CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 27, 2017

ITEM: Hidden Creek Plat 5, 3640 Hidden Creek Drive - Final Plat to Subdivide Property into Two (2) Lots for Residential Development – Graded Acres Trust (Scott Rairdon)

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The property owner, Graded Acres Trust, represented by Chuck Bishop, Bishop Engineering, is requesting approval of a Final Plat for approximately 11.87 acres located at 3640 Hidden Creek Drive. The applicant proposes to subdivide the property into two lots, one for an existing home and one for a proposed home, an outlot for transfer of ownership to the neighboring property owner to the north of the outlot, and one street lot (see Exhibit I – Location Map and Exhibit II – Final Plat)

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on October 2, 2017, as an informational item.

OUTSTANDING ISSUES: There are no outstanding issues.

As part of this approval, the City Council is approving and accepting the following:

- Sanitary Sewer Easement
- Deed for Street Lot A
- Agreement and Waiver for the reconstruction of 1 ½ lanes of Commerce Drive
- Street light agreement

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.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve and release the Final Plat Hidden Creek Plat 5 to subdivide property two residential lots, one outlot for ownership transfer, and one street lot, subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Kara V. Tragesser, AICP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

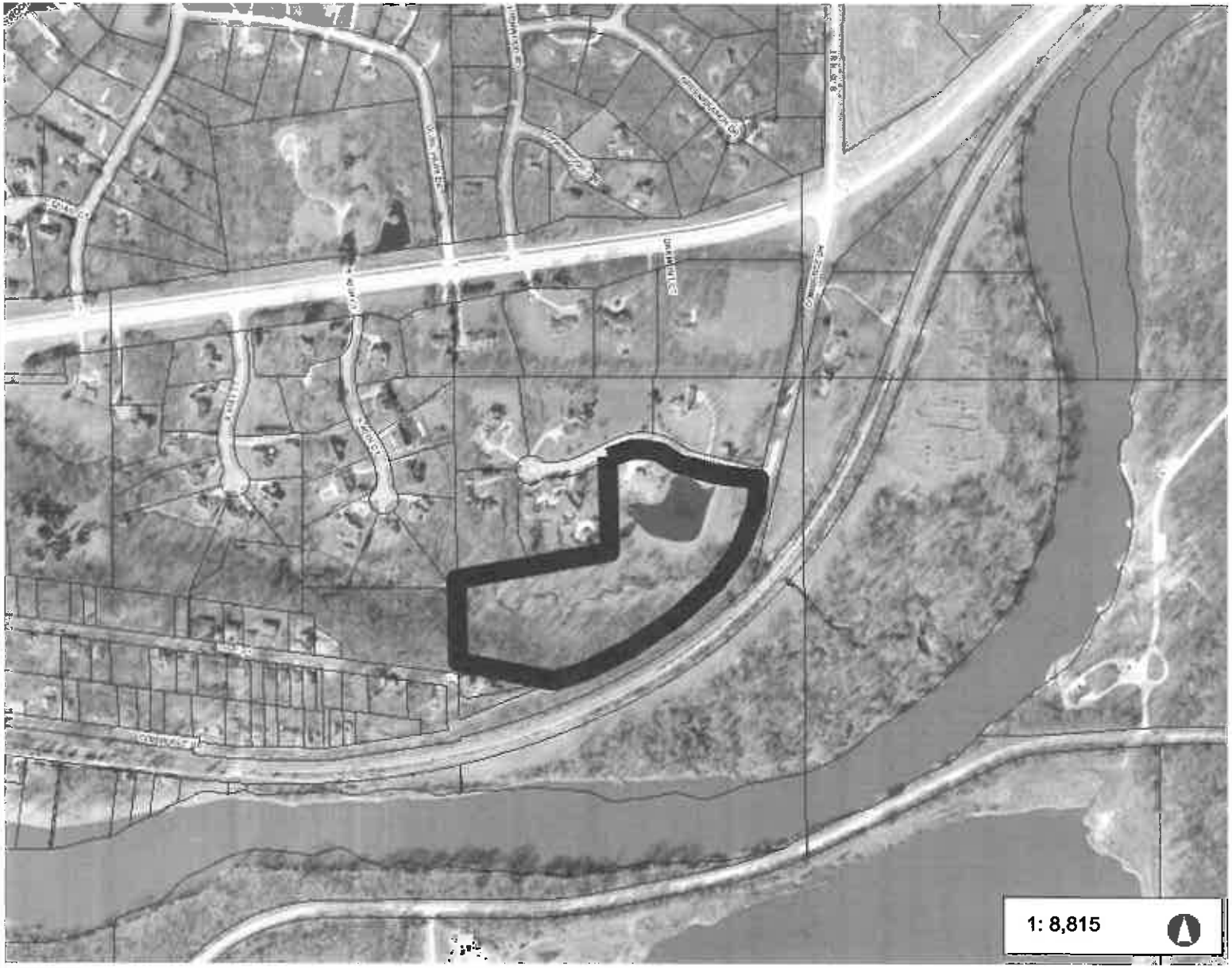
SUBCOMMITTEE REVIEW (if applicable)

