CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 4, 2015

ITEM: Village of Ponderosa Plat 7, Northeast corner of Stagecoach Drive and S Crescent Way – Approval to subdivide property into 14 lots and one outlot – East Towne LLC – FP-002499-2014

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Joel Jackson, Bishop Engineering, on behalf of the applicant, Jim Bergman, East Towne, LLC., is requesting approval of a Final Plat to create 14 lots for the existing townhomes and one outlot for the shared vehicle drive, patio area and open space area.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development & Planning City Council Subcommittee at their September 11, 2014, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

OUTSTANDING ISSUES: 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.

TOWN CENTER OVERLAY DISTRICT CONSISTENCY: The proposed project has been reviewed for consistency with the proposed Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed project is consistent with the Town Center Overlay District Guidelines in that the plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

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 Village of Ponderosa Plat 7 Final Plat to establish 14 lots and one outlot, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Brian Portz, 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

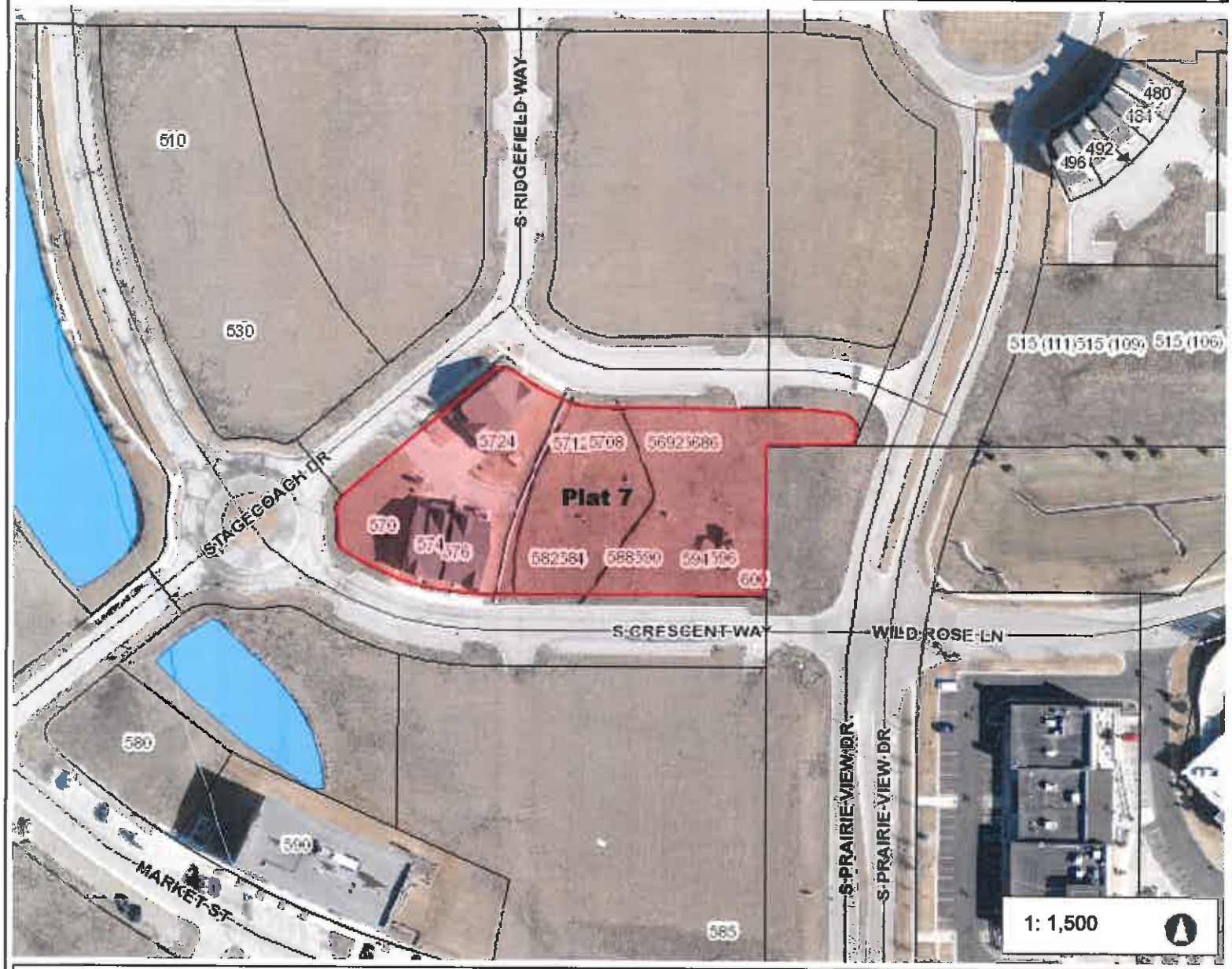
SUBCOMMITTEE REVIEW (if applicable)

