CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: September 16, 2019

ITEM: Cedar Ridge Plat 3, Southwest corner of Coachlight Drive and S. 91st 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

RESOLUTION: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined

BACKGROUND: 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. 91st Street (Parcel D and a part of Parcel E 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.

Plan and Zoning Commission Action:
Vote: 5-0 approval, with Commissioners Andersen and Crowley absent
Date: September 9, 2019
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat Request

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee - *Development & Planning: August 5, 2019*
- Staff Review and Comments
  - *Access to Adjacent Properties*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations and Conditions of Approval
- Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Cedar Ridge Plat 3 Preliminary Plat to allow the platting of 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.

Lead Staff Member: J. Bradley Munford

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	not requried	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	8/5/2019		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

- Exhibit I - Plan and Zoning Commission Communication
  - Attachment A - Plan and Zoning Commission Resolution
    - Exhibit A - Conditions of Approval
  - Attachment B - Location Map
  - Attachment C - Preliminary Plat
- Exhibit II - City Council Resolution
  - Exhibit A - Conditions of Approval

EXHIBIT I

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. 91st 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. 91st 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.

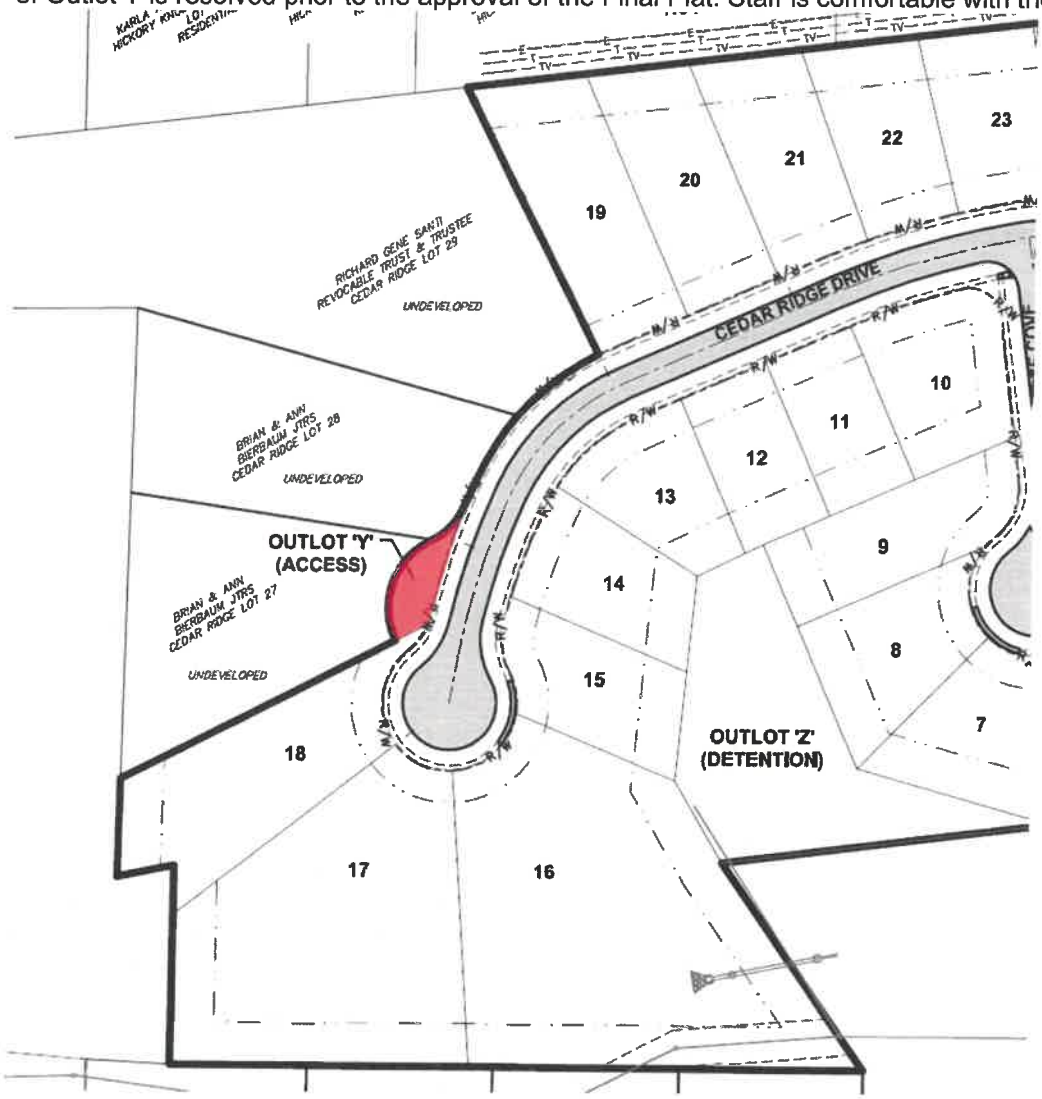
History: The Cedar Ridge subdivision was platted in unincorporated Dallas County in September 19, 1980. Lots 1-8 front to Mills Civic Parkway and generally have developed as single-family homes. Lots 9-46 never developed although five lots in the far northwestern corner of the development were sold: 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

