CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: September 21, 2015

ITEM: Woodland Hills of West Des Moines Plat 2, Southwest corner of Cascade Avenue and S. 91st Street – Plat property into 19 postage stamp and one outlot– Jerry Bussanmas, LLC. –FP-002783-2015

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Jerry Bussanmas, LLC, is requesting approval of a Final Plat for approximately 5.76 acres located at the southwest corner of Cascade Avenue and S. 91st Street. The applicant proposes to subdivide the property into 19 postage stamp lots for a detached townhome development and one common area outlot, which also includes the private streets.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on July 16, 2015 as an informational item only. The Subcommittee expressed support of the project.

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

- Agreements for the maintenance of storm water facilities

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 and release for recordation the Final Plat, Woodland Hills of West Des Moines Plat 2, to subdivide the property into 19 postage stamp and one common area outlot, subject to the applicant complying with all applicable City Code requirements and the following:

1. Once the detention facility is completed, and prior to issuance of an occupancy permit, including temporary occupancy, for the last townhome constructed, a letter and as-built drawings, signed and sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code shall be submitted to the Planning Division.

Lead Staff Member: J. Bradley Munford

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

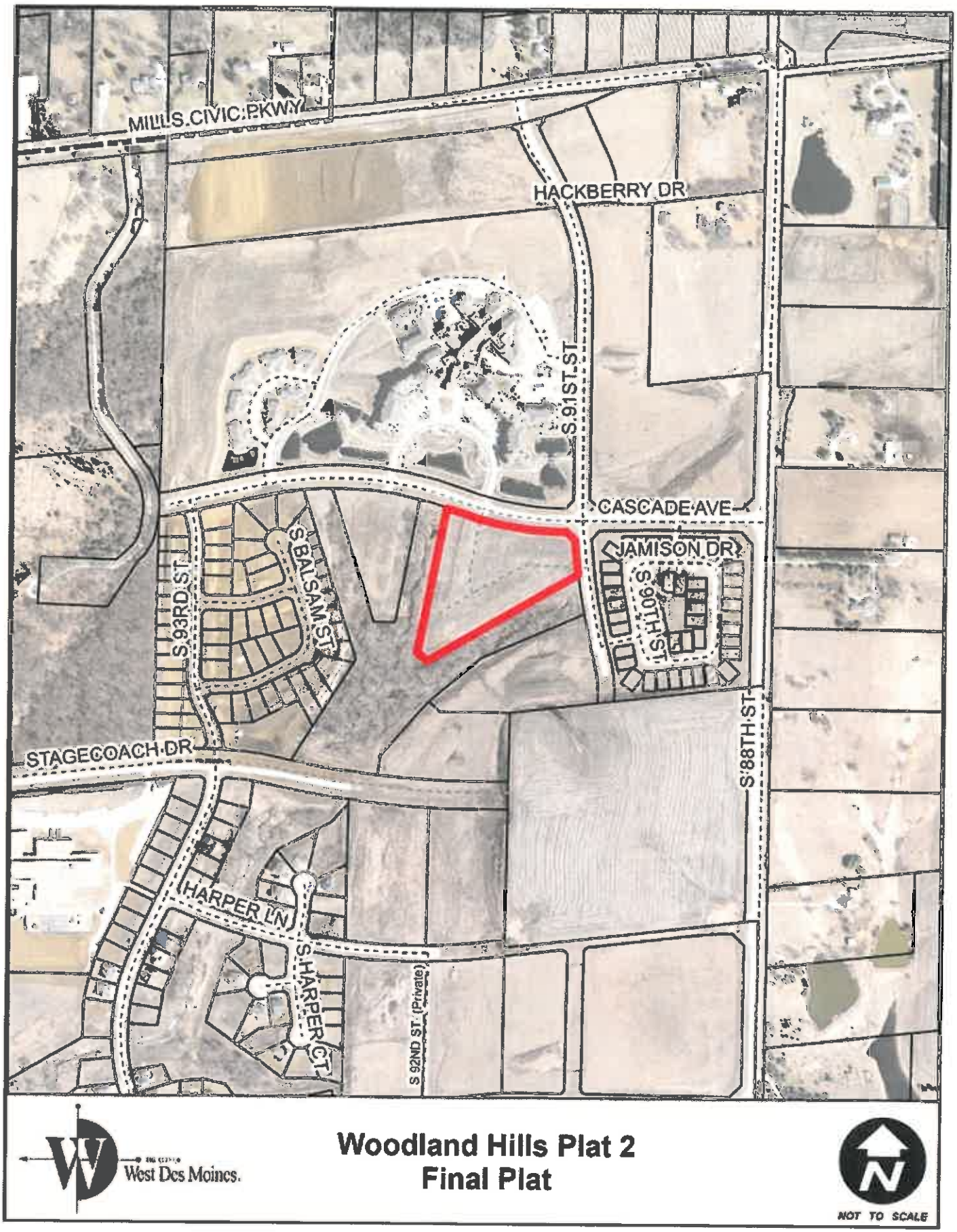
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development and Planning		
Date Reviewed	July 16, 2015		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

