CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 11, 2018

ITEM: West Des Moines Public Service Plat 1, Southwest Corner of Grand Avenue and S. 88th Street – Subdivide property into 1 lot and 1 outlot for construction of a Public Services facility – City of West Des Moines – FP-003780-2018

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines is proposing to construct a Public Services facility on this property that will include a public services administration building, cold storage building, fueling station and a WestCom communications tower. One lot will be created on the site along with an outlot on the southwest corner of the property to be used as a greenway. A preliminary plat was approved for this property in July of 2013. On August 5, 2013 the City Council approved that associated Final Plat, however the Final Plat was never recorded. This Final Plat replaces the previously approved Final Plat. In April of 2018, the City Council approved a rezoning of the property to create the West Des Moines Public Services Planned Unit Development Ordinance for the actual development of the property.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on March 5, 2018, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions.

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 the Final Plat, West Des Moines Public Service Plat 1 to establish 1 lot and 1 outlot, subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Brian Portz, AICP BP

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

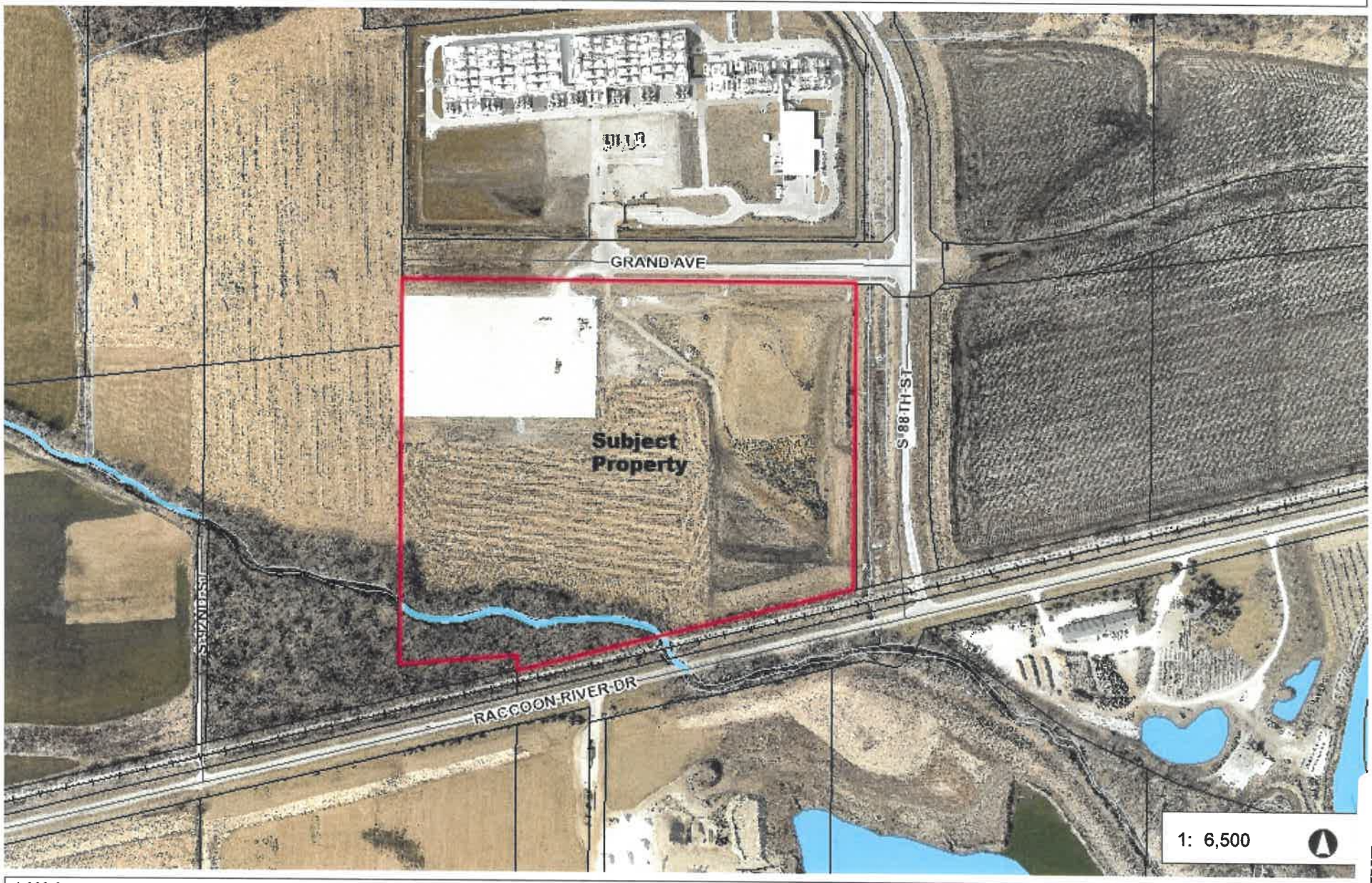
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	March 5, 2018		
Recommendation	Yes ☒	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

WDM Public Services



1,083.3 0 541.67 1,083.3 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 th
accuracy or completeness of the data provided herein

THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT I

EXHIBIT II

WEST DES MOINES PUBLIC SERVICE PLAT 1

FINAL PLAT

PLAT DESCRIPTION

PARCEL "BB" BOOK 2013, PAGE 1937 AND A PART OF AN ACQUISITION PLAT BOOK 2009, PAGE 5064 FILED IN THE DALLAS COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. ALSO BEING A SOUTHERLY CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°32'57" EAST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 61.81 FEET; THENCE SOUTH 83°53'23" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 493.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 00°42'13" EAST ALONG THE WEST LINE OF SAID PARCEL "BB", 1593.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "BB"; THENCE NORTH 89°59'09" EAST ALONG THE NORTH LINE OF SAID PARCEL "BB", 1763.44 FEET; THENCE SOUTH 86°12'46" EAST CONTINUING ALONG SAID NORTH LINE, 112.82 FEET; THENCE NORTH 88°58'59" EAST CONTINUING ALONG SAID NORTH LINE, 2.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "BB" AND TO THE NORTHWEST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°51'59" EAST ALONG THE NORTH LINE OF SAID ACQUISTION PLAT, 30.02 FEET; THENCE NORTH 89°55'13" EAST CONTINUING ALONG SAID NORTH LINE, 69.10 FEET; THENCE SOUTH 45°00'29" EAST CONTINUING ALONG SAID NORTH LINE, 56.51 FEET; THENCE SOUTH 00°02'27" EAST, 787.77 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1688.00 FEET, WHOSE ARC LENGTH IS 387.01 FEET AND WHOSE CHORD BEARS SOUTH 06°36'52" EAST, 386.16 FEET TO THE SOUTH LINE OF SAID ACQUISITION PLAT; THENCE SOUTH 76°26'17" WEST ALONG SAID SOUTHERLY LINE, 188.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "BB"; THENCE SOUTH 76°26'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "BB", 1448.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.64 ACRES (2,946,269 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50265-0320

COMPREHENSIVE PLAN USE

LIGHT INDUSTRIAL

ZONING

WEST GRAND BUSINESS PARK PUD

DATE OF SURVEY

1-15-18

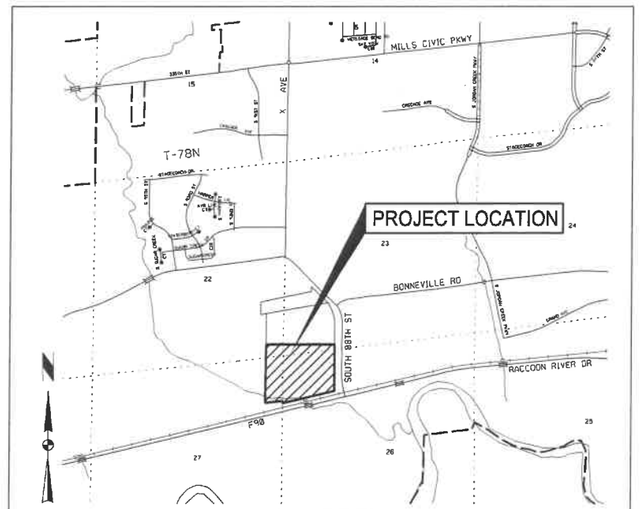
BENCHMARKS

BM1 CITY OF WEST DES MOINES BENCHMARK #84
ELEVATION = 67.06

BM2 CITY OF WEST DES MOINES BENCHMARK #38
ELEVATION = 159.12

NOTES

1. THE ERROR OF CLOSURE IS WITHIN ALLOWABLE LIMITS.
2. ALL BEARINGS ARE BASED ON GRID NORTH USING WGS84 ELLIPSOID AND PROJECTED TO IOWA STATE PLANE COORDINATE SYSTEM. (ZONE SOUTH)



VICINITY MAP

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
SE1/4 SE1/4 SEC. 22-78-26
S1/2 SW1/4 SEC. 23-78-26
N1/2 NW1/4 SEC. 26-78-26
NE1/4 NE1/4 SEC. 27-78-26
REQUESTED BY:
CITY OF WEST DES MOINES

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap = 19710		○
5/8" Rebar, Yellow Plastic Cap = 18900 (Unless Otherwise Noted)	●	
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙ CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED LAND SURVEYOR
ERIN D. GRIFFIN
19710
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 Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

MARK	REVISION	DATE

Engineer: Checked By: EDG Scale: 1"= 100'
Technician: SGK Date: 02/08/18 Field Bk: Pg:
Project No: 113.0172 Sheet 1 of

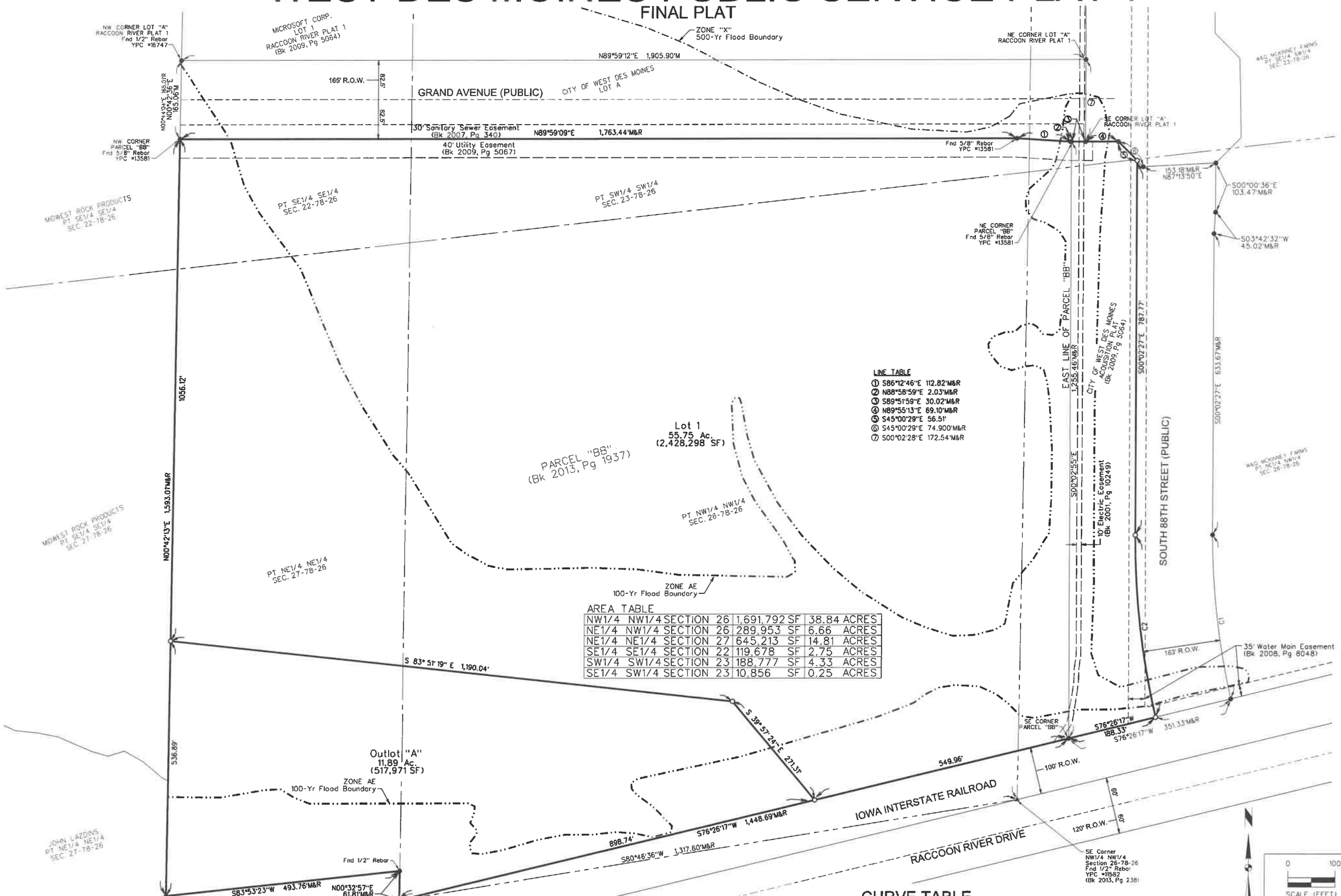
WEST DES MOINES PUBLIC SERVICE PLAT 1
FINAL PLAT

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 113.0172
Sheet 1 of 2

WEST DES MOINES PUBLIC SERVICE PLAT 1

FINAL PLAT



AREA TABLE

NW1/4	NW1/4 SECTION 26	1,691,792	SF	38.84 ACRES
NE1/4	NW1/4 SECTION 26	289,953	SF	6.66 ACRES
NE1/4	NE1/4 SECTION 27	645,213	SF	14.81 ACRES
SE1/4	SE1/4 SECTION 22	119,678	SF	2.75 ACRES
SW1/4	SW1/4 SECTION 23	188,777	SF	4.33 ACRES
SE1/4	SW1/4 SECTION 23	10,856	SF	0.25 ACRES

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
C1 M&R	13°05'41"	1,525.00'	348.53'	175.03'	N06°35'40"W	347.77'
C2	13°08'10"	1,688.00'	387.01'	194.36'	S06°36'52"E	386.16'

MARK	REVISION	DATE	BY

Engineer: EDG | Checked By: | Scale: 1"= 100'
Technician: SGK | Date: 02/08/18 | Field Bk: | Pg:
Project No: 113.0172 | Sheet 2 of 2

WEST DES MOINES PUBLIC SERVICE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 113.0172

Sheet 2 of 2

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 WEST DES MOINES PUBLIC SERVICE PLAT 1 FINAL PLAT (FP-003780-2018) FOR THE PURPOSE OF CREATING 1 LOT AND 1 OUTLOT

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, The City of West Des Moines has requested approval for a Final Plat (FP-003780-2018) for that 67.64 acre site located at the southwest corner of Grand Avenue and S. 88th Street for the purpose of subdividing the property into 1 lot for light industrial development and 1 outlot for a greenway;

Legal Description

PARCEL "BB" BOOK 2013, PAGE 1937 AND A PART OF AN ACQUISITION PLAT BOOK 2009, PAGE 5064 FILED IN THE DALLAS COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

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PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for West Des Moines Public Service Plat 1 and recommended approval on July 17, 2013, and;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for West Des Moines Public Service Plat 1 that was reviewed and approved by the City Council on July 22, 2013, and;

WHEREAS, on June 11, 2018, this City Council held a duly-noticed meeting to consider the application for Final Plat (FP-003780-2018) and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Final Plat for West Des Moines Public Service Plat 1 at their meeting on June 11, 2018, subject to any conditions of approval, and;

WHEREAS, there are no public improvements required of this plat, and;

WHEREAS, there are no new public easements being established with this plat, and;

WHEREAS, the City Council approves of the following address assignments;

Lot 1 = 8850 Grand Avenue

WHEREAS, West Des Moines Public Service Plat 1 is zoned West Des Moines Public Services PUD with an underlying zoning classification of Light Industrial 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, dated June 11, 2018, or as amended orally at the City Council hearing of June 11, 2018, are adopted.

SECTION 2. Final Plat, West Des Moines Public Service Plat 1 (FP-003780-2018) is approved, subject to compliance with all the conditions in the staff report, dated June 11, 2018, 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.

SECTION3. This resolution does release the Final Plat (FP-003780-2018) for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on June 11, 2018 and Roll Call No. _____.

CERTIFICATE

I, Ryan 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 June 11, 2018, among other proceedings, Roll Call No. _____ approved said plat on June 11, 2018, and released said Final Plat for recordation.

_____
Ryan Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of June, 2018.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. No conditions of approval.