

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Item 4d

Meeting Date: August 23, 2021

ITEM: Railroad Park Restrooms, 425 Railroad Place – Approve Level 2 Minor Modification to Site Plan to allow construction of a new restroom facility – City of West Des Moines Parks and Recreation Department – MML2-005273-2021

Resolution: Approval of Level 2 Minor Modification to Site Plan

Background: Nick Wittkop with Larson Engineering Inc., on behalf of the applicant and property owner, City of West Des Moines, requests approval of the Level 2 Minor Modification to Site Plan for the approximately 0.19-acre property located at 425 Railroad Place. The applicant proposes to construct a new year-round restroom facility and associated site improvements.

Staff Review & Comment:

- **History:** In 1999, the property received site plan approval to construct the improvements currently on-site today. According to the 1999 staff report for the original site plan approval, the Parks and Recreation Department requested permanent bathrooms as part of a Railroad Place streetscape improvement project but was then changed to portable bathroom facilities.
- **Key Development Aspects:** The subject property is within the Open Space zoning district which requires a 10-acre minimum lot size and 50' front, rear, and side yard setbacks. The subject property is approximately 25-feet in depth making compliance with the setback requirements not feasible.
- **City Code Exemption:** In the event that a City project is contrary to City zoning regulations, the City Council may grant an exemption to the zoning regulations. Section 9-3-3.D.1.g of City Code states the following:

Improvements undertaken by the City which the City Council determines serve a legitimate public purpose, but which may be contrary to or deviate from City zoning regulations shall be exempt from the requirements of the West Des Moines Code of Ordinances. (In this case, the improvement is the widening of Ashworth Road)

In making its determination, the City Council shall consider: whether the improvement is necessary or appropriate for the convenience, service or welfare of the general public; whether there is a feasible alternative for the improvement, considering size, location or other relevant characteristics of the improvement; the extent to which the improvement is detrimental to adjoining or affected landowners or residents.

The City Council shall weigh these and any other factors it determines relevant and grant the exemption if it determines that, on balance, the benefit of the improvement to the health, safety and welfare of the community is greater than the burden created by exempting the improvement from the Code of Ordinances.

Typically, Minor Modifications to Site Plan applications are approved administratively. Because the project does not comply with current zoning bulk regulations, approval will need to be done by the City Council with a determination that the project is providing a legitimate public purpose.

- Vesting of Entitlement: Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date: August 23, 2021

Vote:

Recommendation:

Recommendation: Approve the Level 2 Minor Modification to Site Plan request, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Bryce Johnson

Approval Meeting Dates:

Plan and Zoning Commission	August 23, 2021
City Council: First Reading	

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

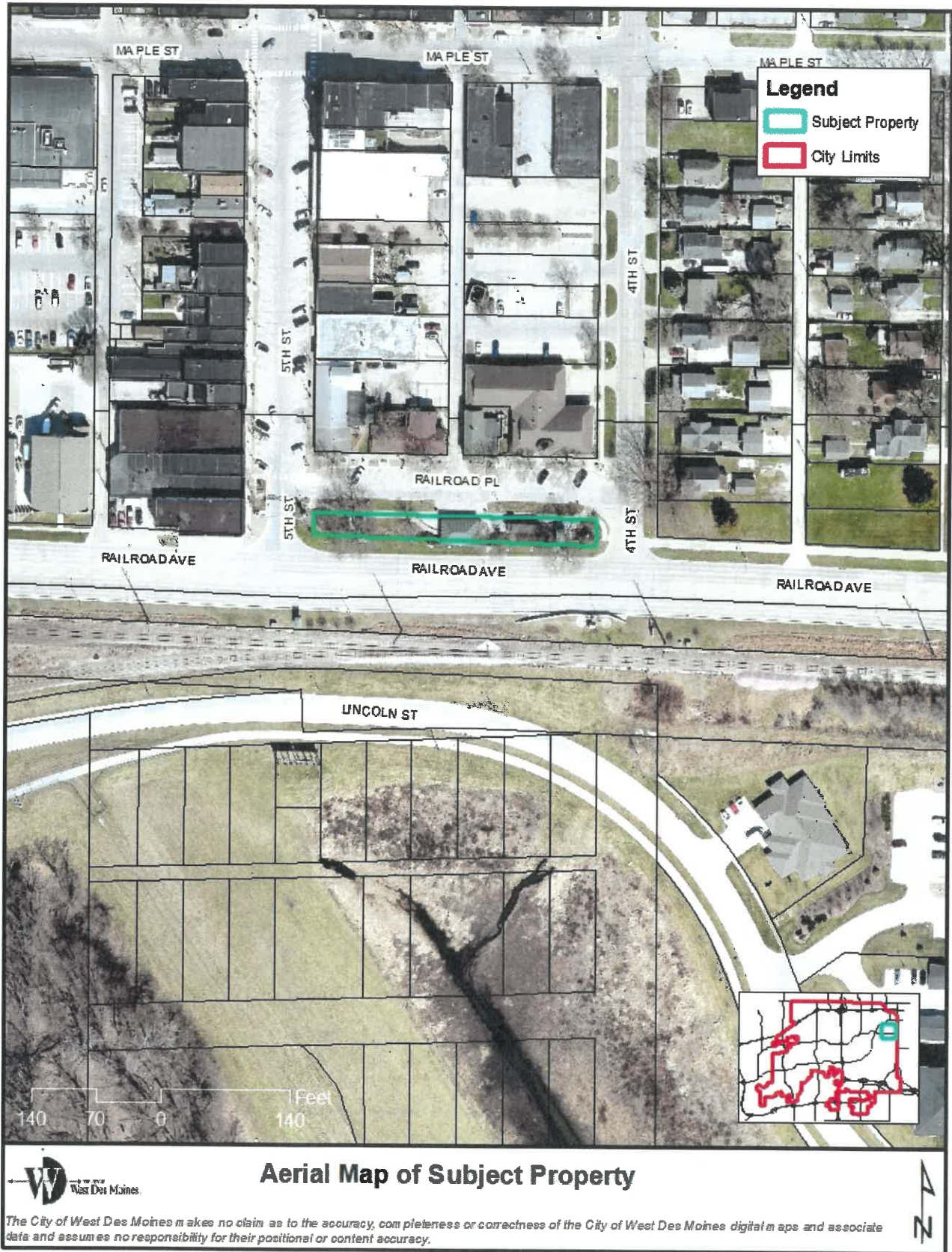
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	8/16/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



Aerial Map of Subject Property

The City of West Des Moines makes no claim as to the accuracy, completeness or correctness of the City of West Des Moines digital maps and associated data and assumes no responsibility for their positional or content accuracy.