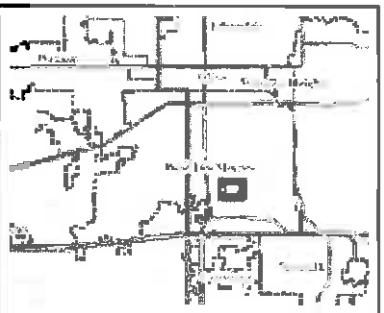
Committee	Development & Planning		
Date Reviewed	October 2, 2017		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I	-	Location Map
Exhibit II	-	Final Plat
Exhibit III	-	Resolution: Approval and Release of Final Plat
Exhibit A	-	Conditions of Approval

3640 Hidden Creek Drive





Legend

- Corporate Limits
- Parcels

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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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

EXHIBIT I

HIDDEN CREEK PLAT 5
FINAL PLAT

INDEX LEGEND

BRIEF DESCRIPTION:
RE PLAT OF PART OF LOT 7 HIDDEN CREEK, CITY OF WEST DES MOINES, POLK COUNTY, IOWA

OWNER:
[illegible]

PREPARED BY:
BISHOP ENGINEERING
CONTACT: LARRY HYLER
3501 104TH STREET
DES MOINES, IOWA 50322
PHONE: (515) 276-4691

PROPERTY DESCRIPTION:
WARRANTY DEED RECORDED IN BOOK 12519, PAGE 170
LOT 7 IN HIDDEN CREEK, AN OFFICIAL PLAT, EXCEPT PARCEL "M", A PARCEL OF LAND LOCATED IN LOT 7 DESCRIBED ON THE PLAT OF SURVEY RECORDED IN BOOK 10713 AT PAGE 694 IN THE OFFICE OF THE POLK COUNTY RECORDER, ALL BEING IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.
SAID TRACT OF LAND IS SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 696,162 SQUARE FEET (15.97 ACRES) MORE OR LESS.

COMPREHENSIVE LAND USE:
EXISTING & PROPOSED
LOW DENSITY RESIDENTIAL

EXISTING ZONING:
[illegible]

