## CITY OF WEST DES MOINES PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: October 23, 2017

<u>Item</u>: Hidden Creek Plat 5, 3640 Hidden Creek Drive – Preliminary Plat to Subdivide

Property into Two (2) Lots for Residential Development - Graded Acres Trust

(Scott Rairdon) - PP-003641-2017

**Requested Action:** Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The property owner, Graded Acres Trust, represented by Chuck Bishop, Bishop Engineering, is requesting approval of a Preliminary Plat for approximately 11.87 acres located at 3640 Hidden Creek Drive. The applicant proposes to subdivide the property into two lots, one for an existing home and one for a proposed home, an outlot for transfer of ownership to the neighboring property owner to the north of the outlot, and one street lot (see Attachment B – Location Map and Attachment C – Preliminary Plat).

<u>History</u>: The whole property has one residence constructed on it. The parcel being created is undeveloped. The parcel to be subdivided is Lot 7 Hidden Creek, platted in 1998.

<u>City Council Subcommittee</u>: This item was presented to the Development and Planning City Council Subcommittee on October 2, 2017, the Subcommittee is supportive of the development.

<u>Staff Review and Comment</u>: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues.

Paving of Commerce Drive: City Code requires paved access to property being developed. In lieu of fully paving Commerce Drive adjacent to this property, more temporary pavement from Hidden Creek Drive and the access point to the proposed new lot is being proposed. In addition, an agreement and waiver for the full reconstruction of Commerce Drive and some point in the future is proposed to satisfy the immediate obligation for paving the access drive (Commerce Drive) for the property. Commerce Drive is not constructed to public street standards, but is made of a composite of materials that appears to withstand current traffic demand, emergency access, and maintenance routines. There are no plans to reconstruct Commerce Drive in the near future.

<u>Comprehensive Plan Consistency</u>: 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.

<u>Findings</u>: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

- 1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that 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.
- 2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
- 3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

- 4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
- The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
- 6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

<u>Staff Recommendation And Conditions Of Approval</u>: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 72 Single Family Residential lots, 20 Medium Density Lots to construct twin homes or duplexes, one Outlot for Open Space, and two lots for public streets, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings of the preliminary plat which addresses staff comments, prior to the construction of any improvements on the site and prior to the final plat proceeding to the City Council for approval, except for grading approval to commence grading on the site.

Applicant: Mark Main

Main Built

9351 Swanson Boulevard

Clive Iowa 50325

Owners: Graded Acres Trust

10170 Hickman Road

Clive IA 50325

Applicant's Representatives: Chuck Bishop

Bishop Engineering 3501 104th Street Urbandale IA 50322

ATTACHMENTS:

Attachment A Plan and Zoning Commission Resolution

Attachment B - Location Map
Attachment C - Preliminary Plat

## RESOLUTION NO. PZC-17-099

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO TWO (2) LOTS FOR RESIDENTIAL DEVELOPMENT, ONE OUTLOT FOR TRANSFER OF OWNERSHIP, AND ONE PUBLIC STREET LOT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Graded Acres Trust, has requested approval for a Preliminary Plat (PP-003641-2017) to subdivide a 11.87 acres property at 3640 Hidden Creek Drive into two residential single family lots, one outlot for the transfer of ownership, and one street lot;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on October 23, 2017, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

<u>SECTION 1</u>. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Preliminary Plat to subdivide the property into two lots for residential development, one outlot for transfer of ownership, and one public street lot is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 23, 2017.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on October 23., 2017, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

## Exhibit A CONDITIONS OF APPROVAL

1.	The applicant providing final drawings of the preliminary plat which addresses staff comments, prior to the construction of any improvements on the site and prior to the final plat proceeding to the City Council for approval, except for grading approval to commence grading on the site

