CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **November 16, 2015**

ITEM: Burr Oaks Manor at Glen Oaks, 1575 and 1623 Burr Oaks Drive – Replat lots 61-64 Glen Oaks Plat 2 from four lots to two lots for single family development – Charles and Wendy Drucker – PP-02885-2015

RESOLUTION: **Approval of a Preliminary Plat**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Charles and Wendy Drucker, represented by Jeffrey Gaddis of Civil Engineering Consultants, are requesting approval of a preliminary plat for approximately 1.69 acres located at 1575 and 1623 Burr Oaks Drive to replat four lots (Lots 61, 62, 63, and 64 Glen Oaks Plat 2) to two lots for single family development (see Exhibit I - Attachment B – Location Map and Attachment C – Preliminary Plat).

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: November 9, 2015
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat request.

OUTSTANDING ISSUES: There are no outstanding issues.

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 November 5, 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 Burr Oaks Manor at Glen Oaks to replat four lots to two lots for single family development, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

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	November 5, 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: November 9, 2015

Item: Burr Oaks Manor at Glen Oaks, 1575 and 1623 Burr Oaks Drive – Replat lots 61-64 Glen Oaks Plat 2 from four lots to two lots for single family development – Charles and Wendy Drucker – PP-02885-2015

Requested Action: Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP

Applicant's Request: Charles and Wendy Drucker, represented by Jeffrey Gaddis of Civil Engineering Consultants, are requesting approval of a preliminary plat for approximately 1.69 acres located at 1575 and 1623 Burr Oaks Drive to replat four lots (Lots 61, 62, 63, and 64 Glen Oaks Plat 2) to two lots for single family development (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: This property currently is undeveloped. The property is part of Parcel A in the Glen Oaks Planned Unit Development (PUD) and has an underlying zoning of Residential Estate – 1 Acre Minimum Lot Size (RE-1A).

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on November 5, 2015; the Subcommittee was supportive of the project.

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

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 Burr Oaks Manor at Glen Oaks Preliminary Plat to replat four lots to two lots for single family development, subject to the applicant meeting all City Code requirements.

Owner/Applicant: Charles and Wendy Drucker
15505 Plum Drive
Urbandale IA 50323

Applicant Rep: Civic Engineering Consultants
2400 86th Street, Suite 12
Urbandale IA 50322
Jeffrey Gaddis
515-276-4884
gaddis@cecleac.com

ATTACHMENTS:

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

ATTACHMENT A

RESOLUTION NO. PZC-15-087

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE BURR OAKS MANOR AT GLEN OAKS PRELIMINARY PLAT TO REPLAT FOUR LOTS INTO TWO LOTS FOR SINGLE FAMILY DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicants, Charles and Wendy Drucker, have requested approval for a Preliminary Plat (PP-002885-2015) to replat lots 61, 62, 63, and 64 Glen Oaks Plat 2 into two lots for single family development;

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 November 9, 2015, this Commission held a duly-noticed public meeting to consider the application for Burr Oaks Manor at Glen Oaks Preliminary Plat;

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 or as amended orally at the Plan and Zoning Commission hearing are adopted.

SECTION 2. Preliminary Plat (PP-002885-2015) to replat lots 61, 62, 63, and 64 Glen Oaks Plat 2 into two lots for single family development is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on November 9, 2015.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Michelle Rieseberg
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 November 9, 2015, by the following vote:

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

ATTEST:

Michelle Rieseberg
Recording Secretary

S:___Development Projects\Glen Oaks\Burr Oaks Manor Preliminary Plat\PP-002885-2015_SR_Burr Oaks Manor at Glen Oaks_11-09-2015_PZ.docx

