CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **November 27, 2017**

ITEM: Schroder Industrial Park Plat 3, 1120 Railroad Avenue – Subdivide the property into two lots for ownership transfer – Schroder Construction Services, Inc. – PP-003672-2017

RESOLUTION: **Approval of a Preliminary Plat**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Rick Baumhover, Bishop Engineering, on behalf of Schroder Construction Services, Inc., is requesting approval of a preliminary plat to subdivide the property at 1120 Railroad Avenue into two lots for ownership transfer (see Exhibit I - Attachments B – Location Map and Attachment C – Preliminary Plat)

Plan and Zoning Commission Action:
Vote: 6-0 approval, Commissioner Costa absent
Date: November 20, 2017
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – *Development and Planning (November 13, 2017)*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the Preliminary Plat to create two lots for ownership transfer, subject to the applicant meeting all City Code requirements and the following:

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	November 13, 2017		
Recommendation	Yes X	No ☐	Split ☐

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: November 20, 2017

Item: Schroder Industrial Park Plat 3, 1120 Railroad Avenue – Subdivide the property into two lots for ownership transfer – Schroder Construction Services, Inc. – PP-003672-2017

Requested Action: Approval of Preliminary Plat

Case Advisor: Kara V. Tragesser, AICP

Applicant's Request: Rick Baumhover, Bishop Engineering, on behalf of Schroder Construction Services, Inc., is requesting approval of a preliminary plat to subdivide the property at 1120 Railroad Avenue into two lots for ownership transfer (see Attachments B – Location Map, Attachment C – Preliminary Plat).

History: The property currently is used for warehousing, storage and construction services. The property is zoned General Industrial. There are three buildings on site. One warehouse building will be located within Lot 1 and the other two buildings will be located within Lot 2.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on November 13, 2017. The Subcommittee is 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.

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.

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 preliminary plat to subdivide the property into two lots for ownership transfer, subject to the applicant meeting all City Code requirements.

Owner/Applicant: Schroder Construction Services Inc.
1120 Railroad Avenue
West Des Moines IA 50265

Applicant Representative: Rick Baumhover
Bishop Engineering
3501 104th Street
Urbandale IA 50322

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Preliminary Plan

ATTACHMENT A

RESOLUTION NO. PZC -17-108

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE SCHRODER INDUSTRIAL PARK PLAT 3 PRELIMINARY PLAT (PP-003672-2017) FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY INTO TWO LOTS FOR OWNERSHIP TRANSFER

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Schroder Construction Services, Inc., has requested approval for a Preliminary Plat a (PP-003672-2017) to subdivide property locally known as 1120 Railroad Avenue into two lots for transfer of ownership;

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 November 20, 2017, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat;

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, November 20, 2017, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Preliminary Plat to subdivide property locally known as 1120 Railroad Avenue into two lots for ownership transfer 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 November 20, 2017

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 November 20, 2017

AYES: Andersen, Brown, Crowley, Erickson, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT: Costa

