CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: October 31, 2016

ITEM: Villas at Kierland Plat 1, Southeast corner of Westown Parkway and Sedona Drive - Subdivide property into 26 lots for townhome development and two outlots for private streets and detention - Brothers Construction – FP-003123-2016

RESOLUTION: Acceptance of Public Improvements and Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Brothers Construction requests approval of the Villas at Kierland Plat 1 final plat for property at the southeast corner of Westown Parkway at Sedona Drive (see Exhibit II - Location Map and Exhibit III – Final Plat) and approval and acceptance of public improvements for sanitary sewer.

The preliminary plat, Villas at Kierland Plat 1, was approved by the City Council on May 5, 2014 and the City Council approved a renewal of the entitlement for the preliminary plat on July 11, 2016.

CITY COUNCIL SUBCOMMITTEE: The final plat was reviewed by the Subcommittee on July 25, 2016. The Subcommittee had no comments on the plat.

OUTSTANDING ISSUES: There are no outstanding issues.

As part of this approval, the City Council is approving and accepting the following:

- Public improvements associated with the construction of public sanitary sewer within the plat boundaries
- Surety in lieu of installation of buffer landscaping
- Storm water facility maintenance agreement and covenant
- Sanitary Sewer Easement

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, Villas at Kierland Plat 1, to subdivide property into 26 townhomes lots and 2 outlots and accept public improvements associated with the plat, 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	RZ

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 Subcommittee		
Date Reviewed	July 25, 2016		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I	-	Resolution: Approval and Release of Final Plat and Acceptance of Public Improvements
Exhibit II	-	Location Map
Exhibit III	-	Final Plat

EXHIBIT I

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, ACCEPTING PUBLIC IMPROVEMENTS ASSOCIATED WITH AND APPROVING AND RELEASING THE FINAL PLAT, VILLAS AT KIERLAND (FP-003123-2016) FOR THE PURPOSE OF PLATTING PROPERTY INTO 26 LOTS FOR TOWNHOME DEVELOPMENT AND TWO OUTLOTS FOR PRIVATE STREETS AND DETENTION.

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, Brothers Construction Iowa LLC., has requested approval for a Final Plat (FP-003123-0016) for that 7.92 acres located at the southeast corner of Westown Parkway and Sedona Drive for the purpose of subdividing the property into 26 lots for townhome development and two outlots for private streets and detention;

Legal Description

Lot 1 South Maple Grove Plat 15 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 reviewed the Preliminary Plat for Villas at Kierland Plat 1 and recommended approval on July 5, 2016;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Villas at Kierland Plat 1 that was reviewed and approved by the City Council on July 11, 2016;

WHEREAS, on October 31, 2016, this City Council held a duly-noticed meeting to consider the application for Villas at Kierland Plat 1 Final Plat;

WHEREAS, the West Des Moines City Council accepts public improvements associated with the construction of public sanitary sewer within the plat boundaries;

WHEREAS. The City Council accepts surety in lieu of installation of buffer landscaping;

WHEREAS, the City Council approves and accepts the sanitary sewer easement and the storm water facility maintenance agreement and covenant;

WHEREAS, the City Council approves and assigns the following addresses:

Lot 1: 1251 Kierland Avenue	Lot 14: 9083 Tatum Drive
Lot 2: 1233 Kierland Avenue	Lot 15: 9075 Tatum Drive
Lot 3: 1219 Kierland Avenue	Lot 16: 9067 Tatum Drive
Lot 4: 1205 Kierland Avenue	Lot 17: 1186 Kierland Avenue
Lot 5: 1177 Kierland Avenue	Lot 18: 1212 Kierland Avenue
Lot 6: 1169 Kierland Avenue	Lot 19: 9068 Hayden Drive
Lot 7: 9054 Tatum Drive	Lot 20: 9076 Hayden Drive
Lot 8: 9062 Tatum Drive	Lot 21: 9082 Hayden Drive
Lot 9: 9070 Tatum Drive	Lot 22: 9094 Hayden Drive
Lot 10: 9078 Tatum Drive	Lot 23: 9097 Hayden Drive
Lot 11: 9086 Tatum Drive	Lot 24: 9081 Hayden Drive
Lot 12: 9092 Tatum Drive	Lot 25: 9073 Hayden Drive
Lot 13: 9095 Tatum Drive	Lot 26: 9065 Hayden Drive

WHEREAS, Villas at Kierland Plat 1 is zoned South Maple Grove 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, Villas at Kierland 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. The City Council accepts public improvements associated with the construction of public sanitary sewer within the plat boundaries;

SECTION 4. This resolution does release the Villas at Kierland Plat 1 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 October 31, 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 October 31, 2016, among other proceedings, Roll Call No. _____ approved said plat on October 31, 2016, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of October 2016.

