CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: December 12, 2016

ITEM: Country Club Office Plaza West Plat 8, 1080 Jordan Creek Parkway – Replat Outlot B Country Club Office Plaza West from an outlot to a buildable lot and include a portion of Lot 1 Country Club Office Plaza West Plat 3 – Dallas County Partners – FP-003240-2016

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Dallas County Partners requests approval of a Final Plat for approximately 13.12 acres located at 1080 Jordan Creek Parkway. The applicant proposes to replat Outlot B Country Club Office Plaza West from an outlot to a buildable lot and include a portion of Lot 1 Country Club Office Plaza West Plat 3. A site plan has been submitted to construct an office building on the property (see Exhibit II – Location Map and Exhibit III – Final Plat)

CITY COUNCIL SUBCOMMITTEE: The final plat was reviewed by the Subcommittee on October 17, 2016.

OUTSTANDING ISSUES: There are no outstanding issues.

Right-of-way: Office Plaza Dr. is classified as a minor collector roadway which requires 70 feet of total right-of-way or 35 feet from the center of the right-of-way adjacent to the subject property, which is 5 feet more than the existing right-of-way. Jordan Creek Pkwy is classified as a major arterial roadway which requires 165 feet of total right-of-way or 82.5 feet from the center of the right-of-way adjacent to the subject property, which is 2.5 feet more than the existing right-of-way. The property owner has provided easements for the 5 feet and 2.5 feet of right-of-way for Office Plaza Drive and Jordan Creek Parkway, respectively, as required by the comprehensive plan.

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

- Surety in lieu of installation of traffic signal improvements and installation of sidewalks
- Easements for right-of-way along Jordan Creek Parkway and Office Plaza Drive

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, Country Club Office Plaza West Plat 8, to replat Outlot B Country Club Office Plaza West from an outlot to a buildable lot and include a portion of Lot 1 Country Club Office Plaza West Plat 3, 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	

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	October 17, 2016		
Recommendation	Yes X	No ☐	Split ☐

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	October 17, 2016		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Resolution: Approval and Release of Final Plat
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 APPROVING AND RELEASING THE FINAL PLAT, COUNTRY CLUB OFFICE PLAZA WEST PLAT 8 (FP-003240-2016) FOR THE PURPOSE OF REPLATING OUTLOT B COUNTRY CLUB OFFICE PLAZA WEST FROM AN OUTLOT TO A BUILDABLE LOT AND INCLUDE A PORTION OF LOT 1 COUNTRY CLUB OFFICE PLAZA WEST PLAT 3

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, Dallas County Partners, has requested approval for a Final Plat (FP-003240-0016) for that 13.12 acres located at 1080 Jordan Creek Parkway for the purpose of replatting Outlot B Country Club Office Plaza West from an outlot to a buildable lot and include a portion of Lot 1 Country Club Office Plaza West Plat 3

Legal Description

THAT PART OF LOT 1, COUNTRY CLUB OFFICE PLAZA WEST PLAT NO. 3, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF N 62°50'38" W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 134.43 FEET; THENCE N 16°10'31" E, 413.74 FEET; THENCE N 00°50'17" E, 70.93 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE S 87°32'54" E, ALONG SAID NORTHERLY LINE, 56.36 FEET; THENCE EASTERLY 83.83 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 09°03'45", AND A CHORD THAT BEARS N 87°55'09" E, 83.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S 00°50'17" W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 62.20 FEET; THENCE S 16°10'31" W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 487.37 FEET TO THE POINT OF BEGINNING.

AND,

OUTLOT "B", COUNTRY CLUB OFFICE PLAZA WEST, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT THAT PART PLATTED AS COUNTRY CLUB OFFICE PLAZA WEST PLAT 6, AND THAT PART DEEDED TO THE CITY OF WEST DES MOINES IN A DEED FILED OCTOBER 16, 2001 IN BOOK 2001, PAGE 12442.

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 Country Club Office Plaza West Plat 8 and recommended approval on November 7, 2016;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Country Club Office Plaza West Plat 8 that was reviewed and approved by the City Council on November 14, 2016;

WHEREAS, on December 12, 2016, this City Council held a duly-noticed meeting to consider the application for Country Club Office Plaza West Plat 8 Final Plat;

WHEREAS, The City Council accepts surety in lieu of installation of traffic signal improvements and installation of sidewalks;

WHEREAS, the address for the site is assigned as 1080 Jordan Creek Parkway;

WHEREAS, the City Council approves and accepts the easements for right-of-way along Jordan Creek Parkway and Office Plaza Drive;

WHEREAS, Country Club Office Plaza West Plat 8 is zoned Country Club Office Plaza 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, Country Club Office Plaza West Plat 8 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 does release the Country Club Office Plaza West Plat 8 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 December 12, 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 December 12, 2016, among other proceedings, Roll Call No. _____ approved said plat on December 12, 2016, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of December 2016.

