CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: January 21, 2020

ITEM: Veterans Business Park Plat 1, 2825 SE 1st Street – Subdivide Property into One Lot for Development, One Outlot for Future Development, and One Street Lot – Hurd Willow Creek – FP-004566-2019

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant and owner, Hurd Willow Creek LLC, is requesting approval of a Final Plat for approximately 23.44 acres located at 2825 SE 1st Street. The applicant proposes to subdivide the property into one lot for development, one outlot for future development, and one public street lot. Also for consideration is the acceptance and approval of a public sanitary sewer easement for the development.

A Development Agreement will be put in place which provides for the future construction of SE Salix Drive along the northern property line, the construction of sanitary sewer and water infrastructure; therefore, no surety for these items has been provided.

CITY COUNCIL SUBCOMMITTEE: The final plat for this project has not been reviewed by the Development and Planning City Council Subcommittee due to the Subcommittee not meeting since December 2, 2019. The preliminary plat was reviewed by the Subcommittee on November 4, 2019. The Subcommittee expressed support of the development at that time.

OUTSTANDING ISSUES: There are no outstanding issues.
Additionally, as part of this approval, the Council is approving and accepting the following:

- Deed for Street Lot A
- Easements for sanitary sewer
- Surety for the installation of sidewalks

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 the Final Plat Veterans Business Park Plat 1 to allow the platting of one lot for development, one outlot for future development, and one public street lot, accept deed for street lot, approve and accept associated easements related to the subdivision, and accept surety in lieu of construction of public street sidewalks, subject to the applicant meeting all City Code requirements, and the followings:

1. Outlot X will be an unbuildable lot until platted through the preliminary plat and final plat processes.

Lead Staff Member: Kara V. Tragesser, AICP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

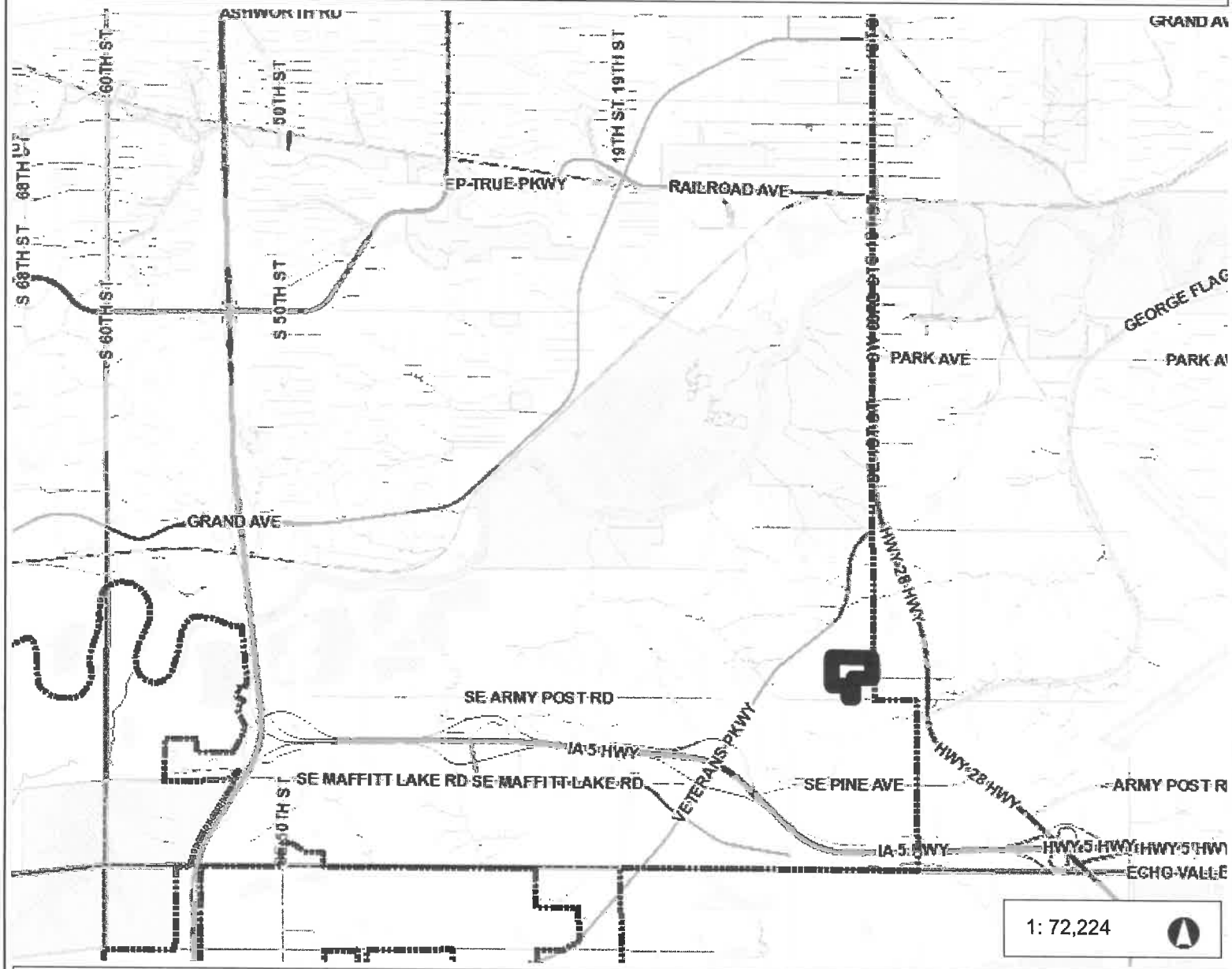
SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed	N/A		
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