_____
Steve Gaer, Mayor

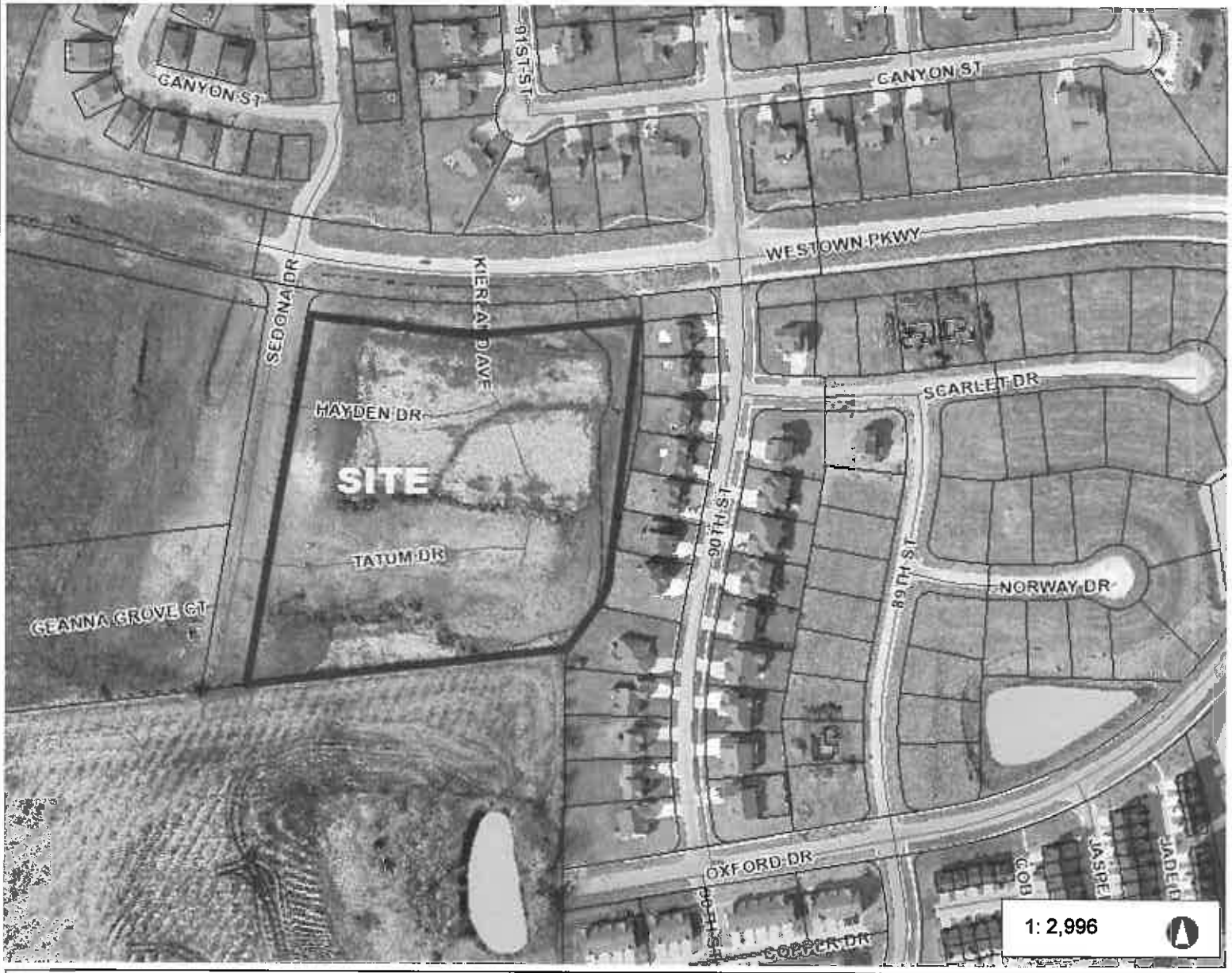
ATTEST:

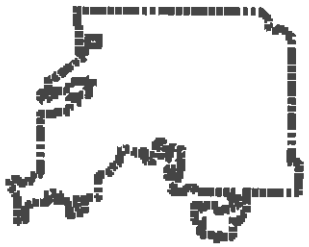
_____
Ryan T. Jacobson
City Clerk

ATTACHMENT A
Conditions of Approval

None

Villas at Kierland Plat 1





Legend

- Parcels
- Parks
- Greenways

499.3 0 249.65 499.3 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 II

VILLAS AT KIERLAND PLAT 1

FINAL PLAT

VICINITY MAP

PLAT DESCRIPTION

LOT 1, SOUTH MAPLE GROVE PLAT 15, BEING AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND CONTAINING 7.92 ACRES (344,854 SF).

