

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

**Meeting Date:** February 14, 2022

**ITEM:** Hy-Vee Convenience Store, 9150 University Avenue – Approve Preliminary Plat and Site Plan to subdivide the property into two lots to allow for the construction of 6,565 sq. ft. convenience store with gasoline pumps and a coffee shop with drive through on Lot 1 – Hy-Vee, Inc. – PP-005417-2021/SP-005296-2021

**Resolution: Approval of Preliminary Plat and Site Plan**

**Background:** Ed Arp with Civil Engineering Associates, on behalf of the applicant and property owner, Hy-Vee Inc., an Iowa corporation, requests approval of the Preliminary Plat and Site Plan for that property located at 9150 University Avenue. The applicant proposes to subdivide the property into two lots for construction of a 6,565 sq. ft. convenience store with seven (7) gasoline pumps and a coffee shop with drive through on Lot 1. Lot 2 will be for future development.

**Staff Review & Comment:**

- **Financial Impact:** No City funding of the project. Staff time for processing of development application and inspections during construction.
- **History:** Hy-Vee received approval of a Permitted Conditional Use Permit to operate the convenience store in June 2018 and approval of a site plan for a 7,925 sq. ft. convenience store with gasoline pumps and a coffee shop with drive through in October 2018. Both entitlements have expired, and the site plan has changed slightly with a smaller store of 6,565 sq. ft. The Board of Adjustment approved a Permitted Conditional Use Permit to operate a convenience store at this location on October 20, 2021.
- **Traffic Impact Study Findings:** This site was studied under the 2018 proposed site plan. At that time, the study found that trips generated from this site and surrounding sites within Greenway Crossing exceeded the trips calculated from the original planned uses. Geometric changes to University Avenue, i.e. the addition of east bound right turn lane and the internal drive system, are anticipated to assist with traffic movements. No study was conducted with the current site plan as the building square footage has decreased and the proposed uses have remained the same.
- **Conditions of Approval:** The addition of a grading detail is the last comment to be addressed. Staff recommends that a condition of approval be added to address remaining plan review comments prior to the release of a building permit.
- **Plat Validity:** Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.
- **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 that are not otherwise addressed with the recommended condition of approval.

**Plan and Zoning Commission Action:**

Date: February 14, 2022

Vote:

Recommendation:

**Recommendation:** Approve the Preliminary Plat and Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. Remaining plan review comments be addressed to staff's satisfaction prior to release of a building permit.

**Lead Staff Member:** Kara V. Tragesser, AICP

**Approval Meeting Dates:**

Plan and Zoning Commission	February 14, 2022
City Council:	

**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	9/7/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

# Location Map



# SITE PLAN & PRELIMINARY PLAT FOR HY-VEE CONVENIENCES

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

9150 UNIVERSITY AVENUE, WEST DES MOINES, IOWA 50266



VICINITY SKETCH



**NOTES**

- ONE WEEK PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY:
  - OWNER
  - CIVIL ENGINEERS CONSULTANTS, INC.
  - CITY OF WEST DES MOINES ENGINEER'S OFFICE
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES. ALL RADI NOT LABELED, 5.0' TYPICAL.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL IOWA ONE-CALL TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES. LOCATION OF UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MUST BE VERIFIED. (1-800-242-8484)
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY PROPER UTILITY INVOLVED, IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF WEST DES MOINES AND/OR WAUKEE RIGHT-OF-WAY AND ADJOINING PROPERTY IMMEDIATELY.
- AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED IN CITY OF WEST DES MOINES RIGHT-OF-WAY.
- DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
- OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR CONSTRUCTION FOR CREWS AND EQUIPMENT.
- ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITION.
- ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
- NO CHANGES TO APPROVED PLAN MAY BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF CITY OF WEST DES MOINES.
- ALL WORK WITHIN CITY RIGHT-OF-WAY (R.O.W.) SHALL BE DONE IN ACCORDANCE WITH SUDAS AND CITY OF WEST DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO 2017 SUDAS AND REQUIRES A R.O.W. PERMIT.
- TRANSFORMERS, JUNCTION BOXES AIR CONDITIONERS OVER 3 FEET IN HEIGHT OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN REQUIRED SETBACK AREAS.
- REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
- SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON DATE OF SITE PLAN APPROVAL.
- ANY ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
- ANY AMENDMENTS OR CHANGES TO PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON SITE PLAN NEED TO BE APPROVED WITH CITY PRIOR TO INSTALLATION/CONSTRUCTION.
- LIGHTINGS MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
- BUILDING HEIGHT AS FOLLOWS:
  - STORE = 23'0"
  - FUEL CANOPY TO BE 18.0' IN HEIGHT, BOTTOM OF CANOPY TO BE 14.0' CLEAR MINIMUM FOR FIRE TRUCK ACCESS AND MUST BE SIGNED AS SUCH.
- ALL EXTERIOR SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY BY CITY. ALL REQUIRED SIGN PERMITS, ACQUIRED, AND PAID BY CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF ALL DOCUMENTS REQUIRED FOR ALL CONSTRUCTION AND DEMOLITION PERMITS. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS.
- BUILDING SIGNAGE IS NOT REVIEWED OR APPROVED AS A PART OF THIS SITE PLAN. SEPARATE PERMIT APPLICATION AND REVIEW IS REQUIRED FOR SIGN PERMIT FOR SITE.

**PAVING NOTES**

- JUST PRIOR TO PAVING, COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR A DEPTH OF ONE FOOT.
- REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITIONS.
- PROOF ROLL ALL PAVING SUBGRADES IN PRESENCE OF GEOTECHNICAL ENGINEER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REPAIRED PRIOR TO TESTING FOR DENSITY.
- PROVIDE IN PLACE FIELD DENSITY TESTS, RECOMPACT & RETEST AREAS THAT FAIL DENSITY SPECS AT NO COST TO OWNER.
- ALL EXPOSED CONCRETE SHALL HAVE 5-7% ENTRAINED AIR,  $f_c = 4,000$  PSI MIN. AND ALL AGGREGATE SHALL MEET ASTM C-39.
- ALL ON SITE PAVING SHALL CONFORM TO REQUIREMENTS OF LATEST IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS INCLUDING ALL WEST DES MOINES SUPPLEMENTAL SPECIFICATIONS.
- CONTRACTOR SHALL PREPARE AND SUBMIT FOR ALL REQUIRED CITY OF WEST DES MOINES PERMITS AND PAY NECESSARY FEES.
- PARKING STALL STRIPING SHALL BE DONE WITH 4" WIDE WHITE PAVEMENT PAINT WITH SILICA SAND TOPPING.
- NEW PAVING SHALL BE 6-INCH P.C.C. EXCEPT NOTED OTHERWISE.
- PROVIDE 2' CONCRETE BOXCUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL PAVING WITHIN THE R.O.W. TO BE MINIMUM 7" THICK P.C.C.

