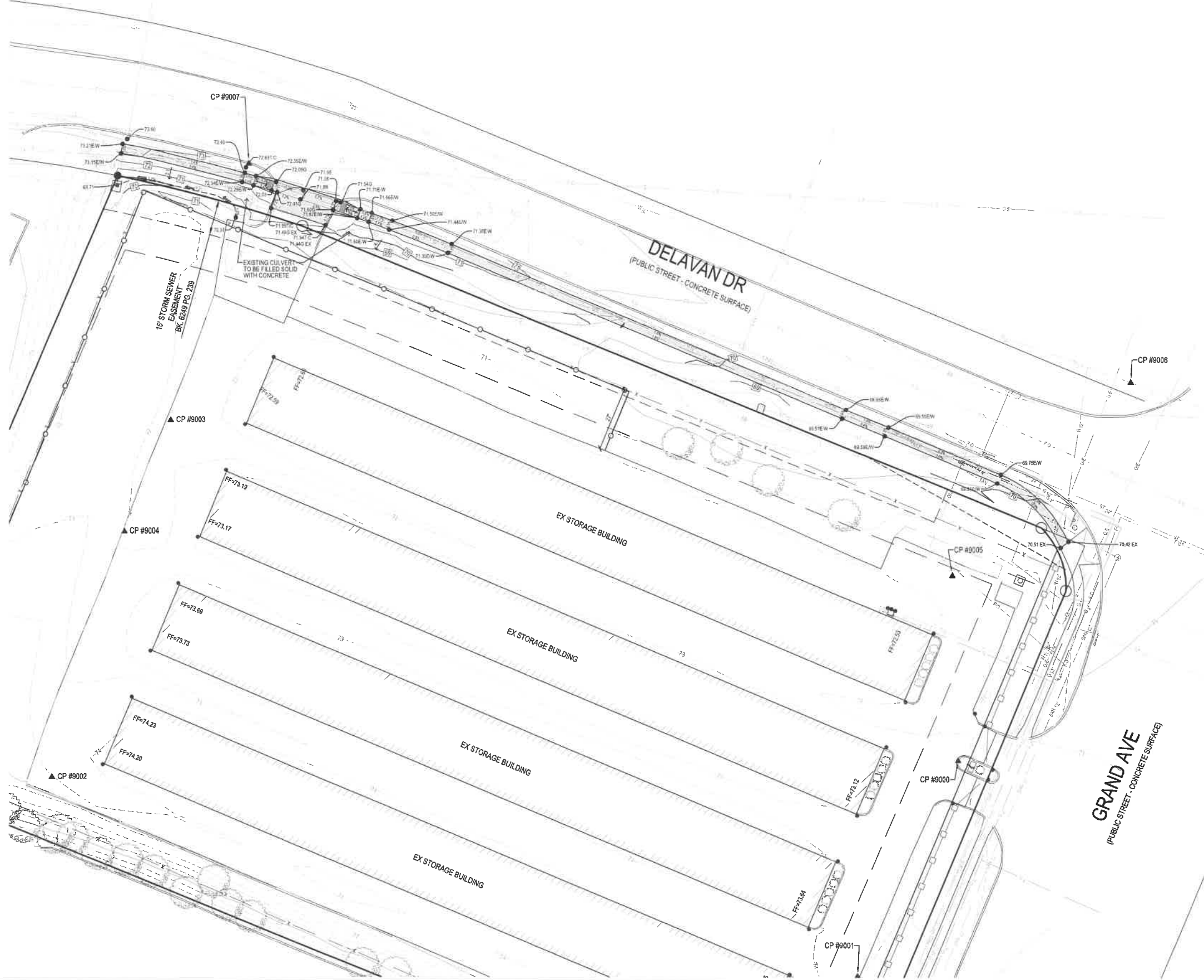
8/10/2020 7:57:28 AM L:\LAND PROJECTS 2020\200206\DWG\C3.1 GRADING.DWG

- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
 4. TOPSOIL IS DEFINED AS: FERTILE, FRABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

- EXISTING CONTOUR - - - - - 150
 - PROPOSED CONTOUR - - - - - 150
 - FINISHED GROUND ELEVATION ● 150.50
 - TOP OF CURB ELEVATION ● 150.50TC
 - GUTTER ELEVATION ● 150.50G
 - TOP OF WALL ELEVATION ● 150.50TW
 - BOTTOM OF WALL ELEVATION ● 150.50BW
 - EDGE OF WALK ELEVATION ● 150.50EW
 - TOP OF STAIR ELEVATION ● 150.50TS
 - BOTTOM OF STAIR ELEVATION ● 150.50BS
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE



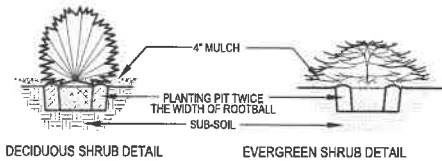
Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0317
 Civil Engineering & Land Surveying Established 1959

CUBESMART STORAGE
 2001 GRAND AVE, WEST DES MOINES, IA
GRADING PLAN

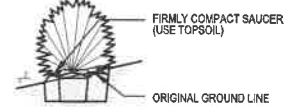
REFERENCE NUMBER:	
DRAWN BY:	BGK
CHECKED BY:	JEL
REVISION DATE:	4/14/20 CITY#1 9/10/20 CITY #2
PROJECT NUMBER:	200206
SHEET NUMBER:	C3.1

LANDSCAPE NOTES:

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
3. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
5. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
9. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
11. SPADE CUT EDGE ALONG NEW SHRUB BEDS. MULCH BEDS CONTINUOUSLY WITH 4" THICK LAYER OF SHREDDED HARDWOOD MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.



DECIDUOUS SHRUB DETAIL EVERGREEN SHRUB DETAIL

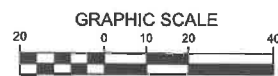


PLANTING ON SLOPES



SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE

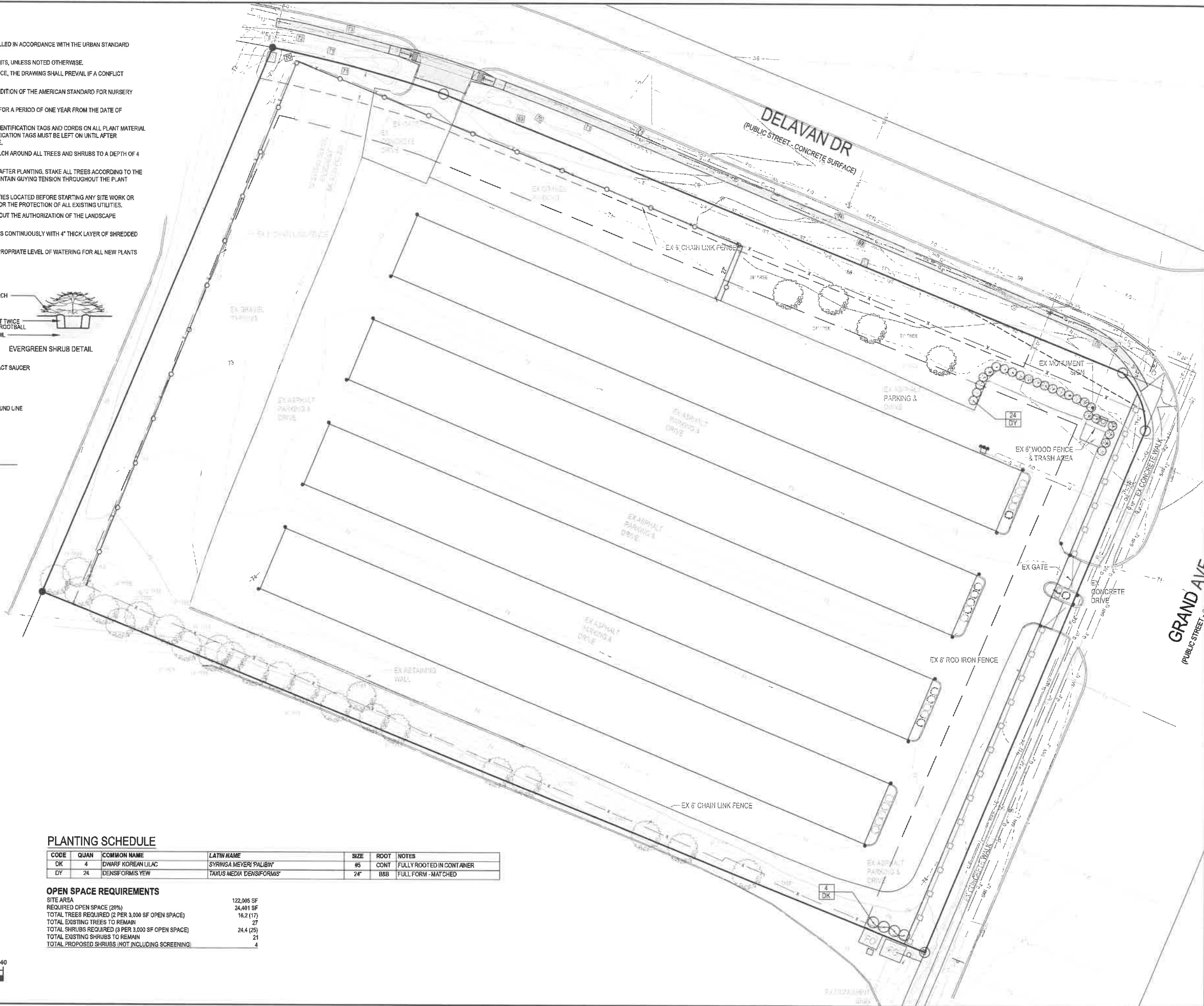


PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
DK	4	DWARF KOREAN LILAC	SYRINGA MEYERI PALIBIN'	#6	CONT	FULLY ROOTED IN CONTAINER
DY	24	DENSIFORMIS YEW	TAXUS MEDIA DENSIFORMIS	24"	B&B	FULL FORM - MATCHED

OPEN SPACE REQUIREMENTS

SITE AREA	122,905 SF
REQUIRED OPEN SPACE (20%)	24,401 SF
TOTAL TREES REQUIRED (2 PER 3,000 SF OPEN SPACE)	16.2 (17)
TOTAL EXISTING TREES TO REMAIN	27
TOTAL SHRUBS REQUIRED (3 PER 3,000 SF OPEN SPACE)	24.4 (25)
TOTAL EXISTING SHRUBS TO REMAIN	21
TOTAL PROPOSED SHRUBS (NOT INCLUDING SCREENING)	4



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CUBESMART STORAGE
 2001 GRAND AVE, WEST DES MOINES, IA

LANDSCAPE PLAN

REFERENCE NUMBER:

DRAWN BY:

BGK

CHECKED BY:

JEJ

REVISION DATE:
 4/14/20 CITY#1
 9/10/20 CITY #2

PROJECT NUMBER:
 200206

SHEET NUMBER:
 C5.1

RESOLUTION NO. PZC 20-063

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 IMPROVEMENT PLAN ASSOCIATED WITH THE M&W MINI STORAGE PLANNED UNIT DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant and property owner, MHC 80 (Des Moines, IA) LLC d/b/a CubeSmart, has requested approval of a site improvement plan illustrating improvements to be made to