PROJECT: WDM RAILROAD PARK RESTROOM FACILITY

PLANS INCLUDED ARE FOR ILLUSTRATIVE
PURPOSES ONLY – APPROVED PLANS ON FILE
WITH THE CITY

PARCEL LEGAL DESCRIPTIONS AND BENCHMARKS

LEGAL DESCRIPTION:
PART OF LOT C VALLEY JUNCTION (8,024 S.F./0.18 AC)

LOCATION:
DISTRICT/PARCEL: 320/04142-000-000
GEO PARCEL: 7825-14-107-001
NEIGHBORHOOD/POCKET: WD09/Z

BM#1 WEST DES MOINES STD BM #058 INTERSECTION OF 4TH STREET
AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 41
FEET WEST OF CENTERLINE OF 4TH STREET, 55± FEET NORTH OF
CENTERLINE OF RAILROAD AVENUE.
ELEVATION = 38.23 (WDM DATUM)

ZONING & COMPREHENSIVE PLAN

ZONING: OS - OPEN SPACE
COMPREHENSIVE PLAN: PG - PARKS AND GREENWAY

CITY OF WEST DES MOINES PARKS AND RECREATION 4200 MILLS CIVIC PARKWAY, SUITE 1B WEST DES MOINES, IA 50265

CITY CASE NAME: RAILROAD PARK RESTROOMS
CITY CASE NUMBER: MML2-005273-2021

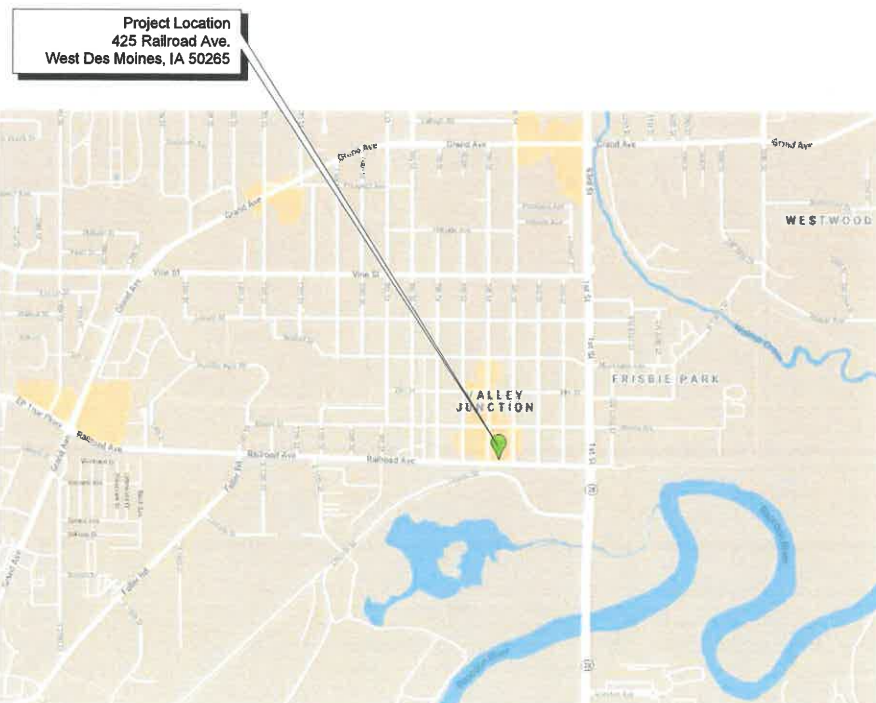
BUILDING DATA

PROPOSED STRUCTURE
HEIGHT: 1-STORY, 14'-0" (PEAK)
AREA: 550 SF
PROGRAM: 2-STALL MEN'S RESTROOM, 2-STALL WOMEN'S RESTROOM, FAMILY
RESTROOMS, AND UTILITY SPACE

IMPERVIOUS/OPEN SPACE DATA

TOTAL SITE AREA = 0.18 AC (8,024 S.F.)
IMPERVIOUS SURFACES
EXISTING IMPERVIOUS TO BE REMOVED 1,350 S.F.
NEW IMPERVIOUS: 1,835 S.F.

VICINITY MAP



INDEX OF DRAWINGS

T	Title Sheet
C1	Site Demolition Plan
C2	Paving & Grading Plan
C3	Site Utility Plan
D100	Landscape Demolition Plan
L100	Landscape Overall Layout Plan
L800	Landscape Site Details
A2.0	Colored Exterior Elevations

PROJECT CONTACTS

OWNER/APPLICANT:
CITY OF WEST DES MOINES
PARKS & RECREATION
4200 MILLS CIVIC PARKWAY, SUITE 1B
WEST DES MOINES, IA 50265
CONTACT: KEVIN CONN
TEL: 515.222.3444
EMAIL: KEVIN.CONN@WDM.IOWA.GOV

CIVIL ENGINEER:
LARSON ENGINEERING, INC.
1001 OFFICE PARK ROAD, STE 120
WEST DES MOINES, IA 50265
CONTACT: MICHAEL A. MURPHY, P.E.
TEL: 515.225.4377
EMAIL: MMURPHY@LARSONENGR.COM

ARCHITECT:
STUDIO MELEE
1312 LOCUST STREET, SUITE 1002
DES MOINES, IA 50309
CONTACT: CHRISTOPHER P WERNIMONT, AIA
TEL: 515.460.5431
EMAIL: CHRIS@STUDIOMELEE.COM

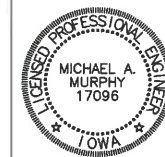
LANDSCAPE ARCHITECT:
JEFFREY L. BRUCE & COMPANY
300 4TH STREET
WEST DES MOINES, IA 50265
CONTACT: EMMA LORENZ
TEL: 816.842.8889
EMAIL: ELORENZ@JLBRUCE.COM

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE.
I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. MURPHY, P.E.
PRINTED OR TYPED NAME

SIGNATURE & DATE
ENGINEER 17096
DISCIPLINE & REGISTRATION NO.

