

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

Meeting Date: August 29, 2016

Item: Delavan Storage, 2101 Delavan Drive – approval to grade site for future development – Capital Homes LLC– GP-003200-2016

Requested Action: Approval of a Grading Plan

Case Advisor: J. Bradley Munford 

Applicant's Request: The applicant, Pete Cutler with Capital Homes LLC is requesting approval of a Grading Plan to prepare the property for future development. The site plan for the proposed development is currently under City review. At the applicant's request, the Grading Plan for the project is moving forward as a separate approval process to allow site work to occur prior to the weather turning.

History: The property is undeveloped. On May 19, 1988 the City Council approved the BEH II PUD that zoned this property as Light Industrial. On November 30, 2015 the City Council approved an amendment to the BEH II Planned Unit Development (PUD) to modify the zoning regulations and removed a provision to allow any use that was developed on Parcel B (the property directly west) to allow on this property as well. This amendment was made to make way for a townhome development on Parcel B and a self-storage development on this property.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on July 25, 2016 and an informational item only. The Subcommittee expressed support of the development.

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.

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.

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 grading plan, subject to the applicant meeting all City Code requirements and the following:

1. Providing written confirmation to the Building Division that the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 has been obtained from the Iowa Department of Natural Resources (IDNR), prior to initiating any grading on the site;
2. Applicant coordinating with utility companies for proposed grading within existing easements;
3. The applicant install and maintain all necessary soil erosion measures;
4. The applicant acknowledging and agreeing that this approval is for grading activities only. No utility or foundation work may be started without approval of the corresponding full site plan currently under review;
5. The applicant agreeing that any grading done prior to approval of the full site plan is at their own risk, and that final grades will need to comply with any changes that are deemed necessary as part of that approval.

Property Owner/Applicant:

Peter Cutler
Capital Homes, LLC
475 SE Alices Road Suite D
Waukee, Iowa 50263
petecut@gmail.com

Applicant's Representatives:

Melissa Hills
Civil Engineering Consultants Inc.
2400 86th Street Suite 12
Urbandale, Iowa 50322
Hills@ceclac.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Grading Plan

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE DELAVAN STORAGE GRADING PLAN PERMIT (GP-003200-2016) FOR THE PURPOSE OF ROUGH GRADING THE SITE IN PREPARATION FOR FUTURE DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the applicant, Capital Homes LLC., has requested approval for a Grading Plan (GP-003200-2016) for that approximately 1.72 acre site located at 2101 Delavan Drive, for the purpose of grading the property in anticipation of future development;

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;

WHEREAS, on August 29, 2016, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

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, dated August 29, 2016, or as amended orally at the Plan and Zoning Commission meeting of August 29, 2016, are adopted.

SECTION 2. The **GRADING PLAN PERMIT** to rough grade the site, to prepare the site for future development is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated August 29, 2016, 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 August 29, 2016.

Craig Erickson, Chairperson
Plan and Zoning Commission

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 August 29, 2016, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

