

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

Meeting Date: November 25, 2024

ITEM: West Des Moines Water Works Plat 1, 1505 Railroad Avenue – Approve a Preliminary Plat to create five (5) lots for Industrial development and one (1) Street Lot – West Des Moines Water Works – PP-006651-2024

Resolution: Approval of Preliminary Plat

Project Summary: The applicant, West Des Moines Water Works with permission from the property owner, the City of West Des Moines, requests approval of a Preliminary Plat for the 8.63-acre property located at 1505 Railroad Avenue. The applicant proposes to subdivide the property into five (5) lots for industrial development related to production and distribution of potable water and one (1) street lot to meet Comprehensive Plan street right-of-way width for Railroad Avenue.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of this project; however, there is staff time for processing of development application.
- **History:** The West Des Moines Water Works (WDMWW) established their current location in approximately 1953 along Railroad Avenue. The City of West Des Moines purchased the land for the Holiday Park in 1957. The City holds about 8.63 acres of the property for the benefit of WDMWW; however, the property has not been subdivided to establish a legal boundary between the park ground and the ground for WDMWW. Now activities of the WDMWW have justified the subdivision of the ground they use for their operation, including establishing a legal boundary between the park and the WDMWW ground, the addition of park ground to the WDMWW ground on the west side (Lot 4) and the addition of ground on the east side (Lot 5) to the plat.
- **Key Development Aspects:**
 1. **Setbacks:** Along the north boundary line, which today is defined by a fence, of Lot 3, the existing tank structure and of Lot 5, the existing city building, currently used by the fire department, do not meet the required setback of 35 feet from the proposed north lot line. On the north side of the fence at this location are the outfields for the park's softball/baseball fields. It is not feasible to relocate either use to enable the rear yard setback to be met on these lots. For this plat staff recommends that the City Council wave rear yard setback for Lot 3 and 5, except for the event where any of the existing structures are rebuilt, at which time the normal setback will be required.
 2. **Lot line through an existing building:** the former administrative building is proposed to be split by the lot line between Lot 1 and 2. This is occurring to provide a division of that building by function. To enable this to be approved, an agreement for cross access for life/safety purposes needs to be executed or plans for how the demising wall will be modified to meet codes and regulations.

- Traffic Impact Study Findings: The proposed site is expected to generate slightly more traffic than existing. The existing roadway geometry has adequate capacity to accommodate the forecasted traffic and, based on a review of the crash history in the area, no traffic safety improvements are recommended at this time.
- 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.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: November 25, 2024

Vote:

Recommendation:

Recommendation: Approve the Preliminary Plat subject to the applicant meeting all City Code requirements, and the following condition of approval:

1. Provide final signed preliminary plat drawings addressing remaining comments prior to final plat proceeding to City Council.
2. The City Council waving the required rear yard setback of the existing structures on Lot 3 and Lot 5, until such time as the structures are rebuilt, where the rear yard setback identified in the zoning code will then be required to be met.
3. The WDMWW providing a cross access easement between Lots 1 and 2 for life/safety purposes or providing construction information for the demising wall to be modified to meet codes and regulations.

Lead Staff Member: Kara Tragesser

Approval Meeting Dates:

| | |
|--------------------------------|-------------------|
| Planning and Zoning Commission | November 25, 2024 |
| City Council | December 2, 2024 |

Staff Report Reviews:

| | | |
|------------------------------|--|---|
| Planning & Zoning Commission | <input type="checkbox"/> Development Coordinator (or) <input 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 | n/a |
| Date(s) of Mailed Notices | n/a |

Council Subcommittee Review (if applicable)

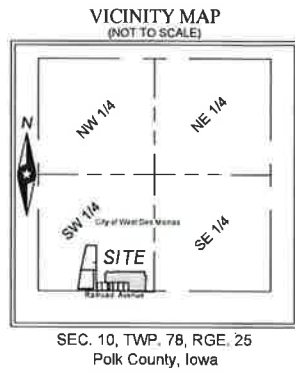
| | |
|----------------|---|
| Subcommittee | Development & Planning |
| Date Reviewed | November 18, 2024, via email |
| Recommendation | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split |

Location Map
1505 Railroad Avenue



WEST DES MOINES WATER WORKS PLAT 1

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



- LEGEND**
- Existing Concrete Surface
 - Existing Building/Structure
 - Existing Fence
 - Existing Underground Electric Line
 - Existing Underground Fiber Optic Line
 - Existing Underground Gas Line
 - Existing Sanitary Sewer Line
 - Existing Water Line
 - Existing Storm Sewer Line
 - Sanitary line per GIS shape file
 - Storm line per GIS shape file
 - Water line per GIS shape file
 - Iron Monument Found
 - Indicates Mag Nail Set
 - Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 19880
 - Fire Hydrant
 - Water Valve per GIS shape file
 - Manhole/Catch Basin

OVERALL DESCRIPTION:

All that part of Lots 20 through 24, RAAZ ACRES, an Official Plat of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 10, Township 78 North, Range 25, West of the 5th P.M., and that part of the Southeast Quarter of the Southwest Quarter of Section 10, Township 78, Range 25, all now included in and forming a part of the City of West Des Moines, Polk County, Iowa described as follows:

Commencing at the South Quarter corner of said Section 10, thence North 89 degrees 25 minutes 58 seconds West (assumed bearing) along the south line of the Southeast Quarter of the Southwest Quarter of said Section 10, a distance of 203.26 feet to the point of beginning, thence North 89 degrees 25 minutes 58 seconds West, 379.93 feet to a point on the east line of Lot 24 of said RAAZ ACRES; thence South 00 degrees 17 minutes 27 seconds East, on said east line, 7.73 feet to the southeast corner of said Lot 24; thence North 87 degrees 44 minutes 11 seconds West, on the south line of said Lots 21 through 24, a distance of 440.77 feet; thence North 02 degrees 30 minutes 39 seconds East, 152.08 feet; thence North 88 degrees 17 minutes 50 seconds West, 56.00 feet; thence North 37 degrees 23 minutes 50 seconds West, 74.00 feet; thence North 02 degrees 11 minutes 40 seconds East, 173.00 feet; thence North 36 degrees 55 minutes 06 seconds East, 57.78 feet; thence southeasterly 115.68 feet along a curve concave to the north, not tangent with the last described line, said curve has a radius of 241.79 feet, a central angle of 27 degrees 24 minutes 40 seconds, the chord of said curve bears South 77 degrees 33 minutes 05 seconds East, 114.58 feet; thence North 89 degrees 44 minutes 35 seconds East, 12.67 feet; thence North 00 degrees 39 minutes 17 seconds East, 14.83 feet; thence South 89 degrees 25 minutes 50 seconds East, 740.00 feet; thence South 02 degrees 27 minutes 25 seconds West, 40.50 feet; thence South 22 degrees 01 minutes 52 seconds East, 21.50 feet; thence South 00 degrees 49 minutes 05 seconds West, 16.00 feet; thence South 87 degrees 24 minutes 19 seconds East, 23.00 feet; thence South 03 degrees 21 minutes 13 seconds West, 351.12 feet to the point of beginning.

NOTES:

- While preparing this plat document, ISG relied upon title documentation prepared by American Abstract & Title Company.
- Existing utility and right of way notes plotted and shown are based on plans prepared by Shive-Hattery and Dated March 13, 2019 for WDM Water Works - Administrative Building (Major Modification Site Plans).
- Existing utility layouts are based on shape files received from WDMWW on April 12, 2024 and November 13, 2024 and markings or maps provided by Iowa One Call design locate request, ticket number 552402329 on April 15, 2024.

OWNERS / DEV:
City of West Des
1505 Railroad Av
West Des Moines
(515)-222-3510

AREA TABLE:
Lot 1 83,448 sq. ft.
Lot 2 15,001 sq. ft.
Lot 3 191,147 sq. ft.
Lot 4 52,758 sq. ft.
Lot 5 24,659 sq. ft.
Street Lot A 8,734 sq. ft.
Total = 375,747 sq. ft. - 8.63 acres

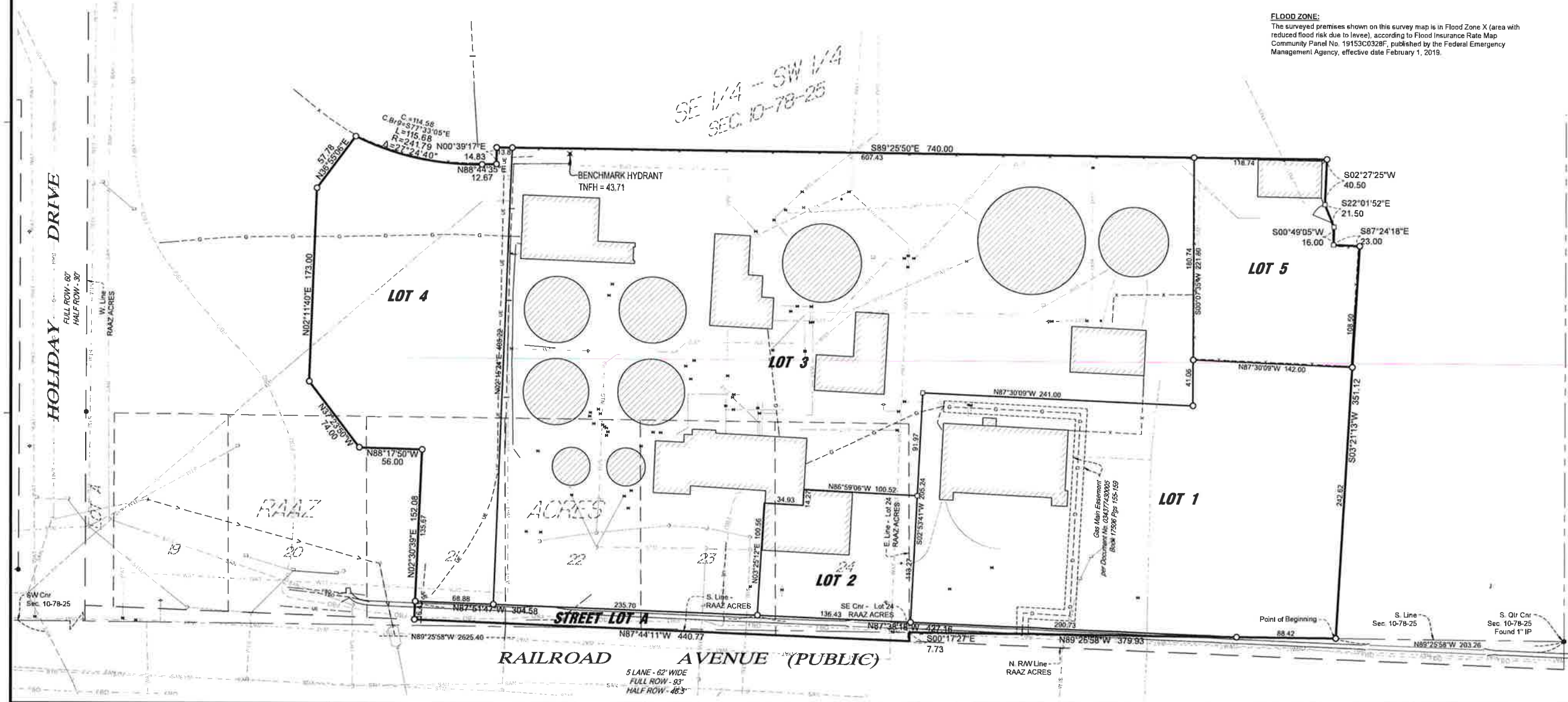
EXISTING PROPERTY:
ZONED:
OS - Open Space
LI - Light Industrial

BENCHMARK:
Top Nut Fire Hydrant located near the northwest corner of proposed Lot 3.
Elevation = 43.71

City Benchmark #46 located 560 feet south of 16th Street, 46.5 feet south of the northwest corner of the City of West Des Moines Public Works Building, 4 feet west of building.
Elevation = 45.96

City Benchmark #58 located at 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

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X (area with reduced flood risk due to levees), according to Flood Insurance Rate Map Community Panel No. 19153C0328F, published by the Federal Emergency Management Agency, effective date February 1, 2019.



DRAFT

DANIEL L. STUEBER
License Number 19880
My license renewal date is 12/31/2025
Pages or sheets covered by this seal: 1

SHEET NOT VALID UNLESS THIS TEXT IS COLOR

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PROJECT
WEST DES MOINES WATER WORKS

WEST DES MOINES IOWA

| REVISION SCHEDULE | | |
|-------------------|---------------|----|
| DATE | DESCRIPTION | BY |
| 11/12/24 | City Comments | JW |

PROJECT NO. 30864
FILE NAME 30864 PPLAT
DRAWN BY JW
DESIGNED BY --
REVIEWED BY DS
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. PP-00651-2024

TITLE
PRELIMINARY PLAT

SHEET
1 OF 1