

**CITY OF WEST DES MOINES  
MEMORANDUM**

**TO:** Chairperson Andersen and Members of the Plan and Zoning Commission  
**FROM:** Lynne Twedt  
**DATE:** March 9, 2020  
**RE:** Item 3a: Dawson Ridge Preliminary Plat

Title 10, Chapter 2, Section 1.G.3c states: *The approval of the preliminary plat by Council shall be null and void unless the final plat is presented to the Council within one year after date of approval of the preliminary plat. An extension of one hundred eighty (180) days may be granted by the City Council upon review of a written request submitted by the subdivider prior to expiration of the original one-year period. Said request shall include an explanation of the reason for the extension request and the payment of a fifty dollar (\$50.00) filing fee. (Ord. 1131, 5-22-95).*

The Dawson Ridge Preliminary Plat was approved by the City Council on April 16, 2018. The applicant elected to construct the public improvements associated with the subdivision prior to presenting the Final Plat to the Council for approval. Consideration of the associated Final Plat is now anticipated to occur at the March 16, 2020 City Council meeting which exceeds the code required one-year timeframe. Therefore, reapproval of the Preliminary Plat is necessary before the Final Plat may be considered by the City Council.

Please find attached the Preliminary Plat staff report from the April 9, 2018 Commission meeting and a new Plan and Zoning Commission Resolution to reaffirm the 2018 approval. No changes to the originally approved Preliminary Plat are necessary.

Attachments:

- Exhibit I - April 9, 2018 Preliminary Plat Staff Report
- Exhibit II - Resolution Reaffirming 2018 Preliminary Plat Approval
- Exhibit III - Original Preliminary Plat Staff Report

RESOLUTION NO. PZC-20-009

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING TO THE CITY COUNCIL THAT IT REAFFIRM THE APPROVAL OF THE DAWSON RIDGE PRELIMINARY PLAT (PP-003738-2020)

WHEREAS, pursuant to the provisions of Title 9 and Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, 117 Land Company LLC, has requested approval of a Preliminary Plat (PP-003738-2018) to create thirteen (13) single-family lots and two (2) public street lots for that property located south of Booneville Road and approximately 1/2 mile west of S 88th Street; and

WHEREAS, on April 9, 2018, this Commission approved the Preliminary Plat (PP-003738-2018); however, that approval has since expired as the associated Final Plat was not approved by the City Council within the timeframe required per Title 10, Chapter 2, Section 1.G.3c of city code; 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, there are no changes on the Preliminary Plat that is being considered for reapproval from the Preliminary Plat that was approved April 9, 2018; and

WHEREAS, on March 9, 2020, this Commission held a duly noticed meeting to reconsider the Preliminary Plat (PP-003738-2018).

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, dated March 9, 2020, or as amended orally at the Plan and Zoning Commission hearing of March 9, 2020, are adopted.

SECTION 2. PRELIMINARY PLAT (PP-003738-2018) to create thirteen (13) single-family lots and two (2) public street lots is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated March 9, 2020, 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 March 9, 2020.

Erica Andersen, 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 March 9, 2020, by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

Recording Secretary

Exhibit A  
Conditions of Approval

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.
2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impediment, including but not limited to, sheds, gazebos, fences, play structures, trees or bushes shall be located in the Temporary Construction Easement until the improvements to Booneville Road are completed.

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

**Meeting Date:** April 9, 2018

**Item:** Dawson Ridge, 9450 Booneville Road – Subdivide property into 13 single family lots, and 2 street lots– 117 Land Company LLC. – PP-003738-2018

**Requested Action:** Approval of Preliminary Plat

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** The applicant, Emily Harding of Civil Design Advantage, on behalf of Rob Myers of 117 Land Company LLC, is requesting approval of a Preliminary Plat for approximately 12.69 acres located at 9450 Booneville Road. The applicant proposes to subdivide the property into 13 single family lots, and 2 street lots. The existing home on the proposed lot one will remain.

