

**CITY OF WEST DES MOINES  
BOARD OF ADJUSTMENT COMMUNICATION**

**Meeting Date:** February 20, 2019

**Item:** Raccoon River Park Boathouse, 2500 Grand Avenue – Land use review of a boathouse with boat dock on Blue Heron Lake in Raccoon River Park – City of West Des Moines – PC-004183-2018

**Requested Action:** Approval of a Permitted Conditional Use Permit

**Case Advisor:** Brian S. Portz, AICP *BS*

**Applicant's Request:** The City of West Des Moines Parks & Recreation Department requests land use review of a proposed boathouse with boat dock, including boat rentals and bicycle rentals on Blue Heron Lake in Raccoon River Park at 2500 Grand Avenue. There will be a concession stand within the main floor of the boathouse with storage in the bottom level of the building. The site plan for the boathouse development is currently being reviewed by staff and will be considered by the Plan & Zoning Commission and City Council in the near future if the Board approves of the use.

**History:** Raccoon River Park is a regional park that was acquired by the City in 1988 and consists of approximately 631 acres of which 83 acres are maintained.

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on January 7, 2019 as an informational item only. The Subcommittee members voiced no objections to the request.

**Staff Review and Comment:** This request was distributed to various City departments and other outside 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.

**Permitted Conditional Use Permit 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.

**Noticing Information:** On February 1, 2019, notice of the February 20, 2019 Board of Adjustment Public Hearing on this project was published in the Des Moines Register. Notice of this public hearing was also mailed to all surrounding property owners within 370 feet of the subject property on January 31, 2019.

**Staff Recommendation And Conditions Of Approval:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and Town Center Overlay District, staff recommends the Board of Adjustment adopt a resolution approving the Permitted Conditional Use Permit to allow construction of a boathouse with a boat dock at 2500 Grand Avenue, subject to the applicant meeting all City Code requirements.

**Property Owner/Applicant**           City of West Des Moines  
Parks & Recreation  
4200 Mills Civic Parkway  
West Des Moines IA 50265  
[Sally.orgies@wdm.iowa.gov](mailto:Sally.orgies@wdm.iowa.gov)

**Applicant's Representatives:**    Confluence  
525 17<sup>th</sup> Street  
Des Moines, IA 50309  
515-288-4875  
[mcarlile@thinkconfluence.com](mailto:mcarlile@thinkconfluence.com)

**ATTACHMENTS:**

- |              |   |                        |
|--------------|---|------------------------|
| Attachment A | - | Resolution             |
| Exhibit A    | - | Conditions of Approval |
| Attachment B | - | Location Map           |
| Attachment C | - | Site Plan              |
| Attachment D | - | Building Elevations    |

RESOLUTION NO. BOA- 2019- 03

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES, APPROVING A PERMITTED CONDITIONAL USE PERMIT TO CONSTRUCT A BOATHOUSE WITH A BOAT DOCK AT 2500 GRAND AVENUE**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, the City of West Des Moines Parks and Recreation Department, has requested approval of Permitted Conditional Use Permit (PC-004183-2018) to construct a boathouse with boat dock on Blue Heron Lake in Raccoon River Park at 2500 Grand Avenue; and

**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; and

**WHEREAS**, on February 20, 2019, the Board of Adjustment held a duly-noticed public hearing to consider the application for Permitted Conditional Use Permit (PC-004183-2018); and

**NOW, THEREFORE, THE BOARD OF ADJUSTMENT 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 Board of Adjustment hearing are adopted.

SECTION 2. The PERMITTED CONDITIONAL USE PERMIT (PC-004183-2018) for the construction of a boathouse with boat dock on Blue Heron Lake in Raccoon River Park is approved, 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 permits, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 20, 2019.