**PROPERTY CONTRACT BUYER:**

HY-VEE INC.  
5820 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
ATTN: RANDY DOWNS  
515.559.5708 direct

**PROPERTY ADDRESS:**

9150 UNIVERSITY AVENUE  
WEST DES MOINES, IOWA 50266

**APPLICANT:**

HY-VEE INC.  
5820 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
ATTN: RANDY DOWNS  
515.559.5708 direct

**SITE PLAN PREPARED BY:**

CIVIL ENGINEERS CONSULTANTS, INC.  
2400 86th STREET #12  
DES MOINES, IA 50322  
515.216.4864

**LAND USE**

COMMUNITY COMMERCIAL

**ZONING**

EXISTING & PROPOSED, P.U.D.  
GREENWAY CROSSING

**SITE AREAS (UNDER THIS DEVELOPMENT)**

BUILDINGS	6,565 SF	5.25%
IMPERVIOUS (PAVED AREA)	64,183 SF	51.37%
FERVIOUS	54,171 SF	43.37%
TOTAL SITE AREA	124,435 SF	100.00%

**IMPERVIOUS AREA**

TOTAL IMPERVIOUS SURFACE = 10,748 SF

**OPEN SPACE REQUIREMENT**

TOTAL SITE 124,435 SF, OPEN SPACE REQUIRED: 25%

OPEN SPACE PROVIDED: 31,234 SF

OPEN SPACE PROVIDED: 54,171 SF

**BENCHMARK**

CITY OF WEST DES MOINES BENCHMARKS:  
#14: ELEVATION = 251.18 (NODM DATUM)  
#24: ELEVATION = 219.25 (NODM DATUM)  
#50: ELEVATION = 291.52 (NODM DATUM)

**LEGAL DESCRIPTION**

LOT 1, GREENWAY CROSSING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2006, PAGE 18464 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

APPROX LOT 1 AREA = 211,512.23 SF

**PARKING**

REQUIRED: 1 SPACE/100 SF COFFEE SHOP (1,500/100 = 15.00 SPACES)  
1 SPACE/200 SF RETAIL WITH FUEL SALES (6,445/200 = 32.22 SPACES)  
TOTAL REQUIRED = 47.22 SPACES  
PROVIDED: 62 SPACES (INCLUDING 3 HANDICAP)  
STACKING AT DRIVE-UP WINDOW: 1 AT SERVICE WINDOW AND 15 IN QUEUE.

**GRADING NOTES**

- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT, WITH POSITIVE DRAINAGE OF ALL AREAS.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS.
- BACKFILL TO TOP OF ALL CURBS.
- ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
- COVER AND/OR FILTER SOCK AROUND ALL INTAKES PRIOR TO PAVING TO PREVENT SEDIMENT FROM ENTERING STORM SEWERS.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR IN A TIMELY FASHION.
- CONTRACTOR TO UTILIZE THE SOUTHERN PORTION OF LOT 1 FOR STAGING AND SOIL STOCKPILES. CONFIRM WITH APPLICANT. ALL DISTURBED AREA TO BE SUBJECT TO REQUIREMENTS OF SHFFP.

**UTILITY NOTES**

- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUDAS 2017 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS\* AND CITY OF WEST DES MOINES SUPPLEMENTAL SPECIFICATIONS.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- ALL SERVICES SHALL BE CONSTRUCTED TO WITHIN 5 FEET OF THE OUTSIDE OF BUILDING WALLS.
- SIZE AND MATERIALS OF SANITARY SEWER SERVICE SHALL COMPLY WITH PLUMBING CODE.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO A STORM SEWER WHETHER ACTIVE OR NOT.
- ALL STORM & SANITARY SEWER SHALL BE CONSTRUCTED WITH APPROPRIATE PERMITS.
- ALL UTILITIES SHALL BE UNDERGROUND.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY APPURTENANCES TO PROPOSED GRADE ELEVATIONS.

**LIST OF CIVIL DRAWINGS**

SHEET NUMBER	SHEET TITLE
1	COVER
2	DIMENSION PLAN - PRELIMINARY PLAT
3	GRADING PLAN - PRELIMINARY PLAT
4	UTILITY PLAN - PRELIMINARY PLAT
5	DIMENSION PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	LANDSCAPING PLAN
9	SIDEWALK DETAILS - 1
10	SIDEWALK DETAILS - 2

**STANDARD CITY OF WEST DES MOINES NOTES**

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN PROJECT.
- CONTACT BUILDING INSPECTION (515) 222-3630, A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. MAXIMUM ILLUMINATION ALLOWED AT PROPERTY LINE IS ONE FOOT-CANDLE. ALL LIGHTING FIXTURES ARE TO BE MOUNTED AT 25' OR LESS ABOVE FINISHED GRADE.
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM STREET LEVEL WITH ARCHITECTURAL QUALITY MATERIALS AS SHOWN ON THE CITY APPROVED EXTERIOR ELEVATIONS AS A PART OF THE SITE PLAN REVIEW.
- ALL SIDEWALKS SHOWN ARE LESS THAN 5.0% . THERE ARE NO RAMPS REQUIRING RAILINGS.
- NO CONSTRUCTION PARKING WITHIN R.O.W.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND NDM ADDENDA.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC STREETS, THE CONTRACTOR SHALL CONTACT THE NDM ENGINEERING SERVICES (222.3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON ALL PUBLIC AND PRIVATE STREETS, AND ALL APPROACHES TO ALL PUBLIC STREETS SHALL BE IN CONFORMANCE WITH MUTCD.

**GENERAL LEGEND**

PROPOSED	EXISTING
----- PLAT BOUNDARY	--- LOT LINE
----- SECTION LINE	o SANITARY/STORM MANHOLE
----- LOT LINE	W WATER VALVE
----- CENTERLINE	--- FIRE HYDRANT
----- EASEMENT LINE	□ STORM SEWER SINGLE INTAKE
▽ FLARED END SECTION	□ STORM SEWER DOUBLE INTAKE
⊙ DRAIN BASIN OR SEDIMENT RISER	⊙ STORM SEWER ROUND INTAKE
⊙ DRAIN BASIN WITH SOLID GRATE	⊙ FLARED END SECTION
W WATER VALVE	○ DECIDUOUS TREE
--- FIRE HYDRANT ASSEMBLY	○ CONIFEROUS TREE
--- BLOW-OFF HYDRANT	○ SHRUB
--- SCOUR STOP MAT	○ POWER POLE
--- TURF REINFORCEMENT MAT	○ STREET LIGHT
--- STORM SEWER WITH SIZE	○ GUY ANCHOR
--- WATER SEWER WITH SIZE	○ ELECTRIC TRANSFORMER
--- WATER SERVICE	○ GAS METER
--- PROPOSED CONTOUR	○ TELEPHONE RISER
--- SILT FENCE	--- CATV --- UNDERGROUND TELEVISION
--- ADDRESS	--- UGE --- UNDERGROUND ELECTRIC
--- RIPRAP	--- UGFO --- UNDERGROUND FIBER OPTIC
	--- UGTF --- UNDERGROUND TELEPHONE
	--- OHH --- OVERHEAD ELECTRIC
	--- SAN --- SANITARY SEWER WITH SIZE
	--- ST --- STORM SEWER WITH SIZE
	--- WM --- WATER MAIN WITH SIZE
	--- 926 --- EXISTING CONTOUR

**CERTIFICATION**

I HEREBY CERTIFY THAT THE LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

November 15, 2022  
JEFFREY A. GADDIS, IOWA LICENSE NO. 18361 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-4

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

DATE: \_\_\_\_\_  
BY: EDWARD H. ARP, IOWA REG. NO. 250  
MY LICENSE RENEWAL DATE IS: JUNE 30, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL: ALL DRAWINGS