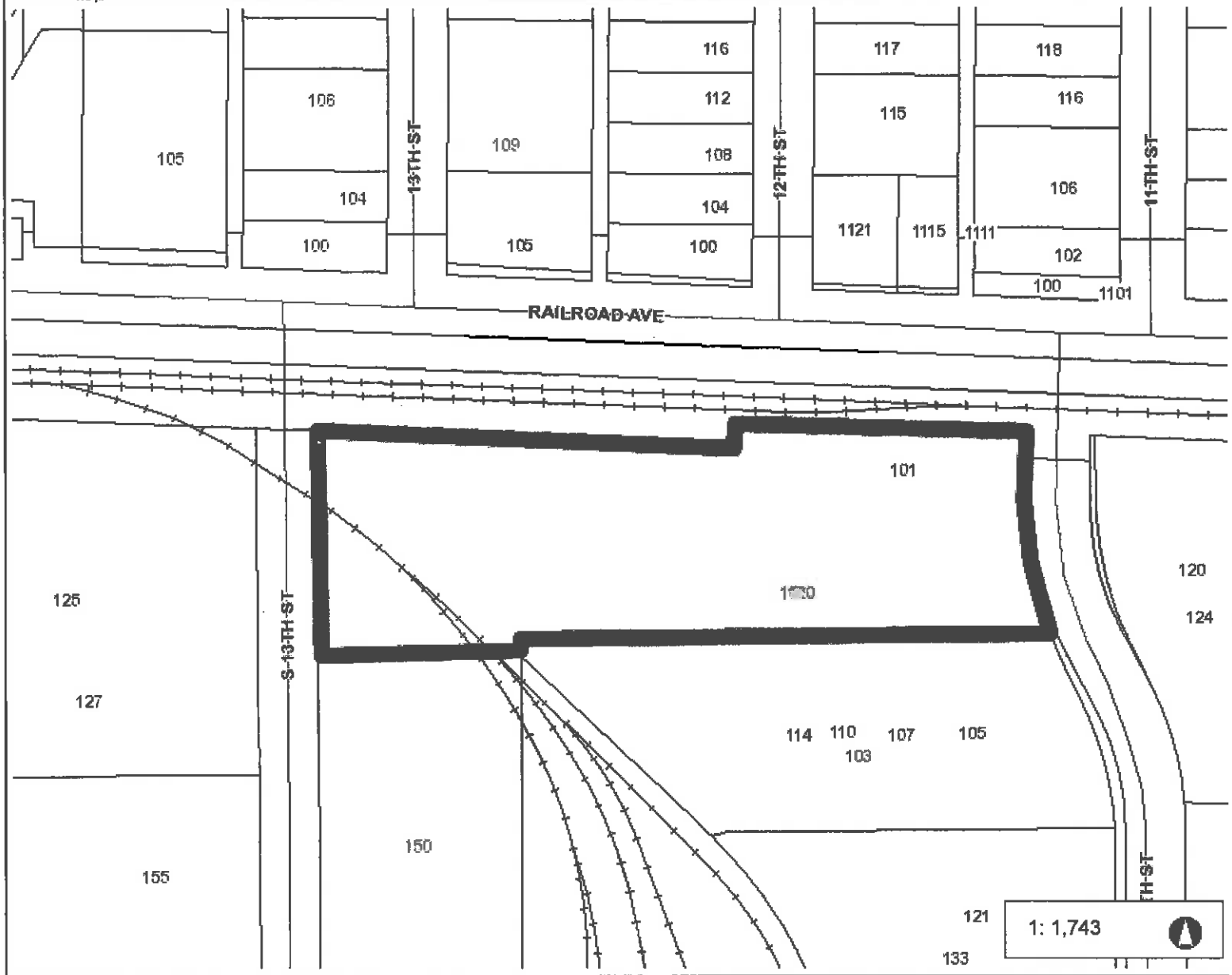
ATTEST:

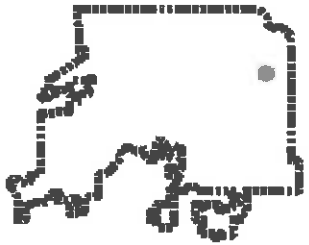
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

