CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: September 7, 2021

ITEM: West Lakes Office Park Plat 15, SW corner of University Avenue and 71st Street – Approve Final Plat to create 2 lots for Commercial development – Fore Right L.C. and West Lakes Commercial, LLC – FP-005195-2021

RESOLUTION: Approval and Release of Final Plat

Background: Ed Arp with CEC, Inc., on behalf of the applicants, and property owners, Fore Right L.C. and West Lakes Commercial, LLC, request approval of a Final Plat for the approximately 2.81-acre property generally located at the SW corner of University Avenue and 71st Street. The applicant proposes to subdivide the property into 2 lots for Commercial development with one lot for immediate development of a bank and one lot intended for future commercial development.

Staff Review & Comment:

- *Financial Impact:* There is no City funding of this project; however, there is staff time related to the processing of the development application and inspections during construction.
- *History*: The associated Preliminary Plat was approved by the Plan and Zoning Commission on May 24, 2021, and the City Council on June 7, 2021. This Final Plat has been determined to be consistent with the associated Preliminary Plat.
- *Traffic Analysis Findings:* Traffic Impact Studies are not conducted for Final Plats but instead are completed at the time of the associated Preliminary Plat. Per that study, key findings are summarized below.
  1. The proposed development is expected to generate about the same amount of traffic as what was analyzed in previous traffic studies for the area.
  2. The study gave recommendations that will maintain and enhance circulation within the internal private streets and internal parking lot. Those recommendations have been given to the applicant.
- *Plat Validity:* Per City Code, the Final Plat must be presented to the City Council for approval within 12 months of the approval of the associated Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. This Final Plat complies with the timelines stated in City Code.

Outstanding Issues: There are no outstanding issues.

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

- Legal documents to establish easements for public utilities (PUE) and Ingress/Egress; and
- Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for this property.

Recommendation: Approve the Final Plat, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Bryce C. Johnson

Approval Meeting Dates:

Plan and Zoning Commission	n/a
City Council	September 7, 2021

Staff Report Reviews:

City Council	☒ Director	☒ Legal Department
	☐ Appropriations/Finance	☐ Agenda Acceptance

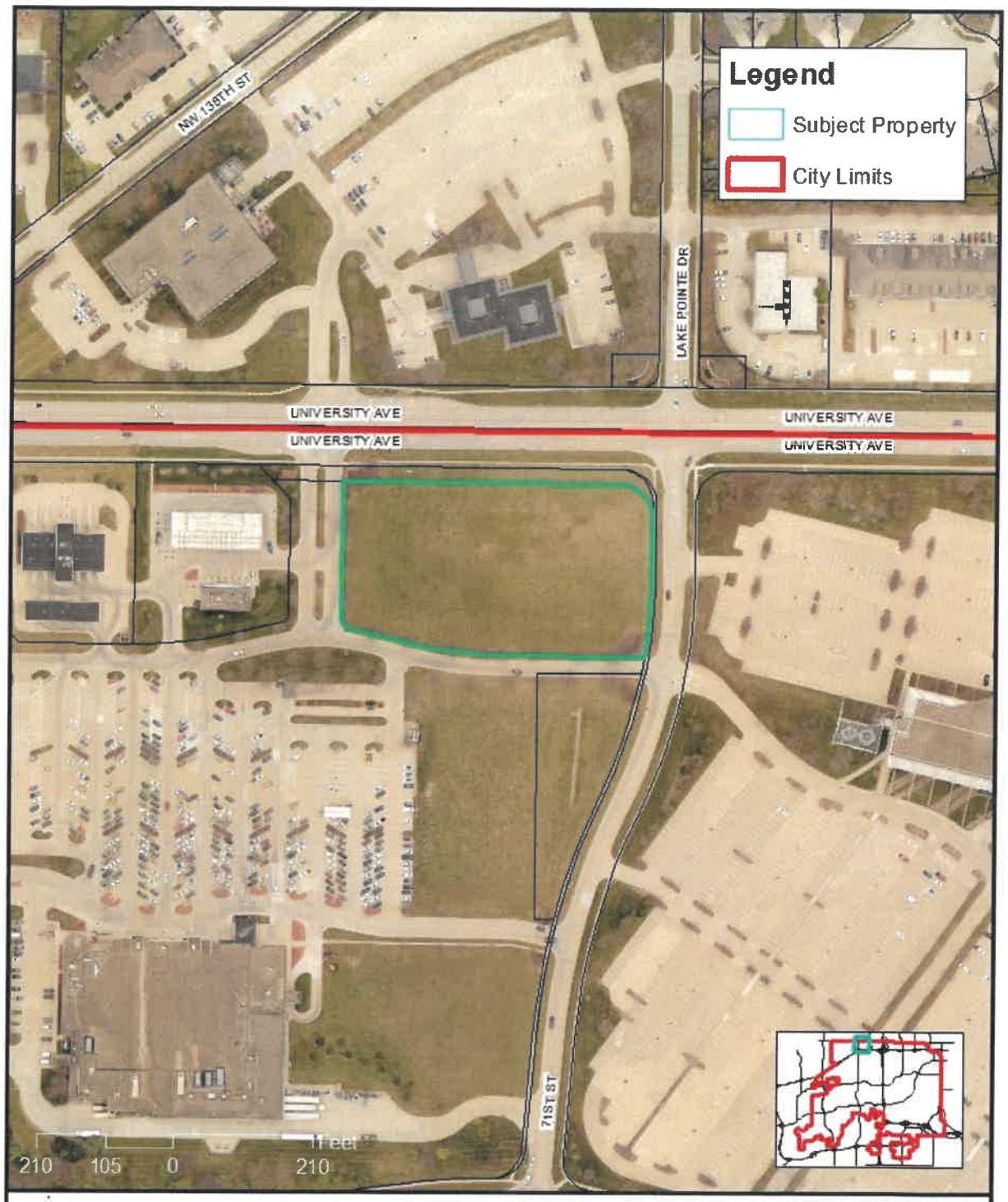
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	6/7/21
Recommendation	☒ Yes ☐ No ☐ Split