Civil Engineer  
2400 86th Street, Unit 12  
515.276.4884 Fax: 515.276.4864

**CEC**

REVISIONS

NO.	DATE	DESCRIPTION
1	NOV 14, 2021	REVISED
2	NOV 14, 2021	REVISED
3	NOV 14, 2021	REVISED
4	NOV 14, 2021	REVISED
5	NOV 14, 2021	REVISED
6	NOV 14, 2021	REVISED

DATE: NOV 14, 2021

DESIGNED BY: EHA

DRAWN BY: KRZ

HY-VEE CONVENIENCE STORE  
WEST DES MOINES, IOWA

COVER

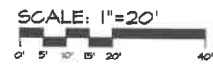
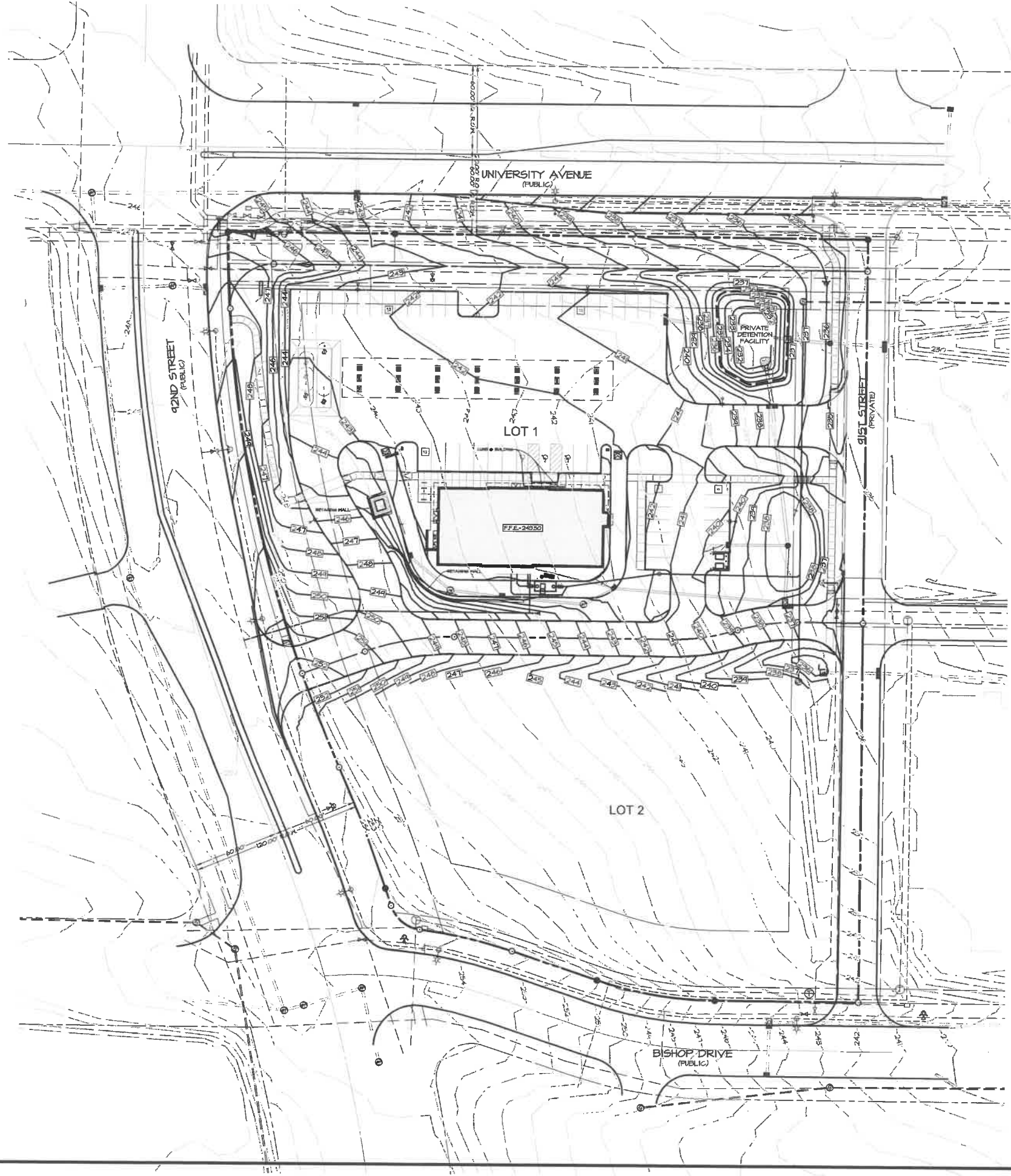
SHEET 1 OF 10

A-1884

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PRELIMINARY - NOT FOR CONSTRUCTION

**HY-VEE CONVENIENCE STORE**  
WEST DES MOINES, IOWA  
**GRADING PLAN - PRELIMINARY PLAT**

SHEET  
**W**  
OF 10  
A-1024

DATE	NOV 14, 2021	REVISIONS	COMMENTS
		1	
		2	
		3	
		4	
		5	
		6	

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com







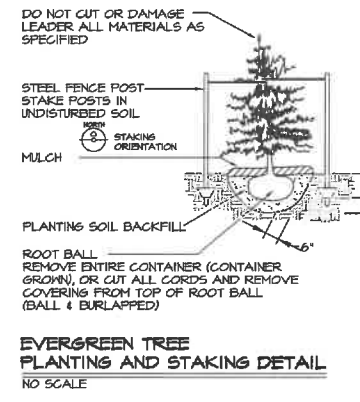
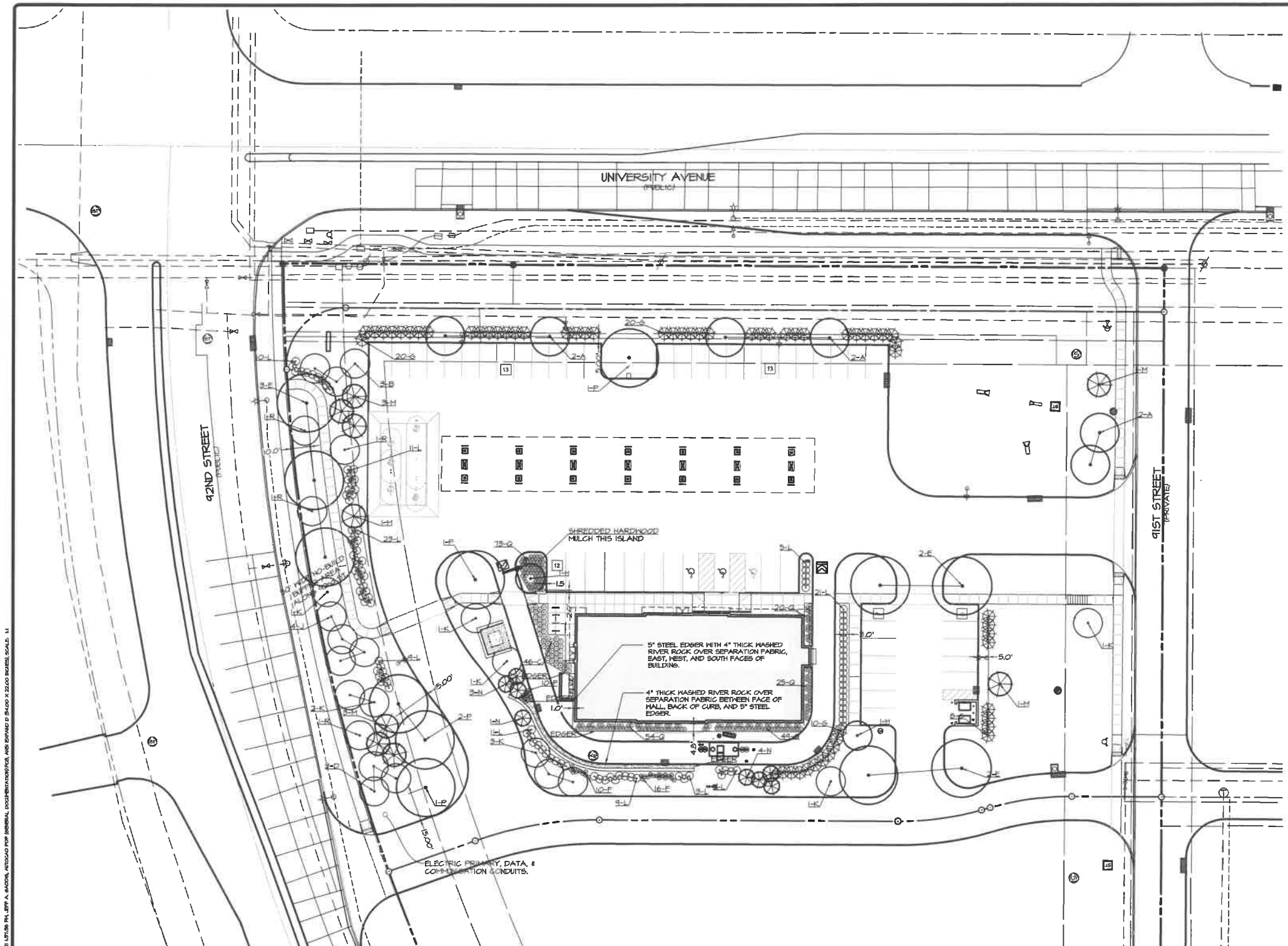




