CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: February 8, 2016

ITEM: Stevenson Plat of Survey, 201 S. 30th Street; 205 S. 30th Street; 2923 Country Side Drive – Create two (2) parcels for transfer of ownership – Chad Stevenson – POS-002945-2015

RESOLUTION: Approval and Release of Plat-of-Survey

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Chad Stevenson, is requesting approval of a Plat-of-Survey to create two (2) parcels for transfer of ownership. The intent of the request is to shift the property lines between 201 S. 30th Street, 205 S. 30th Street, and 2923 Country Side Drive slightly to the northeast. It should be noted that with the proposed transfer of ownership and shifting of property lines, the lots will still be in conformance with Single Family Residential-RS zoning district setbacks and bulk area requirements.

CITY COUNCIL SUBCOMMITTEE: This Plat-of-Survey was not presented to the Subcommittee because the proposed changes in comparison to the recorded Country Side Plat 1 plat are minor in nature.

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 two (2) parcels for transfer of ownership between three adjacent properties, subject to the applicant complying with all applicable City Code requirements and the following:

1. Documents to permanently lot tie Parcel A to Lot 5 Country Side Plat 1 and Parcel B to Lot 6 Country Side Plat 1shall be executed prior to recording this Plat of Survey.

Lead Staff Member: J. Bradley Munford BM

Staff Reviews:

Department Director	VS
Appropriations/Finance	
Legal	RJS
Agenda Acceptance	RTJ

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 & Planning		
Date Reviewed	n/a		
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