**History:** The home on the property was built in Dallas County in 1950. The property was annexed into the city in 2003 as a part of the Mills Civic Parkway Annexation. In 2010, the parcel was designated on the adopted Comprehensive Plan as Single Family Residential. The City Council approved the Residential Single Family (RS-8) zoning classification on this property on August 7, 2017. On February 5, 2018 the City Council approved a Plat of Survey to create a 58,520 square foot parcel for transfer of ownership of the existing home.

**City Council Subcommittee:** Dawson Ridge Preliminary Plat was presented to Development and Planning Subcommittee for information at its January 8, 2018 meeting. The Subcommittee was supportive of the preliminary plat.

**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 items of interest:

- **Temporary Construction Easement:** Currently this section of Booneville Road is unimproved. The Ultimate Street Circulation Map in the City's Comprehensive Plan designates Booneville Road as a Major Collector. The City will make improvements to the road in the reasonably near future. The applicant has worked with staff and has agreed that with the approval of the final plat, they will provide a Temporary Construction Easement along the north edge of the plat. As a part of this Preliminary Plat approval, staff recommends a condition that states that the Temporary Construction Easement shall be submitted prior to the approval of the final plat and that nothing can be constructed or planted in the easement until Booneville Road is improved.
- **Parkland Dedication:** By ordinance, residential developments are required to provide land dedication for parks and greenways, or some type of recreational improvement in lieu of land dedication. Based on conversations with the applicant, they have agreed that once the final plat is approved, they will construct a portion of the 10 foot wide trail between Harper Lane and Stagecoach Drive as part of the parkland dedication requirements for this project.

**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 Dawson Ridge Preliminary Plat to create 13 single family lots, and 2 street lots, subject to the applicant meeting all City Code requirements and the following:

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.
2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impedance, including but not limited to, sheds, gazebos, fences, play structures, trees, or bushes shall be located in the Temporary Construction Easement until the improvements to Boonville Road are completed.

**Applicant:** 117 Land Company LLC  
 9550 Hickman Road  
 Clive, Iowa 50325  
[rob@youriowalots.com](mailto:rob@youriowalots.com)

**Applicant Representative:** Civil Design Advantage  
 Emily Harding  
 3405 SE Crossroads Drive, Suite G  
 Grimes, IA 50111  
[emilyh@cda-eng.com](mailto:emilyh@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-18-023**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE DAWSONS RIDGE PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 13 SINGLE FAMILY LOTS, 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, 117 Land Company LLC, has requested approval for a Preliminary Plat (PP-003738-2018) to create 13 single family residential lots, and 2 public street lots on the 12.69 acre site located at 9450 Booneville Road;

**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 April 9, 2018, this Commission held a duly-noticed public meeting to consider the application for Dawson Ridge Preliminary Plat (PP-003738-2018);

**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-003738-2018)** to subdivide the property into 13 single family residential lots, and 2 public 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 April 9, 2018.

  
Craig Erickson, 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 April 9, 2018, by the following vote:

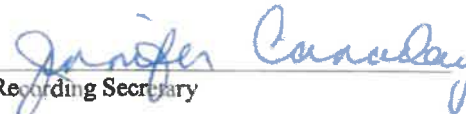
**AYES:** Andersen, Christianson, Costa, Crowley, Drake, Hatfield, Southworth