None

Schroder Industrail Park Plat 3





Legend

- Parcels
- Parks
- Greenways

1: 1,743

290.4 0 145.22 290.4 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

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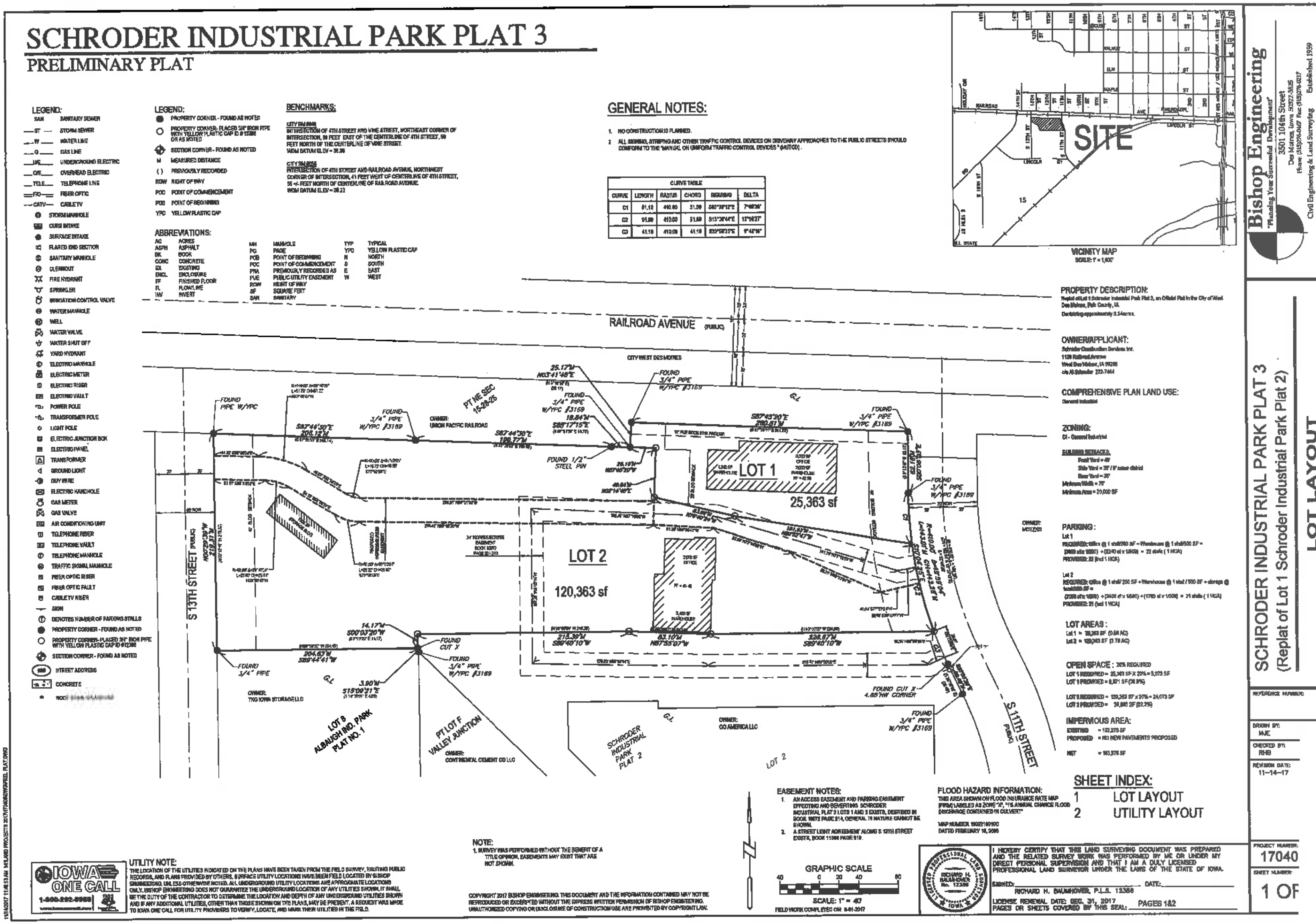
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