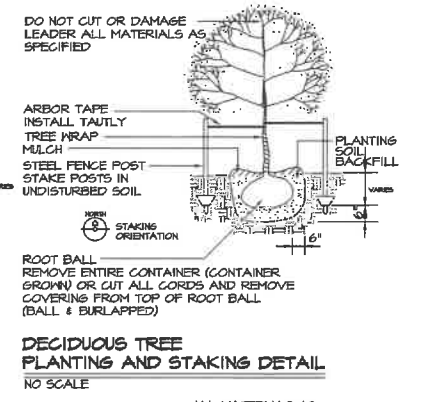




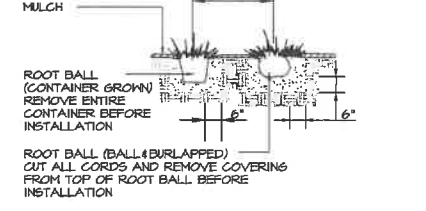
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**EVERGREEN TREE PLANTING AND STAKING DETAIL**  
NO SCALE



**DECIDUOUS TREE PLANTING AND STAKING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE

**OPEN SPACE REQUIREMENTS**  
REQUIRED: 1 PLANT UNIT = 2 OVERSTORY TREE  
4 3 SHRUBS/3000 SF OF REQUIRED OPEN SPACE  
(124,935 SF X 25% = 31,234 SF)  
31,234 SF/3000 = 10.41 UNITS  
OPEN SPACE LANDSCAPING REQUIRED:  
21 TREES (11 EVERGREEN TREES MIN), 32 SHRUBS.

**PARKING LOT ISLANDS REQUIREMENTS**  
REQUIRED: 1 TREE FOR EACH ISLAND.  
3 TREES.

**BUFFER-YARD REQUIREMENTS**  
280 LF BUFFERYARD / 35 = 8 BUFFERYARD UNITS OF 1  
OVERSTORY TREE, 2 UNDERSTORY, AND 5 SHRUBS REQUIRED.  
5 TREES (4 EVERGREEN TREES MIN), 16 UNDERSTORY, AND 48  
SHRUBS.

TOTAL REQUIRED	OVERSTORY	EVERGREEN	UNDERSTORY	SHRUBS
OPEN SPACE	21 LESS EVER.	11 MIN.	0	32
PARKING LOT	3	0	0	0
BUFFERYARD	5 LESS EVER.	4 MIN.	16	48
<b>TOTAL PROVIDED</b>	<b>OVERSTORY</b>	<b>EVERGREEN</b>	<b>UNDERSTORY</b>	<b>SHRUBS</b>
OPEN SPACE	15	12	8	148
PARKING LOT	4	0	0	0
BUFFERYARD	3	5	16	53

**SEEDING NOTES**  
1. FERTILIZER (16-16-16) SHALL BE APPLIED TO AREA TO BE SEED AT A RATE OF 650 LBS/ACRE.  
2. AREA TO BE SEED SHALL BE SMOOTH AND ALL WASHED AND GULLIES FILLED TO MEET DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 3". AREAS INACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 1 1/2" INCHES.  
3. FERTILIZER SHALL BE INCORPORATED INTO SOIL TO A DEPTH OF 3" WITH A MECHANICAL ROCK PICKER OR A SPRING TOOTH CULTIVATOR.  
4. ON ALL AREAS ACCESSIBLE TO MACHINERY, A DROP-TYPE SEEDER ATTACHED TO A LANDSCAPE ROLLER SHALL BE USED TO SOW GRASS SEED. ON AREAS INACCESSIBLE TO MACHINERY A CYCLONE SEEDER WILL BE PERMITTED, NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.  
5. ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.  
6. MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE), HAY, BRONZEGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.  
7. ALL SEEDED AREAS SHALL BE WATERED BY HAND OR IRRIGATION SYSTEM A MINIMUM OF TWICE A DAY FOR FIRST WEEK AFTER INSTALLATION, AND ONCE A DAY DURING SECOND AND THIRD WEEK AFTER INSTALLATION.  
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT CIVIL ENGINEERS CONSULTANTS, INC. (TELEPHONE 515/276-4884).  
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.  
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.M. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.M.  
11. ALL DISTURBED AREAS SHALL BE SEED OR SODDED.  
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF CONTRACT.  
13. ALL METERS AND GROUND-MOUNTED MECHANICAL UNITS TO BE SCREENED BY PLANTINGS.  
14. NO OVERSTORY TREES ARE ALLOWED WITHIN PUBLIC SANITARY AND STORM SEWER EASEMENTS.

**PLANTING NOTES**  
1. ALL SITEMARK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.  
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).  
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.  
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND CITY.  
5. ALL TREES SHALL BE STAKED (2 STAKES) AND WRAPPED IMMEDIATELY AFTER PLANTING. ALL CONIFERS SHALL BE STAKED (2 STAKES).  
6. ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH 3" SHREDDED BARK MULCH.  
7. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.  
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT CIVIL ENGINEERS CONSULTANTS, INC. (TELEPHONE 515/276-4884).  
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.  
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.M. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.M.  
11. ALL DISTURBED AREAS SHALL BE SEED OR SODDED.  
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF CONTRACT.  
13. ALL METERS AND GROUND-MOUNTED MECHANICAL UNITS TO BE SCREENED BY PLANTINGS.  
14. NO OVERSTORY TREES ARE ALLOWED WITHIN PUBLIC SANITARY AND STORM SEWER EASEMENTS.