bring the site into compliance with the associated M&W Mini Storage (aka CubeSmart) Planned Unit Development ordinance for that property located at 2001 Grand Avenue; 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 September 14, 2020, this Commission held a duly-noticed meeting to consider the site improvement plan associated with the M&W Mini Storage PUD (ZC-004808-2020).

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 September 14, 2020, or as amended orally at the Plan and Zoning Commission hearing of September 14, 2020, are adopted.

SECTION 2. M&W Mini Storage site improvement plan is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated September 14, 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 September 14, 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 September 14, 2020, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. The property owner executing an Irrevocable Offer of Right of Way Dedication for ten feet (10') of additional Grand Avenue right of way prior to the City Council consideration of the associated site plan detailing site improvements.
2. Prior to publication of the PUD ordinance, the applicant addressing all City comments on the associated site improvement plan.
3. Applicant will need to certify sidewalk design and construction is in conformance with the requirements of the Public ROW Accessibility Guidelines (PROWAG). Chapter 12 of the 2013 edition of the Statewide Urban Design Standards (SUDAS) is the most current design reference material available for construction of public sidewalks in Iowa. After the sidewalk is constructed as-builts will need to be provided certifying said construction is in conformance with PROWAG.
4. Upon implementation of storm water management facilities, the applicant shall execute a Storm Water Management Facility Maintenance Agreement (SWMFMA). In addition to the agreement, the applicant shall cause to be provided a letter certifying the detention facility is in conformance with the approved SWMP and provide as-built drawings of the detention facilities. Both the letter and as-builts will need to be signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code.