\_\_\_\_\_  
Thomas M. Cunningham, Chairperson  
Board of Adjustment

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 February 20, 2019, by the following vote:

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

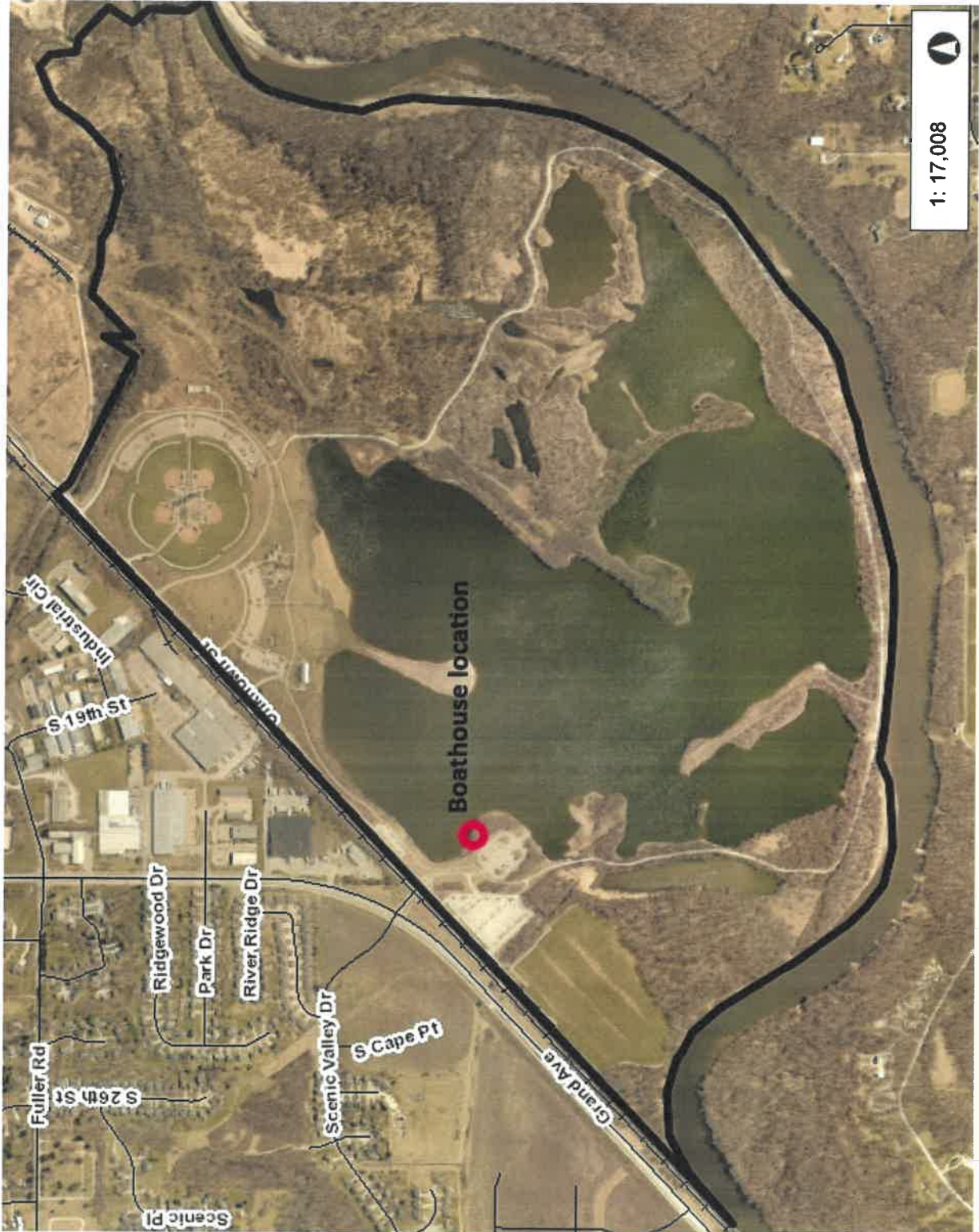
ATTEST:

\_\_\_\_\_  
Recording Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**

1. No conditions of approval.

# Raccoon River Park Boathouse

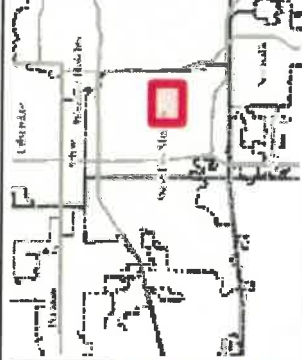


1: 17,008



**Legend**

- Corporate Limits



Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © City of West Des Moines, Iowa

