CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 30, 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 – FP-02893-2015

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Charles and Wendy Drucker, represented by Jeffrey Gaddis of Civil Engineering Consultants, are requesting approval of a final 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 - Location Map and Exhibit II – Final Plat).

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on November 5, 2015 as an information item only.

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 Burr Oaks Manor at Glen Oaks to replat lots 61 through 64 Glen Oaks Plat 2 into two lots for single family residential development, subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Kara V. Tragesser, AICP KVT

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	November 5, 2015		
Recommendation	Yes X	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

Q:\E-FILES\E-7000\E7438_C3D Drawings\Plat\E7438 PRELIMINARY PLAT LOCATION MAP.dwg, 10/22/2015 12:02:06 PM, jgaddis, 1:1

EXHIBIT I

CEC

Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com

SCALE: 1"=300'

0' 100' 200' 300' 600'

NORTH

DATE:	OCT. 21, 2015
DESIGNED BY:	JAG
DRAWN BY:	JAG

SHEET 1 OF 1

E-7438

FINAL PLAT
OF
BURR OAKS MANOR AT GLEN OAKS

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

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	FINAL PLAT

LEGEND

- FOUND CORNER
- SET PROPERTY CORNER (5/8" I.R. WELDS CAP YELLOW UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DESIGN BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S RECORDING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

UTILITY SERVICE PROVIDERS

ELECTRICAL / GAS
MIDAMERICAN ENERGY COMPANY
BOX 657
DES MOINES, IA 50306-0657
PHONE: 888-427-5632
EMAIL: CUSTOMERSERVICE@MIDAMERICAN.COM
ATTN: CRAIG RANFELD
PHONE: 515-242-4035
EMAIL: RECORDSMANAGER@MIDAMERICAN.COM

SANITARY SEWER
CITY OF WEST DES MOINES
WEST DES MOINES PUBLIC WORKS
PHONE: 515-222-3460
EMAIL: PUBLICWORKSADMIN@WDM.IA.GOV

POTABLE WATER
WEST DES MOINES WATER WORKS
GENERAL OFFICE AND CUSTOMER SERVICE
4200 HILLS GATE PARKWAY, SUITE D
PHONE: (515) 222-3460
FAX: (515) 223-6939
E-MAIL: HAS@WEST-DES-MOINES.IA.US
ATTN: KEVIN L. TRAULUTVIN
PHONE: 515-222-3460
EMAIL: KTRAULUTVIN@WDWW.COM

SEWER HOME OWNER
GLEN OAKS OWNERS ASSOCIATION
ATTN: JAMES A. HOLLARICH
9400 GLEN OAKS DRIVE
WEST DES MOINES
PHONE: 515-221-0446

TELECOMMUNICATIONS & INTERNET SERVICE PROVIDERS
AT&T WILDLINE SERVICE
ATTN: LEROY VOSS
PHONE: 515-232-4014
E-MAIL: LV5356@ATT.COM

MEDIACOM (DES MOINES)
ATTN: PAUL HAY
PHONE: 515-243-8223 (OFFICE)
515-303-2848 CELL
E-MAIL: PHAY@MEDIACOMCC.COM

CENTURY LINK
ATTN: TOM STUMPER
PHONE: 800-343-8010
E-MAIL: THE.HAS@WEB@CENTURYLINK.COM

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

BULK REGULATIONS: R-1 (SINGLE FAMILY)

MINIMUM LOT AREA (SF)	15000 SF	
MINIMUM SETBACK (FT)		
FRONT YARD	50'	GLEN OAKS PLAT 2
REAR YARD	35'	
SIDE YARD	5'	*** 20' TOTAL
MINIMUM LOT WIDTH (FEET)	100'	MEASURED AT BUILDING SETBACK LINE.
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.

APPLICANT & PROPERTY OWNER:

CHARLES & HENRY DRECKER
9500 PLUM DRIVE
URBANDALE, IA 50322
PHONE: 515-964-5005
MOBILE: 515-950-5020
E-MAIL: JPEJPD@AOL.COM

PROPERTY ADDRESS:

LOT 1 1623 BURR OAKS DRIVE
WEST DES MOINES, IA 50266
ATTN: HENRY & CHARLES DRECKER
PHONE: 515-964-5005
MOBILE: 515-950-5020
E-MAIL: JPEJPD@AOL.COM

LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18801
2400 86TH STREET, UNITS 12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 21
FAX: 515-276-7084
E-MAIL: GADDIS@CECIAC.COM

LEGAL DESCRIPTION

A RE-PLAT OF LOTS 51-54, GLEN OAKS PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 5400, PAGE 885 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

FLOOD ZONE DESIGNATION

THE DESIGNED 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. 19153C0144G REVISED ON FEBRUARY 18, 2009.

