CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: December 11, 2017

ITEM: Schroder Industrial Park Plat 3, 1120 Railroad Avenue– Approval and Release of Final Plat for two General Industrial Lots – Schroder Construction Services Inc. – FP-003671-2017

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Schroder Construction Services Inc., represented by Rick Baumhover of Bishop Engineering, is requesting approval of a final plat for Schroder Industrial Park Plat 3 to subdivide the property into two lots for the purpose of ownership transfer of one of the lots. There are existing buildings on the lots that are to remain and are used for construction related business and storage of materials.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on November 13, 2017. The Subcommittee is supportive of the project.

OUTSTANDING ISSUES: There are no outstanding issues.

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

- Ingress/Egress 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, Schroder Industrial Park Plat 3 to subdivide property into two general industrial lots for ownership transfer, subject to the applicant complying with all applicable City Code requirements, and the following:

1. Provide an executed ingress/egress easement, prior to recording the final plat.

Lead Staff Member: Kara V. Tragesser, AICP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

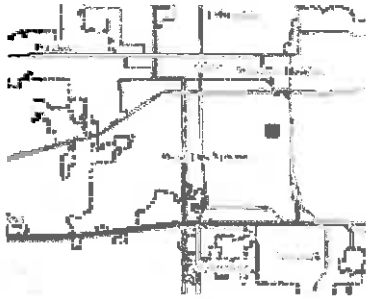
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	November 13, 2017		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map
Exhibit II - Final Plat
Exhibit III - Resolution: Approval and Release of Final Plat
Exhibit A – Conditions of Approval

Schroder Industrial Park Plat 3



Legend

- Corporate Limits
- Parcels

0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© 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 I

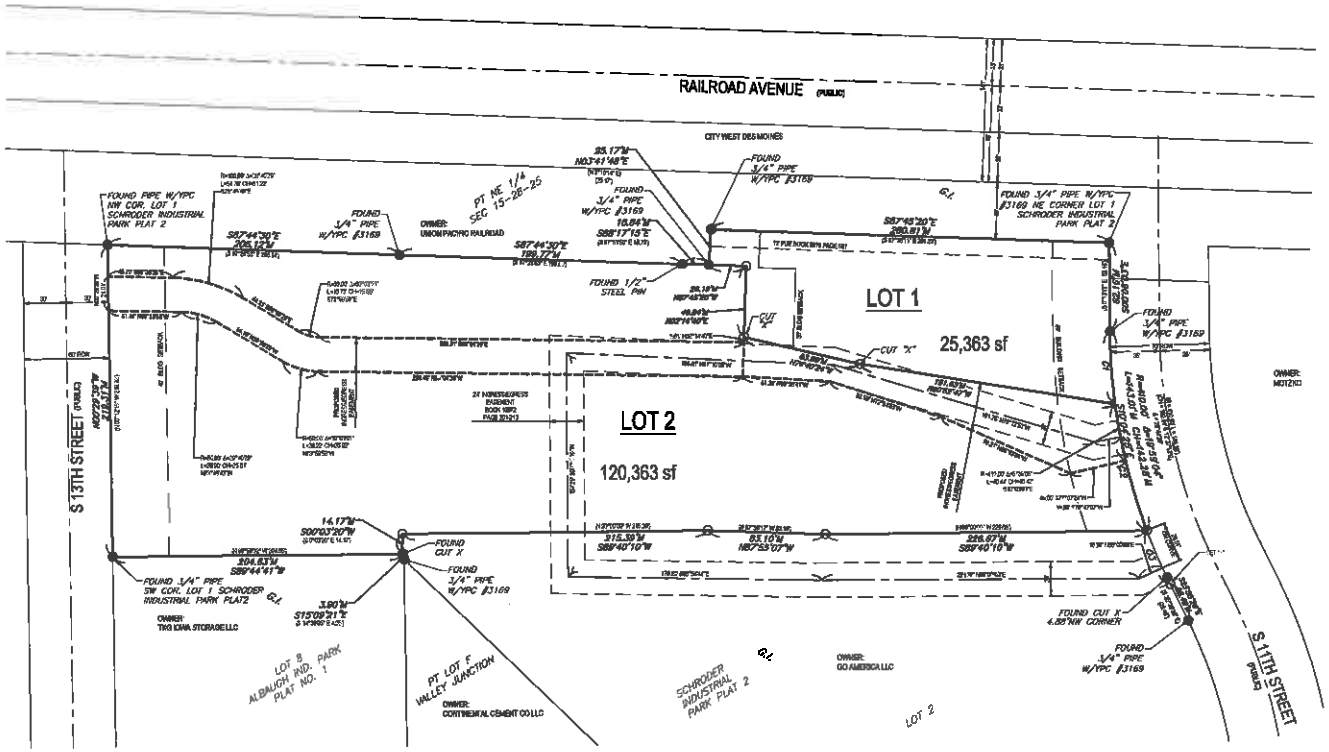
SCHRODER INDUSTRIAL PARK PLAT 3

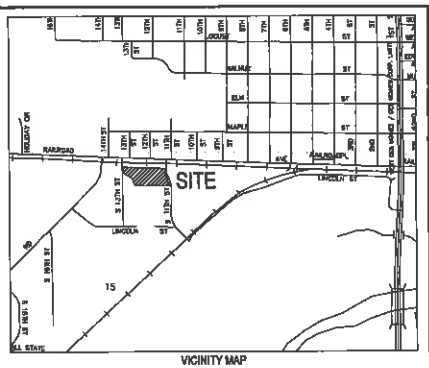
FINAL PLAT

INDEX LEGEND
Location: Schroder Industrial Park Plat 1, Lot 1, West Des Moines
Requestor / Owner : Schroder Construction Services Inc., c/o Allen Schroder
Surveyor: Richard H. Baumhover, PLS
Company: Bishop Engineering, 3501 104th St.
Urbandale, IA 50322 (Ph) 515-278-0467

LEGEND:

- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 12386 OR AS NOTED
- M MEASURED DISTANCE
- ( ) PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP





VICINITY MAP
SCALE: 1" = 1,000'

PROPERTY DESCRIPTION:
Replat of Lot 1 Schroder Industrial Park Plat 2, an Orginal Plat in the City of West Des Moines, Polk County, IA.
Containing approximately 3.34 acres.

OWNER/APPLICANT:
Schroder Construction Services Inc.
1120 Railroad Avenue
West Des Moines, IA 50266
c/o Al Schroder 222-7494

COMPREHENSIVE PLAN LAND USE:
General Industrial

ZONING:
GI - General Industrial

BUILDING SETBACKS:
Front Yard = 40'
Side Yard = 20' / 8' same district
Rear Yard = 35'
Minimum Width = 70'
Minimum Area = 20,000 SF

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	51.12	410.00	51.09	S63°39'12"E	7°08'38"
C2	91.69	410.00	91.50	S19°36'44"E	12°48'27"
C3	41.16	410.00	41.10	S32°56'28"E	5°45'16"

PLATTING NOTES:

1. Ingress/Egress Easement to be dedicated with this final plat for the benefit of lot 1.
2. Error of closure of this plat is within allowable limits (1:10,000 for boundary, 1:5,000 for individual lots).
3. Basis of bearings obtained from GPS observations; Datum = NAD83, Iowa South.

EASEMENT NOTES:

1. AN ACCESS EASEMENT AND PARKING EASEMENT EFFECTING AND BENEFITING SCHRODER INDUSTRIAL PLAT 3 LOTS 1 AND 2 EXISTS, DESCRIBED IN BOOK 16867 PAGE 314, GENERAL IN NATURE CANNOT BE SHOWN.
2. A STREET LIGHT AGREEMENT ALONG S 13TH STREET EXISTS, BOOK 13860 PAGE 999.

FLOOD HAZARD INFORMATION:
THIS AREA SHOWN ON FLOOD INSURANCE RATE MAP [FIRM] LABELED AS ZONE "X", "IN ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CULVERT"
MAP NUMBER: 19022100100C
DATED FEBRUARY 16, 2006

GRAPHIC SCALE
40 0 20 40 80
SCALE: 1" = 40'
FIELD WORK COMPLETED ON: 8-24-2017

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

IOWA ONE CALL 1-800-292-8989 www.iowaonecall.com

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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.

SIGNED: _____ DATE: _____
RICHARD H. BAUMHOVER, P.L.S. 12386
LICENSE RENEWAL DATE: DEC. 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3625
Phone: (515)278-0467 Fax: (515)278-0207
Civil Engineering & Land Surveying Established 1959

SCHRODER INDUSTRIAL PARK PLAT 3
(Replat of Lot 1, Schroder Industrial Park Plat 2)
FINAL PLAT

REFERENCE NUMBER:
DRAWN BY: MJE
CHECKED BY: RHB
REVISION DATE:
PROJECT NUMBER: 1704
SHEET NUMBER: 1 O

EXHIBIT II

16AUG17 15:53:11 PM M:\AUTO PROJECTS 2017\SCHRODER\FINAL PLAT.DWG

EXHIBIT III

Prepared by: K Tragesser, 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 SCHRODER INDUSTRIAL PARK PLAT 3 (FP-003671-2017) FOR THE PURPOSE OF SUBDIVIDING PROPERTY INTO TWO GENERAL INDUSTRIAL LOTS

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, Schroder Construction Services, Inc., has requested approval for a Final Plat (FP-003671-2017) for that 3.34 acres located at 1120 Railroad Avenue to subdivide the following legally described property into two general industrial lots:

Legal Description

Replat of Lot 1 Schroder Industrial Park Plat 2, an official plat now in and forming a part of the City of West Des Moines, Polk 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 Schroder Industrial Park Plat 3 and recommended approval on November 20, 2017;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Schroder Industrial Park Plat 3 that was reviewed and approved by the City Council on November 27, 2017;

WHEREAS, on December 11, 2017, this City Council held a duly-noticed meeting to consider the application for Schroder Industrial Park Plat 3 Final Plat;

WHEREAS, the City Council accepts an ingress/egress easement;

WHEREAS, Schroder Industrial Park Plat 3 is zoned General Industrial and meets all requirements of the City's Zoning Code.

WHEREAS, the following addresses are assigned to the lots within Schroder Industrial Park Plat 3:

Lot 1 = 85 S. 11th Street
Lot 2 = 95 S. 11th Street

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, Schroder Industrial Park Plat 3, 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 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 releases Schroder Industrial Park Plat 3 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 11, 2017, and Roll Call No. _____.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of December 2017.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

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 11, 2017, among other proceedings, Roll Call No. _____ approved said plat on December 11, 2017, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

ATTACHMENT A
Conditions of Approval

1. Provide an executed ingress/egress easement, prior to recording the final plat.