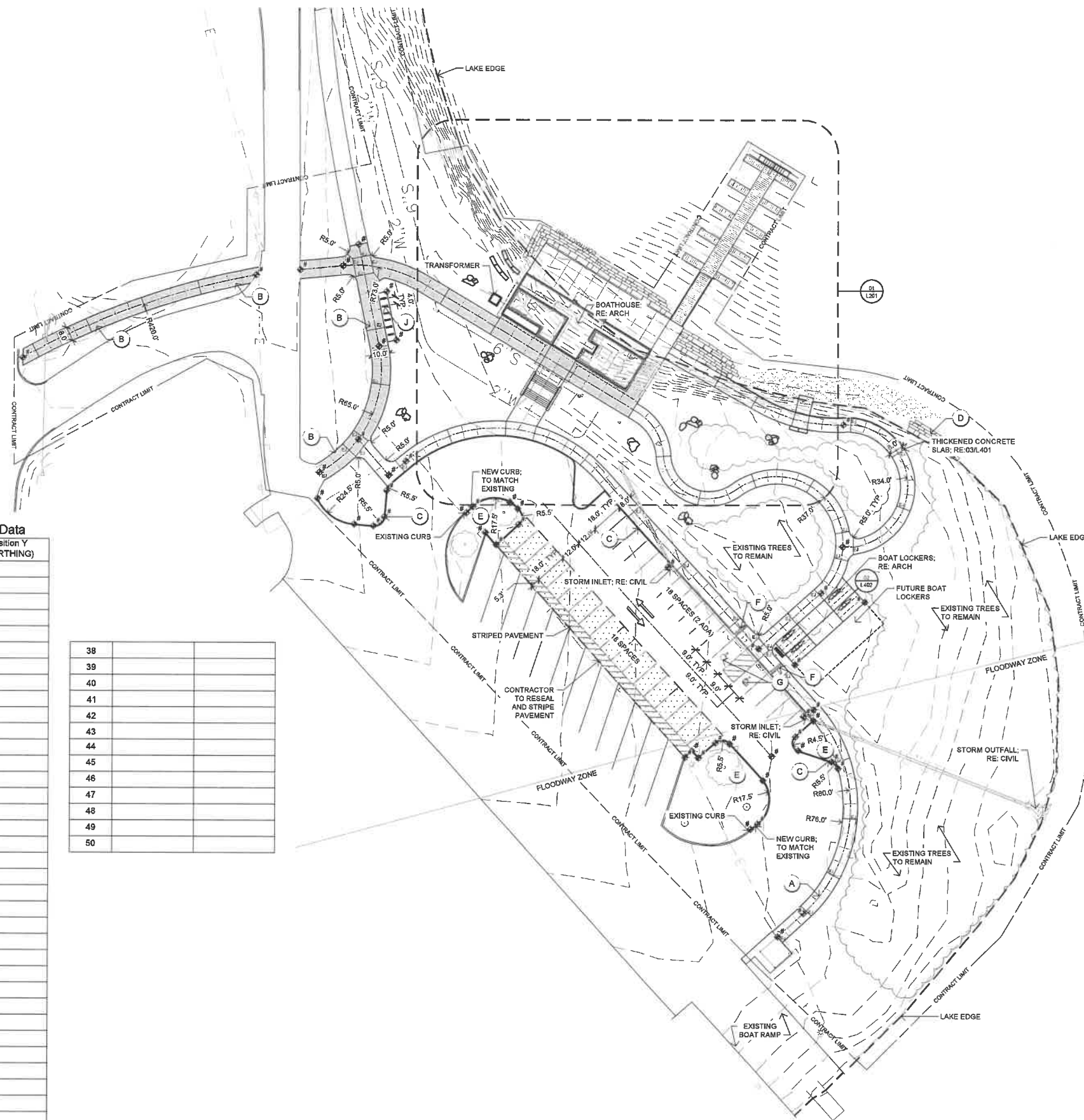


**LAYOUT NOTES:**

1. ALL CURBS RAMPS TO BE BUILT AS PER FEDERAL ACCESSIBILITY STANDARDS.
2. PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY ARE PREPARED BY CIVIL DESIGN ADVANTAGE LLC, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IOWA, 50111.
4. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
5. VERIFY COORDINATES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS.
7. PROPOSED SIGNAGE TO MEET CITY CODES FOR GROUND SIGNS.
8. PAVEMENT JOINTING NOTES:
  - 8.1. JOINTS BETWEEN CRITICAL POINTS ARE TO BE EQUALLY SPACED AS SHOWN
  - 8.2. WHERE NEW PAVEMENTS ARE CALLED FOR, PROVIDE AN EXPANSION JOINTS AROUND ALL EXISTING UTILITIES, MAN-HOLES, POLES, LIGHTS, ETC.
  - 8.3. PLACE EXPANSION JOINTS AT ALL VERTICAL ELEMENTS (BUILDING, COLUMNS, WALLS, BACK OF CURBS, ETC.) AND AT CHANGES IN GRADE, DIRECTION, AND APPROXIMATELY EVERY 30'.
  - 8.4. CONTRACTOR TO PROVIDE LAYOUT IN FIELD FOR LANDSCAPE ARCHITECT APPROVAL

**LAYOUT KEY NOTES:**

- (A) CONSTRUCT 5" CONCRETE WALK; RE: 01/L400
- (B) CONSTRUCT 6" CONCRETE WALK; RE: 01/L400