Applicant Representative:
Civil Design Advantage
Jared Murray
3405 SE Crossroads Drive, Suite G
Grimes, Iowa 50111
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

ATTACHMENT A

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.

Jill Southworth, Vice-Chair
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: - Costa, Drake, Erickson, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT: Andersen, Crowley

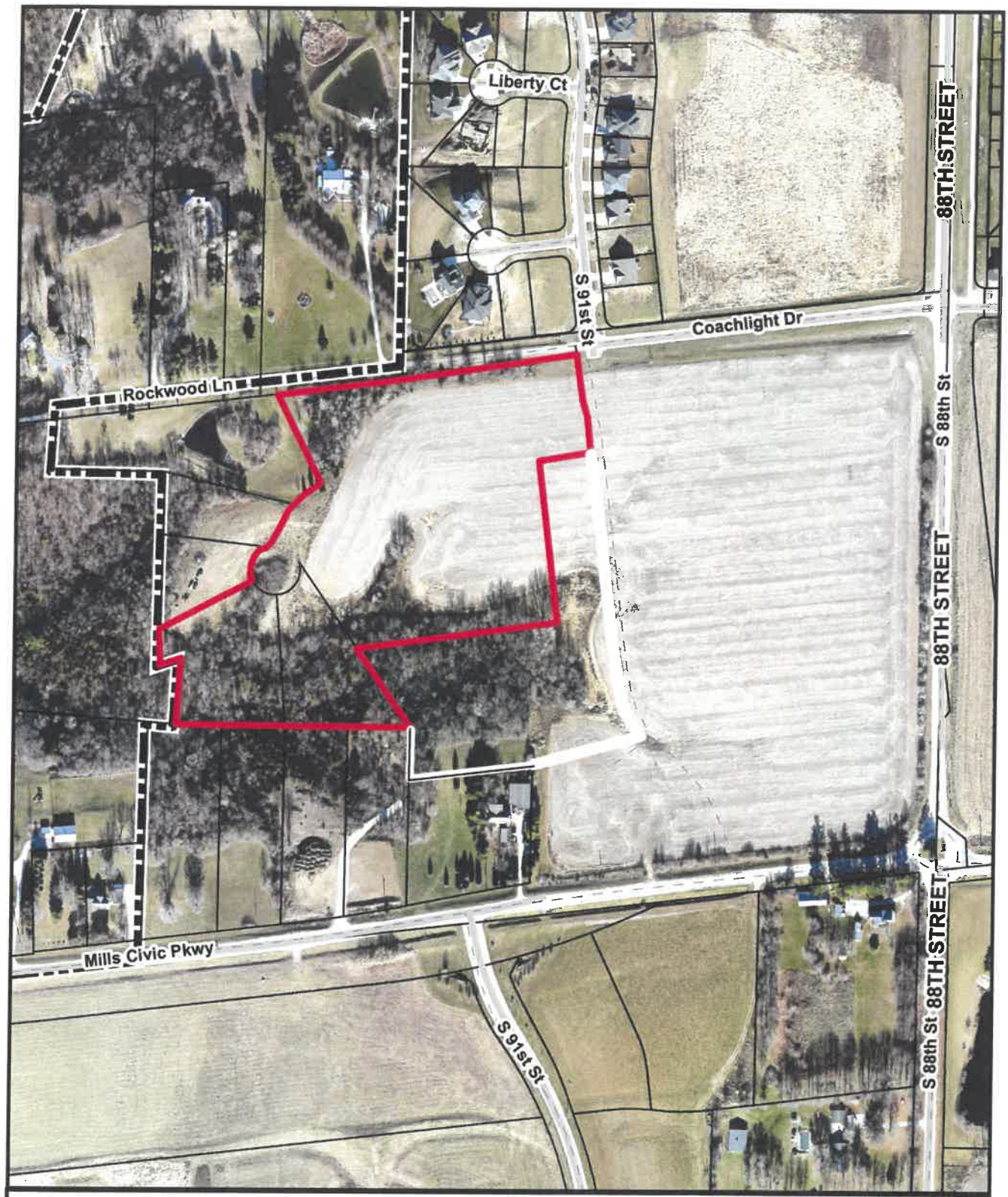
ATTEST:

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.

ATTACHMENT B



THE CITY OF West Des Moines.

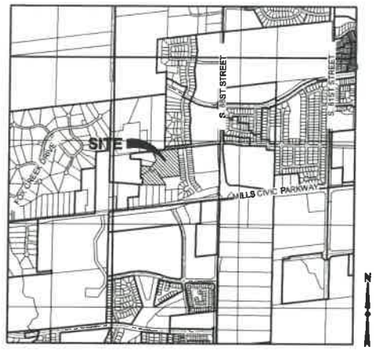
Cedar Ridge Plat 3

https://wdmiowa.sharepoint.com/sites/ds/CommDev Documents/___Development Projects/Cedar Ridge/Sandahl Property/Preliminary Plat/Plat 3/PP-004428-2019_SR_Cedar Ridge Plat 3_CC_09-16-2019.docx

ATTACHMENT C

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

COMP PLAN LAND USE
PUD – CEDAR RIDGE PUD

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 (¼ SECTION LINE), 1 FOOT WEST OF THE NORTH/SOUTH FENCE LINE.
ELEVATION= 194.80 (WEST DES MOINES DATUM)

NOTES
1. NO DRIVEWAY ACCESS TO COACHLIGHT DRIVE IS ALLOWED.
2. 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.
3. 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.
4. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK ON ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
6. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATE WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
7. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
8. OUTLOT 'Z' IS UNBUILDABLE.
9. 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.
10. DETAILED CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS NEED TO BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF SAID IMPROVEMENTS.

LEGEND
FEATURES

PROPOSED
- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 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 — 8"S
- STORM SEWER WITH SIZE — 8"ST
- WATERMAIN WITH SIZE — 8"W

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
- 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 — TV
- GAS MAIN — G
- FIBER OPTIC — FO
- UNDERGROUND TELEPHONE — T
- OVERHEAD ELECTRIC — OE
- UNDERGROUND ELECTRIC — E
- FIELD TILE — TILE
- SANITARY SEWER W/ SIZE — 8"S
- STORM SEWER W/ SIZE — 15"ST
- WATER MAIN W/ SIZE — 8"W

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	⊞	⊟
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE	E	
LOT LINE		
RIGHT OF WAY	R/W	
BUILDING SETBACK		
PLAT BOUNDARY		