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

EXHIBIT I

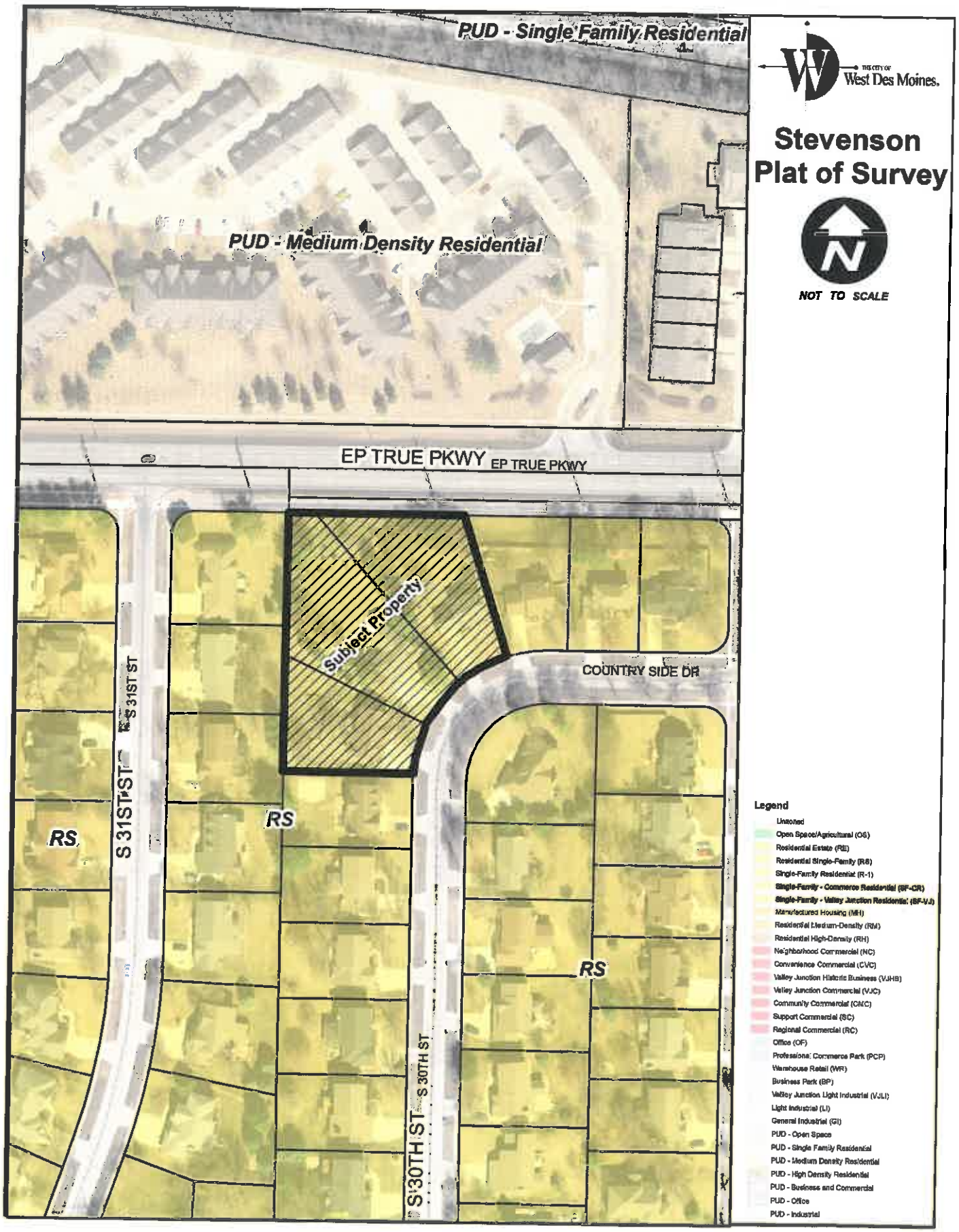
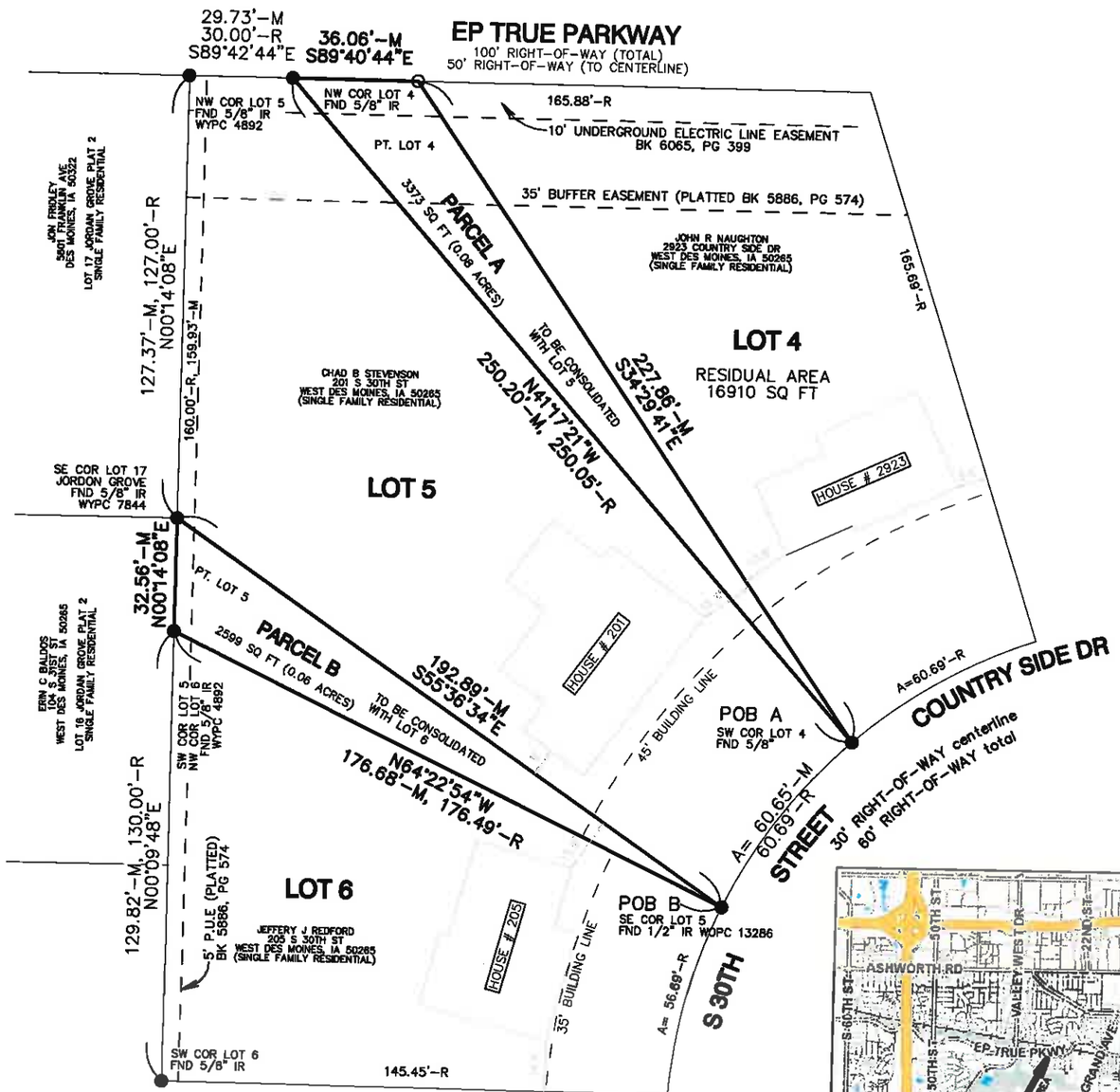