- (C) CONSTRUCT CONCRETE CURB; RE: 06/L400
- (D) CONSTRUCT TERRACED STONE LAKE EDGE; RE: 02/L401
- (E) CONSTRUCT NEW PARKING ISLANDS
- (F) CONSTRUCT ADA ACCESSIBLE RAMP; RE: 07/L400
- (G) CONSTRUCT ADA ACCESSIBLE STALLS; RE: 10/L400
- (H) CONSTRUCT ENTRY STAIRCASE; RE: 11/L400
- (I) INSTALL LIMESTONE BENCH; RE: 05/L401
- (J) INSTALL BIKE RACKS; RE: 01/L401



**Horizontal Control Point Data**

Control Point	Position X (EASTING)	Position Y (NORTHING)
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ATTACHMENT D



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Des Moines, IA 50309  
P: 515-309-0722  
www.opnarchitects.com  
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Owner  
CITY OF WEST DES MOINES  
4200 Mills Civic Parkway  
West Des Moines, Iowa 50265

Project  
RACCOON RIVER PARK BOATHOUSE  
2500 Grand Avenue  
West Des Moines, Iowa 50265

Cost Estimator  
DCI Group, Inc.  
220 SE 6th Street, Suite 200  
Des Moines, Iowa 50309  
P. 515-244-5043

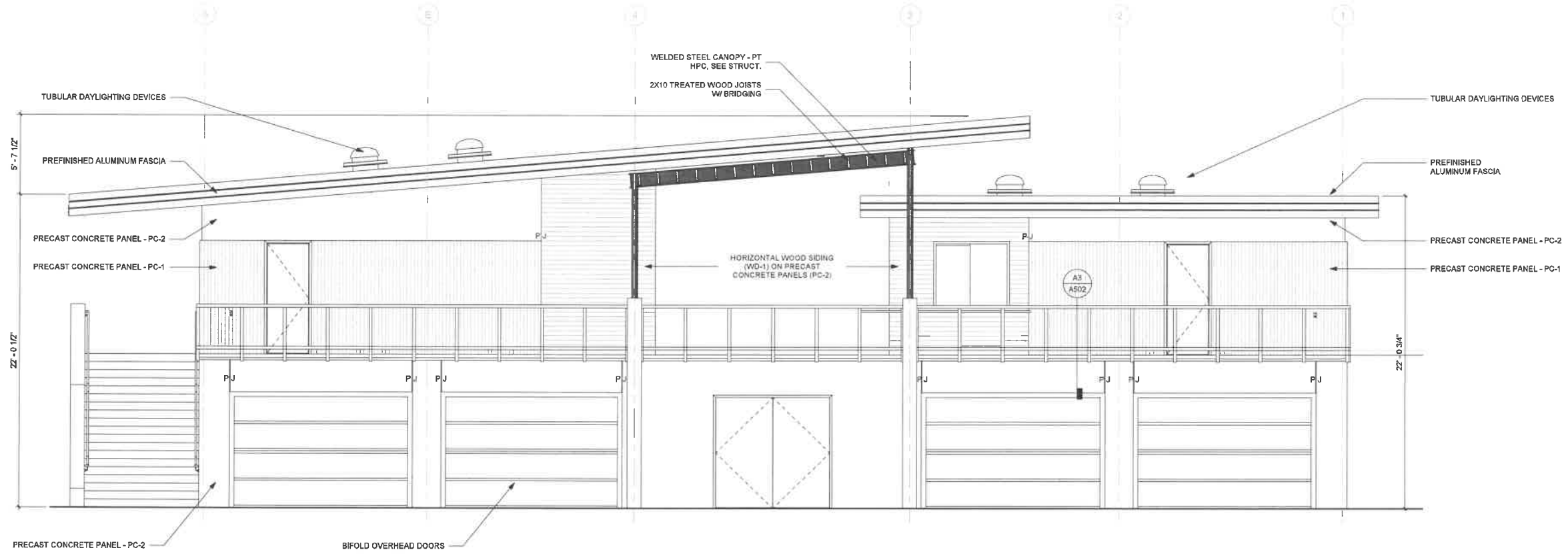
Landscape Architect  
CONFLUENCE  
525 17th Street  
Des Moines, Iowa 50309  
P. 515-288-4875