**SODDING NOTES**  
1. SOD SHALL BE A FOUR WAY BLEND WHICH SHALL CONTAIN 25% OF EACH OF THE FOLLOWING: KENTUCKY BLUE GRASS AND ONE OTHER BLUE GRASS, CREEPING RED FESCUE, AND TALL FESCUE. CONTENT MAY VARY UP TO 5%.  
2. SOD SHALL BE CUT AT A UNIFORM THICKNESS OF APPROXIMATELY 1" PLUS.  
3. BEFORE STRIPPING, SOD SHALL BE MOVED TO A UNIFORM HEIGHT OF 2 1/2".  
4. SOD SHALL BE REASONABLY FREE OF DISEASE AND SOIL-BORNE INSECTS.  
5. SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.  
6. SOD SHALL BE HARVESTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY NOT ADVERSELY AFFECT SURVIVAL OF SOD.  
7. SOD SHALL BE CUT, DELIVERED AND INSTALLED IN A TIME PERIOD OF 36 HOURS.  
8. SOD BED SHALL BE IN A FIRM BUT UNCOMPACTED CONDITION WITH A RELATIVELY FINE TEXTURE AND FREE OF FOOTPRINTS DEEPER THAN 1/2" AT TIME OF SODDING.  
9. SOD SHALL BE LAID WITH STAGGERED JOINTS AT RIGHT ANGLES TO DIRECTION OF SLOPE. IN DITCH BOTTOMS, SOD SHALL BE LAID AT RIGHT ANGLES TO DIRECTION OF FLOW OF WATER.  
10. SOD SHALL BE STAKED ON ALL SLOPES THAT ARE 4:1 OR STEEPER.  
11. IN ABSENCE OF ADEQUATE RAINFALL, SOD SHALL BE WATERED BY CONTRACTOR AFTER INSTALLATION TO A DEPTH OF AT LEAST 4". SUBSEQUENT WATERINGS SHALL MAINTAIN MOISTURE TO A DEPTH OF 4" INCHES.  
12. SOD SHALL NOT BE MOVED UNTIL IT IS FIRMLY ROOTED. NO MORE THAN 1/3 OF GRASS LEAF SHALL BE REMOVED AT ANY ONE TIME.

**PLANT SCHEDULE**

HK	QUANT.	COMMON NAME / Botanical name	SIZE	CONDITION	REMARKS	BUFFERYARD QUANT.
A	6	SHANTUNG MAPLE <i>Acer truncatum</i>	2" CAL.	B4B	MATCHED, SPECIMEN STAKED, 3' CLEAR TRUNK	3-BUFFERYARD
B	3	SHADBLOW SERVICEBERRY <i>Amelanchier canadensis</i>	1-1/2" CAL.	B4B/CONT.	MATCHED, SPECIMEN STAKED, 18" FROM EDGE OF SIDEWALK	3-BUFFERYARD
C	46	KARL FOEBSTER GRASS <i>Calamagrostis x acutifolia 'Karl Foebster'</i>	1 GAL.	CONT.	90° OC TRIANG. RIVER ROCK MULCH BED, 18" FROM EDGE OF SIDEWALK	3-BUFFERYARD
D	9	EASTERN REDDOG <i>Cercile canadensis</i>	1-1/2" CAL.	B4B/CONT.	18" OC, MATCHED, SPECIMEN	3-BUFFERYARD
E	1	SKYLINE HONEYLOCUST <i>Gleditsia triacanthos 'Inermis 'Skyline'</i>	2" CAL.	B4B	40' OC 10' FROM PUBLIC WALK, MATCHED, 3' CLEAR TRUNK, SPECIMEN	3-BUFFERYARD
F	30	ANIS ST. JOHN'S WORT <i>Hypochaeris glabra 'Anise'</i>	15" HT.	CONT.	MATCHED, 1.75' OC, MULCH BED	3-BUFFERYARD
G	50	SEA GREEN JUNIPER <i>Juniperus x procumbens 'Sea Green'</i>	2" HT.	CONT.	MATCHED, SPECIMEN, 45' OC, 12" FROM BACK OF CURB, MULCH BED	3-BUFFERYARD
H	2	ROBINSON CRABAPPLE <i>Malus Robinsonii</i>	2" CAL.	B4B/CONT.	MATCHED, SPECIMEN STAKED, 3' CLEAR TRUNK, MULCH BED	3-BUFFERYARD
J	4	SUGAR TYNE CRABAPPLE <i>Malus 'Sugar Tyme'</i>	1-1/2" CAL.	B4B/CONT.	MATCHED, SPECIMEN STAKED, 18" OC	4-BUFFERYARD
K	10	SUNGER PINE NINEBARK <i>Physocarpus opulifolius 'Sungar'</i>	9" H.	CONT.	MATCHED, 18" OC, 3' FROM WALK, MULCH BED	3-BUFFERYARD
M	8	BLACK HILLS SPRUCE <i>Picea mariana 'Black Hills'</i>	8'-7" H.	T5/B4B	MATCHED, SPECIMEN 10' OC, STAKED	5-BUFFERYARD
N	11	GOLDMAN WHITE PINE <i>Pinus strobus 'Frankliniana'</i>	7'-8" H.	T5/B4B	MATCHED, SPECIMEN, 6.5' OC, STAKED	5-BUFFERYARD
P	5	SCARLET OAK <i>Quercus coccinea</i>	2-1/2" CAL.	B4B	MATCHED, SPECIMEN STAKED, 3' CLEAR TRUNK, 24" OC	3-BUFFERYARD
Q	231	PRAIRIE DROPSSEED <i>Spiranthes helocoma</i>	1 GAL.	CONT.	20' OC TRIANG. SPACING, MULCH BED 2" FROM BACK OF CURB OR WALK W/O.	3-BUFFERYARD
R	4	NOVY SILK JAPANESE TREE LILAC <i>Syringa reticulata 'Novy Silk'</i>	1-1/2" CAL.	B4B/CONT.	MATCHED, SPECIMEN STAKED, 18" OC	4-BUFFERYARD



NOT FOR CONSTRUCTION

HY-VEE CONVENIENCE STORE  
WEST DES MOINES, IOWA  
LANDSCAPING PLAN

Civil Engineering Consultants, Inc.  
2400 86th Street - Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