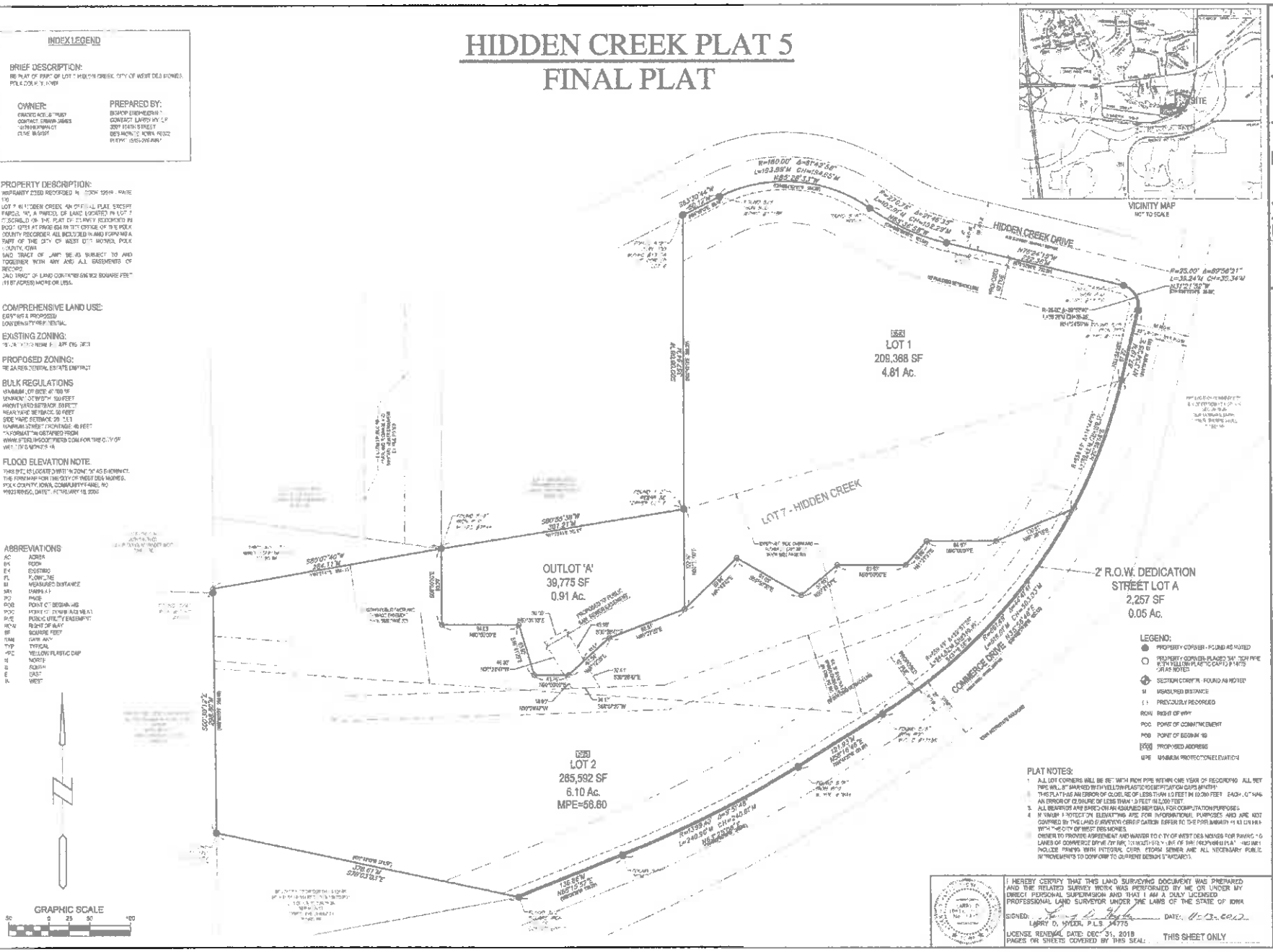
PROPOSED ZONING:
RE (LARGE RESIDENTIAL ESTATE DISTRICT)

BULK REGULATIONS
MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 150 FEET
FRONT YARD SETBACK: 50 FEET
REAR YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 20 FEET
MINIMUM STREET FRONTAGE: 40 FEET
*INFORMATION OBTAINED FROM WWW.STERLINGCODIFIERS.COM FOR THE CITY OF WEST DES MOINES, IA

FLOOD ELEVATION NOTE.
THIS SITE IS LOCATED WITHIN ZONE "X" AS SHOWN ON THE FIRM MAP FOR THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, COMMUNITY PANEL NO. 19153 [illegible], DATED: FEBRUARY 18, 2009

ABBREVIATIONS

AC	ACRES
BK	BOOK
EX	EXISTING
FL	FLOWLINE
M	MEASURED DISTANCE
MH	MANHOLE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SF	SQUARE FEET
TMH	CATV MANHOLE
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST



VICINITY MAP
NOT TO SCALE

LEGEND:
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP PLS 14775 UNLESS NOTED
- SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- ( ) PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- [illegible] PROPOSED ADDRESS
- MPE MINIMUM PROTECTION ELEVATION