Civil Engineer  
CIVIL DESIGN ADVANTAGE LLC  
3405 SE Crossroads Drive, Suite G  
Grimes, Iowa 50111  
P. 515-369-4400

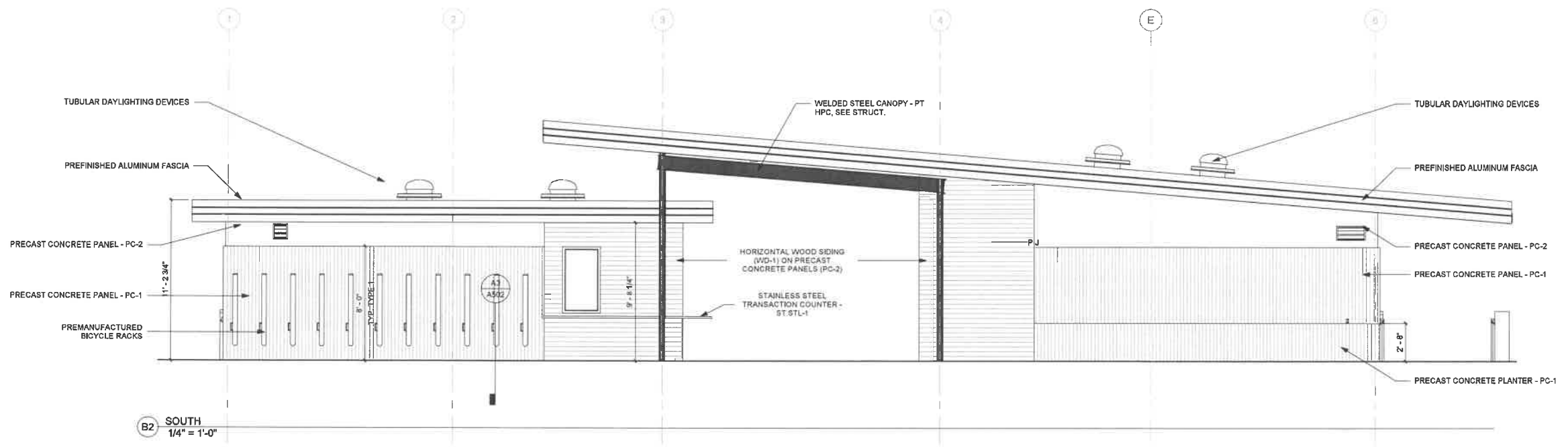
Structural Engineer  
RAKER RHODES ENGINEERING LLC  
4717 Grand Avenue  
Des Moines, Iowa 50312  
P. 515-277-0275

Medical Engineer  
RESOURCE CONSULTING ENGINEERS LLC  
3116 S Duff Avenue #201  
Ames, Iowa 50010  
P. 515-292-2500

Electrical Engineer  
RESOURCE CONSULTING ENGINEERS LLC  
3116 S Duff Avenue #201  
Ames, Iowa 50010  
P. 515-292-2500



E2 NORTH  
1/4" = 1'-0"



B2 SOUTH  
1/4" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.

Revised Date

OPN Project No.  
17829000

Sheet Issue Date  
CITY SITE PLAN SUBMITTAL #3 02/08/2019

Sheet Name  
EXTERIOR ELEVATIONS

Sheet Number  
A201