CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: August 19, 2019

ITEM: Lot 36, West Green Industrial Park Plat 1, 175 S. 9th Street – Subdivide Property for Ownership Transfer – Next Phase Development, LLC – POS-004394-2019

RESOLUTION: Approval and Release of Plat-of-Survey

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Next Phase Development Inc. with permission from the owner, West Green Industrial Park, LLC, requests approval of a Plat-of-Survey to create two lots out of one to transfer ownership of one of the lots for future development.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on August 5, 2019. No objection to the plat of survey was made.

OUTSTANDING ISSUES: There are no outstanding issues.

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 Plat-of-Survey to create two lots out of one to transfer ownership of one lot for future development, subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Kara Tragesser, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JDS
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	August 5, 2019		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

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

175 S. 9th Street West Green Industrial

Legend

- Corporate Limits
- Parcels

734.6 0 367.28 734.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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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

PLAT OF SURVEY

PREPARED FOR:

NEXT PHASE DEVELOPMENT
REID TAMESTEA
3700 HIDDEN CREEK DR
WEST DES MOINES, IA 50265
PH. 515-480-1818

COMPREHENSIVE PLAN

GENERAL INDUSTRIAL

ZONING

GENERAL INDUSTRIAL

LEGAL DESCRIPTION
PARCEL '2019-163'

A PART OF LOT 36 WEST GREEN INDUSTRIAL PARK, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36; THENCE N14°52'22"W, 124.73 ALONG THE WEST LINE OF SAID LOT 36; THENCE N02°12'40"W, 389.91 FEET ALONG THE WEST LINE OF SAID LOT 36 TO THE NORTHWEST CORNER OF SAID LOT 36; THENCE N89°57'38"E, 149.81 FEET ALONG THE NORTH LINE OF SAID LOT 36; THENCE S00°02'22"E, 149.40 FEET; THENCE S30°03'10"E, 191.11 FEET TO THE SOUTH LINE OF SAID LOT 36; THENCE S45°05'27"W, 540.79 FEET ALONG THE SOUTH LINE OF SAID LOT 36 TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.77 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

LEGAL DESCRIPTION
PARCEL '2019-164'

A PART OF LOT 36 WEST GREEN INDUSTRIAL PARK, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 36; SAID NORTHEAST CORNER IS ON THE WEST RIGHT-OF-WAY LINE OF S. 9th STREET AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTHEASTERLY 47.60 FEET ALONG A 64.50 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST, AND ALONG SAID RIGHT-OF-WAY LINE, SAID CURVE HAS A CHORD LENGTH OF 46.53 FEET AND A CHORD BEARING OF S20°56'15"E TO THE SOUTHEAST CORNER OF SAID LOT 36; THENCE S27°46'30"W, 101.71 FEET ALONG THE SOUTH LINE OF SAID LOT 36; THENCE S45°05'27"W, 232.42 FEET ALONG THE SOUTH LINE OF SAID LOT 36; THENCE N30°03'10"W, 191.11 FEET; THENCE N00°02'22"W, 149.60 FEET TO THE NORTH LINE OF SAID LOT 36; THENCE S89°57'38"E, 300.50 FEET ALONG THE NORTH LINE OF SAID LOT 36 TO THE POINT OF BEGINNING

SAID TRACT OF LAND CONTAINS 1.51 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

FLOOD HAZARD INFORMATION

MAP #19153C0329F DATED: FEBRUARY 1, 2019

ZONE "X" AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

SURVEY NOTES

1. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. ALL BEARINGS ARE ASSUMED.

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER AS NOTED
O	SET CORNER 5/8" IR W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R	PREVIOUSLY RECORDED DISTANCE
P.U.E	PUBLIC UTILITY EASEMENT

CERTIFICATION

KEVEN J. CRAWFORD 13156 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 ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Keven J. Crawford May 12, 2019

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET ONLY

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-26-2019
REVISIONS: 8-1-2019

SCALE: 1"=30'

APPROVED: XXXX INITIALED: XXX AS-BUILT: 7-1-2019

PLAT OF SURVEY

LOT 36 WEST GREEN INDUSTRIAL PARK PLAT 1

JOB NUMBER: CC 195

SHEET 1 OF

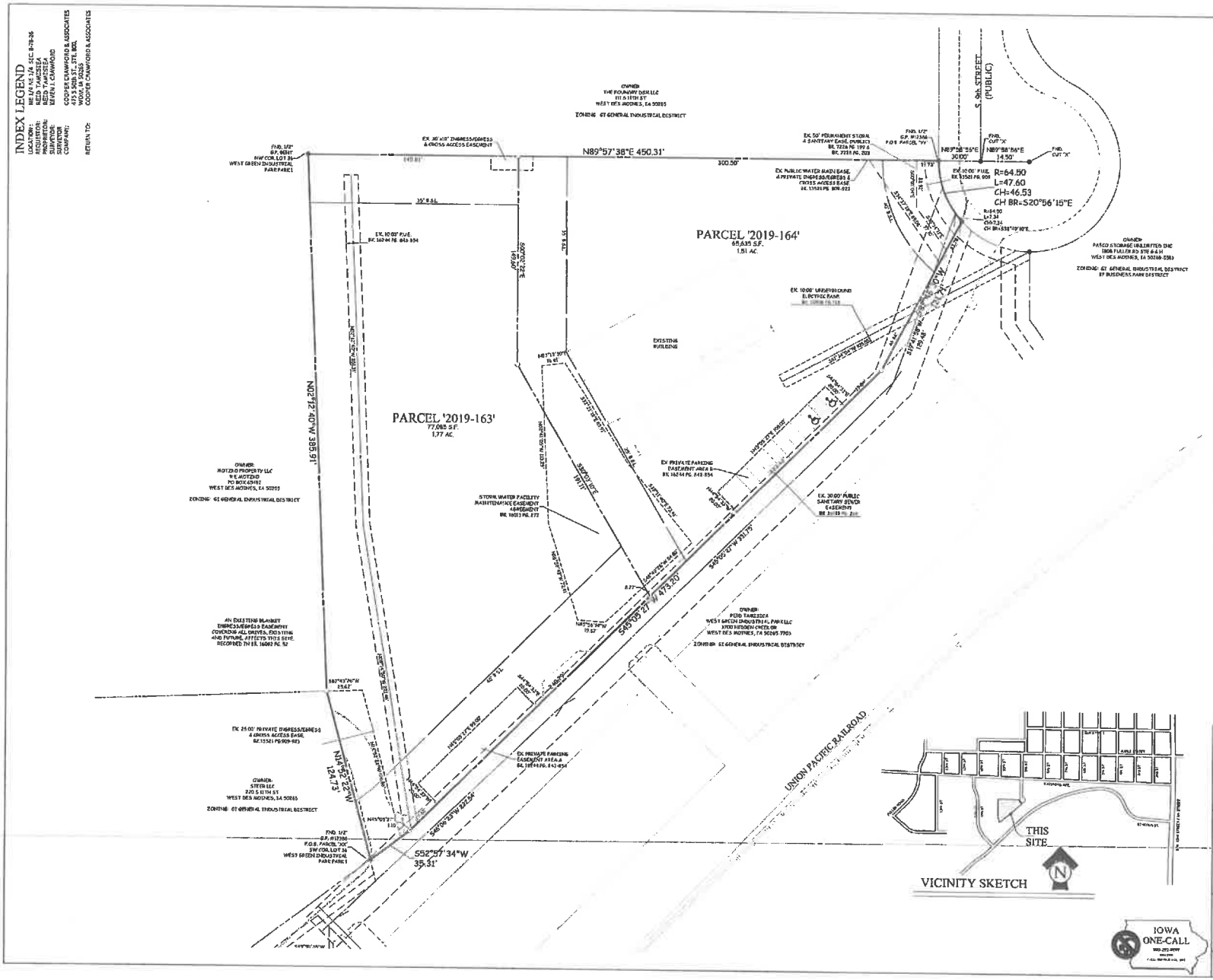

EXHIBIT II

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 LOT 36 WEST GREEN INDUSTRIAL PARK PLAT OF SURVEY (POS-004394-2019) FOR THE PURPOSE OF CREATING TWO PARCELS WITH ONE TO TRANSFER OWNERSHIP FOR FUTURE 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, the applicant, Next Phase Development, Inc. has requested approval for a Plat of Survey (POS-004394-2019) for property located at 175 S. 9th Street and legally described as:

Lot 36, West Green Industrial Park Plat 1, 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; and

WHEREAS, on August 19, 2019, this City Council held a duly-noticed meeting to consider the application for Plat-of-Survey (POS-004394-2019) and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Plat of Survey at their meeting on August 19, 2019, subject to any conditions of approval; and

WHEREAS, there are no public improvements required of this plat.

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 August 19, 2019, or as amended orally at the City Council meeting of August 19, 2019, are adopted.

SECTION 2. Plat of Survey, (POS-004394-2019) is approved, subject to compliance with all the conditions in the staff report, dated August 19, 2019, 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 Plat of Survey (POS-004394-219) for recordation, subject to any conditions of approval. The City Council of West Des Moines directs the City Clerk to release said Plat of Survey for recordation in accordance with said City Council approval of the Plat of Survey on August 19, 2019, and Roll Call No._____.

C E R T I F I C A T E

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 August 19, 2019, among other proceedings, Roll Call No. _____approved said Plat of Survey on August 19, 2019, and released said Plat of Survey for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of August 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. None.