PUD - Single Family Residential
PUD - Medium Density Residential
EP TRUE PKWY
EP TRUE PKWY
Subject Property
COUNTRY SIDE DR
S 31ST ST
S 31ST ST
RS
RS
RS
S 30TH ST
S 30TH ST
THE CITY OF
West Des Moines.
Stevenson
Plat of Survey
N
NOT TO SCALE
Legend
Unzoned
Open Space/Agricultural (OS)
Residential Estate (RE)
Residential Single-Family (RS)
Single-Family Residential (R-1)
Single-Family - Commerce Residential (SF-CR)
Single-Family - Valley Junction Residential (SF-VJ)
Manufactured Housing (MH)
Residential Medium-Density (RM)
Residential High-Density (RH)
Neighborhood Commercial (NC)
Convenience Commercial (CVC)
Valley Junction Historic Business (VJHB)
Valley Junction Commercial (VJC)
Community Commercial (CMC)
Support Commercial (SC)
Regional Commercial (RC)
Office (OF)
Professional Commerce Park (PCP)
Warehouse Retail (WR)
Business Park (BP)
Valley Junction Light Industrial (VJLI)
Light Industrial (LI)
General Industrial (GI)
PUD - Open Space
PUD - Single Family Residential
PUD - Medium Density Residential
PUD - High Density Residential
PUD - Business and Commercial
PUD - Office
PUD - Industrial

EXHIBIT II



VICINITY MAP

PLAT OF SURVEY

IN LOTS 4 AND 5 IN COUNTRY SIDE PLAT 1

REQUESTED BY:

CHAD B STEVENSON
201 S 30TH STREET
WEST DES MOINES, IOWA 50265

PROPRIETORS:

LOT 4
JOHN P NAUGHTON
2923 COUNTY SIDE DR
WEST DES MOINES, IA 50265

LOT 5
CHAD B STEVENSON
201 S 30TH STREET
WEST DES MOINES, IA 50265

LOT 6
JEFFREY J REDFORD
205 S 30TH STREET
WEST DES MOINES, IA 50265

LEGAL DESCRIPTIONS:

PARCEL A BEING A PART OF LOT 4 IN COUNTRY SIDE PLAT ONE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, THENCE NORTH 41°17'21" WEST, ALONG THE WESTERLYL LINE OF SAID LOT 4, A DISTANCE OF 250.20 FEET TO THE NORTH-WEST CORNER OF SAID LOT 4; THENCE SOUTH 89°40'44" EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 36.06 FEET; THENCE SOUTH 34°29'41" EAST, A DISTANCE OF 227.86 FEET TO THE POINT OF BEGINNING, CONTAINING 0.08 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

PARCEL B BEING A PART OF LOT 5 IN COUNTRY SIDE PLAT ONE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 64°22'54" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 176.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°14'08" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 32.56 FEET; THENCE SOUTH 55°36'34" EAST, A DISTANCE OF 192.89 FEET TO THE POINT OF BEGINNING, CONTAINING 0.06 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTION OF RECORD.