LAND AREA

[illegible] SQUARE FEET
[illegible] ACRES

COMPREHENSIVE PLAN LAND USE

LOW DENSITY RESIDENTIAL

ZONING

PUD - GLEN OAKS PUD (R1)
"SETBACKS ARE PER R-1 AS STATED IN THE PUD DEVELOPMENT PLAN"

BENCHMARK

WEST DES MOINES BENCHMARK #24
CITY OF WEST DES MOINES STANDARD BENCHMARK AT THE INTERSECTION OF JORDAN CREEK PARKWAY AND THE NORTH RAMP OF I-80, NORTHWEST CORNER OF INTERSECTION, 43 FEET WEST OF THE SOUTHEAST RIGHT-OF-WAY FENCE CORNER, 125 FEET EAST OF CENTERLINE OF JORDAN CREEK PARKWAY, IN PAVEMENT, APPROX. 15 FEET SOUTH

NAVD88 = [illegible]
NGVD DATUM = [illegible]

BENCHMARK #71
CITY OF WEST DES MOINES STANDARD BENCHMARK AT THE INTERSECTION OF UNIVERSITY AVENUE AND JORDAN CREEK PARKWAY, SOUTHWEST CORNER OF INTERSECTION, 313 FEET EAST OF THE CENTERLINE OF JORDAN CREEK PARKWAY, 300 FEET SOUTH OF THE CENTERLINE OF UNIVERSITY AVENUE.

NAVD88 = [illegible]
NGVD DATUM = [illegible]

NOTES

1. THE BEARINGS SHOWN ON THIS FINAL PLAT ARE BASED ON THE SOUTH LINE OF LOT 51, GLEN OAKS PLAT 2 HAVING A BEARING OF [illegible].
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 HAS 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 LABEL AS "PROPOSED".
6. NO 500 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.

CERTIFICATION

[illegible] 11-19-2015

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:	
NOV. 10, 2015	COMMENTS
NOV. 05, 2015	
NOV. 03, 2015	
OCT. 28, 2015	
DATE OF SURVEY: OCT. 05, 2015	
DESIGNED BY:	
DRAWN BY:	JAG

