CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 18, 2015

ITEM: Mills Crossing Plat 1, 5901 Mills Civic Parkway – Preliminary Plat to subdivide the property into seven (7) lots for commercial development – Hurd Mill LLC – PP-002644-2015

RESOLUTION: **Approval of a Preliminary Plat**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Hurd Mills LLC represented by Ed Arp, Civil Engineering Consultants, is requesting approval of a Preliminary Plat for approximately 15.2 acres located at the northeast corner of South 60th Street and Mills Civic Parkway. The applicant proposes to subdivide the property into seven (7) lots for commercial development (see Exhibit I - Attachment B – Location Map and Attachment C – Preliminary Plat)

Plan and Zoning Commission Action:
Vote: 4-0 approval, Commissioners Brown, Erickson, Crowley absent
Date: May 11, 2015
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat

OUTSTANDING ISSUES: There are no outstanding issues. The applicant is in agreement with the recommended conditions of approval.

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 (April 9, 2015)*
- 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 subdivide the property into seven (7) lots for commercial development, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings of the preliminary plat which addresses staff comments prior to the final plat proceeding to the City Council for approval.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

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	April 9, 2015		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
- Attachment B - Location Map
- Attachment C - Preliminary Plat

Exhibit II - City Council Resolution

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: May 11, 2015

Item: Mills Crossing Plat 1, 5901 Mills Civic Parkway – Preliminary Plat to subdivide the property into seven (7) lots for commercial development – Hurd Mill LLC – PP-002644-2015

Requested Action: Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP

Applicant's Request: Hurd Mills LLC., represented by Ed Arp, Civil Engineering Consultants, is requesting approval of a Preliminary Plat for approximately 16.84 acres located at the northeast corner of South 60th Street and Mills Civic Parkway. The applicant proposes to subdivide the property into seven (7) lots for commercial development (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: The Mills Crossing Specific Plan for this property was approved by the City Council on November 3, 2014. A grading plan for the Mills Crossing development was approved by the Plan & Zoning Commission at their September 17, 2014, meeting to begin to prepare the site for development. A Plat of Survey was approved December 15, 2014, to transfer property for right-of-way purposes. An Overlay District Site Plan for a three tenant retail building was administratively approved on March 23, 2015 and is under construction. Two Overlay District Site Plans, one for a coffee shop and the other for a convenience store, have been submitted and are under review.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on April 9, 2015; the Subcommittee was supportive of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment.

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 Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create seven (7) lots for commercial development, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings of the preliminary plat which addresses staff comments prior to the final plat proceeding to the City Council for approval.

Owner/Applicant: Hurd Mills LLC
2000 Fuller Road
West Des Moines IA 50265
515-778-1000
Richard Hurd

Applicant Rep: Civil Engineering Consultants
2400 86th Street #12
Des Moines IA 50322
515-276-4884
Ed Arp

ATTACHMENTS:

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

RESOLUTION NO. PZC-15-031

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN AMENDMENT TO THE VILLAGE OF PONDEROSA SPECIFIC PLAN (ZCSP-002695-2015).

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, LENL, LLC and LEWF, LLC, has requested approval for an amendment to the existing Village of Ponderosa Specific Plan for that certain 93.8 acre project known as the Village of Ponderosa development to amend the existing Village of Ponderosa Specific Plan Ordinance, Map and Exhibits to redefine and detail the regulations, allowances, and limitations of the proposed development to include multi-story market-rate and active senior apartments, additional single-family detached residential lots, a clubhouse, and a 4-story hotel within the 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 May 11, 2015, this Commission held a duly-noticed hearing to consider the application for the Zone Change Specific Plan (ZCSP-002695-2015)

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 May 11, 2015, or as amended orally at the Plan and Zoning Commission hearing of May 11, 2015, as shown in Exhibit A, if any, are adopted.

SECTION 2. THE ZONE CHANGE SPECIFIC PLAN (ZCSP-002695-2015) amendment is recommended to the City Council for approval based on the findings in the staff report, dated May 11, 2015, including findings added at the Hearing.

PASSED AND ADOPTED on May 11, 2015.

