CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 28, 2016

ITEM: Jordan West Plat 3 Lot 7, 350 Jordan Creek Parkway – Approval of a Plat-of-Survey – Ryan Companies US - POS-003270-2016

RESOLUTION: Approval and Release of Plat-of-Survey

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Ryan Companies US, is requesting approval of a Plat-of-Survey to allow for the transfer of ownership of the subject property. The transfer of ownership will allow for the development of a proposed 36,000 square foot retail building on the north end of the existing Lot 7 within the Jordan West development. Staff is currently reviewing the site plan for the proposed retail building. The lot created by the Plat of Survey will include the proposed building and the associated parking.

The Jordan West Specific Plan indicated intent for a multi-tenant building with 3 junior-box tenants each occupying 1/3 of the 100,000 square foot building. Once more details about the square footage needs of other tenants are known, the applicant will be required to complete a Preliminary and Final Plat to define each of the tenant spaces and create actual lots instead of plat-of-survey parcels. Staff recommends a condition of approval requiring the official subdivision of original Lot 7 via the Preliminary and Final Plat process prior to issuance of a building permit for the third tenant within the building.

CITY COUNCIL SUBCOMMITTEE: This request will be presented to the Development and Planning City Council Subcommittee at their meeting on November 28, 2016.

OUTSTANDING ISSUES: There are no outstanding issues. As indicated, the site plan for the development of the lot created by the Plat of Survey is currently in the City's development review and approval process.

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.

TOWN CENTER OVERLAY DISTRICT CONSISTENCY: The proposed site plan has been reviewed for consistency with the proposed Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed site plan is consistent with the Town Center Overlay District Guidelines in that the site plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and Town Center Overlay District, staff recommends the City Council approve the Plat-of-Survey to create a parcel for the transfer of ownership, subject to the applicant complying with all applicable City Code requirements and the following:

1. The applicant acknowledging that the official subdivision of original Lot 7 via the Preliminary and Final Plat process will need to be completed prior to issuance of a building permit, including footing and foundation permits for the third tenant's space within the building.

Lead Staff Member: Brian Portz BP

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)