Location Map



Location Map

The City of West Des Moines makes no claim as to the accuracy, completeness or correctness of the City of West Des Moines digital maps and associate data and assumes no responsibility for their positional or content accuracy.

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FINAL PLAT OF WEST LAKES OFFICE PARK PLAT 15

WEST DES MOINES, IOWA

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

PROPERTY OWNERS:

FORE RIGHT LC
1840 NW 118TH ST., STE 100
CLIVE, IA 50325
ATTN: DARIN FERGUSON
515.440.0600

WEST LAKES COMMERCIAL, LLC
4701 NW 121ST ST.
URBANDALE, IA 50322
ATTN: DAVE HANSEN
515.221.9990

PREPARED FOR:

FORE RIGHT LC
1840 NW 118TH ST., STE 100
CLIVE, IA 50325
ATTN: DARIN FERGUSON
515.440.0600

WEST LAKES COMMERCIAL, LLC
4701 NW 121ST ST.
URBANDALE, IA 50322
ATTN: DAVE HANSEN
515.221.9990

PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS, PLS #18381
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-276-4884, EXT. 221
FAX: 515-276-7084
EMAIL: GADDIS@CECLAC.COM

PURPOSE OF SURVEY:

- THIS IS A SUBDIVISION PLAT FOR THE PURPOSE OF CREATING TWO COMMERCIAL LOTS.

BULK REGULATIONS: SUPPORT COMMERCIAL

MINIMUM LOT AREA		60000
MINIMUM SETBACK(FT)		
	FRONT YARD	100
	REAR YARD	50 ***
	SIDE YARD	50 ***
MINIMUM LOT WIDTH (FEET)		50
MAXIMUM HEIGHT (FEET)		36 ****
OPEN SPACE (MINIMUM PERCENTAGE)		25

*** SETBACK OF ZERO FEET (0') ALLOWED IF THE PROPERTY ABUTS A SIMILAR DISTRICT.
**** ADDITIONAL TWELVE FEET (12') OF HEIGHT ALLOWED FOR EACH ADDITIONAL TEN FEET (10') OF SETBACK.

BULK REGULATIONS: WEST LAKES PUD (PARCEL 'A')

MINIMUM SETBACK(FT)		
	FRONT BUILDING	50
	FRONT PARKING	30
	SIDE PARKING	30 ***
	REAR PARKING	25
	SIDE YARD	0
MAXIMUM HEIGHT (FEET)		PCP USE MAY EXCEED 35'
MINIMUM LOT SIZE		2.0 ACRES ****

*** PARKING SETBACK SHALL BE THIRTY FEET (30') ALONG 71ST STREET & TWENTY FEET (20') FROM THE WESTERN ACCESS DRIVE FROM UNIVERSITY AVENUE.
**** MINIMUM LOT AREA OF LESS THAN 2 ACRES IS PERMITTED IF CONSIDERED AND APPROVED TO BE ACCEPTABLE BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

ZONING

PUD #27, WEST LAKES PUD (PARCEL A)(BK. 14918, PG. 11350)
SUPPORT COMMERCIAL (SC)
SETBACKS AND REQUIREMENTS ARE PER THE APPROVE PUD DEVELOPMENT PLAN

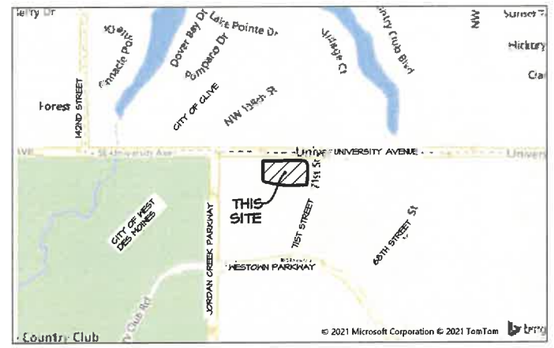
COMPREHENSIVE PLAN LAND USE

SC: SUPPORT COMMERCIAL

FLOOD ZONE

THIS PARCEL LIES WITHIN FLOOD ZONE 'X' BEING IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0310F WITH EFFECTIVE DATE OF FEBRUARY 01, 2019.