Chris Costa

~~Michele Brown~~, Vice 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 May 11, 2015, by the following vote:

AYES: Andersen, Costa, Hatfield, Southworth
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: Crowley, Erickson, Brown

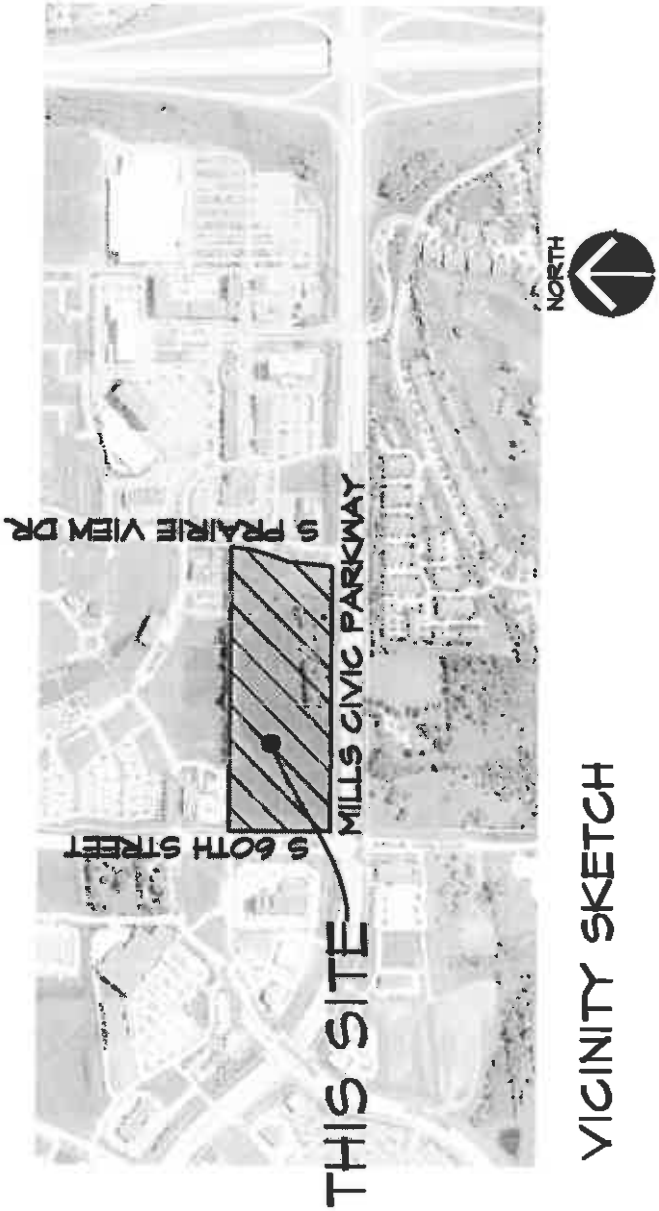
ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. A revised Parkland Dedication Agreement acceptable to the City of West Des Moines, tailored to the 2015 Specific Plan update detailing the specifics relating to all parkland dedication requirements and/or recreation based improvements that are required of the developer(s) as a result of the original and amended proposed development shall be executed prior to issuance of the first building permit, including any footing and foundation permits associated with a residential dwelling structure.
2. Applicant will need to provide the recently completed sanitary sewer capacity analysis for the Village of Ponderosa including the proposed changes to the adjacent West Glen development. The Applicant is responsible for coordinating with West Glen on their proposed changes and cost obligations for the identified improvements to the sewer system to resolve capacity issues due to increase in sewer use.
3. The Applicant, as well as the Village of Ponderosa Master Association are responsible for correcting the following deficiencies and will need to provide a timeline on the following:
    a. Correction of the signage and pavement marking deficiencies identified in the recently completed traffic study.
    b. Correction of all storm water deficiencies noted in the storm water as-builts.
4. As part of the development process, the respective property owner(s) or developer(s) will be responsible for:
    a. The installation of sidewalks adjacent to all public streets bordering the property that conform with the requirements of the Public ROW Accessibility Guidelines (PROWAG).
    b. Completing necessary repairs or paving of all existing private roadways.
    c. Completing the portion of unfinished trail along S. Granite Way that was part of the parkland dedication requirements for the original Village of Ponderosa project.
    d. Providing suitable connections from the internal trail network to the West Des Moines trail network