COMPREHENSIVE PLAN

MEDIUM DENSITY RESIDENTIAL

ZONING

SOUTH MAPLE GROVE PUD #72

UNDERLYING ZONING

MEDIUM DENSITY RESIDENTIAL (RM-12)

BULK REGULATIONS

MINIMUM LOT WIDTH = 100'
FRONT YARD SETBACK = 35'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 35'
MINIMUM STREET FRONTAGE = 100'
MAX DU/ACRE = 12
MIN OPEN SPACE = 25%

FIRM DESIGNATION

THIS SITE IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 19023100007C, MAP REVISED FEBRUARY 16, 2006.

NOTES

1. THE PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. ALL ELEVATIONS SHOWN ON PLAT, PROPOSED BY PROJECT ENGINEER.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-2 M	15° 11' 06" RT	835.00'	221.30'	111.30'	S 3° 23' 03" W 220.65'
C-2 P	15° 11' 07" RT	835.00'	221.30'	111.30'	S 3° 12' 56" W 220.65'
C-3 M	15° 21' 55" RT	2,105.00'	564.51'	283.96'	S 88° 56' 30" E 562.82'
C-3 P	15° 21' 55" RT	2,105.00'	564.51'	283.96'	S 89° 06' 43" E 562.82'
C-4	11° 24' 52" LT	2,105.00'	418.36'	210.37'	S 86° 57' 56" E 418.66'
C-5	3° 57' 03" LT	2,105.00'	145.15'	72.57'	N 85° 21' 04" E 145.12'

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, w/ Yellow Plastic Cap #19710 (Unless Otherwise Noted)		○
5/8" Rebar, w/ Yellow Plastic Cap #13158 (Unless Otherwise Noted)	●	
ROW Marker	■	□
ROW Roll	⌘	⌘
ControlPoint	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Public Utility Easement	PUE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
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.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:
Sheet 1 & 2 of 2

MARK	REVISION	DATE	BY
3	REVISED PER CITY COMMENTS	10/21/16	AWS
2	REVISED PER CITY COMMENTS	09/28/16	AWS
1	REVISED PER CITY COMMENTS	08/17/16	AWS

Engineer: BKC | Checked By: EDG | Scale: 1"= 50'
Technician: AWS | Date: 8/22/16 | Field Bk: Pg