"C" DRAWINGS
PAGES OR SHEETS COVERED



PRELIMINARY NOT FOR CONSTRUCTION

STUDIO MELEE
1312 LOCUST STREET, SUITE 1002
DES MOINES, IOWA 50309

WDM RAILROAD PARK RESTROOM FACILITY
425 RAILROAD AVENUE,
WEST DES MOINES, IOWA 50265

PRINT DATE:
10 AUGUST 2021
SHEET NAME:
TITLE SHEET

T

WEST DES MOINES CITY NOTES

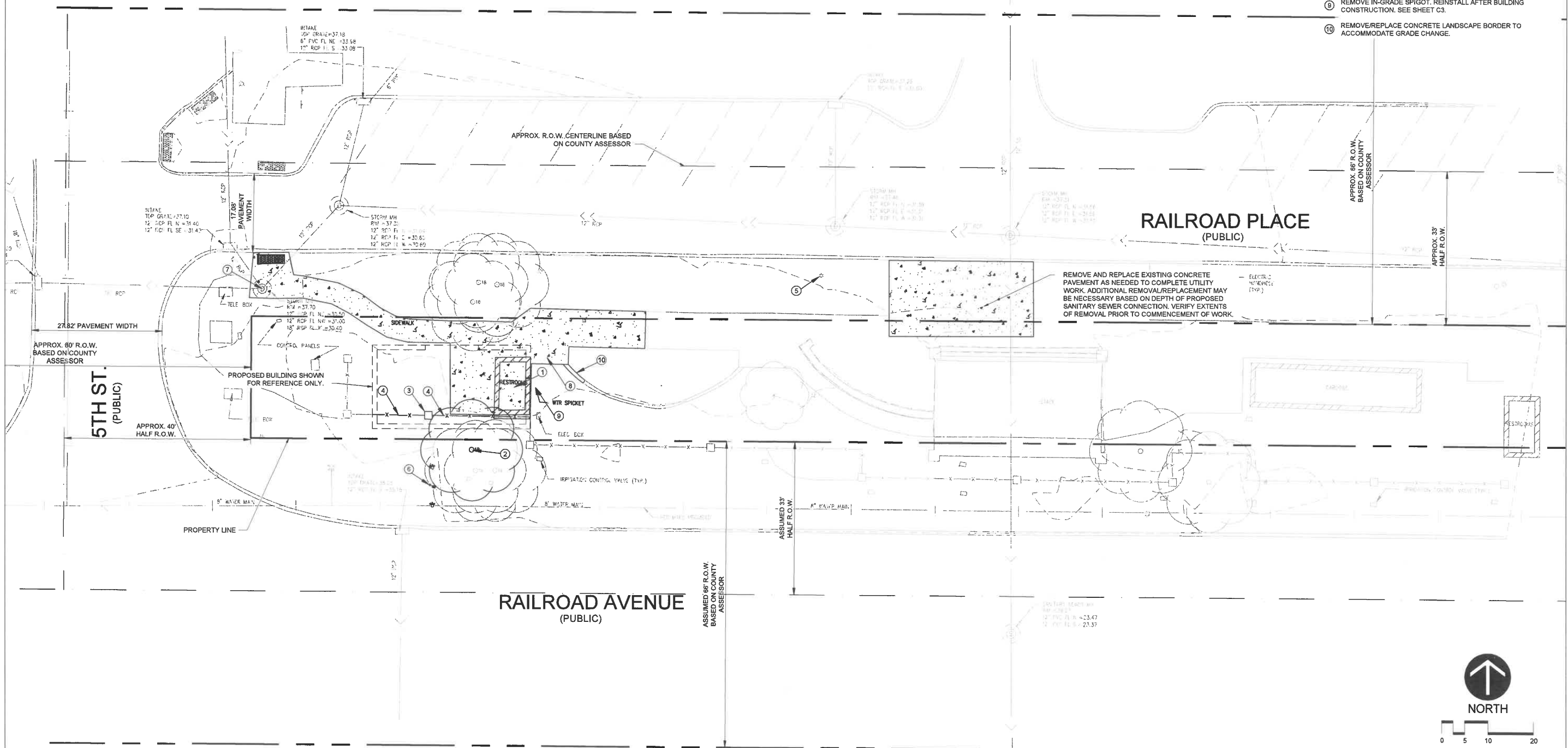
1. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
2. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES (515-222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICATION OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
3. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX CUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED. OVERCUTS AND DAMAGE TO THE REMAINING PAVEMENT EDGE FROM REMOVAL OPERATIONS MUST BE REPAIRED. REPLACEMENT PATCHES MUST BE REINFORCED IN ACCORDANCE WITH CITY STANDARDS.
4. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
5. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
6. ALL CONNECTION TO PUBLIC SEWERS SHALL BE CORE DRILLED.

DEMOLITION NOTES

1. VERIFY ALL EXISTING UTILITY LOCATIONS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY DEMOLITIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO ALL ONSITE AMENITIES AND BUILDINGS. THESE CONNECTIONS INCLUDE, BUT ARE NOT LIMITED TO, WATER, SANITARY SEWER, CABLE TV, TELEPHONE, GAS, ELECTRIC, SITE LIGHTING, ETC.
3. PRIOR TO BEGINNING WORK, CONTACT IOWA ONE CALL (800-292-9889) TO LOCATE UTILITIES THROUGHOUT THE AREA UNDER CONSTRUCTION. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PRIVATE UTILITY LOCATOR TO LOCATE THE PRIVATE UTILITIES.
4. SAWCUT ALONG EDGES OF PAVEMENTS, SIDEWALKS, AND CURBS TO REMAIN. CONTACT WDM ENGINEERING SERVICES (515-222-3475) TO SCHEDULE INSPECTION OF PAVEMENT REMOVAL, CONNECTION TO THE MAIN, AND PAVEMENT REPLACEMENT.
5. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

SYMBOL LEGEND

- KEY NOTES**
- 1 REMOVE AND SALVAGE EXISTING RESTROOM SHELTER. DELIVER STRUCTURE TO CITY PUBLIC SERVICES HOLDING FACILITY NEAR 11TH AND LINCOLN STREET.
 - 2 REMOVE AND DISPOSE OF EXISTING TREE. SEE LANDSCAPE PLAN FOR TREE PROTECTION PLAN.
 - 3 REMOVE AND DISPOSE OF EXISTING MASONRY COLUMN.
 - 4 REMOVE AND SALVAGE EXISTING METAL FENCING AS NEEDED TO COMPLETE THE WORK. SEE ARCHITECTURAL FOR REINSTALLATION DETAIL.
 - 5 PROTECT EXISTING LIGHT POLE AND BASE. REMOVE, SALVAGE, AND REPLACE IF NECESSARY TO COMPLETE UTILITY WORK.
 - 6 REMOVE AND DISPOSE OF EXISTING WATER METER PIT AND WATER SHUTOFFS. SALVAGE EXISTING METER AND RELOCATE INSIDE PROPOSED BUILDING. SEE MECHANICAL.
 - 7 PROTECT EXISTING STORM SEWER MANHOLE.
 - 8 SALVAGE EXISTING CITY BENCH. REINSTALL AFTER CONSTRUCTION IS COMPLETE.
 - 9 REMOVE IN-GRADE SPIGOT. REINSTALL AFTER BUILDING CONSTRUCTION. SEE SHEET C3.
 - 10 REMOVE/REPLACE CONCRETE LANDSCAPE BORDER TO ACCOMMODATE GRADE CHANGE.



PRELIMINARY NOT FOR CONSTRUCTION

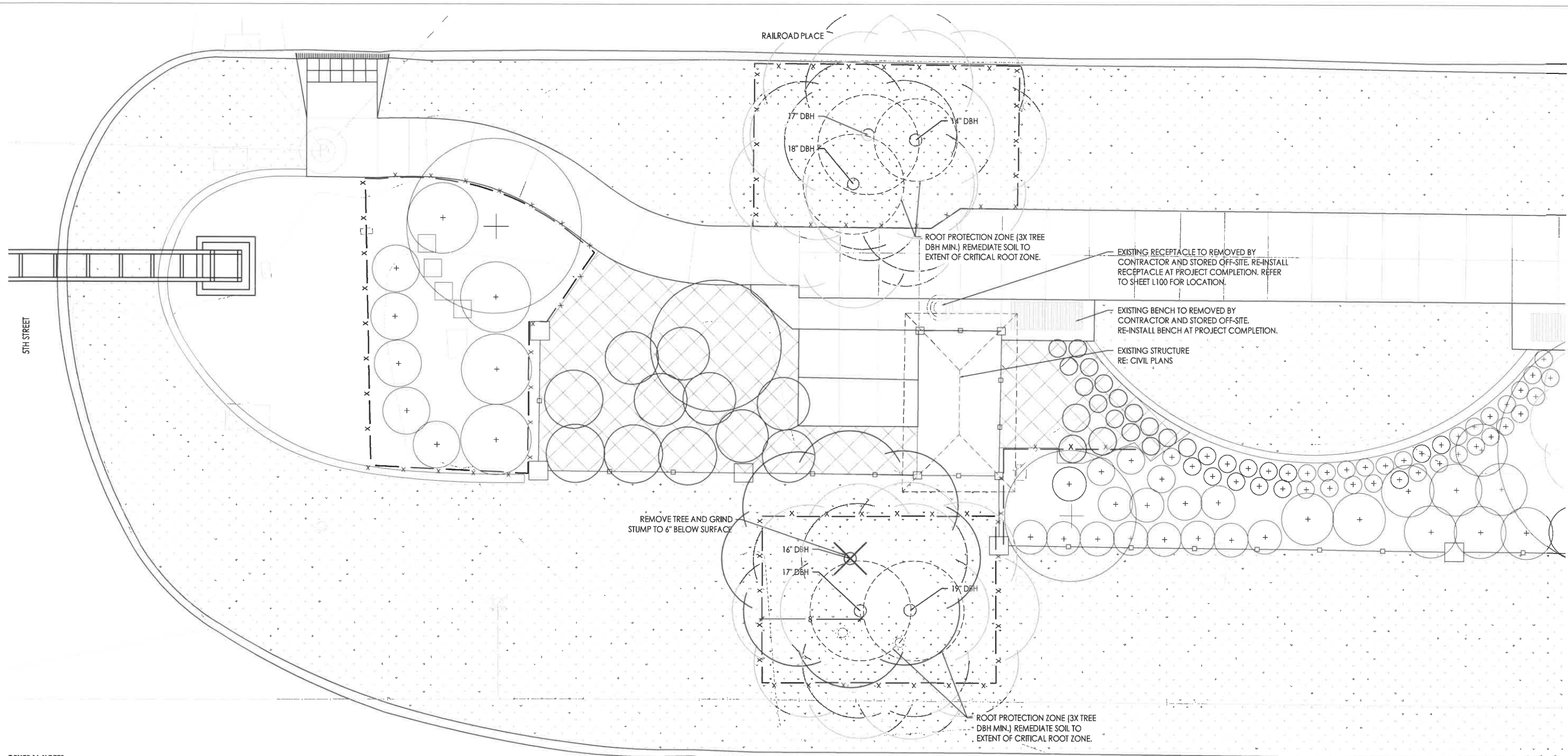
THESE DOCUMENTS ARE THE PROPERTY OF WDM ENGINEERING SERVICES AND SHALL BE RETURNED TO THE OFFICE OF ORIGIN IMMEDIATELY UPON COMPLETION OF THE PROJECT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