**NAYS:**

**ABSTENTIONS:**

**ABSENT:**

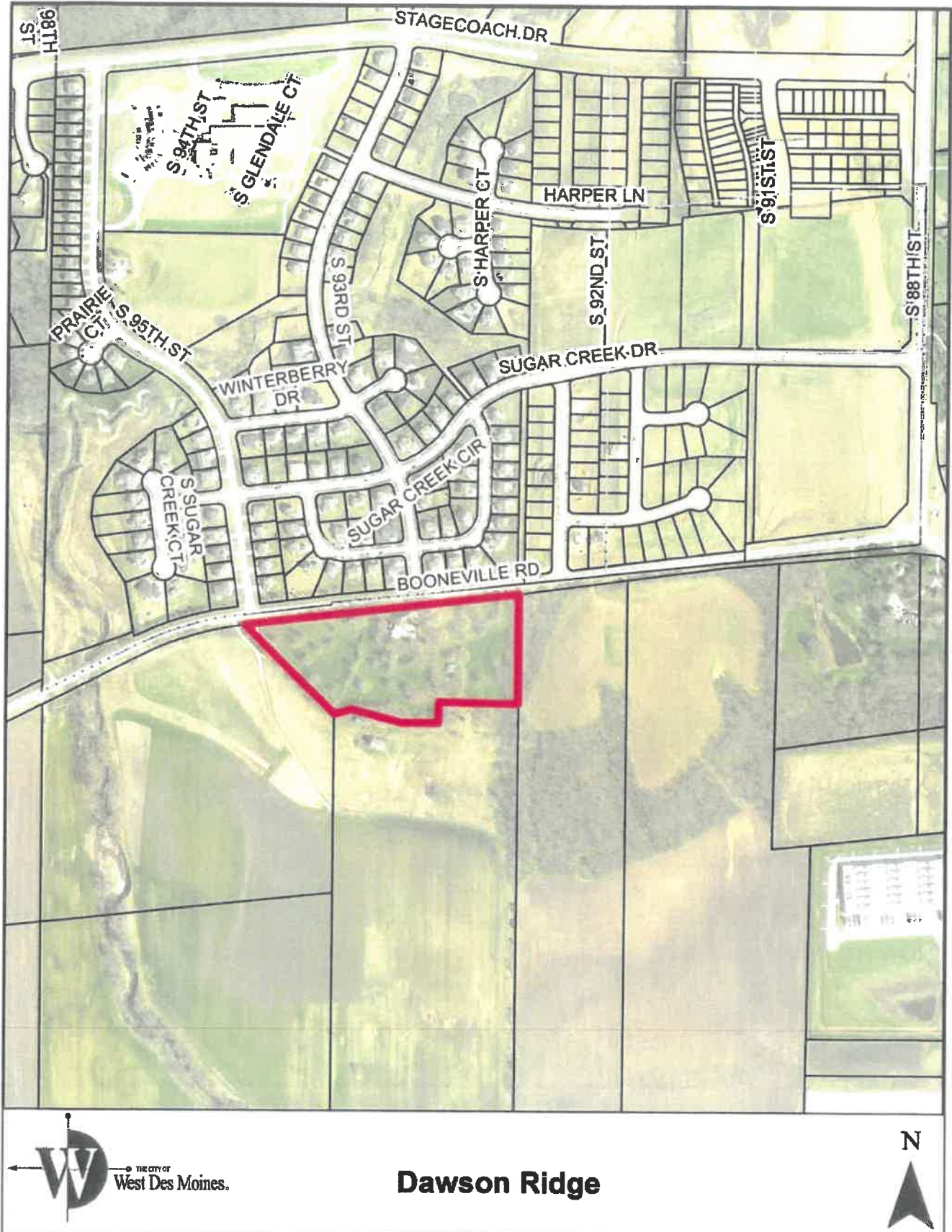
ATTEST:

  
Recording Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.
2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impedance, including but not limited to, sheds, gazebos, fences, play structures, trees, or bushes shall be located in the Temporary Construction Easement until the improvements to Booneville Road are completed.







# PRELIMINARY PLAT FOR: DAWSONS RIDGE

WEST DES MOINES, IOWA



WEST DES MOINES, IOWA

### PRELIMINARY PLAT DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 28 WEST OF THE 5TH MERIDIAN, IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22, THENCE SOUTH 87°45'44" WEST ALONG EAST 63.428 FEET, THENCE SOUTH 86°52'45" WEST, 324.20 FEET, THENCE SOUTH 87°07'07" WEST, 10.00 FEET, THENCE NORTH 87°20'07" WEST, 164.14 FEET, THENCE NORTH 72°09'59" WEST, 212.02 FEET, THENCE SOUTHWEST ALONG THE WEST LINE OF SAID SECTION 22, 143.20 FEET, THENCE WEST ALONG SAID CENTERLINE AND A CURVE, CURVE ANGLE 160°30'00", RADIUS IS 143.20 FEET, WHOSE ARC LENGTH IS 34.62 FEET AND WHOSE CHORD BEARS NORTH 83°30'40" WEST 143.20 FEET, THENCE WEST ALONG SAID CENTERLINE AND A CURVE, CURVE ANGLE 160°30'00", RADIUS IS 143.20 FEET, WHOSE ARC LENGTH IS 34.62 FEET AND WHOSE CHORD BEARS NORTH 83°30'40" WEST 143.20 FEET, THENCE WEST ALONG SAID CENTERLINE, 164.78 FEET TO SAID NORTH LINE OF THE SOUTH HALF, THENCE NORTH 87°45'44" EAST ALONG SAID NORTH LINE, 143.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.88 ACRES (DOUBT SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