ATTACHMENT C



SCHRODER INDUSTRIAL PARK PLAT 3

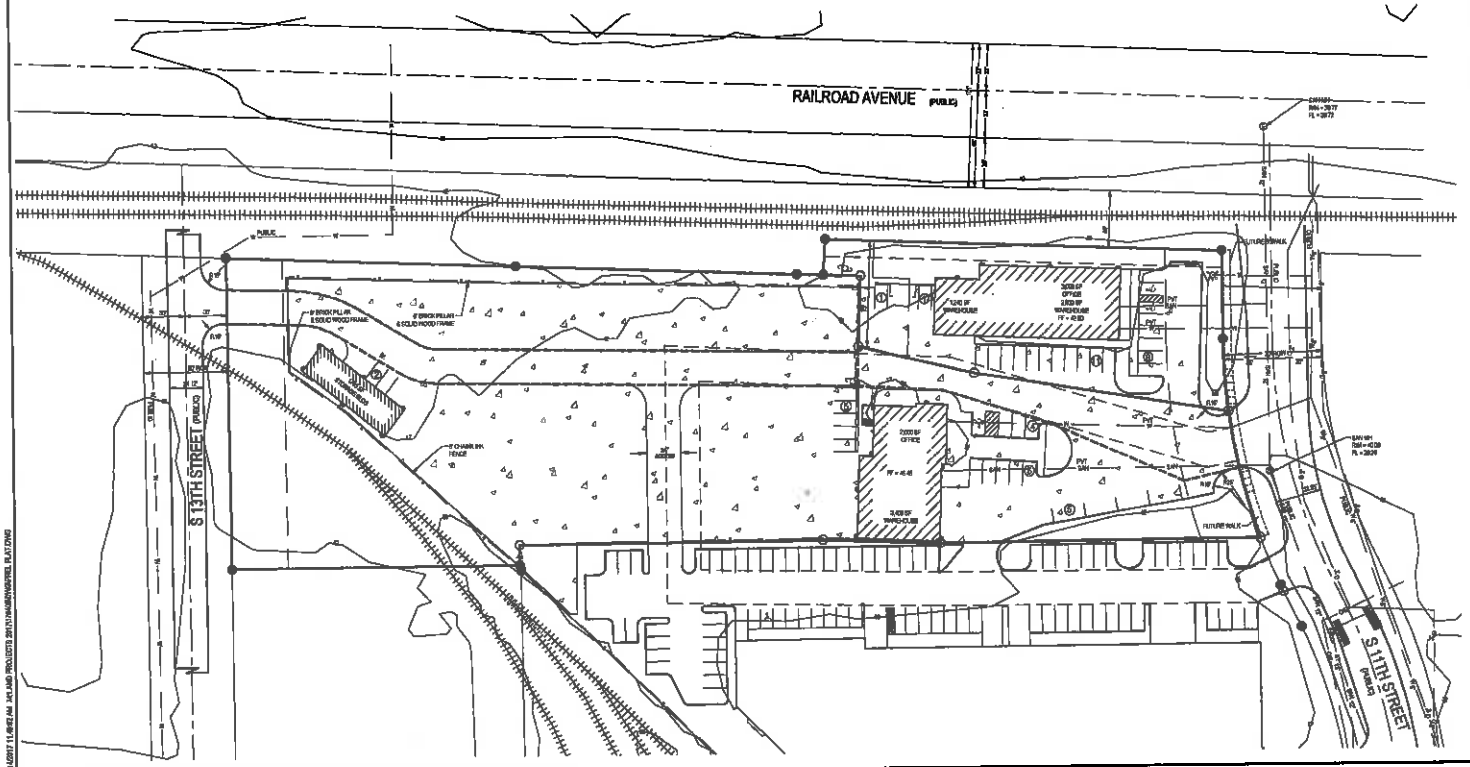
PRELIMINARY PLAT

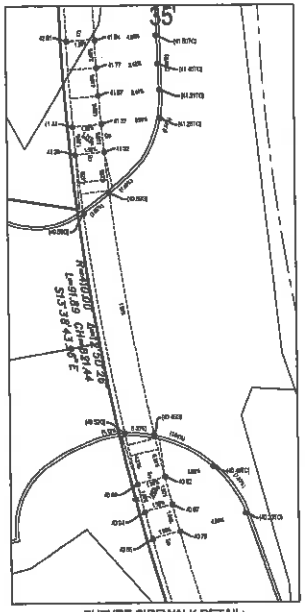
LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FO — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC VAULT
- CABLE TV RISER
- SIGN
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 24" IRON PIPE WITH YELLOW PLASTIC CAP ID #5218
- SECTION CORNER - FOUND AS NOTED
- STREET ADDRESS
- CONCRETE
- ROOF DRAIN SPLASH PAD
- 150.50 FINISHED GROUND ELEVATION
- 150.50TC TOP OF CURB ELEVATION

IOWA ONE CALL 1-800-292-8989

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.





FUTURE SIDEWALK DETAIL:
SCALE 1" = 10'

N

GRAPHIC SCALE
SCALE: 1" = 40'

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3625
Phone: (515)276-4027 Fax: (515)276-4017
Civil Engineering & Land Surveying Established 1959

SCHRODER INDUSTRIAL PARK PLAT 3
(Replat of Lot 1 Schroder Industrail Park Plat 2)

UTILITY LAYOUT

REFERENCE NUMBER:
DRAWN BY: MJE
CHECKED BY: RMB
REVISION DATE:
PROJECT NUMBER: 170409
SHEET NUMBER: 2 OF 2

11/14/2017 11:49:52 AM J:\PLANS\PROJECTS 2017\170409\INDUSTRIAL PLAT 3.DWG

EXHIBIT II

Prepared by: KTragesser 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 THE PRELIMINARY PLAT (PP-003672-2017) TO SUBDIVIDE THE PROPERTY INTO TWO LOTS FOR OWNERSHIP TRANSFER

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, Schroder Construction Services requests approval for a preliminary plat to subdivide property into two general industrial lots at property locally known as 1120 Railroad Avenue and legally described as:

Legal Description of Property

Replat of Lot 1 Schroder Industrial Park Plat 2, and official plat now in and forming a part of the City of West Des Moines, Polk County, Iowa

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 November 20, 2017, the Plan and Zoning Commission recommend to the City Council approval of the Preliminary Plat; and

WHEREAS, on November 27, 2017, this City Council held a duly-noticed meeting to consider the application for a preliminary plat.

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

SECTION 1. The findings, for approval, in the staff report for the preliminary plat, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Preliminary Plat to subdivide the property legally described above into two general industrial lots 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 entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on November 27, 2017.

_____
Steven Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

None