CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: September 16, 2019

ITEM: Kings Landing Plat 3, South of Stagecoach Road and West of S. 100th Street - Subdivide Property in 17 Single Family Lots, 2 Public Street Lots and 1 Outlot for Detention and Approve and Accept Public Improvements – Kings Landing, LLC – FP-004249-2019

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

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant and owner, Kings Landing LLC, is requesting approval of a Final Plat for approximately 8.96 acres located south of Stagecoach Road and west of S. 100th Street. The applicant proposes to subdivide the property into 17 single family lots, 1 outlot for storm water detention, and 2 street lots, consistent with the approved Preliminary Plat (Kings Landing Plat 2 - PP-003262-2016, which included future development area for Plat 3). Also for consideration is the acceptance of public improvements: public streets, public storm sewer, and public sanitary sewer, with surety in lieu of construction of sidewalks and buffer, as well as various easements and agreements related to the subdivision and outlined below.

A Development Agreement has been put in place which provides for the future construction of Stagecoach Road and Grand Prairie Parkway adjacent to the plat in lieu of construction. Surety has been provided for that construction, which will be a City project.

CITY COUNCIL SUBCOMMITTEE: The final plat for this project was presented to the Development and Planning City Council Subcommittee on April 1, 2019. The Subcommittee expressed support of the development.

OUTSTANDING ISSUES: There are no outstanding issues.
Additionally, as part of this approval, the Council is approving and accepting the following:

- Deed for Street Lot A and B
- A Storm Water Management Facility Maintenance Agreement Amendment
- Easements for sanitary sewers
- Easements for storm sewers
- Easements for overland flowage
- Easement for buffers
- Surety for the installation of sidewalks and buffer, along with an agreement
- Surety for the installation of public improvements

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 Final Plat Kings Landing Plat 3 to allow the platting of 17 single family lots, 1 outlot for storm water detention and 2 street lots and approve and accept public improvements and associated easements and agreements related to the subdivision, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara V. Tragesser, AICP

STAFF REVIEWS:

Department Director	LS
Appropriations/Finance	
Legal	DS
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 and Planning		
Date Reviewed	April 1, 2019		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Attachment A - Location Map
Attachment B - Final Plat
Attachment C - Resolution: Acceptance of Public Improvements and Approval and Release of Final Plat
Exhibit A - Conditions
Exhibit B - Legal Description

Kings Landing Plat 3 Stagecoach west of S. 100th

Legend

3,009.3 0 1,504.66 3,009.3 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

ATTACHMENT A

KINGS LANDING PLAT 3

FINAL PLAT

INDEX LEGEND

LOCATION: PT. NE1/4 NE1/4 SEC 21-78-26
PT. NW1/4 NW1/4 SEC 22-78-26
REQUESTOR: KINGS LANDING LLC
PROPRIETOR: KINGS LANDING LLC
SURVEYOR: LOUIS M. KOLEHAN
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH:515-369-4400

OWNER / DEVELOPER

KINGS LANDING LLC
2400 86TH STREET, SUITE 24
URBANDALE, IOWA 50322

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY

JANUARY, 2019

AREA SUMMARY

PT NE1/4 NE1/4 SEC 21-78-26 = 8.49 AC
PT NW1/4 NW1/4 SEC 22-78-26 = 0.47 AC
TOTAL = 8.96 AC

ZONING

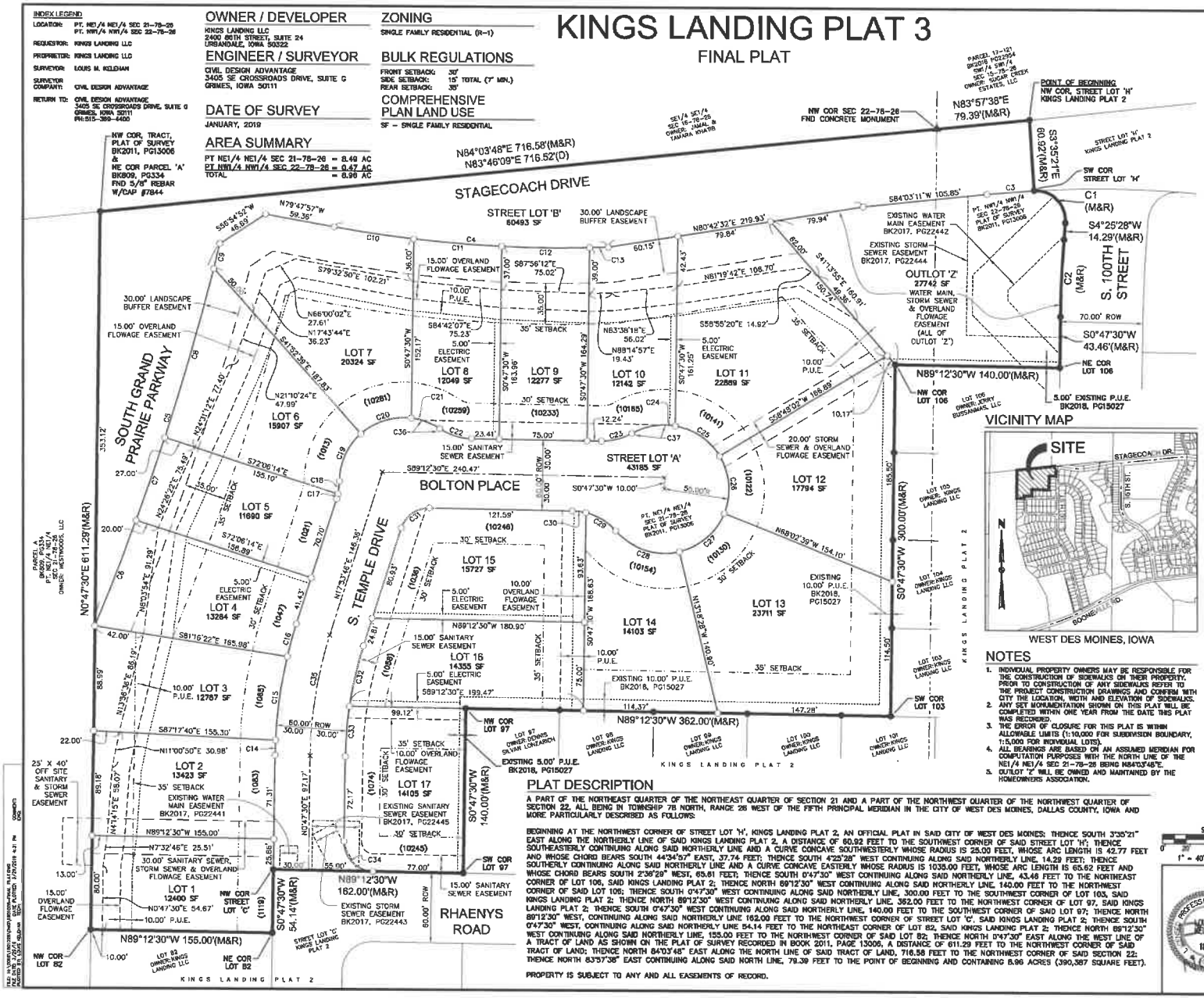
SINGLE FAMILY RESIDENTIAL (R-1)

BULK REGULATIONS

FRONT SETBACK: 30'
SIDE SETBACK: 15' TOTAL (7' MIN.)
REAR SETBACK: 35'

COMPREHENSIVE PLAN LAND USE

SF - SINGLE FAMILY RESIDENTIAL



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	98°00'49"	25.00'	42.77'	S44°34'57"E	37.74'
C2	3°37'58"	1035.00'	65.62'	S2°36'29"W	65.61'
C3	2°27'04"	940.00'	40.21'	S85°16'43"W	40.21'
C4	12°30'21"	1075.00'	234.64'	S88°03'08"E	234.17'
C5	9°01'06"	2182.50'	343.53'	N18°08'15"E	343.17'
C6	2°32'31"	2182.50'	96.83'	S21°22'33"W	96.82'
C7	1°58'10"	2182.50'	75.02'	S19°07'13"W	75.02'
C8	3°56'22"	2182.50'	150.06'	S16°09'58"W	150.04'
C9	0°34'03"	2182.50'	21.62'	S13°54'44"W	21.62'
C10	3°39'33"	1075.00'	68.65'	N81°37'44"W	68.64'
C11	4°00'24"	1075.00'	75.18'	N85°27'42"W	75.16'
C12	3°59'54"	1075.00'	75.02'	N89°27'51"W	75.00'
C13	0°50'30"	1075.00'	15.79'	S88°08'57"W	15.79'
C14	1°54'50"	380.00'	12.69'	N1°44'55"E	12.69'
C15	10°50'39"	380.00'	71.96'	N8°07'49"E	71.85'
C16	4°20'28"	380.00'	28.79'	N15°43'32"E	28.78'
C17	4°55'46"	50.00'	4.30'	N15°25'53"E	4.30'
C18	12°49'24"	50.00'	11.19'	N6°33'18"E	11.17'
C19	47°58'45"	55.00'	46.06'	N24°07'58"E	44.72'
C20	48°36'08"	55.00'	46.65'	N72°25'25"E	45.27'
C21	27°07'38"	55.00'	26.04'	S69°42'42"E	25.80'
C22	33°03'38"	50.00'	28.85'	S72°40'42"E	28.45'
C23	31°00'10"	50.00'	27.05'	N75°17'25"E	26.73'
C24	40°04'48"	55.00'	38.47'	N78°49'44"E	37.69'
C25	48°55'55"	55.00'	46.97'	S55°39'55"E	45.56'
C26	53°09'18"	55.00'	51.03'	S4°37'18"E	49.22'
C27	54°44'11"	55.00'	52.54'	S49°19'27"W	50.57'
C28	62°17'20"	55.00'	59.79'	N72°09'48"W	56.89'
C29	34°45'40"	50.00'	30.33'	N58°23'57"W	29.87'
C30	13°25'43"	50.00'	11.72'	N82°29'39"W	11.69'
C31	72°53'44"	25.00'	31.81'	S54°20'38"W	29.70'
C32	9°24'46"	320.00'	52.57'	S13°11'23"W	52.51'
C33	7°41'30"	320.00'	42.96'	S4°38'15"W	42.93'
C34	90°00'00"	25.00'	39.27'	S44°12'30"E	35.36'
C35	17°06'16"	350.00'	104.49'	N9°20'38"E	104.10'
C36	17°33'42"	55.00'	16.85'	N84°55'44"W	16.79'
C37	31°00'10"	55.00'	29.76'	S75°17'25"W	29.40'

VICINITY MAP

WEST DES MOINES, IOWA

NOTES

1. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
2. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
3. THE ERROR OF CLOSURE FOR THIS PLAT IS WITHIN ALLOWABLE LIMITS (1:10,000 FOR SUBDIVISION BOUNDARY, 1:5,000 FOR INDIVIDUAL LOTS).
4. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES WITH THE NORTH LINE OF THE NE1/4 NE1/4 SEC 21-78-26 BEING N84°03'48"E.
5. OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SCALE
0 20 40 80'
1" = 40' (FULL SIZE)

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, ALL BEING IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF STREET LOT 'H', KINGS LANDING PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF WEST DES MOINES; THENCE SOUTH 3°35'21" EAST ALONG THE NORTHERLY LINE OF SAID KINGS LANDING PLAT 2, A DISTANCE OF 60.92 FEET TO THE SOUTHWEST CORNER OF SAID STREET LOT 'H'; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 42.77 FEET AND WHOSE CHORD BEARS SOUTH 44°34'57" EAST, 37.74 FEET; THENCE SOUTH 4°25'28" WEST CONTINUING ALONG SAID NORTHERLY LINE, 14.29 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 65.62 FEET AND WHOSE CHORD BEARS SOUTH 2°36'29" WEST, 65.61 FEET; THENCE SOUTH 0°47'30" WEST CONTINUING ALONG SAID NORTHERLY LINE, 43.46 FEET TO THE NORTHEAST CORNER OF LOT 106, SAID KINGS LANDING PLAT 2; THENCE NORTH 89°12'30" WEST CONTINUING ALONG SAID NORTHERLY LINE, 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 106; THENCE SOUTH 0°47'30" WEST CONTINUING ALONG SAID NORTHERLY LINE, 300.00 FEET TO THE SOUTHWEST CORNER OF LOT 103, SAID KINGS LANDING PLAT 2; THENCE NORTH 89°12'30" WEST CONTINUING ALONG SAID NORTHERLY LINE, 362.00 FEET TO THE NORTHWEST CORNER OF LOT 97, SAID KINGS LANDING PLAT 2; THENCE SOUTH 0°47'30" WEST CONTINUING ALONG SAID NORTHERLY LINE, 140.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 97; THENCE NORTH 89°12'30" WEST, CONTINUING ALONG SAID NORTHERLY LINE 162.00 FEET TO THE NORTHWEST CORNER OF STREET LOT 'C', SAID KINGS LANDING PLAT 2; THENCE SOUTH 0°47'30" WEST, CONTINUING ALONG SAID NORTHERLY LINE 54.14 FEET TO THE NORTHEAST CORNER OF LOT 82, SAID KINGS LANDING PLAT 2; THENCE NORTH 89°12'30" WEST CONTINUING ALONG SAID NORTHERLY LINE, 155.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 82; THENCE NORTH 0°47'30" EAST ALONG THE WEST LINE OF A TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2011, PAGE 13006, A DISTANCE OF 611.29 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE NORTH 84°03'48" EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND, 716.58 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 83°57'38" EAST CONTINUING ALONG SAID NORTH LINE, 79.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.96 ACRES (390,387 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROFESSIONAL LAND SURVEYOR LOUIS M. KOLEHAN 18660 IOWA

LOUIS M. KOLEHAN, PLS DATE

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
SECOND SUBMITTAL	04/01/19
FIRST SUBMITTAL	03/08/19

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

LANDING PLAT 3
FINAL PLAT
WEST DES MOINES, IOWA

ATTACHMENT B

ATTACHMENT C

Prepared by: KTragesser, 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 ACCEPTING THE PUBLIC IMPROVEMENTS, ACCEPTING SURETY IN LIEU OF INSTALLATION OF PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE FINAL PLAT KINGS LANDING PLAT 3 (FP-004249-2019) FOR THE PURPOSE OF PLATTING PROPERTY INTO 17 SINGLE FAMILY LOTS, 1 OUTLOT FOR DETENTION 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, Kings Landing, LLC has requested approval for a Final Plat (FP-004249-2019) for an approximately 8.96-acre site located south of Stagecoach Drive and west of S. 100th Street for the purpose of subdividing the property into 17 single family lots, 1 outlot for storm water detention and 2 street lots to be dedicated to the City;

Legal Description
See Exhibit B – Legal Description

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, the West Des Moines Plan and Zoning Commission reviewed the Preliminary Plat for Kings Landing Plat 2 and recommended approval on February 27, 2017; and

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Kings Landing Plat 2 that was reviewed and approved by the City Council on March 6, 2017; and

WHEREAS, on September 16, 2019, this City Council held a duly-noticed meeting to consider the application for Kings Landing Plat 3 Final Plat (FP-004249-2019); and

WHEREAS, the City Council did accept public improvements associated with the construction of public streets, public sanitary sewer, and public storm sewer within the plat boundaries; and

WHEREAS, the applicant has provided a deed to the City of West Des Moines for public street lots A and B to be dedicated to the City as public right-of-way; and

WHEREAS, the City Council did accept sanitary sewer, storm water, overland flowage and buffer easements; and

WHEREAS, the City Council is accepting the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property; and

WHEREAS, the City Council did accept surety in lieu of installation of sidewalk and buffer improvements; and

WHEREAS, Kings Landing Plat 3 is zoned Residential Single Family (R-1) and meets all requirements of the City's Zoning Code.

WHEREAS, the City Council approves the following address assignments:

Lot 1 = 1119 S. Temple Drive
Lot 2 = 1083 S. Temple Drive
Lot 3 = 1065 S. Temple Drive
Lot 4 = 1047 S. Temple Drive
Lot 5 = 1021 S. Temple Drive
Lot 6 = 1013 S. Temple Drive
Lot 7 = 10281 Bolton Place
Lot 8 = 10259 Bolton Place
Lot 9 = 10233 Bolton Place
Lot 10 = 10165 Bolton Place
Lot 11 = 10141 Bolton Place
Lot 12 = 10122 Bolton Place
Lot 13 = 10130 Bolton Place
Lot 14 = 10154 Bolton Place
Lot 15 = 10246 Bolton Place and 1036 S. Temple Drive
Lot 16 = 1058 S Temple Drive
Lot 17 = 1074 S. Temple Drive

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, or as amended orally at the City Council hearing, are adopted.

SECTION 2. The public improvements associated with Final Plat, Kings Landing Plat 3 are hereby accepted and dedicated for public purposes.

SECTION 3. Final Plat, Kings Landing Plat 3 (FP-004249-2019) 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 4. This resolution does release Kings Landing Plat 3 (FP-004249-2019) Final Plat 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 September 16, 2019 and Roll Call No. _____.

CERTIFICATE

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 September 16, 2019, among other proceedings, Roll Call No. _____ approved said plat on September 16, 2019, accepted public improvements and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

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

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson

Exhibit A
Conditions of Approval

None.

Exhibit B
Legal Description

RESTRICTIONS.

PLAT DESCRIPTION

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