Exhibit A
CONDITIONS OF APPROVAL

None

ATTACHMENT B

Location Map

PRELIMINARY PLAT
OF
BURR OAKS MANOR AT GLEN OAKS

1575 & 1623 BURR OAKS DRIVE, WEST DES MOINES, IOWA

LEGEND

- FOUND CORNERS (5/8" I.R. W/YELLOW CAP #15844 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #16391 UNLESS OTHERWISE NOTED)
- FLAT BOUNDARY
- PROPOSED LOT LINES
- EXISTING PROPERTY LINES
- ORIGINAL PLATTED LOT LINES
- EASEMENT LINE
- BUILDING & PARKING SETBACK LINES
- BACK OF PORTLAND CEMENT CONCRETE (P.C.C.) CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB
- GUTTER
- RETAINING WALLS
- CENTERLINE STREET
- SIDEWALK
- UNDERGROUND FIBER OPTIC LINES
- STORM SEWER AND SIZE
- SANITARY SEWER AND SIZE
- WATER MAIN AND SIZE
- GAS MAIN AND SIZE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TELEVISION LINE
- UNDERGROUND TELEPHONE LINE
- EXISTING BUILDING
- BACK OF CURB INTAKE
- CLEAN OUT
- STORM & SANITARY MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX
- ELECTRIC METER
- TRANSFORMER
- ORNAMENTAL LIGHT POLE
- FIRE HYDRANT
- WATER MAIN GATE VALVE
- WATER MAIN STOP BOX VALVE
- TRAFFIC SIGN
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- MAPS UTILITY LOCATIONS FROM MAPS PROVIDED BY IOWA ONE-CALL SERVICE
- PLANS UTILITY LOCATIONS FROM PREVIOUS CONSTRUCTION DRAWINGS
- P.C.C. PORTLAND CEMENT CONCRETE
- MAJOR CONTOUR INTERVALS
- MINOR CONTOUR INTERVALS
- I.R. IRON ROD
- I.P. IRON PIPE
- R.O.W. RIGHT-OF-WAY
- BK. XXX, PG. XXX COUNTY RECORDERS RECORDS BOOK
- P.U.E. PUBLIC UTILITY EASEMENT
- B/B BACK OF CURB TO BACK OF CURB
- 777 STREET ADDRESS

UTILITY SERVICE PROVIDERS

ELECTRIC & NATURAL GAS
MIDAMERICAN ENERGY COMPANY
P.O. BOX 657
DES MOINES, IA 50306-0657
PHONE: 1-800-334-5836
WEB: WWW.MIDAMERICANENERGY.COM
CRAIG RANFELD
PHONE: 515-252-6452
EMAIL: NEUSHA@DESIGNLOCATIONMIDAMERICAN.COM

SANITARY & STORM SEWER SYSTEMS
CITY OF WEST DES MOINES
WEST DES MOINES PUBLIC WORKS
PHONE: 515-222-3480
EMAIL: PUBLICWORKS@WDMIOWA.GOV

POTABLE WATER
WEST DES MOINES WATER WORKS
GENERAL OFFICE AND CUSTOMER SERVICE:
4200 HILLS GYNN PARKWAY, SUITE D
PHONE: (515) 222-3460
FAX (515) 222-3278
E-MAIL: WATER@WDMWW.COM
ATTN: KEVIN L. TREVILLYAN
PHONE: 515-222-3460
EMAIL: KTREVILLYAN@WDMWW.COM

TELECOMMUNICATIONS & INTERNET SERVICE PROVIDERS:
AT&T TRANSMISSION
ATTN: LENNY VONG
PHONE: 515-273-4224
EMAIL: LV2218@ATT.COM

MEDIACOM (DES MOINES)
ATTN: PAUL HAY
PHONE: 515-246-2252 OFFICE
515-224-3648 CELL
E-MAIL: PHAY@MEDIACOMCC.COM

CENTURY LINK
ATTN: TOM STUMPER
PHONE: 608-664-8090
EMAIL: TECHFAILSURVIVE@CENTURYLINK.COM

IOWA ONE CALL
1-800-292-8989

DRAWING INDEX

SHEET #	SHEET TITLE
1	COVER
2	PRELIMINARY PLAT

BULK REGULATIONS: R-1 (SINGLE FAMILY)