Project No: 1140083 | Sheet 1 of 2

VILLAS AT KIERLAND PLAT 1

FINAL PLAT

WEST DES MOINES, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

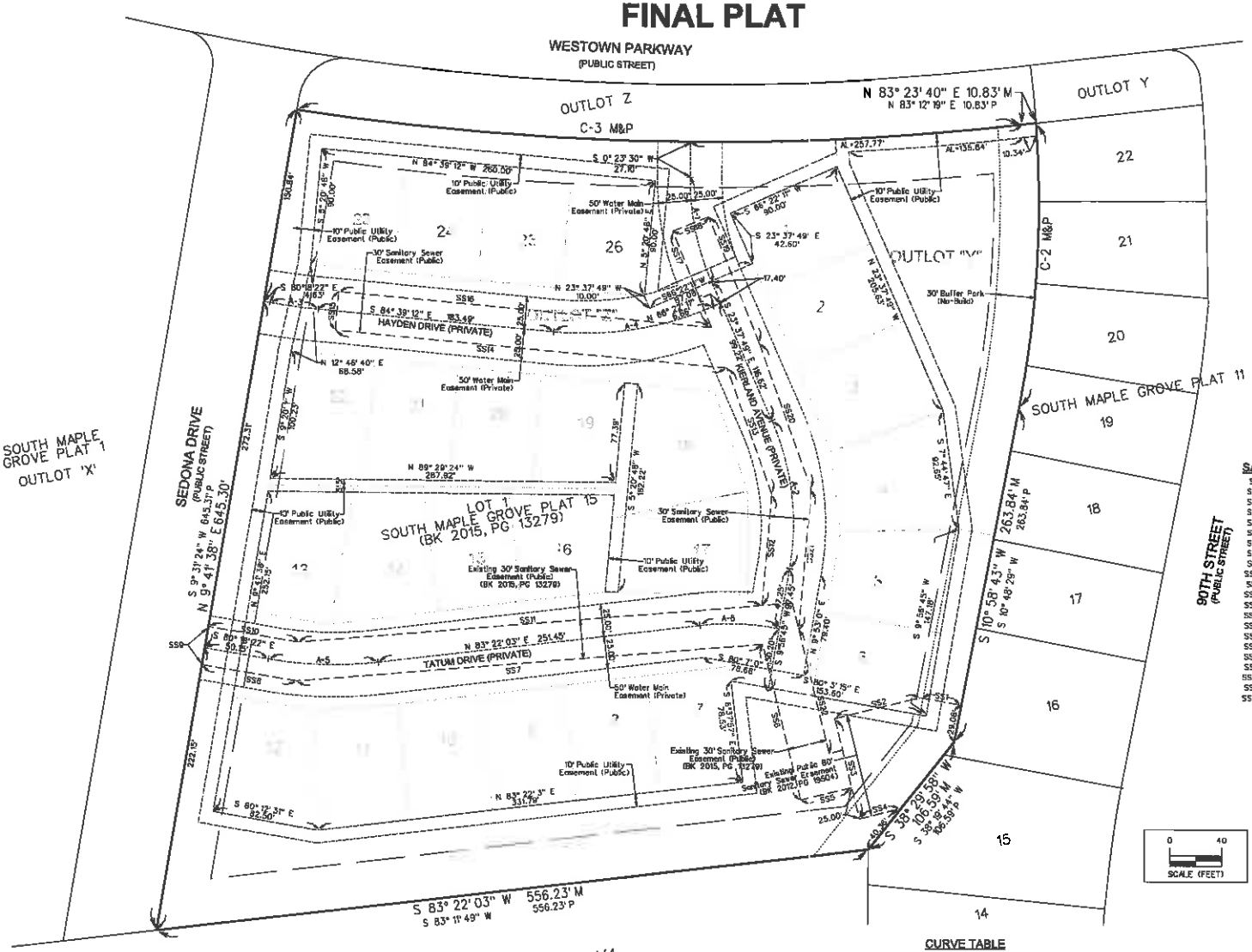
Project No:

Sheet 1

EXHIBIT III

VILLAS AT KIERLAND PLAT 1

FINAL PLAT



SANITARY SEWER EASEMENT LINE TABLE

SS1	S 79° 33' 32" E 31.92'
SS2	S 76° 11' 24" W 68.59'
SS3	S 13° 48' 36" E 80.00'
SS4	N 76° 11' 24" E 33.10'
SS5	S 75° 59' 58" W 40.71'
SS6	N 13° 48' 36" W 124.05'
SS7	N 85° 21' 27" E 382.55'
SS8	N 80° 28' 35" W 74.90'
SS9	S 9° 41' 38" W 30.00'
SS10	N 80° 28' 35" W 71.08'
SS11	N 85° 21' 27" E 360.78'
SS12	N 4° 57' 54" E 88.72'
SS13	S 19° 37' 59" E 103.61'
SS14	N 84° 39' 12" W 305.44'
SS15	N 5° 20' 48" E 30.00'
SS16	S 84° 39' 12" E 290.42'
SS17	S 27° 52' 30" E 80.42'
SS18	N 68° 7' 30" E 30.00'
SS19	N 27° 52' 30" W 105.29'
SS20	S 19° 37' 59" E 120.01'
SS21	N 4° 57' 54" E 109.17'
SS22	N 13° 48' 36" W 98.59'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	24° 01' 19" LT	200.00'	83.85'	42.55'	S 11° 37' 10" E 83.24'
A-2	33° 34' 34" RT	200.00'	117.20'	60.34'	S 6° 50' 32" E 115.53'
A-3	4° 20' 50" LT	500.00'	37.94'	18.98'	S 82° 29' 47" E 37.83'
A-4	28° 58' 37" LT	250.00'	126.44'	64.50'	N 80° 51' 29" E 125.09'
A-5	18° 18' 35" LT	300.00'	85.48'	43.03'	S 88° 28' 10" E 85.20'
A-6	17° 38' 45" RT	200.00'	61.60'	31.04'	S 87° 48' 35" E 61.35'

MARK	REVISION	DATE	BY
3	REVISED PER CITY COMMENTS	10/21/16	DWS
2	REVISED PER CITY COMMENTS	09/28/16	DWS
1	REVISED PER CITY COMMENTS	08/17/16	DWS

Engineer: BKC | Checked By: EDG | Scale: 1"=40'
Technician: AWS | Date: 6/22/16 | Field Bk: Pg
Project No: 1140083 | Sheet 2 of 2

VILLAS AT KIERLAND PLAT 1

FINAL PLAT

WEST DES MOINES, IOWA

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