CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: September 21, 2015

ITEM: De Haan Plat of Survey, 1745 Glen Oaks Drive – Approval of Plat of Survey to create one single family lot – Doug De Haan – POS-002829-2015
Deferred from September 8, 2015 meeting

RESOLUTION: Approval and Release of Plat-of-Survey

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Doug De Haan, represented by Scott Catron of Bishop Engineering, is requesting approval of a Plat-of-Survey to create one parcel for single family residential development. The property currently is part of the Glen Oaks golf course.

Action on this item was deferred at the September 8, 2015 City Council meeting to ensure that the golf course and the two neighboring property owners were aware of and in agreement with the proposed creation of a new lot and subsequent home. The applicant, Doug De Haan has provided staff with the letter provided to the homeowners and the tally sheet from the official vote of the homeowners within the Glen Oaks development. The letter, signed by Jeff Strahl, General Manager Glen Oaks Country Club, clearly indicates the club's desire and agreement to the creation of the additional lot. The property owner of Lot 4 located immediately south of the proposed lot voted in favor of the creation of the lot. The property owner of Lot 5, located immediately north of the proposed lot initially voted 'no' to the creation of the lot, but Mr. De Haan has subsequently told staff that that property owner has now agreed with the creation of the lot.

CITY COUNCIL SUBCOMMITTEE: This project was not presented to the Development and Planning Subcommittee.

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.

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 Plat-of-Survey to create one single family residential parcel in Outlot Z, Glen Oaks Plat 2; subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Kara 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

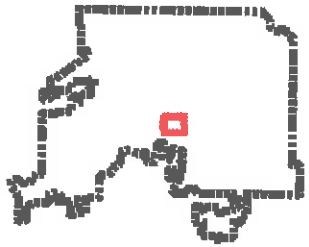
SUBCOMMITTEE REVIEW (if applicable)

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

ATTACHMENTS:

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

De Haan Plat of Survey Location



Legend

- Parcels
- Parks
- Greenways

835.0 0 417.50 835.0 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© 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

EXHIBIT I

PLAT OF SURVEY

PARCEL F, IN OUTLOT Z, GLEN OAKS PLAT 2

ORIGINAL LOT DESCRIPTION:

OUTLOT Z, GLEN OAKS PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

SAID TRACT BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 146.87 ACRES

ADDRESS:

NO ADDRESS ASSIGNED

OWNER:

G.O.C.C. INVESTMENTS LLC
1401 GLEN OAKS DR.
WEST DES MOINES, IOWA 50266

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN OUTLOT Z OF GLEN OAKS PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 4, GLEN OAKS PLAT 6, AS IT IS SHOWN IN BOOK 7097 ON PAGE 137 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA; THENCE S78°33'35"W ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 161.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE N57°37'45"W A DISTANCE OF 142.27 FEET; THENCE N03°56'10"W A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID GLEN OAKS PLAT 6; THENCE N86°03'50"E ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 255.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 AND THE WESTERLY RIGHT OF WAY LINE OF GLEN OAKS DRIVE AS IT IS PRESENTLY ESTABLISHED; THENCE 134.26 FEET ALONG THE ARC OF A 1,025.00 FEET RADIUS CURVE, CONCAVED EASTERLY, HAVING A CHORD BEARING OF S07°40'07"E AND DISTANCE OF 134.16 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF GLEN OAKS DRIVE; THENCE S11°22'18"E ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID GLEN OAKS DRIVE A DISTANCE OF 79.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 1.27 ACRES (55,204 SQUARE FEET)

ADDRESS:

NO ADDRESS ASSIGNED

OWNER:

G.O.C.C. INVESTMENTS LLC
1401 GLEN OAKS DR.
WEST DES MOINES, IOWA 50266
(515) 221-9000

PREPARED FOR:

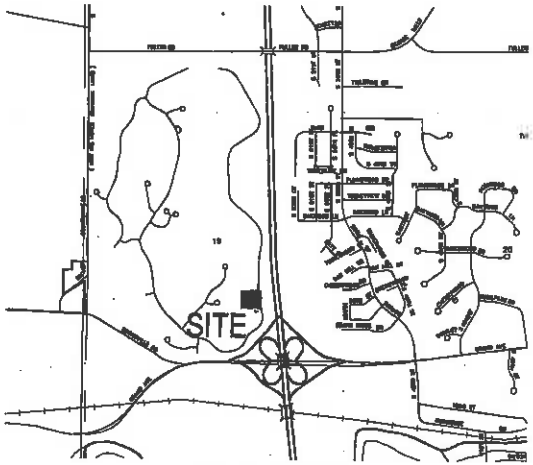
SHOWCASE HOMES, LTD
C/O DOUG DEHAAN
1625 TULIP TREE LANE
WEST DES MOINES, IA 50266
(515) 249-2779

NOTES:

ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSOR'S WEBPAGE

ZONING:

OBTAINED FROM CITY OF WEST DES MOINES WEBSITE OFFICIAL ZONING MAP, PDF ON 8-04-2015.
PUD OS: PLANNED UNIT DEVELOPMENT - OPEN SPACE.