MINIMUM LOT AREA (SF)		7,500 SF
MINIMUM SETBACK (FT)		
FRONT YARD	30'	GLEN OAKS PLAT 2
REAR YARD	35'	
SIDE YARD	6'	*** 20' TOTAL MEASURED AT BUILDING SETBACK LINE.
MINIMUM LOT WIDTH (FEET)		100
MINIMUM LOT WIDTH @ R.O.W.(FEET)		50'
OPEN SPACE (MINIMUM PERCENTAGE)		25%

*** MEASURED TO FOUNDATION; HOWEVER, NO PART OF ANY STRUCTURE, INCLUDING EAVES AND OVERHANGS, MAY BE CLOSER THAN 5 FEET TO A PROPERTY LINE.

SPECIAL WATER MAIN NOTES:

1. THE SITE HAS FOUR EXISTING WATER SERVICE STUBS. TWO OF THESE STUBS WILL NEED TO BE DISCONNECTED AT THE WATER MAIN PER WEST DES MOINES WATER WORKS STANDARDS.
2. DUE TO THE AGE OF THE EXISTING UNUSED WATER STUBS, IT IS RECOMMENDED TO CHECK THE STUBS FOR FUNCTIONALITY PRIOR TO CONNECTION. IF FOUND TO BE INOPERABLE, DISCONNECT AT THE MAIN AND COMPLETE A NEW TAP PER WEST DES MOINES WATER WORKS STANDARDS.

BENCHMARK

WEST DES MOINES BENCHMARK #6

1000 BLOCK OF SOUTH 60TH STREET, 5M FEET SOUTH OF CENTERLINE OF PHEASANT RIDGE DRIVE, 5 FEET WEST OF SOUTHWEST PROPERTY CORNER OF 1000 SOUTH 60TH STREET, 4 FEET WEST OF POWER POLE.

NGM DATUM = 791.71 FEET
NAVD88 = 788.78 FEET

WEST DES MOINES BENCHMARK #81

NORTHWEST CORNER OF BOONEVILLE ROAD AND GRAND AVENUE, 40 FEET NORTH OF CENTERLINE OF GRAND AVENUE AND 55 FEET WEST OF THE CENTERLINE OF BOONEVILLE ROAD.

NGM DATUM = 86.44 FEET
NAVD88 = 84.045 FEET

APPLICANT & PROPERTY OWNER:

CHARLES & HENRY DRUCKER
8803 PLUM DRIVE
URBANDALE, IA 50322
PHONE: 515-464-6009
MOBILE: 515-240-9928
EMAIL: JFD.FD@AOL.COM

PROPERTY ADDRESS:

1521, 1575, 1605, & 1620 BURR OAKS DRIVE
WEST DES MOINES, IA 50266
ATTN: HENRY & CHARLES DRUCKER
PHONE: 515-464-6009
MOBILE: 515-240-9928
EMAIL: JFD.FD@AOL.COM

LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. SADDIS, PLS 16391
2400 86TH STREET, SUITE B2
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 21
FAX: 515-276-7084
EMAIL: SADDIS@CECIAC.COM

LEGAL DESCRIPTION

A REPLAT OF LOTS 61-64, GLEN OAKS PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 5696, PAGE 556 IN THE POLK COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, POLK COUNTY, IOWA. THIS REPLAT CONTAINS 1.84 ACRES (75,774 SQUARE FEET) 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. 19153C0014G REVISED ON FEBRUARY 16, 2006.

LAND AREA

75,774 SQUARE FEET
1.84 ACRES

COMPREHENSIVE PLAN LAND USE

LOW DENSITY RESIDENTIAL (EXISTING & PROPOSED)

ZONING

GLEN OAKS PUD (950) - BOOK 5697, PAGE 494
SETBACKS ARE PER R-1 AS STATED IN THE PUD DEVELOPMENT PLAN.

