

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: April 25, 2016

Item: West Green Industrial, 175 S. 9th Street and 250 S. 11th Street – Approval of a Site Plan for the construction of 91,560 sq. ft. of industrial buildings– Reid and Sara Tamisiea – SP-003001-2016

Requested Action: **Resolution:** Approval of a Site Plan

Case Advisor:

Kara V. Tragesser, AICP 

Applicant's Request: The applicants, Reid and Sara Tamisiea, are requesting site plan approval for the construction of 91,650 sq. ft. of industrial buildings at 175 S. 9th Street and 250 South 11th Street (see Attachments B – Location Map, Attachment C – Site Plan, and Attachment D - Elevations). The buildings will be used for storage or small business operations.

History: The project covers Lots 2 and 3, Goodman Industrial Park. On Lot 3, there is an existing building which is proposed to remain. The balance of the two properties is undeveloped and is proposed to have industrial buildings as noted above constructed. The Plan & Zoning Commission approved a grading plan and phased site plan at their April 11, 2016, meeting to initiate grading, install utilities, and construct footings and foundations. The City Council approved the installation of utilities and the construction of footings and foundations at their April 18, 2016, meeting.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on March 17, 2016. The Subcommittee was supportive of the project.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues on the phased site plan. Staff notes the following:

Easements: The applicant has provided easements for ingress/egress, sanitary sewer, and a pedestrian/trail.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Site Plan Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the site plan to allow the construction of 91,560 sq. ft. of industrial buildings storage and small business subject to the applicant meeting all City Code requirements and the following:

1. Submit final storm water management plans which address staff comments and providing an executed Storm Water Facility Maintenance Agreement, prior to obtaining the first occupancy permit, including a temporary occupancy permit.
2. Provide final site plan drawings which have addressed remaining staff comments prior to obtaining a building permit.

Owner: Reid and Sara Tamisiea
175 S. 9th Street
West Des Moines IA 50265
515-420-1818

Applicant: Same as Owner

Applicant Representative: Brad Overturf
Cooper Crawford & Associates
475 S. 50th Street
West Des Moines IA 50265
515-224-1344
boverturf@cooper-crawford.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Site Plan
Attachment D	-	Elevations

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE WEST GREEN INDUSTRIAL SITE PLAN (SP-003001-2016) FOR THE PURPOSE OF CONSTRUCTING 91,560 SQ. FT. OF INDUSTRIAL BUILDINGS AT 175 S. 9TH STREET AND 250 S. 11TH STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the owners, Reid and Sara Tamisiea, have requested approval for a Site Plan (SP-003001-2016) for approximately 7.10 acres located at 175 S. 9th Street and 250 S. 11th Street, Lots 2 and 3, Goodman Industrial Park, for the purpose constructing 91,560 sq. ft. of industrial buildings for storage and small business.

WHEREAS, studies and investigations were made and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on April 25, 2016, this Commission held a duly-noticed meeting to consider the application for West Green Industrial (SP-003001-2016) to allow the construction of 91,560 sq. ft. of industrial buildings at 175 S. 9th Street, and 250 S. 11th Street;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Site Plan (SP-003001-2016) permit to construct 91,560 sq. ft. of industrial buildings for that site located at 175 S. 9th Street and 250 S. 11th Street is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report including conditions added at the meeting and 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 April 25, 2016.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

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 held on April 25, 2016.

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

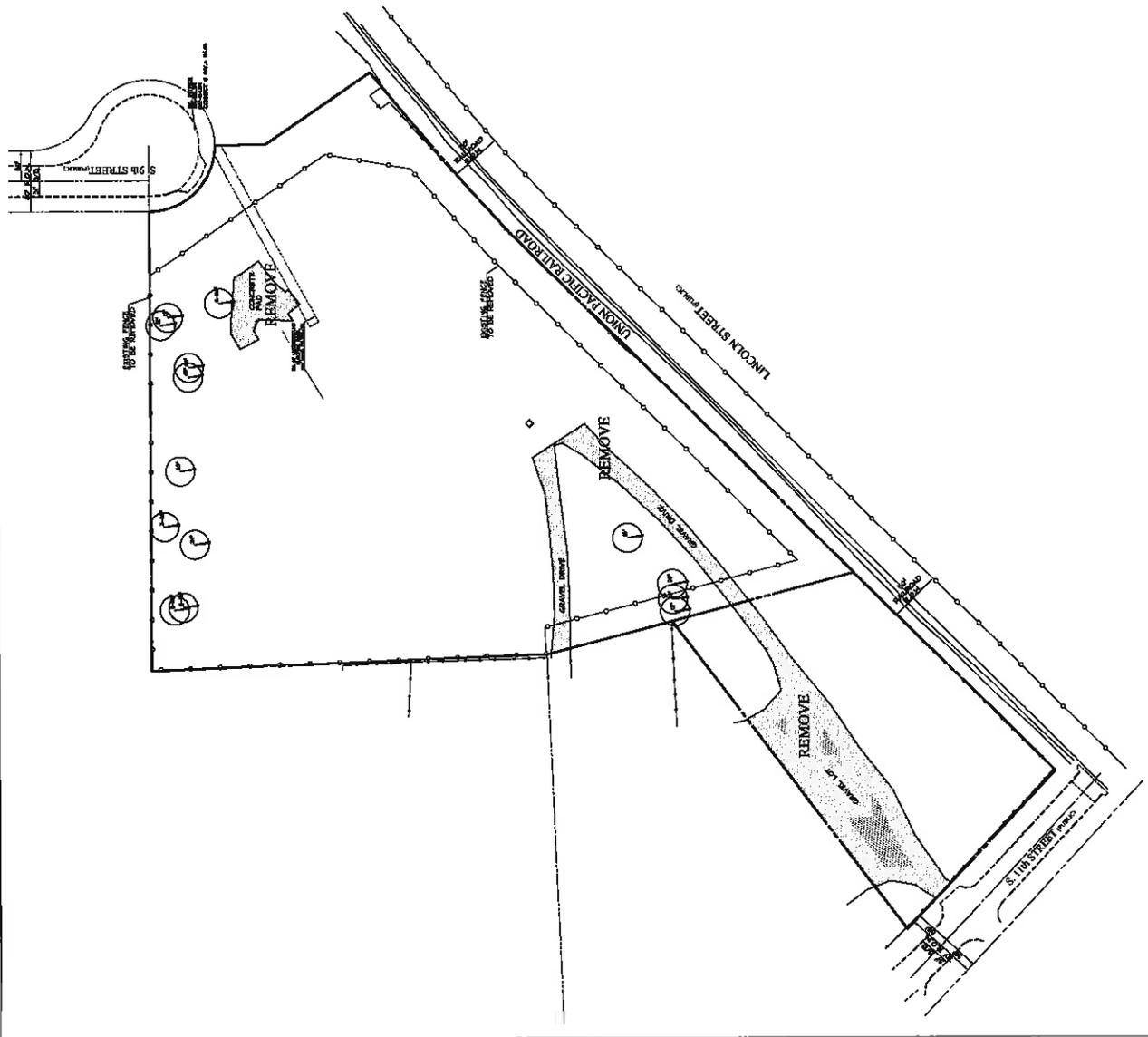
1. Submit final storm water management plans which address staff comments and providing an executed Storm Water Facility Maintenance Agreement, prior to obtaining the first occupancy permit, including a temporary occupancy permit.
2. Provide final site plan drawings which have addressed remaining staff comments prior to obtaining a building permit.



VICINITY SKETCH

NO SCALE

**WEST GREEN
INDUSTRIAL PARK**
175 S. 9th & 250 S. 11th STREET



LEGEND

- PLAT BOUNDARY
- EXISTING/PROPOSED
- WATER MAIN & SIZE
- SILENT BLOWER & SIZE
- UNDERGROUND ELECTRIC CABLE
- UNDERGROUND TELEPHONE & CABLE
- UNDERGROUND CABLE TV
- GAS MAIN & SIZE
- INTAKE
- HYDRANT
- POWER POLE/UTILITY POLE
- EXISTING/PROPOSED RISER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES
- FENCE

**COOPER CRAWFORD
& ASSOCIATES, L.L.C.**
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50345
PHONE: (515) 281-1344 FAX: (515) 281-1345

DATE: 11/11/04
REV: 01/12/04
BY: JCS/ML
CHECKED BY: JCS/ML

KOB NUMBER: **CC**
SCALE: 1"=50'
PROJECT: **1771**

APPROVED: (SIGNED) INITIALS, DATE, ASSEMBLY (REQUIRED)
DEMO PLAN
WEST GREEN INDUSTRIAL PARK

SHEET 5 OF 6



