

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: November 25, 2024

ITEM: West Des Moines Water Works, 1505 Railroad Avenue – Amend Comprehensive Plan Land Use Map to designate Industrial Low land use and Amend the Zoning Map to establish Light Industrial zoning – West Des Moines Water Works – CPAZC-006658-2024

RESOLUTION: Approval of Comprehensive Plan Land Use Map Amendment and Consistency Zoning

Project Summary: The applicant, West Des Moines Water Works, and property owner, City of West Des Moines, request approval of a Comprehensive Plan Land Use Map Amendment and Consistency Zoning Request on that ground generally located at 1505 Railroad Avenue. Specifically, the following Land Use and Zoning changes are proposed with this request:

- Amend the Comprehensive Plan Land Use Map for approximately 0.99 acres to change from the Parks and Greenway (PG) land use classification to the Industrial Low (IL) land use classification.
- Amend the Zoning Map to designate Light Industrial (LI) Zoning District on approximately 0.99 acres consistent with the amended Comprehensive Plan Land Use classification.

Note: The assignment of Comprehensive Plan land use classification extends to the centerline of adjacent roads, while the zoning designation is confined to property lines. Acreages are approximate and will be determined by the final layout of roadways and property boundaries.

Staff Review & Comment:

- **Basis for amendment:** A companion West Des Moines Water Works Plat 1 Preliminary Plat is being considered by the Plan and Zoning Commission on November 25, 2024, to establish simple legal descriptions and incorporate additional property from Holiday Park to the property used by the West Des Moines Water Works.

The property being added to the plat is the subject of the amendment to the Comprehensive Plan Land Use map and the Zoning Map.

The exhibits show an overlay of the proposed preliminary plat on the land use and zoning map to assist with the above information.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: November 25, 2024

Vote:

Recommendation:

City Council Comprehensive Plan Amendment:

Date: December 2, 2024

Vote:

City Council Rezoning First Reading:

Date: December 2, 2024

Vote:

Recommendation: Approve the Comprehensive Plan Land Use Map Amendment and Consistency Zoning request, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragesser

Approval Meeting Dates:

Plan and Zoning Commission	November 25, 2024
City Council: First Reading	December 2, 2024
City Council: Second Reading	December 2, 2024
City Council: Third Reading	December 2, 2024

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
Date(s) Published	11/18/24
Date(s) of Mailed Notices	11/13/24

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	11/18/2024 via email
Recommendation	Yes <input type="checkbox"/> No <input type="checkbox"/> Split <input type="checkbox"/> No Discussion <input type="checkbox"/>

Location Map



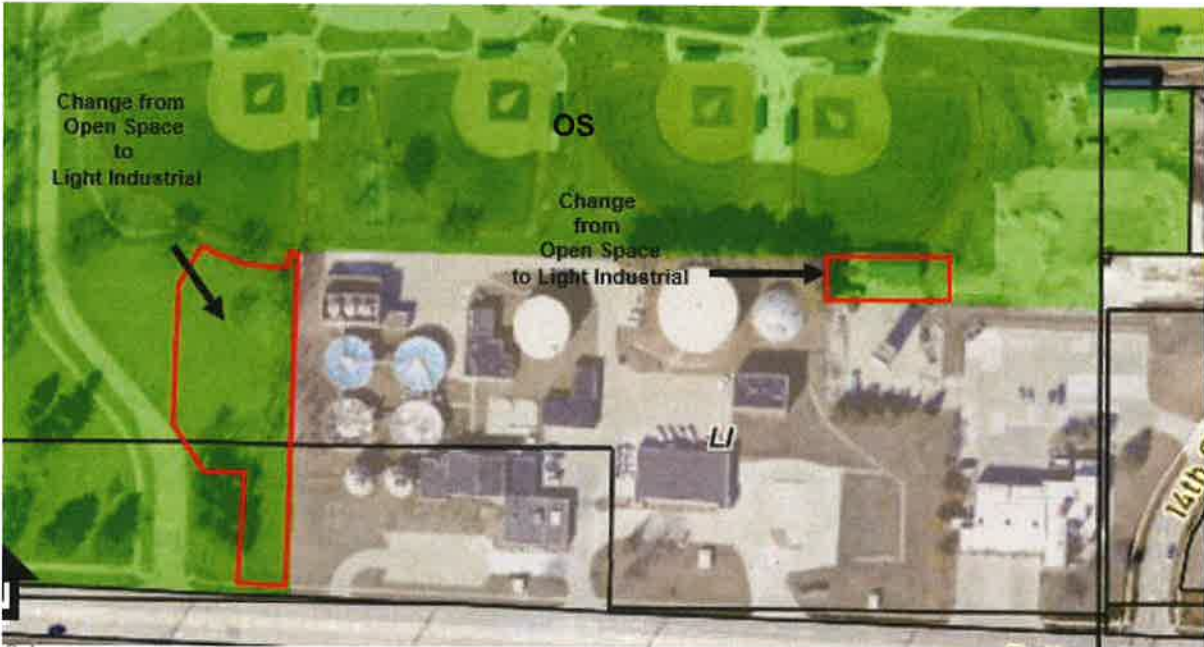
Comprehensive Plan Land Use Map Change Illustration



North



Consistency Zoning Illustration
1505 Railroad Avenue



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