#### OWNER / DEVELOPER

117 LAND COMPANY, LLC  
117 LAND COMPANY DRIVE SUITE 104  
DES MOINES, IOWA 50319

#### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
5040 S.E. CROSSROADS DRIVE SUITE G  
WEST DES MOINES, IOWA 50319  
PH: (515) 399-4400  
FX: (515) 399-4410

#### COMPREHENSIVE LAND USE

EXISTING: RESIDENTIAL SINGLE FAMILY  
PROPOSED: RESIDENTIAL SINGLE FAMILY

#### ZONING

EXISTING: RS-3 RESIDENTIAL SINGLE FAMILY  
PROPOSED: RS-3 RESIDENTIAL SINGLE FAMILY

#### BENCHMARKS

BENCH MARK 102.62 ON HYDRANT NW CORNER 6TH STREET & SHAWK CREEK  
ELEVATION=102.62  
ELEVATION=103.37  
BENCH WEST DES MOINES STANDARD BM 438 @ INTERSECTION OF MILLS CREEK PARKWAY AND SOUTH 5TH STREET, NORTHEAST CORNER OF INTERSECTION, 206 FEET WEST OF SOUTH 5TH STREET, 2 FEET SOUTH OF THE CENTERLINE OF MILLS CREEK DRIVE, 2 FEET SOUTH OF THE FENCE LINE  
ELEVATION=103.28

BENCH WEST DES MOINES STANDARD BM 407 3850 +/- FEET WEST OF INTERSECTION OF SOUTH 10TH STREET AND 10TH STREET, 3 FEET NORTH OF INTERSECTION, 2 FEET SOUTH OF THE CENTERLINE OF SOUTH STREET, ADDRESS FROM HOUSE 43507 AND 43509  
ELEVATION=103.08

#### SUBMITTAL DATES

FIRST SUBMITTAL: 12/29/2017  
SECOND SUBMITTAL: 3/10/2018  
THIRD SUBMITTAL: 3/21/2018

### GENERAL LEGEND

PROPOSED	EXISTING
SECTION LINE	SANITARY MANHOLE
CENTER LINE	MANHOLE BOX
RIGHT OF WAY	FIRE HYDRANT
PERMANENT EASEMENT	WATER CURB STOP
TEMPORARY EASEMENT	WELL
TYPE SN-301 STORM INTAKE	STORM SEWER MANHOLE
TYPE SN-303 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SN-306 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SN-301 STORM INTAKE	FLARED END SECTION
TYPE SN-306 STORM INTAKE	OBSCURED TREE
TYPE SN-301 STORM INTAKE	CONCRETE CURB
TYPE SN-306 STORM INTAKE	CONCRETE POWER POLE
TYPE SN-301 STORM MANHOLE	GOY ANCHOR
TYPE SN-306 STORM MANHOLE	STREET LIGHT
TYPE SN-301 SANITARY MANHOLE	POWER POLE W/ TRANSFORMER
STORM/SANITARY CLEANOUT	UTILITY POLE W/ LIGHT
WATER VALVE	ELECTRIC BOX
SNH	ELECTRIC TRANSFORMER
DETECTABLE WARNING PANEL	ELECTRIC MANHOLE OR VAULT
WATER CURB STOP	TROUSER BOX
SANITARY SERVICE	TELEPHONE JUNCTION BOX
STORM SEWER	TELEPHONE MANHOLE/VAULT
WATERMAIN WITH SIZE	TELEPHONE POLE
CONCRETE (FULL DEPTH)	CABLE TV JUNCTION BOX
SILT FENCE	GAS VALVE BOX
USE AS CONSTRUCTED	CABLE TV MANHOLE/VAULT
MINIMUM PROTECTION ELEVATION (MAP)	MAIL BOX
TOP OF PROPOSED GROUND	BENCHMARK
SOIL BORING TO	SOIL BORING
UNDERGROUND TELEPHONE	UNDERGROUND TV CABLE
FIELD TELEPHONE	PREF. OPTIC
UNDERGROUND ELECTRIC	UNDERGROUND TELEPHONE
FIELD TELEPHONE	UNDERGROUND ELECTRIC
SANITARY SEWER W/ SIZE	SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE	STORM SEWER W/ SIZE
WATER MAIN W/ SIZE	WATER MAIN W/ SIZE