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 M. MURRAY
23496
IOWA
PRELIMINARY
NOT FOR CONSTRUCTION

JARED M. MURRAY, P.E. — DATE

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

REVISIONS	DATE
3RD SUBMITTAL	09/03/11
2ND SUBMITTAL	08/09/11
1ST SUBMITTAL	07/23/11

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

CEDAR RIDGE PLAT 3
PRELIMINARY PLAT
WEST DES MOINES, IOWA

1/3
1905.213

FILE: H:\2019\1905213\MISC\1905213-PRELIMINARY PLAT.DWG
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PLOTTED BY: JARED MURRAY COMMENT: ESC

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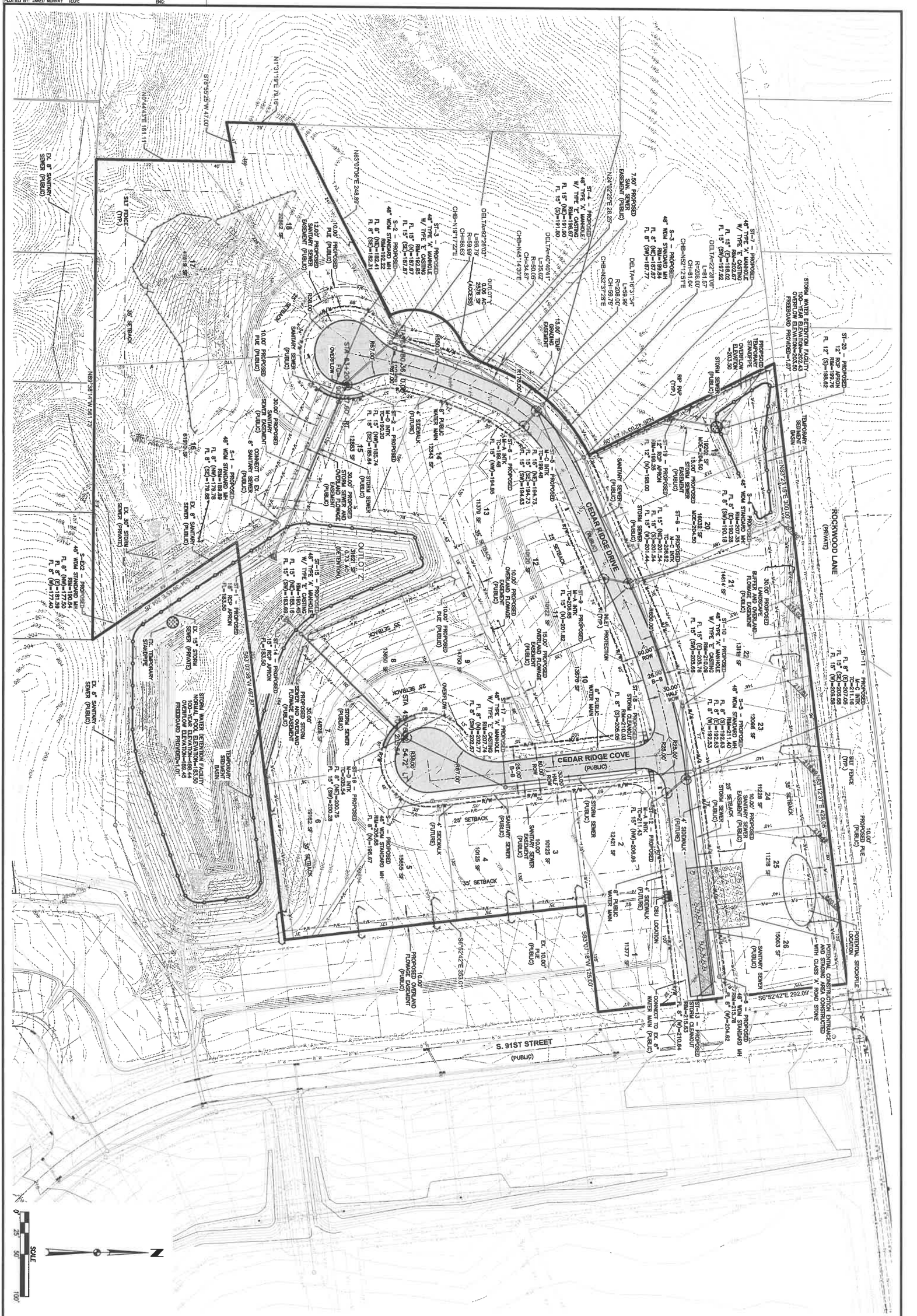

CEDAR RIDGE PLAT 3

PRELIMINARY PLAT

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
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PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM TECH: CWO

REVISIONS	DATE
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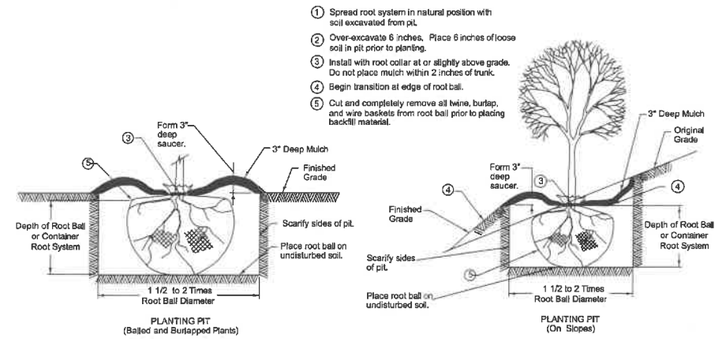
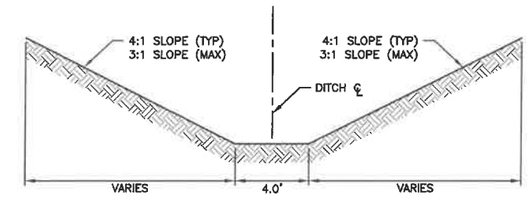
2ND SUBMITTAL	08/09/19
1ST SUBMITTAL	07/23/19

2/3

1905.213



PLANTING PIT DETAIL



TYPICAL SWALE SECTION

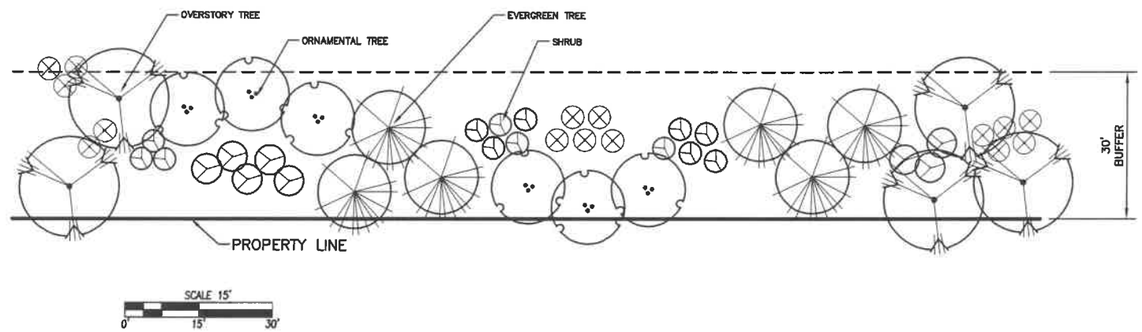
PLANT SCHEDULE

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 'PRAIRE 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	6' HT.
COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.
DOUGLAS FIR	PSEUDOTSGA MENZIESII	6' HT.