_____
Jim Sandager, Mayor Pro-Tem

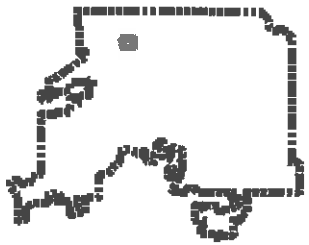
ATTEST:

_____
Ryan T. Jacobson
City Clerk

ATTACHMENT A
Conditions of Approval

None

Country Club Office Plaza West Plat 8



Legend

- Parcels
- Parks
- Greenways

482.3 0 241.14 482.3 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

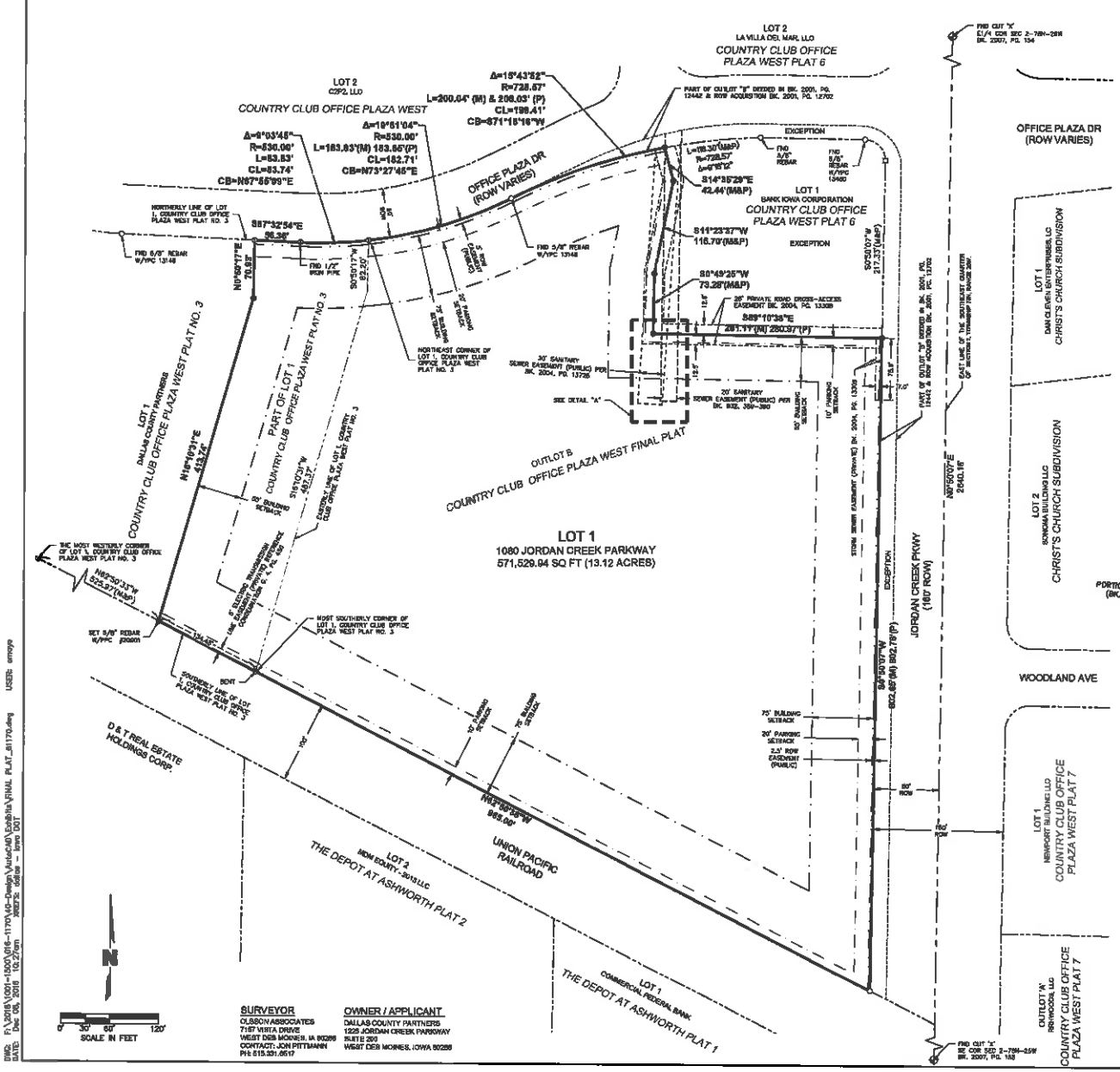
© City of West Des Moines, Iowa

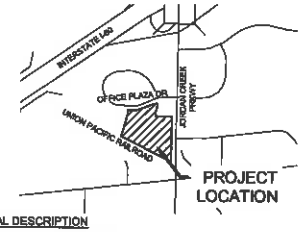
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT II