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

ATTACHMENT A

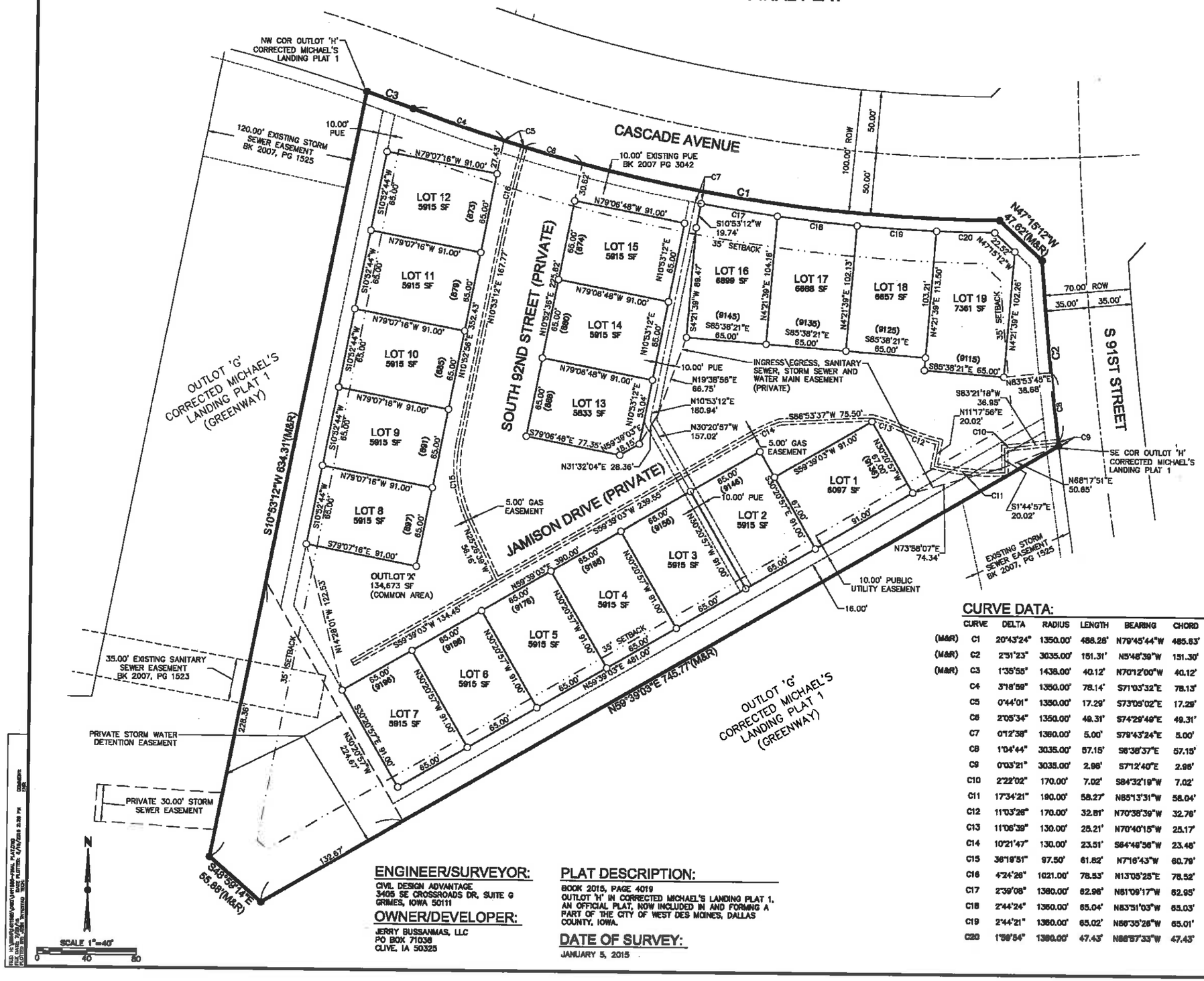


S:___Development Projects\Tallyns Reach\Woodland Hills of West Des Moines Plat 2\Final Plat\ FP-002783-2015_SR_Woodland Hills of West Des Moines Plat 2_9-21-15.docx

ATTACHMENT B

WOODLAND HILLS OF WEST DES MOINES PLAT 2

FINAL PLAT



CURVE DATA:

	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M&R)	C1	20°43'24"	1350.00'	488.28'	N79°45'44"W	485.63'
(M&R)	C2	2°51'23"	3035.00'	151.31'	N5°48'39"W	151.30'
(M&R)	C3	1°35'55"	1438.00'	40.12'	N70°12'00"W	40.12'
	C4	3°18'59"	1350.00'	78.14'	S71°03'32"E	78.13'
	C5	0°44'01"	1350.00'	17.29'	S73°05'02"E	17.29'
	C6	2°05'34"	1350.00'	49.31'	S74°29'49"E	49.31'
	C7	0°12'38"	1350.00'	5.00'	S79°43'24"E	5.00'
	C8	1°04'44"	3035.00'	57.15'	S8°38'37"E	57.15'
	C9	0°03'21"	3035.00'	2.98'	S7°12'40"E	2.98'
	C10	2°22'02"	170.00'	7.02'	S84°32'19"W	7.02'
	C11	17°34'21"	190.00'	58.27'	N85°13'31"W	58.04'
	C12	11°03'26"	170.00'	32.81'	N70°38'39"W	32.76'
	C13	11°06'39"	130.00'	25.21'	N70°40'15"W	25.17'
	C14	10°21'47"	130.00'	23.51'	S64°46'36"W	23.48'
	C15	36°19'51"	97.50'	61.82'	N7°16'43"W	60.79'
	C16	4°24'26"	1021.00'	78.53'	N13°05'25"E	78.52'
	C17	2°39'08"	1350.00'	62.98'	N61°09'17"W	62.95'
	C18	2°44'24"	1350.00'	65.04'	N63°51'03"W	65.03'
	C19	2°44'21"	1350.00'	65.02'	N66°35'26"W	65.01'
	C20	1°56'54"	1350.00'	47.43'	N68°57'33"W	47.43'

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

OWNER/DEVELOPER:

JERRY BUSSANMAS, LLC
PO BOX 71036
CLIVE, IA 50325

PLAT DESCRIPTION:

BOOK 2015, PAGE 4019
OUTLOT 'H' IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

DATE OF SURVEY:

JANUARY 5, 2015

COMPREHENSIVE PLAN LAND USE:

MEDIUM DENSITY RESIDENTIAL

ZONING:

EXISTING AND PROPOSED: TALLYN'S REACH P.U.D. (PARCEL F: MEDIUM DENSITY RESIDENTIAL)

NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- THE ERROR OF CLOSURE FOR THIS FINAL PLAT IS WITHIN ALLOWABLE LIMITS.
- ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

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.

LICENSED PROFESSIONAL LAND SURVEYOR MICHAEL D. FOX 16747 IOWA

MICHAEL D. FOX DATE

PRELIMINARY FOR CONSTRUCTION

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
SECOND SUBMITTAL	06/16/16
FIRST SUBMITTAL	05/20/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE

WOODLAND HILLS OF WEST DES MOINES PLAT 2
FINAL PLAT
WEST DES MOINES, IOWA

1/1

1411.565

ATTACHMENT C

Prepared by: J. B. Munford, 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 WOODLAND HILLS OF WEST DES MOINES PLAT 2 FINAL PLAT (FP-002783-2015) FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY INTO 19 POSTAGE STAMP LOTS AND ONE COMMON AREA 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, Jerry Bussanmas, LLC., has requested approval for Woodland Hills of West Des Moines Plat 2 Final Plat (FP-002783-2015) for that 5.76 acre site located at the southwest corner of Cascade Avenue and S. 91st Street for the purpose of subdividing the property into 19 postage stamp lots for detached townhomes and one common area outlot which also includes the private streets;

Legal Description

CORRECTED MICHAEL'S LANDING PLAT 1, OUTLOT H, AN OFFICIAL PLAT RECORDED AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS 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, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Woodland Hills Of West Des Moines Plat 2 and recommended approval on April 27, 2015;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Woodland Hills Of West Des Moines Plat 2 that was reviewed and approved by the City Council on May 4, 2015;

WHEREAS, on September 21, 2015, this City Council held a duly-noticed meeting to consider the application for Woodland Hills Of West Des Moines Plat 2 Final Plat (FP-002783-2015);

WHEREAS, the City Council did accept the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for Multiple Parcel Ownership;

Whereas, the City Council does approve of the following address assignments:

Lot Number	Address
1	9136 Jamison Drive
2	9146 Jamison Drive
3	9156 Jamison Drive
4	9166 Jamison Drive
5	9176 Jamison Drive
6	9186 Jamison Drive
7	9196 Jamison Drive
8	897 South 92nd Street
9	891 South 92nd Street
10	885 South 92nd Street
11	879 South 92nd Street
12	873 South 92nd Street
13	886 South 92nd Street
14	880 South 92nd Street
15	874 South 92nd Street
16	9145 Jamison Drive
17	9135 Jamison Drive
18	9125 Jamison Drive
19	9115 Jamison Drive

WHEREAS, Woodland Hills of West Des Moines Plat 2 is zoned Tallyn's Reach 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, or as amended orally at the City Council hearing, are adopted.

SECTION 2. Final Plat, Woodland Hills of West Des Moines Plat 2 (FP-002783-2015) is approved, subject to compliance with all the conditions in the staff report, dated September 21, 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.

SECTION 4. This resolution does release the Woodland Hills of West Des Moines Plat 2 (FP-002783-2015) 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 September 21, 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 September 21, 2015, among other proceedings, Roll Call No. _____ approved said plat on September 21, 2015, 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 September, 2015.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. Once the detention facility is completed, and prior to issuance of an occupancy permit, including temporary occupancy, for the last townhome constructed, a letter and as-built drawings, signed and sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code shall be submitted to the Planning Division.