

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

**Meeting Date:** August 10, 2020

**Item:** Maffitt Ridge Plat 2, Maffitt Lake Road at S. 54<sup>th</sup> Street – Replat to change access easements for 5 lots on the west side of the plat – Maffitt Estates, LLC – PP-004750-2020

**Requested Action:** Recommend Approval of Preliminary Plat

**Case Advisor:** Kara Tragesser, AICP

**Applicant's Request:** The applicant and owner, Maffitt Estates LLC, represented by Rick Baumhover of Bishop Engineering, is requesting approval of a Preliminary Plat to replat Lots 10-15 Maffitt Ridge to change the access easements on the plat for these lots (see Attachment A – Location Map and Attachment B– Preliminary Plat).

**History:** The Maffitt Ridge final plat was approved on June 10, 2013 for 38 lots of single family development. Lots 10 through 15 were shown with access easements to service multiple lots from Lake Ridge Drive.

**City Council Subcommittee:** This development was presented to the Development and Planning City Council Subcommittee on May 4, 2020; 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.

**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 Preliminary Plat to replat Lots 10-15 Maffitt Ridge to change access easements to these lot, subject to the applicant meeting all City Code requirements.

**Applicant/Owner:**

Maffitt Estates, LLC  
c/o DML Management  
14034 Ridgemont Drive  
Urbandale IA 50322

**Applicant's Representatives:**

Rick Baumhover  
Bishop Engineering  
2501 104<sup>th</sup> Street  
Urbandale IA 50322  
rbaumhover@bishopengr.com

Mandelbaum Properties  
1800 N 120<sup>th</sup> Way  
Scottsdale AZ 95255  
Chad Mandelbaum  
chad@mandelbaumproperties.com

**ATTACHMENTS:**

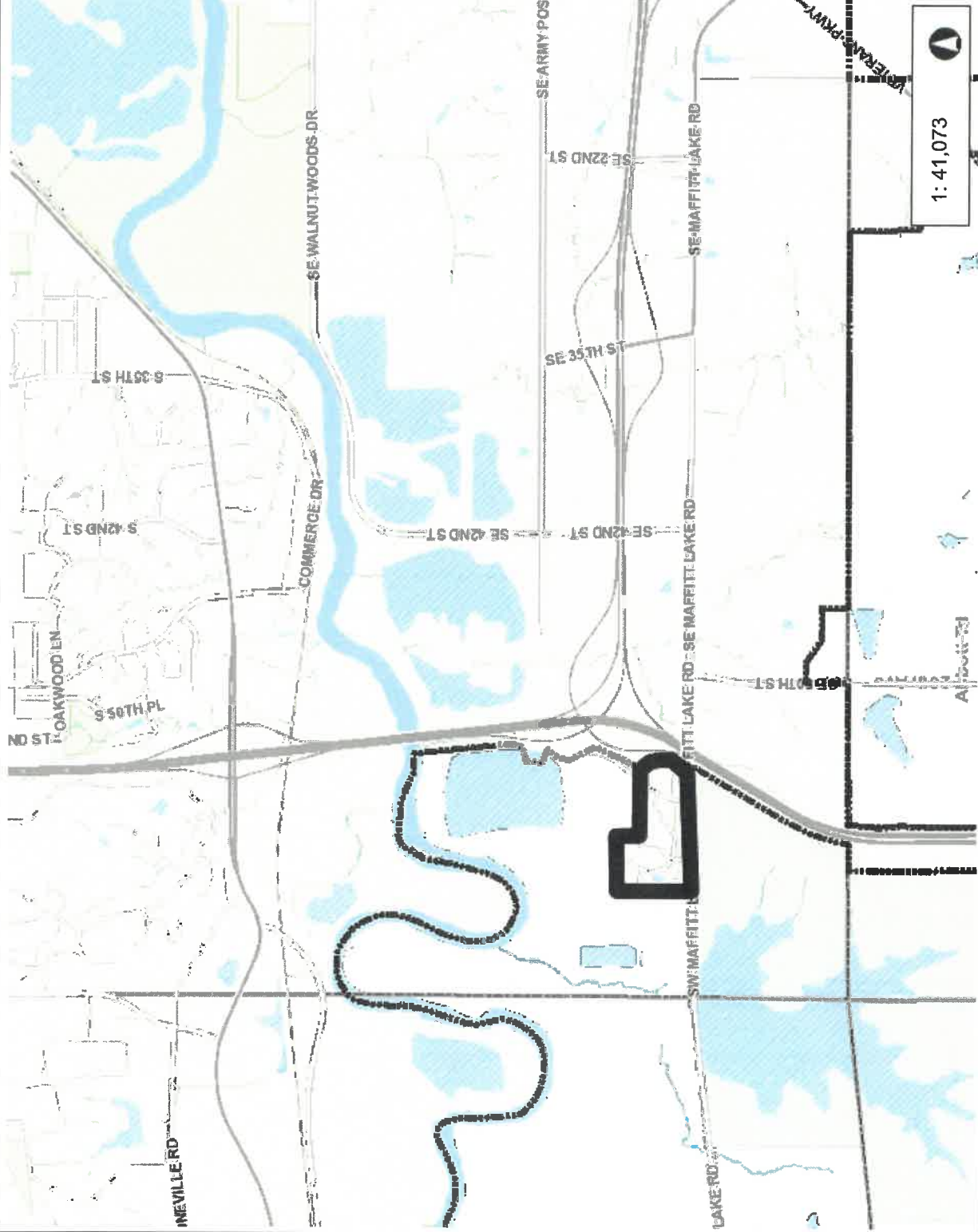
- Attachment A - Location Map
- Attachment B - Preliminary Plat \*\*
- Attachment C - Plan and Zoning Commission Resolution
- Exhibit A – Conditions of Approval

