CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: December 7, 2020

ITEM: Cedar Ridge Plat 3, Southwest corner of Coachlight Drive and S. 91st Street– Subdivide property into 26 single family lots, 2 outlots and 1 street lot – Chayse Holdings L.L.C. – PP-004428-2019

RESOLUTION: Reapproval of Preliminary Plat

FINANCIAL IMPACT: Undetermined

BACKGROUND: The applicant and property owner, Chayse Holdings L.L.C., in cooperation with Oakstone Homes who own one lot within the development, and represented by Jared Murray of Civil Design Advantage, is requesting reapproval of a Preliminary Plat for approximately 12.81 acres located at the southwest corner of Coachlight Drive and S. 91st Street (Parcel D of the Cedar Ridge PUD). The applicant proposes to subdivide the property into 26 single family lots, one (1) outlot for storm water management, one (1) outlot for access to an existing lot and one (1) street lot which include Cedar Ridge Drive and S. Cedar Ridge Cove.

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Drake absent
Date: November 23, 2020
Motion: Adopt a resolution recommending the City Council reapprove the Preliminary Plat

Subsequent to the drafting of the Commission's report, staff was made aware of concerns from an adjoining property owner of erosion from unstabilized slopes in the right-of-way and the potential for run-off to enter his nearby pond and/or affect the roadway. Engineering staff has indicated that the slopes will need to be stabilized prior to acceptance of the public improvements. Staff informed the Commission that this issue does not affect the reapproval of the Preliminary Plat and will be addressed as part of the Final Plat approval and acceptance of public improvements.

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – *not presented*
- Staff Review and Comments
  - *Access to Adjacent Properties*
  - *Double Frontage Lots Buffer*
- Comprehensive Plan Consistency
- Staff Recommendations and Conditions of Approval
- Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council reapprove the Cedar Ridge Plat 3 Preliminary Plat to allow the platting of 26 single family lots, two (2) outlots and one (1) street lot, subject to the applicant meeting all City Code requirements and the following:

1. The applicant provides a deed transferring ownership of Outlot Y to the owner of Lot 27, Cedar Ridge (Plat 1) prior to City Council consideration of the associated Cedar Ridge Plat 3 Final Plat.

Lead Staff Member: Lynne Twedt

Staff Reviews:

Department Director	*LMT*
Appropriations/Finance	
Legal	*JDS*
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	not requried	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	n/a		
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

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

Exhibit II - City Council 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.

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: November 23, 2020

Item: Cedar Ridge Plat 3, Southwest corner of Coachlight Drive and S. 91st Street – Subdivide property into 26 single family lots, 2 outlots and 1 street lot – Chayse Holdings LLC. – PP-004428-2019

Requested Action: Recommend Reapproval of Preliminary Plat

Case Advisor: Lynne Twedt

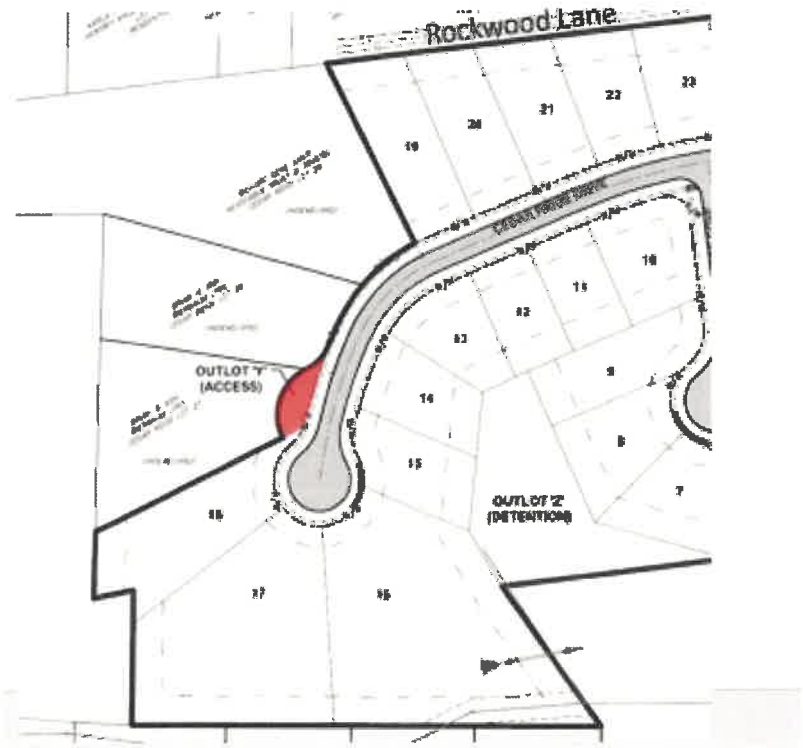
Applicant's Request: The applicant and property owner, Chayse Holdings LLC, in cooperation with Oakstone Homes who own one lot within the development, and represented by Jared Murray of Civil Design Advantage, is requesting approval of a Preliminary Plat for approximately 12.81 acres located at the southwest corner of Coachlight Drive and S. 91st Street (Parcel D of the Cedar Ridge PUD). The applicant proposes to subdivide the property into 26 single family lots, one (1) outlot for storm water management, one (1) outlot for access to an existing lot and one (1) street lot which include Cedar Ridge Drive and S. Cedar Ridge Cove.

History: This Preliminary Plat was approved by the Plan and Zoning Commission on September 9, 2019 and by the City Council on September 16, 2019. City code requires the associated Final Plat be considered by the City Council within one year of the approval date of the Preliminary Plat or the approval of the Preliminary Plat is considered null and void. Presentation of a Final Plat to Council can occur either after the applicant provides surety for public improvements within the plat, or after the improvements are constructed, pass all inspections and the City determines the improvements are ready for acceptance by the City. In this case, the applicant was in process of constructing improvements but did not complete them in time to meet the one-year deadline for Final Plat consideration by the Council. Therefore, in order to have a valid Preliminary Plat when the associated Final Plat is presented to the City Council, this plat must be reapproved. The changes from the 2019 approved Preliminary Plat are the addition of Oakstone Homes as a property owner within the plat and removal of a buffer along a private drive (see discussion below).

City Council Subcommittee: Since there are no changes from the 2019 approved Preliminary Plat other than in ownership, this item was not presented to Development and Planning Subcommittee.

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:

- *Access to Adjacent Properties:* Outlot Y on the proposed plat will provide access to Lot 27 that was platted with the original Cedar Ridge Plat. Lots 28 and 29 have frontage, and therefore access to the public street within the proposed plat. Since Lot 27 purchased their lot when the proposed street in Cedar Ridge Plat 1 fronted their property, and this developer has since shifted the alignment of the road, Staff is requesting the ownership of this outlot be deeded to Lot 27 in conjunction with approval of the associated plat.



- *Double Frontage Lots Buffer*: The original preliminary plat indicated a buffer along the northern boundary of the plat. This was done under the idea that these were double frontage lots (i.e., a road along both the front and rear yard frontage). In 2016, legal counsel for property owners in the Whisper Ridge development on the north side of Rockwood Lane successfully argued that code requires the buffer when the double frontage lot abuts a public street or a private street, but the vehicle path along the northern boundary (Rockwood Lane) is actually a private driveway serving four estate homes, therefore, no buffer should be required. City Council approved the vacation of that buffer, thus after conferring with legal staff, it was determined that a buffer should not be required within this plat. Indication of the buffer has been removed from the Preliminary Plat drawings subject of this reapproval.

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.

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 reapprove the Cedar Ridge Plat 3 Preliminary Plat to create 26 single family lots, two (2) outlots and one (1) street lot, subject to the applicant meeting all City Code requirements and the following:

1. The applicant provides a deed transferring ownership of Outlot Y to the owner of Lot 27, Cedar Ridge (Plat 1) prior to City Council consideration of the associated Cedar Ridge Plat 3 Final Plat.

Applicant: Chayse Holdings LLC
9550 Hickman Road Suite 101
Clive, Iowa 50325
Attn: Toby Torstenson
Toby@priorityexc.com

Applicant: Oakstone Homes, Inc (owner proposed Lot 1)
424 NW Autumn Crest Drive
Ankeny, IA 50023
Attn: Brandon Cheeks
info@oakstonehomesiowa.com

Applicant Representative: Civil Design Advantage
3405 SE Crossroads Drive, Suite G
Grimes, Iowa 50111
Attn: Jared Murray
Jaredm@cda-eng.com

ATTACHMENTS:

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

** Plat drawings included are for illustrative purposes only. Final approved plans are on file with the City.

ATTACHMENT A:
LOCATION MAP

PRELIMINARY PLAT FOR:

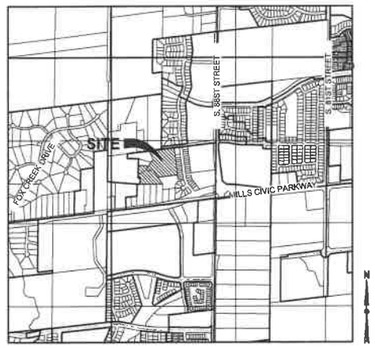
CEDAR RIDGE PLAT 3

WEST DES MOINES, IOWA

ATTACHMENT B

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

PLAT DESCRIPTION

ALL OF LOTS 37, 38 AND OUTLOT 'Z', CEDAR RIDGE PLAT 2, AN OFFICIAL PLAT, AND ALL OF LOTS 25 AND 26, CEDAR RIDGE, AN OFFICIAL PLAT, ALL WITHIN THE CITY OF WEST DES MOINES, DALLAS COUNTY IOWA AND CONTAINING 12.80 ACRES (557,377 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BULK REGULATIONS

UNDERLYING ZONING: RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-8)

FRONT YARD SETBACK:	25'
REAR YARD SETBACK:	35'
SIDE YARD SETBACK:	7' MIN. / 14' TOTAL
MINIMUM LOT SIZE:	8,000 SF

COMP PLAN LAND USE

SF - SINGLE FAMILY RESIDENTIAL

DATE OF SURVEY

MARCH 3, 2018

OWNER / APPLICANT

CHAYSE HOLDINGS, LLC
CONTACT: TOBY TORSTENSON
9550 HICKMAN ROAD, SUITE 101
CLIVE, IA 50325

OAKSTONE HOMES, INC
424 NW AUTUMN CREST DRIVE
ANKENY, IA 50023

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
FX: 515-369-4410
CONTACT: JARED MURRAY

ZONING

PUD - CEDAR RIDGE PUD W/ UNDERLYING RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-8)

BENCHMARKS

SET BENCHMARK:
BURY BOLT ON HYDRANT, SECOND HYDRANT SOUTH OF PRIVATE DRIVE AT THE END OF ROCKWOOD LANE AND S 91ST STREET
ELEVATION=221.81

WEST DES MOINES BENCHMARK #87:
3960 ± FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET, 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET ACROSS FROM HOUSE #3307 AND #3309
ELEVATION=167.68

WEST DES MOINES BENCHMARK #37:
SOUTH 88TH STREET, 2,640± FEET SOUTH OF MILLS CIVIC PARKWAY, 32 FEET EAST OF THE CENTERLINE OF SOUTH 88TH STREET (X AVENUE, DALLAS COUNTY), ON THE FENCE LINE TO THE WEST (¼ SECTION LINE), 1 FOOT WEST OF THE NORTH/SOUTH FENCE LINE.
ELEVATION= 194.80 (WEST DES MOINES DATUM)

NOTES

1. NO DRIVEWAY ACCESS TO COACHLIGHT DRIVE IS ALLOWED.
2. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
3. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/ AGREEMENTS AND APPLICABLE PERMITS.
4. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK ON ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
6. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
7. OUTLOT 'Z' IS UNBUILDABLE.
8. CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS AND FOR INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF EROSION CONTROL MEASURES IS: JEFF PEZZETTI, PEZZETTI EROSION CONTROL, PHONE: (515) 249-8211.
9. DETAILED CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS NEED TO BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF SAID IMPROVEMENTS.

LEGEND

FEATURES

PROPOSED

GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
DETECTABLE WARNING PANEL	
SANITARY SEWER WITH SIZE	8"S
STORM SEWER WITH SIZE	8"ST
WATERMAIN WITH SIZE	8"W

EXISTING

GROUND SURFACE CONTOUR	
SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	TV
GAS MAIN	G
FIBER OPTIC	FO
UNDERGROUND TELEPHONE	T
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
FIELD TILE	TILE
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15"ST
WATER MAIN W/ SIZE	8"W

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER		
ROW RAIL		
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE	P/E	
LOT LINE		
RIGHT OF WAY	R/W	
BUILDING SETBACK		
PLAT BOUNDARY		

LICENSED PROFESSIONAL ENGINEER
JARED M. MURRAY
23496
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E. — DATE

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

REVISIONS	DATE
5TH SUBMITTAL	11/19/20
4TH SUBMITTAL	10/27/20
3RD SUBMITTAL	09/03/19
2ND SUBMITTAL	08/09/19
1ST SUBMITTAL	07/23/19

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

CEDAR RIDGE PLAT 3
PRELIMINARY PLAT
WEST DES MOINES, IOWA

1/3

1905.213

FILE: U:\2019\1905213\DWG\1905213-PRELIMINARY PLAT.DWG
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PLOTTED BY: JARED MURRAY TECH: ENG:

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FILE DATE: 11/19/20 DATE PLOTTED: 11/19/2020 9:18 AM COMMENT:
PLOTTED BY: JARED MURRAY TECH: DWG:

CEDAR RIDGE PLAT 3

PRELIMINARY PLAT

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

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

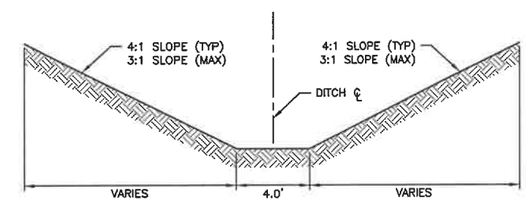
ENGINEER: JMM

TECH: CWO

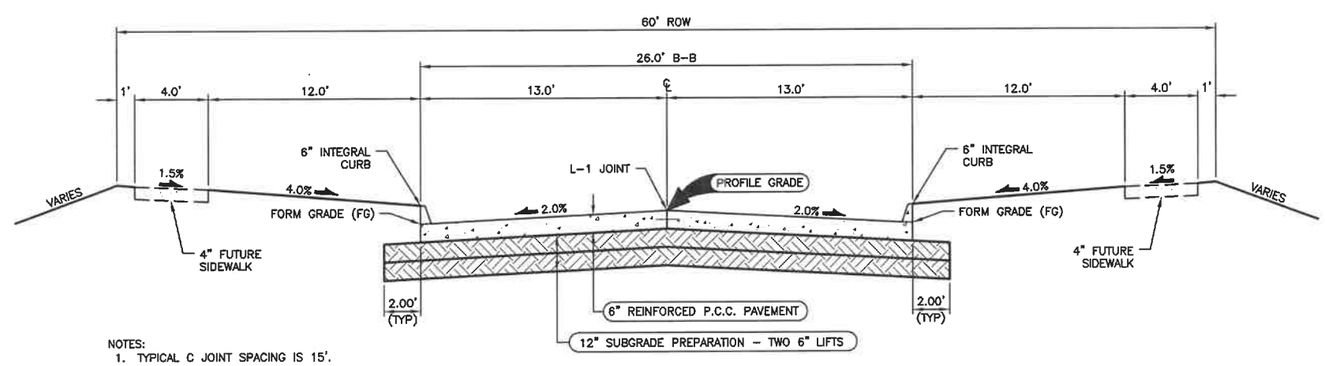
REVISIONS	DATE
5TH SUBMITTAL	11/19/20
4TH SUBMITTAL	10/27/20
3RD SUBMITTAL	09/03/19
2ND SUBMITTAL	08/09/19
1ST SUBMITTAL	07/23/19

2 / 3

1905.213



TYPICAL SWALE SECTION



NOTES:
1. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - 26' B-B PCC ROADWAY

REVISIONS	DATE
5TH SUBMITTAL	11/19/20
4TH SUBMITTAL	10/27/20
3RD SUBMITTAL	09/03/19
2ND SUBMITTAL	08/09/19
1ST SUBMITTAL	07/23/19

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ENGINEER: JMM | TECH: CWO
CIVIL DESIGN ADVANTAGE

CEDAR RIDGE PLAT 3
PRELIMINARY PLAT
WEST DES MOINES, IOWA

FILE: H:\2019\1905213\DWG\1905213-PRELIMINARY PLAT.DWG
PLOT SCALE: 1:1 PLOT DATE: 11/19/2020 PLOT TIME: 11/19/2020 9:16 AM COMMENT:
PLOTTED BY: AMED MURRAY TECH: EXIS:

RESOLUTION NO. PZC -20-082

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT REAPPROVE CEDAR RIDGE PLAT 3 PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 26 SINGLE FAMILY LOTS, TWO OUTLOTS AND ONE STREET LOT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant and owner, Chayse Holdings LLC., in cooperation with Oakstone Homes, owner of one lot within the plat, has requested approval for a Preliminary Plat (PP-004428-2019) to create 26 single family lots, one outlot for storm water management and one outlot for access to an existing lot, and one street lot encompassing Cedar Ridge Drive and S. Cedar Ridge Cove for that 12.81 acre site located at the southwest corner of Coachlight Drive and S. 91st Street;

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 September 9, 2019, this Commission approved Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019);

WHEREAS, on September 16, 2019, the City Council approved Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019); however, that approval has since expired as the associated Cedar Ridge Plat 3 Final Plat was not presented to the City Council for consideration within one year of the date of City Council approval of the Preliminary Plat;

WHEREAS, on November 23, 2020 this Commission held a duly-noticed public meeting to reapprove the application for Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019);

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-004428-2019) to subdivide the property into 26 single family lots, two outlots and one street lot, 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 November 23, 2020.

Erica Andersen

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST: Jennifer Canaday
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 November 23, 2020, by the following vote:

AYES: Andersen, Conlin, Costa, Crowley, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT: Drake

ATTEST: Jennifer Canaday
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant provides a deed transferring ownership of Outlot Y to the owner of Lot 27, Cedar Ridge (Plat 1) prior to City Council consideration of the associated Cedar Ridge Plat 3 Final Plat.

EXHIBIT II

Prepared by: L. Twedt City of West Des Moines, 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, REAPPROVING THE CEDAR RIDGE PLAT 3 PRELIMINARY PLAT (PP-004428-2019) TO SUBDIVIDE THE PROPERTY INTO 26 SINGLE FAMILY LOTS, 2 OUTLOTS AND 1 STREET LOT

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, Chayse Holdings L.L.C., in cooperation with Oakstone Homes, owner of one lot within the plat, has requested reapproval for a Preliminary Plat (PP-004428-2019) to create 26 single family lots, one (1) outlot for storm water management, one (1) outlot for access to an existing lot, and one (1) street lot encompassing Cedar Ridge Drive and S. Cedar Ridge Cove for that 12.81 acre site located at the southwest corner of Coachlight Drive and S. 91st Street;

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 September 9, 2019, the Plan and Zoning Commission recommended to the City Council approval of the Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019); and

WHEREAS, on, September 16, 2019, this City Council held a duly-noticed meeting to consider the application for Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019), however, that approval has since expired as the associated Cedar Ridge Plat 3 Final Plat was not presented to the City Council for consideration within one year of the date of City Council approval of the Preliminary Plat; and

WHEREAS, on November 23, 2020 this Commission held a duly-noticed public meeting to reapprove the application for Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019);

WHEREAS, on, December 7, 2020, this City Council held a duly-noticed meeting to consider the reapproval of the Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019),

NOW, THEREFORE, THE CITY COUNCIL 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 City Council hearing of December 7, 2020, are adopted.

SECTION 2. Cedar Ridge Plat 3 Preliminary Plat (PP-004428-2019) to subdivide the property to create 26 single family lots, two (2) outlots and one (1) street lot is reapproved, subject to compliance with all the conditions in the staff report, dated December 7, 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 entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on December 7, 2020.

_____
Steve Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on December 7, 2020, by the following vote:

ATTEST:

_____
Ryan T. Jacobson, City Clerk

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant provides a deed transferring ownership of Outlot Y to the owner of Lot 27, Cedar Ridge (Plat 1) prior to City Council consideration of the associated Cedar Ridge Plat 3 Final Plat.