CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: September 16, 2019

ITEM: Raccoon River Basin 5 Lift Station, 3105 SW Grand Prairie Parkway - Plat of Survey for transfer of ownership – Raccoon River Land Company, LLC – POS-004420-2019

RESOLUTION: Approval and Release of Plat of Survey

FINANCIAL IMPACT: Undetermined.

BACKGROUND: In cooperation with the property owner, Raccoon River Land Company, the City of West Des Moines Engineering Services, is requesting approval of a Plat of Survey to create a 0.94-acre parcel for the construction of a sanitary sewer lift station south of the Raccoon River on the west side of the future extension of SW Grand Prairie Parkway. Upon approval and recordation of the Plat of Survey, ownership of the property will be transferred to the City of West Des Moines.

It should be noted, also on tonight's City Council agenda is a request for approval of the site plan for the sanitary sewer lift station.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on August 5, 2019, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

OUTSTANDING ISSUES: There are no outstanding issues and no conditions of approval.

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 Raccoon River Basin 5 Lift Station Plat of Survey (POS-004420-2019), 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	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

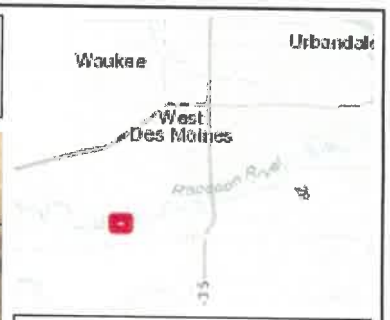
SUBCOMMITTEE REVIEW (if applicable)