ATTACHMENT B

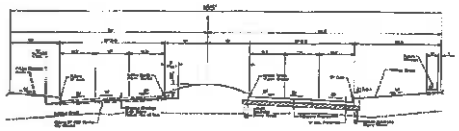


VICINITY SKETCH

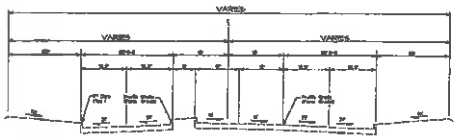
PRELIMINARY PLAT
OF
MILLS CROSSING PLAT 1

5901 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA

VICINITY SKETCH



TYPICAL MILLS CIVIC PARKWAY CROSS SECTION



TYPICAL 60TH STREET & SOUTH PRAIRIE VIEW DRIVE CROSS SECTION

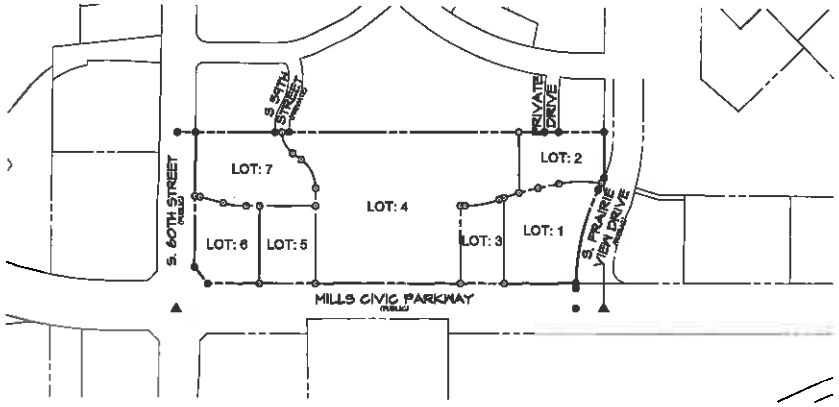
LEGEND

- ▲ FOUND SECTION CORNERS
- ● FOUND CORNERS
- ● SET PROPERTY CORNER (5/8" I.R. WELLE CAP RASH UNLESS OTHERWISE NOTED)
- FLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOT LINES
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARINGS & DISTANCE
- P. PREVIOUSLY RECORDED BEARINGS & DISTANCE
- M. MEASURED BEARINGS & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S RECORDING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

IOWA ONE CALL
1-800-292-8989

DRAWING INDEX

SHEET #	SHEET TITLE
1	COVER
2	PRELIMINARY PLAT



BULK REGULATIONS: SUPPORT COMMERCIAL

MINIMUM LOT AREA (SF)	60000	
MINIMUM SETBACK (FT)		
FRONT YARD	100	
REAR YARD	50	***
SIDE YARD	50	***
MINIMUM LOT WIDTH (FEET)	50	
MAXIMUM HEIGHT (FEET)	96	****
OPEN SPACE (MINIMUM PERCENTAGE)	20	

*** SETBACK OF ZERO FEET (0') ALLOWED IF THE PROPERTY ABUTS A SIMILAR DISTRICT.

**** ADDITIONAL THIRTY FEET (121 OF HEIGHT ALLOWED FOR EACH ADDITIONAL TEN FEET (10') OF SETBACK.

BULK REGULATIONS: WEST LAKES PUD (PARCEL 'A' & 'B')

MINIMUM SETBACK (FT)

FRONT BUILDING (MILLS CIVIC PARKWAY)	60
FRONT BUILDING (S. PRAIRIE VIEW DRIVE & S. 60TH STREET)	50

PROPERTY OWNER:
HIRD AMES LLC
ATTN: HIRD MILLS LLC
3000 FULLER RD
WEST DES MOINES, IA 50265

PROPERTY ADDRESS:
5901 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50265