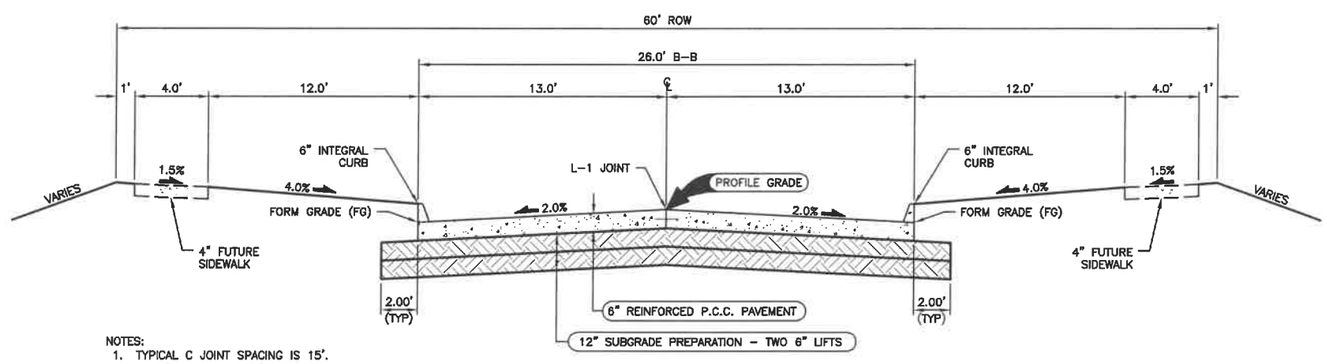
SHRUBS		
MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	18" HT.
DWARF BURNING BUSH	EOUYNMOUS ALATA 'COMPACTA'	18" HT.
DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	18" HT.
LEMON PRINCESS SPIREA	SPIREA JAPONICA 'LEM. PRINCESS'	18" HT.
SUNRISE FORSYTHIA	FORSYTHIA X INTERMEDIA 'SUNRISE'	18" HT.
IVORY HALO DOGWOOD	CORNUS ALBA	18" HT.
DARTS RED SPIREA	SPIREA X BUMADA	18" HT.
KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	18" HT.
SEA GREEN JUNIPER	JUNIPEROUS CHINENSIS 'SEA GREEN'	18" HT.
BUFFALO JUNIPER	JUNIPEROUS 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.

TYPICAL 30' LANDSCAPE BUFFER



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

TYPICAL SECTION - 26' B-B PCC ROADWAY

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

3405 S.E. CROSSROADS DRIVE, SUITE G
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ENGINEER: JMM
CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

CEDAR RIDGE PLAT 3
PRELIMINARY PLAT

3/3

1905.213

FILE: M:\2019\1905213\DWG\1905213-PRELIMINARY PLAT.DWG
PLOT SCALE: 1:1 DATE PLOTTED: 9/4/2019 9:17 AM COMMENT:
PLOTTED BY: JARED MURRAY TECH: FNS:

EXHIBIT II

Prepared by: J.B. Munford 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 THE CEDAR RIDGE PLAT 3 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

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, 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 on the 12.81-acre site located at Southwest corner of Coachlight Drive and S. 91st Street; and

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 9, 2019, the Plan and Zoning Commission recommended to the City Council approval of the Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019); and

WHEREAS, on, September 16, 2019, this City Council held a duly-noticed meeting to consider the application for Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The finding of consistency with the Comprehensive Plan as stated in the staff report, dated September 16, 2019, or as amended orally at the City Council hearing of September 16, 2019, are adopted.

SECTION 2. Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019) to subdivide the property to create 26 single family lots, 2 outlots for storm water management and future access, and 2 street lots on the 12.81-acre site located at Southwest corner of Coachlight Drive and S. 91st Street is approved, subject to compliance with all the conditions in the staff report, dated September 16, 2019, including conditions added at the meeting, 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.

PASSED AND ADOPTED on September 16, 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____

Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on September 16, 2019, by the following vote:

ATTEST:

_____

Ryan T. Jacobson
City Clerk

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.