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 1312 LOCUST STREET, SUITE 1002
 DES MOINES, IOWA 50309

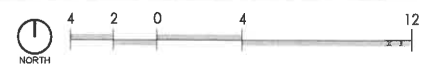
WDM RAILROAD PARK
 425 RAILROAD AVENUE, WEST DES MOINES, IOWA 50265
 RESTROOM FACILITY

PRINT DATE:
 10 AUGUST 2021
 SHEET NAME:
 SITE DEMOLITION PLAN

C1

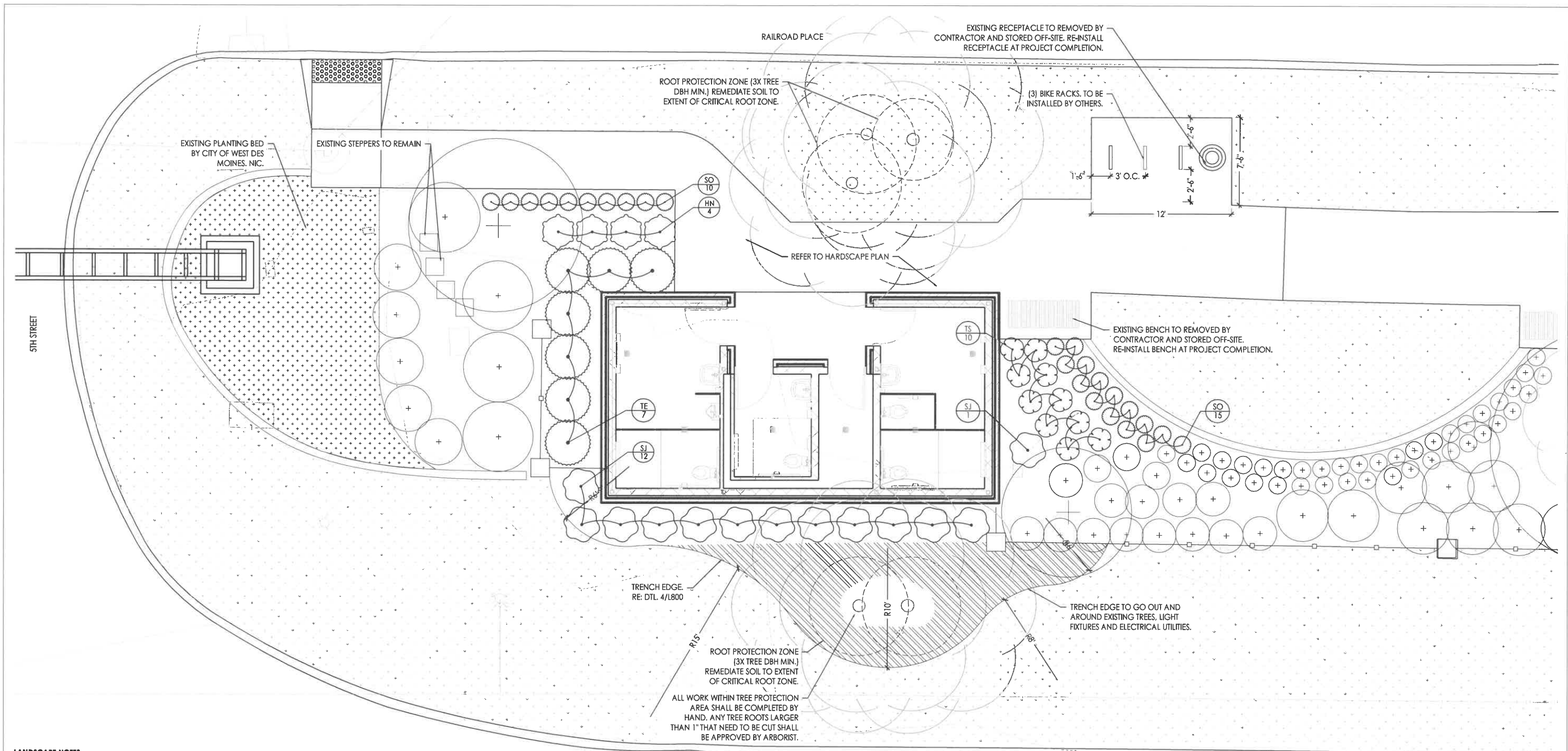


- GENERAL NOTES**
1. THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS FOR REPRESENTING EXISTING SITE CONDITIONS AND PROPOSED IMPROVEMENTS FOR COMPATIBILITY AND COMPLIANCE WITH THE REQUIREMENTS FOR CONSTRUCTION PERFORMANCE OR WARRANTY OF THE PROPOSED IMPROVEMENTS.
 2. ANY NECESSARY ADJUSTMENTS OR MODIFICATIONS TO ANY SITE CONDITION OR PROPOSED IMPROVEMENTS AS SET FORTH IN THESE DOCUMENTS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 3. REVIEW OF THE SITE AND THE CONSTRUCTION DOCUMENT FOR THE PURPOSE OF IDENTIFICATION AND RESOLUTION OF ANY ADJUSTMENTS OR MODIFICATIONS TO EXISTING SITE CONDITION OR IMPROVEMENTS SET FORTH IN THIS DOCUMENT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 4. PROTECT ALL EXISTING PARKING LOTS & WALKWAYS FROM CONSTRUCTION ACTIVITIES. ANY DAMAGE TO EXISTING PARKING LOTS OR WALKWAYS SHALL BE NOTED AND REPAIRED AT THE COST TO THE CONTRACTOR.
 5. ALL ROOT AND CANOPY TRIMMING OF EXISTING TREES TO BE APPROVED BY CITY OF WEST DES MOINES PRIOR TO PROCEEDING WITH PRUNING OR TREE REMOVAL.



EROSION CONTROL LEGEND		
	TREE PROTECTION FENCE	PROVIDE AND INSTALL TREE PROTECTION FENCING. RE: DTL 1/1800
	TREE REMOVAL	REMOVE TREE AND GRIND STUMP. CONTRACTOR TO RESTORE GRADE POST-REMOVAL.
	PLANT DEMOLITION	REMOVE ALL PLANT MATERIAL.
	EXISTING TREE/SHRUB	EXISTING PLANT TO REMAIN.

PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND SECTIONS OF THE LOCAL JURISDICTION'S STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
- LOCATIONS OF ALL PERENNIALS, GROUND COVER MASSINGS, AND INDIVIDUAL SHRUBS TO BE MARKED AND VERIFIED IN FIELD TO BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR SHALL COORDINATE DELIVERY SCHEDULE AND PLANT TREES UPON ARRIVAL PER IOWA SUDAS. ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM A SINGLE NURSERY SOURCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIALS AN IMPROVEMENTS SHOWN.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SEED AND RESTORE ALL DISTURBED AREAS BACK TO ORIGINAL OR FINISH GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.
- ALL EXISTING PLANTS SHOWN ON PLAN ARE IN APPROXIMATE LOCATIONS. ADJUST NEW PLANTING BED AND TREE LOCATIONS TO AVOID CONFLICT WITH EXISTING PLANTINGS. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ON ANY NECESSARY ADJUSTMENTS.
- THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING AND MAINTENANCE OPERATIONS.
- ALL TREE AND SHRUB LANDSCAPE BEDS SHALL HAVE WEED-PREVENTION FABRIC INSTALLED. WEED PREVENTION FABRIC SHALL COVER THE ENTIRE LANDSCAPE BED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIALS AND IMPROVEMENTS SHOWN. ACTUAL QUANTITIES AND MEASUREMENTS ON DRAWINGS TAKE PRECEDENT OVER TABLE QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	HN	HYDRANGEA PANICULATA 'PIHP-I' TM	BABY LACE ROYAL MAJESTICS HYDRANGEA	3 GAL	36" o.c.	4
	SJ	SPIRAEA JAPONICA	JAPANESE SPIREA	3 GAL	36" o.c.	13
	SO	STACHYS OFFICINALIS	BETONY	3 GAL	18" o.c.	25
	TE	TAXUS X MEDIA 'EVERLOW'	EVERLOW ANGLO-JAPANESE YEW	3 GAL	48" o.c.	7
	TS	TULIPA SPP.	TULIP	1 GAL	24" o.c.	10
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	VC	VINCA MINOR	COMMON PERIWINKLE	FLAT	12" o.c.	226

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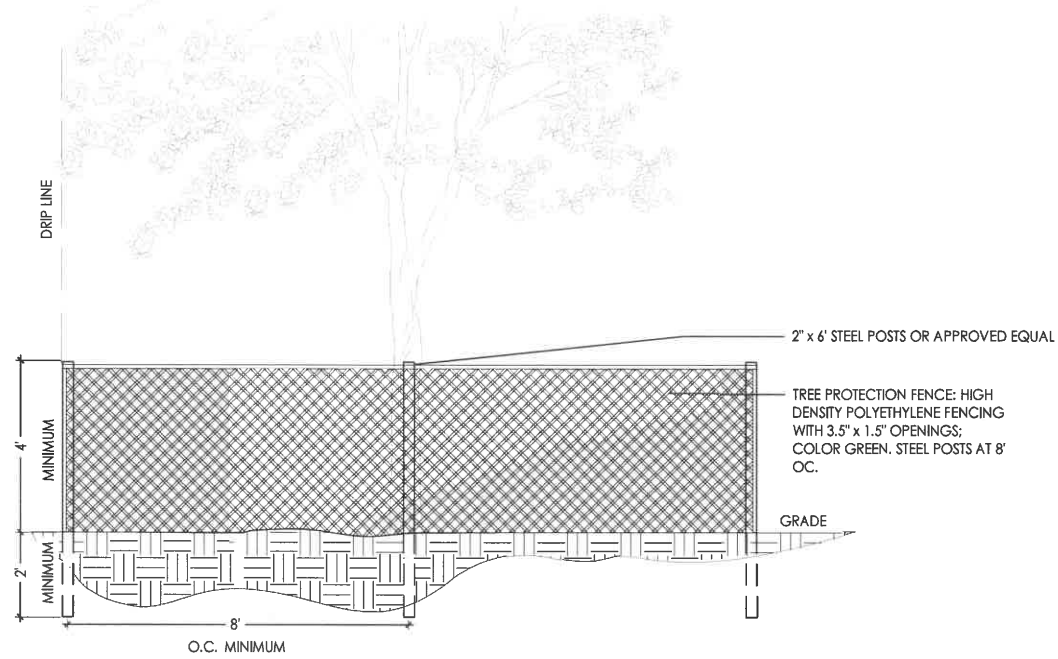
WDM RAILROAD PARK
 425 RAILROAD AVENUE, RESTROOM FACILITY
 WEST DES MOINES, IOWA 50265

PRINT DATE: 19 JULY 2021
 SHEET NAME: OVERALL LAYOUT PLAN

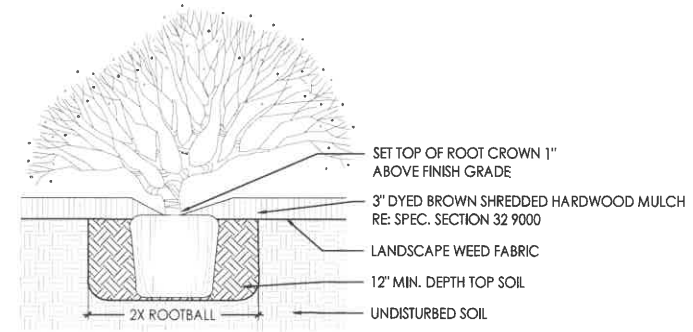
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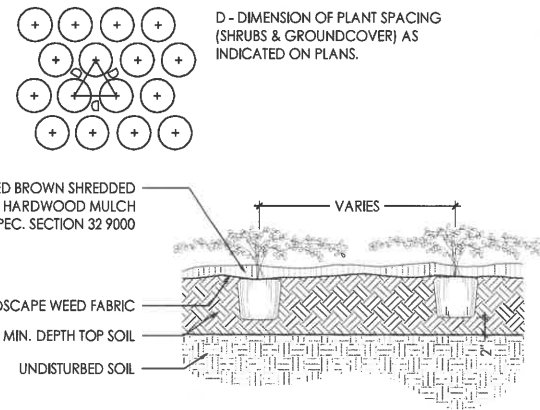
- NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 2. ALL ROOT AND CANOPY PRUNING OF EXISTING TREES TO BE APPROVED BY CITY OF WEST DES MOINES.
 3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 5. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN BOUNDARIES OF THE TREE PROTECTION FENCING.
 6. SEE SITE LAYOUT PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.
 7. FENCING SHALL BE REMOVED WITH LANDSCAPE ARCHITECTS APPROVAL FOR FINISHED GRADING AND PLANTING.



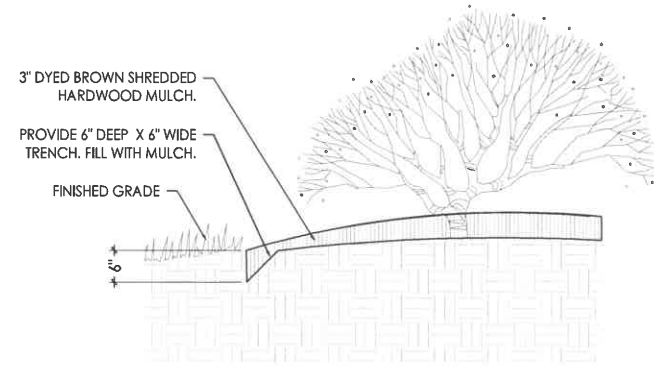
1 TREE PROTECTION FENCE
1/2" = 1'-0"



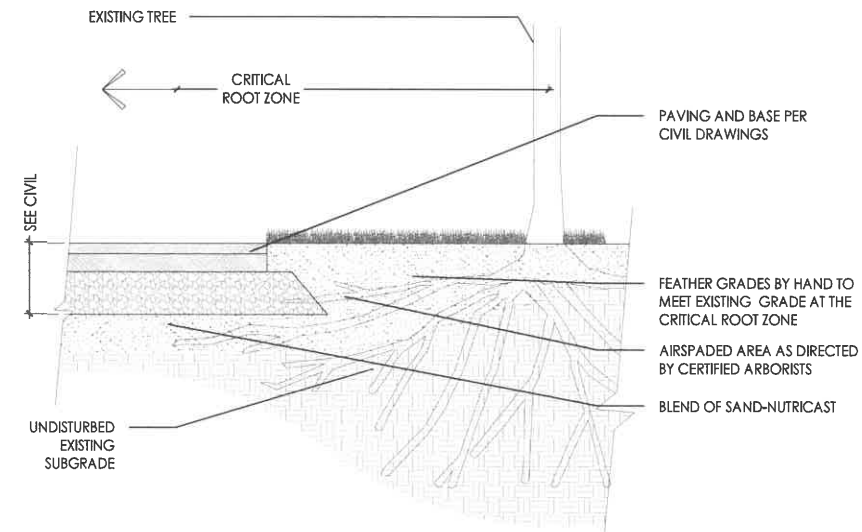
2 SHRUB PLANTING
1" = 1'-0"



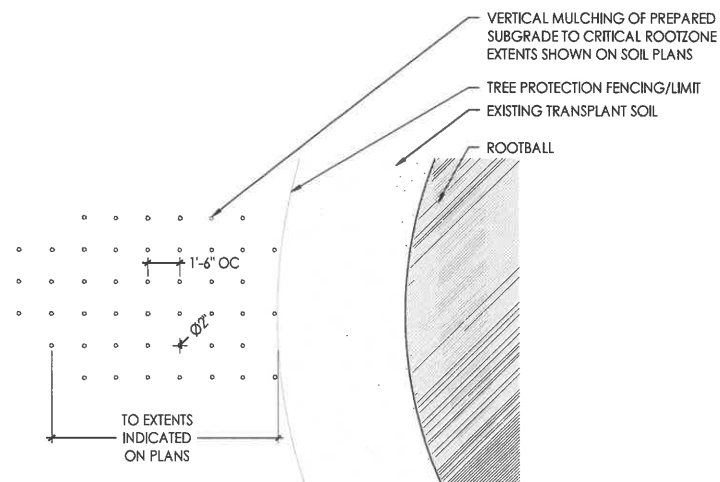
3 GROUND COVER PLANTING
1" = 1'-0"



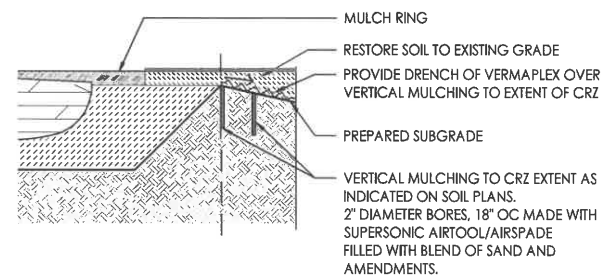
4 TRENCH EDGING
3/4" = 1'-0"



5 SOIL AND PAVING AT EXISTING TREE
1" = 1'-0"



6 VERTICAL MULCHING PLAN
1/4" = 1'-0"



7 VERTICAL MULCHING SECTION
1/4" = 1'-0"

DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL REMAIN THE PROPERTY OF MELE LLC. FOR THIS PROJECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MELE LLC. UNAUTHORIZED REPRODUCTION IS PROHIBITED.

