

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: August 21, 2024

ITEM: Valley Church Community Center Building Addition, 4444 Fuller Road – Approval to expand the community center building by 23,500 square feet – Civil Engineering Consultants – PC-006513-2024

RESOLUTION: Approval to Expand Land Use

Background: The applicant, Cody Weaver with Civil Engineering Consultants, and property owner, Valley Evangelical Free Church of West Des Moines (“Valley Church”), request approval of a Permitted Conditional Use for that property located at 4444 Fuller Road. Specifically, the applicant requests to expand the previous approved current religious use (SIC 8661 Religious Organizations) by approximately 23,500 square feet with additions on the north, west and east sides of the building. According to the applicant, the proposed additions will provide additional space for offices, meeting rooms, and assembly rooms. The proposed addition also includes additional parking, storm sewer detention, and a driveway connection to Fuller Road.

Staff Review & Comment:

- ***History:*** The property is zoned Residential Single Family (RS-15). In 2011, Valley Church was approved to construct a 39,378 square foot community center (PC-2011-010). With the previous application, staff requested that a master plan was created to show what the ultimate build out for the site will be. This 23,500 square foot addition matches the proposed future expansion as previously planned.

As part of the original PC approval, 141 parking spaces were deferred until such time that the plan alternates were constructed. The deferred spots as well as the spots needed for the addition is being provided in this application. Additionally, the applicant will be adding more landscaping then required within the existing landscape buffer along the west side of the property.

- ***Staff Comment:*** Valley Church also has a Major Modification Site Plan for this property currently in review for these proposed additions. That application will be reviewed by the Planning and Zoning Commission and City Council.
- ***Public Improvements:*** As part of the review of the associated Major Modification Site Plan, it is noted that Valley Church, along with WDM Community Schools will need to work on a plan for the widening of Fuller Road to allow a two-way left turn lane from the northbound turn lane at Mills Civic Parkway to the easternmost drive of Jordan Creek Elementary. Valley Church, WDM Community School District and City are working on this plan with intended construction to be required as part of the Major Modification approval. It is also noted in the site plan review, that the applicant will need to install streetlights adjacent to their property. Staff has added a condition of approval indicating that the applicant provide public improvements as deemed necessary as part of the associated building expansion Major Modification.

Recommendation: Approve the Permitted Conditional Use request, subject to the applicant meeting all City Code requirements, and the following condition of approval:

1. The applicant acknowledging that unless otherwise provided for as part of a development agreement with the city, that they will be responsible for public improvements as determined during the review of and approval of the associated Major Modification Site Plan.

Lead Staff Member: Emani Brinkman

Approval Meeting Date:

Board of Adjustment	August 21, 2024
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Staff Report Reviews:

<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
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Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	7/19/22
Date(s) of Mailed Notices	7/19/24

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning			
Date Reviewed	7/15/24			
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>	No Discussion <input checked="" type="checkbox"/>

Location Map



Prepared by: Emani Brinkman, City of West Des Moines Development Services Dept., 515-222-3620
When Recorded, Development Services, City of West Des Moines, PO Box 65320, West Des Moines, IA
Return to: 50265-0320

RESOLUTION NO. BOA-2024-13

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE
CITY OF WEST DES MOINES, APPROVING A PERMITTED CONDITIONAL
USE PERMIT TO ALLOW AN 23,500 SQUARE FOOT ADDITION
TO THE EXISITING BUILDING**

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the property owner, Valley Evangelical Free Church of West Des Moines, requests approval of a Permitted Conditional Use permit for that property located at 4444 Fuller Road and legally described in attached Exhibit "B". The applicant is requesting approval for a 23,500 square foot expansion; 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 request complies with applicable findings and provisions of Title 9, the Comprehensive Plan, and City Code; and

WHEREAS, on this day this Board of Adjustment held a duly noticed Public Hearing to consider the Permitted Conditional Use permit application.

NOW, THEREFORE, The Board of Adjustment hereby approves the Permitted Conditional Use permit (PC-006513-2024) subject to compliance with all the conditions in the staff report, dated August 21, 2024, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation(s) of any such condition(s) shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on August 21, 2024.

Thomas M. Cunningham, Chairperson
Board of Adjustment

ATTEST:

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment of the City of West Des Moines, Iowa, at a regular meeting held on August 21, 2024, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Recording Secretary

Exhibit A: Conditions of Approval

1. The applicant acknowledging that unless otherwise provided for as part of a development agreement with the city, that they will be responsible for public improvements as determined during the review of and approval of the associated Major Modification Site Plan.

Exhibit B: Legal Description

PARCEL 'N' OF THE SE1/4 SW1/4 OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., AN OFFICIAL PLAT AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 10933, PAGE 660 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 14944, PAGE 115 AT THE POLK COUNTY RECORDER'S OFFICE AND SHOWN ON ACQUISITION PLAT ON PAGE 2 OF SAID WARRANTY DEED.