COUNTRY CLUB OFFICE PLAZA WEST PLAT 8





PLAT LEGAL DESCRIPTION

THAT PART OF LOT 1, COUNTRY CLUB OFFICE PLAZA WEST PLAT NO. 3, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF N 42°50'13" W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 134.43 FEET; THENCE N 15°10'31" E, 413.74 FEET; THENCE N 00°50'17" E, 70.93 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE S 87°32'54" E, ALONG SAID NORTHERLY LINE, 98.36 FEET; THENCE EASTERLY 88.99 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 09°03'48", AND A CHORD THAT BEARS N 87°55'59" E, 88.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S 00°50'17" W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 69.00 FEET; THENCE S 15°10'31" W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 487.37 FEET TO THE POINT OF BEGINNING.

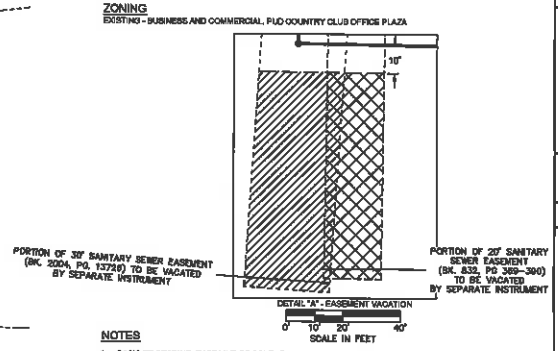
OUTLOT "B", COUNTRY CLUB OFFICE PLAZA WEST, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT THAT PART PLATTED AS COUNTRY CLUB OFFICE PLAZA WEST PLAT 6, AND THAT PART DEEDED TO THE CITY OF WEST DES MOINES IN A DEED FILED OCTOBER 15, 2001 IN BOOK 2001, PAGE 12642.

COMPREHENSIVE PLAN DESIGNATION

SUPPORT COMMERCIAL (SC)

ZONING

EXISTING - BUSINESS AND COMMERCIAL, PUD COUNTRY CLUB OFFICE PLAZA



NOTES

1. BASIS OF BEARING: EAST LINE OF SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 78N, RANGE 28W WHICH HAS AN ASSUMED BEARING OF N00°50'07"E.
2. THE ADDRESS OF LOT 1 WILL BE ASSIGNED ONCE THE DEVELOPMENT INTENT HAS BE DETERMINED.
3. THIS PLAT HAD AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET.
4. ALL DIMENSIONS SHOWN REFLECT MEASURED DISTANCES, UNLESS NOTED OTHERWISE.

LEGEND

	BOUNDARY LINE
	PROPERTY/LOT LINE
	SECTION LINE
	PROPOSED SETBACKS
	PROPOSED PUBLIC ACCESS EASEMENT
	ACQUIRED RIGHT-OF-WAY
	UTILITY EASEMENT
○	FOUND 5/8" REBAR WITH YPC STAMPED 13480 (UNLESS NOTED OTHERWISE)
⊙	FOUND 1/2" IRON PIPE WITH YPC STAMPED 3160 (UNLESS NOTED OTHERWISE)
⊠	FOUND CHISELED 'X'
●	SET CUT "X" IN CONCRETE (UNLESS NOTED OTHERWISE)
◆	FOUND SECTION CORNER
(YPC)	YELLOW PLASTIC CAP
(PPC)	PINK PLASTIC CAP
ROW	RIGHT-OF-WAY
(M)	MEASURED DISTANCE
(P)	PLATTED DISTANCE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND 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.

JONATHAN M. PITTMANN 20901 IOWA

SIGNATURE:
NAME: JONATHAN M. PITTMANN DATE
LICENSE NUMBER 20901
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017.
PAGES OR SHEETS COVERED BY THIS SEAL.

SURVEYOR

OLSSON ASSOCIATES
7167 VISTA DRIVE
WEST DES MOINES, IA 50266
CONTACT: JON PITTMANN
PH: 515.331.0517

OWNER / APPLICANT

DALLAS COUNTY PARTNERS
1225 JORDAN CREEK PARKWAY
SUITE 200
WEST DES MOINES, IOWA 50266

OLSSON ASSOCIATES
7167 Vista Drive
West Des Moines, IA 50266
TEL 515.331.0517
FAX 515.331.0518
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL PLAT

COUNTRY CLUB OFFICE PLAZA WEST PLAT 8
DALLAS COUNTY
IOWA

2016

drawn by:
checked by:
approved by:
CMMS by:
project no.:
drawing no.:
date:

1

DWG: F:\2016\1001-1500\016-1170\145-Design\AutoCAD\Exhibits\FINAL PLAT_81170.dwg USER: amoye
DATE: Dec 05, 2016 10:27am XREFS: Xdata - Iowa DOT

EXHIBIT III