CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: September 7, 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 bulk regulations in zoning, 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: 5 yes, 0 no, 2 absent
Recommendation: Approval of Level 2 Minor Modification to Site Plan

Plan and Zoning Commission Meeting Discussion: At the meeting, David Sadler, Parks Superintendent shared that the project is located within the Valley Junction moratorium area and department staff understands that if the Minor Modification application is approved, a building permit cannot be obtained until the City Council modifies or removes the moratorium.

To clarify the next steps in the process, a condition of approval related to the building permit has been added.

Recommendation: Approve the Level 2 Minor Modification to Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The Applicant acknowledging that a building permit cannot be obtained until the City Council modifies or removes the Valley Junction moratorium, or otherwise grants special permission to allow construction to commence.

Lead Staff Member: Bryce Johnson

Approval Meeting Dates:

Plan and Zoning Commission	August 23, 2021
City Council: First Reading	September 7, 2021

Staff Report Reviews:

Plan & Zoning Commission	☒ Development Coordinator (or) ☒ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☐ Agenda Acceptance

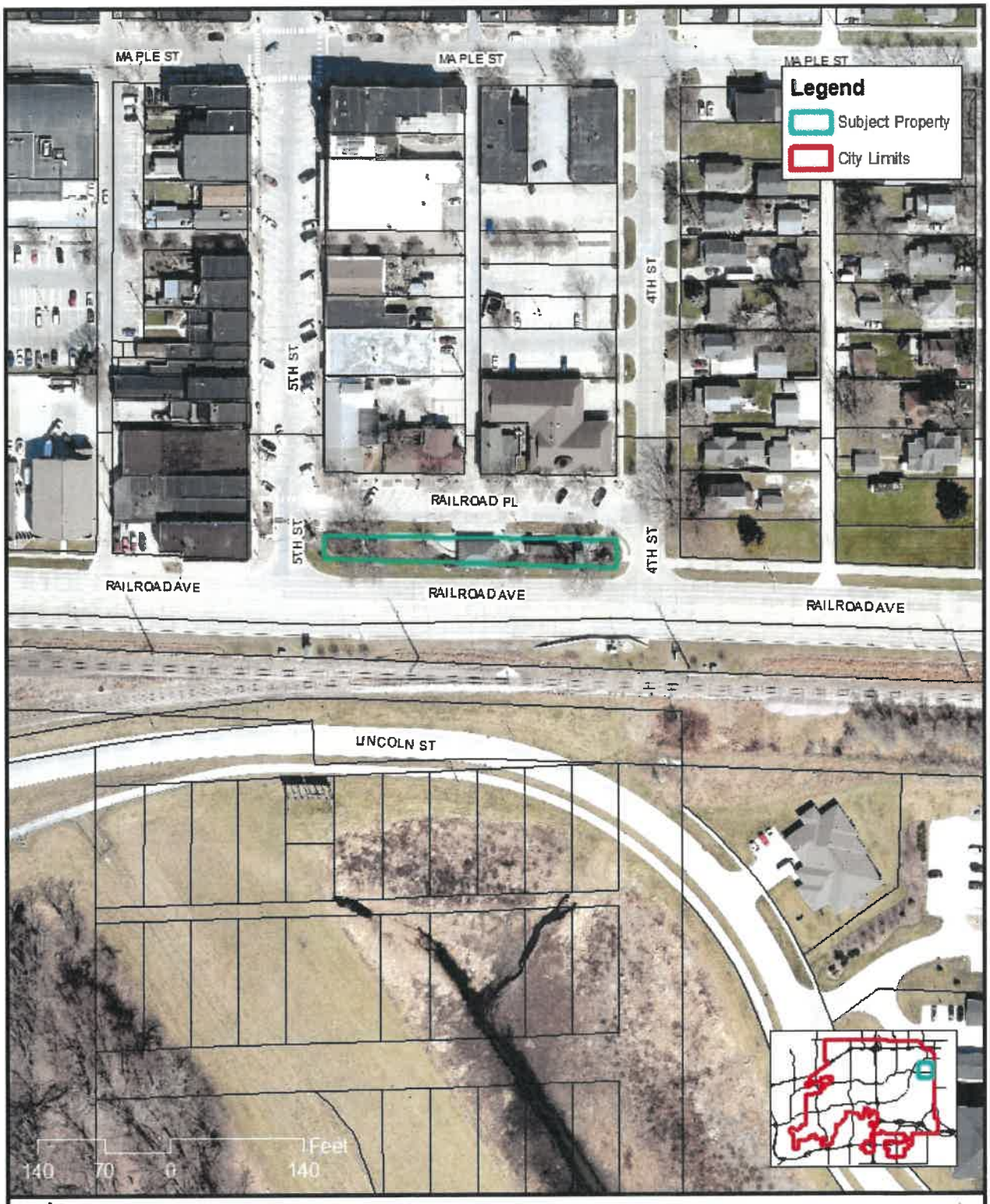
Publications (if applicable)

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	☒ Yes ☐ No ☐ Split

Location Map



Aerial Map of Subject Property

West Des Moines

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 associate data and assumes no responsibility for their positional or content accuracy.

N

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

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

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

LANDSCAPE ARCHITECT:
JEFFREY L. BRUCE & COMPANY
300 4TH STREET
WEST DES MOINES, IA 50265
CONTACT: EMMA LORENZ
TEL: 816.842.8999
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

LICENSED PROFESSIONAL ENGINEER
MICHAEL A. MURPHY
17096
IOWA

811 Know what's below. Call before you dig. www.call811.com

IOWA ONE CALL 1-800-292-8989

PRELIMINARY NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF STUDIO MELEE. THEY WERE PREPARED SPECIFICALLY FOR THIS PROJECT AND SHALL NOT BE USED ON ANY OTHER PROJECTS. OR IN ANY WAY NOT CONSISTENT WITH THE ORIGINAL PROJECT INTENT. COPYING, PUBLISHING, PRINTING, OR DISTRIBUTING THESE DOCUMENTS IN WHOLE OR IN PART IS PROHIBITED.

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 OUT, 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 REINFORCES 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

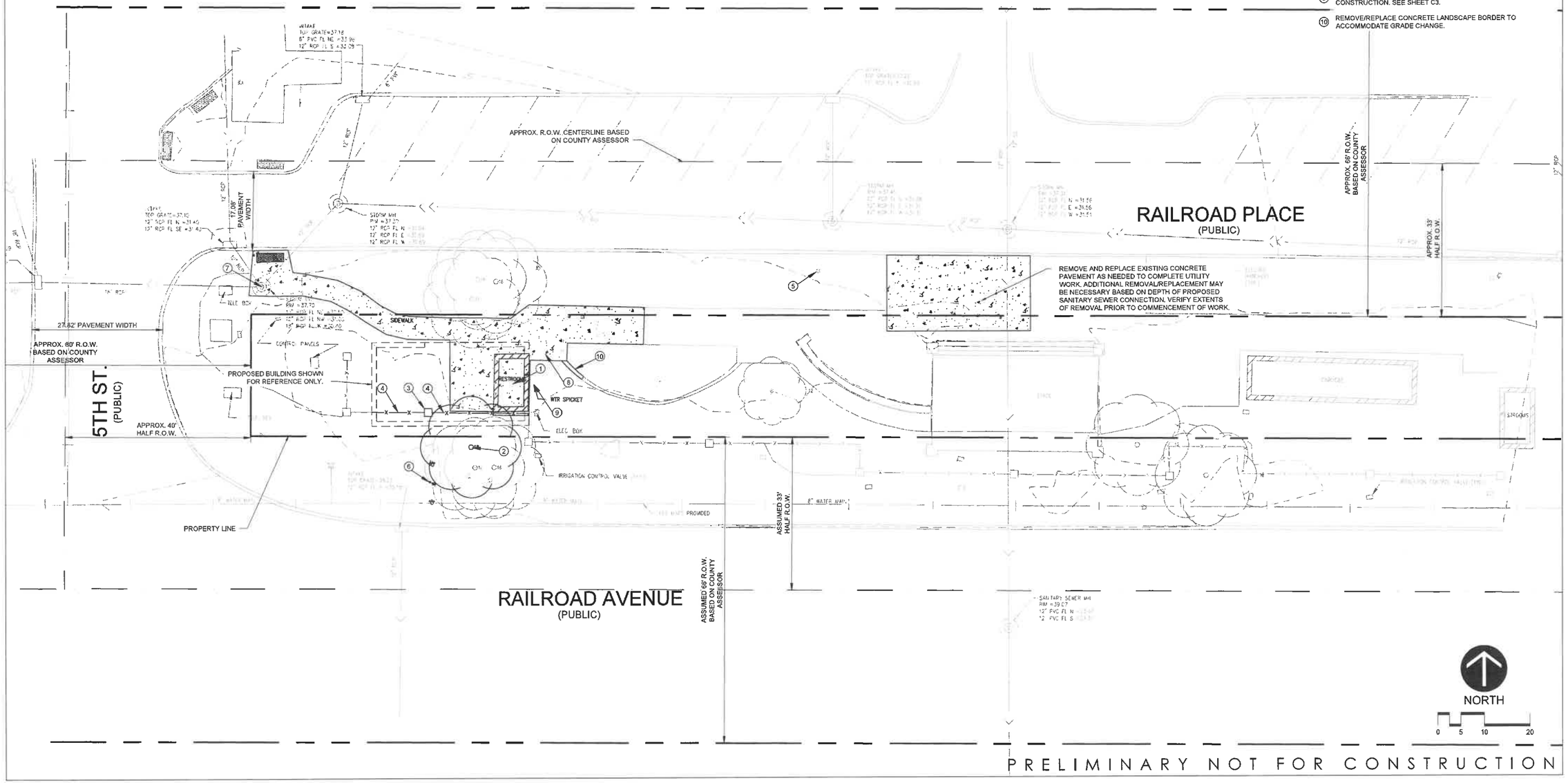
1. VERIFY ALL EXISTING UTILITY LOCATIONS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY DEMOLITIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO ALL ONSITE AMENITIES AND BUILDINGS. THESE CONNECTIONS INCLUDE, BUT ARE NOT LIMITED TO, WATER, SANITARY SEWER, CABLE TV, TELEPHONE, GAS, ELECTRIC, SITE LIGHTING, ETC.
3. PRIOR TO BEGINNING WORK, CONTACT IOWA ONE CALL (800-292-8989) 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

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT. ALL REMOVALS MUST BE TO AN EXISTING JOINT.

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

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

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF STUDIO MELEE. THEY WERE PREPARED SPECIFICALLY FOR THE PROJECT SHOWN AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR ON ANY EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. THE REUSE OF THESE DOCUMENTS WITHOUT WRITTEN CONSENT OF STUDIO MELEE IS PROHIBITED.

WDM RAILROAD PARK

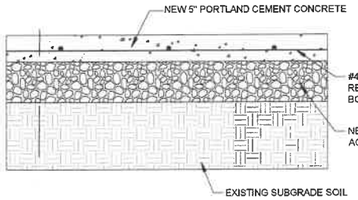
425 RAILROAD AVENUE, WEST DES MOINES, IOWA 50265

RESTROOM FACILITY

PRINT DATE: 10 AUGUST 2021

SHEET NAME: SITE DEMOLITION PLAN

C1



1 / C2 CONCRETE CONSTRUCTION DETAIL

NOT TO SCALE

EROSION CONTROL NOTES

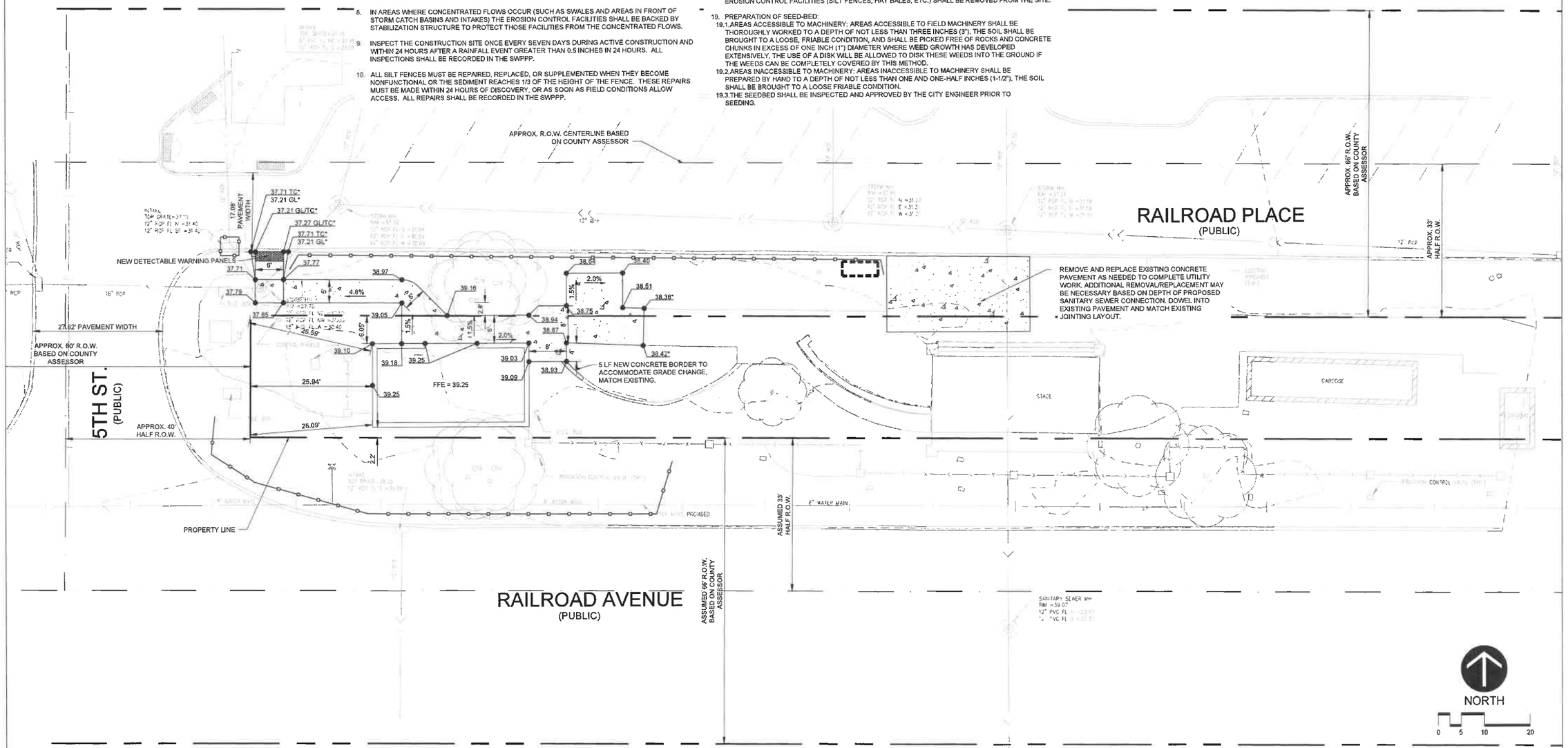
1. INSTALL TEMPORARY EROSION CONTROL MEASURES (INLET PROTECTION, SILT FENCE, AND ROCK CONSTRUCTION ENTRANCES) PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION WORK AT THE SITE.
2. EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN ARE THE ABSOLUTE MINIMUM. THE CONTRACTOR SHALL INSTALL TEMPORARY EARTH DIKES, SEDIMENT TRAPS OR BASINS, ADDITIONAL SILTATION FENCING, AND/OR DISK THE SOIL PARALLEL TO THE CONTOURS AS DEEMED NECESSARY TO FURTHER CONTROL EROSION. ALL CHANGES SHALL BE RECORDED IN THE SWPPP.
3. ALL CONSTRUCTION SITE ENTRANCES SHALL BE SURFACED WITH CRUSHED ROCK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE AND FROM THE ENTRANCE TO A POINT 50' INTO THE CONSTRUCTION ZONE.
4. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN A MINIMUM OF 6". THE TRENCH BACKFILL SHALL BE COMPACTED WITH A VIBRATORY PLATE COMPACTOR.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN.
6. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.
7. ALL STORM SEWER CATCH BASINS NOT NEEDED FOR SITE DRAINAGE DURING CONSTRUCTION SHALL BE COVERED TO PREVENT RUNOFF FROM ENTERING THE STORM SEWER SYSTEM. CATCH BASINS NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION SHALL BE PROVIDED WITH INLET PROTECTION.
8. IN AREAS WHERE CONCENTRATED FLOWS OCCUR (SUCH AS SWALES AND AREAS IN FRONT OF STORM CATCH BASINS AND INTAKES) THE EROSION CONTROL FACILITIES SHALL BE BACKED BY STABILIZATION STRUCTURE TO PROTECT THOSE FACILITIES FROM THE CONCENTRATED FLOWS.
9. INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS SHALL BE RECORDED IN THE SWPPP.
10. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. ALL REPAIRS SHALL BE RECORDED IN THE SWPPP.
11. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
12. ALL SOILS TRACKED ONTO PAVEMENT SHALL BE REMOVED DAILY.
13. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
14. COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH IDNR DISPOSAL REQUIREMENTS.
15. OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH IDNR REGULATIONS.
16. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ONSITE.
17. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH IDNR REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
18. UPON COMPLETION OF THE PROJECT AND STABILIZATION OF ALL GRADED AREAS, ALL TEMPORARY EROSION CONTROL FACILITIES (SILT FENCES, HAY BALES, ETC.) SHALL BE REMOVED FROM THE SITE.
19. PREPARATION OF SEED-BED:
    - 19.1. AREAS ACCESSIBLE TO MACHINERY: AREAS ACCESSIBLE TO FIELD MACHINERY SHALL BE THOROUGHLY WORKED TO A DEPTH OF NOT LESS THAN THREE INCHES (3"). THE SOIL SHALL BE BROUGHT TO A LOOSE, FRIABLE CONDITION, AND SHALL BE PICKED FREE OF ROCKS AND CONCRETE CHUNKS IN EXCESS OF ONE INCH (1") DIAMETER WHERE WEED GROWTH HAS DEVELOPED EXTENSIVELY, THE USE OF A DISK WILL BE ALLOWED TO DISK THESE WEEDS INTO THE GROUND IF THE WEEDS CAN BE COMPLETELY COVERED BY THIS METHOD.
    - 19.2. AREAS INACCESSIBLE TO MACHINERY: AREAS INACCESSIBLE TO MACHINERY SHALL BE PREPARED BY HAND TO A DEPTH OF NOT LESS THAN ONE AND ONE-HALF INCHES (1-1/2"). THE SOIL SHALL BE BROUGHT TO A LOOSE FRIABLE CONDITION.
    - 19.3. THE SEEDBED SHALL BE INSPECTED AND APPROVED BY THE CITY ENGINEER PRIOR TO SEEDING.

PAVING/GRADING NOTES

1. SEE LANDSCAPE PLAN FOR TREE PROTECTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH CITY'S 3RD PARTY FOR CONCRETE TESTING AND SPECIAL INSPECTIONS. (CITY SHALL COVER COST FOR TESTING)
3. ALL ELEVATIONS WITH AN ASTERISK (*) SHALL BE FIELD VERIFIED. IF ELEVATIONS VARY SIGNIFICANTLY, NOTIFY THE ENGINEER FOR FURTHER INSTRUCTIONS.
4. GRADES SHOWN IN PAVED AREAS REPRESENT FINISH ELEVATION.
5. RESTORE ALL DISTURBED AREAS WITH 4" OF GOOD QUALITY TOPSOIL AND SEED.
6. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.

SYMBOL LEGEND

- NEW 5" REINFORCED CONCRETE OVER 6" BASE AGGREGATE. SEE DETAIL THIS SHEET.
- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION
- 950.00 TC / 949.50 GL — SPOT ABBREVIATIONS:
  - TC - TOP OF CURB
  - GL - GUTTER LINE
  - B - BITUMUNOUS
  - C - CONCRETE
  - EO - EMERGENCY OVERFLOW
  - TW - TOP OF WALL
  - BW - BOTTOM OF WALL (F/G)
  - (*) - EXISTING TO BE VERIFIED



PRELIMINARY NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF STUDIO MELEE. THEY WERE PREPARED SPECIFICALLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECTS OR ON EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION IS PROHIBITED.

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: PAVING & GRADING PLAN

C2

UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ONSITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, CABLE TV, TELEPHONE, GAS, ELECTRIC, SITE LIGHTING, ETC.
2. ALL SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (SANITARY SEWER, WATERMAIN, AND STORM SEWER) MAY REQUIRE A PERMIT FROM THE CITY.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO ANY DEMOLITION OR EXCAVATION.
4. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE MADE TO AVOID DAMAGE TO EXISTING UTILITIES.
5. STORM SEWER REQUIRES TESTING WHERE LOCATED WITHIN 10 FEET OF WATERLINES OR THE BUILDING, IN ACCORDANCE WITH IOWA PLUMBING CODE.
6. HDPE STORM SEWER PIPING AND FITTINGS MUST MEET MATERIALS AND INSTALLATION STANDARDS PER IOWA PLUMBING CODE, INCLUDING ASTM D3212 JOINT PRESSURE TEST AND ASTM C2321 INSTALLATION PRACTICES. THE CITY REQUIRES RCP PIPE WITHIN THE PUBLIC RIGHT-OF-WAY.
7. MAINTAIN A MINIMUM OF 5' OF COVER OVER ALL WATER LINES AND SANITARY SEWER LINES. INSTALL WATER LINES 18" ABOVE SANITARY SEWERS, WHERE THE SANITARY SEWER CROSSES OVER THE WATER LINE, INSTALL SEWER PIPING OF MATERIALS EQUAL TO WATERMAIN STANDARDS FOR 9 FEET ON BOTH SIDES AND MAINTAIN 18" OF SEPARATION.
8. SEE PROJECT SPECIFICATIONS FOR BEDDING REQUIREMENTS.
9. PRESSURE TEST AND DISINFECT ALL NEW WATERMAINS IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
10. SANITARY SEWER PIPING SHALL BE PVC, SDR-35 FOR DEPTHS LESS THAN 12', PVC SDR-26 FOR DEPTHS BETWEEN 12' AND 26', AND CLASS 52 D.I.P. FOR DEPTHS OF 26' OR MORE.
11. ALL PROPOSED UTILITIES SHOWN ARE PRIVATE UNLESS OTHERWISE NOTED.

CITY OF WEST DES MOINES NOTES

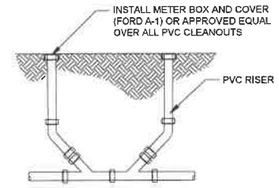
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
2. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
3. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
4. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

WEST DES MOINES WATER WORKS STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
6. ABANDON OLD WATER SERVICE AT SAME TIME AS SCHEDULED NEW TAP. CONTACT WDMWW TO REMOVE METER PRIOR TO DISCONNECTION. CALL THE PLANT AT 515-222-3465 TO SCHEDULE THE TAP.

PRIVATE WATER MAIN QUANTITIES

2" WATER SERVICE	17 LF
CURB STOP	1 EA
3/4" WATER SERVICE	FIELD VERIFY



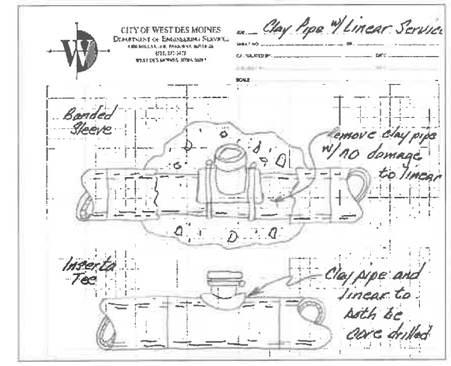
SANITARY SEWER SERVICE TWO-WAY CLEANOUT

1 / C3

NOT TO SCALE

LEGEND

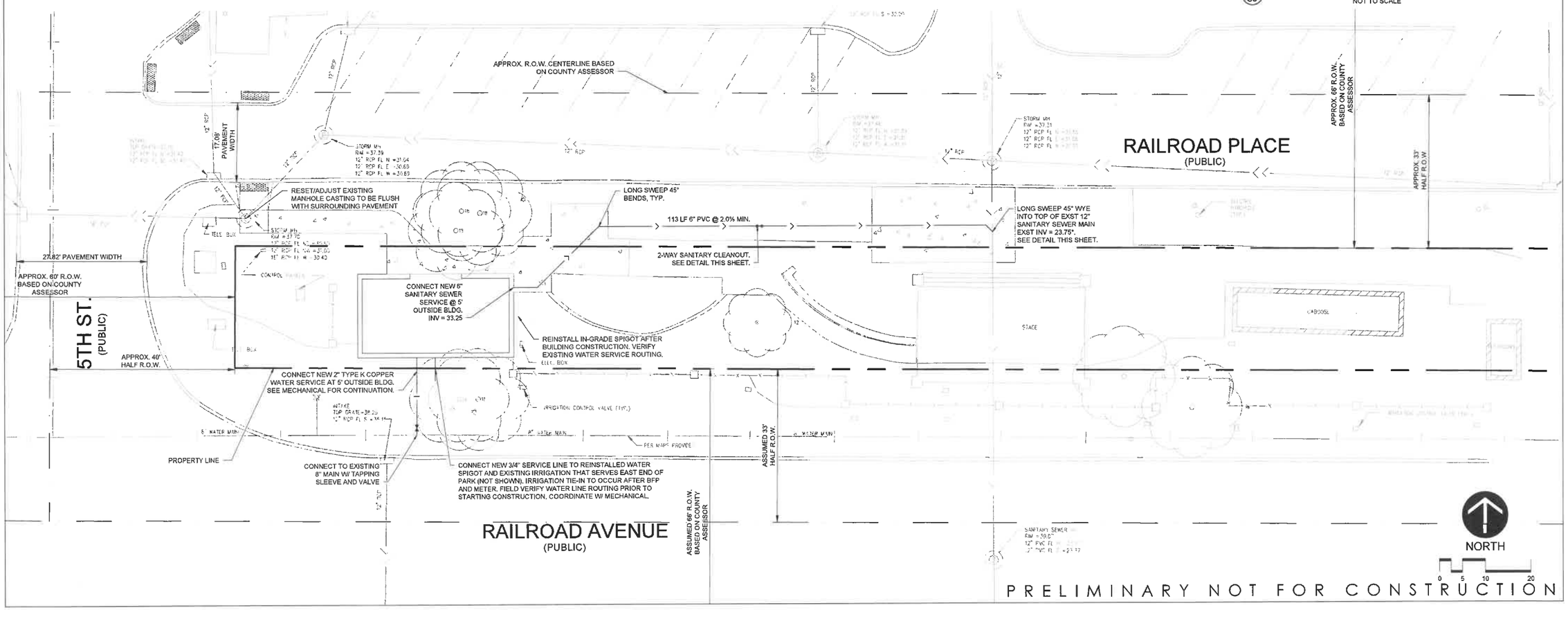
STORM MANHOLE		CTV	CABLE UNDERGROUND LINE
CATCH BASIN		OE	ELECTRIC OVERHEAD LINE
CURB INLET		UE	ELECTRIC UNDERGROUND LINE
FLARED END		FO	FIBER OPTIC UNDERGROUND LINE
SANITARY MANHOLE		G	NATURAL GAS UNDERGROUND LINE
HYDRANT		>	SANITARY SEWER PIPE
GATE VALVE & BOX		>>	STORM SEWER PIPE
WATER SHUTOFF		T	TELEPHONE UNDERGROUND LINE
LIGHT POLE		I	WATERMAIN PIPE
		DT	DRAINTILE PIPE



CLAY PIPE WITH LINER SANITARY SEWER CONNECTION

2 / C3

NOT TO SCALE



PRELIMINARY NOT FOR CONSTRUCTION

STUDIO MELEE
1312 LOCUST STREET, SUITE 100Z
DES MOINES, IOWA 50309

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF STUDIO MELEE, LLC. THEY WERE PREPARED SPECIFICALLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR BY ANY OTHER PARTY WITHOUT WRITTEN CONSENT OF STUDIO MELEE. UNAUTHORIZED REPRODUCTION IS PROHIBITED.

WDM RAILROAD PARK

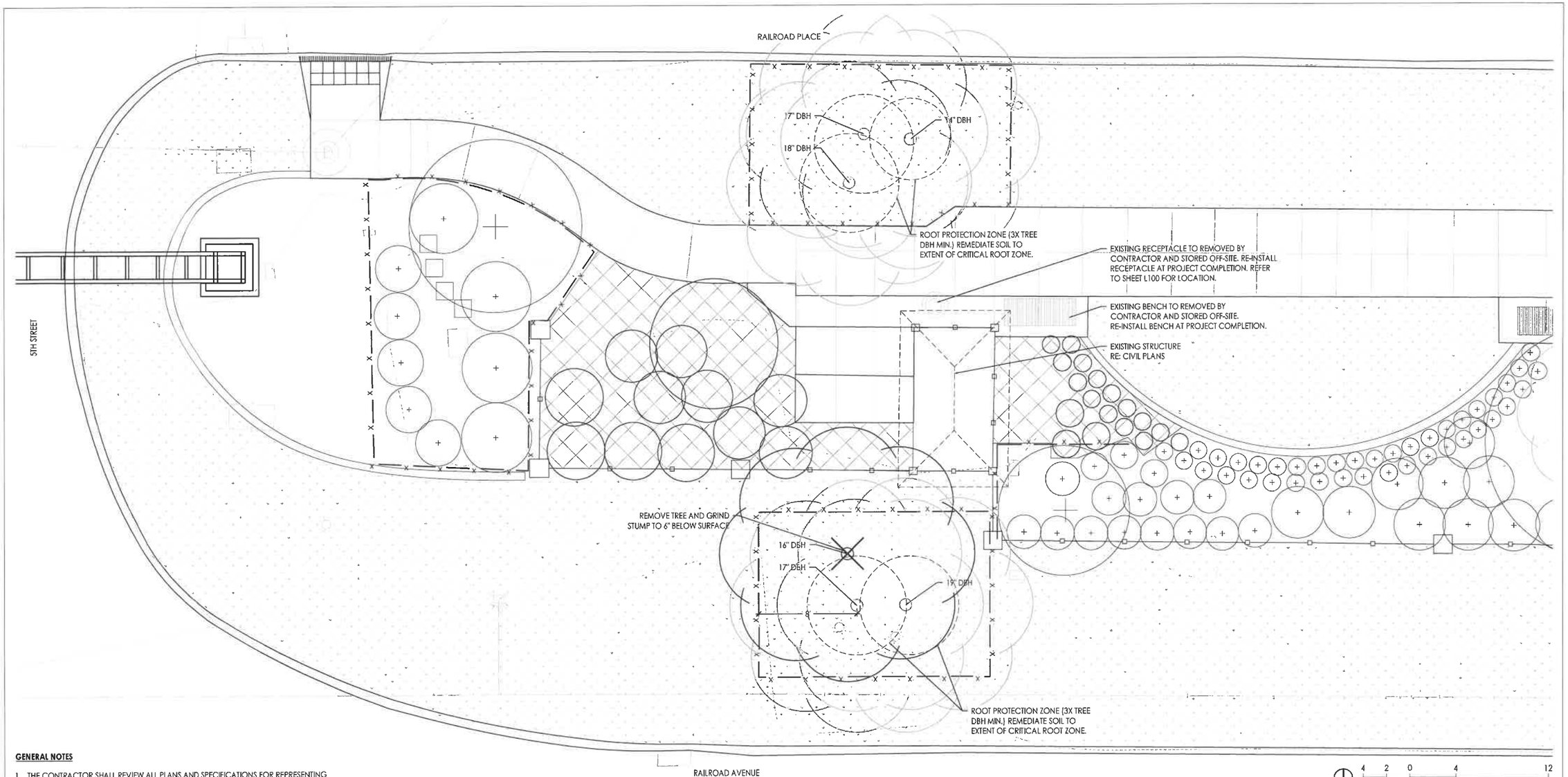
RESTROOM FACILITY

425 RAILROAD AVENUE,
WEST DES MOINES, IOWA 50265

PRINT DATE: 10 AUGUST 2021

SHEET NAME: SITE UTILITY PLAN

C3



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 WARRANTIBILITY 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.

NORTH 4 2 0 4 12

EROSION CONTROL LEGEND

—x—x—	TREE PROTECTION FENCE	PROVIDE AND INSTALL TREE PROTECTION FENCING. RE: DTL 1/L800
X	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

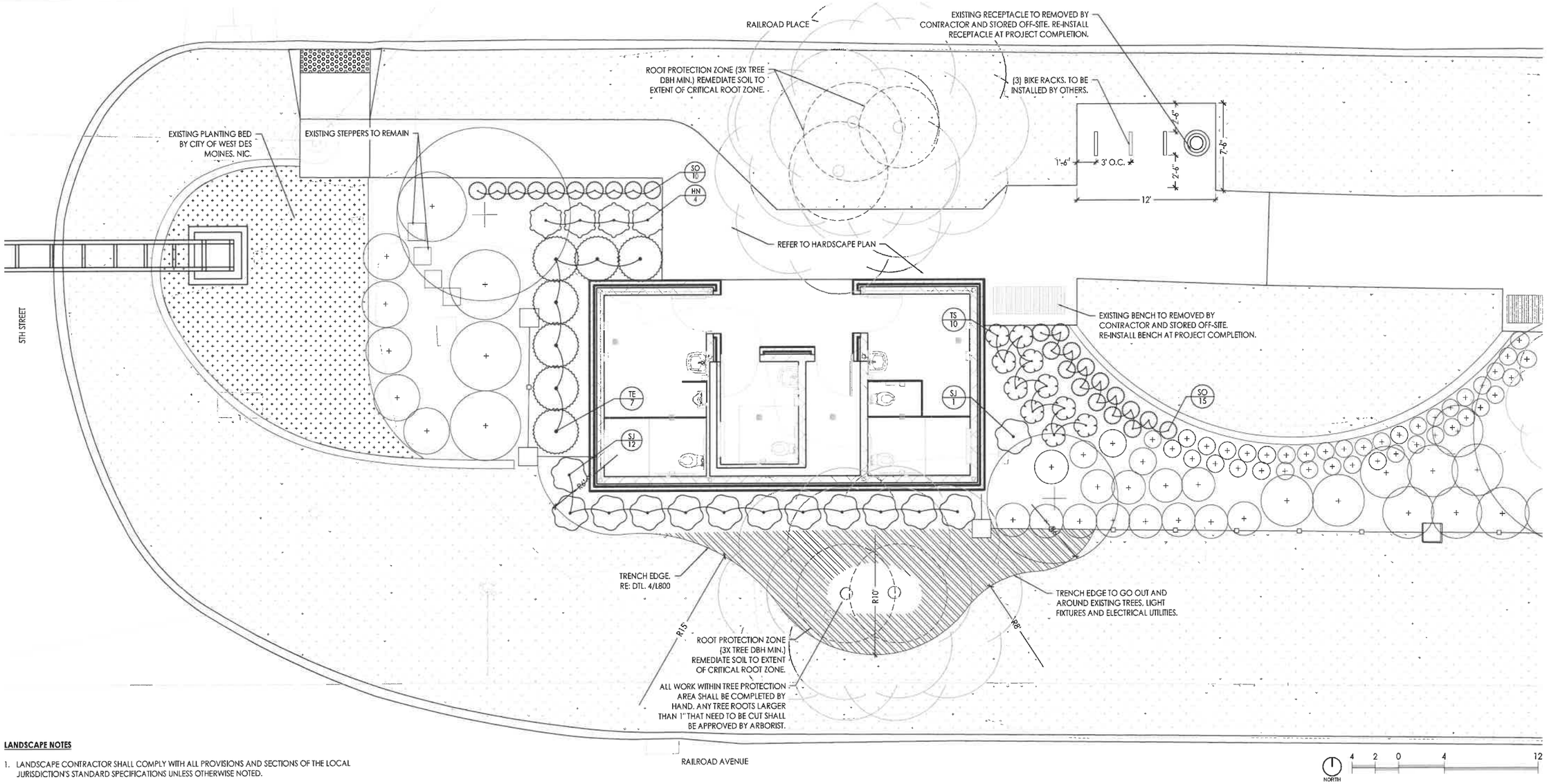
STUDIO MELEE
1312 LOCUST STREET, SUITE 1002
DES MOINES, IOWA 50309

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF STUDIO MELEE. ANY WORK REALIZED OR SPECIFICALLY PREPARED OR MODIFIED FOR, OR PLACED ON ANY OTHER PROJECTS OR IN ANY OTHER LOCATIONS WITHOUT THE CONSENT OF STUDIO MELEE, SHALL BE OBTAINED, IN THE WRITTEN, CONVEYANCE OF WHICH, STUDIO MELEE RESERVES ALL RIGHTS. REPRODUCTION IS PROHIBITED.

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

PRINT DATE: 19 JULY 2021
SHEET NAME: DEMOLITION PLAN

D100



LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND SECTIONS OF THE LOCAL JURISDICTION'S STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
2. LOCATIONS OF ALL PERENNIALS, GROUNDCOVER 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.
3. 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.
4. 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.
5. 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.
6. THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING AND MAINTENANCE OPERATIONS.
7. ALL TREE AND SHRUB LANDSCAPE BEDS SHALL HAVE WEED-PREVENTION FABRIC INSTALLED. WEED PREVENTION FABRIC SHALL COVER THE ENTIRE LANDSCAPE BED.
8. 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 'PIIHP-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

PRELIMINARY NOT FOR CONSTRUCTION

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

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF STUDIO MELEE. THEY WERE PREPARED SPECIFICALLY FOR THE PROJECT AND SITE INDICATED. USED ON ANY OTHER PROJECT OR IN THE EVENT THE PROJECT IS ABANDONED, WITHOUT WRITTEN AUTHORIZATION OR ADAPTATION BY STUDIO MELEE, IS PROHIBITED. REPRODUCTION IS PROHIBITED.

WDM RAILROAD PARK

RESTROOM FACILITY

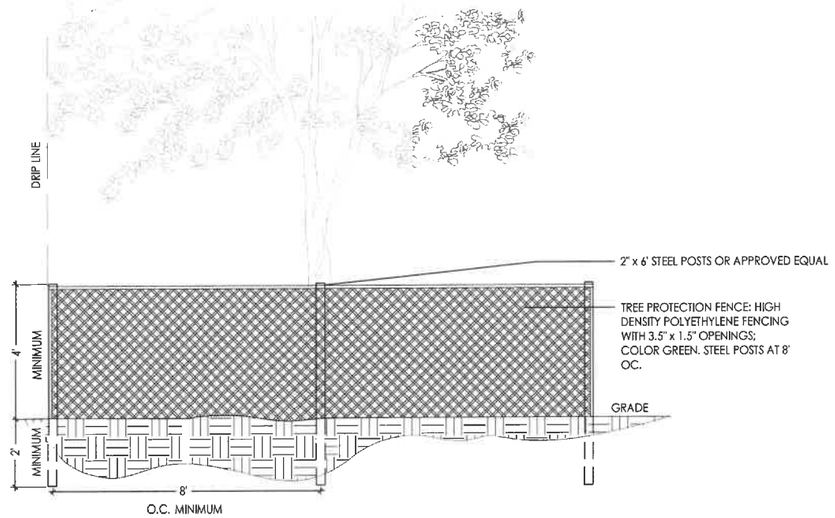
425 RAILROAD AVENUE,
WEST DES MOINES, IOWA 50265

PRINT DATE:
19 JULY 2021

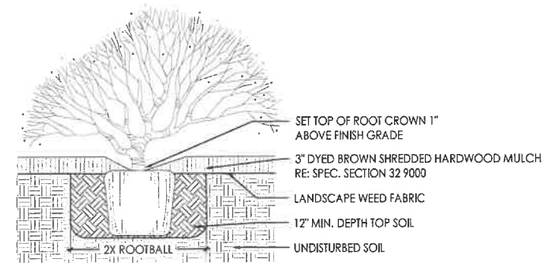
SHEET NAME:
OVERALL LAYOUT PLAN

L100

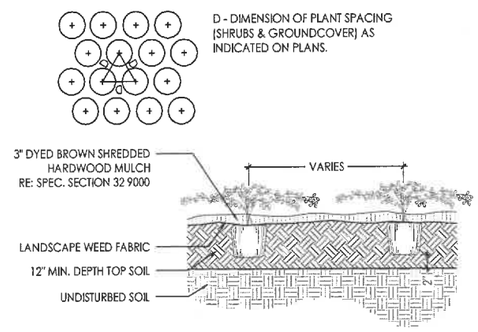
NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. ALL ROOT AND CANOPY PRUNING OF EXISTING TREES TO BE APPROVED BY CITY OF WEST DES MOINES.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING 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.