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

Location Map



Legend

- Addresses
- Corporate Limits
- Parcels

1,098.8 0 549.39 1,098.8 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

ACQUISITION PLAT

IN NE 1/4 OF THE NE 1/4 OF
SECTION 33–78–26

EXHIBIT II

INDEX LEGEND

LOCATION: NE 1/4 OF THE NE 1/4 OF SECTION 33–78–26

REQUESTOR: CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50265

PROPRIETOR: RACCOON RIVER LAND CO.,LLC

SURVEYOR: ERIC M. GREEN

RETURN TO: ERIC M. GREEN
VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

OWNER:
RACCOON RIVER
LAND CO.,LLC

BOOK 2006 **PAGE** 16639

MAILING ADDRESS:
KNAPP PROPERTIES
5000 WESTOWN PKWY STE 400
WEST DES MOINES, IA 50266

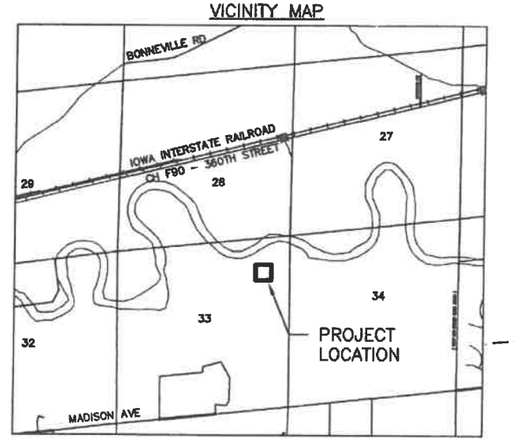
PARCEL NO.:
1633200002

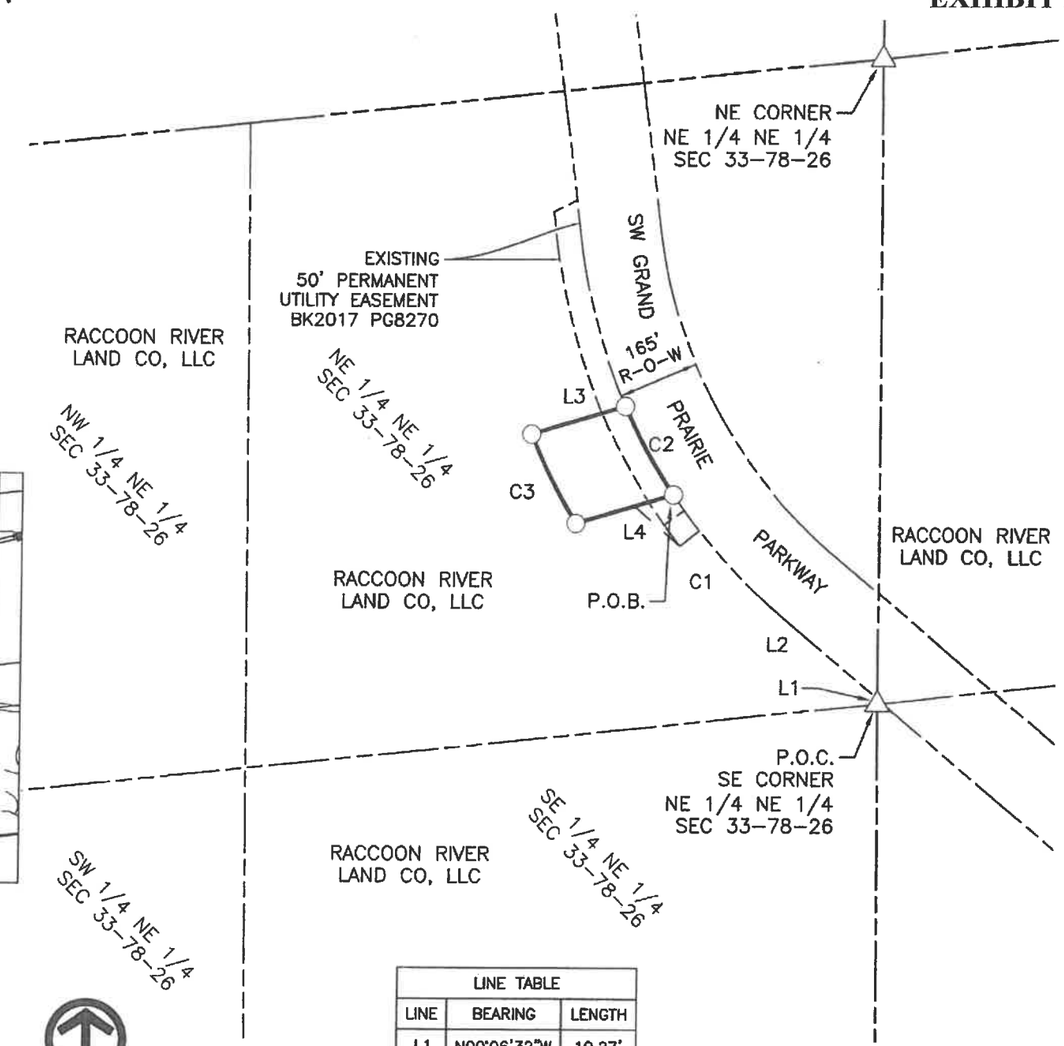
NOTE:
NO FFE NEEDED

LEGAL DESCRIPTION:
A tract of land located in the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa. Said tract being more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 33; thence North 00°06'32" West (all bearings referenced to Grid North Iowa Regional Coordinate System Zone 8), 10.27 feet along the East line of said Northeast 1/4 of the Northeast 1/4 to the Westerly right–of–way line of SW Grand Prairie Parkway as shown on the Acquisition Plats thereof recorded in Book 2017 on Page 8269 in the Dallas County Recorder's Office; thence North 50°10'56" West, 263.51 feet along said Westerly right–of–way line to the beginning of a tangent curve concave Northeasterly and having a radius of 1182.50 feet; thence Northwesterly along said right–of way line and along said curve through a central angle of 16°02'27" an arc distance of 331.06 feet, said curve having a chord which bears North 42°09'42" West, 329.98 feet to the point of beginning; thence continuing along said right–of way line and along said curve through a central angle of 09°56'55" an arc distance of 205.32 feet, said curve having a chord which bears North 29°10'02" West, 205.06 feet; thence on a non–tangent line South 73°35'34" West, 201.59 feet to the beginning of a non–tangent curve concave Northeasterly and having a radius of 1382.50 feet; thence Southeasterly along said curve through a central angle of 08°26'53" an arc distance of 203.84 feet, said curve having a chord which bears South 27°17'06" East, 203.66 feet; thence on a non–tangent line North 73°35'34" East, 208.45 feet to the point of beginning.
Containing 40,904 square feet, more or less.

VICINITY MAP





LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°06'32"W	10.27'
L2	N50°10'56"W	263.51'
L3	S73°35'34"W	201.59'
L4	N73°35'34"E	208.45'

LEGEND
- ○ 5/8"x24" REBAR W/YELLOW CAP#17758 TO BE SET AFTER CONSTRUCTION
- △ SECTION CORNER PER FOTH ACQUISITION PLAT (SEE BK2017 PG8269). MONUMENTS TO BE SET BY FOTH AFTER SW GRAND PRAIRIE PARKWAY CONSTRUCTION
- (R) "AS RECORDED" DISTANCE OR BEARING
- ▭ ACQUISITION AREA 40,904 SQUARE FEET

BEARINGS WERE DETERMINED USING GRID NORTH IOWA REGIONAL COORDINATE SYSTEM ZONE 8

300 0 150 300

1 Inch = 300 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	331.06'	1182.50'	N42°09'42"W	329.98'	016°02'27"
C2	205.32'	1182.50'	N29°10'02"W	205.06'	009°56'55"
C3	203.84'	1382.50'	S27°17'06"E	203.66'	008°26'53"

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.

Signed _____ Date 8/7/2019

PROFESSIONAL LAND SURVEYOR Eric M. Green No. 17758 IOWA

Eric M. Green, P.L.S.
Iowa License No. 17758
My license renewal date is December 31, 2019
Drawings covered by this seal: ACQ-1 ONLY

RACCOON RIVER CROSSING
ACTIVITY ID NO: 0510–060–2015

DATE	REVISIONS
8/5/2019	MADE CHANGES PER CITY PLAT REVIEW COMMENTS. EMG

SCALE AS NOTED
DRAWN TJP
CHECKED EMG
APPROVED EMG
DATE 05–21–2019
A.C.

V&K VEENSTRA & KIMM, INC. 3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

ACQUISITION PLAT
TO THE CITY OF WEST DES MOINES
FOR LIFT STATION SITE

DWG. NO. ACQ–1
PROJECT 102217

P:\102217\102217–SURVEY\PLATS\102217 ACQ–0001.dwg 8/7/2019 7:24 AM

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, APPROVING AND RELEASING THE PLAT OF SURVEY RACCOON RIVER BASIN 5 LIFT STATION (POS-004420-2019) FOR TRANSFER OF OWNERSHIP

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, in conjunction with the property owner, Raccoon River Land Company, LLC has requested approval for a Plat of Survey (POS-004420-2019) for that site located at 3105 SW Grand Prairie Parkway for the purpose of creating a 0.94 acre parcel for the transfer of ownership:

Original Legal Description

The NE ¼ of the NE ¼ of Section 33, Township 78 North, Range 26 West of the 5th Prime Meridian, Dallas County, Iowa.

New Legal Description

A tract of land located in the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa. Said tract being more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 33; thence North 00°06'32" West (all bearings referenced to Grid North Iowa Regional Coordinate System Zone 8), 10.27 feet along the East line of said Northeast 1/4 of the Northeast 1/4 to the Westerly right-of-way line of SW Grand Prairie Parkway as shown on the Acquisition Plats thereof recorded in Book 2017 on Page 8269 in the Dallas County Recorder's Office; thence North 50°10'56" West, 263.51 feet along said Westerly right-of-way line to the beginning of a tangent curve concave Northeasterly and having a radius of 1182.50 feet; thence Northwesterly along said right-of way line and along said curve through a central angle of 16°02'27" an arc distance of 331.06 feet, said curve having a chord which bears North 42°09'42" West, 329.98 feet to the point of beginning; thence continuing along said right-of way line and along said curve through a central angle of 09°56'55" an arc distance of 205.32 feet, said curve having a chord which bears North 29°10'02" West, 205.06 feet; thence on a non-tangent line South 73°35'34" West, 201.59 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 1382.50 feet; thence Southeasterly along said curve through a central angle of 08°26'53" an arc distance of 203.84 feet, said curve having a chord which bears South 27°17'06" East, 203.66 feet; thence on a non-tangent line North 73°35'34" East, 208.45 feet to the point of beginning.

Containing 40,904 square feet, 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; and

WHEREAS, on September 16, 2019, this City Council held a duly-noticed meeting to consider the application for Plat of Survey (POS-004420-2019); and

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Plat of Survey for Raccoon River Basin 5 Lift Station at their meeting on September 16, 2019, subject to any conditions of approval; and

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

WHEREAS, there are no new public easements being established with this Plat of Survey; and

WHEREAS, the City Council approves of the following address assignment for the Plat of Survey area:

- 3105 SW Grand Prairie Parkway

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 September 16, 2019, or as amended orally at the City Council meeting of September 16, 2019, are adopted.

SECTION 2. Plat of Survey, Raccoon River Basin 5 Lift Station (POS-004420-2019) to create a 0.94-acre parcel is approved, subject to compliance with all the conditions in the staff report, dated September 16, 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-004420-2019) 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 Plat of Survey on September 16, 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 September 16, 2019, among other proceedings, Roll Call No. _____ _____ approved said Plat of Survey on September 16, 2019, and released said Final Plat for recordation.

_____
Ryan Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of September, 2019.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. No conditions of approval.