NOTES

1. THE BEARINGS SHOWN ON THIS FINAL PLAT ARE BASED ON THE SOUTH LINE OF LOT 61, GLEN OAKS PLAT 2 HAVING A BEARING OF S55°20'59W.
2. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 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 WAS 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 LABELED AS "PROPOSED".
6. HOMES 3,000 SQUARE FEET AND GREATER ARE REQUIRED TO HAVE AN FIRE SPRINKLER SYSTEM.
7. ALL WATER MAIN CONNECTIONS AND REMOVALS MUST BE DONE IN ACCORDANCE WITH THE WEST DES MOINES WATER WORKS STANDARDS AND SPECIFICATIONS.

GENERAL NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3620) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS (UTILITY SHEET ONLY)
6. 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 1217, 34-1998. 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 INSPECTIONS (UTILITY SHEET ONLY)
7. DESIGNATED BUFFERS SHALL BE LABELED AS A GND BUILD AREA.
8. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ORDINANCES.
9. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT CLINT CARPENTER (222-3480) AT THE WDM CONSTRUCTION DIVISION TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.

UTILITY NOTES:

1. SANITARY SEWER AND WATER MAINS ARE PUBLIC.
2. STORM SEWER AND STREETS ARE PRIVATE.
3. WATER SERVICES TO LOTS 63 & 64 TO BE ABANDONED IN ACCORDANCE WITH THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. SADDIS, IOWA LICENSE NO. 16391
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR PORTIONS COVERED BY THIS SEAL:

ALL SHEETS 1 - 2

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	COMMENTS
NOV. 03, 2015	-
OCT. 29, 2015	-
DATE OF SURVEY: OCT. 08, 2015	
DESIGNED BY:	JAG
DRAWN BY:	JAG

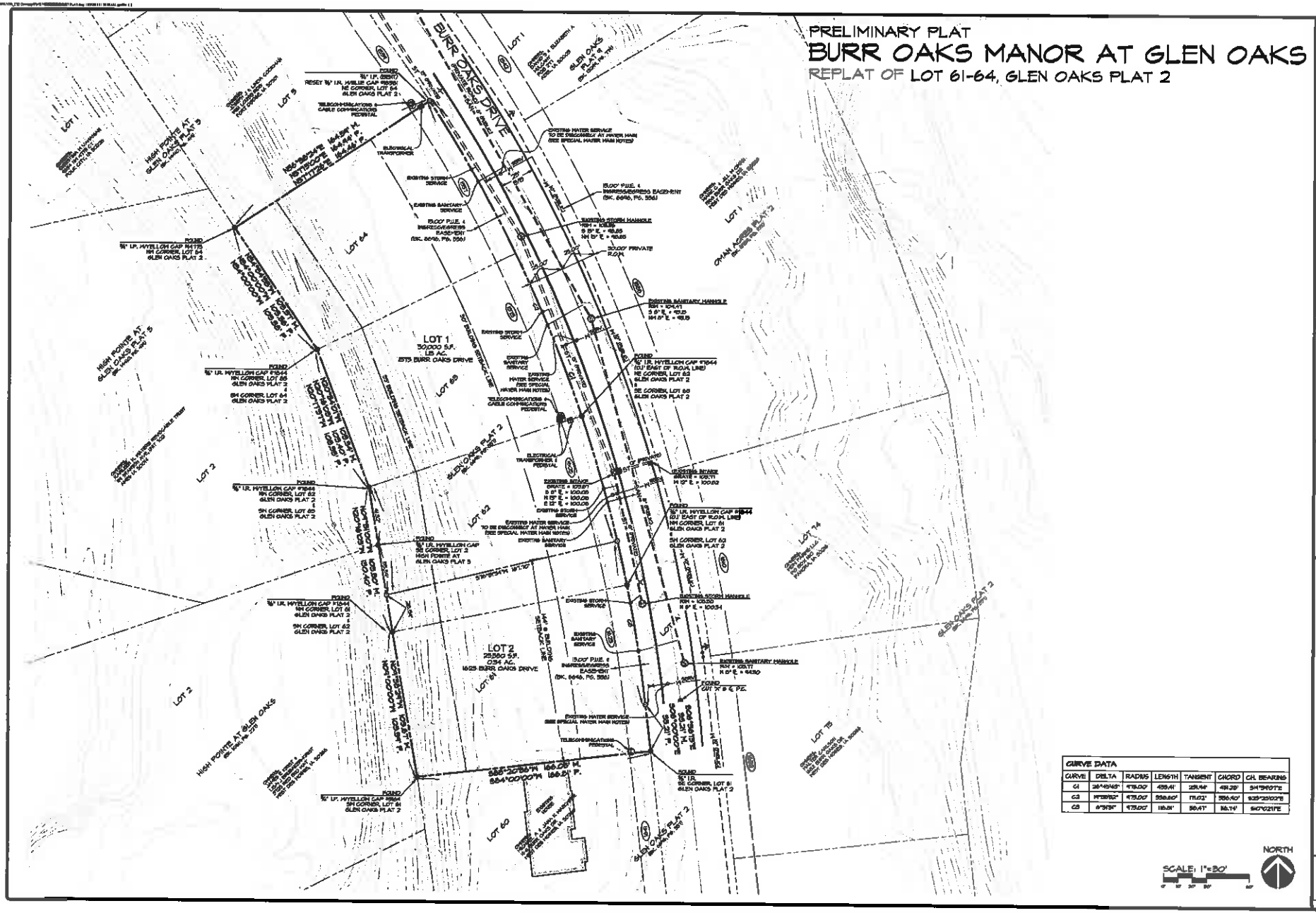
BURR OAKS MANOR AT GLEN OAKS
1575 & 1623 BURR OAKS DRIVE, WEST DES MOINES, IOWA

ATTACHMENT C

PRELIMINARY PLAT

BURR OAKS MANOR AT GLEN OAKS

REPLAT OF LOT 61-64, GLEN OAKS PLAT 2



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	26°45'45"	475.00'	429.41'	221.44'	414.29'	S41°51'07"E
C2	47°28'52"	475.00'	393.60'	208.02'	382.40'	S23°20'03"E
C3	6°31'31"	475.00'	108.31'	54.47'	108.14'	S10°02'21"E

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

DATE	REVISIONS	COMMENTS
NOV. 02, 2015	1	
	2	
	3	
OCT. 28, 2015	4	
DATE OF SURVEY: OCT. 09, 2015	5	
DESIGNED BY: JAG	6	
DRAWN BY: JAG		

BURR OAKS MANOR AT GLEN OAKS
1575 & 1623 BURR OAKS DRIVE, WEST DES MOINES, IOWA

PRELIMINARY PLAT

SHEET 2 OF 2

E-7456

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-002885-2015) TO REPLAT LOTS 61 THROUGH 64 GLEN OAKS PLAT 2 FROM FOUR LOTS TO TWO LOTS FOR SINGLE FAMILY DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Charles and Wendy Drucker request approval of a preliminary plat to replat Lots 61 through 64 Glen Oaks Plat 2 into two lots for single family development on property legally described as:

Legal Description of Property

Lots 61, 62, 63, and 64 Glen Oaks Plat 2, an official plat now in and forming a part of the City of West Des Moines, Polk 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, on November 9, 2015, the Plan and Zoning Commission recommend to the City Council approval of the Preliminary Plat; and

WHEREAS, on November 16, 2015, this City Council held a duly-noticed meeting to consider the application for 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 hearing on this date, are adopted.

SECTION 2. The Preliminary Plat to replat Lots 61-64 Glen Oaks Plat 2 into two lots for single family 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" is approved. 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 November 16, 2015.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

None