CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 15, 2015

ITEM: Maple Grove West Plat 6, 1655 98th Street – subdivide property into 48 lots for townhome development and one outlot for common ground – Rock Equity Holdings LLC. – FP-002699-2015

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Rock Equity Holdings, LLC, requests approval of a Final Plat to subdivide property located at 1655 98th street into 48 lots for townhome development and one outlot for common property (see Exhibit I - Location Map and Exhibit II – Final Plat). The preliminary plat was approved by the City Council on April 6, 2015

CITY COUNCIL SUBCOMMITTEE: The preliminary plat was reviewed by the Subcommittee on January 29, 2015. The final plat is consistent with the preliminary therefore the final plat was not presented again to the Subcommittee.

OUTSTANDING ISSUES: There are no outstanding issues.

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

- Bond in lieu of installing buffer landscaping
- Bonds in lieu of construction and acceptance of sidewalks
- Ingress/Egress Easement

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, Maple Grove West Plat 6, to subdivide property into 48 lots for townhome development and one outlot for common property, subject to the applicant complying with all applicable City Code requirements and the following:

1. That the landscape buffer be installed according to the site plan and acceptable to the City prior to the release of any occupancy permit in the last building constructed;
2. That the public sidewalk be installed, inspected, and accepted by the City, prior to the release of the last of any occupancy permit in the last building constructed.

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

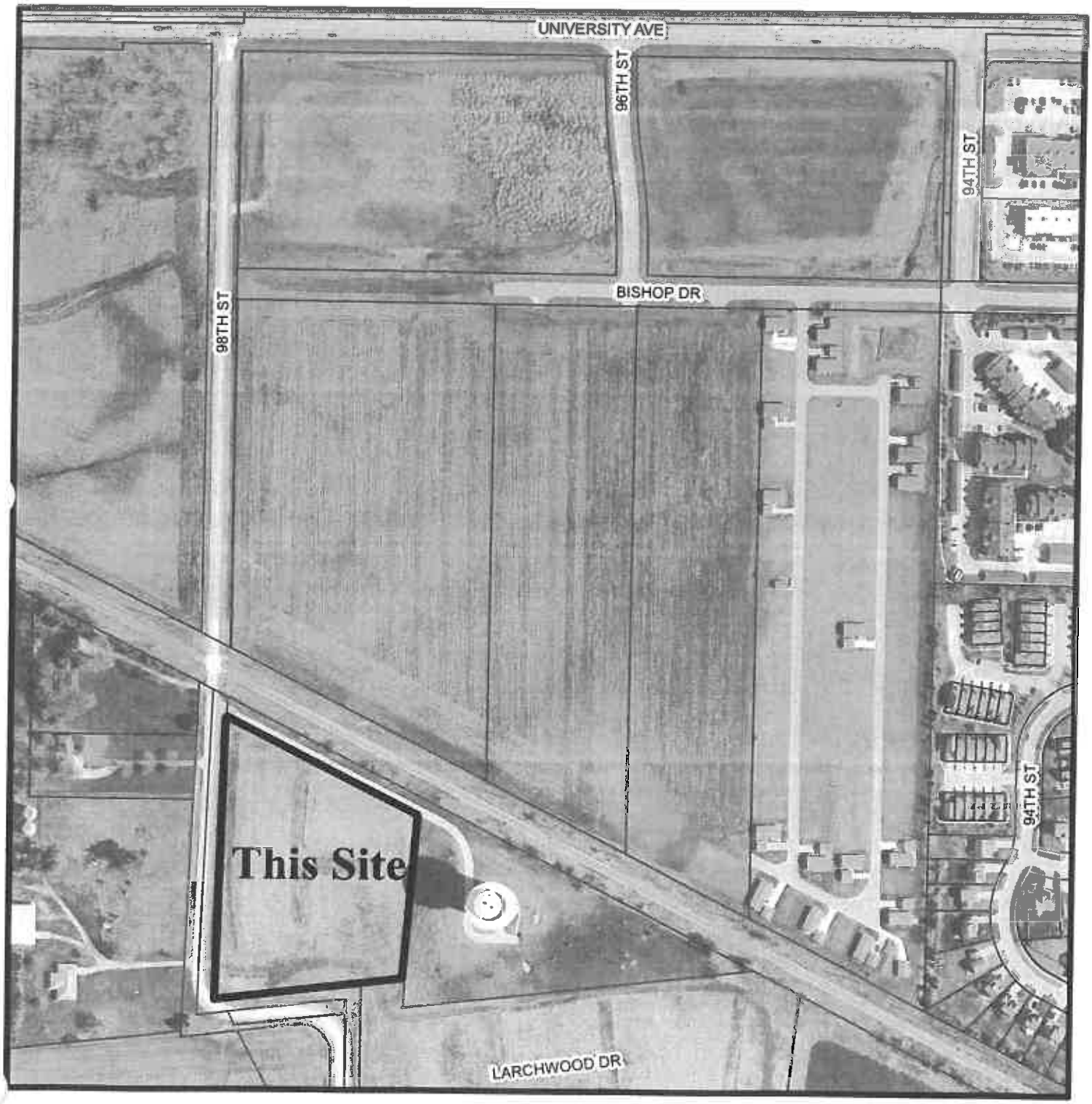
SUBCOMMITTEE REVIEW (if applicable)

Committee	n/a		
Date Reviewed	n/a		
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

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

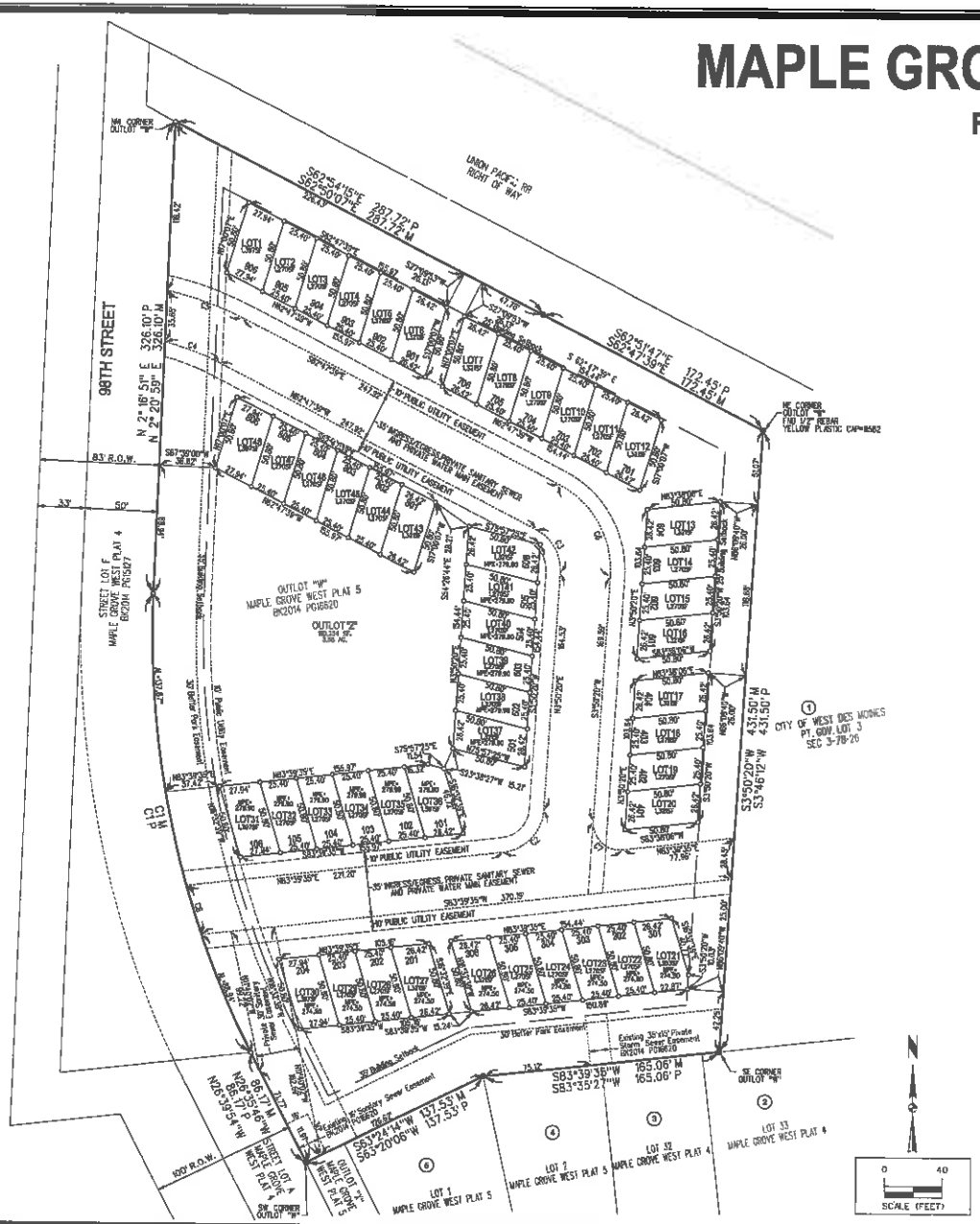
General Location Map
Maple Grove West Plat 6
South of UP Railroad East of 98th Street

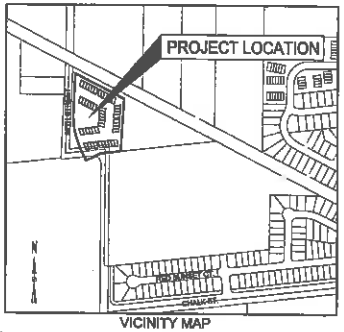


No Scale

MAPLE GROVE WEST PLAT 6

FINAL PLAT





VICINITY MAP

PLAT DESCRIPTION

OUTLOT "W", MAPLE GROVE WEST PLAT 5, BEING AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 5.11 ACRES (222,398SF)

NOTES

1. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
3. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.

APPLICANT/OWNER

ROCK EQUITY HOLDINGS LLC
720 S 68TH ST, SUITE 120
WEST DES MOINES, IA 50266
CONTACT: JAMES LINDGREN

SITE ADDRESS

1655 98TH STREET

BASIS OF BEARING

THE EAST LINE OF OUTLOT "W" IS ASSUMED TO BEAR S3°48'12"W

COMPREHENSIVE LAND USE PLAN

MEDIUM DENSITY RESIDENTIAL

SURVEYOR

SNYDER & ASSOCIATES, INC.
2727 SNYDER BLVD
P.O. BOX 1159
ANKENY IA 50023

ZONING

MAPLE GROVE WEST PUD-#76
MEDIUM DENSITY RESIDENTIAL

BULK REGULATIONS

BUILDING SETBACK = 35'(WEST)
BUILDING SETBACK = 35'(SOUTH)
BUILDING SETBACK = 25'(NORTH,EAST)

CITY OF WEST DES MOINES CONTROL POINT

BENCHMARK #93
N=583099.7 E=1645519.1 ELEV=272.67
STANDARD CITY OF WEST DES MOINES BENCHMARK 3' WEST OF EAST FENCE & 14.7' SOUTH OF UNIVERSITY AVENUE CENTERLINE AT THE SOUTHEAST QUADRANT OF UNIVERSITY AVENUE & 98TH STREET.

DATE OF SURVEY

NOVEMBER 10, 2014

ADJACENT PROPERTY OWNERS

1. CITY OF WEST DES MOINES - PT GOV LOT 3
2. JERRY'S HOMES INC - MAPLE GROVE WEST PLAT 4, LOT 33
3. JERRY'S HOMES INC - MAPLE GROVE WEST PLAT 4, LOT 32
4. JERRY'S HOMES INC - MAPLE GROVE WEST PLAT 5, LOT 2
5. JERRY'S HOMES INC - MAPLE GROVE WEST PLAT 5, LOT 1

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1 M	28° 56' 45" RT	650.00'	328.38'	167.77'	N 12° 07' 23" W 324.90'
C1 P	28° 56' 45" RT	650.00'	328.38'	167.77'	N 12° 11' 31" W 324.80'
C2	79° 48' 15" LT	31.50'	43.88'	26.35'	N 43° 44' 58" E 40.42'
C3	66° 38' 00" LT	31.50'	36.63'	20.70'	N 29° 28' 39" W 34.60'
C4	12° 53' 43" LT	179.00'	40.29'	20.23'	N 69° 14' 29" W 40.20'
C5	14° 53' 24" RT	214.00'	55.55'	27.93'	S 70° 13' 50" E 55.40'
C6	68° 36' 00" RT	66.50'	77.34'	43.78'	S 29° 28' 39" E 73.05'
C7	100° 10' 45" LT	18.50'	32.35'	22.12'	S 46° 15' 02" E 28.39'
C8	3° 08' 30" RT	650.00'	35.64'	17.82'	N 17° 11' 08" W 35.64'

LEGEND

Survey	Found	Set
Section Corner	△	△
1/2" Rebar, Yellow Plastic Cap = 16747	●	
1/2" Rebar, Yellow Plastic Cap = 19710		○
ROW Marker	■	
ROW Rail	▬	
Control Point	CP	
Bench Mark	●	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Minimum Basement Opening Elevation	MBOE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR ERIN D. GRIFFIN 19710 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.

Erin D. Griffin, PLS — Date

License Number 19710

My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal:

Sheet 1 of 1

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	05/22/15	EDC

Engineer: EDC | Checked By: EDG | Scale: 1"=40'
Technician: JWM | Date: 04-28-15 | Field Bk: Pgs
Project No: 174.0995 | Sheet 1 of 1

MAPLE GROVE WEST PLAT 6

FINAL PLAT

WEST DES MOINES, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No:

Sheet 1

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, ACCEPTING SURERTY IN LIEU OF PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE FINAL PLAT, MAPLE GROVE WEST PLAT 6 (FP-002699-2015) FOR THE PURPOSE OF PLATTING PROPERTY INTO 48 TOWNHOME LOTS AND ONE OUTLOT FOR COMMON GROUND

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, Rock Equity Holdings LLC., has requested approval for a Final Plat (FP-002699-2015) for that 5.11 acres located at 1655 98th Street for the purpose of subdividing the property into 48 townhomes lots and one outlot for common ground;

Legal Description

Outlot W, Maple Grove West Plat 5, now in and forming a part of the City of West Des Moines, Dallas County, Iowa

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 has reviewed the Preliminary Plat for Maple Grove West Plat 6 and recommended approval on March 30, 2015;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Maple Grove Plat 6 that was reviewed and approved by the City Council on April 6, 2015;

WHEREAS, on June 15, 2015, this City Council held a duly-noticed meeting to consider the application for Maple Grove West Plat 6 Final Plat;

WHEREAS, the applicant has provided surety in lieu of installation of public sidewalk;

WHEREAS. The applicant has provided surety in lieu of installation of buffer landscaping;

WHEREAS, the applicant has provided an ingress/egress easement for the private road in the development;

WHEREAS, the City of West Des Moines assigns addresses to the lots in this plat according to Exhibit B:

WHEREAS, Maple Grove West Plat 6 is zoned Maple Grove West Planned Unit Development 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, or as amended orally at the City Council hearing, are adopted.

SECTION 2. Final Plat, Maple Grove West Plat 6 is approved, subject to compliance with all the conditions in the staff report, including 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 does release the Maple Grove West Plat 6 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 June 15, 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 June 15, 2015, among other proceedings, Roll Call No. _____ approved said plat on June 15, 2015, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of June 2105.

_____
Steven K. Gear, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A
Conditions of Approval

1. That the landscape buffer be installed according to the site plan and acceptable to the City prior to the release of any occupancy permit in the last building constructed;
2. That the public sidewalk be installed, inspected, and accepted by the City, prior to the release of the last of any occupancy permit in the last building constructed.

EXHIBIT B

1655 98th St Unit 906	Maple Grove West P6, Lot 1
1656 98th St Unit 905	Maple Grove West P6, Lot 2
1655 98th St Unit 904	Maple Grove West P6, Lot 3
1655 98th St Unit 903	Maple Grove West P6, Lot 4
1655 98th St Unit 902	Maple Grove West P6, Lot 5
1655 98th St Unit 901	Maple Grove West P6, Lot 6
1655 98th St Unit 706	Maple Grove West P6, Lot 7
1655 98th St Unit 705	Maple Grove West P6, Lot 8
1655 98th St Unit 704	Maple Grove West P6, Lot 9
1655 98th St Unit 703	Maple Grove West P6, Lot 10
1655 98th St Unit 702	Maple Grove West P6, Lot 11
1655 98th St Unit 701	Maple Grove West P6, Lot 12
1655 98th St Unit 604	Maple Grove West P6, Lot 13
1655 98th St Unit 603	Maple Grove West P6, Lot 14
1655 98th St Unit 602	Maple Grove West P6, Lot 15
1655 98th St Unit 601	Maple Grove West P6, Lot 16
1655 98th St Unit 404	Maple Grove West P6, Lot 17
1655 98th St Unit 403	Maple Grove West P6, Lot 18
1655 98th St Unit 402	Maple Grove West P6, Lot 19
1655 98th St Unit 401	Maple Grove West P6, Lot 20
1655 98th St Unit 301	Maple Grove West P6, Lot 21
1655 98th St Unit 302	Maple Grove West P6, Lot 22
1655 98th St Unit 303	Maple Grove West P6, Lot 23
1655 98th St Unit 304	Maple Grove West P6, Lot 24
1655 98th St Unit 305	Maple Grove West P6, Lot 25
1655 98th St Unit 306	Maple Grove West P6, Lot 26
1655 98th St Unit 201	Maple Grove West P6, Lot 27
1655 98th St Unit 202	Maple Grove West P6, Lot 28
1655 98th St Unit 203	Maple Grove West P6, Lot 29
1655 98th St Unit 204	Maple Grove West P6, Lot 30
1655 98th St Unit 106	Maple Grove West P6, Lot 31
1655 98th St Unit 105	Maple Grove West P6, Lot 32
1655 98th St Unit 104	Maple Grove West P6, Lot 33
1655 98th St Unit 103	Maple Grove West P6, Lot 34
1655 98th St Unit 102	Maple Grove West P6, Lot 35
1655 98th St Unit 101	Maple Grove West P6, Lot 36
1655 98th St Unit 501	Maple Grove West P6, Lot 37
1655 98th St Unit 502	Maple Grove West P6, Lot 38
1655 98th St Unit 503	Maple Grove West P6, Lot 39
1655 98th St Unit 504	Maple Grove West P6, Lot 40
1655 98th St Unit 505	Maple Grove West P6, Lot 41
1655 98th St Unit 506	Maple Grove West P6, Lot 42
1655 98th St Unit 801	Maple Grove West P6, Lot 43
1655 98th St Unit 802	Maple Grove West P6, Lot 44
1655 98th St Unit 803	Maple Grove West P6, Lot 45
1655 98th St Unit 804	Maple Grove West P6, Lot 46
1655 98th St Unit 805	Maple Grove West P6, Lot 47
1655 98th St Unit 806	Maple Grove West P6, Lot 48