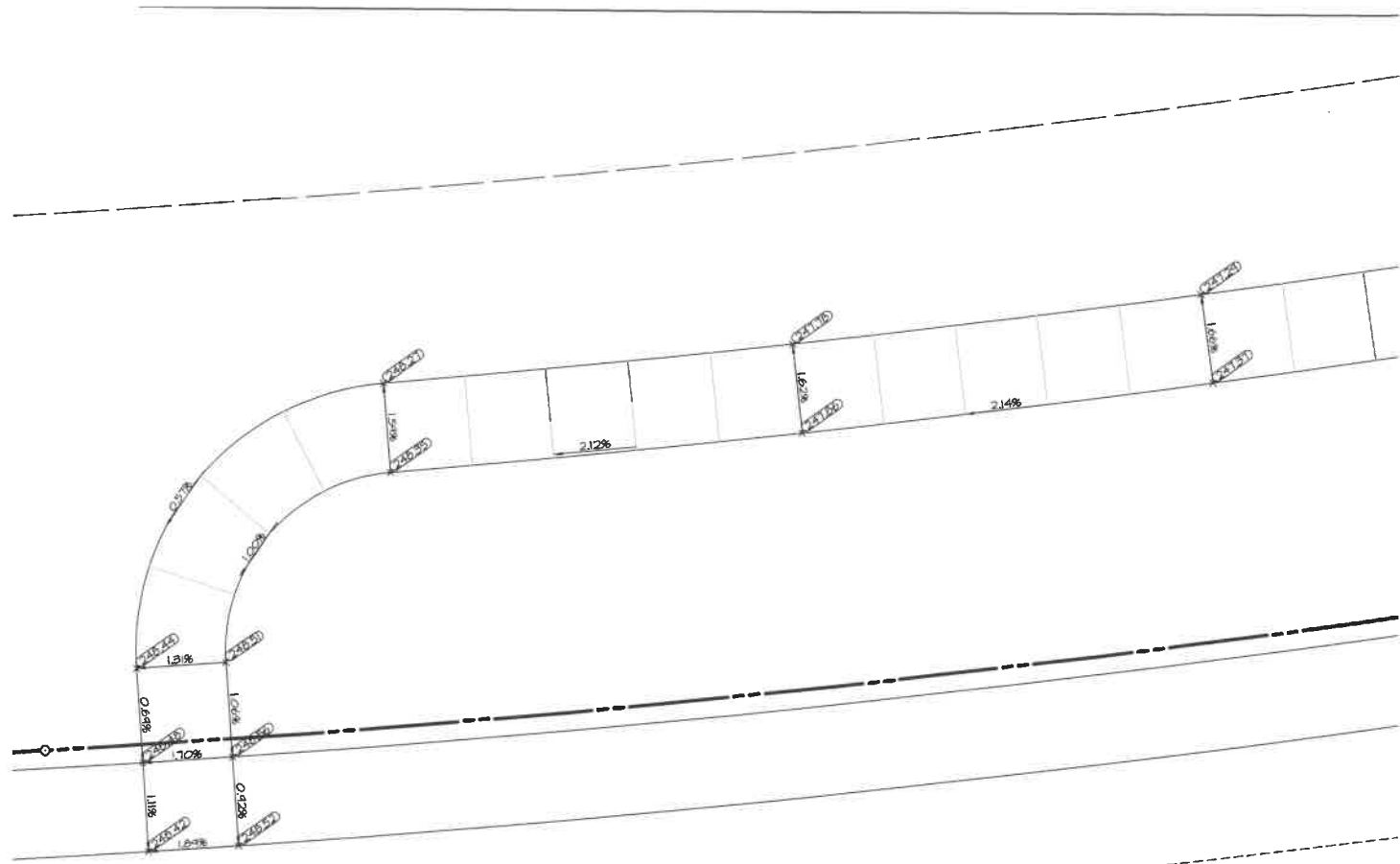
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DATE	NOV. 16, 2021	REVISIONS	COMMENTS
2021-11-14	1	1	3RD SUBMITTAL
2021-11-14	2	2	2ND SUBMITTAL
2021-09-12	3	3	1ST SUBMITTAL
2021-09-12	4	4	DATE OF SURVEY/AUGUST 12, 2020
	5	5	DESIGNED BY: EHA
	6	6	DRAWN BY: KRZ

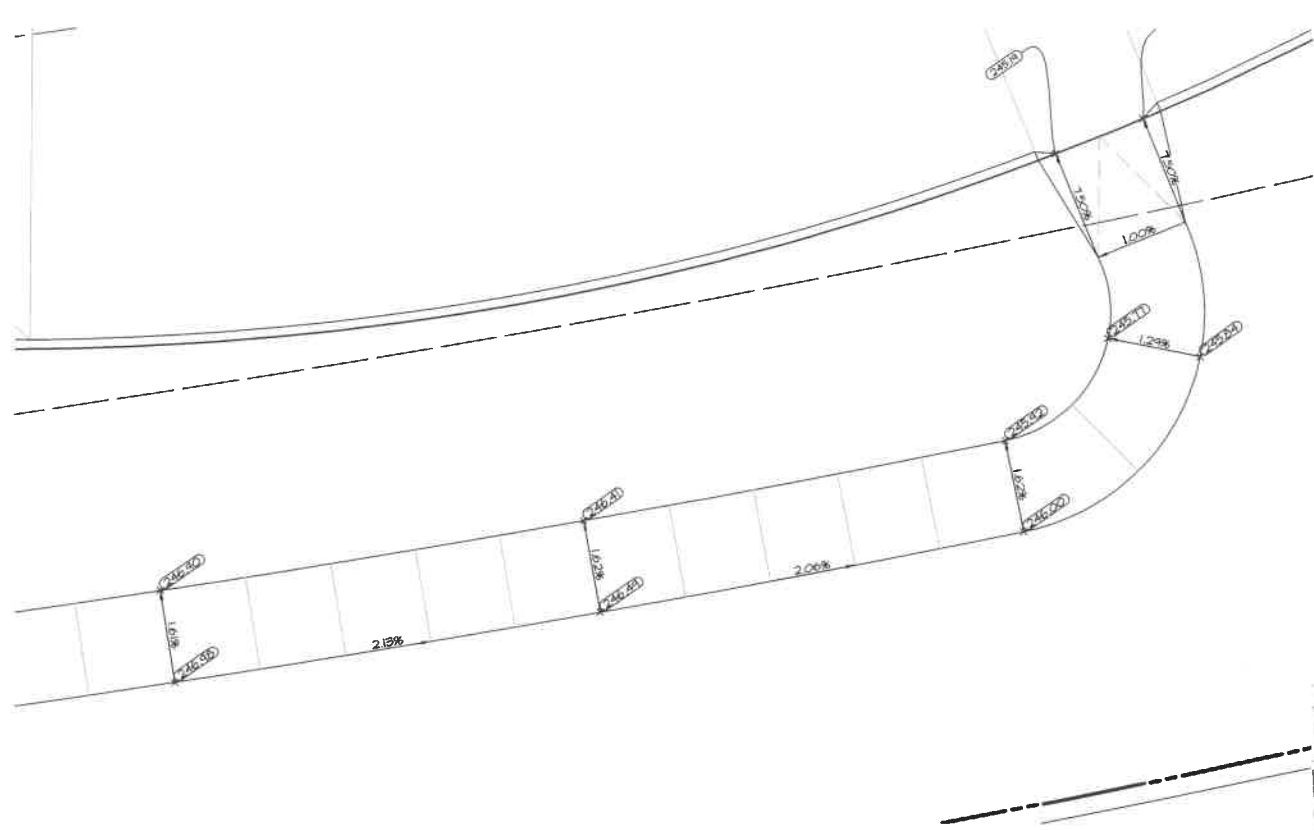
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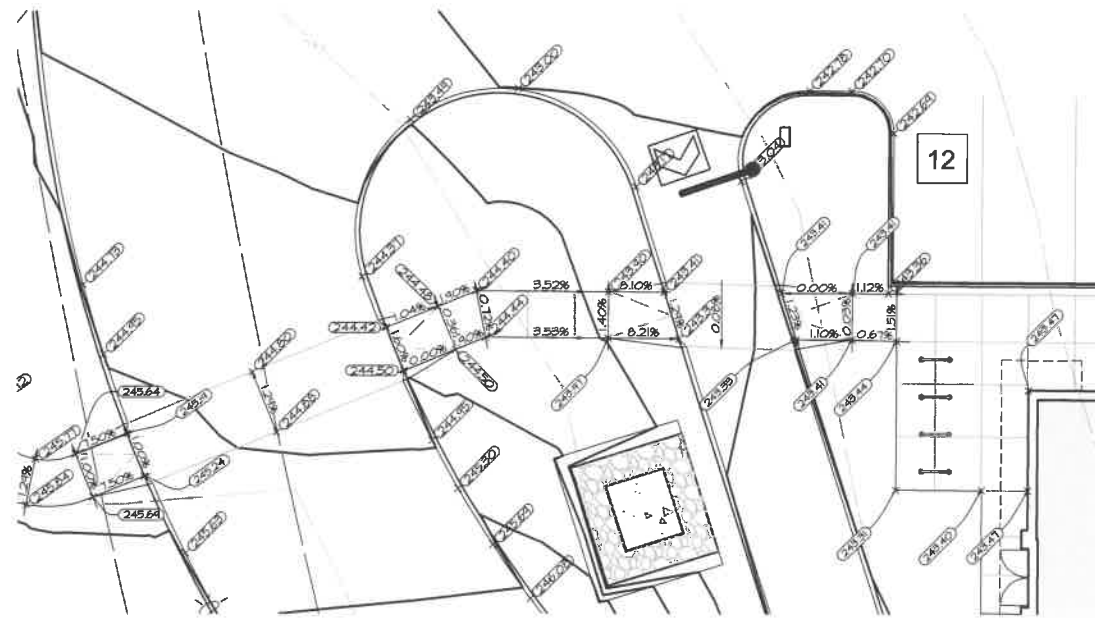




