CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 2, 2020

ITEM: Westport Plat 2, Western terminus of Westport Drive - Subdivide property into 36 single family lots, 3 street lots, 1 outlot for detention, and 1 outlot for future development – Westport Development LLC – FP-004867-2020

RESOLUTION: Acceptance of Surety and Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The property owner and applicant, Westport Development, LLC, is proposing to subdivide the property into 36 single family lots for detached residential dwellings, 3 street lots to be dedicated to the City, 1 outlot for detention, and 1 outlot for future development on a 30 acre parcel of land at the western terminus of Westport Drive. This will be the second single family residential subdivision plat within the Westport development.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on October 19, 2020, as an informational item and also to discuss with the subcommittee a reduction in the surety amount for the remaining public improvements on the site. City Code requires that surety be provided for the entire cost of the public improvements within the proposed final plat. The public improvements are almost complete, so the applicant asked if he could only provide surety for those remaining items, which totaled approximately $45,000. The Subcommittee agreed to allow this reduction. The applicant has submitted surety for this reduced amount.

OUTSTANDING ISSUES: There are no outstanding issues, however, Staff would note the following items of interest:

- *V Court*: V Court is located on the far west side of the Westport development. It is currently a dead-end gravel road that provides access to approximately 8 single family homes. The City's ultimate streets map envisions this road realigning to the west in the future as the properties around it develop. Since the ultimate location of V Court is undermined at this time, City staff has requested that the applicant provide surety for their share of future improvements to V Court directly adjacent to the platted area. This surety has been provided in the form of a check with the understanding that if V Court is never realigned, the City will refund the surety. Also, due to the unknown future alignment of V Court, the applicant has provided signed agreements committing to the applicant's participation in Sidewalks along V Court and streetlights along V Court adjacent to Lots 18 & 19. Lots 18 & 19 are the only lots directly adjacent to V Court with Westport Plat 2.

- *Parkland Dedication*: A Parkland Dedication Agreement for the full intended development of this site was provided and approved as a part of Westport Plat 1. This included the dedication of Westport Plat 1 Outlot Y to be used as a future park. Westport Plat 1 Outlot Y is proposed to be dedicated at this time with Westport Plat 2.

Staff would also note that as part of this approval, the Council is approving and accepting the following:

- Surety in lieu of public improvements associated with the construction of Westport Drive, Twilight Drive, the applicant's share of V Court improvements, storm sewer, sanitary sewer and public trail, including all appurtenances associated with said improvements;

- A deed for Lot(s) C, D, & E to be dedicated as public street right(s)-of-way and for Outlot Y to be dedicated as parkland;
- Legal documents to establish public easements for Overland Flowage, Storm Sewer, Sanitary Sewer, Storm Sewer and Overland Flowage, temporary turnaround, and public access;
- Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for this property;
- Agreements committing to the applicant's participation in Sidewalks along V Court and streetlights along V Court;

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 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, Westport Plat 2 to establish 36 single family lots, 3 street lots, 1 outlot for detention, and 1 outlot for future development, subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Brian Portz, AICP

Staff Reviews:

Department Director	*LS*
Appropriations/Finance	
Legal	*JDS*
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	October 19, 2020		
Recommendation	Yes X	No ☐	Split ☐

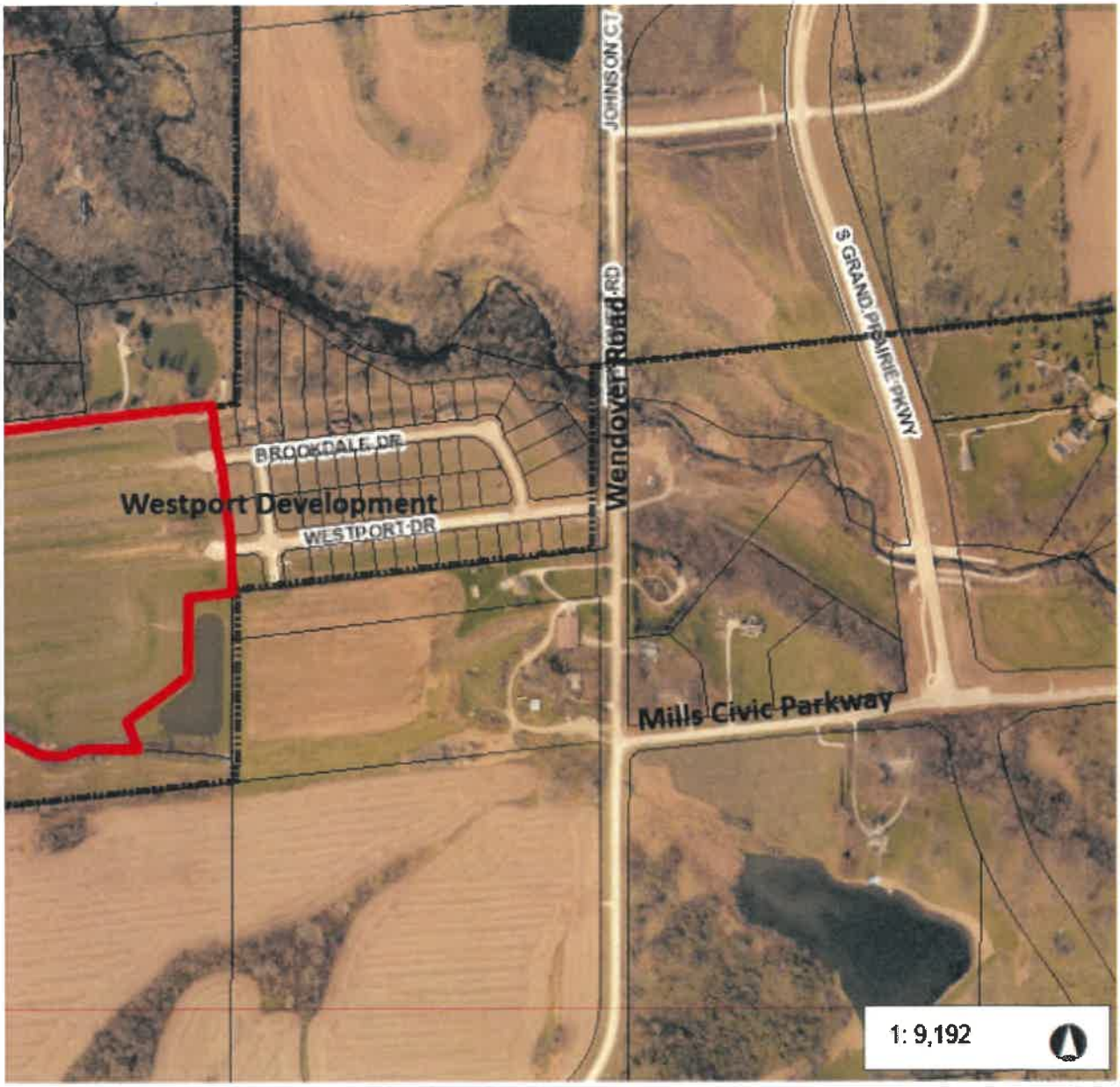
ATTACHMENTS:

Exhibit I - Location Map
Exhibit II - Final Plat**
Exhibit III - Resolution: Acceptance of Surety and Approval and Release of Final Plat
Exhibit A - Conditions of Approval

**Final Plat included in staff report is for illustrative purposes only – Approved Final Plat on file with the City.

Open Share Copy link Print Download Delete Copy to

Westport Plat 2



0 765.97 1,531.9 Feet

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

1 of 1

EXHIBIT II

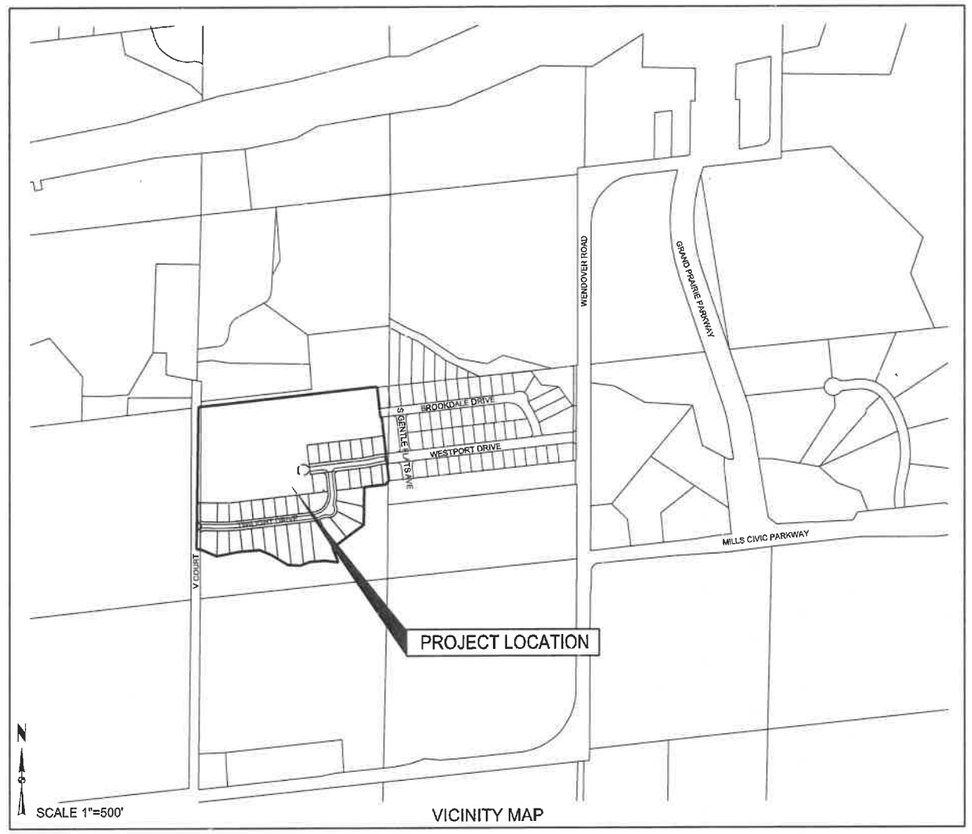
WESTPORT PLAT 2

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
OUTLOT "X", "Y" AND "Z", WESTPORT PLAT 1
REQUESTED BY:
WESTPORT DEVELOPMENT, LLC



VICINITY MAP

PLAT DESCRIPTION

A PART OF OUTLOTS "X", "Y", AND "Z", WESTPORT PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 55 OF SAID WESTPORT PLAT 1; THENCE SOUTH 83°34'02" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT "X", 17.14 FEET; THENCE SOUTH 00°54'12" WEST ALONG THE EAST LINE OF SAID OUTLOT "Z", 15.20 FEET; THENCE SOUTH 83°33'47" WEST, 151.24 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT "X"; THENCE SOUTH 00°54'12" WEST ALONG SAID SOUTHERLY LINE, 257.69 FEET; THENCE SOUTH 53°39'28" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 264.93 FEET; THENCE SOUTH 22°09'17" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 104.87 FEET; THENCE NORTH 83°23'29" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 93.19 FEET; THENCE SOUTH 85°42'29" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 101.32 FEET; THENCE SOUTH 70°22'22" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 75.00 FEET; THENCE NORTH 86°23'23" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 88.10 FEET; THENCE NORTH 59°55'48" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 130.00 FEET; THENCE NORTH 67°19'12" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 90.17 FEET; THENCE SOUTH 86°10'50" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 137.88 FEET; THENCE SOUTH 78°46'33" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 162.34 FEET; THENCE NORTH 66°53'45" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 123.61 FEET; THENCE SOUTH 89°57'51" WEST, 25.31 FEET TO THE WEST LINE OF SAID OUTLOT "X"; THENCE NORTH 00°44'49" EAST ALONG SAID WEST LINE, 968.85 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "X"; THENCE NORTH 83°43'15" EAST ALONG THE NORTH LINE OF SAID OUTLOT "X", 1243.17 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "X"; THENCE SOUTH 06°26'13" EAST ALONG THE EAST LINE OF SAID OUTLOT "X", 210.02 FEET; THENCE NORTH 83°33'47" EAST CONTINUING ALONG SAID EAST LINE, 7.44 FEET; THENCE SOUTH 06°26'02" EAST CONTINUING ALONG SAID EAST LINE, 444.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.10 ACRES (1,311,336 S.F.).

OWNER

WESTPORT DEVELOPMENT, LLC.
P.O. BOX 573
JOHNSTON, IA 50131
CONTACT: WILLIS VAN ZEE
PHONE: 515-480-4560

ENGINEER

SNYDER & ASSOCIATES, INC.
2727 SNYDER BLVD
P.O. BOX 1159
ANKENY IA 50023
CONTACT: ERIC CANNON
515-964-2020

COMPREHENSIVE PLAN LAND USE

EXISTING: SINGLE FAMILY RESIDENTIAL

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS (R-1 DISTRICT)

MINIMUM LOT AREA = 7,500 SF
MINIMUM LOT WIDTH = 60' (MEASURED AT BUILDING SETBACK LINE)
(CORNER LOTS REQUIRE AN ADDITIONAL 25' OF WIDTH AT BUILDING SETBACK LINE)
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 7' MINIMUM (15' TOTAL)

AREA SUMMARY

PT. SW 1/4 NW1/4 SEC. 16-78-26	= 30.08 AC.
PT. SE 1/4 NW1/4 SEC. 16-78-26	= 0.03 AC.
GROSS =	30.11 AC. (1,311,335 SF.)
ROADWAY EASEMENT =	0.74 AC.
NET ACRES =	29.37 AC.

NOTES

1. THE PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
2. EACH LOT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
3. ALL PROPERTY CORNERS WILL BE SET WITHIN ONE YEAR OF RECORDING.
4. OUTLOT "V" TO BE FUTURE DEVELOPMENT.
5. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
E-1	7° 11' 02" LT	825.00'	103.44'	51.79'	N 87° 09' 18" E	103.37'
E-2	7° 11' 02" RT	795.00'	99.68'	49.90'	S 87° 09' 18" W	99.61'
E-3	7° 11' 02" RT	855.00'	107.20'	53.67'	S 87° 09' 18" W	107.13'
E-4	2° 53' 12" RT	795.00'	40.05'	20.03'	S 89° 18' 13" W	40.05'
E-5	4° 17' 49" RT	795.00'	59.62'	29.83'	S 85° 42' 42" W	59.61'
E-6	2° 27' 28" RT	855.00'	36.68'	18.34'	S 89° 31' 05" W	36.68'
E-7	4° 43' 33" RT	855.00'	70.52'	35.28'	S 85° 55' 34" W	70.50'
F-1	90° 00' 00" LT	150.00'	235.62'	150.00'	N 38° 33' 47" E	212.13'
F-2	90° 00' 00" RT	120.00'	188.50'	120.00'	S 38° 33' 47" W	169.71'
F-3	20° 53' 58" RT	180.00'	65.66'	33.20'	S 73° 06' 48" W	65.29'
F-4	39° 20' 18" RT	50.00'	34.33'	17.87'	N 82° 19' 59" E	33.66'
F-5	126° 52' 40" RT	55.00'	121.79'	110.02'	S 38° 33' 47" W	98.39'
F-6	39° 20' 18" RT	50.00'	34.33'	17.87'	N 5° 12' 24" W	33.66'
F-7	20° 53' 58" RT	180.00'	65.66'	33.20'	S 4° 00' 46" W	65.29'
F-8	13° 50' 28" RT	180.00'	43.48'	21.85'	S 76° 38' 33" W	43.38'
F-9	7° 03' 30" RT	180.00'	22.17'	11.10'	S 66° 11' 34" W	22.16'
F-10	18° 29' 08" RT	55.00'	17.74'	8.95'	N 87° 14' 26" W	17.67'
F-11	71° 11' 10" RT	55.00'	68.33'	39.37'	S 47° 55' 25" W	64.02'
F-12	37° 12' 22" RT	55.00'	35.72'	18.51'	S 6° 16' 22" E	35.09'
F-13	2° 00' 43" RT	180.00'	6.32'	3.16'	S 13° 27' 24" W	6.32'
F-14	18° 53' 15" RT	180.00'	59.34'	29.94'	S 3° 00' 25" W	59.07'
H-10	90° 00' 00" RT	25.00'	39.27'	25.00'	N 38° 33' 47" E	35.36'
H-11	90° 00' 00" RT	25.00'	39.27'	25.00'	S 51° 26' 13" E	35.36'
H-12	89° 13' 02" RT	25.00'	38.93'	24.66'	N 44° 38' 40" W	35.11'
H-13	90° 46' 58" RT	25.00'	39.61'	25.34'	N 45° 21' 20" E	35.60'
J-1	8° 06' 35" LT	500.00'	70.77'	35.44'	N 79° 30' 30" E	70.71'
J-2	8° 06' 35" RT	465.00'	65.82'	32.96'	S 79° 30' 30" W	65.76'
J-3	8° 06' 35" RT	535.00'	75.72'	37.93'	S 79° 30' 30" W	75.66'
J-4	4° 19' 19" RT	535.00'	40.36'	20.19'	S 81° 24' 08" W	40.35'
J-5	3° 47' 16" RT	535.00'	35.37'	17.69'	S 77° 20' 51" W	35.36'
K-1	8° 06' 35" RT	500.00'	70.77'	35.44'	N 79° 30' 30" E	70.71'
K-2	8° 06' 35" RT	535.00'	75.72'	37.93'	N 79° 30' 30" E	75.66'
K-3	8° 06' 35" RT	465.00'	65.82'	32.96'	N 79° 30' 30" E	65.76'
K-4	0° 46' 49" RT	535.00'	7.29'	3.64'	N 75° 50' 38" E	7.29'
K-5	7° 19' 45" RT	535.00'	68.44'	34.26'	N 79° 53' 55" E	68.39'
K-6	4° 56' 07" RT	465.00'	40.05'	20.04'	N 77° 55' 16" E	40.04'
K-7	3° 10' 28" RT	465.00'	25.76'	12.88'	N 81° 58' 33" E	25.76'
L-1	36° 06' 19" RT	135.00'	85.07'	44.00'	N 81° 58' 25" W	83.67'
L-2	32° 30' 57" LT	165.00'	93.64'	48.12'	N 80° 10' 44" W	92.39'
L-3	32° 30' 57" RT	175.00'	99.31'	51.03'	S 80° 10' 44" E	97.99'
L-4	36° 06' 19" LT	125.00'	78.77'	40.74'	S 81° 58' 25" E	77.47'

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail		
Control Point	⊙CP	
Bench Mark		
Plotted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
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.

Erin D. Griffin, PLS — Date

License Number 19710

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:
SHEETS 1 & 2

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	10/08/20	RMM

Engineer: KMM | Checked By: EDC | Scale: 1"= 500'
Technician: RMM | Date: 09-15-2020 | Field Bk: | Pg:
Project No: 117.1012 | Sheet 1 of 2

WEST DES MOINES, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

WESTPORT PLAT 2
FINAL PLAT

Project No: 117.1012
Sheet 1 of 2

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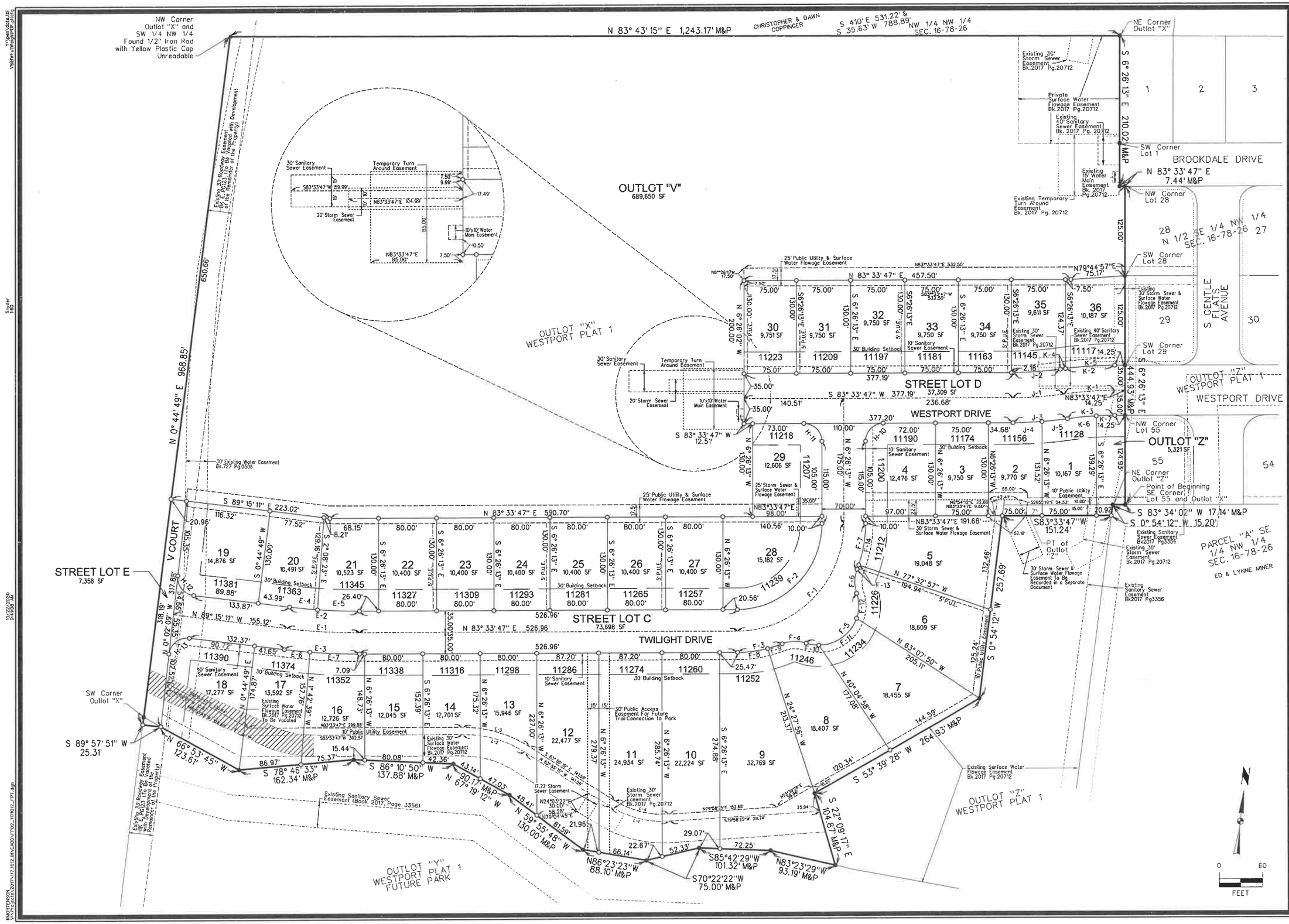

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	10/08/20	RMM

Engineer: KMM | Checked By: EDC | Scale: 1"= 60'
Technician: RMM | Date: 09-15-2020 | Field Bk: | Pg:
Project No: 117.1012 | Sheet 2 of 2

WEST DES MOINES, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

WESTPORT PLAT 2

FINAL PLAT

Project No: 117.1012

Sheet 2 of 2

EXHIBIT III

Prepared by: B. Portz, 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, ACCEPTING SURETY IN LIEU OF PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE FINAL PLAT WESTPORT PLAT 2 (FP-004867-2020) FOR THE PURPOSE OF CREATING 36 SINGLE FAMILY LOTS, 3 STREET LOTS AND 2 OUTLOTS

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, Westport Development, LLC has requested approval for a Final Plat (FP-004867-2020) for that 30-acre site located at the western terminus of existing Westport Drive for the purpose of subdividing the property into 36 single-family lots, 3 street lots to be dedicated to the City, 1 outlot for detention, and 1 outlot for future single-family development;

Legal Description

A PART OF OUTLOTS "X", "Y", AND "Z", WESTPORT PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 55 OF SAID WESTPORT PLAT 1; THENCE SOUTH 83°34'02" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT "X", 17.14 FEET; THENCE SOUTH 00°54'12" WEST ALONG THE EAST LINE OF SAID OUTLOT "Z", 15.20 FEET; THENCE SOUTH 83°33'47" WEST, 151.24 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT "X"; THENCE SOUTH 00°54'12" WEST ALONG SAID SOUTHERLY LINE, 257.69 FEET; THENCE SOUTH 53°39'28" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 264.93 FEET; THENCE SOUTH 22°09'17" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 104.87 FEET; THENCE NORTH 83°23'29" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 93.19 FEET; THENCE SOUTH 85°42'29" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 101.32 FEET; THENCE SOUTH 70°22'22" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 75.00 FEET; THENCE NORTH 86°23'23" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 88.10 FEET; THENCE NORTH 59°55'48" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 130.00 FEET; THENCE NORTH 67°19'12" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 90.17 FEET; THENCE SOUTH 86°10'50" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 137.88 FEET; THENCE SOUTH 78°46'33" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 162.34 FEET; THENCE NORTH 66°53'45" WEST CONTINUING ALONG SAID SOUTHERLY

LINE, 123.61 FEET; THENCE SOUTH 89°57'51" WEST, 25.31 FEET TO THE WEST LINE OF SAID OUTLOT "X"; THENCE NORTH 00°44'49" EAST ALONG SAID WEST LINE, 968.85 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "X" ; THENCE NORTH 83°43'15" EAST ALONG THE NORTH LINE OF SAID OUTLOT "X", 1243.17 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "X"; THENCE SOUTH 06°26'13" EAST ALONG THE EAST LINE OF SAID OUTLOT "X", 210.02 FEET; THENCE NORTH 83°33'47" EAST CONTINUING ALONG SAID EAST LINE, 7.44 FEET; THENCE SOUTH 06°26'02" EAST CONTINUING ALONG SAID EAST LINE, 444.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.10 ACRES (1,311,336 S.F.).

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, the West Des Moines Plan and Zoning Commission has reviewed the Revised Preliminary Plat for Westport and recommended approval on April 27, 2020; and

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Revised Preliminary Plat for Westport that was reviewed and approved by the City Council on May 4, 2020; and

WHEREAS, on November 2, 2020, this City Council held a duly-noticed meeting to consider the application for Westport Plat 2 Final Plat (FP-004867-2020); and

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Westport Plat 2 Final Plat at their meeting on November 2, 2020, subject to any conditions of approval; and

WHEREAS, the City Council did accept surety in lieu of constructing public improvements associated with the construction of Westport Drive, Twilight Drive, the applicant's share of V Court improvements, storm sewer, sanitary sewer and public trail within the plat boundaries; and

WHEREAS, the necessary easements have been established for Overland Flowage, Storm Sewer, Sanitary Sewer, Storm Sewer and Overland Flowage, temporary turnaround, and public access; and

WHEREAS, the City Council did accept surety for the construction of sidewalks within the plat; and

WHEREAS, the applicant has supplied deeds to the City of West Des Moines for Lot(s) C, D & E to be dedicated as public street right(s)-of-way; and

WHEREAS, the applicant has supplied a deed to the City of West Des Moines for Westport Plat 1 Outlot Y to be dedicated as parkland; and

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

WHEREAS, the City Council did accept Agreements committing to the applicant's participation in Sidewalks along V Court and streetlights along V Court adjacent to Lots 18 & 19; and

WHEREAS, the City Council approves of the following address assignments;

Lot 1: 11128 Westport Drive
Lot 2: 11156 Westport Drive
Lot 3: 11174 Westport Drive
Lot 4: 11190 Westport Drive or 11200 Twilight Drive
Lot 5: 11212 Twilight Drive
Lot 6: 11226 Twilight Drive
Lot 7: 11234 Twilight Drive
Lot 8: 11246 Twilight Drive
Lot 9: 11252 Twilight Drive
Lot 10: 11260 Twilight Drive
Lot 11: 11274 Twilight Drive
Lot 12: 11286 Twilight Drive
Lot 13: 11298 Twilight Drive
Lot 14: 11316 Twilight Drive
Lot 15: 11338 Twilight Drive
Lot 16: 11352 Twilight Drive
Lot 17: 11374 Twilight Drive
Lot 18: 11390 Twilight Drive
Lot 19: 11381 Twilight Drive
Lot 20: 11363 Twilight Drive
Lot 21: 11345 Twilight Drive
Lot 22: 11327 Twilight Drive
Lot 23: 11309 Twilight Drive
Lot 24: 11293 Twilight Drive
Lot 25: 11281 Twilight Drive
Lot 26: 11265 Twilight Drive
Lot 27: 11257 Twilight Drive
Lot 28: 11239 Twilight Drive
Lot 29: 11207 Twilight Drive or 11218 Westport Drive
Lot 30: 11223 Westport Drive
Lot 31: 11209 Westport Drive
Lot 32: 11197 Westport Drive
Lot 33: 11181 Westport Drive
Lot 34: 11163 Westport Drive
Lot 35: 11145 Westport Drive
Lot 36: 11117 Westport Drive

WHEREAS, Westport Plat 2 is zoned Single Family Residential (R-1) and meets all requirements of the City's Zoning Code.

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 November 2, 2020, or as amended orally at the City Council meeting of November 2, 2020, are adopted.

SECTION 2. Final Plat, Westport Plat 2 (FP-004867-2020) is approved, subject to compliance with all the conditions in the staff report, dated November 2, 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 Final Plat (FP-004867-2020) 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 November 2, 2020 and Roll Call No. _____.

CERTIFICATE

I, Ryan 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 November 2, 2020, among other proceedings, Roll Call No. _____ approved said plat on November 2, 2020, and released said Final Plat for recordation.

_____
Ryan Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of November, 2020.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

No conditions of approval