NOTES

1) PARCEL A AND PARCEL B ARE NON-CONFORMING AND ARE TO BE CONSOLIDATED WITH ADJOINING RECORD TRACTS.
2) PARCEL A IS TO BE CONSOLIDATED WITH LOT 5, PARCEL B IS TO BE CONSOLIDATED WITH LOT 6
3) ZONING DISTRICT = RESIDENTIAL (RS 10).
4) CURRENT COMPREHENSIVE PLAN IS SINGLE FAMILY RESIDENTIAL.
5) BASIS USED FOR BEARINGS; IOWA STATE PLAN CORDINATE SYSTEM, IOWA SOUTH ZONE.
6) THE UNADJUSTED ERROR OF CLOSURE IS WITHIN 1: 5000.

DATES OF SURVEY FIELD WORK: 10-16-15

GRAPHIC SCALE 1"=40'
0 40'

REVISIONS AND SUBMITTALS
CLIENT REVIEW 10/31/15
REVISE PER CITY COMMENTS 12/11/16

ross land SURVEYING, Inc.
PO Box 336
Johnston, Iowa 50131
PHONE: 515.254.2567
www.rosslandsurveying.com

PLAT OF SURVEY
LOTS 4 AND 5 IN
COUNTRY SIDE PLAT 1

PROFESSIONAL LAND SURVEYOR
GREGORY L. ROSS
L.S. #13286
IOWA

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

Signed 1/13/16
GREGORY L. ROSS Iowa Reg. No. 13286 Date
My license renewal date is December 31, 2016

N

--FOUND CORNER
--SET 1/2" IR
W/OPC [W/orange plastic cap #13286]
--CUT "X"
--SECTION CORNER
W/(color) --WITH (color)
(cap) (#) SURVEYOR'S ID CAP
IP --IRON PIPE
IR --IRON ROD
M --MEASURED DISTANCE
R --RECORD DISTANCE

JOB # 5067 B

EXHIBIT III

Prepared by: J. Bradley 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 STEVENSON PLAT OF SURVEY (POS-002945-2015) FOR THE PURPOSE OF CREATING TWO (2) PARCELS FOR TRANSFER OF OWNERSHIP BETWEEN THREE ADJACENT PROPERTIES.

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, the applicants, Chad Stevenson, has requested approval for a Plat-of-Survey (POS-002945-2015) to create two lots for the transfer of ownership on properties locally known as 201 S. 30th Street and 2923 Country Side Drive and legally described as;

Legal Description

Lots 4 and 5 Country Side Plat 1, 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, on February 8, 2016, this City Council held a duly-noticed meeting to consider the application for Plat-of-Survey (POS-002945-2015) and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Plat-of-Survey at their meeting on February 8, 2016, subject to any conditions of approval, and;

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, dated February 8, 2016, or as amended orally at the City Council meeting of February 8, 2016, are adopted.

SECTION 2. Plat-of-Survey, (POS-002945-2015) is approved, subject to compliance with all the conditions in the staff report, dated February 8, 2016, 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 (POS-002945-2015) 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 February 8, 2016 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 February 8, 2016, among other proceedings, Roll Call No. _____ approved said Plat-of-Survey on February 8, 2016, and released said Plat-of-Survey for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of February, 2016.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. Documents to permanently lot tie Parcel A to Lot 5 Country Side Plat 1 and Parcel B to Lot 6 Country Side Plat 1 shall be executed prior to recording this Plat of Survey.