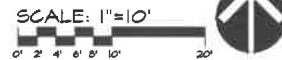
92nd STREET  
CONNECTIVITY SIDEWALK DETAIL A NORTH



92nd STREET  
CONNECTIVITY SIDEWALK DETAIL B NORTH



CONNECTIVITY SIDEWALK NORTH



PRELIMINARY - NOT FOR CONSTRUCTION

HY-VEE CONVENIENCE STORE  
WEST DES MOINES, IOWA  
SIDEWALK DETAILS - 2

SHEET  
OF 10  
A-1804

DATE	NOV. 19, 2021	REVISIONS	COMMENTS
2021-11-14	1	BRD SUBMITTAL	
2021-08-12	2	2ND SUBMITTAL	
2021-08-12	3	1ST SUBMITTAL	
2021-08-12	4	DATE OF SURVEY/AUGUST 12, 2020	
	5	DESIGNED BY: BHA	
	6	DRAWN BY: KRZ	



Civil Engineering Consultants, Inc.  
2400 86th Street - Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

REVISION	DATE BY

**MASONRY UNITS:**

- 1 BRICK: MARION CERAMICS (THIN BRICK)  
COLOR: 250 HAVANA RED  
SIZE: MODULAR  
BOND: FLANKING  
MORTAR: SOLOMON 101
- 2 BRICK: FAREWELL BRICK & TILE (THIN BRICK)  
COLOR: 500 CLASSIC  
SIZE: MODULAR  
BOND: RUNNING  
MORTAR: SOLOMON 101
- 3 BRICK: KANSAS BRICK & TILE  
COLOR: 500 MIDGRANITE  
SIZE: MODULAR  
BOND: RUNNING  
MORTAR: SOLOMON 101
- 4 CAST STONE  
COLOR: NATURAL GREY  
THICKNESS: VARIES, SEE WALL SECTIONS

**GLASS & GLAZING:**

- BASIS OF DESIGN: SOLARBAN 60 SOLAR CONTROL LOW-E GLASS WITH ARGON GAS
- 1 VISION GLASS: 1" CLEAR ANNEALED INSULATING GLAZING UNIT, LOW-E #2 SURFACE
- 2 VISION GLASS: 1" CLEAR TEMPERED INSULATING GLAZING UNIT, LOW-E #2 SURFACE
- 3 VISION GLASS: 5/8" CLEAR TEMPERED INSULATING GLAZING UNIT, LOW-E #2 SURFACE
- 4 SPANDREL GLASS: 1" CLEAR ANNEALED INSULATING GLAZING UNIT, SPANDREL COATING #4 SURFACE

**CLADDING & CANOPIES:**

- 1 ALUMINUM CANOPY STRUCTURE BY DIVISION A  
COLOR: MATCH PIRESTONE URA-CLAD "CHARCOAL GRAY"
- 2 HORIZONTAL CLADDING: FINDERMAX  
COLOR: "DARK GREY" 0075  
PANEL SIZE: 24" x 96", STAGGERED PATTERN
- 3 HORIZONTAL CLADDING: FINDERMAX  
COLOR: "CARBON GREY" 0070  
PANEL SIZE: 24" x 96", STAGGERED PATTERN
- 4 HORIZONTAL CLADDING: FINDERMAX  
COLOR: "TRIFLECK" 0056  
PANEL SIZE: 24" x 96", STAGGERED PATTERN

**METAL TRIM COLORS:**

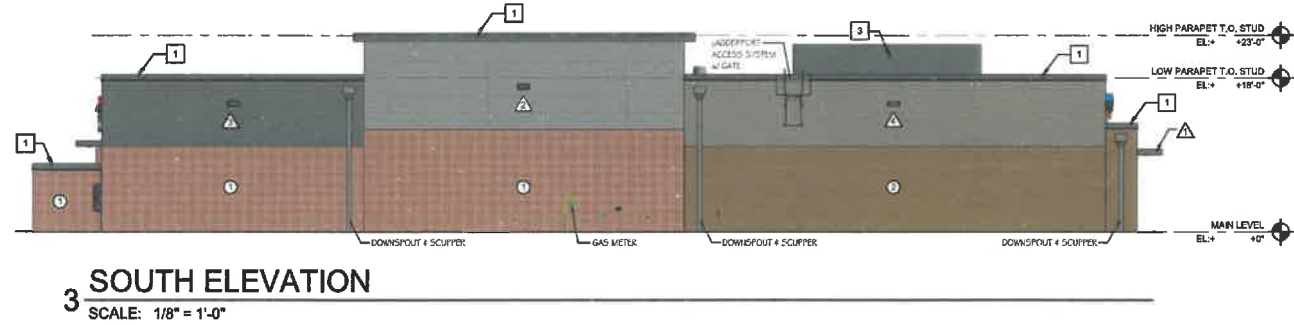
- 1 REFINISHED METAL WALL CAP  
COLOR: MATCH PIRESTONE URA-CLAD "CHARCOAL GRAY"
- 2 REFINISHED GLAZED ALUMINUM PANELS  
COLOR: MATCH SHERWIN-WILLIAMS "CONSERVATIVE GRAY"
- 3 REFINISHED VERTICAL FLAT METAL PANELS  
PIRESTONE UC-501 REVEAL FLUSH PANEL  
COLOR: URA-CLAD "CHARCOAL GRAY"

**STOREFRONT NOTES**

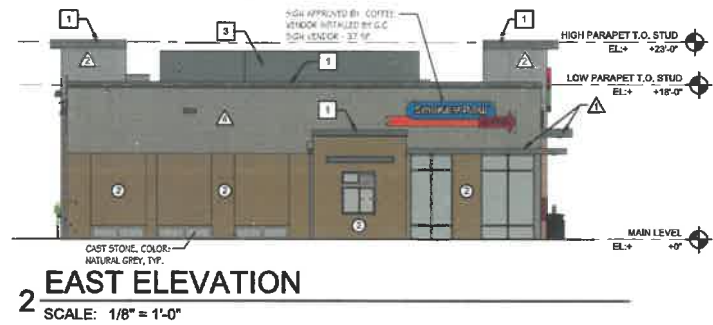
- 1. STOREFRONT FRAMES TO BE THERMALLY BROKEN, MINNER #511 OR COMPARABLE PRODUCT FROM VISEKALL ARCHITECTURAL PRODUCTS OR EFCO CORP.
- 2. ALUMINUM ENTRANCE DOORS TO HAVE 6" WIDE TOP & SIDE RAILS & 10" BOTTOM RAIL W/ REVEALED STOPS.
- 3. ALUMINUM FINISH TO BE CLEAR ANODIZED ALUMINUM.
- 4. INTERIOR FRAMES ARE NOT REQUIRED TO BE THERMALLY BROKEN.