VICINITY MAP
NOT TO SCALE

LEGEND:

●	PROPERTY CORNER - FOUND AS NOTED
○	PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH RED PLASTIC CAP ID # 22232
M	MEASURED DISTANCE
( )	PREVIOUSLY RECORDED AS
ROW	RIGHT OF WAY
POB	POINT OF BEGINNING
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP

GRAPHIC SCALE
50 0 25 50

FIELD WORK COMPLETED ON: 7/30/2015

LICENSED PROFESSIONAL LAND SURVEYOR
SCOTT A. CATRON, P.L.S. No. 22232
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: _____ DATE: _____
SCOTT A. CATRON, P.L.S. 22232
LICENSE RENEWAL DATE: DEC. 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 OF 2 AND 2 OF 2

PRELIMINARY
Not For Construction

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

1747 GLEN OAKS DRIVE
WEST DES MOINES, IA

PLAT OF SURVEY

REFERENCE NUMBER:

DRAWN BY: SC

PROJECT NUM 1305

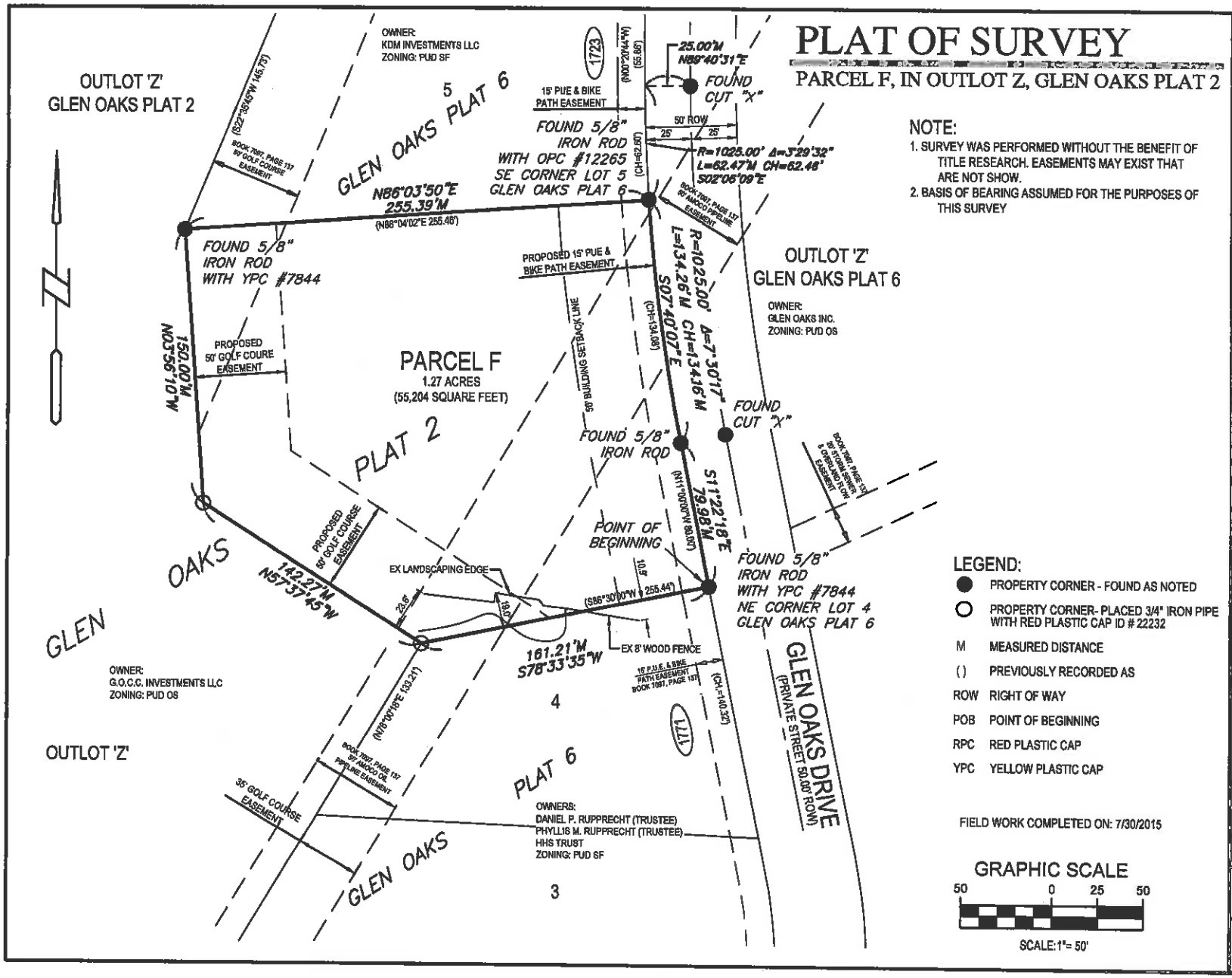
SHEET NUMBE 1 OF

EXHIBIT II

PREPARED BY: SCOTT A. CATRON BISHOP ENGINEERING CO., INC. 3501 104TH STREET, URBANDALE, IOWA 50322 PH (515) 276-0467

PLAT OF SURVEY

PARCEL F, IN OUTLOT Z, GLEN OAKS PLAT 2



NOTE:

1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE RESEARCH. EASEMENTS MAY EXIST THAT ARE NOT SHOW.
2. BASIS OF BEARING ASSUMED FOR THE PURPOSES OF THIS SURVEY

LEGEND:

- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH RED PLASTIC CAP ID # 22232
- M MEASURED DISTANCE
- ( ) PREVIOUSLY RECORDED AS
- ROW RIGHT OF WAY
- POB POINT OF BEGINNING
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP

FIELD WORK COMPLETED ON: 7/30/2015

GRAPHIC SCALE

50 0 25 50

SCALE:1"= 50'

Bishop Engineering
"Engineering Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

1747 GLEN OAKS DRIVE
WEST DES MOINES, IA

PLAT OF SURVEY

REFERENCE NUMBER:

DRAWN BY: SAC

PROJECT NUMBER: 130523

SHEET NUMBER: 2 OF 2

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 AND RELEASING THE DE HAAN PLAT-OF-SURVEY (POS-002829-2015) FOR THE PURPOSE OF CREATING ONE PARCEL FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT

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, Doug De Haan., has requested approval for a Plat-of-Survey (POS-002829-2015) to create one lot (Parcel F in Outlot Z Glen Oaks Plat 2), for single family residential development

Legal Descriptions
See Exhibit B

