

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

Meeting Date: November 8, 2021

ITEM: Forterra Storage Buildings, 525 S. 11th Street – Approve Major Modification to Site Plan to allow construction of two storage buildings approximately 5,888-square feet in total – MaM-005221-2021

Resolution: Approval of Major Modification to Site Plan

Background: Applicant Jason Klocko with Forterra, on behalf of property owner, Iowa Concrete Products Company, requests approval of the Major Modification to Site Plan for an approximately 20-acre property located at 525 S. 11th Street. The applicant proposes to construct two storage buildings totaling approximately 5,888-square feet.

Staff Review & Comment:

- **Financial Impact:** No City funding of the project. There will be staff time for processing of development application and inspections during construction.
- **Key Development Aspects:**
 - **Building Design:** The design of these buildings will be the same as the adjacent buildings, post framed buildings with steel siding and roofing.
 - **Site Development:** There will be no other improvements to the site. The City Council waived requirements for compliance with open space landscaping and off-street parking in 1997 for the original site plan (SP-1997-20). As sited in the 1997 staff report, the levee along the north edge of the site blocks views into the site and the condition of the site is not favorable to supporting trees and shrubs due to the threat of flooding. It was also noted that although there are only a few designated parking spaces on site, there is ample space available for parking on site. Therefore, staff did not review these elements with this application.
- **Traffic Impact Study Findings:** There were no anticipated impacts from the proposed storage buildings, thus no traffic study was required of this major modification.
- **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: November 8, 2021

Vote:

Recommendation: Approve the Major Modification to a Site Plan

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

Lead Staff Member:

Approval Meeting Dates:

Plan and Zoning Commission	November 8, 2021
City Council	

Staff Report Reviews:

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

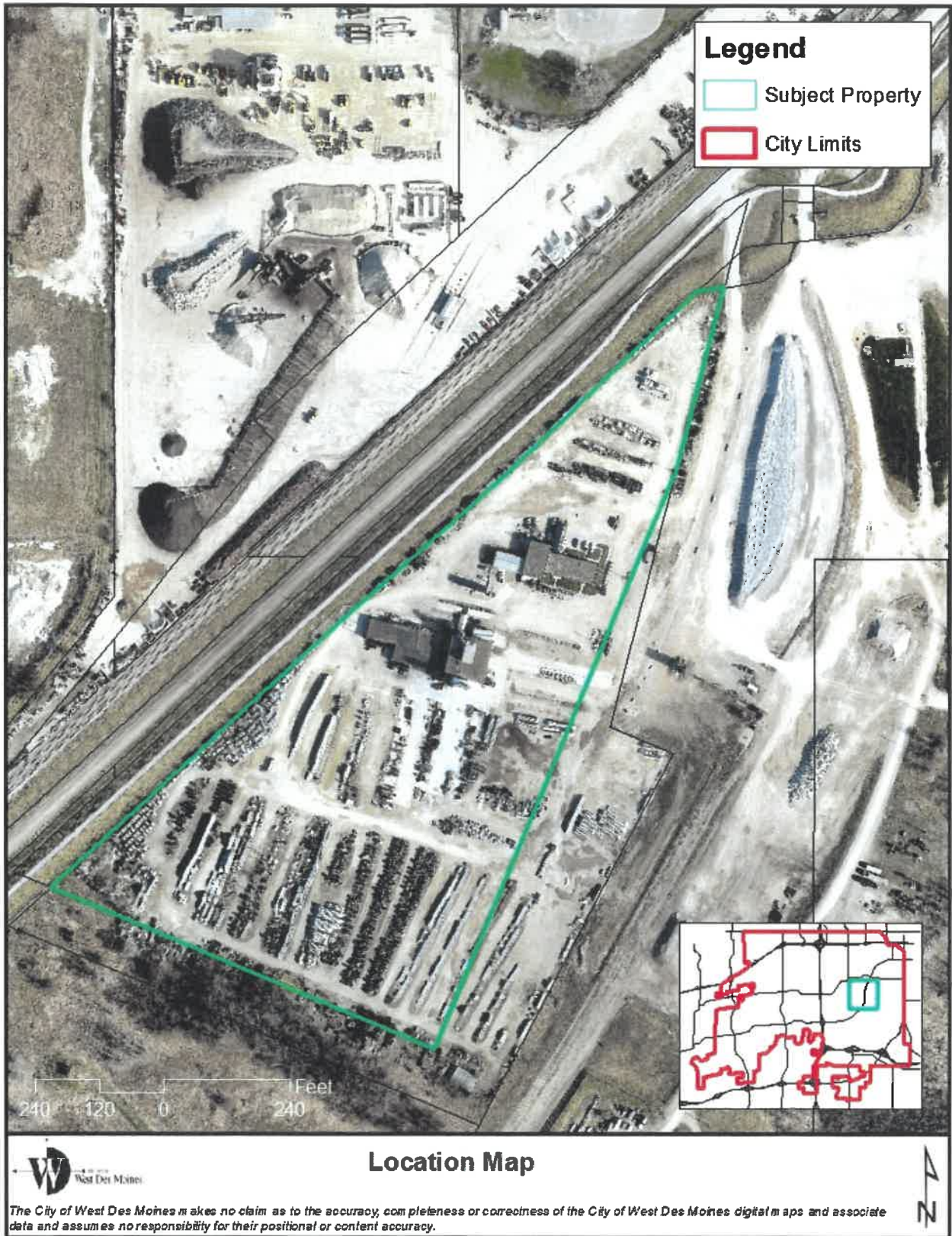
Publications (if applicable)

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



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-084**

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the property owner, Iowa Concrete Products Company, requests approval of the Major Modification to Site Plan for the approximately 20-acre property located at 525 S. 11th Street. The applicant proposes to construct two storage buildings totaling approximately 5,888-square feet.

WHEREAS, the Major Modification request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Major Modification (MaM-005221-2021) 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 November 8, 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 November 8, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

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 MAJOR MODIFICATION TO ALLOW CONSTRUCTION OF TWO STORAGE BUILDINGS

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the property owner, Iowa Concrete Products Company, requests approval of the Forterra Storage Buildings Major Modification for that property located at 525 S. 11th Street and legally described in attached Exhibit 'B' for the purpose of constructing two storage buildings totaling approximately 5,888-square feet; 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 Major Modification complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code.

WHEREAS, on November 8, 2021, the Plan and Zoning Commission recommended to the City Council, by a **X-X** vote, for approval of the Major Modification; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Major Modification.

NOW, THEREFORE, The City Council does approve the Forterra Storage Building Major Modification (MaM-005221-2021), 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 November 15, 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 November 15, 2021, by the following vote.

Exhibit A: Conditions of Approval

- 1. None.

Exhibit B: Legal Description

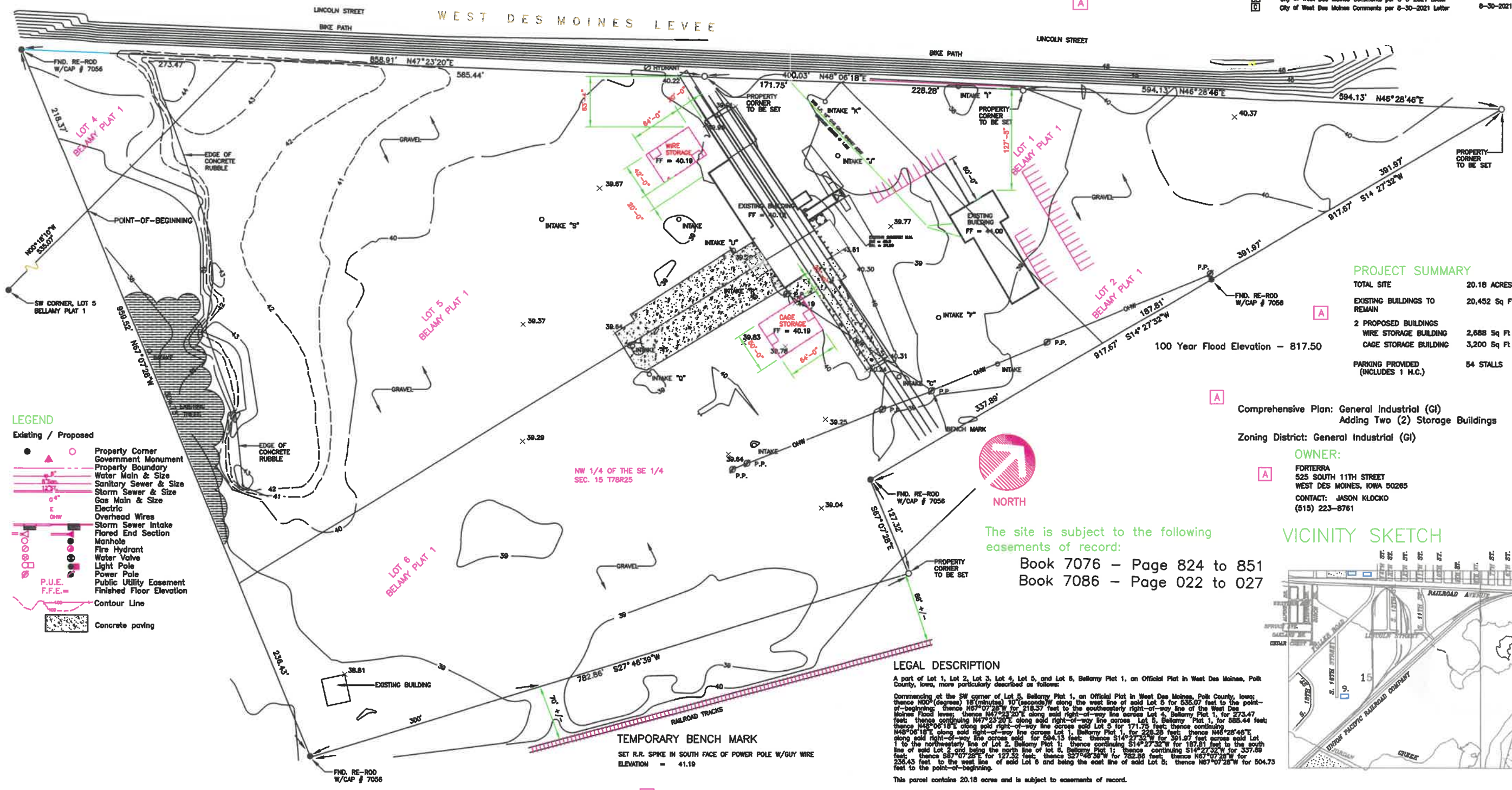
LEGAL DESCRIPTION

A part of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6, Bellamy Plat 1, an Official Plat in West Des Moines, Polk County, Iowa, more particularly described as follows:

Commencing at the SW corner of Lot 5, Bellamy Plat 1, an Official Plat in West Des Moines, Polk County, Iowa; thence N00°(degrees) 18'(minutes) 10"(seconds)W along the west line of said Lot 5 for 535.07 feet to the point-of-beginning; thence N67°07'28"W for 218.37 feet to the southeasterly right-of-way line of the West Des Moines Flood levee; thence N47°23'20"E along said right-of-way line across Lot 4, Bellamy Plat 1, for 273.47 feet; thence continuing N47°23'20"E along said right-of-way line across Lot 5, Bellamy Plat 1, for 585.44 feet; thence N48°06'18"E along said right-of-way line across said Lot 5 for 171.75 feet; thence continuing N48°06'18"E along said right-of-way line across Lot 1, Bellamy Plat 1, for 228.28 feet; thence N48°28'46"E along said right-of-way line across said Lot 1, Bellamy Plat 1, for 504.13 feet; thence S14°27'32"W for 391.97 feet across said Lot 1 to the northwesterly line of Lot 2, Bellamy Plat 1; thence continuing S14°27'32"W for 187.81 feet to the south line of said Lot 2 and being the north line of lot 6, Bellamy Plat 1; thence continuing S14°27'32"W for 337.89 feet; thence S67°07'28"E for 127.32 feet; thence S27°45'38"W for 782.86 feet; thence N67°07'28"W for 236.43 feet to the west line of said Lot 6 and being the east line of said Lot 5; thence N67°07'28"W for 504.73 feet to the point-of-beginning.

This parcel contains 20.18 acres and is subject to easements of record.

REVISION	DESCRIPTION	DATE	BY
A	City of West Des Moines Comments per 7-2-2021 Letter	7-9-2021	JFK
B	City of West Des Moines Comments per 8-5-2021 Letter	7-8-2021	JFK
C	City of West Des Moines Comments per 8-30-2021 Letter	8-30-2021	JFK



PROJECT SUMMARY

TOTAL SITE	20.18 ACRES
EXISTING BUILDINGS TO REMAIN	20,452 Sq Ft
2 PROPOSED BUILDINGS	
WIRE STORAGE BUILDING	2,688 Sq Ft
CAGE STORAGE BUILDING	3,200 Sq Ft
PARKING PROVIDED (INCLUDES 1 H.C.)	54 STALLS

LEGEND

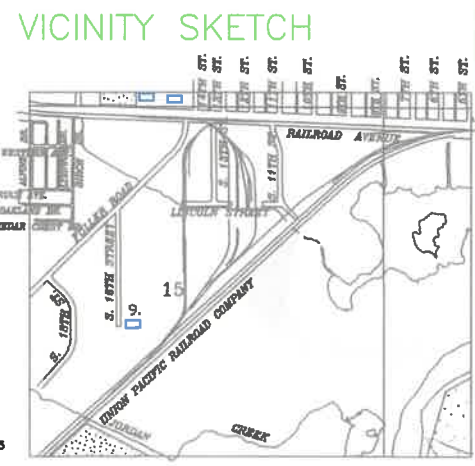
Existing / Proposed	Description
●	Property Corner
○	Government Monument
—	Property Boundary
—	Water Main & Size
—	Sanitary Sewer & Size
—	Storm Sewer & Size
—	Gas Main & Size
—	Electric
—	Overhead Wires
—	Storm Sewer Intake
—	Flared End Section
—	Manhole
—	Fire Hydrant
—	Water Valve
—	Light Pole
—	Power Pole
—	Public Utility Easement
—	Finished Floor Elevation
—	Contour Line
—	Concrete paving

Comprehensive Plan: General Industrial (GI)
Adding Two (2) Storage Buildings
Zoning District: General Industrial (GI)

OWNER:
FORTERRA
525 SOUTH 11TH STREET
WEST DES MOINES, IOWA 50265
CONTACT: JASON KLOCKO
(515) 223-8761



The site is subject to the following easements of record:
Book 7076 – Page 824 to 851
Book 7086 – Page 022 to 027



LEGAL DESCRIPTION
A part of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6, Bellamy Plat 1, an Official Plat in West Des Moines, Polk County, Iowa, more particularly described as follows:
Commencing at the SW corner of Lot 5, Bellamy Plat 1, an Official Plat in West Des Moines, Polk County, Iowa; thence N00°07'28"W for 218.57 feet to the southeasterly right-of-way line of the West Des Moines Flood levee; thence N67°23'20"E along said right-of-way line across Lot 4, Bellamy Plat 1, for 273.47 feet; thence continuing N47°23'20"E along said right-of-way line across Lot 5, Bellamy Plat 1, for 585.44 feet; thence N48°06'18"E along said right-of-way line across said Lot 5 for 171.75 feet; thence continuing N48°06'18"E along said right-of-way line across Lot 1, Bellamy Plat 1, for 228.28 feet; thence N46°28'48"E along said right-of-way line across said Lot 1 for 594.13 feet; thence S14°27'32"W for 391.97 feet across said Lot 1 to the northeasterly line of Lot 2, Bellamy Plat 1; thence continuing S14°27'32"W for 187.81 feet to the south line of said Lot 2 and being the north line of Lot 6, Bellamy Plat 1; thence continuing S14°27'32"W for 337.89 feet; thence S87°07'28"E for 127.32 feet; thence S27°48'39"W for 782.86 feet; thence N67°07'28"W for 236.43 feet to the west line of said Lot 6 and being the east line of said Lot 6; thence N67°07'28"W for 504.73 feet to the point-of-beginning.
This parcel contains 20.18 acres and is subject to easements of record.

Parking Calculations:
20,452 SQ. FT. Existing Bldg.
2,688 SQ. FT. Wire Storage Bldg.
3,200 SQ. FT. Cage Storage Bldg.
26,340 Total GFA
Divided by 1,000
26.34 x 2 = 54 spaces

Impervious Surfaces:
795,721.27 SQ. FT. Existing Area
2,688 SQ. FT. Wire Storage Bldg.
3,200 SQ. FT. Cage Storage Bldg.
801,609.27 SQ. FT. Total

The site is subject to the following easements of record:
Book 7076 – Page 824 to 851
Book 7086 – Page 022 to 027

Benchmark 046
560 South 16th Street, 46.5 feet South of the NW corner of the City of WDM Public Works Building, 4 feet West of building.

Benchmark 058
Intersection of 4th Street and Railroad Ave., NW corner of intersection, 41 feet West of centerline of 4th Street, 55 feet North of centerline of Railroad Ave.

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

THE CRETEX COMPANIES, INC.
SCALE: 1"=80'-0"
DATE: 6-23-28
DRAWN: SLW
APVD:
TITLE: FORTERRA STORAGE BUILDINGS MAJOR MODIFICATION
NUMBER: 40626
REV: c
SHT: 07