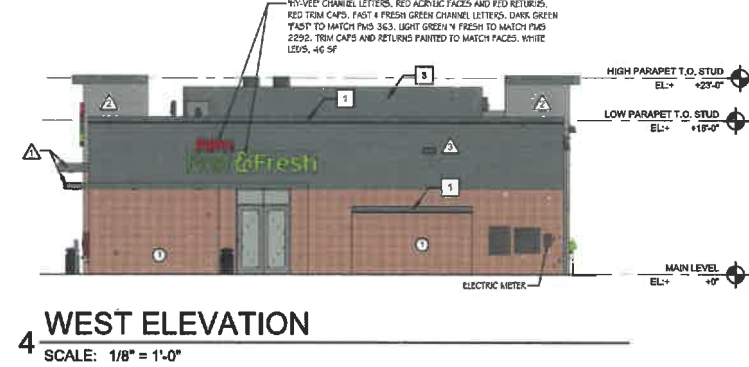
**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



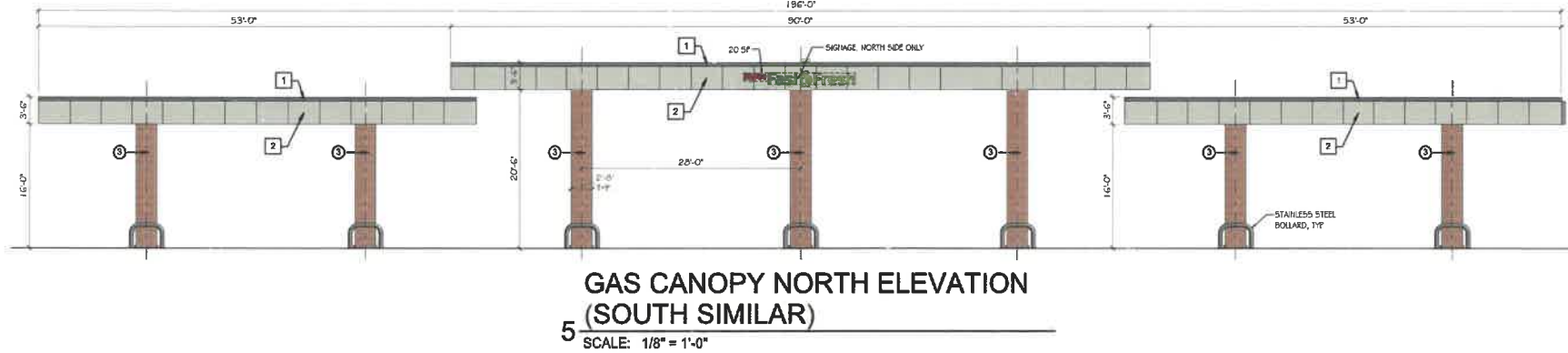
**3 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



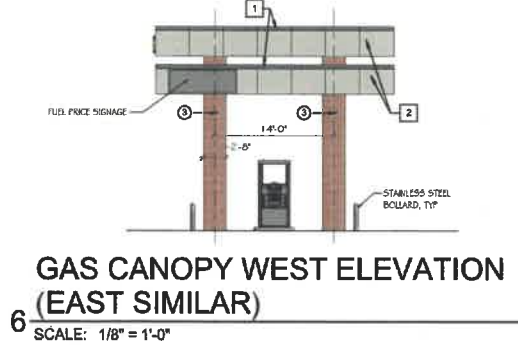
**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



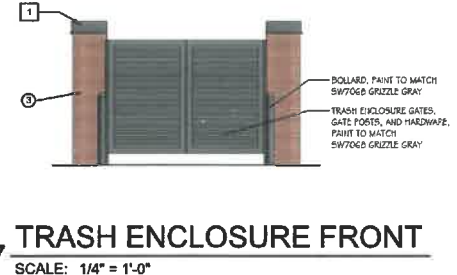
**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**5 GAS CANOPY NORTH ELEVATION (SOUTH SIMILAR)**  
SCALE: 1/8" = 1'-0"



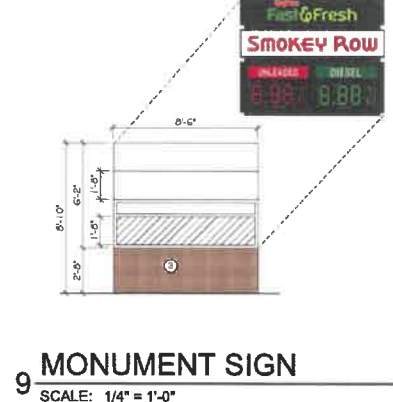
**6 GAS CANOPY WEST ELEVATION (EAST SIMILAR)**  
SCALE: 1/8" = 1'-0"



**7 TRASH ENCLOSURE FRONT**  
SCALE: 1/4" = 1'-0"



**8 TRASH ENCLOSURE SIDE**  
SCALE: 1/4" = 1'-0"



**9 MONUMENT SIGN**  
SCALE: 1/4" = 1'-0"

LOCATION:  
West Des Moines, IA Fast & Fresh #2

HYVEE, INC.  
5820 WESTTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
TELEPHONE: (515) 287-2800  
FAX: (515) 287-2826

**HYVEE**  
EMPLOYEE OWNED



EXTERIOR ELEVATIONS

DRAWN: DHS	CHECKED: OCTOBER 2021
SCALE: As Indicated	JOB NUMBER: 201 PAPER 2
SHEET: <b>A6.0A</b>	

B:\03\West Des Moines Fast & Fresh #2 - University\WDM\F2F\_2\_Arch\_030.rvt

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-22-005**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant and property owner, Hy-Vee, Inc., an Iowa corporation, requests approval of the Preliminary Plat for property located at 9150 University Avenue, as depicted on the location map included in the staff report for the purpose of subdividing that approximately 4.86-acre property into two lots for commercial development; and

**WHEREAS**, additionally, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, Hy-Vee, Inc., an Iowa corporation, requests approval of a Site Plan for the property located at 9150 University Avenue for the purpose of constructing a 6,565 sq. ft. convenience store with gasoline and a coffee shop with drive through on Lot 1; and

**WHEREAS**, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the comprehensive plan and city code; and

**WHEREAS**, the Site Plan 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 Preliminary Plat and Site Plan (PP-005417-2022/SP-005296-2021), 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 February 14, 2022.

\_\_\_\_\_  
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 February 14, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary