

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

Meeting Date: October 23, 2017

Item: 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).

History: 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.

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

Staff Review and Comment: 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.

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.

Findings: 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.
5. 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.

Staff Recommendation And Conditions Of Approval: 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:

SECTION 1. 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:

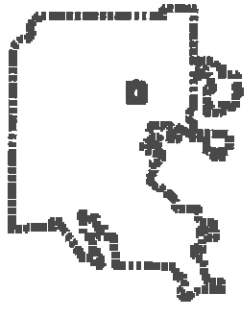
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

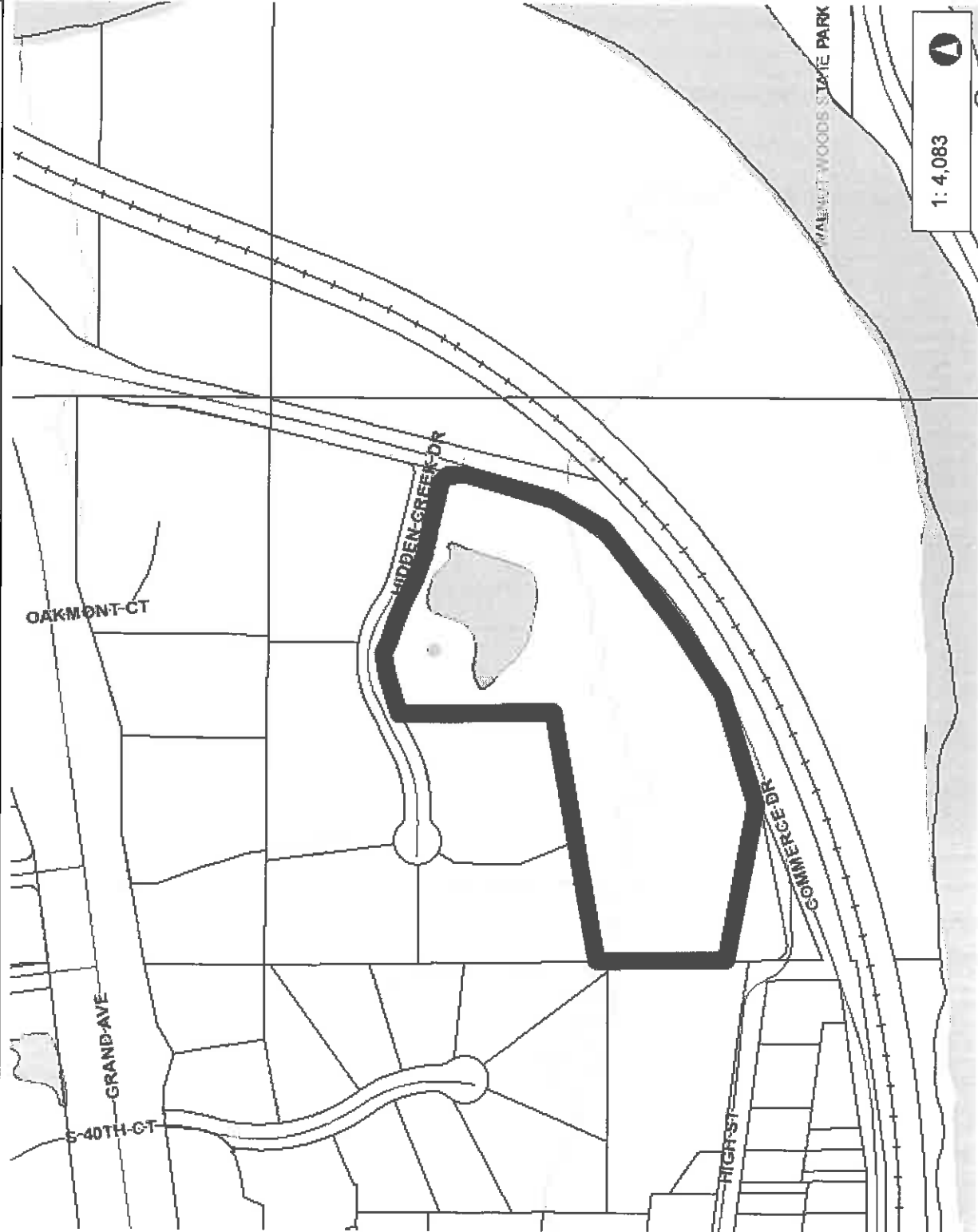
1. The applicant providing final drawings of the preliminary plat which addresses staff comments, prior to the construction of any improvements on the site and prior to the final plat proceeding to the City Council for approval, except for grading approval to commence grading on the site



Hidden Creek Plat 5



- Legend**
- Parcels
 - Parks
 - Greenways



1: 4,083



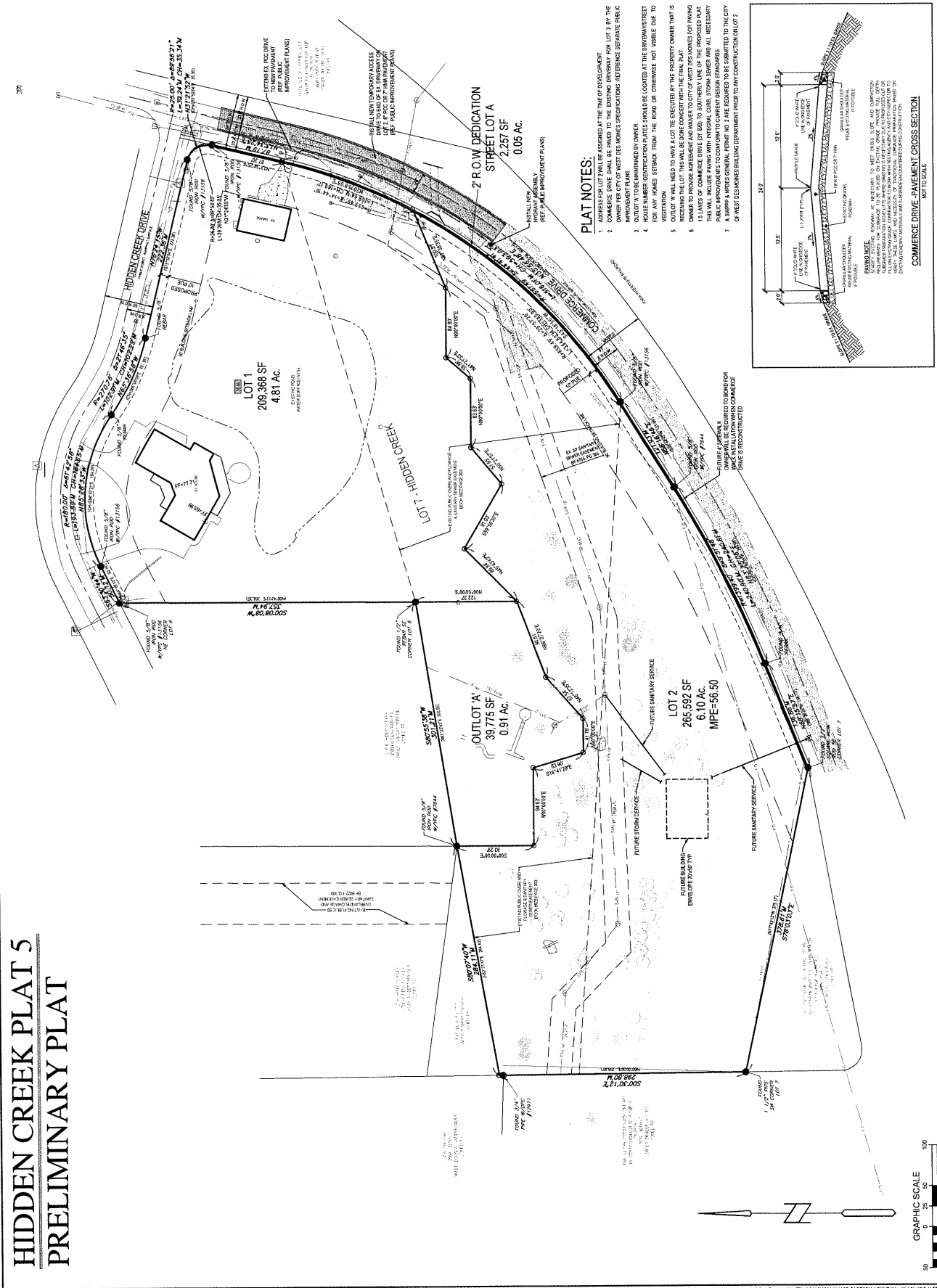
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

HIDDEN CREEK PLAT 5 PRELIMINARY PLAT

Bishop Engineering
 Planning for Successful Development
 3301 104th Street
 Des Moines, Iowa 50325
 Civil Engineering & Land Surveying
 Established 1959

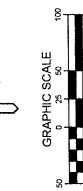
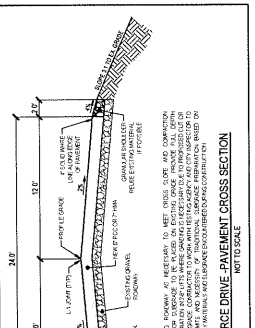
HIDDEN CREEK PLAT 5 CITY OF WEST MOINES, POLK COUNTY, IOWA PRE-PLAT LAYOUT PLAN

PROJECT NUMBER: 170396
DATE: 10-13-17
SCALE: C2.1
PROJECT NAME: HIDDEN CREEK PLAT 5
OWNER: BWM
DATE: 10-13-17



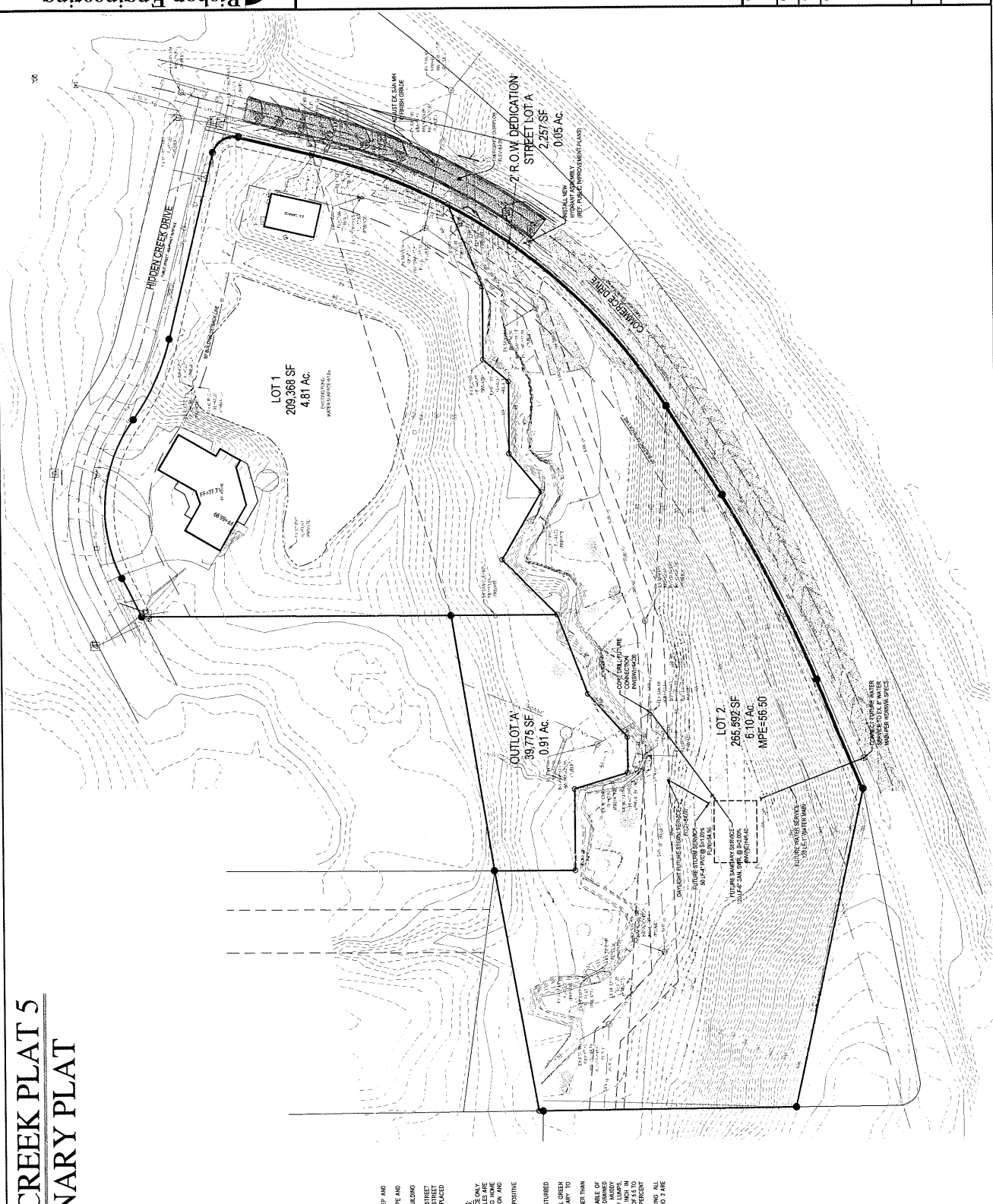
PLAT NOTES:

1. ADDRESSES FOR LOTS WILL BE ASSIGNED AT THE TIME OF DEVELOPMENT.
2. OWNER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
3. OWNER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
4. OWNER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
5. OWNER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
6. OWNER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
7. OWNER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.



PRELIMINARY - NOT FOR CONSTRUCTION

HIDDEN CREEK PLAT 5 PRELIMINARY PLAT



UTILITY NOTES:

1. UTILITY WATER SERVICES SHALL BE MINIMUM 15" DEEP AND MARKED WITH BLUE PATENT PIPES SHALL BE 6" SANITARY PIPE AND MARKED WITH GREEN POST.
2. ALL UTILITIES TO BE CONSTRUCTED UNTIL BUILDING CONSTRUCTION IS COMPLETED.
3. ALL UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY LIGHTS AT SUCH TIME THE OVERHEAD ELECTRIC IS PLACED UNDERGROUND.

MINIMUM PROTECTION ELEVATION NOTES:

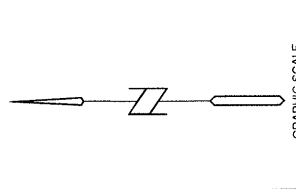
1. MINIMUM PROTECTION ELEVATION IS FOR REFERENCE ONLY.
2. MARKED AND/OR PROTECTED AS REQUIRED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND CONSTRUCTION.
3. HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSE.

TOPSOIL NOTES:

1. TOPSOIL TO BE STOCKPILED THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
2. REPAIR TOPSOIL TO A MINIMUM DEPTH OF 4" ON ALL OPENED AREAS.
3. ACHIEVE A MINIMUM DEPTH OF 4" TOPSOIL AS A MINIMUM.
4. TOPSOIL SHALL BE FREE OF ALL ROCKS AND BRUSH LARGER THAN 3/4" IN SIZE.
5. TOPSOIL IS DEFINED AS FERTILE, FINELY LOAM, CAPABLE OF SUPPORTING VEGETATION, NOT IN FROZEN OR HARDY STATE, FREE FROM FLOODING, NOT IN FROZEN OR HARDY STATE, SOILS, GRADES, SLOPES, STONES, LARGER THAN 3/4" IN DIAMETER, AND FOREIGN MATTER, LOOSE RANGE FROM 0.5 TO 2.0 PERCENT ORGANIC MATTER.
6. TOPSOIL SHALL BE STOCKPILED IN ACCORDANCE WITH ALL TOPSOIL REQUIREMENTS OF IOWAS GREEN VERMONT NO. 7 AISE MET.

GRADING LEGEND:

EXISTING GROUND
PROPOSED GROUND



Bishop Engineering
 Planning for successful development
 3501 104th Street
 Des Moines, Iowa 50325-2025
 Phone: (515) 276-0467 Fax: (515) 276-2017
 Civil Engineering & Land Surveying
 Established 1999

HIDDEN CREEK PLAT 5 CITY OF WEST DES MOINES, POLK COUNTY, IOWA PRE-PLAT GRADING & UTILITY PLAN

PROJECT NUMBER	170396
DATE	09/14/17
DATE	10/13/17
PROJECT NAME	HIDDEN CREEK PLAT 5
PREPARED BY	C3.1