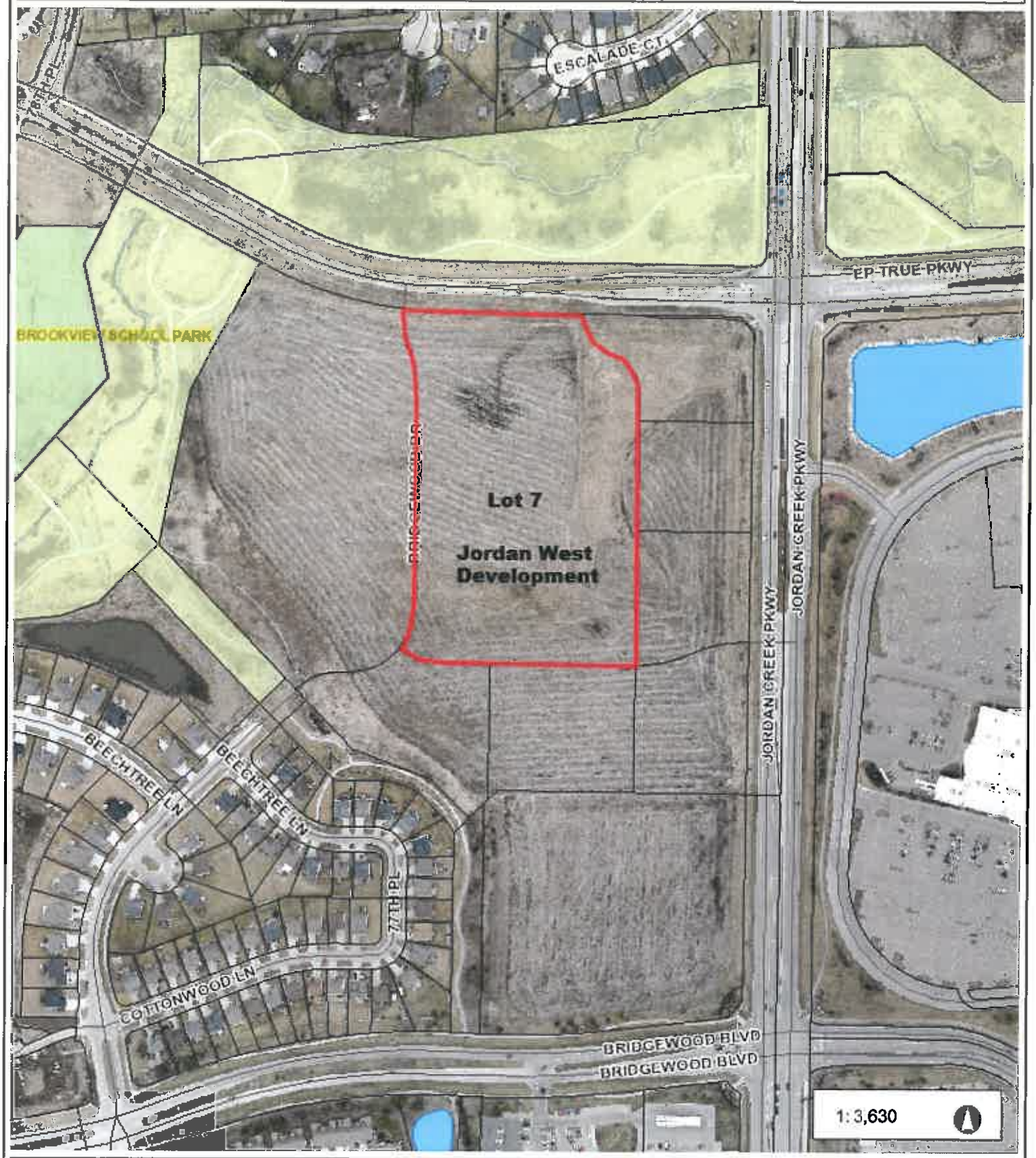
Committee	Development & Planning		
Date Reviewed	November 28, 2016		
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

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

Jordan West, Lot 7

EXHIBIT I



605.0 0 302.52 605.0 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 II

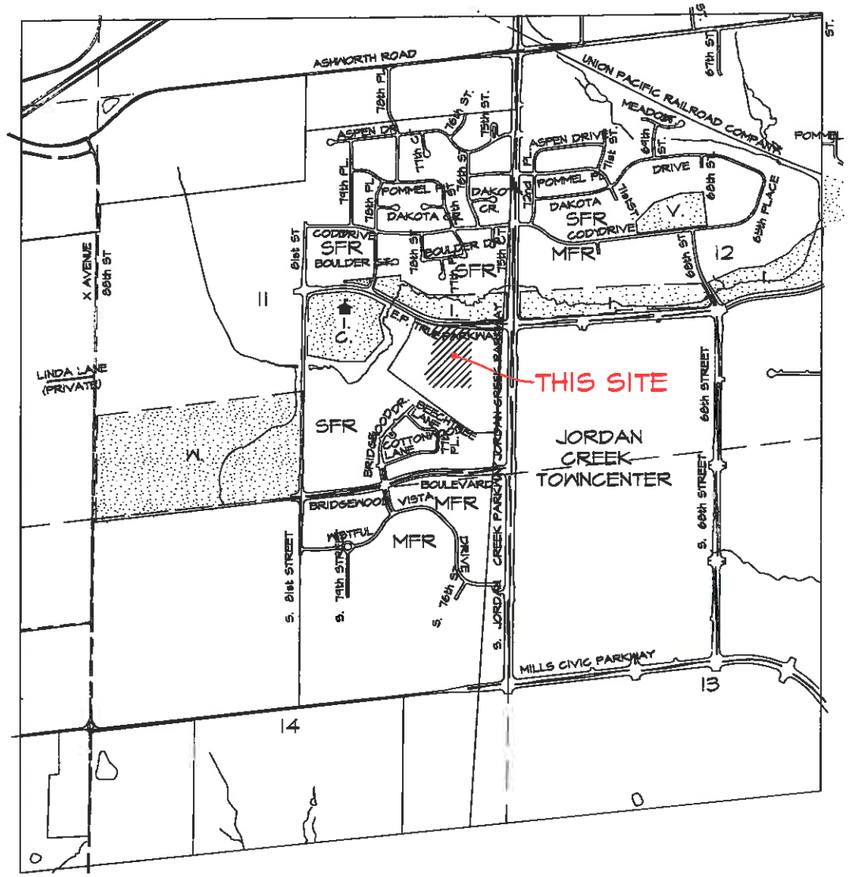
PLAT OF SURVEY

PARCEL 17-132 OF LOT 7, JORDAN WEST PLAT 3

WEST DES MOINES, IOWA

RECORDER'S STAMP

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WEST DES MOINES
SUBDIVISION:	JORDAN WEST PLAT 3
LOTS:	7
PROPRIETOR (S):	RYAN COMPANIES US, INC
REQUESTED BY:	RYAN COMPANIES US, INC
RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322



VICINITY SKETCH

NORTH

SCALE: 1"=1000'

0' 1000' 2000'

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	LEGAL DESCRIPTIONS & NOTES
3	PLAT OF SURVEY

APPLICANT:
RYAN COMPANIES US, INC
ATTN: MARIE JINDRA
50 S 10TH STREET, SUITE 300
MINNEAPOLIS, MN 55403 2012

PROPERTY OWNER:
RYAN COMPANIES US, INC
ATTN: MARIE JINDRA
50 S 10TH STREET, SUITE 300
MINNEAPOLIS, MN 55403 2012

LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322

PROPERTY ADDRESS:
350 JORDAN CREEK PARKWAY
WEST DES MOINES, IA 50266

LAND AREA
158,992 SQUARE FEET
3.65 ACRES

LEGAL DESCRIPTIONS:
SEE SHEET #2

BASIS OF BEARINGS:
THE BEARINGS SHOWN ON THIS PLAT OF SURVEY ARE BASED ON THE NORTH LINE OF LOT 7, JORDAN WEST PLAT 3 HAVING A BEARING ASSUMED AS S89°59'53"E.

PURPOSE OF SURVEY:
THIS SURVEY IS BEING PREPARED TO CREATE A PARCEL FOR THE TRANSFER OF PROPERTY.

NOTES:
1. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY OR PROVIDED TO THIS SURVEYOR.
3. MONUMENTS TO BE SET WITHIN THIRTY DAYS OF THE PLAT OF SURVEY RECORDING DATE.
4. PARCEL 17-132 IS FOR THE TRANSFER OF PROPERTY ONLY. THIS PARCEL IS UNBUILDABLE UNTIL A FORMAL SITE PLAN PROCEDURE HAS BEEN APPROVED BY THE CITY OF WEST DES MOINES.

CERTIFICATION

PROFESSIONAL LAND SURVEYOR
JEFFREY A. GADDIS
18381
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.

NOV. 18, 2016

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 3

Civil Engineering Consultants, Inc
2400 86th Street . Unit 12 . Des Moines, Iowa 503:
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.c
CEC

DATE:	NOV. 18, 2016
	"
	"
	NOV. 09, 2016
DATE OF SURVEY:	NOV. 09, 2016
DESIGNED BY:	RP
DRAWN BY:	JAG

PLAT OF SURVEY
PARCEL 17-132 OF LOT 7, JORDAN WEST PLAT 3
WEST DES MOINES, IOWA

COVER

SHEET 1 OF 3

A-1801

PLOT BY: JEFF GADDIS ANSI B/ANSI B (11.00 X 17.00 INCHES) Q:\V-FILES\~BOOKABOT_Std drawings\Plats\ABOT PLAT OF SURVEY.dwg\ABOT-11B in AUTOCAD PDF (GENERAL DOCUMENTATION).pc3

PLAT OF SURVEY

PARCEL 17-132 OF LOT 7, JORDAN WEST PLAT 3

WEST DES MOINES, IOWA

COMPREHENSIVE PLAN LAND USE
SUPPORT COMMERCIAL

ZONING DISTRICT
JORDAN WEST SPECIFIC PLAN
(UNDERLYING ZONING DESIGNATION - SUPPORT COMMERCIAL)

FEMA FLOOD INSURANCE RATE MAP DESIGNATION
THE SUBJECT PROPERTY IS WITHIN ZONE 'X' FEMA FLOOD INSURANCE RATE MAP NO. 190231 0007 C WITH EFFECTIVE DATE OF FEB. 16, 2006.

LEGAL DESCRIPTIONS:
ORIGINAL PROPERTY

LOT 7, JORDAN WEST PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 13195 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

PARCEL 17-132

A PARCEL OF LAND IN LOT 7, JORDAN WEST PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 13195 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID LOT 7; THENCE S00°00'07"W, 2.49 FEET ALONG THE EAST LINE OF SAID LOT 7 TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING S36°01'36"E, AN ARC LENGTH OF 125.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING S60°09'45"E, AN ARC LENGTH OF 41.51 FEET TO A POINT; THENCE S41°43'50"W, 62.90 FEET ALONG A RADIAL LINE TO THE PREVIOUSLY DESCRIBED CURVE TO A POINT; THENCE N89°59'53"W, 155.85 FEET TO A POINT; THENCE S00°00'07"W, 273.81 FEET TO A POINT; THENCE N90°00'00"W, 301.33 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7; THENCE N00°00'00"E, 265.36 FEET ALONG SAID WEST LINE TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING N14°14'47"W, AN ARC LENGTH OF 74.59 FEET ALONG SAID WEST LINE TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING N11°07'30"W, AN ARC LENGTH OF 90.94 FEET ALONG SAID WEST LINE TO A POINT OF TANGENCY; THENCE N06°14'32"E, 19.92 FEET ALONG SAID WEST LINE TO THE NW CORNER OF SAID LOT 7, SAID NW CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF EP TRUE PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET AND A CHORD BEARING S86°52'38"E, AN ARC LENGTH OF 104.57 FEET ALONG THE NORTH LINE OF SAID LOT 7 AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S89°59'53"E, 323.03 FEET ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 3.65 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS AND AGREEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	
C1	72°03'27"	100.00'	125.76'	72.73'	117.64'	S36°01'36"E	M. & P.
C2	72°03'27"	100.00'	125.76'	72.73'	117.64'	N36°01'36"W	M. & P.
C3	23°47'09"	100.00'	41.51'	21.06'	41.22'	S60°09'45"E	
C4	48°16'18"	100.00'	84.25'	44.81'	81.78'	S24°08'01"E	
C5	28°29'33"	150.00'	74.59'	38.08'	73.83'	N14°14'47"W	M. & P.
C6	34°44'06"	150.00'	90.94'	46.91'	89.55'	N11°07'30"W	M. & P.
C7	6°14'28"	960.00'	104.57'	52.34'	104.52'	S86°52'38"E	M. & P.
C8	37°29'53"	150.00'	98.17'	50.92'	96.43'	N71°15'03"W	M. & P.
C9	38°10'40"	150.00'	99.95'	51.91'	98.11'	N19°05'20"E	M. & P.
C10	55°02'47"	150.00'	144.11'	78.16'	138.63'	S65°42'03"W	M. & P.
C11	11°06'43"	150.00'	29.09'	14.59'	29.05'	S05°33'22"E	

LEGEND

●	FOUND PROPERTY CORNER (CUT 'X' UNLESS OTHERWISE NOTED)
⊙	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
	PARCEL BOUNDARY LINES
	EXISTING PROPERTY LINES
	ORIGINAL PLATTED LOT LINES
	EASEMENT LINES
	CENTERLINE STREET
D.	DEEDED 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 INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
777	ADDRESS

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

DATE:	NOV. 18, 2016
	-
	-
	NOV. 08, 2016
DATE OF SURVEY:	NOV. 08, 2016
DESIGNED BY:	RP
DRAWN BY:	JAG

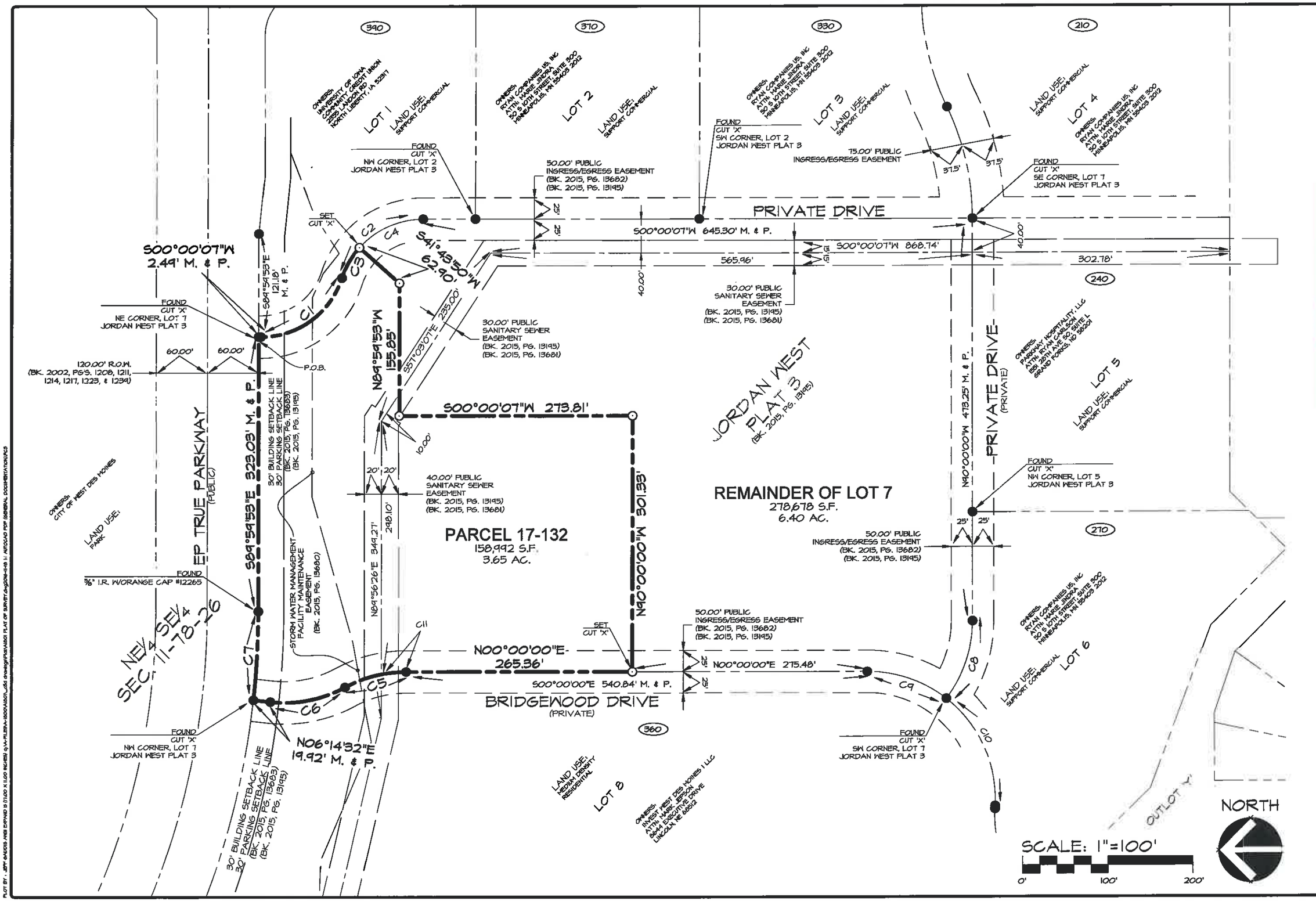
PLAT OF SURVEY
PARCEL 17-132 OF LOT 7, JORDAN WEST PLAT 3
WEST DES MOINES, IOWA

LEGAL DESCRIPTIONS & NOTES

SHEET 2 OF 3

A-1801

PLOT BY: JEFF SADDIS ARCH EXPAND B (17.00 X 11.00 INCHES) q:\x-FILES\x-ROOT\AISC_2d drawings\Field\AISC\ PLAT OF SURVEY.dwg\2016-11-18 11:11:00 AM PDT (GENERAL DOCUMENTATION).PC3



