CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 16, 2015

ITEM: Greenway Crossing Plat 3, – 1845 90th Street and 1860 88th Street - Replat Lots 2 and 3 and Outlots A and B of Greenway Crossing Plat 2 into two lots for office development – Hubbell Realty Company – PP-002848-2015

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Joe Pietruszynski, Hubbell Realty Company, represented by Brad Brockman, McClure Engineering, is requesting approval of a preliminary plat for approximately 2.17 acres located at 1845 90th Street and 1860 88th Street to replat the property from two lots and two outlots to two lots for office development (see Exhibit I – Location Map and Exhibit II – Final Plat)

CITY COUNCIL SUBCOMMITTEE: The preliminary plat was reviewed by the Development and Planning City Council Subcommittee on October 12, 2015. This final plat was not presented to the Subcommittee as the final plat is in compliance with the preliminary plat previously reviewed.

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 and release the Final Plat, Greenway Crossing Plat 3, to replat Lots 2 and 3 and Outlots A and B of Greenway Crossing Plat 2 into two lots for office development, subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Kara V. Tragesser, AICP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

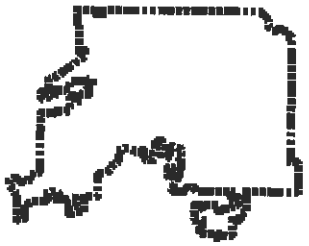
SUBCOMMITTEE REVIEW (if applicable)

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
Attachment A – Conditions of Approval

Greenway Crossing Plat 3



Legend

- Parcels
- Parks
- Greenways

334.0 0 167.00 334.0 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

GREENWAY CROSSING PLAT 3

WEST DES MOINES, IOWA

PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

OWNERS:
HUBBELL METROPOLITAN DEVELOPMENT FUND I
LLC (SERIES B)
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515) 243-3228

ENGINEER:
MCCLURE ENGINEERING
1360 NW 121ST STREET, SUITE A
CLIVE, IA 50325
(515) 964-1229
BBROCKMAN@MECRESULTS.COM
ATTN: BRAD BROCKMAN

SETBACK SUMMARY:
FRONT=30'
SIDE=10'
REAR=35'

ZONING:
GREENWAY CROSSING P.U.D

SURVEYOR'S NOTES:

1) ALL BEARING ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.

2) THIS PLAT MEETS THE STANDARD FOR ERROR OF CLOSURE PER IOWA CODE CHAPTER 355.

3) PER IOWA CODE ALL MONUMENTS ARE TO BE SET WITHIN ONE YEAR FROM RECORDING DATE.

LEGAL DESCRIPTION:
ALL OF LOT 3, LOT 4, OUTLOT A, AND OUTLOT B OF GREENWAY CROSSING PLAT 2, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA. DESCRIBED AREA CONTAINS 2.17 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NORTH

0 15 30 60
(IN FEET)
1 inch = 30 ft.

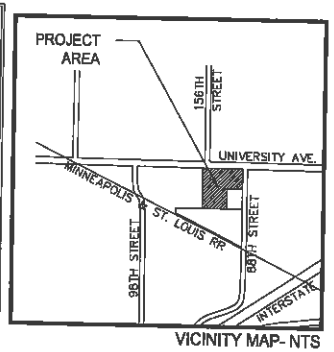
GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE

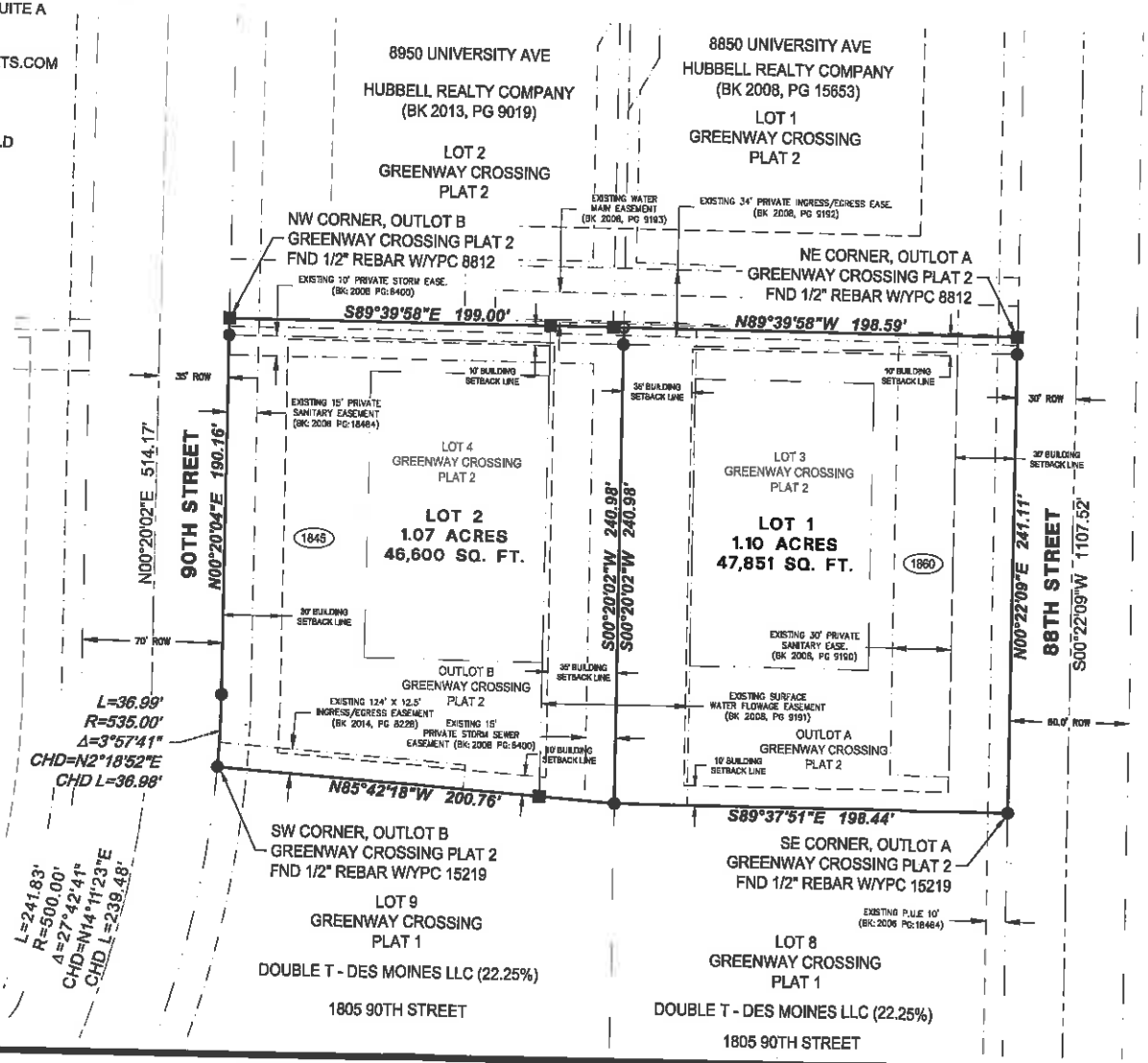
CORNERS FOUND:
■ – FOUND IRON ROD WITH YPC 8812
● – FOUND IRON ROD WITH YPC 15219

CORNERS SET:
○ – BOUNDARY CORNER 1/2" REBAR GPC #19828
△ – SECTION CORNER 1/2" REBAR GPC #19828

ABBREVIATIONS:
ROW – RIGHT-OF-WAY
BK, PG – BOOK AND PAGE
(M) – MEASURED DISTANCE/ANGLE
(R) – RECORD DISTANCE/ANGLE
PUE – PUBLIC UTILITY EASEMENT
YPC – YELLOW PLASTIC CAP
GPC – ORANGE PLASTIC CAP



VICINITY MAP- NTS



McCLURE ENGINEERING Co
building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company makes any and all representations and warranties for purposes which arise from failure to follow these Plans, Specifications, and the engineering behind they convey, or for purposes which arise from failure to obtain and/or follow the engineers guidance with respect to any actions, omissions, determinations, interpretations, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, alterations, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

LICENSED LAND SURVEYOR
BRADLEY R. GEATER
19828
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THIS RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Brad Geater 10/29/2015
BRADLEY R. GEATER, PLS
NO. 19828

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:
THIS PAGE

GREENWAY CROSSING
PLAT 3

WEST DES MOINES, IA
227010
9/8/2015

REVISIONS
09/29/2015

ENGINEER
B. BROCKMAN P.

CHECKED BY
B. GEATER

DRAWING NO
FP-03

EXHIBIT II

EXHIBIT III

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 FINAL PLAT GREENWAY CROSSING PLAT 3 (FP-002848-2015) FOR THE PURPOSE OF REPLATTING PROPERTY INTO TWO LOTS FOR FUTURE OFFICE 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, Hubbell Realty Company, has requested approval for a Final Plat (FP-002848-2015) for that 2.17 acres located 1845 90th Street and 1868 88th Street for the purpose of replatting two lots and two outlots into two lots for office development;

Legal Description

Lot 1, Lot 2, Outlot A, and Outlot B, Greenway Crossing Plat 2, an official plat 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 Greenway Crossing Plat 3 and recommended approval on October 12, 2015;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Greenway Crossing Plat 3 that was reviewed and approved by the City Council on October 19, 2015;

WHEREAS, on November 16, 2015, this City Council held a duly-noticed meeting to consider the application for Greenway Crossing Plat 3 Final Plat;

WHEREAS, Greenway Crossing Plat 3 is zoned Greenway Crossing 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 meeting, are adopted.

SECTION 2. Final Plat, Greenway Crossing Plat 3 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 Attachment "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 releases the Greenway Crossing Plat 3 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 November 16, 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 November 16, 2015, among other proceedings, Roll Call No. _____ approved said plat on November 16, 2015, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of November 2015.

_____
Steven K. Gear, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

ATTACHMENT A
Conditions of Approval

None