## Civil Engineering & Land Surveying PRE-PLAT COVER SHEET 170396 3501 104th Street Des Moines, lows 50322-3825 and 750-573(213) and 754-02175 and 750-573(213) C0.1 CITY OF WEST DES MOINES, POLK COUNTY, IOWA Bishop Engineering HIDDEN CREEK PLAT 5 I HERENE CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY WE ORE HUDEN MY DIRECT PERSONAL SUPERANSION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER LINDER THE LAWS OF THE STATE OF IDMA. I HERBY CERTEY THAT THIS LAND SURFAINE DOCUMENT WAS PREPARED AND THE RELIES DARWO WAS PREPARED BY WE GREATED HOST THE PROTESTION LAND SURFAINED HOST THE STATE OF 10 ML SHAPE DARWO SHAPE WAS THE STATE OF 10 ML SHAPE OF THE SHAPE OF THE STATE OF THE SHAPE 1 FIBER OFTIC FAULT 1 CABLE TV RISER 1 PROPERTY CORNER - FOUND AS NOTED O PROPERTY CORNER, PLACED 34" RON WITH YELLOW PLASTIC CAP 10 #12871 SECTION CORNER-FOUND AS NOTED SCORE WELK ID AT 12 OF 1 DATE LICENSE RENEWAL DATE: DEC. 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL SIGNED: PRELIMINARY GWALES J. BISHOP, P.E. 11055 LUCINS RENEWL DATE: DCC. 2018 PAGES OR SHEETS COVERED BY THIS SEAL LEGEND: WATELINE GAS LINE UNDERGROUND ELECTRIC OVERHEAD ELECTRIC TELEPHONELINE FREE OFTIC The Court of the C The same of the sa CHARLES J. BISHOP 11055 IOWA COMMUNICATION NETWORK CONTACT: KENT FRIESE PH 515-725-4725 CENTURY, INK CONTACT: CARROLL WHEATON PH. 507:554:8711 UTILITY CONTACTS: MDAMPECHA ENERGY COMPAN (GAS AND ELECTRC) CONTACT: MICHAEL YOUNTS PH 515-281-2819 WEST DES MOINES WATER'N CONTACT: DIANA WE,SON PH: 515-222-3510 WEST DES MOINES NOTES: AL consentant business ment and extraction to the first discontinuation to the MEDIACOM CONTACT: PAUL MAY PH 515:246-2252 A CONTRACTOR OF THE STATE OF TH BESIDE BROMERING DOES HOT PERFORM/PETLAND STUDIES OF METLAND MITIGATION IT IS THE COMMERS RESTONSBULTY TO DETERMINE IF ARMY WETLANDS ARE LOCATED ON THE PROJECT PER AND PREPENDENT OF THE COMMENCIAL MAINTENEND THE COMMENCIA ERESTANDA SHALL BE RESTONSREE FOR THE PROFEN INSTALLATION OF SHEEPING SHALL SHEEPING JTILITY CONFLICT NOTES: 85 SY 85 SY 222222 QUANTITY ESTIMATE: SANTAY SURFERS SANTAY SURFERS SANTAY SURFER SENORE (F. SDR 235 1EA ADJUST ES. SAN ANH 1EA ₫ చ్చ ឌុំ ឆ្ **NETLAND NOTES:** STORM SEWER: STORM SEWER SERVICE, 4" PVC WATER MAIN: WATER SERVICE, 1" COPPER HYDRANT ASSEMBLY PAVING: DAVEMENT, 6" PCC OR 7" HAM SUBGRADE PREPARATION 1 THE PARTIES CONTRICTORS SHALL BECTELL THE PARKING SAIL AND THE GOODE THE ROOF THE ROOF THE PARKING SHALL S 2. REFORM OF A LOCATION OF THE COMMENT STEPARTS AND THE OPPLATE DAYS. THE STANDS THAT STANDS SHALL SOURCE 1. RECONDENCIOUS SHALL SERVICENCE OF THE COLOTON OF THE COLOTON OF THE STANDS THAT SHALL SH MENOMERS OF THE RECORD ON THIS ROLECT SHALL BE CONCIDED INCIDENT, AND WILL WOTE INGUISTO ON AND THE SEPARATEY. 15. SO, WHAT OR DEPORT ON THIS ROLECT SHALL BE CONCIDED INCIDENT, AND WILL WOTE INCIDENT SHALL SHA THE STATE OF WETTERNING THE PROPERTY OF THE PROPERTY OF WITHOUT TO WETTERNING CONTRICTION TO THE PROPERTY OF WETTERNING SHALL BE STATED THE PROPERTY OF THE CONTRICTION OF THE WESTERNING THE PROPERTY OF THE CONTRICTION OF T ATTURE SERVICE TO THE WITHOUT DESIGNATION DESIGNATION SHALL SEE EXPENSED, FEDOUTES, ON CONNECTED TO PARELO ON THE WITHOUT SERVICE STREAM ISSUED. THE CONNECTED TO THE WEST SERVICES SHALL THE CHESSION RESIDENCE TESTS SHALL BE RECURRED TOR ALL PROPRISES SHARMAY LINES. TELEMENG OF THE SHARMAY SOMES WARRING AND, BE CHOOLED FROM TO PHANG UNESS OTHERWISE APPROVED OF JARRINGHICH CONTINCT THE FIRST, WORST, SYSTEM SHALL BE CHOOLED TO CHEST, DESSION OF THE WARRINGHICH SHAPES. KTERED DURING CONSTRUCTION SHALL BE REPAIRED, RENOUTED, OR CONNECTED TO PUBLIC OF GENERAL NOTES: JTILITY NOTES: 5 HIDDEN CREEK PLAT UTILITY NOTE: THE CONTROL OF THE THIRD ON THE TANK ARE TAKEN FROM THE CONTROL OF THE UTILITY OF THE TANK THE TANK THE CONTROL OF THE TANK PRELIMINARY PLAT SHEET INDEX: C0.1 COVER SHEET C2.1 LAYOUT PLAN C3.1 GRADING & UTILITY PLAN PROPERTY DESCRIPTION: Washen treatmentation and our size and the statement of the statemen - CITY BENCHAMR LICKC GRAND ATENIE SI FEET HORTH OF THE CENTELINE OF A ANDLE, AR FEET WEST OF THE WEST SIDE OF THE WEST DES S. LIT STATION, SLAT ORAND ANDLE, 18 FEET EAST OF THE SCOUTH FENCE LINE, STANDARD BENCHAMBR. -LOOD ELEVATION NOTE: this stre is located within zone "x" as shown on the firewarp for the gron of which seed and its count, lowin, community panel to staggingles, by the ference "is zone". BULK REGULATIONS. JANAMAN OF SET 20 ACRES ANDAMAN OF SET 20 ACRES REGULATION SET 20 ACRES REGULATION SET 30 ACRES ANDAMAN SET 30 ACRES ANDAMAN SET 30 ACRES TO PARA SET 30 ACRES TO PARE TO SET 30 ACRES TO SET 30 ACR COMPREHENSIVE LAND USE: EXISTING & PROPOSED: LOW DENSITY RESIDENTIAL ONVA ONE GAUL 1-80222-8889 XISTING ZONING: 5:24 RESIDENTAL ESTATE DISTRICT ROPOSED ZONING: 5:24 RESIDENTIAL ESTATE DISTRICT ENGINEER/SURVEYOR: BISHOP ENGINEERING ATTN CHARLES BISHOP SASH WHH ST, URBARDALE N 53322 PH \$151,372-0457 ADDRESS: 36:00 HIDDEN CREEK DR WEST DES MONNES, IN 50265 REPARED FOR:

