CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 1, 2020

ITEM: Lot 5 Cedar Ridge Plat of Survey, 9189 and 9141 Mills Civic Parkway – Create one parcel for transfer of ownership between two existing lots – Todd Herren– POS-004710-2020

RESOLUTION: Approval and Release of Plat-of-Survey

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Todd Herren and Bruce Cockram, is requesting approval of a Plat-of-Survey to create a 3,750 square foot parcel to transfer ownership from Lot 5 of Cedar Ridge (9189 Mills Civic Parkway) to Lot 6 of Cedar Ridge (9141 Mills Civic Parkway).

CITY COUNCIL SUBCOMMITTEE: Because of the minor nature of the proposal, this item was not presented to the Development and Planning City Council Subcommittee.

OUTSTANDING ISSUES: There are no outstanding issues. Staff would note that the proposed plat of survey does not create a non-conformity in bulk regulations for either residential lot. There are no public improvement related to this Plat of Survey.

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 Plat-of-Survey to create one parcel for transfer of ownership between two existing lots, subject to the applicant complying with all applicable City Code requirements and the following condition:

1. A Lot Tie Agreement shall be recorded with the Plat-of-Survey to ensure that the 3,750 square foot parcel will never be sold separately from Lot 6, Cedar Ridge.

Lead Staff Member: J. Bradley Munford

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

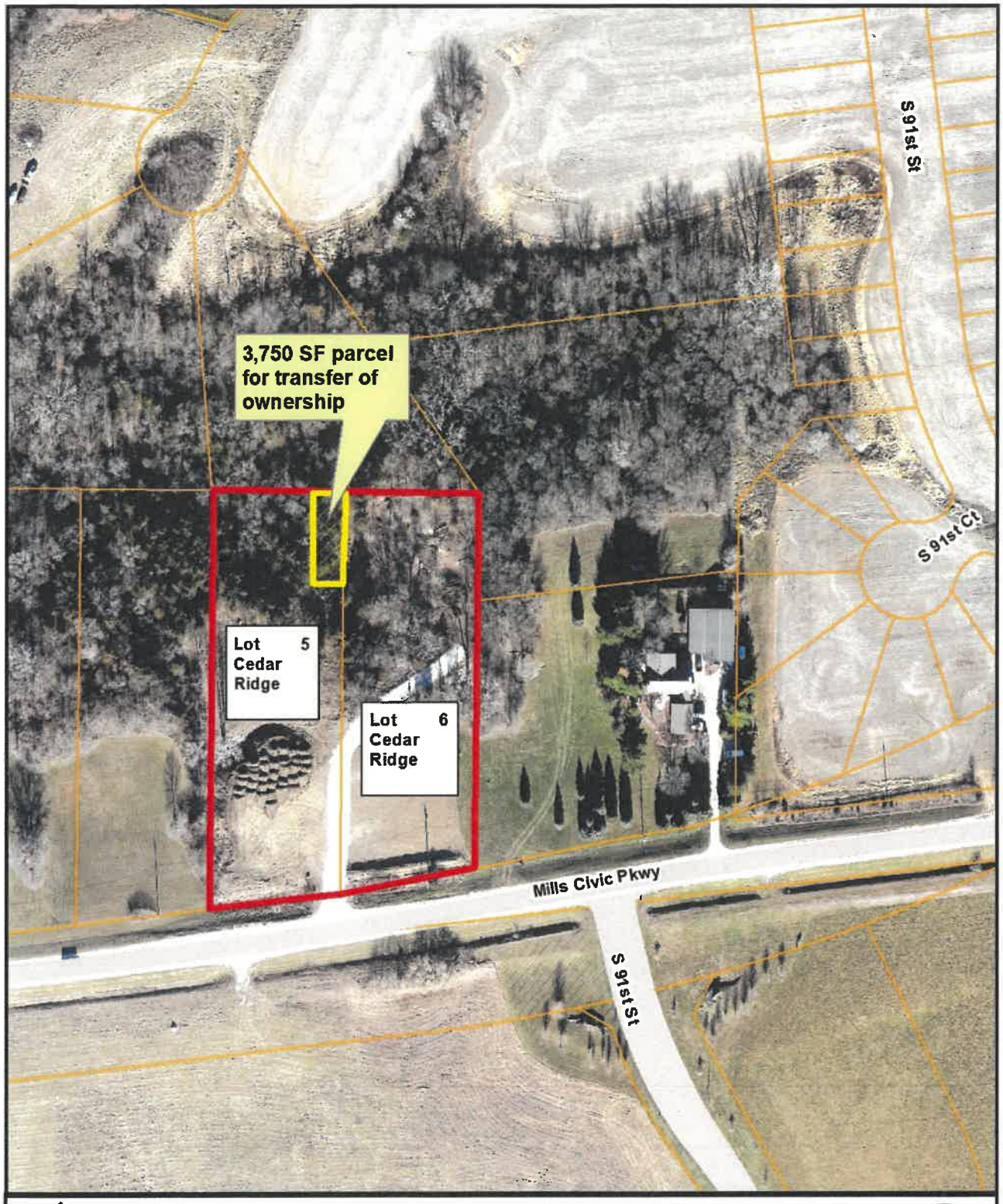
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	No meeting was held		
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

EXHIBIT I



West Des Moines.

Lot 5 Cedar Ridge Plat of Survey

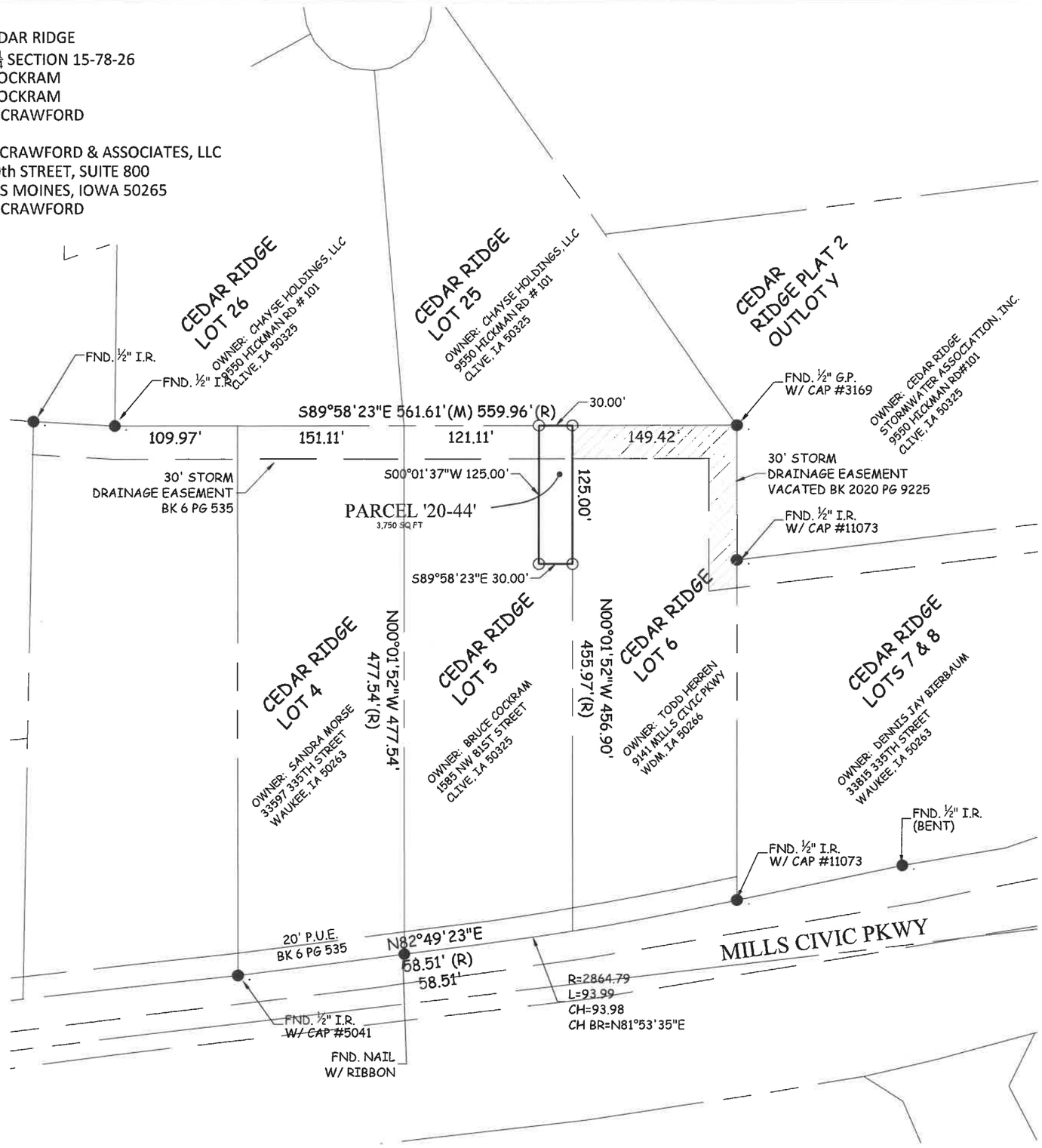
https://wdmiowa.sharepoint.com/sites/ds/CommDev Documents/___Development Projects/Cedar Ridge/Lot 5 Plat of Survey 2020/POS-004710-2020_SR_Cedar Ridge Lot 5_CC_06-02-2020.docx

EXHIBIT II

PLAT OF SURVEY

INDEX LEGEND

LOCATION : LOT 5 CEDAR RIDGE
SW $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 15-78-26
REQUESTOR: BRUCE COCKRAM
PROPRIETOR: BRUCE COCKRAM
SURVEYOR: KEVEN J. CRAWFORD
SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
475 S. 50th STREET, SUITE 800
WEST DES MOINES, IOWA 50265
RETURN TO : KEVEN J. CRAWFORD



OWNER/APPLICANT

BRUCE COCKRAM
1585 NW 81ST STREET
CLIVE, IA 50325

APPLICANT

TODD HERREN
9141 MILLS CIVIC PKWY
WDM, IA 50266
PHONE: 515-988-5975

LEGAL DESCRIPTION - PARCEL "20-44"

A PARCEL OF LAND LOCATED IN LOT 5 OF CEDAR RIDGE, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA. SAID PARCEL DESCRIBED AS FOLLOWS:

THE EAST 30.00 FEET OF THE NORTH 125.00 FEET OF SAID LOT 5.

SAID TRACT OF LAND CONTAINS 0.086 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

RE-1A

COMPREHENSIVE PLAN

SINGLE FAMILY RESIDENTIAL (SF)

SURVEYORS NOTES

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
3. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.

CERTIFICATION

LICENSED PROFESSIONAL LAND SURVEYOR
KEVEN J. CRAWFORD
13156
IOWA

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.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
This sheet only

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER AS NOTED
O	SET CORNER 5/8" IR W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT

N

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th Street, Suite 800, West Des Moines, IA 50265
Phone: (515) 224-1344 Fax: (515) 224-1345

0 50 100
SCALE: 1"=100'
DATE: 5-19-2020

JOB NUMBER
CC
2287

EXHIBIT III

Prepared by: J. Bradley 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 AND RELEASING LOT 5 CEDAR RIDGE PLAT OF SURVEY (POS-004710-2020) FOR THE PURPOSE OF CREATING ONE PARCEL FOR TRANSFER OF OWNERSHIP BETWEEN TWO EXISTING 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, Todd Herren, has requested approval of a Plat of-Survey (POS-004710-2020) for property located at 9189 and 9141 Mills Civic Parkway to create a 3,750 square foot parcel to transfer ownership from Lot 5 of Cedar Ridge (9189 Mills Civic Parkway) to Lot 6 of Cedar Ridge (9141 Mills Civic Parkway);

Legal Description

ORIGINAL LEGAL DESCRIPTION
LOT 5 and 6, CEDAR RIDGE, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

NEW PARCEL
A PARCEL OF LAND LOCATED IN LOT 5 OF CEDAR RIDGE, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA. SAID PARCEL DESCRIBED AS FOLLOWS: THE EAST 30.00 FEET OF THE NORTH 125.00 FEET OF SAID LOT 5. SAID TRACT OF LAND CONTAINS 0.086 ACRES MORE OR LESS. SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

And

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference; and

WHEREAS, on June 1, 2020, this City Council held a duly-noticed meeting to consider the application for Plat-of-Survey (POS-004710-2020); and

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Plat-of-Survey at their meeting on June 1, 2020, subject to any conditions of approval.

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 June 1, 2020, or as amended orally at the City Council meeting of June 1, 2020, are adopted.

SECTION 2. Plat-of-Survey, (POS-004710-2020) is approved, subject to compliance with all the conditions in the staff report, dated June 1, 2020, 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-004710-2020) for recordation. The City Council of West Des Moines directs the City Clerk to release said Plat-of-Survey for recordation in accordance with said City Council approval of the Plat-of-Survey on June 1, 2020 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 June 1, 2020, among other proceedings, Roll Call No._____ approved said Plat-of-Survey on June 1, 2020, and released said Plat-of-Survey for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of June, 2020.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. A Lot Tie Agreement shall be recorded with the Plat-of-Survey to ensure that the 3,750 square foot parcel will never be sold separately from Lot 6, Cedar Ridge.