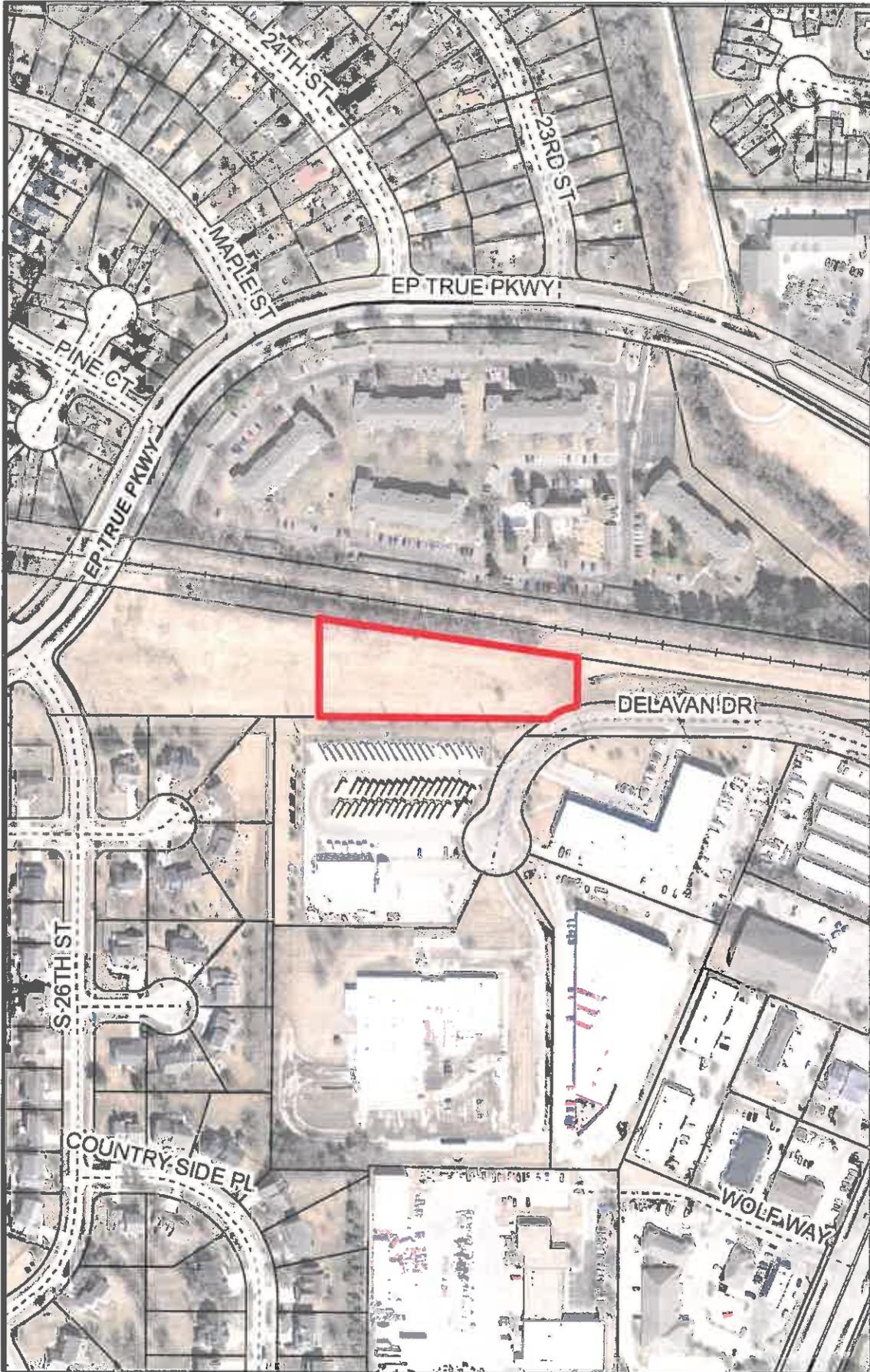
Recording Secretary

EXHIBIT A

EXHIBIT A CONDITIONS OF APPROVAL

1. Providing written confirmation to the Building Division that the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 has been obtained from the Iowa Department of Natural Resources (IDNR), prior to initiating any grading on the site; and
2. Applicant coordinating with utility companies for proposed grading within existing easements.
3. The applicant install and maintain all necessary soil erosion measures;
4. The applicant acknowledging and agreeing that this approval is for grading activities only. No utility or foundation work may be started without approval of the corresponding full site plan currently under review;
5. The applicant agreeing that any grading done prior to approval of the full site plan is at their own risk, and that final grades will need to comply with any changes that are deemed necessary as part of that approval.