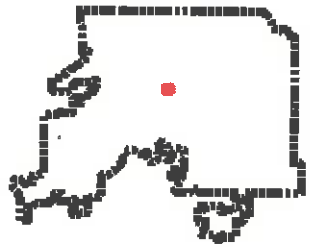
Committee	Development & Planning		
Date Reviewed	September 11, 2014		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

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

Village of Ponderosa Plat 7





Legend

- Parcels

250.0 0 125.00 250.0 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

EXHIBIT I

VILLAGE OF PONDEROSA PLAT 7
FINAL PLAT

EXHIBIT II

PROPERTY DESCRIPTION:
ALL OF LOT 40, THE VILLAGE OF PONDEROSA, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA CONTAINING APPROXIMATELY 1.35 ACRES.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY ALL EASEMENTS OF RECORD.

APPLICANT:
EAST TOWNE LLC
ATTN: JIM BERGMAN
20 SANDSTONE COURT
LA CLAIRE, IA 52753
MOBILE: 563-505-5811

EXISTING COMPREHENSIVE PLAN: MD
MEDIUM DENSITY RESIDENTIAL

PROPOSED COMPREHENSIVE PLAN: MD
MEDIUM DENSITY RESIDENTIAL

EXISTING ZONING: PUD-MD
PLANNED UNIT DEVELOPMENT

PROPOSED ZONING: PUD-MD
PLANNED UNIT DEVELOPMENT

BENCHMARK:
WDM BM #118 - ALUMINUM DISC AT THE NORTHEAST CORNER OF 60TH STREET & MILLS CIVIC PARKWAY, 18.5' SOUTHEAST OF SIGNAL POLE, 1.5' SOUTHEAST OF FACE OF WALK, 31' WEST OF FIRE HYDRANT.
ELEVATION = 291.57

WDM BM # 10 - ALUMINUM DISC AT THE INTERSECTION OF 60TH AND BEECH TREE DRIVE. 31' WEST OF THE CENTERLINE OF 60TH STREET.
ELEVATION = 179.99

PREPARED BY:
BISHOP ENGINEERING
ATTN: LARRY HYLER
3501 104TH STREET
URBANDALE, IA 50322
PH: (515) 276-0467

OWNERS:
5724 STAGECOACH DR:
ANTONIO W RIVAS
5724 STAGECOACH DR
WEST DES MOINES, IA 50266

574 S CRESCENT WAY:
HOT RUSH PROPERTIES LLC
3100 101ST ST STE C
URBANDALE, IA 50322

576 S CRESCENT WAY
ALAN J ANDERSON
576 S CRESCENT WAY
WEST DES MOINES, IA 50266

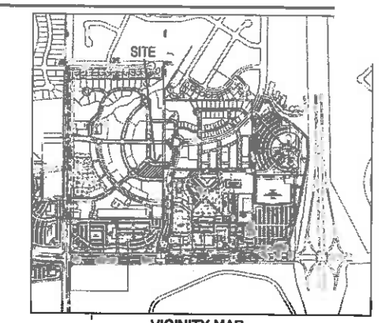
5686, 5692, 5708, 5712 STAGECOACH DR & 570, 582, 584, 588, 590, 594, 596 S CRESCENT WAY:
EAST TOWNE LLC
ATTN: JIM BERGMAN
20 SANDSTONE COURT
LA CLAIRE, IA 52753

OUTLOT 'X':
PROPOSED OWNERSHIP WILL BE THE WESTBROOK RANCH TOWNHOME ASSOCIATION INC

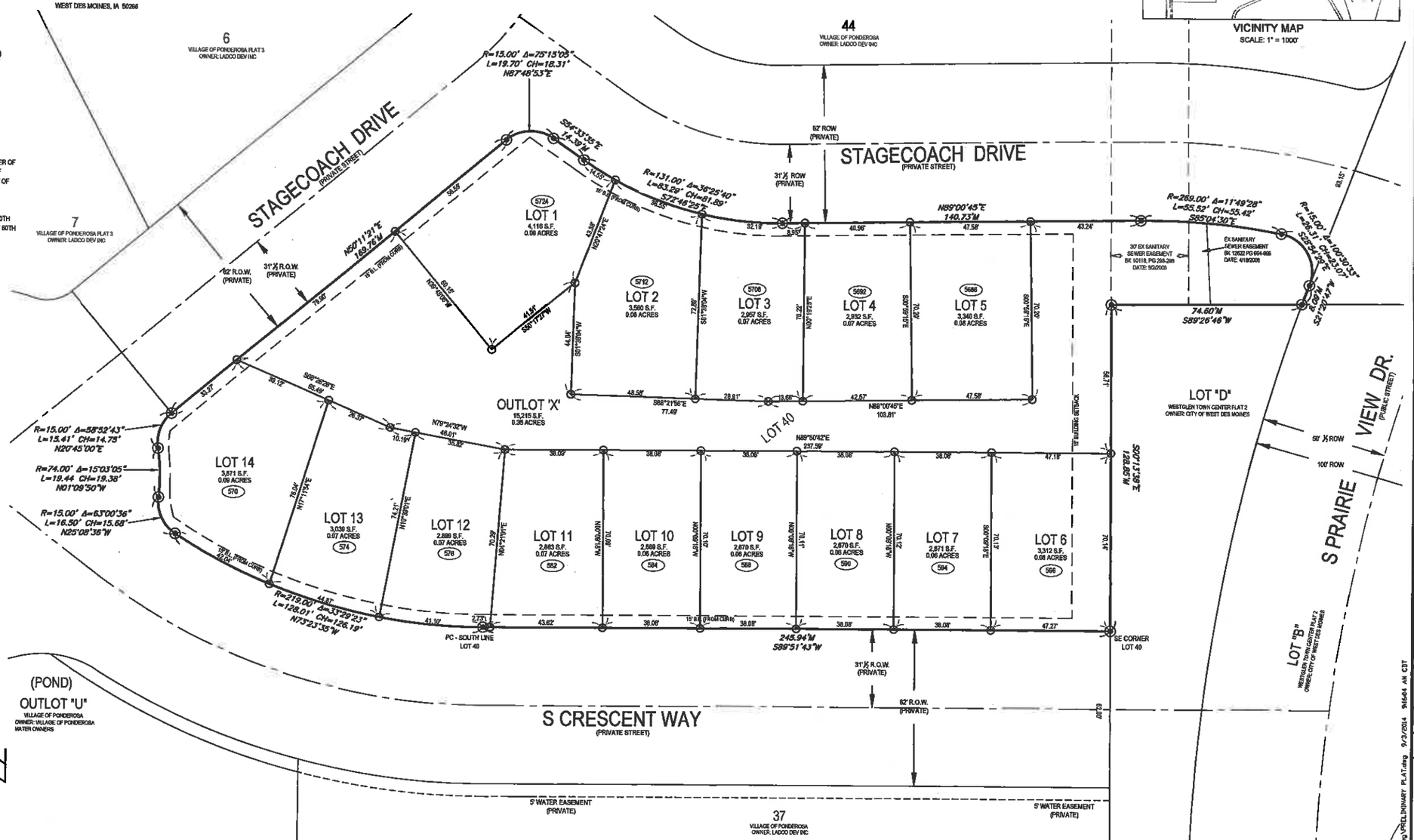
SANITARY SEWER EASEMENTS:
ALL PRIVATE STREET RIGHT-OF-WAYS ARE ALSO EXISTING PUBLIC SANITARY SEWER EASEMENTS.

PROPOSED SETBACKS:
FRONT YARD: 15' FROM CURB
REAR YARD: NONE REQUIRED
SIDEYARD: NONE REQUIRED

NOTES:
THIS PLAT HAS AN ERROR OF 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 OTHERWISE NOTED. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775



VICINITY MAP
SCALE: 1" = 1000'



SURVEY LEGEND:
- SECTION CORNER- FOUND AS NOTED
- PROPERTY CORNER- FOUND AS NOTED
- PLAT CORNER - FOUND IRON PIPE W YELLOW PLASTIC CAP ID #14775
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- D DEEDED DISTANCE
- P.R.A. PREVIOUSLY RECORDED AS
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- INDICATES STREET ADDRESS

BAR SCALE
20 0 10 20 40
1 inch = 20 ft. (IN FEET)

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LICENSED LAND SURVEYOR
LARRY D. HYLER
14775
IOWA

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: Larry D. Hyler DATE: 3-04-2015
LARRY D. HYLER, L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3625
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

VILLAGE OF PONDEROSA PLAT 7
WEST DES MOINES, IA
FINAL PLAT

REFERENCE NUMBER:
D60420-14
D50115
040616

DRAWN BY: JMR
CHECKED BY: LDH
REVISION DATE:
10/6/14 1ST CITY SUBMITTAL
3/4/15 FINAL

PROJECT NUMBER: 120273
SHEET NUMBER: 1 OF 1

M:\land projects\ BBIE\120273\dwg\PRELIMINARY PLAT.dwg 9/2/2014 9:16:44 AM CDT

Prepared by: B. Portz, 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, VILLAGE OF PONDEROSA PLAT 7 (FP-002499-2014) FOR THE PURPOSE OF CREATING FOURTEEN (14) LOTS FOR RESIDENTIAL DEVELOPMENT AND ONE (1) OUTLOT

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, East Towne, LLC, has requested approval for a Final Plat (FP-002499-2014) for that approximately 1.35 acre site located at the northeast corner of Stagecoach Drive and S Crescent Way within the Village of Ponderosa development and legally described below for the purpose of subdividing the property into 14 lots for residential development and 1 outlot

Legal Description

ALL OF LOT 40, THE VILLAGE OF PONDEROSA, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA. SAID PARCEL CONTAINING APPROXIMATELY 1.68 ACRES. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD

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, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Village of Ponderosa Plat 7 and recommended approval on November 24, 2014, and;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Village of Ponderosa Plat 7 that was reviewed and approved by the City Council on December 1, 2014, and;

WHEREAS, on May 4, 2015, this City Council held a duly-noticed meeting to consider the application for Final Plat (FP-002499-2014) and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Final Plat for Village of Ponderosa Plat 7 at their meeting on May 4, 2015, subject to any conditions of approval, and;

WHEREAS, the City Council approves of the following address assignments;

Lot 1 = 5724 Stagecoach Drive
Lot 2 = 5712 Stagecoach Drive

Lot 3 = 5708 Stagecoach Drive
Lot 4 = 5692 Stagecoach Drive
Lot 5 = 5686 Stagecoach Drive
Lot 6 = 596 S. Crescent Way
Lot 7 = 594 S. Crescent Way
Lot 8 = 590 S. Crescent Way
Lot 9 = 588 S. Crescent Way
Lot 10 = 584 S. Crescent Way
Lot 11 = 582 S. Crescent Way
Lot 12 = 576 S. Crescent Way
Lot 13 = 574 S. Crescent Way
Lot 14 = 570 S. Crescent Way

WHEREAS, Village of Ponderosa Plat 7 is zoned Village of Ponderosa Planned Unit Development (PUD) and meets all requirements of the City's Zoning Code.

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, dated May 4, 2015, or as amended orally at the City Council hearing of May 4, 2015, are adopted.

SECTION 2. Final Plat, Village of Ponderosa Plat 7 (FP-002499-2014) is approved, subject to compliance with all the conditions in the staff report, dated May 4, 2015, 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.

SECTION3. This resolution does release the Final Plat (FP-002499-2014) 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 May 4, 2015 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 May 4, 2015, among other proceedings, Roll Call No. _____ approved said plat on May 4, 2015, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of May, 2015.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. No conditions of approval.