Attachment A - Location Map
Attachment B - Final Plat
Attachment C - Resolution: Approval and Release of Final Plat
Exhibit A - Conditions

Veterans Business Park Plat 1



Legend

Corporate Limits

12,037.3 0 6,018.65 12,037.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

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 A

VETERANS BUSINESS PARK PLAT 1
FINAL PLAT

INDEX LEGEND

PROPERTY DESCRIPTION:
(TYPE DEED BOOK 16173, PAGE 849)
LOT 1, PLEASANT RIDGE HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 23.44 ACRES
(1,021,153SQUARE FEET)

OWNER/PREPARED FOR:
HURD WILLOW CREEK LLC
2900 FULLER ROAD
WEST DES MOINES, IA 50266-5601
515-225-1102

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

SURVEY NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET, EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOT A IS A STREET LOT AND WILL BE DEEDED TO THE CITY OF WEST DES MOINES.

BASIS OF BEARING DERIVED FROM GPS MEASUREMENT IOWA STATE PLANE SOUTH.

PROPERTY DESCRIPTION:

Lot 1, Pleasant Ridge Heights, an Official Plat, West Des Moines, Polk County, Iowa, more particularly described as surveyed and measured as follows: Beginning at the northeast corner of said Lot 1; thence S00° 37'16"E along the east line of said Lot 1, a distance of 428.53 feet; thence S00° 20'17"E along the east line of said Lot 1, a distance of 220.94 feet to the northeast corner of Lot 2 in said Pleasant Ridge Heights; thence N89°46'55"W along the north line of said Lot 2, a distance of 600.12 feet to the northwest corner of said Lot 2; thence S00°21'21"E along the west line of Lots 2,3, and 4 in said Pleasant Ridge Heights, a distance of 599.87 feet to the south line of said Lot 1; thence N89 36'39"W along the south line of said Lot 1, a distance of 152.82 feet to the southeast corner of Lot 5 in said Pleasant Ridge Heights; thence N00°16'38"W along the east line of said Lot 5, a distance of 377.72 feet to the northeast corner of said Lot 5; thence N89°47'15"W along the north line of said Lot 5, a distance of 507.83 feet to the west line of said Lot 5; thence N00°08'18"W along the west line of said Lot 1, a distance of 872.04 feet to the northwest corner of said Lot 1; thence S89 44'30"E along the north line of said Lot 1, a distance of 1255.03 feet to the point of beginning.

Said tract of land being subject to any and all easements of record.

Said tract of land contains 23.44 Acres.