PREPARED FOR:
HIRD AMES LLC
ATTN: HIRD MILLS LLC
3000 FULLER RD
WEST DES MOINES, IA 50265

LEGAL DESCRIPTION
PARCEL 'B' OF LOT 1, AN OFFICIAL PARCEL RECORDED IN BOOK 13500, PAGE 45 AT THE POLK COUNTY RECORDERS OFFICE, SAID LOT 1 BEING IN THE PARTITION PLAT OF SHM OF THE NW1/4 AND N1/2 OF THE SW1/4 AND THE N1/2 OF THE SE1/4 SECTION 16, TOWNSHIP 78, RANGE 25, WEST OF THE 5TH P.M., AN OFFICIAL PLAT RECORDED IN BOOK 12, PAGE 87 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, POLK COUNTY, IOWA. SAID PARCEL CONTAINS 8.19 ACRES MORE OR LESS.

FLOOD ZONE DESIGNATION
THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 19025C0041G REVISED ON FEB. 18, 2009

LAND AREA
356,858 SQUARE FEET
8.19 ACRES

COMPREHENSIVE PLAN LAND USE
SC: SUPPORT COMMERCIAL

ZONING
MILLS CROSSING SPECIFIC PLAN

BENCHMARK
CITY OF WEST DES MOINES NETWORK POINT 1034
INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 184 FEET EAST OF THE WEST END OF MEDIAN, IN THE CENTER OF 6 FEET GRASS MEDIAN IN MILLS CIVIC PARKWAY, 17 FEET WEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE.

CITY OF WEST DES MOINES DATUM = 2058.65
USGS DATUM = 1771.66

CITY OF WEST DES MOINES BENCHMARK 819
NORTHEAST CORNER OF INTERSECTION OF SOUTH 60TH STREET AND MILLS CIVIC PARKWAY, 10.0 FEET SOUTHEAST OF TRAFFIC SIGNAL POLE, 1.5 FEET SOUTHEAST OF FACE OF SIDEWALK, 51 FEET WEST OF FIRE HYDRANT.

CITY OF WEST DES MOINES DATUM = 2031.57
USGS DATUM = 1793.58

NOTES
1. THE BEARINGS SHOWN ON THIS FINAL PLAT ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY HAVING A BEARING OF S01°55'16"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE (NAD83(2011)) SOUTH ZONE GRID NORTH.
2. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:50000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK HAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS OF RECORD UNLESS LABEL AS "(PROPOSED)".

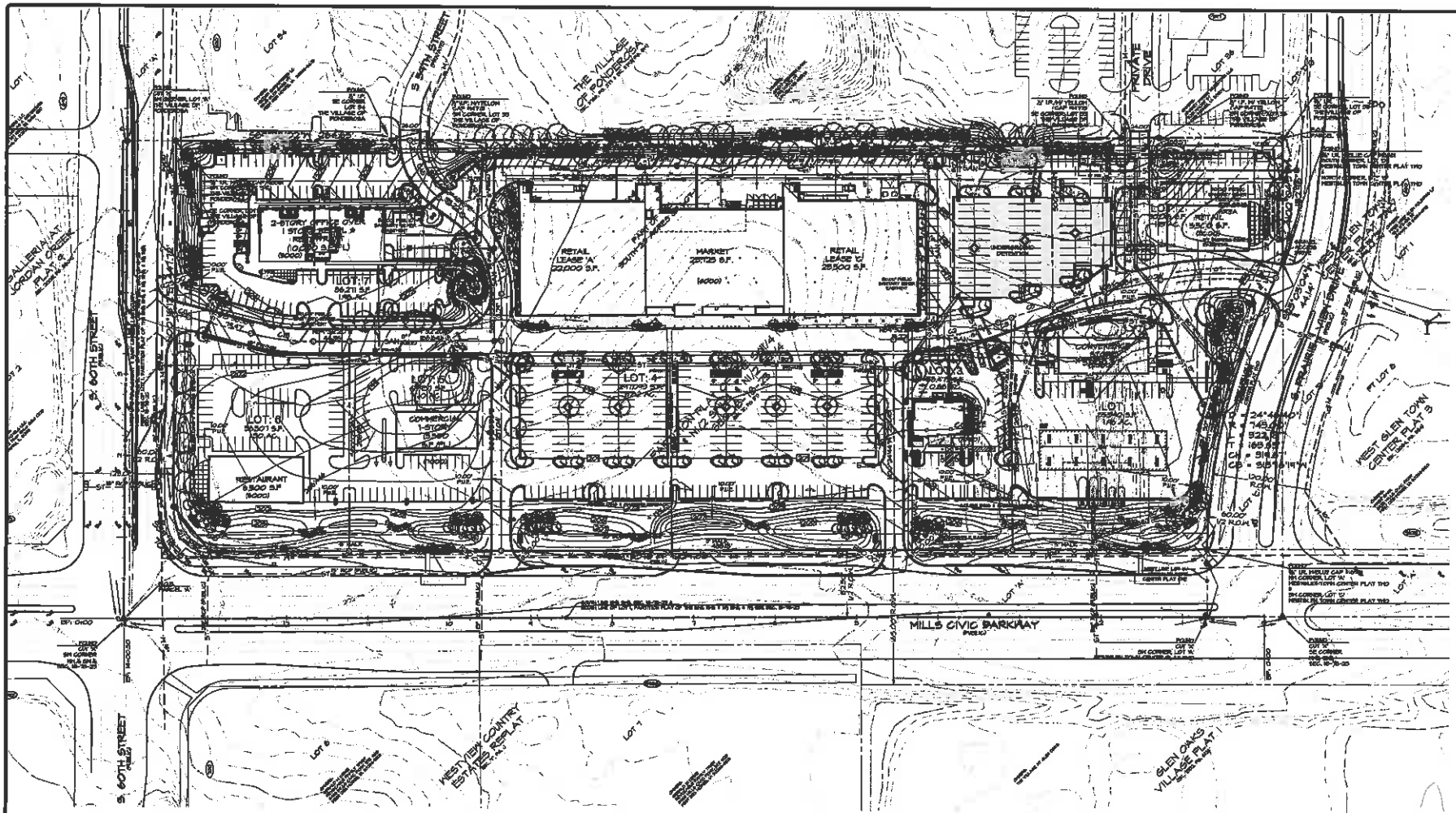
CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com

DATE:	MAR. 12, 2025	REVISIONS	COMMENTS
		1	
		2	
		3	
		4	
		5	
		6	
DATE OF SURVEY:	MAR. 09, 2025		
DESIGNED BY:	AMP		
DRAWN BY:	JMG		

MILLS CROSSING PLAT 1
IOWA

ATTACHMENT C

G:\A-FILES\A-1600\A1641_CRD\Drawings\Plats\1\A1641 PRELIM PLAT COVER.dwg, 3/12/2025 1:12:29 PM, mmangus, 1:1



EROSION CONTROL NOTES

1. BEFORE ANY GRADING OR SITE WORK TAKES PLACE, THE BUILDING DIVISION SHALL BE ADVISED BY FACSIMILE OR E-MAIL THAT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT HAS BEEN OBTAINED FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING ACTIVITIES.
3. ALL AREAS WHICH ARE DISTURBED WILL BE SEEDED WITH EROSION CONTROL MIX OR SODDED.
4. 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 (JERRY FULLER, VENTER SPOONER CONTRACTORS 224-2841). EARTH RAMPS SHALL NOT BE CONSTRUCTED IN THE STREET GUTTER.
5. CONTACT JERRY FULLER, VENTER SPOONER CONTRACTORS 224-2841 FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND ANY EROSION CONTROL ISSUES.

NOTES

1. BUILD TO WEST DES MOINES WATER WORKS SPECIFICATIONS.
2. THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION AT (515)222-3620 A MINIMUM OF A 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.
5. ALL PROPOSED UTILITIES ARE PRIVATE.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1247, 54-1146. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3460) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

UTILITY NOTES

1. REFER TO MILLS CROSSING PLAT 1, LOT 4 APPROVED SITE PLANS FOR SANITARY SEWER AND STORM SEWER DESIGN INFORMATION.

WATER MAIN QUANTITIES

1160 LF	8" WATER MAIN
1 EA.	8"x8"x10" TAPPING TEE
3 EA.	8"x8"x8" TEE
1 EA.	8"x6"x8" TEE
9 EA.	8" VALVE
1 EA.	HYDRANT, TEE & 6" VALVE
1 EA.	HYDRANT & 8" VALVE
3 EA.	22 1/2° BEND
3 EA.	45° BEND