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

DATE:	
NOV. 18, 2016	-
-	-
NOV. 08, 2016	-
DATE OF SURVEY:	NOV. 08, 2016
DESIGNED BY:	RP
DRAWN BY:	JAG

PLAT OF SURVEY
PARCEL 17-132 OF LOT 7, JORDAN WEST PLAT 3
WEST DES MOINES, IOWA

PLAT OF SURVEY

SHEET 3 OF 3

A-1801

EXHIBIT III

Prepared by: B. Portz, 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 JORDAN WEST PLAT 3, LOT 7 PLAT-OF-SURVEY (POS-003270-2016) FOR THE PURPOSE OF CREATING A PARCEL FOR THE TRANSFER OF OWNERSHIP

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning, et seq, of the West Des Moines Municipal Code, the applicant, Ryan Companies US, has requested approval for a Plat-of-Survey (POS-003270-2016) to create a 3.65 acre parcel from the 10.05 ac property located at 350 Jordan Creek Parkway to allow for the transfer of ownership;

Legal Descriptions

A PARCEL OF LAND IN LOT 7, JORDAN WEST PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 13195 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF SAID LOT 7; THENCE S00°00'07"W, 2.49 FEET ALONG THE EAST LINE OF SAID LOT 7 TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING S36°01'36"E, AN ARC LENGTH OF 125.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING S60°09'45"E, AN ARC LENGTH OF 41.51 FEET TO A POINT; THENCE S41°43'50"W, 62.90 FEET ALONG A RADIAL LINE TO THE PREVIOUSLY DESCRIBED CURVE TO A POINT; THENCE N89°59'53"W, 155.85 FEET TO A POINT; THENCE S00°00'07"W, 273.81 FEET TO A POINT; THENCE N90°00'00"W, 301.33 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7; THENCE N00°00'00"E, 265.36 FEET ALONG SAID WEST LINE TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING N14°14'47"W, AN ARC LENGTH OF 74.59 FEET ALONG SAID WEST LINE TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING N11°07'30"W, AN ARC LENGTH OF 90.94 FEET ALONG SAID WEST LINE TO A POINT OF TANGENCY; THENCE N06°14'32"E, 19.92 FEET ALONG SAID WEST LINE TO THE NW CORNER OF SAID LOT 7, SAID NW CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF EP TRUE PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE EASTERLY ALONG A NON-TANGENT CURVE T0 THE LEFT HAVING A RADIUS OF 960.00 FEET AND A CHORD BEARING S86°52'38"E, AN ARC LENGTH OF 104.57 FEET ALONG THE NORTH LINE OF SAID LOT 7 AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S89°59'53"E, 323.03 FEET ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 3.65 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS AND AGREEMENTS OF RECORD.

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 28, 2016, this City Council held a duly-noticed meeting to consider the application for Plat-of-Survey (POS-003270-2016) and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Plat-of-Survey at their meeting on November 28, 2016, subject to any conditions of approval, and;

WHEREAS, there are no public improvements required of this Plat-of-Survey; and;

WHEREAS, there are no new public easements being established with this Plat-of-Survey.

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 November 28, 2016, or as amended orally at the City Council meeting of November 28, 2016, are adopted.

SECTION 2. Plat-of-Survey, (POS-003270-2016) is approved, subject to compliance with all the conditions in the staff report, dated November 28, 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-003270-2016) 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 November 28, 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 November 28, 2016, among other proceedings, Roll Call No. _____ approved said plat on November 28, 2016, and released said Plat-of-Survey for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of November, 2016.

_____
Steve Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. The applicant acknowledging that the official subdivision of original Lot 7 via the Preliminary and Final Plat process will need to be completed prior to issuance of a building permit, including footing and foundation permits for the third tenant's space within the building.