PLAT NOTES:
1. ALL LOT CORNERS WILL BE SET WITH IRON PIPE WITHIN ONE YEAR OF RECORDING. ALL RET PIPE WILL BE MARKED WITH YELLOW PLASTIC IDENTIFICATION CAPS (PINTYPE)
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET. EACH "0" HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 1,000 FEET.
3. ALL BEARINGS ARE BASED ON AN ASSUMED BEARING FOR COMPUTATION PURPOSES.
4. MINIMUM PROTECTION ELEVATIONS ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CERTIFIED BY THE LAND SURVEYOR. CERTIFICATION REFER TO THE PRELIMINARY PLAT ON FILE WITH THE CITY OF WEST DES MOINES.
OWNER TO PROVIDE AGREEMENT AND WAIVER TO CITY OF WEST DES MOINES FOR PAVING THE LANES OF COMMERCE DRIVE ZIP RIP, WITHOUT REPLACING THE PROPOSED PLAT. THIS WILL INCLUDE PAVING WITH INTEGRAL CURB, STORM SEWER AND ALL NECESSARY PUBLIC IMPROVEMENTS TO CONFORM TO CURRENT DESIGN STANDARDS.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

SIGNED: [illegible] DATE: 11-13-2017
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3235
Phone (515) 276-4691 Fax (515) 276-2037
Civil Engineering & Land Surveying Established 1999

HIDDEN CREEK PLAT 5
CITY OF WEST DES MOINES, POLK COUNTY, IOWA
FINAL PLAT

DRAWN BY: EWM
CHECKED BY: LH
09-14-17
10-26-17
11-01-17
11-13-17

170396

1 OF

EXHIBIT II

EXHIBIT III

Prepared by: K Tragesser, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES APPROVING AND RELEASING THE FINAL PLAT HIDDEN CREEK PLAT 5 (FP-003538-2017) FOR THE PURPOSE OF SUBDIVIDING PROPERTY INTO TWO LOTS FOR RESIDENTIAL ESTATE DEVELOPMENT, ONE STREET LOT, AND ONE OUTLOT FOR OWNERSHIP TRANSFER

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, Graded Acres Trust, has requested approval for a Final Plat (FP-003538-2017) for that 11.87 acres located at 3640 Hidden Creek Drive to subdivide into two residential lots, one street lot, and one outlot for ownership transfer property legally described as:

Legal Description

Warranty Deed recorded in Book 12519 Page 109. Lot 7 in Hidden Creek, an official plat, except Parcel "A", a parcel of land located in Lot 7 described on the Plat of Survey recorded in Book 12761 at Page 634 in the office of the Polk County Recorder, all included in and forming a part of the City of West Des Moines, Polk County, Iowa.

Said tract of land being subject to and together with any and all easements of record. Said tract of land contains 516,992 square feet (11.87 acres) more or less

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, the West Des Moines Plan and Zoning Commission reviewed the Preliminary Plat for Hidden Creek Plat 5 and recommended approval on October 23, 2017;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Hidden Creek Plat 5 that was reviewed and approved by the City Council on October 30, 2017;

WHEREAS, on November 27, 2017, this City Council held a duly-noticed meeting to consider the application for Hidden Creek Plat 5 Final Plat;

WHEREAS, the City Council accepts a public sanitary sewer easement, an agreement and waiver for the reconstruction of Commerce Drive, a deed for Street Lot A, and a street light agreement;

WHEREAS, Hidden Creek Estates Plat 5 is zoned Residential Estate Single Family and meets all requirements of the City's Zoning Code.

WHEREAS, the following address is assigned to Lot 2 = 3725 Commerce Drive;

WHEREAS, the City Council defers the construction of public sidewalk by the property owner until Commerce Drive is reconstructed;

WHEREAS, the City Council waives the requirement for paved access until such time as Commerce Drive is reconstructed;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings of consistency with the Comprehensive Plan as stated in the staff report, or as amended orally at the City Council meeting, are adopted

SECTION 2. Final Plat, Grand Avenue Estates Plat Hidden Creek Plat 5 is approved subject to conditions added at the Hearing, if any, and attached hereto as Exhibit A. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

SECTION 3. This resolution releases the Hidden Creek Plat 5 Final Plat for recordation. The City Council of West Des Moines directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on November 27, 2017, and Roll Call No. _____.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of November 2017.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

CERTIFICATE

I, Ryan T. Jacobson, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on November 27, 2017, among other proceedings, Roll Call No. _____ approved said plat on November 27, 2017, and released said Final Plat for recordation.

Exhibit A – Conditions of Approval

None