ZONING:

WR WAREHOUSE RETAIL DISTRICT
EX COMPREHENSIVE USE: WR WAREHOUSE/RETAIL
PROPOSED COMPREHENSIVE USE: WR WAREHOUSE/RETAIL

SURROUNDING LAND USES:

NORTH: EXISTING LAND USE: VACANT
EXISTING ZONING: RM-8, RS-10 &BP
COMPREHENSIVE PLAN DESIGNATION: MD MEDIUM DENSITY RESID

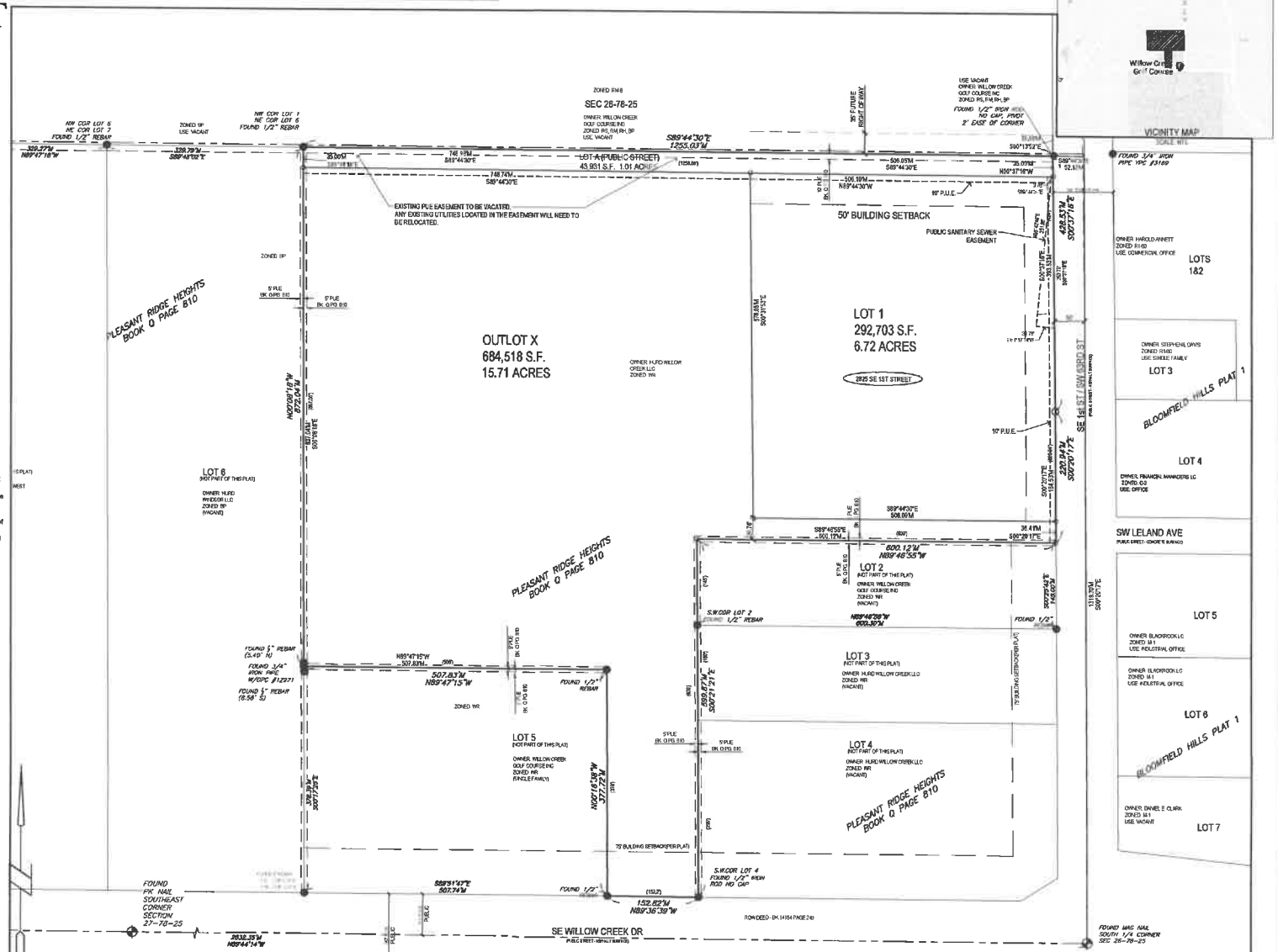
EAST: EXISTING LAND USE:
EXISTING ZONING:
COMPREHENSIVE PLAN DESIGNATION:

SOUTH: EXISTING LAND USE: VACANT
EXISTING ZONING: WR
COMPREHENSIVE PLAN DESIGNATION: WR WAREHOUSE/RETAIL

WEST: EXISTING LAND USE: VACANT
EXISTING ZONING: BP
COMPREHENSIVE PLAN DESIGNATION: BP BUSINESS PARK

SETBACKS

PRIMARY & ACCESSORY BLDG
FRONT = 50.0'
REAR = 50.00'
SIDE = 50.0'



GRAPHIC SCALE

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ABBREVIATIONS

AC	ACRES
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST
YPC	YELLOW PLASTIC CAP
MPE	MINIMUM PROTECTION ELEVATION
SF	SQUARE FOOTAGE

LEGEND

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- CUT "X" IN PAVEMENT
- ADDRESS

LARRY D. HYLER, P.L.S. No. 14775

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: _____ DATE: _____

LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: _____

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3625
Phone: (515)276-4092 Fax: (515)276-2231
Civil Engineering & Land Surveying Established 1959

VETERAN'S BUSINESS PARK PLAT 1
SE 1/4, SE 1/4, SECTION 27-78-25
FINAL PLAT

REFERENCE NUMBER: 040376 070161
DRAWN BY:
CHECKED BY: CJB
REVISION DATE: 06-10-11 1-6-2020 1-13-2020
PROJECT NUMBER: 190101
SHEET NUMBER: 1 OF

ATTACHMENT B

9/23/2020 12:56:33 PM M:\LAND PROJECTS 2019\190101\DWG\FINAL PLAT.DWG

Prepared by: KTragesser, 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 FOR VETERANS BUSINESS PARK PLAT 1 TO SUBDIVIDE PROPERTY INTO ONE LOT FOR DEVELOPMENT, ONE OUTLOT FOR FUTURE DEVELOPMENT AND ONE PUBLIC STREET LOT, ACCEPTING A DEED FOR STREET LOT A, APPROVING AND ACCEPTING A SANITARY SEWER EASEMENT, AND ACCEPTING SURETY IN LIEU OF INSTALLATION OF PUBLIC SIDEWALK

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, the applicant and property owner, Hurd Willow Creek LLC, has requested approval for a Final Plat (FP-004566-2019) for an approximately 23.44-acre site located at 2825 SE 1st Street for the purpose of subdividing the property into one lot for development, one outlot for future development, and one public street lot;

Legal Description

Lot 1, Pleasant Ridge Heights, an 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; and

WHEREAS, the West Des Moines Plan and Zoning Commission reviewed the Preliminary Plat for Veterans Business Park Plat 1 and recommended approval on December 9, 2019; and

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Veterans Business Park Plat 1 that was reviewed and approved by the City Council on December 16, 2019; and

WHEREAS, on January 21, 2020, this City Council held a duly-noticed meeting to consider the application for Veterans Business Park Plat 1 Final Plat (FP-004566-2019); and

WHEREAS, the applicant has provided a deed to the City of West Des Moines for public street lot A to be dedicated to the City as public right-of-way; and

WHEREAS, the City Council did accept a sanitary sewer easement; and

WHEREAS, the City Council did accept surety in lieu of installation of sidewalks; and

WHEREAS, Veterans Business Park Plat 1 is zoned Warehouse Retail (WR) and meets all requirements of the City's Zoning Code; and

WHEREAS, the City Council approves the following address assignment:

Lot 1 = 2825 SE 1st Street

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 hearing, are adopted.

SECTION 2. Final Plat, Veterans Business Park Plat 1 (FP-004566-2019) is approved, subject to compliance with all the conditions in the staff report, dated January 21, 2020, including conditions added at the meeting, 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 does release Veterans Business Park Plat 1 (FP-004566-2019) Final Plat for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on January 21, 2020, and Roll Call No. _____.

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 January 21, 2020, among other proceedings, Roll Call No. _____ approved said plat on January 21, 2020, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of January 2020.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson

Exhibit A
Conditions of Approval

1. Outlot X will be an unbuildable lot until platted through the preliminary plat and final plat processes.