\*\*Preliminary Plat drawings included in staff report are for illustrative purposes only – Approved plans on file with the City.



**Legend**  
Corporate Limits

### Maffitt Ridge Plat 2



1: 41,073



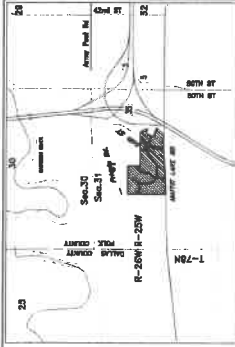
0 3,422.79 6,845.6 Feet

6,845.6  
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

# MAFFITT RIDGE PLAT 2 PRELIMINARY PLAN



VICINITY MAP (1" = 2000')

**PROPERTY DESCRIPTION:**

Replat of Lots 10 through 14 in Maffitt Ridge, an Official Plat now recorded in record book 1000 of West Des Moines, Polk County, Iowa. All subject to and together with any and all easements of record. Totaling approximately 6.33 acres.

**PREPARED FOR PROPRIETOR:**

Mr. & Mrs. Maffitt  
C/O D.M. Management  
1401 Ridgeview Dr.  
West Des Moines, IA 50395  
Dub Lawrence 515-235-3173

**COMPREHENSIVE PLAN LAND USE ZONING:**

EXIST. ZONING: RES-1  
ZONING REQUIRES: RESIDENTIAL-ESTATE MIN. AREA=40,000 SF  
BUDG SETBACKS: FRONT-YARD-50'  
REAR-YARD-50'  
SIDE-YARD-50'

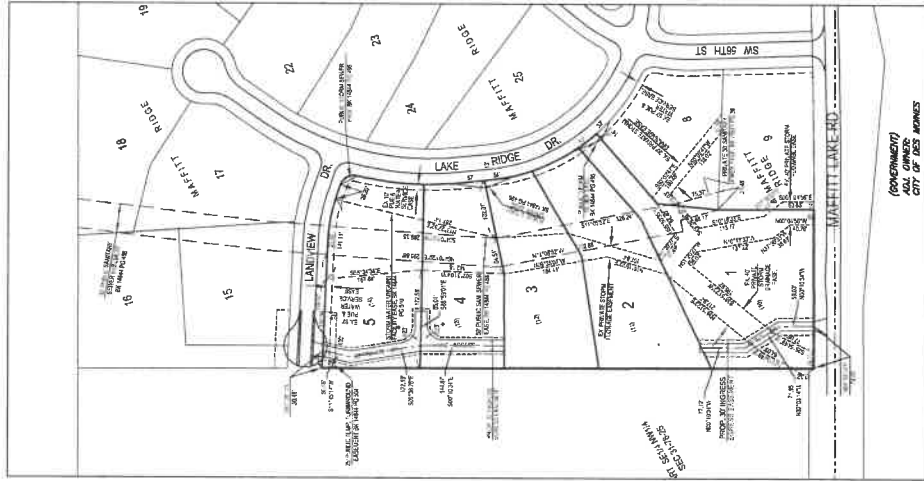
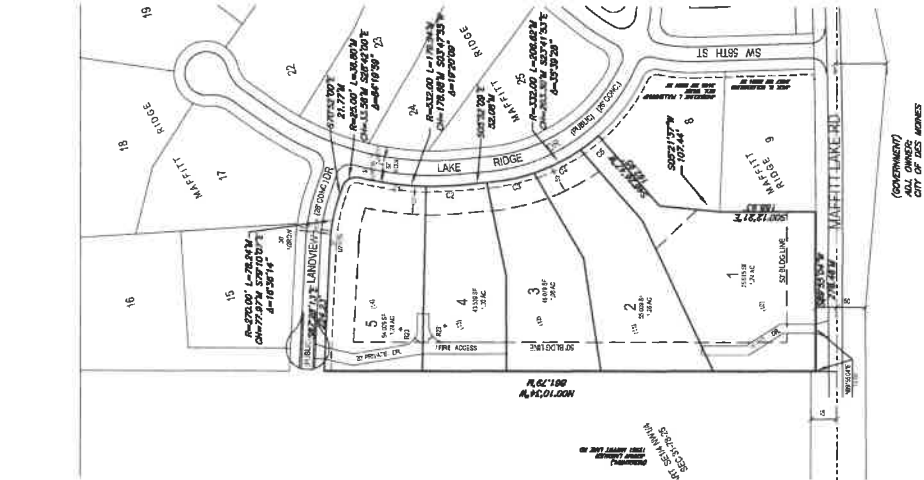
**GENERAL NOTES:**

- NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS PLAT.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
- CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES AND/OR ANY CONNECTED TO PUBLIC STREETS OR SERVICES. THE CONTRACTOR SHALL CONTACT IOWA CONSTRUCTION DIVISION FOR PERMITS AND APPROVAL OF EASEMENTS AND PERMITS.
- THE EASEMENTS AND PRIVATE STORM DRAINAGE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BUFFER PARKS ARE NO BUILD AREAS.
- ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS.
- ALL EASEMENTS ARE PUBLIC UNLESS NOTED OTHERWISE.

**EASEMENT NOTE:**

EASEMENTS ACROSS ORIGINAL MAFFITT RIDGE PLAT LOTS 10-14 NOT SHOWN ON THIS MAFFITT RIDGE PLAT 2 REPEAT ARE HEREBY VACATED. PRIVATE IMPROVEMENTS EASEMENTS ACROSS MAFFITT RIDGE PLAT LOTS 10-14 AND 3 AS SHOWN HEREIN.

CURVE	LENGTH	BEARING	CHORD	ANGLE	AREA
C1	10.841	S23.00°E	11.021	207.183°	0.000
C2	63.049	S22.00°E	63.932	207.728°	0.7141
C3	75.111	S22.00°E	76.051	207.728°	0.9250
C4	45.910	S22.00°E	46.877	207.728°	0.5307



**SURVEY LEGEND:**

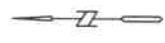
- SECTION CORNER - FOUND AS NOTED
- PROBING CORNER - FOUND 3/4" BORN
- UNDEVELOPED CORNER - FOUND AS NOTED
- PROBING CORNER - PLACED 3/4" BORN
- PLACED CORNER - PLACED 3/4" BORN
- MEASURED DISTANCE
- PLANTED DISTANCE
- DECEASED DISTANCE
- P.A.A. PREVIOUSLY RECORDED AS
- B.A.N. REBUILT OR NEW

**BENCHMARKS:**

- W.M. BY P.I.S.A.
- 5210 (C-1) WEST END OF INTERSECTION OF SW 56TH ST AND MAFFITT RIDGE DR.
- 5210 (C-2) WEST END OF INTERSECTION OF SW 56TH ST AND MAFFITT RIDGE DR.
- 5210 (C-3) WEST END OF INTERSECTION OF SW 56TH ST AND MAFFITT RIDGE DR.
- 5210 (C-4) WEST END OF INTERSECTION OF SW 56TH ST AND MAFFITT RIDGE DR.
- 5210 (C-5) WEST END OF INTERSECTION OF SW 56TH ST AND MAFFITT RIDGE DR.
- 5210 (C-6) WEST END OF INTERSECTION OF SW 56TH ST AND MAFFITT RIDGE DR.
- 5210 (C-7) WEST END OF INTERSECTION OF SW 56TH ST AND MAFFITT RIDGE DR.
- 5210 (C-8) WEST END OF INTERSECTION OF SW 56TH ST AND MAFFITT RIDGE DR.
- 5210 (C-9) WEST END OF INTERSECTION OF SW 56TH ST AND MAFFITT RIDGE DR.
- 5210 (C-10) WEST END OF INTERSECTION OF SW 56TH ST AND MAFFITT RIDGE DR.

**FLOOD HAZARD CERTIFICATION:**

THIS SITE IS LOCATED IN A FLOOD HAZARD AREA, AS DETERMINED TO BE A FLOOD HAZARD AREA BY THE NATIONAL FLOOD INSURANCE RATE COMMISSION (NFIR) AND IS THEREFORE SUBJECT TO FLOODING. WITH A MAP EFFECTIVE DATE OF 02/07/2016.



**UTILITY NOTE:**

THE LOCATION OF THE UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION OF UTILITIES IS NOT GUARANTEED AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES AND/OR ANY ADJACENT LOTS.



**Bishop Engineering**  
"Pursuing Your Successful Development"

3301 104th Street  
West Des Moines, IA 50395  
Phone: 515-235-2607  
Civil Engineering & Land Surveying - Established 1959

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. RECORDING DATE: DECEMBER 31, 2021  
BY: RICHARD H. BAUMHOVER  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_



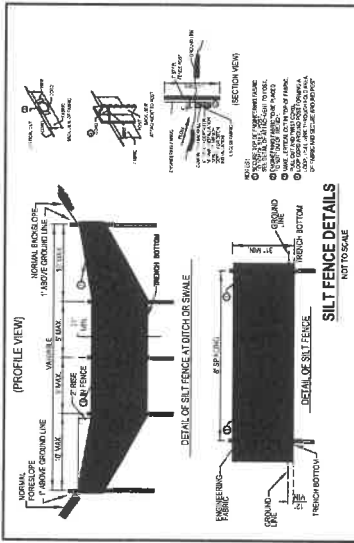
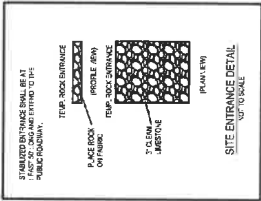
LOT DIMENSION PLAN  
MAFFITT RIDGE PLAT 2  
WEST DES MOINES  
POLK COUNTY, IA

SHEET INDEX:  
SHEET 1 LOT DIMENSION PLAN  
SHEET 2 EASEMENTS PLAN  
SHEET 3 STORM, SANITARY & WATER PLAN

PROJECT NO: 2001140  
SHEET # OF 3

# MAFFITT RIDGE PLAT 2

## PRELIMINARY PLAN

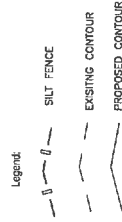


- EROSION CONTROL NOTES:**
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY IMPROVEMENTS FOR ALL AREAS IN THE PROPOSED DEVELOPMENT AND MAINTAINED THROUGHOUT CONSTRUCTION.
  2. SLOPE PLAN AND NOTES ARE CONSIDERED ALONG DOCUMENT AND WILL NEED FURTHER REVISIONS IN WRITING SHALL BE CONSIDERED NECESSARY, AND SHALL BE REVIEWED IN THE PRESENCE OF THE ENGINEER.
  3. SLOPE PLAN AND NOTES ARE CONSIDERED ALONG DOCUMENT AND WILL NEED FURTHER REVISIONS IN WRITING SHALL BE CONSIDERED NECESSARY, AND SHALL BE REVIEWED IN THE PRESENCE OF THE ENGINEER.
  4. SLOPE PLAN AND NOTES ARE CONSIDERED ALONG DOCUMENT AND WILL NEED FURTHER REVISIONS IN WRITING SHALL BE CONSIDERED NECESSARY, AND SHALL BE REVIEWED IN THE PRESENCE OF THE ENGINEER.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE POLK COUNTY ENGINEER AND THE POLK COUNTY BOARD OF SUPERVISORS.
  6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE POLK COUNTY ENGINEER AND THE POLK COUNTY BOARD OF SUPERVISORS.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE POLK COUNTY ENGINEER AND THE POLK COUNTY BOARD OF SUPERVISORS.

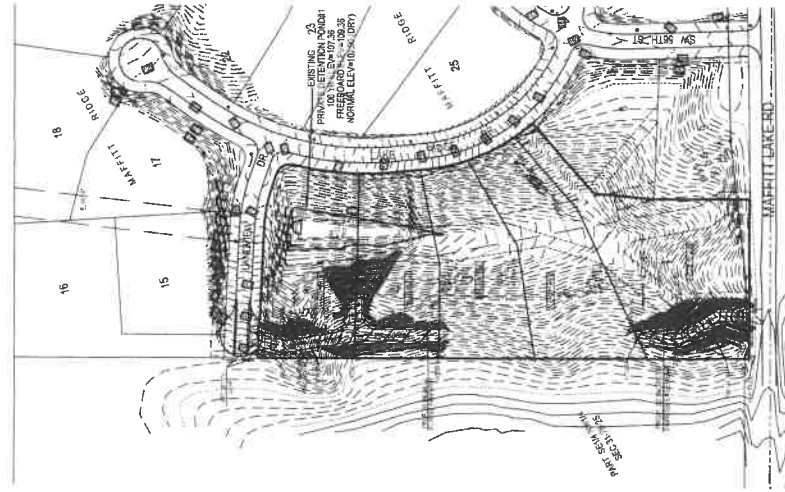
- EROSION CONTROL REMOVAL NOTES:**
1. UPON COMPLETION OF CONSTRUCTION, ALL EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SITES RESTORED TO ORIGINAL OR BETTER CONDITION.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE POLK COUNTY ENGINEER AND THE POLK COUNTY BOARD OF SUPERVISORS.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE POLK COUNTY ENGINEER AND THE POLK COUNTY BOARD OF SUPERVISORS.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE POLK COUNTY ENGINEER AND THE POLK COUNTY BOARD OF SUPERVISORS.

- TOPSOIL NOTES:**
1. TOPSOIL SHALL BE STORED IN A PROTECTED AREA TO PREVENT EROSION AND WEATHERING.
  2. TOPSOIL SHALL BE STORED IN A PROTECTED AREA TO PREVENT EROSION AND WEATHERING.
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  9. TOPSOIL SHALL BE STORED IN A PROTECTED AREA TO PREVENT EROSION AND WEATHERING.
  10. TOPSOIL SHALL BE STORED IN A PROTECTED AREA TO PREVENT EROSION AND WEATHERING.

**CONTACT FOR EROSION / SEDIMENT CONTROL:**  
OWNER, CONTRACTOR TO BE DETERMINED.



**BENCHMARK:**  
BENCH MARK SET BY THE POLK COUNTY ENGINEER AND THE POLK COUNTY BOARD OF SUPERVISORS. THE BENCHMARK IS LOCATED AT THE CORNER OF THE MAFFITT RIDGE PLAT 2 AND THE BENCHMARK IS 100.00 FEET SOUTH OF THE CORNER OF THE MAFFITT RIDGE PLAT 2 AND THE BENCHMARK IS 100.00 FEET WEST OF THE CORNER OF THE MAFFITT RIDGE PLAT 2.



**Bishop Engineering**  
"Training Your Successful Development"  
3507 104th Street  
West Des Moines, IA 50325  
Phone: 815.396.8899 Fax: 815.396.8307  
Civil Engineering & Land Surveying Established 1959

**GRADING PLAN**  
MAFFITT RIDGE PLAT 2  
WEST DES MOINES  
POLK COUNTY, IA

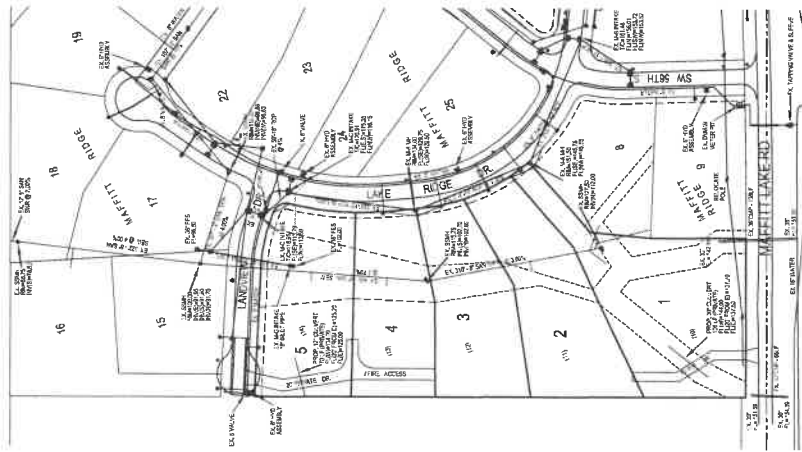
PROJECT NAME  
PROJECT NUMBER  
DATE  
DRAWN BY  
CHECKED BY

200140  
08/21/17  
CJZ

SHEET 2 OF 3

# MAFFITT RIDGE PLAT 2

## PRELIMINARY PLAT



### UTILITY NOTES:

1. NO PUBLIC UTILITY CONSTRUCTION IS REQUIRED BY THIS PLAT.
2. EXISTING DETENTION BASINS AND OUTLET FACILITIES, AND DRAINAGE EASEMENTS ARE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DETURBED MUST BE REPAIRED TO ORIGINAL OR BETTER PROPERTY STANDARDS.
4. ALL WATER WORKS SHALL BE INSTALLED TO MEET THE CITY OF WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
5. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST 48 HOURS IN ADVANCE FOR ALL WORKS TO BE PERFORMED.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
7. CONTRACT BUILDING INSPECTION (615-222-3430) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY RESCALATION INSPECTIONS.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION OF ALL UTILITY LINES TO THE CITY'S UTILITY CONNECTION CENTRAL/ADJUTANT PROFESSION.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES AND THE CITY'S UTILITY CONNECTION CENTRAL/ADJUTANT PROFESSION SHALL BE RESPONSIBLE FOR THE PREVENTION OF CONTAMINATION TO ALL NEW CONSTRUCTION.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES TO MEET THE CITY OF WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS (615-222-3430) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY RESCALATION INSPECTIONS.
11. DUE TO LOT CONFIGURATION, MOST OF THESE PROPERTIES WILL REQUIRE A WATER METER FIT NEAR THE PUBLIC ROAD.
12. WEST DES MOINES WATER WORKS RECOMMENDS AGAINST PLANTING TREES AND OTHER LANDSCAPING OVER PRIVATE WATER INFRASTRUCTURE.

### UTILITY LEGEND:

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SINKER
- STORM SINKER
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- LIGHT POLE
- POWER POLE
- ELECTRIC TRANSFORMER
- GROUND LIGHT
- HOME
- SURFACE SERVICE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SQUARE NUMBER OF PAVING SHALL
- USE AS CONSTRUCTED



GRAPHIC SCALE



### BENCHMARK:

BM IN #134  
 5215.6(±) FEET EAST OF INTERSECTION OF  
 MAFFITT LAKE RD AND STORM SANITARY  
 ELEVATION: 1062.75 (BM)

### UTILITY NOTE:

THE LOCATION OF THE UTILITIES SHOWN ON THIS PLAT ARE  
 BASED ON THE DATA PROVIDED BY THE HOMEOWNERS ASSOCIATION.  
 THE CITY OF WEST DES MOINES IS NOT RESPONSIBLE FOR THE  
 ACCURACY OF THE UTILITIES SHOWN ON THIS PLAT. THE CITY OF  
 WEST DES MOINES WILL BE RESPONSIBLE FOR THE ACCURACY OF THE  
 UTILITIES SHOWN ON THE PLAT FOR THE PROJECT.



**Bishop Engineering**  
 "Pursuing Your Successful Development"

1301 104th Street  
 Des Moines, Iowa 50322-2627  
 Ph: 515-281-4400  
 Civil Engineering & Land Surveying Established 1959

PROJECT NAME: STORM, SANITARY & WATER MAIN

PROJECT NUMBER: 200140

PROJECT ADDRESS: WEST DES MOINES  
 POLK COUNTY, IA

DATE PLOTTED	PROJECT NUMBER
08/23/17	200140
SHEET #	SHEET TOTAL
02/	3 OF 3

RESOLUTION NO. PZC-047

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO REPLAT 5 LOTS TO CHANGE ACCESS EASEMENTS**

**WHEREAS**, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Maffitt Estates LLC., has requested approval for a Preliminary Plat (PP-004750-2020) to replat Lots 10 through 15 of Maffitt Estates plat to change access easements; 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 August 10, 2020, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat.

**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. The Preliminary Plat (PP-004750-2020) to replat Lots 10 through 15 Maffitt Estates 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 August 10, 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 August 10, 2020, by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary

**Exhibit A  
CONDITIONS OF APPROVAL**

None