CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 12, 2018

ITEM: Campiello Point, 6460 Galleria Drive – Subdivide property into 16 postage stamp lots and 1 outlot – NJREC, Inc. – FP-004079-2018

RESOLUTION: Acceptance of Surety and Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant and owner, NJREC, Inc., is requesting approval of a Final Plat for property located at 6460 Galleria Drive to subdivide the property into 16 postage stamp lots and 1 outlot. The applicant received Administrative Approval of a Town Center Overlay District Site Plan on June 18, 2018 to allow the construction of four 2-story townhome buildings with 4 dwelling units each for a total of 16 dwelling units. The preliminary plat was approved on September 17, 2018. The proposed platting of postage stamp lots will allow for the individual sale of the townhome units

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on October 15, 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.

Staff would also note that as part of this approval, the Council is approving and accepting the following:

- Surety in lieu of public improvements associated with the construction of Sanitary Sewer, including all appurtenances associated with said improvements;
- Legal documents to establish public easements for Sanitary Sewer;
- Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for this property;

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 , Campiello Point to establish 16 postage stamp lots and 1 outlot for common areas, subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Brian Portz, 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

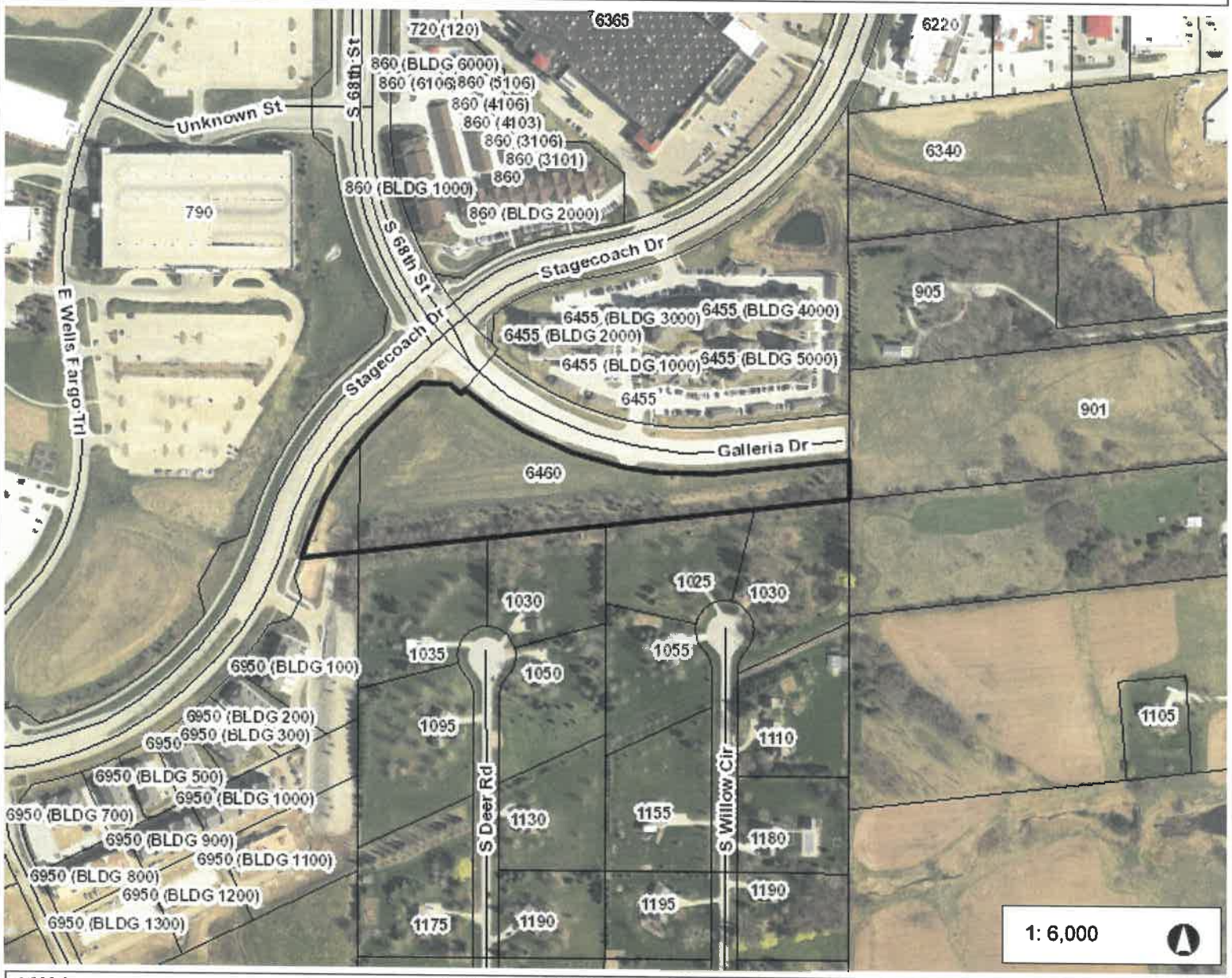
SUBCOMMITTEE REVIEW (if applicable)

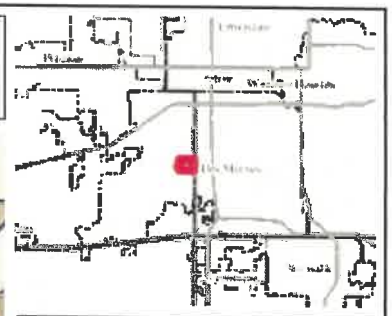
Committee	Development & Planning		
Date Reviewed	October 15, 2018		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map
Exhibit II - Final Plat
Exhibit III - Resolution: Accepting Surety for Public Improvements and Approval and Release of Final Plat
Exhibit A - Conditions of Approval

Campiello Point





Legend

- Addresses
- Corporate Limits
- Parcels

1,000.0 0 500.00 1,000.0 Feet

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

EXHIBIT II

CAMPIELLO POINT PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: LOT 2, GALLERIA AT JORDAN CREEK PLAT 14 AND SE1/4 SW1/4 SEC 13-78-28, WEST DES MOINES.

REQUESTOR: NJREC INC.

PROPRIETOR: NJREC INC. 720 S. 68TH ST, SUITE 120 WEST DES MOINES, IA 50266

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

OWNER / DEVELOPER

NJREC INC
CONTACT: NICK JENSEN
720 S 68TH ST, SUITE 120
WEST DES MOINES, IA 50266
PH: (515) 290-3401

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY

MARCH 8, 2018

REFERENCED SURVEYS

THE FOLLOWING LIST OF SURVEYS WERE USED IN THE PREPARATION OF THIS SURVEY:

- WELLS FARGO PLAT 1, BOOK 2004, PAGE 14993
- GALLERIA AT JORDAN CREEK PLAT 14, BOOK 2013, PAGE 16297

ADDRESS

Lot 1 = 6460 Galleria Drive, #4104
Lot 2 = 6460 Galleria Drive, #4103
Lot 3 = 6460 Galleria Drive, #4102
Lot 4 = 6460 Galleria Drive, #4101
Lot 5 = 6460 Galleria Drive, #3104
Lot 6 = 6460 Galleria Drive, #3103
Lot 7 = 6460 Galleria Drive, #3102
Lot 8 = 6460 Galleria Drive, #3101
Lot 9 = 6460 Galleria Drive, #2104
Lot 10 = 6460 Galleria Drive, #2103
Lot 11 = 6460 Galleria Drive, #2102
Lot 12 = 6460 Galleria Drive, #2101
Lot 13 = 6460 Galleria Drive, #1104
Lot 14 = 6460 Galleria Drive, #1103
Lot 15 = 6460 Galleria Drive, #1102
Lot 16 = 6460 Galleria Drive, #1101

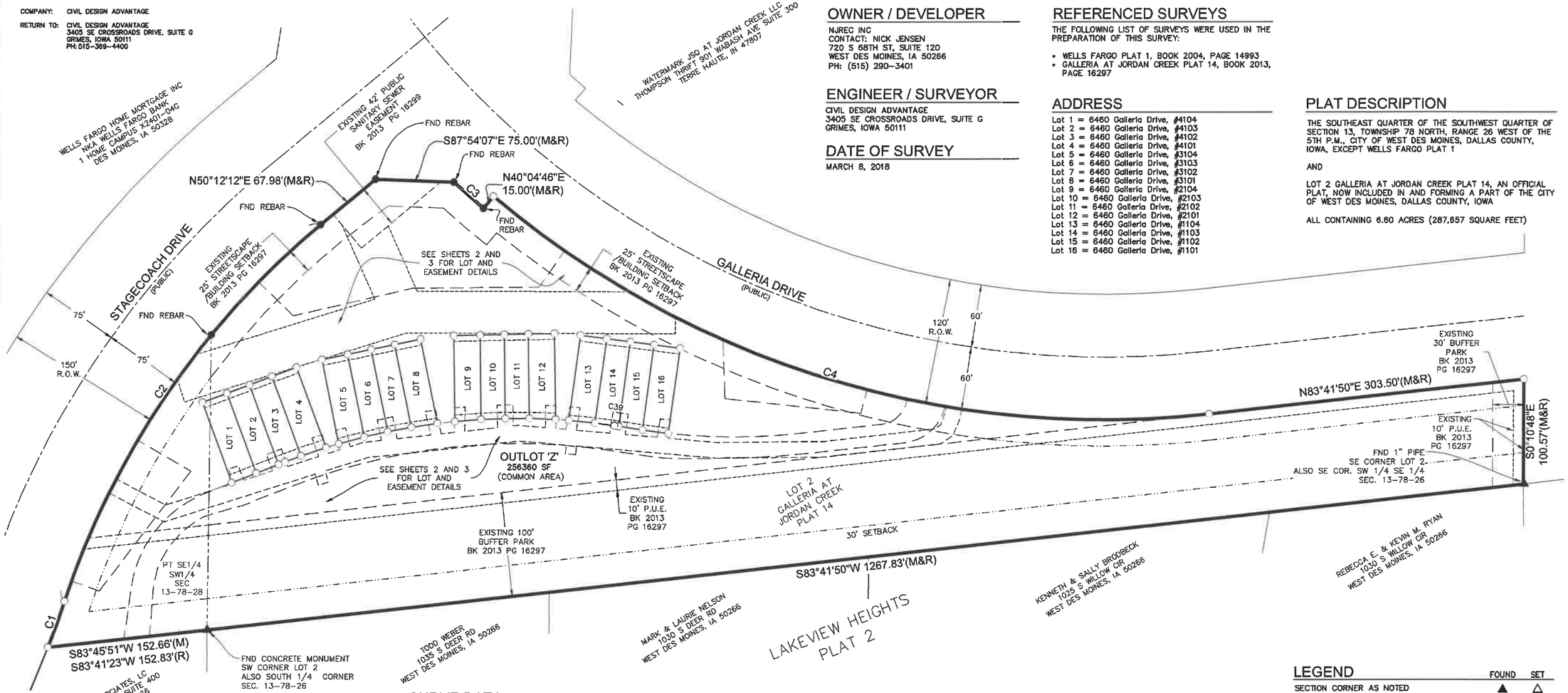
PLAT DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT WELLS FARGO PLAT 1

AND

LOT 2 GALLERIA AT JORDAN CREEK PLAT 14, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

ALL CONTAINING 6.60 ACRES (287,857 SQUARE FEET)



NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. THE ERROR OF CLOSURE IS WITHIN THE ALLOWABLE LIMITS (1:10,000 FOR BOUNDARY, 1:5,000 FOR INDIVIDUAL LOTS)
3. ALL BEARINGS AREA ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.

ZONING

GALLERIA SPECIFIC PLAN WITH AN UNDERLYING ZONING OF RESIDENTIAL MEDIUM DENSITY (RM-12)

BULK REGULATIONS

FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: NONE

LAND USE DESIGNATION

MD - MEDIUM DENSITY

N

SCALE
0' 25' 50' 100'
1" = 50' (FULL SIZE)

CURVE DATA

	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
	C1	2°53'11"	925.00'	46.80'	N19°06'20"E	46.59'
M	C2	32°32'28"	775.00'	440.16'	N33°55'58"E	434.27'
R	C2	32°32'28"	775.00'	440.16'	S33°56'13"W	434.27'
M&R	C3	2°20'58"	925.00'	37.93'	S48°44'45"E	37.93'
M&R	C4	46°22'56"	911.49'	737.87'	S73°06'42"E	717.88'
	C5	1°32'58"	612.00'	16.55'	N69°28'13"E	16.55'
	C6	2°20'59"	612.00'	25.10'	N71°25'21"E	25.10'
	C7	2°21'33"	612.00'	25.20'	N74°57'24"E	25.20'
	C8	2°09'14"	612.00'	23.01'	N77°12'48"E	23.00'
	C9	2°09'14"	612.00'	23.01'	N79°21'49"E	23.00'
	C10	2°21'09"	612.00'	25.13'	N81°37'24"E	25.13'
	C11	2°21'33"	612.00'	25.20'	N85°33'34"E	25.20'
	C12	2°09'14"	612.00'	23.01'	N87°48'58"E	23.00'
	C13	2°09'14"	612.00'	23.01'	N89°57'59"E	23.00'
	C14	2°21'09"	612.00'	25.13'	S87°46'26"E	25.13'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C15	2°21'23"	612.00'	25.17'	S84°14'02"E	25.17'
C16	1°45'13"	612.00'	18.73'	S82°10'50"E	18.73'
C17	0°06'20"	612.00'	1.13'	S81°21'28"E	1.13'
C18	2°26'40"	588.00'	25.09'	S82°38'05"E	25.08'
C19	60°30'36"	112.00'	118.28'	N38°26'32"E	112.86'
C20	30°00'00"	612.00'	320.44'	N83°41'50"E	316.79'
C21	15°00'00"	588.00'	153.94'	S88°48'10"E	153.50'
C22	75°32'34"	28.00'	36.92'	N45°55'33"E	34.30'
C23	2°19'33"	911.49'	37.00'	S79°11'00"E	37.00'
C24	70°41'24"	45.00'	55.52'	N48°21'08"E	52.06'
C25	6°56'02"	608.00'	73.58'	N87°09'51"E	73.53'
C26	2°18'52"	612.00'	24.72'	S82°27'36"E	24.72'
C27	30°00'00"	588.00'	307.88'	N83°41'50"E	304.37'
C28	41°13'59"	92.00'	66.21'	N41°34'11"E	64.79'
C29	9°07'50"	128.82'	20.53'	N11°44'58"E	20.51'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C30	1°06'33"	775.00'	15.00'	N26°28'58"E	15.00'
C31	0°55'02"	625.00'	10.01'	N72°08'04"E	10.01'
C32	0°55'03"	625.00'	10.01'	N74°16'53"E	10.01'
C33	1°22'30"	625.00'	15.00'	S78°17'24"W	15.00'
C34	0°55'17"	625.00'	10.05'	N82°20'32"E	10.05'
C35	0°55'14"	625.00'	10.04'	N84°55'29"E	10.04'
C36	1°22'30"	625.00'	15.00'	N88°53'34"E	15.00'
C37	0°55'05"	625.00'	10.01'	S87°05'49"E	10.01'
C38	0°55'09"	625.00'	10.03'	S84°59'34"E	10.03'
C39	0°18'34"	625.00'	3.38'	S81°27'27"E	3.38'
C40	0°59'51"	575.00'	10.01'	S83°26'31"E	10.01'
C41	1°03'58"	808.08'	15.00'	S80°51'49"E	15.00'
C42	2°07'46"	775.00'	28.80'	N36°22'51"E	28.80'
C43	3°11'55"	911.49'	50.88'	S61°31'05"E	50.88'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

LICENSED PROFESSIONAL LAND SURVEYOR MICHAEL A. BROONER 15980 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

REVISIONS	DATE
THIRD SUBMITTAL	10/26/18
SECOND SUBMITTAL	10/09/18
FIRST SUBMITTAL	09/18/18

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE

CAMPIELLO POINT PLAT 1
FINAL PLAT
WEST DES MOINES, IOWA

1/3

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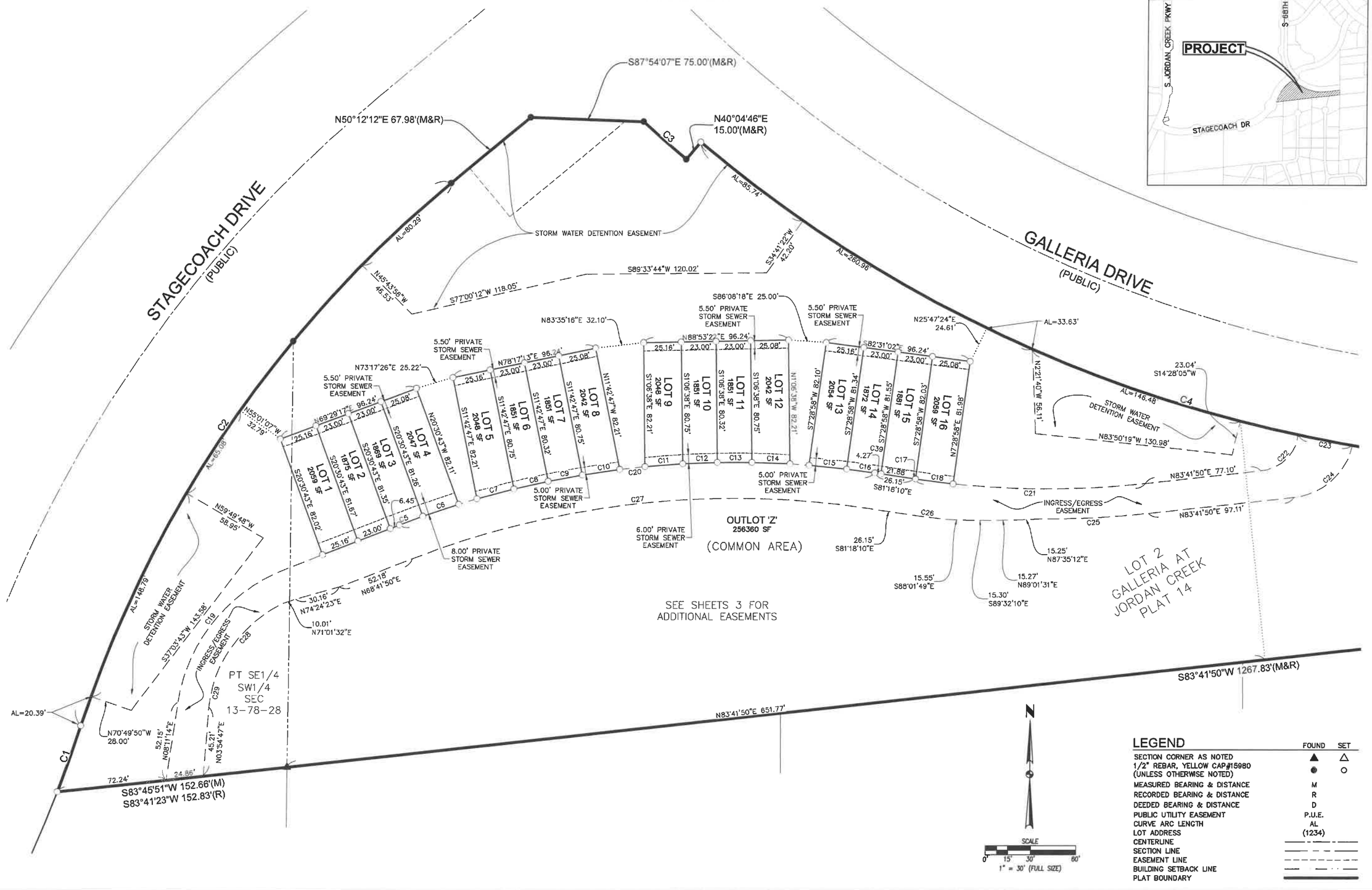
FILE DATE: 10/26/18 DATE PLOTTED: 11/6/2018 1:13 PM

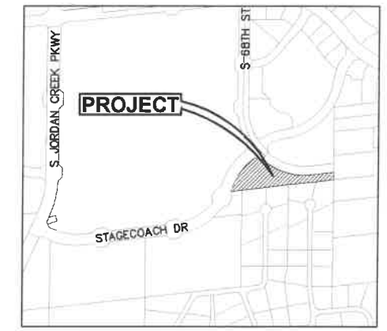
CAMPIELLO POINT PLAT 1

FINAL PLAT



VICINITY MAP

NOT TO SCALE



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CURVE ARC LENGTH	AL	
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PLAT BOUNDARY		

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CAMPIELLO POINT PLAT 1
FINAL PLAT
WEST DES MOINES, IOWA

1803.114

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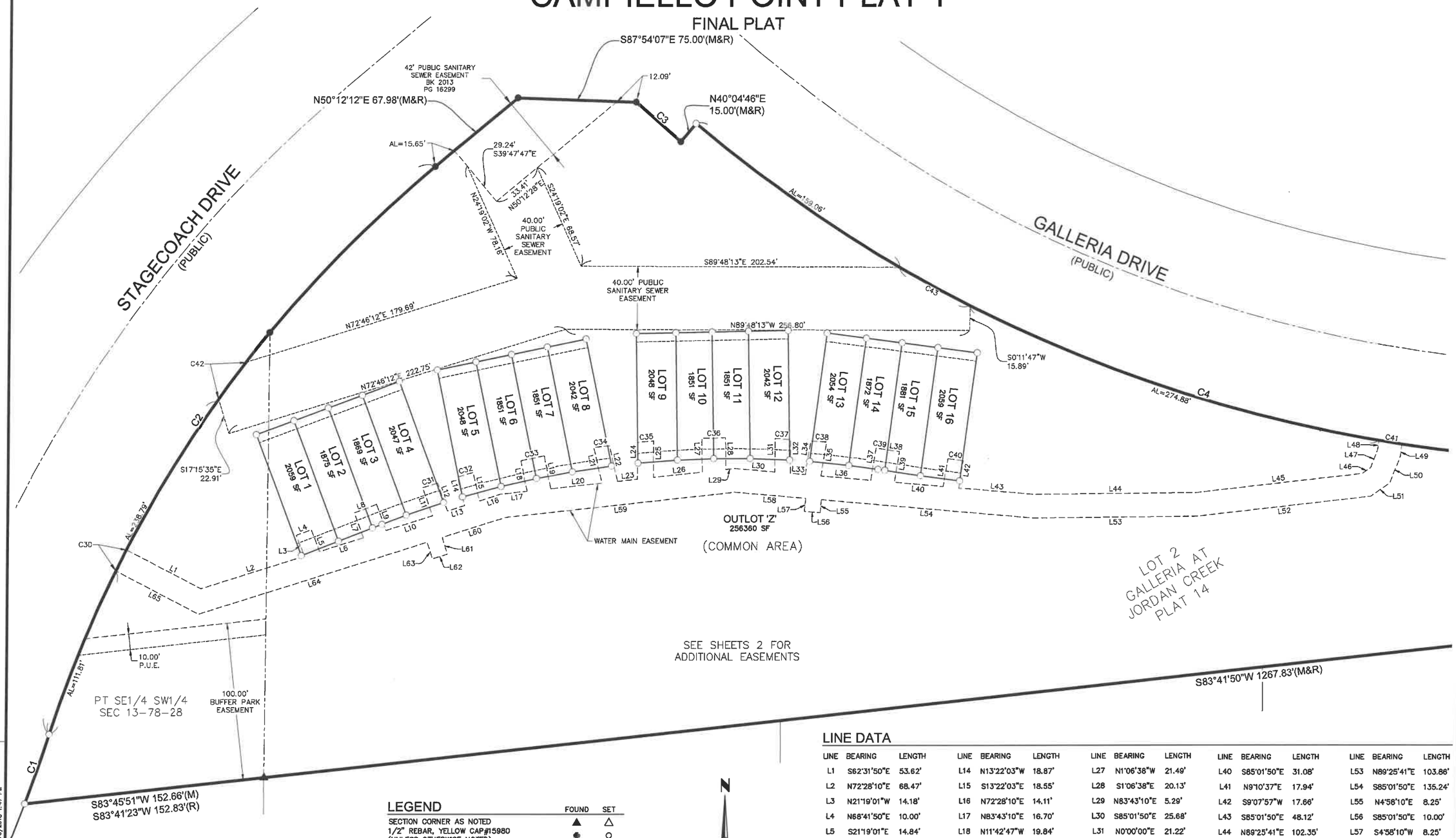
FILE DATE: 10/26/18 DATE PLOTTED: 11/6/2018 1:13 PM

CAMPIELLO POINT PLAT 1

FINAL PLAT



LEGEND

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DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

N

SCALE
0' 15' 30' 60'
1" = 30' (FULL SIZE)

LINE DATA

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S62°31'50"E	53.62'	L14	N13°22'03"W	18.87'	L27	N1°06'38"W	21.49'	L40	S85°01'50"E	31.08'	L53	N89°25'41"E	103.86'
L2	N72°28'10"E	68.47'	L15	S13°22'03"E	18.55'	L28	S1°06'38"E	20.13'	L41	N9°10'37"E	17.94'	L54	S85°01'50"E	135.24'
L3	N21°19'01"W	14.18'	L16	N72°28'10"E	14.11'	L29	N83°43'10"E	5.29'	L42	S9°07'57"W	17.66'	L55	N4°58'10"E	8.25'
L4	N68°41'50"E	10.00'	L17	N83°43'10"E	16.70'	L30	S85°01'50"E	25.68'	L43	S85°01'50"E	48.12'	L56	S85°01'50"E	10.00'
L5	S21°19'01"E	14.84'	L18	N11°42'47"W	19.84'	L31	N0°00'00"E	21.22'	L44	N89°25'41"E	102.35'	L57	S4°58'10"W	8.25'
L6	N72°28'10"E	29.05'	L19	S11°42'47"E	21.27'	L32	S0°00'00"E	21.58'	L45	N83°29'39"E	108.23'	L58	S85°01'50"E	45.39'
L7	N20°30'43"W	16.75'	L20	N83°43'10"E	32.46'	L33	S85°01'50"E	9.48'	L46	N55°01'17"E	6.55'	L59	N83°43'10"E	145.77'
L8	N68°41'50"E	15.00'	L21	N13°22'03"W	23.17'	L34	N9°07'57"E	21.79'	L47	N21°16'17"E	11.57'	L60	N72°28'10"E	42.16'
L9	S20°30'43"E	17.74'	L22	S13°22'03"E	23.41'	L35	S9°07'57"W	21.78'	L48	N9°07'57"E	6.68'	L61	N17°31'50"W	11.12'
L10	N72°28'10"E	31.02'	L23	N83°43'10"E	12.65'	L36	S85°01'50"E	31.92'	L49	N9°07'57"E	8.28'	L62	N72°28'10"E	10.00'
L11	N19°40'52"W	18.94'	L24	N0°03'32"E	23.40'	L37	N9°07'57"E	20.69'	L50	N21°16'17"E	17.72'	L63	S17°31'50"E	11.12'
L12	S19°40'52"E	19.00'	L25	S0°03'32"W	23.19'	L38	S81°18'10"E	11.59'	L51	N55°01'17"E	14.90'	L64	N72°28'10"E	151.63'
L13	N72°28'10"E	11.33'	L26	N83°43'10"E	31.34'	L39	S9°07'57"W	19.72'	L52	N83°29'39"E	110.81'	L65	S62°31'50"E	59.57'

REVISIONS	DATE
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CAMPIELLO POINT PLAT 1
FINAL PLAT
WEST DES MOINES, IOWA

3/3
1803.114

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FILE DATE: 11/6/18 DATE PLOTTED: 11/6/2018 11:47 PM

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, ACCEPTING SURETY IN LIEU OF PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE FINAL PLAT CAMPIELLO POINT (FP-004079-2018) FOR THE PURPOSE OF CREATING 16 POSTAGE STAMP LOTS AND 1 OUTLOT

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning, of the West Des Moines Municipal Code, NJREC, Inc. has requested approval for a Final Plat(FP-004079-2018) for that approximately 7 acre site located at 6460 Galleria Drive for the purpose of subdividing the property into 16 postage stamp lots and 1 outlot for residential development;

Legal Description

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M. CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT WELLS FARGO PLAT 1

AND

LOT 2, GALLERIA AT JORDAN CREEK PLAT 14, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

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 Campiello Point and recommended approval on September 10, 2018, and;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Campiello Point that was reviewed and approved by the City Council on September 17, 2018, and;

WHEREAS, on November 12, 2018, this City Council held a duly-noticed meeting to consider the application for Final Plat (FP-004079-2018) and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Final Plat for Campiello Point at their meeting on November 12, 2018, subject to any conditions of approval, and;

WHEREAS, the City Council did accept surety in lieu of constructing public improvements associated with the construction of public sanitary sewer within the plat boundaries, and;

WHEREAS, the necessary easements have been established for Sanitary Sewer, and;

WHEREAS, the City Council did accept the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property, and;

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

Lot 1 = 6460 Galleria Drive, #4104
Lot 2 = 6460 Galleria Drive, #4103
Lot 3 = 6460 Galleria Drive, #4102
Lot 4 = 6460 Galleria Drive, #4101
Lot 5 = 6460 Galleria Drive, #3104
Lot 6 = 6460 Galleria Drive, #3103
Lot 7 = 6460 Galleria Drive, #3102
Lot 8 = 6460 Galleria Drive, #3101
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Lot 11 = 6460 Galleria Drive, #2102
Lot 12 = 6460 Galleria Drive, #2101
Lot 13 = 6460 Galleria Drive, #1104
Lot 14 = 6460 Galleria Drive, #1103
Lot 15 = 6460 Galleria Drive, #1102
Lot 16 = 6460 Galleria Drive, #1101

WHEREAS, Campiello Point is zoned Residential Medium Density (RM-12) 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 November 12, 2018, or as amended orally at the City Council hearing of November 12, 2018, are adopted.

SECTION 2. Final Plat, Campiello Point (FP-004079-2018) is approved, subject to compliance with all the conditions in the staff report, dated November 12, 2018, including conditions added at the meeting, 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 does release the Final Plat (FP-004079-2018) 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 November 12, 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 November 12, 2018, among other proceedings, Roll Call No. _____ approved said plat on November 12, 2018, and released said Final Plat for recordation.

_____
Ryan Jacobson
City Clerk

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

_____
Jim Sandager, Mayor Pro tem

ATTEST:

_____
Ryan Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. No conditions of approval.