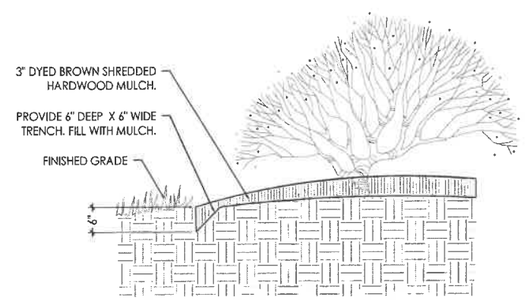
1 TREE PROTECTION FENCE
1/2" = 1' - 0"



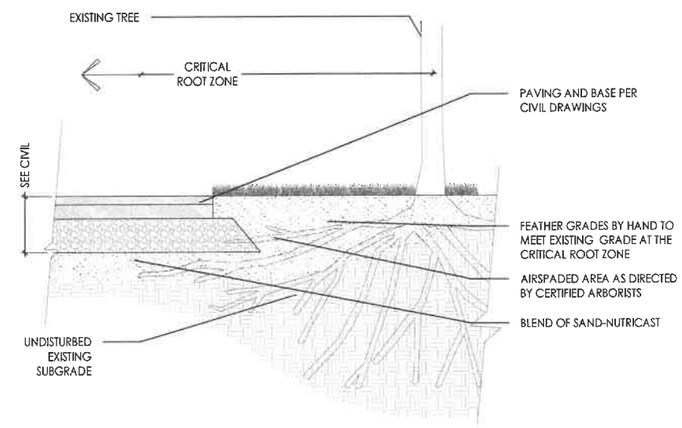
2 SHRUB PLANTING
1" = 1' - 0"



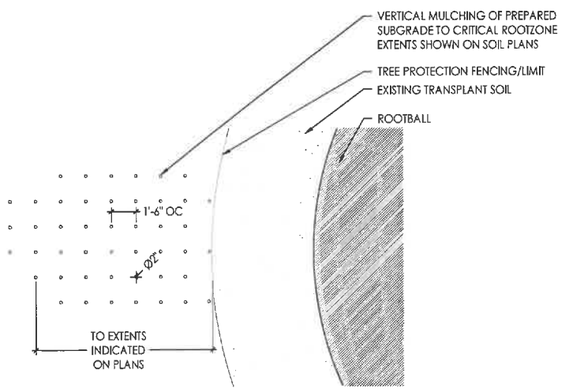
3 GROUNDCOVER PLANTING
1" = 1' - 0"



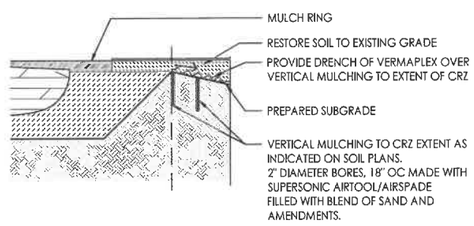
4 TRENCH EDGING
3/4" = 1' - 0"



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"

PRELIMINARY NOT FOR CONSTRUCTION

STUDIO MELEE
1312 LOCUST STREET, SUITE 100Z
DES MOINES, IOWA 50309

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF MEELE, LLC. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT AND SHALL NOT BE LOANED OR COPIED FOR USE ON ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION AND AUTHORIZATION BY MEELE, LLC. UNAUTHORIZED REUSE WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

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

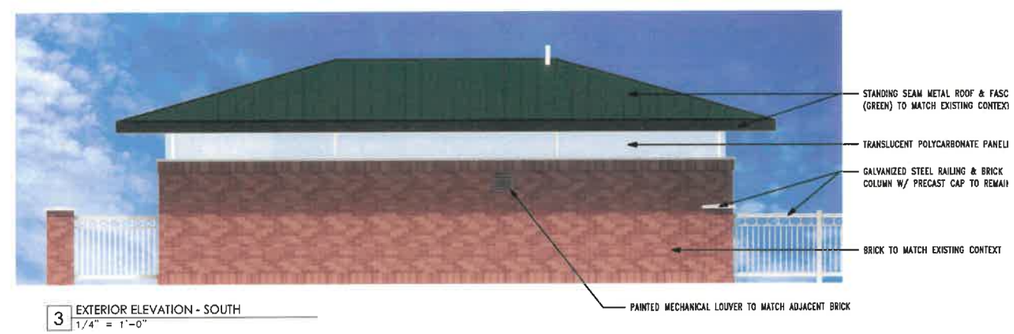
PRINT DATE:
19 JULY 2021
SHEET NAME:
SITE DETAILS

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"

PRELIMINARY - NOT FOR CONSTRUCTION

THESE DOCUMENTS REPRESENTS OF PROFESSIONAL SERVICES AND E-MAIL PRINTS MADE BY STUDIO MELEE. THEY HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT SHOWN AND ARE BASED ON A PART OF OUR PROJECTS ON FILE. ANY REUSE OF THESE DOCUMENTS WITHOUT OBTAINING PRIOR WRITTEN CONSENT FROM STUDIO MELEE IS PROHIBITED. REPRODUCTION IS PROHIBITED.

STUDIO MELEE
1312 LOCUST, SUITE 1002
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

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.

Jennifer Drake, Vice 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: Conlin, Crowley, Davis, Drake, Hatfield

NAYS:

ABSTENTIONS:

ABSENT: Andersen, Costa

ATTEST:

Recording Secretary

Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A MINOR MODIFICATION LEVEL 2 TO ALLOW CONSTRUCTION OF RESTROOM FACILITY AND ASSOCIATED SITE IMPROVEMENTS.

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, requests approval of the Railroad Park Restrooms Minor Modification Level 2 for that property located at 425 Railroad Place and legally described in attached Exhibit 'B' for the purpose of constructing a new year-round restroom facility and associated site improvements; 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, the Minor Modification Level 2 complies with findings stated in the applicable provisions of the Comprehensive Plan and City Code; and

WHEREAS, the Minor Modification Level 2 request complies with the findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8 based on the application of Section 9-3-3.D.1.g, as stated in the staff report.

WHEREAS, on August 23, 2021, the Plan and Zoning Commission recommended to the City Council, by a 5-0 vote, for approval of the Minor Modification Level 2; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Minor Modification Level 2; and

NOW, THEREFORE, The City Council does approve the Railroad Park Restrooms Minor Modification Level 2 (MML2-005273-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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 7, 2021.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on September 7, 2021, by the following vote.

Exhibit A: Conditions of Approval

1. The Applicant acknowledging that a building permit cannot be obtained until the City Council modifies or removes the Valley Junction moratorium, or otherwise grants special permission to allow construction to commence.

Exhibit B: Legal Description

PART OF LOT C VALLEY JUNCTION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.