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD CONSTRUCTION SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

1. CHECK CERTAIN THAT THE SUBMITTER HAS PREPARED THIS PLAT IN ACCORDANCE WITH THE WEST DES MOINES WATER WORKS STANDARD CONSTRUCTION SPECIFICATIONS. DATE: 3/21/2018  
2. CHECK CERTAIN THAT THE SUBMITTER HAS PREPARED THIS PLAT IN ACCORDANCE WITH THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS. DATE: 3/21/2018

DATE OF NEXT RECORD: 3/21/2018  
SHEETS 1-3

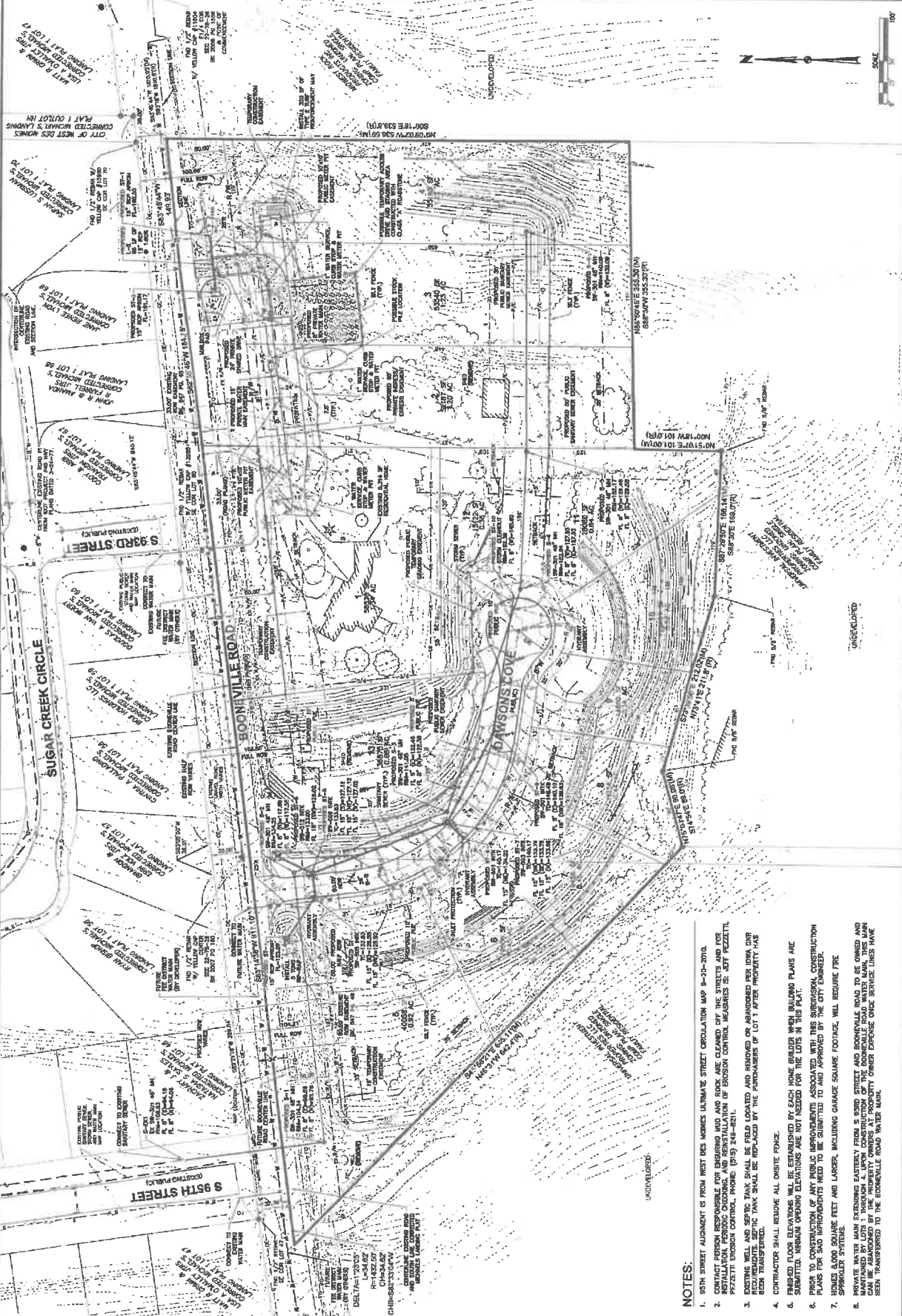
PROFESSIONAL ENGINEER  
DAVE WILSON  
NOT FOR CONSTRUCTION

**DAWSON'S RIDGE**  
PRELIMINARY PLAN



CML DESIGN ADVANTAGE  
WEST DES MOINES, IOWA  
ENGINEER: ENH  
TECH: MDM  
PHONE: (515) 399-4400 FAX: (515) 399-4410  
3405 S.E. CROSSROADS DRIVE, SUITE G  
DES MOINES, IOWA 50311

DATE	REVISIONS
30/01/15	THIRD SUBMITTAL
30/07/15	SECOND SUBMITTAL
12/20/15	FIRST SUBMITTAL



- NOTES:**
1. 50TH STREET ADJUMENT IS FROM WEST DES MOINES ULTIMATE STREET CIRCULATION MAP 9-20-2014.
  2. CONTACT PERSON RESPONSIBLE FOR ENGINEERING AND ROCK ARE CLEANED OFF THE STREETS AND FOR INSTALLATION PERIODIC CLEANING AND REINSTALLATION OF EROSION CONTROL MEASURES IS: JEFF PEZZETTI, PEZZETTI EROSION CONTROL, PHONE: (515) 248-3211.
  3. EXISTING WELL AND SEPTIC TANK SHALL BE FIELD LOCATED AND REMOVED OR ABANDONED PER IOWA DNR REQUIREMENTS. ALL SEPTIC TANKS SHALL BE REPLENISHED BY THE FUNDING AGENCY OF LOT 1 AFTER PROPERTY HAS BEEN TRANSFERRED.
  4. CONTRACTOR SHALL REMOVE ALL ON-SITE FENCE.
  5. FINISHED FLOOR ELEVATIONS WILL BE ESTABLISHED BY EACH HOME BUILDER WHEN BUILDING PLANS ARE SUBMITTED. MINIMUM FINISHED FLOOR ELEVATIONS ARE NOT NEEDED FOR THE LOTS IN THIS PLAN.
  6. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
  7. HOMES 6,000 SQUARE FEET AND LARGER, INCLUDING GARAGE SQUARE FOOTAGE, WILL REQUIRE FIRE SPRINKLER SYSTEMS.
  8. PRIVATE WATER MAIN EXTENDING EASTWARD FROM S 50TH STREET AND BOONVILLE ROAD TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OF THE LOTS TO WHICH THE MAIN IS CONNECTED. PRIVATE WATER MAINS CAN BE ABANDONED BY THE PROPERTY OWNERS AT PROPERTY OWNER EXPENSE ONCE SERVICE LINES HAVE BEEN TRANSFERRED TO THE BOONVILLE ROAD WATER MAIN.