PLANTING SCHEDULE

	BUFFER	OPEN SPACE				
AR		11	Acer rubrum Red Maple	5" Cal.	B&B	See Plan
QB		7	Quercus bicolor Swamp White Oak	5" Cal.	B&B	See Plan
GT	10	9	Gleditsia triacanthos 'Skyline' Skyline Honeylocust	5" Cal.	B&B	See Plan
UA	4		Ulmus americana American Elm	5" Cal.	B&B	See Plan
PT	42	11	Populus tremuloides Quaking Aspen	2" Cal.	Cont.	See Plan
CC		5	Crataegus crusgalli 'Lowlapur' Thornless Hawthorn	2" Cal.	Cont.	See Plan
CK			Cercis canadensis Eastern Redbud	10' Ht.	Cont.	Multi-trunk
AA	4	11	Amelanchier canadensis (clump form) Serviceberry	10' Ht.	Cont.	Multi-trunk
HP		36	Hydrangea paniculata Prairie Fire Hydrangea	2" Cal	Cont.	See Plan
PS		11	Pinus strobus White Pine	6'-8' Ht.	B&B	See Plan
PG		25	Picea glauca densata Black Hills Spruce	6'-8' Ht.	B&B	See Plan
AG	55		Abies concolor White Fir	6'-8' Ht.	B&B	See Plan
JC	14		Juniperus chinensis Sea Green Juniper	#5	Cont.	See Plan
CD	60	15	Caryopteris divaricata 'Snow Fairy' Variegated Blue Mist Spirea	#2	Cont.	See Plan
HF	99	94	Hemerocallis fulva 'Kwanso' Kwanso Orange Daylily	#2	Cont.	See Plan
RO	52	11	Rosa x 'Carefree Sunshine' Carefree Sunshine Rose	#2	Cont.	See Plan
DS	50		Diervilla sessilifolia Cool Splash Honeysuckle	#2	Cont.	See Plan
CA		265	Calamagrostis x acutiflora Karl Foerster Grass	#2	Cont.	See Plan
BN		252	Asclepias tuberosa Butterfly Weed	#2	Cont.	See Plan
PA	16	36	Picea abies 'Pfaffenhofen' Birds Nest Spruce	#2	Cont.	See Plan
JH	6	24	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	#2	Cont.	See Plan

SCALE: 1"=60'

0' 30' 60' 90' 120'

NORTH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4854 . Fax: 515.276.7084 . info@cecinc.com

DATE:	MAR. 12, 2015	REVISIONS	COMMENTS
		1	
		2	
		3	
		4	
		5	
		6	

DATE OF SURVEY/MAR. 03, 2015
DESIGNED BY: AKP
DRAWN BY: JAG

MILLS CROSSING PLAT 1
WEST DES MOINES, IOWA

PRELIMINARY PLAT

SHEET 2 OF 2

A-1624

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-002644-2015) TO SUBDIVIDE PROPERTY INTO SEVEN (7) LOTS FOR COMMERCIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, Hurd Mills LLC requests approval for a preliminary plat to subdivide property into the seven (7) lots for commercial development at property legally described as:

Legal Description of Property

Parcel 'B' of lot 1 and official parcel recorded in Book 15500, Page 98, at the Polk County Recorder's Office, said Lot 1 being in the partition plat of SW1/4 of the NW1/4 and the N1/2 of the SW1/4 and the N1/2 of the SE ¼ Section 18, Township 78, Range 25 West of the 5th P.M., an official plat recorded in Book 'E', Page 37 at the Polk County Recorder's office, City of West Des Moines, Polk County, Iowa. Said parcel contains 15.19 acres more or less.

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 May 11, 2015, the Plan and Zoning Commission recommend to the City Council approval of the Preliminary Plat; and

WHEREAS, on May 18, 2015, 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 property into seven (7) lots for commercial development 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 May 18, 2015.

_____
Steven Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant providing final drawings of the preliminary plat which addresses staff comments prior to the final plat proceeding to the City Council for approval.