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

COVER

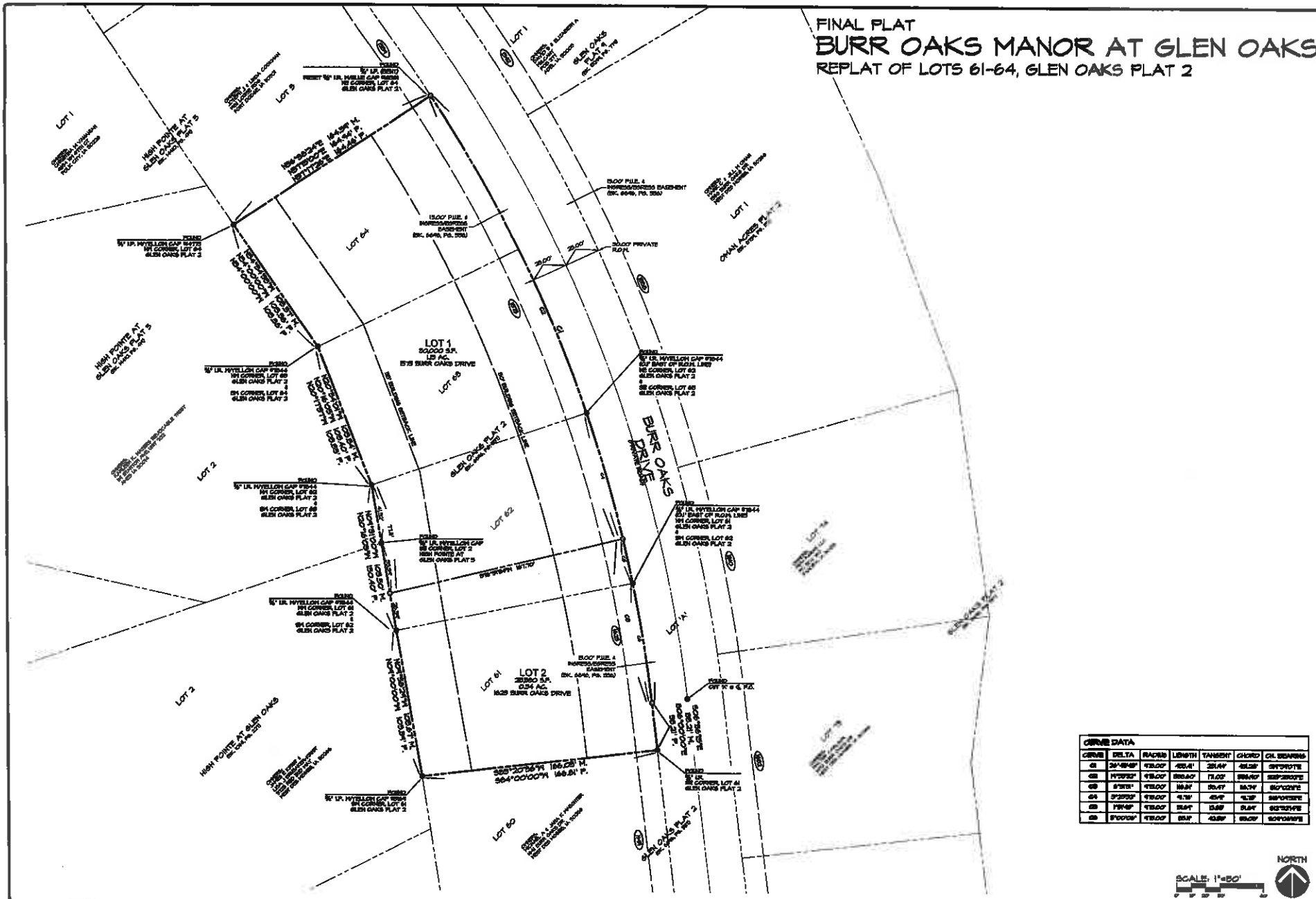
EXHIBIT II

Q:\E-FILES\E-7000\E7438_C3D Drawings\Plat\E7438 FINAL PLAT COVER.dwg, 11/19/2015 8:39:40 AM, jgaddis, 1:2

FINAL PLAT

BURR OAKS MANOR AT GLEN OAKS

REPLAT OF LOTS 61-64, GLEN OAKS PLAT 2



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	24°49'49"	115.00'	49.84'	25.44'	49.46'	S17°31'07"E
C2	17°37'37"	115.00'	35.40'	17.83'	35.26'	S28°28'03"E
C3	5°31'31"	115.00'	11.09'	5.54'	11.09'	S10°02'21"E
C4	3°37'03"	115.00'	7.26'	3.63'	7.26'	S6°04'53"E
C5	7°31'49"	115.00'	15.04'	7.53'	15.03'	S2°33'41"E
C6	5°00'08"	115.00'	10.04'	5.02'	10.03'	S0°10'06"E

Q:\E-FILES\E-7000\E7438_C3D Drawings\Plat\E7438 FINAL PLAT.dwg, 11/19/2015 8:40:31 AM, jgaddis, 1:2

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

DATE:	REVISIONS	CCA-EDITS
NOV. 10, 2015	1	
NOV. 06, 2015	2	
NOV. 03, 2015	3	
OCT. 29, 2015	4	
DATE OF SURVEY: OCT. 05, 2015	5	
DESIGNED BY:	JAG	
DRAWN BY:	JAG	6

BURR OAKS MANOR AT GLEN OAKS
1515 & 1625 BURR OAKS DRIVE, WEST DES MOINES, IOWA

FINAL PLAT

SHEET 2 OF 2

E-1456

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 BURR OAKS MANOR OF GLEN OAKS (FP-002893-2015) FOR THE PURPOSE OF REPLATTING LOTS 61 THROUGH 64 GLEN OAKS PLAT 2 INTO TWO LOTS FOR SINGLE FAMILY 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, Charles and Wendy Drucker, have requested approval for a Final Plat for that 1.69 acres located at 1575 and 1623 Burr Oaks Drive for the purpose of replatting lots 61 through 64 Glen Oaks Plat 2 into two lots for single family development.

Legal Description

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 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 Burr Oaks Manor at Glen Oaks and recommended approval on November 9, 2015;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Burr Oaks Manor at Glen Oaks that was reviewed and approved by the City Council on November 16, 2015;

WHEREAS, on November 30, 2015, this City Council held a duly-noticed meeting to consider the application for Burr Oaks Manor at Glen Oaks Final Plat;

WHEREAS, the address for Lot 1, Burr Oaks Manor at Glen Oaks is assigned as 1575 Burr Oaks Drive and the address for Lot 2, Burr Oaks Manor at Glen Oaks is assigned as 1623 Burr Oaks Drive,

WHEREAS, Burr Oaks Manor at Glen Oaks is zoned Glen Oaks 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 Burr Oaks Manor at Glen Oaks is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, 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 Burr Oaks Manor at Glen Oaks 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 30, 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 30, 2015, among other proceedings, Roll Call No. _____ approved said plat on November 30, 2015, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 30h day of November 2015.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

ATTACHMENT A
Conditions of Approval

None