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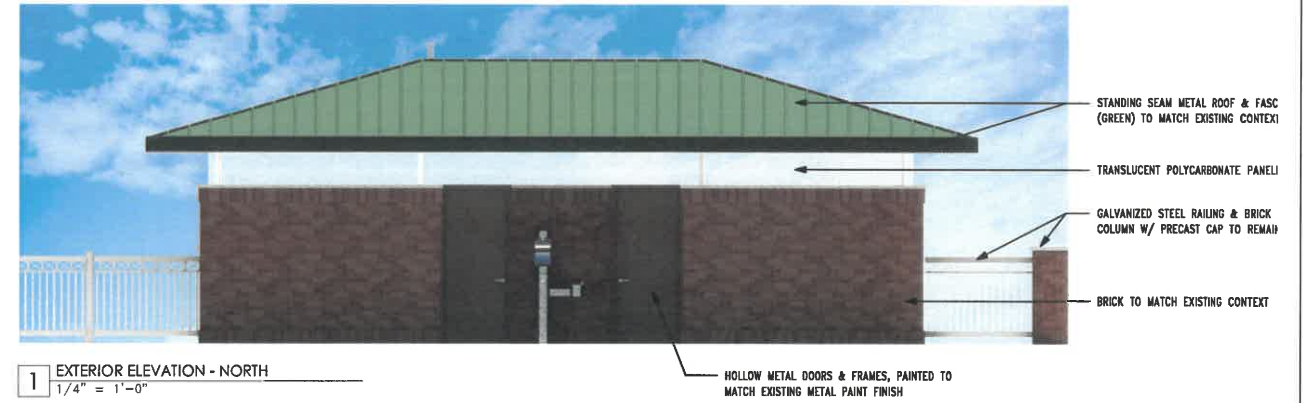
WDM RAILROAD PARK
425 RAILROAD AVENUE, RESTROOM FACILITY
WEST DES MOINES, IOWA 50265

PRINT DATE:
19 JULY 2021
SHEET NAME:
SITE DETAILS

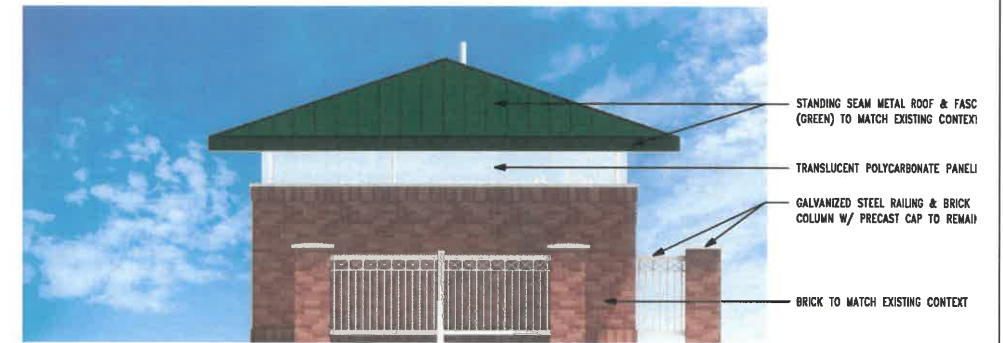
L800



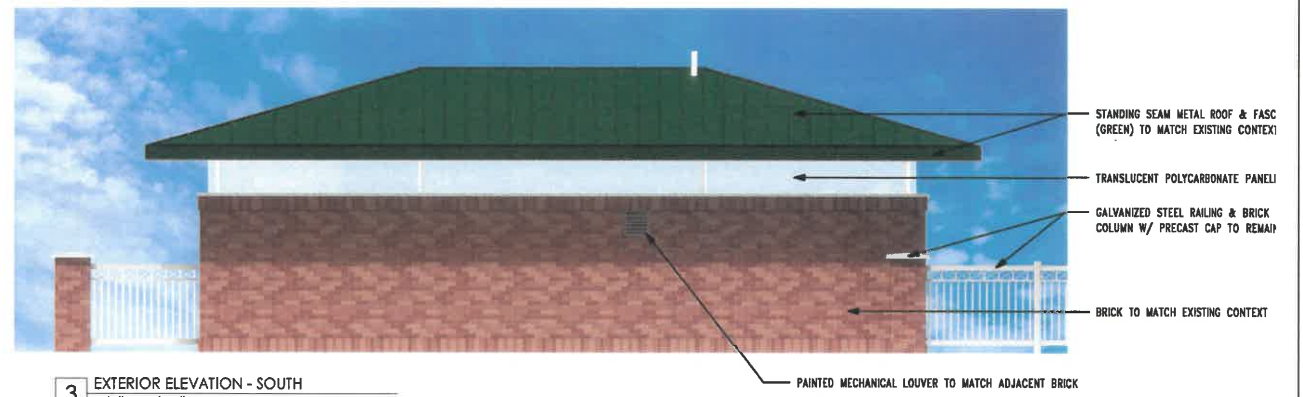
5 PERSPECTIVE VIEW - FROM NORTHEAST
1/4" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



4 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

STUDIO MELE
1312 LOCUST, SUITE 100Z
DES MOINES, IOWA 50309

WDM RAILROAD PARK
RESTROOM FACILITY
425 RAILROAD AVENUE,
WEST DES MOINES, IOWA 50265

PRINT DATE:
23 JULY 2021
SHEET NAME:
COLORED EXTERIOR
ELEVATIONS

A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-076**

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, City of West Des Moines, request approval of the Level 2 Minor Modification to Site Plan for the approximately 0.19-acre property located at 425 Railroad Place. The applicant proposes to construct a new year-round restroom facility and associated site improvements.

WHEREAS, the Minor Modification Level 2 request complies with the findings stated in the applicable provisions of the Comprehensive Plan and City Code.

WHEREAS, the Minor Modification Level 2 request complies with the findings stated in the applicable provisions of Title 9 based on the application of Section 9-3-3.D.1.g, as stated in the staff report.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Level 2 Minor Modification to Site Plan (MML2-005273-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on August 23, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 on August 23, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary