CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

January 7, 2019

ITEM: Bridgewood Square Plat 1, Northwest corner of Jordan Creek Parkway and Bridgewood Boulevard - Subdivide property into 3 lots for commercial development - Bridgewood Square, LLC f/k/a Bridgewood Commercial, LLC - FP-003621-2017

RESOLUTION: Acceptance of Public Improvements and Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant and owner, Bridgewood Square, LLC f/k/a Bridgewood Commercial, LLC is requesting approval of a final plat for approximately 8 acres at the northwest corner of Bridgewood Boulevard and Jordan Creek Parkway. The applicant proposes to subdivide the property into 3 lots for the commercial development of the site. There are currently commercial buildings under construction on all 3 lots on the site.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on October 2, 2017, 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. Staff would note the following items of interest:

- The Preliminary Plat was approved by the City Council on May 1, 2017. The City Council approved an Extension of Entitlement of the Preliminary Plat to October 28, 2018. The revised Final Plat was submitted prior to the expiration of this extension.
- The lot configurations and sizes contained in the Final Plat document vary somewhat from the Preliminary Plat; however, the number of lots is still the same and the final plat is generally consistent with the approved Preliminary Plat.

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

- Public improvements associated with the construction of a right turn lane on Jordan Creek Parkway, paving and storm sewer within the plat boundaries;
- Legal documents to establish public easements for ingress/egress and buffer park;
- 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.

TOWN CENTER OVERLAY DISTRICT CONSISTENCY: The proposed project has been reviewed for consistency with the proposed Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed project is consistent with the Town Center Overlay District Guidelines in that the plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and Town Center Overlay District, staff recommends the City Council approve the Final Plat, Bridgewood Square Plat 1 to establish 3 lots for commercial development, 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)

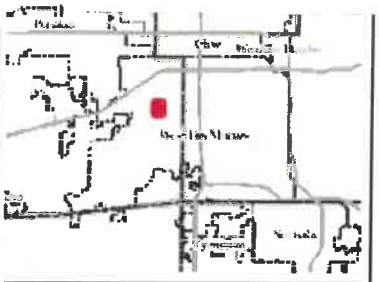
Committee	Development & Planning		
Date Reviewed	October 2, 2017		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

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

EXHIBIT I

Bridgewood Square Plat 1



Legend

- Addresses
- Corporate Limits
- Parcels

800.0 0 400.00 800.0 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 II

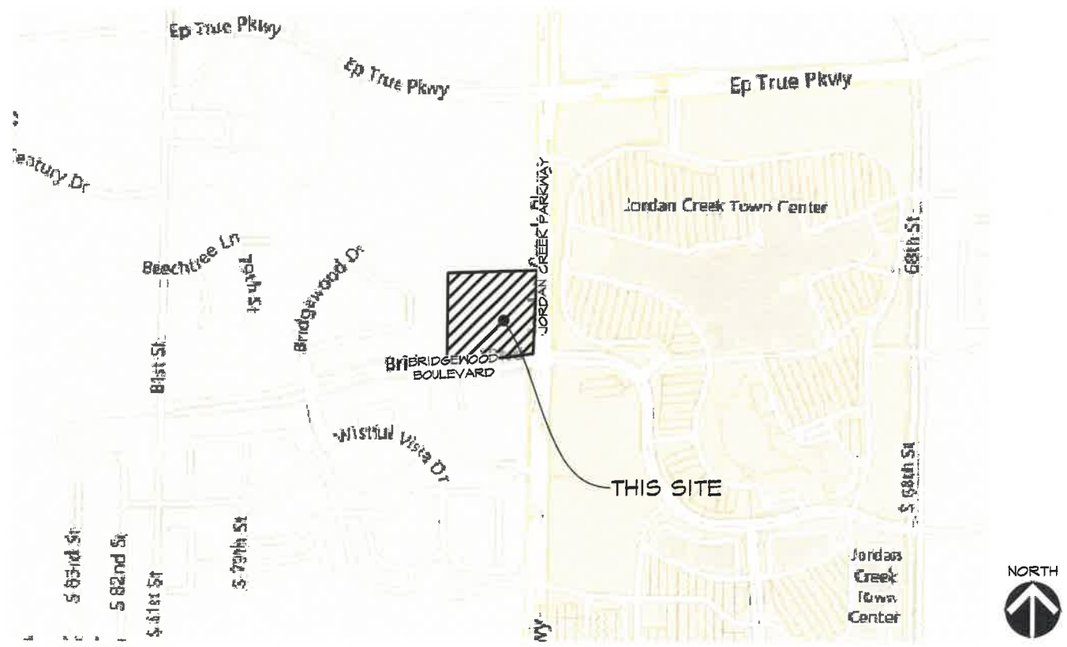
FINAL PLAT OF BRIDGEWOOD SQUARE PLAT 1

WEST DES MOINES, IA

DRAWING INDEX

PAGE #	SHEET TITLE
1	COVER
2	FINAL PLAT

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WEST DES MOINES
SUBDIVISION:	BRIDGEWOOD PLAT 1
LOTS.:	33
PROPRIETOR (S):	BRIDGEWOOD COMMERCIAL LLC
REQUESTED BY:	BRIDGEWOOD COMMERCIAL LLC
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS, PLS
COMPANY: RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322



VICINITY SKETCH

COMPREHENSIVE PLAN
SUPPORT COMMERCIAL

ZONING DISTRICT
PUD: BRIDGEWOOD SQUARE SPECIFIC PLAN - SUPPORT COMMERCIAL

LEGEND

▲	FOUND SECTION CORNER
△	SET SECTION CORNER (AS NOTED)
●	FOUND CORNERS
⊙	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
	PLAT BOUNDARY
	PROPOSED LOT LINES
	EXISTING PROPERTY LINES
	EASEMENT LINES
	CENTERLINE STREET RIGHT-OF-WAY
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT

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

CITY OF WEST DES MOINES PLANNING NOTES
1. THIS PLAT IS FOR THE TRANSFER OF LAND AND NO MAJOR DEVELOPMENT OR CHANGE OF USE SHALL OCCUR WITHOUT AN APPROVED SITE PLAN MEETING THE CITY OF WEST DES MOINES SITE PLAN REQUIREMENTS.

APPLICANT / PREPARED FOR:
BRIDGEWOOD COMMERCIAL LLC.
4500 UNIVERSITY AVE, SUITE 2112
WEST DES MOINES, IA 50266

PROPERTY OWNER:
BRIDGEWOOD COMMERCIAL LLC.
4500 UNIVERSITY AVE, SUITE 2112
WEST DES MOINES, IA 50266

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
FAX: 515-276-7084
EMAIL: GADDIS@CECIAC.COM

LEGAL DESCRIPTION:
LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 1999, PAGE 7108 AT THE DALLAS COUNTY RECORDER'S OFFICE, EXCEPT THE EAST 27.50 FEET OF SAID OUTLOT 'W' THAT IS LEGALLY DESCRIBED IN THE DEED WITHOUT WARRANTY RECORDED IN BOOK 2004, PAGE 3162 AT THE DALLAS COUNTY RECORDER'S OFFICE, ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 7.99 ACRES MORE OR LESS.

LAND AREA:
348,198 SQUARE FEET
7.99 ACRES

LAND SURVEYOR NOTES:
1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK HAS PERFORMED BY THIS SURVEYOR.
3. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
4. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED AS EXISTING.
5. ANY EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.

BASIS OF BEARINGS
THE FINAL PLAT BEARINGS ARE BASED ON THE NORTH LINE OF LOT 33, BRIDGEWOOD PLAT 1 HAVING AN ASSUMED BEARING OF S89°59'58"E.

PURPOSE OF SURVEY
- THIS SUBDIVISION PLAT IS BEING CREATED TO FACILITATE A COMMERCIAL DEVELOPMENT & RETAIL CENTER.

CERTIFICATION

PRELIMINARY
(NOT APPROVED)

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECIAC.COM

SCALE: 1"=500'
0' 500' 1000'
NORTH

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecIac.co
CEC

DATE:	
	December 7, 2016
	DEC. 07, 2016
	SEP. 06,2016
DATE OF SURVEY:	AUG. 15, 2017
DESIGNED BY:	FEB. 23, 2017
DRAWN BY:	ARP
	JAG

BRIDGEWOOD SQUARE PLAT 1
JORDAN CREEK PARKWAY, WEST DES MOINES, IA

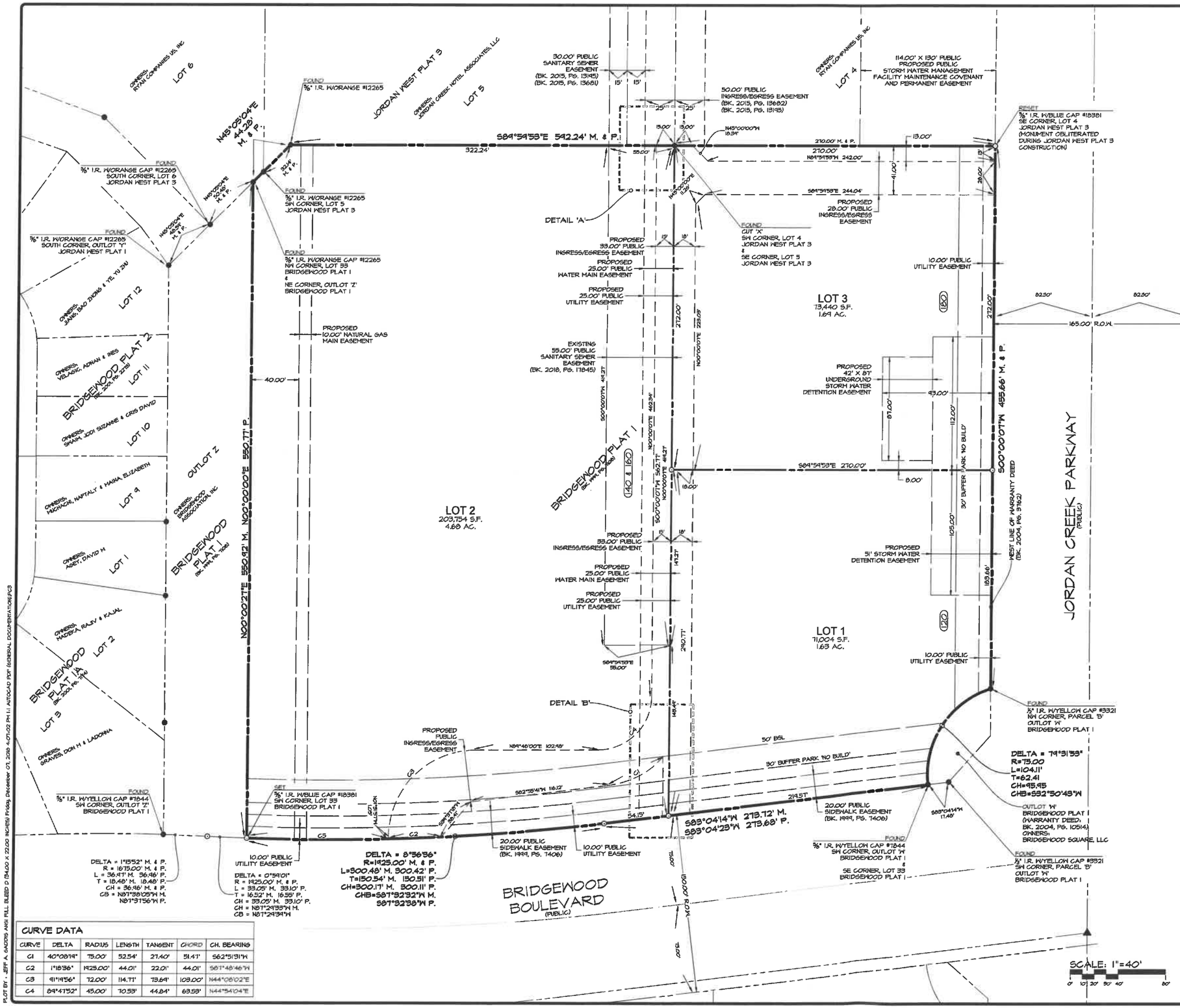
COVER

SHEET 1 OF 2

A-1647

PLOT BY : JEFF A. GADDIS ARB FULL BLEED D (34.00 X 22.00 INCHES) Friday, December 07, 2018 4:06:31 PM H:\ AUTOCAD PDF (GENERAL DOCUMENTATION).PC3

G:\ARCEB\A-1647\A1647_D54.dwg\layout\Plat\final\BRIDGEWOOD PLAT 1\FINAL PLAT COVER.dwg, 12/7/2018 4:06:57 PM, jaggaddis, 1:1



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	40°08'19"	75.00'	52.54'	27.40'	51.47'	S62°51'31"W
C2	1°18'36"	1925.00'	44.01'	22.01'	44.01'	S87°48'46"W
C3	91°19'56"	72.00'	114.77'	73.64'	103.00'	N44°08'02"E
C4	89°47'52"	45.00'	70.53'	44.84'	63.53'	N44°54'04"E

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com
CEC

DATE:	
	December 7, 2016
	DEC. 01, 2016
	SEP. 06, 2016
	AUG. 15, 2017
DATE OF SURVEY:	FEB. 23, 2017
DESIGNED BY:	ARP
DRAWN BY:	JAG

BRIDGEWOOD SQUARE PLAT I

JORDAN CREEK PARKWAY, WEST DES MOINES, IA

FINAL PLAT

SHEET 2 OF 2

A-1647

PLOT BY - JEFF A. GADDIS AND FILL BLEED D (34.00 X 22.00 INCHES) Friday, December 07, 2018 4:07:02 PM 1:1 AUTOCAD PDF (GENERAL DOCUMENTATION).PC3

G:\ALFILES\-1647\A1647\Final Plat\A1647 Final Plat.dwg, 12/7/2018 6:07:10 PM, jaeddis, 1:1

EXHIBIT III

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 PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE FINAL PLAT BRIDGEWOOD SQUARE PLAT 1 (FP-003621-2017) FOR THE PURPOSE OF CREATING 3 LOTS FOR COMMERCIAL DEVELOPMENT

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, Bridgewood Square, LLC f/k/a Bridgewood Commercial, LLC has requested approval for a Final Plat (FP-003621-2017) for that 7.99 acre site located at the northwest corner of Bridgewood Boulevard and Jordan Creek Parkway for the purpose of subdividing the property into 3 lots for commercial development;

Legal Description

LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 1999, PAGE 7108 AT THE DALLAS COUNTY RECORDER'S OFFICE, EXCEPT THE EAST 27.50 FEET OF SAID OUTLOT 'W' THAT IS LEGALLY DESCRIBED IN THE DEED WITHOUT WARRANTY RECORDED IN BOOK 2004, PAGE 3762 AT THE DALLAS COUNTY RECORDER'S OFFICE, ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 7.99 ACRES MORE OR LESS.

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 Bridgewood Square Plat 1 and recommended approval on April 24, 2017; and

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Bridgewood Square Plat 1 that was reviewed and approved by the City Council on May 1, 2017; and

WHEREAS, on January 7, 2019, this City Council held a duly-noticed meeting to consider the application for Final Plat (FP-003621-2017); and

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Final Plat for Bridgewood Square Plat 1 at their meeting on January 7, 2019, subject to any conditions of approval; and

WHEREAS, the City Council did accept public improvements associated with the construction of a right turn lane on Jordan Creek Parkway, paving and public storm sewer within the plat boundaries; and

WHEREAS, the necessary easements have been established for Buffer Park and Ingress/Egress; 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 = 120 Jordan Creek Parkway
Lot 2 = 140 and 160 Jordan Creek Parkway
Lot 3 = 180 Jordan Creek Parkway

WHEREAS, Bridgewood Square Plat 1 is located within the Bridgewood PUD with an underlying zoning of Support Commercial 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 and Town Center Overlay District as stated in the staff report, dated January 7, 2019, or as amended orally at the City Council hearing of January 7, 2019, are adopted.

SECTION 2. The public improvements associated with Final Plat, Bridgewood Square Plat 1 are hereby accepted and dedicated for public purposes.

SECTION 3. Final Plat, Bridgewood Square Plat 1 (FP-003621-2017) is approved, subject to compliance with all the conditions in the staff report, dated January 7, 2019, 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 4. This resolution does release the Final Plat (FP-003621-2017) 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 January 7, 2019 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 January 7, 2019, among other proceedings, Roll Call No. _____ approved said plat on January 7, 2019, and released said Final Plat for recordation.

_____
Ryan Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of January, 2019.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

No conditions of approval.