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, on September 21, 2015, this City Council held a duly-noticed meeting to consider the application for Plat-of-Survey and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Plat-of-Survey at their meeting on September 21, 2015, subject to any conditions of approval, and;

WHEREAS, there are no public improvements required of this plat, and;

WHEREAS, there are no public easements being established with this plat;

WHEREAS, a site address of 1745 Glen Oaks Drive has been assigned to the property.

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 meeting, are adopted.

SECTION 2. De Haan Plat of Survey, Parcel F in Outlot Z, Glen Oaks Plat 2, is approved, subject to compliance with all the conditions in the staff report for this meeting, 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 the Plat-of-Survey for recordation. The City Council of West Des Moines directs the City Clerk to release said Plat-of-Survey for recordation in accordance with said City

Council approval of the Plat-of-Survey 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 Plat-of-Survey 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

No conditions of approval.

EXHIBIT B:
Legal Description

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN OUTLOT Z OF GLEN OAKS PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, GLEN OAKS PLAT 6, AS IT IS SHOWN IN BOOK 7097 ON PAGE 137 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA; THENCE S78°33'35"W ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 161.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE N57°37'45"W A DISTANCE OF 142.27 FEET; THENCE N03°56'10"W A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID GLEN OAKS PLAT 6; THENCE N86°03'50"E ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 255.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 AND THE WESTERLY RIGHT OF WAY LINE OF GLEN OAKS DRIVE AS IT IS PRESENTLY ESTABLISHED; THENCE 134.26 FEET ALONG THE ARC OF A 1,025.00 FEET RADIUS CURVE, CONCAVED EASTERLY, HAVING A CHORD BEARING OF S07°40'07"E AND DISTANCE OF 134.16 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF GLEN OAKS DRIVE; THENCE S11°22'18"E ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID GLEN OAKS DRIVE A DISTANCE OF 79.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 1.27 ACRES (55,204 SQUARE FEET)