

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** September 9, 2019

**Item:** Cedar Ridge Plat 3, Southwest corner of Coachlight Drive and S. 91<sup>st</sup> Street – Subdivide property into 26 single family lots, 2 outlots, for storm water management and future access, and 2 street lots – Chayse Holdings LLC. – PP-004428-2019

**Requested Action:** Recommend Approval of Preliminary Plat

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** The applicant, Chayse Holdings LLC, represented by Jared Murray of Civil Design Advantage, is requesting approval of a Preliminary Plat for approximately 12.81 acres located at the southwest corner of Coachlight Drive and S. 91<sup>st</sup> Street (Parcel D of the Cedar Ridge PUD). The applicant proposes to subdivide the property into 26 single family lots, 2 outlots, for storm water management and future access, and 2 street lots.

**History:** The Cedar Ridge subdivision was platted in unincorporated Dallas County in September 19, 1980. Lots 1-8 front to Mills Civic Parkway and generally have developed as single-family homes. Lots 9-46 never developed although five lots in the far northwestern corner of the development were sold: the developer has since purchased back two of the lots, thus the change in the PUD boundary. The area was annexed into the city in 2007 as a part of the PCarroll Annexation. On August 7, 2017 the City Council approved RE-1A zoning designation for Lots 1-8 of the Cedar Ridge subdivision. Zoning for the remainder of the subdivision has never been established; however, with the adoption of the 2010 Comprehensive Plan, Lots 9-20 and 35-46 of Cedar Ridge were designated as Office, Lots 21-24 and 31-34 as Medium Density Residential and Lot 30 as Single Family Residential. In June of 2018 the City Council approved a Comprehensive Plan Amendment and the establishment of the Cedar Ridge PUD which eliminated the Office land use replacing with 9.31 acres of Medium-Density Residential and 13.48 acres of High-Density and designated 9.10 acres of Single-Family Residential. On November 12, 2018 the City Council approved a site plan for 2-story, 78,506 sf continuum care facility called Cedar Ridge Village. On June 3, 2019 The City Council approved a site plan for an 88-unit apartment building intended for individuals with special needs. On August 19, 2019 the City Council approved an amendment of the Cedar Ridge PUD which changed 12.81 acers from Medium-Density Residential to Single-Family Residential. This plat is the development of the area that was last zoned.

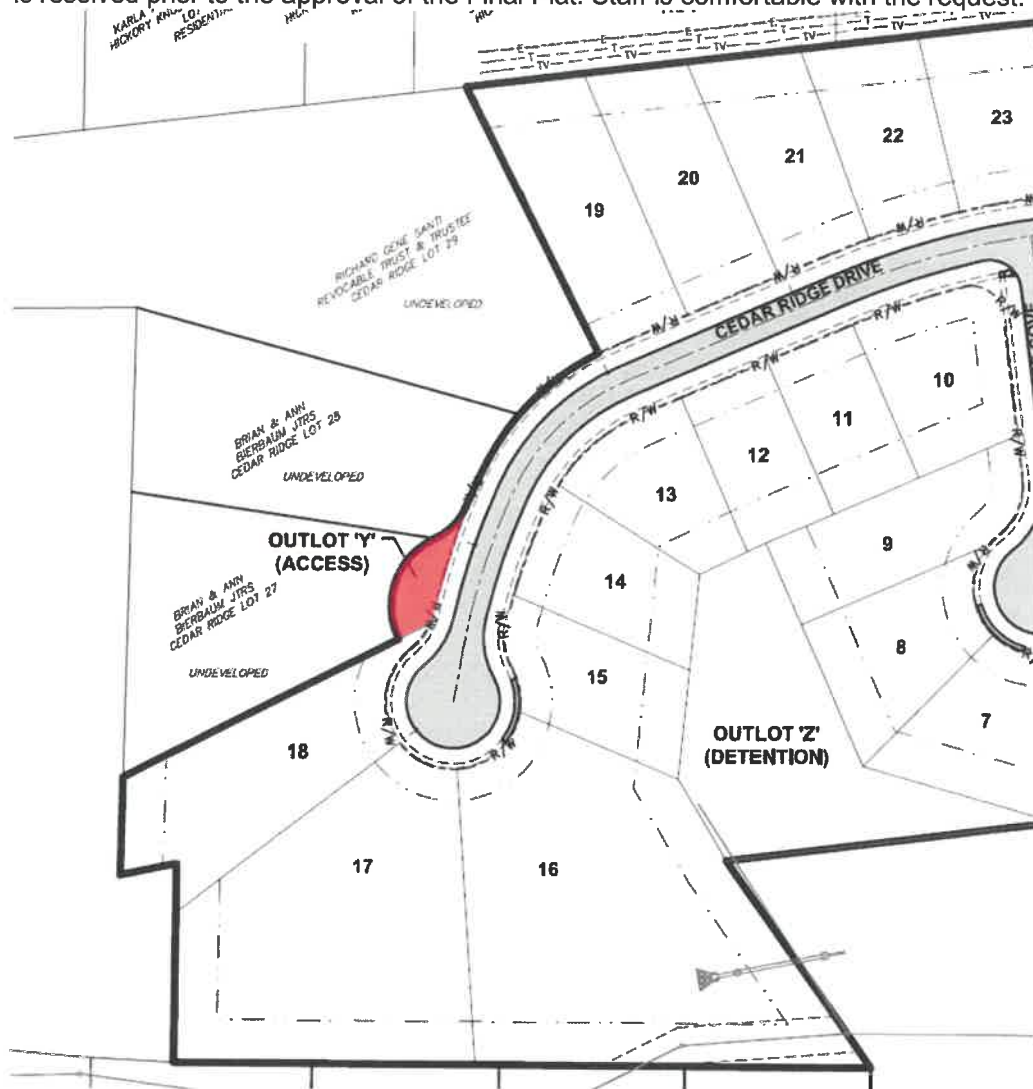
**City Council Subcommittee:** Cedar Ridge Plat 3 was presented to Development and Planning Subcommittee for information at its August 5, 2019 meeting. The Subcommittee was supportive of the Development.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would note the following:

- **Access to Adjacent Properties:** During the prior approvals for this development, two owners of property directly adjacent to the western edge of this development voiced concern about future access to their property. Both individuals own lots from the original Cedar Ridge subdivision plat that was approved by Dallas County in 1980. That plat was recorded and at some point, lots were sold however, the construction of public improvements such as streets did not occur. The adjacent property owners asked for assurance that they will have access to their property. The developer assured the property owners that they will have access to their properties and language as such was added to the PUD.

Outlot Y on the proposed plat is intended to be the access point to those adjoining properties (See drawing below). At this point, the three parties are discussing exactly how access will be granted and who will ultimately own and maintain the property. The applicant is requesting that the City Council

approve the Preliminary Plat with a condition that the ultimate ownership and maintenance of Outlot Y is resolved prior to the approval of the Final Plat. Staff is comfortable with the request.



**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.

**Findings:** This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that 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.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for

compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation And Conditions Of Approval:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Cedar Ridge Plat 3 Preliminary Plat to create 26 single family lots, 2 outlots, for storm water management and future access, and 2 street lots, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging and agreeing that the ultimate ownership and maintenance of Outlot Y is resolved prior to the approval of the Final Plat.

**Applicant:**

Chayse Holdings LLC  
Toby Torstenson  
9550 Hickman Road Suite 101  
Clive, Iowa 50325  
[Toby@priorityexc.com](mailto:Toby@priorityexc.com)

**Applicant Representative:**

Civil Design Advantage  
Jared Murray  
3405 SE Crossroads Drive, Suite G  
Grimes, Iowa 50111  
[Jaredm@cda-eng.com](mailto:Jaredm@cda-eng.com)

**ATTACHMENTS:**

- Attachment A - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat

RESOLUTION NO. PZC-19-062

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE CEDAR RIDGE PLAT 3 PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 26 SINGLE FAMILY LOTS, 2 OUTLOTS, FOR STORM WATER MANAGEMENT AND FUTURE ACCESS, AND 2 STREET LOTS.**

**WHEREAS**, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Chayse Holdings LLC., has requested approval for a Preliminary Plat (PP-004428-2019) to create 26 single family lots, 2 outlots, for storm water management and future access, and 2 street lots for that certain 12.81 acre site located at the Southwest corner of Coachlight Drive and S. 91st Street;

**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**, on September 9, 2019, this Commission held a duly-noticed public meeting to consider the application for Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019);

**NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. PRELIMINARY PLAT (PP-004428-2019) to subdivide the property into 26 single family lots, 2 outlots, for storm water management and future access, and 2 street lots, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on September 9, 2019.

\_\_\_\_\_  
Erica Andersen, Chairperson  
Plan and Zoning Commission

ATTEST:

\_\_\_\_\_  
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on September 9, 2019, by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

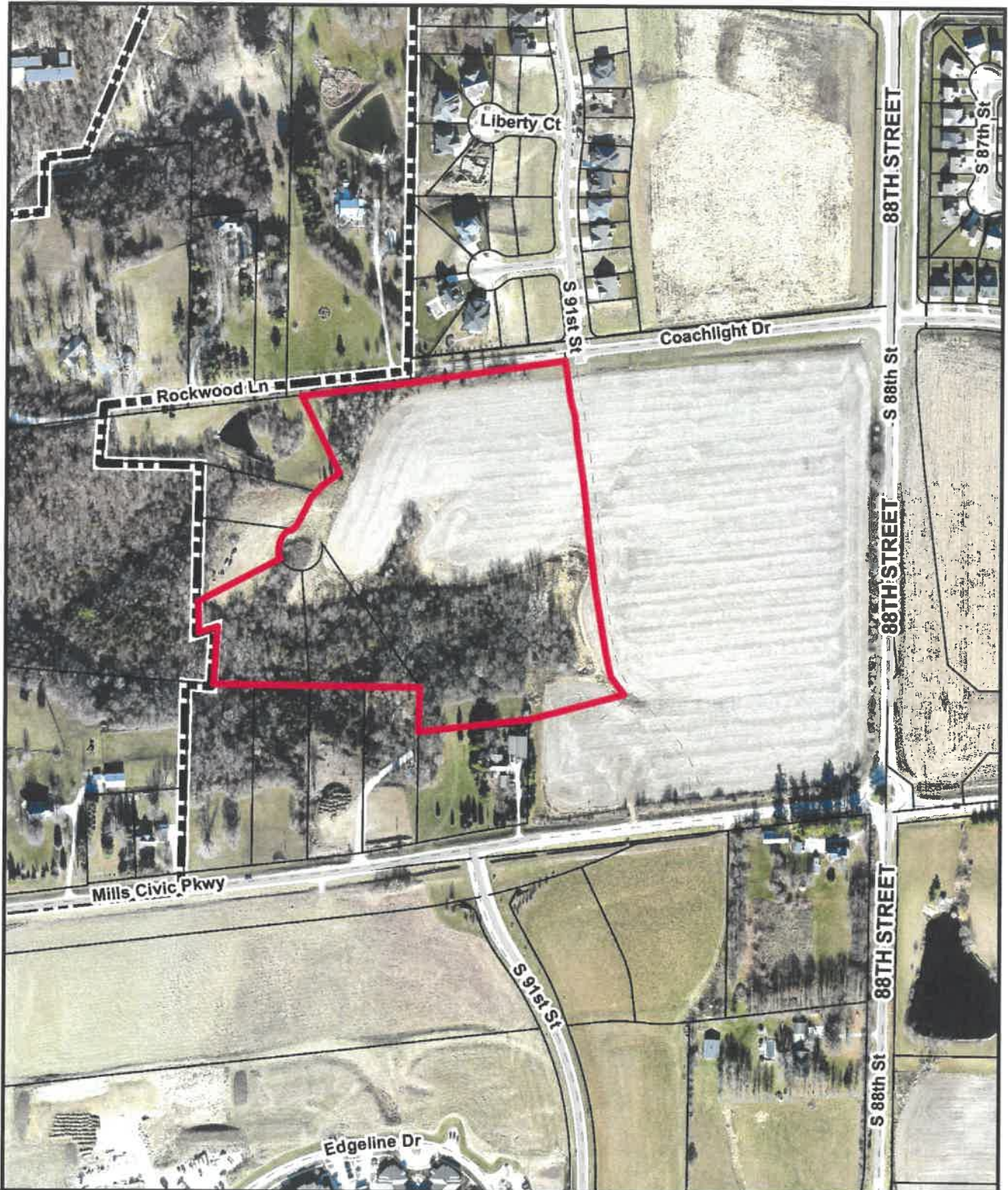
ATTEST:

\_\_\_\_\_  
Recording Secretary

**Exhibit A  
CONDITIONS OF APPROVAL**

1. The applicant acknowledging and agreeing that the ultimate ownership and maintenance of Outlot Y is resolved prior to the approval of the Final Plat.





### Cedar Ridge Plat 3

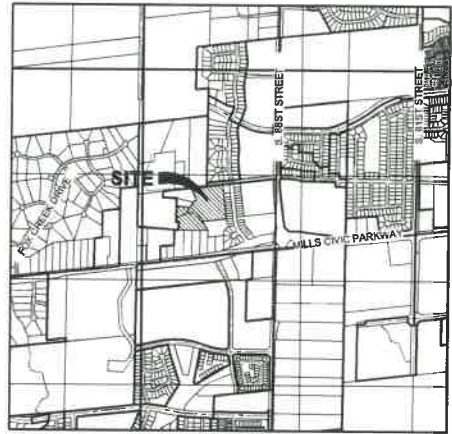




# PRELIMINARY PLAT FOR: CEDAR RIDGE PLAT 3

WEST DES MOINES, IOWA

**VICINITY MAP**  
NOT TO SCALE



WEST DES MOINES, IOWA

**PLAT DESCRIPTION**

ALL OF LOTS 37, 38 AND OUTLOT 'Z', CEDAR RIDGE PLAT 2, AN OFFICIAL PLAT, AND ALL OF LOTS 25 AND 26, CEDAR RIDGE, AN OFFICIAL PLAT, ALL WITHIN THE CITY OF WEST DES MOINES, DALLAS COUNTY IOWA AND CONTAINING 12.81 ACRES (557,912 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**BULK REGULATIONS**

UNDERLYING ZONING: RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-8)  
FRONT YARD SETBACK: 25'  
REAR YARD SETBACK: 35'  
SIDE YARD SETBACK: 7' MIN. / 14' TOTAL  
MINIMUM LOT SIZE: 8,000 SF

**OWNER / APPLICANT**

CHAYSE HOLDINGS, LLC  
CONTACT: TOBY TORSTENSON  
9550 HICKMAN ROAD, SUITE 101  
CLIVE, IA 50325

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE, LLC  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400  
FX: 515-369-4410  
CONTACT: JARED MURRAY

**ZONING**

PUD - CEDAR RIDGE PUD W/ UNDERLYING RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-8)

**COMP PLAN LAND USE**

SF - SINGLE FAMILY RESIDENTIAL

**DATE OF SURVEY**

MARCH 3, 2018

**BENCHMARKS**

SET BENCHMARK:  
BURY BOLT ON HYDRANT, SECOND HYDRANT SOUTH OF PRIVATE DRIVE AT THE END OF ROCKWOOD LANE AND S 91ST STREET  
ELEVATION=221.81

WEST DES MOINES BENCHMARK #87:  
3960 ± FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET, 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET ACROSS FROM HOUSE #3307 AND #3309  
ELEVATION=167.68

WEST DES MOINES BENCHMARK #37:  
SOUTH 88TH STREET, 2,640± FEET SOUTH OF MILLS CIVIC PARKWAY, 32 FEET EAST OF THE CENTERLINE OF SOUTH 88TH STREET (X AVENUE, DALLAS COUNTY), ON THE FENCE LINE TO THE WEST (1/4 SECTION LINE), 1 FOOT WEST OF THE NORTH/SOUTH FENCE LINE.  
ELEVATION= 194.80 (WEST DES MOINES DATUM)

**NOTES**

- NO DRIVEWAY ACCESS TO COACHLIGHT DRIVE IS ALLOWED.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/ AGREEMENTS AND APPLICABLE PERMITS.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK ON ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- OUTLOT 'Z' IS UNBUILDABLE.
- CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS AND FOR INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF EROSION CONTROL MEASURES IS: JEFF PEZZETTI, PEZZETTI EROSION CONTROL, PHONE: (515) 249-8211.
- DETAILED CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS NEED TO BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF SAID IMPROVEMENTS.

**LEGEND**

**PROPOSED**

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-508 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATERMAIN WITH SIZE

- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

**SURVEY**

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY



**EXISTING**

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

*Jared Murray*  
JARED M. MURRAY, P.E.  
DATE: 09/06/2019

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019  
PAGES OR SHEETS COVERED BY THIS SEAL:  
ALL SHEETS

**CEDAR RIDGE PLAT 3**  
**PRELIMINARY PLAT**



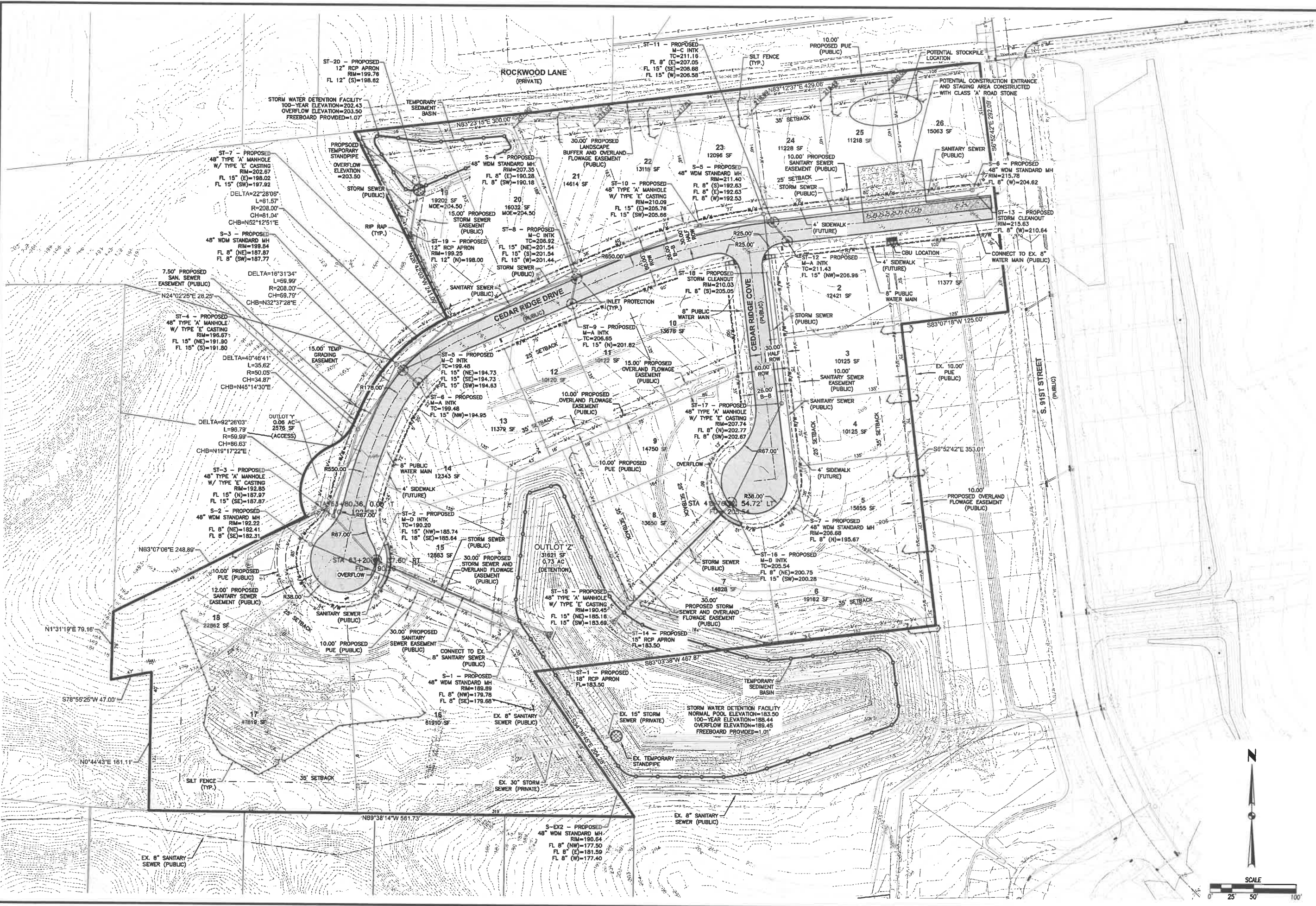
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
TECH: CWO  
ENGINEER: JMM

| DATE     | REVISIONS     |
|----------|---------------|
| 09/03/19 | 3RD SUBMITTAL |
| 08/09/19 | 2ND SUBMITTAL |
| 07/23/19 | 1ST SUBMITTAL |

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COMMENTS:  
BNS  
PLOTTED BY: JARED MURRAY TECH



PLS. CALL SURVEYOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS TO BE SHOWN.  
 FILE DATE: 3/4/17 DATE PLOTTED: 3/14/2018 8:17 AM  
 PLOTTED BY: JARED MURRAY TECH.



**CEDAR RIDGE PLAT 3**  
**PRELIMINARY PLAT**

WEST DES MOINES, IOWA



CIVIL DESIGN ADVANTAGE  
 ENGINEER: JMM

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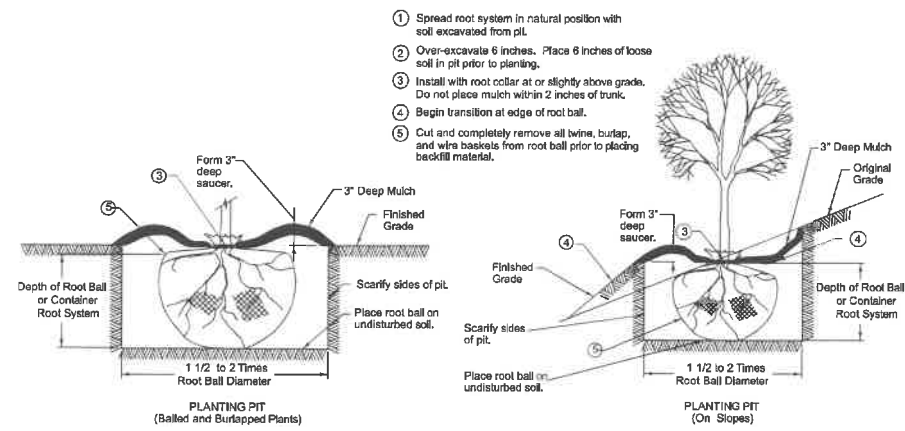
REVISIONS

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| DATE     | DESCRIPTION   |
| 09/03/19 | 3RD SUBMITTAL |
| 08/09/19 | 2ND SUBMITTAL |
| 07/29/19 | 1ST SUBMITTAL |

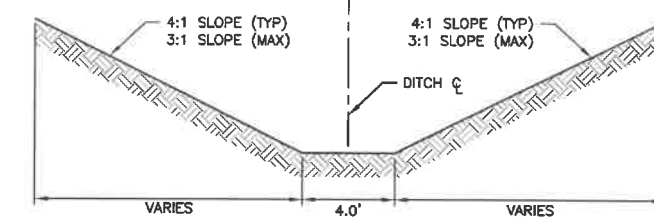


TECH: CWO

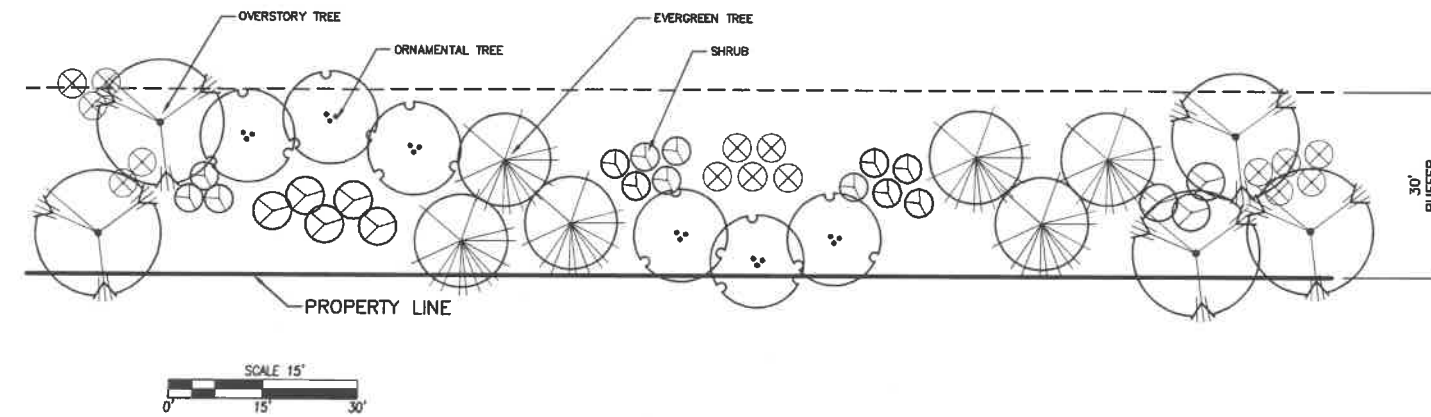




PLANTING PIT DETAIL



TYPICAL SWALE SECTION



TYPICAL 30' LANDSCAPE BUFFER

PLANT SCHEDULE

| OVERSTORY TREES     |  |
|---------------------|--|
| CRIMSON KING MAPLE  | ACER PLATANOIDES 2" CAL                |
| AUTUMN BLAZE MAPLE  | ACER RUBRUM 'AUTUMN BLAZE' 2" CAL      |
| SKYLINE HONEYLOCUST | GLEDITSIA TRICANTHAS 'INFERMIS' 2" CAL |
| RED OAK             | QUERCUS RUBRA 2" CAL                   |

| ORNAMENTAL TREES  |                                 |
|-------------------|---------------------------------|
| PRAIRIE FIRE CRAB | MALUS X 'PRAIRIE FIRE' 1.5" CAL |
| SPRING SNOW CRAB  | MALUS X 'SPRING SNOW' 1.5" CAL  |
| CHANTICLEER PEAR  | PYRUS CALLERYANA 1.5" CAL       |

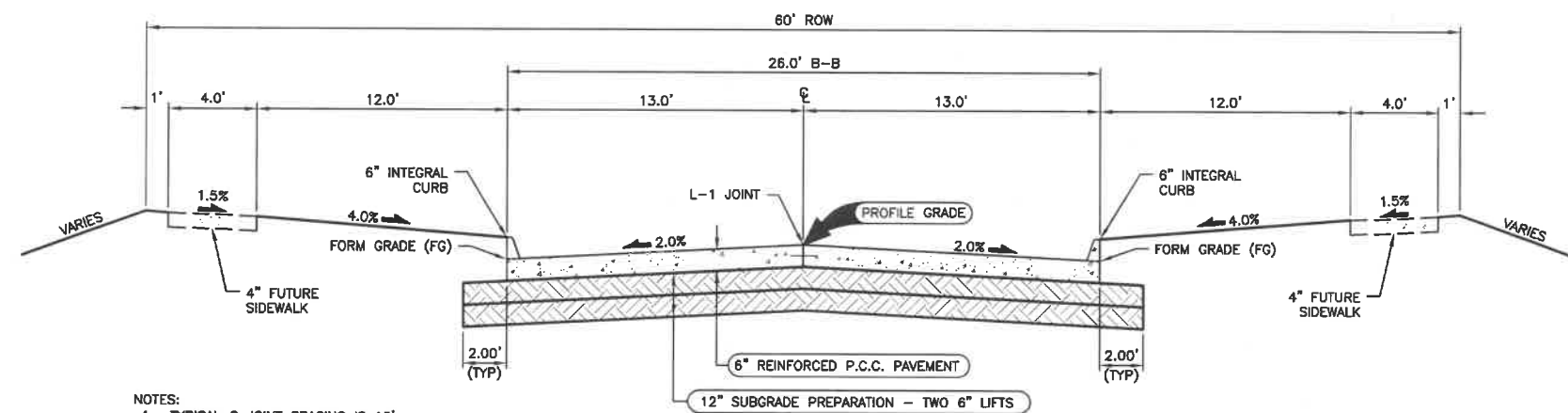
| EVERGREEN TREES      |                             |
|----------------------|-----------------------------|
| WHITE PINE           | PINUS STROBUS 8" HT.        |
| COLORADO BLUE SPRUCE | PICEA PUNGENS 8" HT.        |
| DOUGLAS FIR          | PSEUDOTSIA MENZIESII 8" HT. |

| SHRUBS                |  |
|-----------------------|--|
| WITCH HAZEL           | VIBURNUM LANTANA 'WITCH HAZEL' 18" HT.   |
| DWARF BURKING BUSH    | EUONYMUS ALATA 'COMPACTA' 18" HT.        |
| DWARF KOREAN LILAC    | SYRINGA MEYERI 'PALIBY' 18" HT.          |
| LEMON PRINCESS SPIREA | SPirea JAPONICA 'LEM. PRINCESS' 18" HT.  |
| SUNRISE FORSYTHIA     | FORSYTHIA X INTERMEDIA 'SUNRISE' 18" HT. |
| IVORY HALL DOGWOOD    | CORNUS ALBA 18" HT.                      |
| DARTS RED SPIREA      | SPirea X BUNADA 18" HT.                  |
| KOREAN SPICE VIBURNUM | VIBURNUM CARLESII 18" HT.                |
| SEA GREEN JUNIPER     | JUNIPERUS CHINENSIS 'SEA GREEN' 18" HT.  |
| BUFFALO JUMPER        | JUNIPERUS SABINA 'BUFFALO' 18" HT.       |

30' BUFFER REQUIREMENTS

- 1 OVERSTORY TREE OR UPRIGHT EVERGREEN TREE, 2 UNDERSTORY TREES & 6 SHRUBS PER 35 LN. FT. OF BUFFER.
- 729 LF OF BUFFER FRONTAGE =  
21 OVERSTORY / EVERGREEN TREES  
42 UNDERSTORY TREES  
125 SHRUBS
- OF THE REQUIRED NUMBER OF TREES WITHIN A BUFFER, A MINIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN
- NO BUILDING OR STRUCTURE, EXCEPT GROUND SIGNAGE ALLOWED BY CODE, MAY BE LOCATED WITH A DESIGNATED BUFFER.
- PLANT SUBSTITUTIONS
  1. TWO (2) DECIDUOUS UNDERSTORY TREES EQUAL ONE DECIDUOUS OVERSTORY TREE OR EVERGREEN.
  2. TEN (10) SHRUBS EQUAL ONE UNDERSTORY TREE.



NOTES:  
1. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - 26' B-B PCC ROADWAY

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| 06/09/14 | 3RD SUBMITTAL |
| 06/09/14 | 2ND SUBMITTAL |
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WEST DES MOINES, IOWA  
 CIVIL DESIGN ADVANTAGE

CEDAR RIDGE PLAT 3  
 PRELIMINARY PLAT