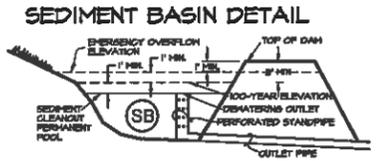
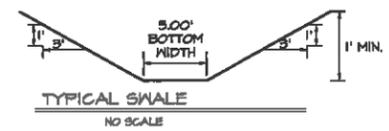
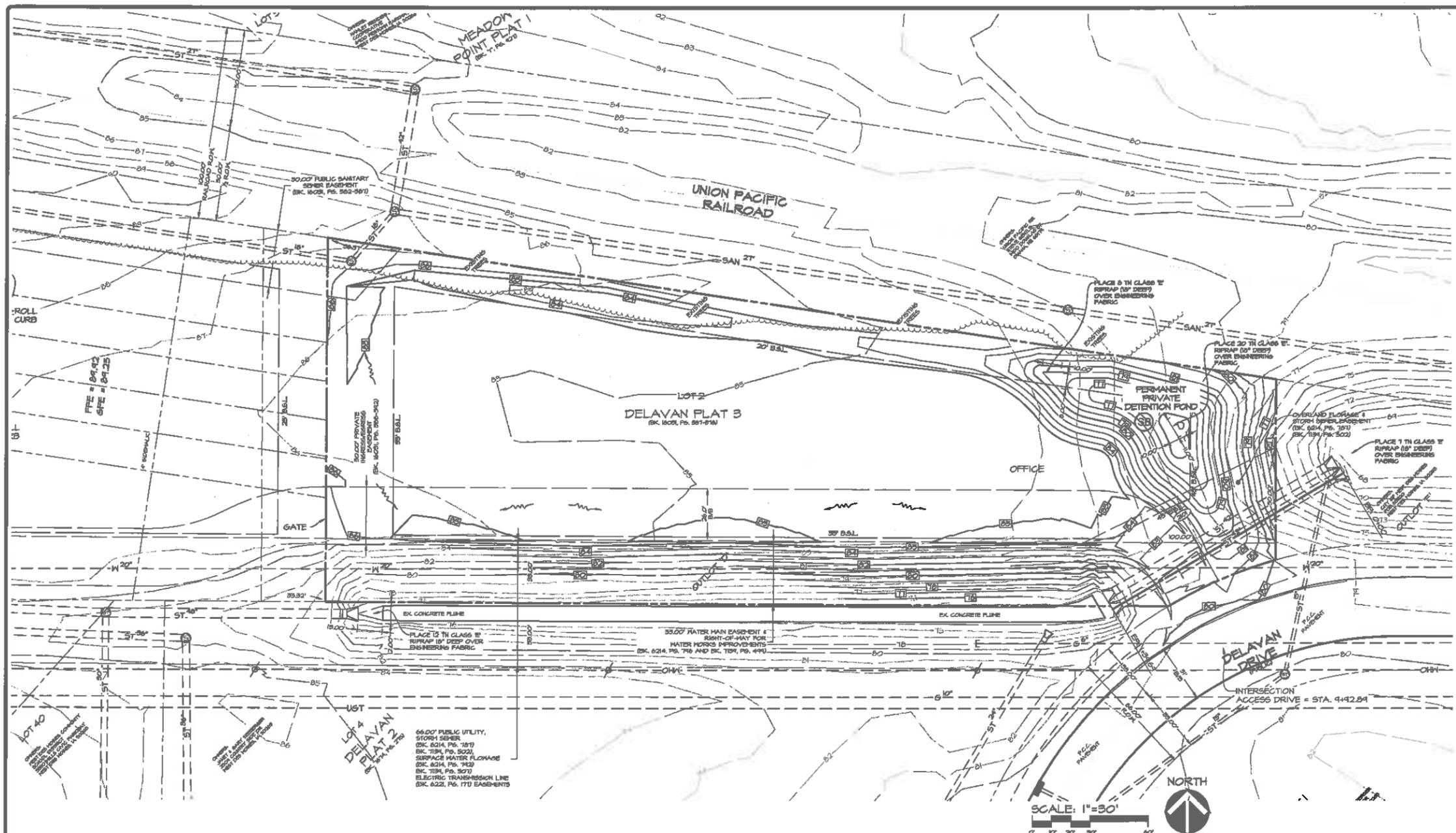
ATTACHMENT B



Delavan Storage



NOT TO SCALE



QUANTITIES

0.84 AC	SEEDING (TYPE II EROSION CONTROL MIX)
845 LF	SILT FENCE
4 EA.	INLET FILTERS
35 TN	CLASS 1 RIP RAP



SEEDING NOTES

1. FERTILIZER (10-10-10) SHALL BE APPLIED TO THE AREA TO BE SEEDDED AT A RATE OF 650 LBS/ACRE.
2. THE AREA TO BE SEEDDED SHALL BE SMOOTH, AND ALL WASHED AND GULLIES FILLED TO MEET THE DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 3\"/>
- 3. THE FERTILIZER SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 3\"/>
- 4. ON ALL AREAS ACCESSIBLE TO MACHINERY, A DROP-TYPE SEEDER ATTACHED TO A LANDSCAPE ROLLER SHALL BE USED TO SOW THE GRASS SEED. ON AREAS INACCESSIBLE TO MACHINERY A CYCLONE SEEDER WILL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
- 5. ALL SEEDDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
- 6. THE MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE), HAY, BROMEGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
- 7. ALL SEEDDED AREAS SHALL BE WATERED ARTIFICIALLY A MINIMUM OF TWICE A DAY FOR THE FIRST WEEK AFTER INSTALLATION, AND ONCE A DAY DURING THE SECOND AND THIRD WEEK AFTER INSTALLATION.

GRADINGS NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MDM STANDARD SPECIFICATIONS.
5. STRIP TOPSOIL A MINIMUM OF 4-INCHES FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
6. STOCKPILE SUFFICIENT TOPSOIL RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
7. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
8. PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO A DEPTH OF 6-INCHES.
9. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
10. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN -1% TO +4%.
11. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
12. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE. ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
13. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SILT FENCES.
14. ALL AREAS WHICH ARE DISTURBED WILL BE SEEDDED WITH EROSION CONTROL MIX OR SOUDED.
15. A MINIMUM OF ONE FOOT OF COMPACTED LOW PLASTICITY COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
16. INSTALL SILT FENCE PRIOR TO CONSTRUCTION.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
18. A COPY OF THE NPDES PERMIT SHALL BE FORWARDED TO THE CITY OF WEST DES MOINES BUILDING DIVISION PRIOR TO CONSTRUCTION.
19. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY THE CONTRACTOR WITHIN 24 HOURS. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN THE STREET GUTTER.

DATE	REVISIONS	COMMENTS
07-01-2016	1	
	2	
	3	
	4	
	5	
	6	

DELAVAN STORAGE
 2101 DELAVAN DRIVE, WEST DES MOINES, IOWA

GRADING PLAN