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
WEB: WWW.FEMA.COM
MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
PHONE: 1-877-336-2627
EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM



VICINITY MAP
1" = 800'
NORTH

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT

LEGAL DESCRIPTION

LOT 2, WEST LAKES PLAT 14, AN OFFICIAL PLAT, RECORDED IN BOOK 2015, PAGE 11515 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 2.81 ACRES MORE OR LESS.

LAND AREA

2.81 ACRES

BASIS OF BEARINGS

THE NORTH LINE OF LOT 2, WEST LAKES OFFICE PARK PLAT 14 WAS MEASURED AS HAVING A BEARING OF N00°01'23"W.

NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABEL AS **(PROPOSED)**.

PLANNING NOTES

1. THIS SITE IS SUBJECT TO AN EXECUTED STREETLIGHT AGREEMENT. REFER TO BOOK 2015, PAGE 11517

EASEMENT NOTES

1. LOT 1, WEST LAKES OFFICE PARK PLAT 14 IS SUBJECT TO THE TERMS AND CONDITIONS OF COVENANT FOR INGRESS AND EGRESS DATED OCTOBER 5, 1999, RECORDED OCTOBER 21, 1999, IN BOOK 1999, PAGE 11888.
2. LOTS 1 & 2, WEST LAKES OFFICE PARK PLAT 14 ARE SUBJECT TO THE DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS RECORDED IN BOOK 2015, PAGE 11404. THIS DOCUMENT CREATES A PRIVATE INGRESS/EGRESS ON THE COMMON AREA AS GENERALLY DEPICTED WITHIN THE ATTACHMENTS, AND A STORM SEWER, AND STORM WATER DETENTION EASEMENT WITHIN OUTLOT 'Z' OF SAID WEST LAKES OFFICE PARK PLAT 14.

BOUNDARY CLOSURE REPORT

END NORTH: 6328.1821' EAST: 9211.2287'

SEGMENT #1 : CURVE

LENGTH: 78.54' RADIUS: 50.00'
DELTA: 090°00'00" TANGENT: 50.00'
CHORD: 70.71' COURSE: S45°15'08"E
COURSE IN: S00°15'08"E COURSE OUT: N89°44'52"E
RP NORTH: 6278.1826' EAST: 9211.4488'
END NORTH: 6278.4081' EAST: 9261.4479'

SEGMENT #2 : LINE

COURSE: S00°15'08"E LENGTH: 102.78'
NORTH: 6175.6241' EAST: 9261.9003'

SEGMENT #3 : CURVE

LENGTH: 115.48' RADIUS: 745.00'
DELTA: 008°52'53" TANGENT: 57.86'
CHORD: 115.37' COURSE: S04°11'19"W
COURSE IN: S89°44'52"W COURSE OUT: S81°22'15"E
RP NORTH: 6172.3446' EAST: 8516.9075'
END NORTH: 6060.5623' EAST: 9258.4737'

SEGMENT #4 : LINE

COURSE: S89°48'58"W LENGTH: 234.95'
NORTH: 6059.8082' EAST: 9018.5244'

SEGMENT #5 : CURVE

LENGTH: 107.15' RADIUS: 465.00'
DELTA: 013°12'04" TANGENT: 53.81'
CHORD: 106.91' COURSE: N83°34'58"W
COURSE IN: N00°11'02"W COURSE OUT: S13°01'07"W
RP NORTH: 6524.8058' EAST: 9017.0325'
END NORTH: 6071.7573' EAST: 8912.2848'

SEGMENT #6 : LINE

COURSE: N76°58'53"W LENGTH: 111.85'
NORTH: 6096.4585' EAST: 8803.3046'

SEGMENT #7 : CURVE

LENGTH: 26.22' RADIUS: 21.00'
DELTA: 076°58'53" TANGENT: 15.70'
CHORD: 24.14' COURSE: N38°29'27"W
COURSE IN: N13°01'07"E COURSE OUT: N90°00'00"W
RP NORTH: 6117.4137' EAST: 8808.0403'
END NORTH: 6117.4135' EAST: 8787.0404'

SEGMENT #8 : LINE

COURSE: N00°00'00"E LENGTH: 208.90'
NORTH: 6326.3135' EAST: 8787.0404'

SEGMENT #9 : LINE

COURSE: N89°44'52"E LENGTH: 424.19'
NORTH: 6328.1808' EAST: 9211.2263'

PERIMETER: 1412.04' AREA: 122271.30 SQ. FT.
ERROR CLOSURE: 0.0028 COURSE: S62°11'00"W
ERROR NORTH: -0.00129 EAST: -0.00245

PRECISION 1: 500642.86

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

INDEX LEGEND

COUNTY:	DALLAS
PARCEL ID:	1601104002
CITY:	WEST DES MOINES
SUBDIVISION:	WEST LAKES OFFICE PARK PLAT 14
LOT:	2
PROPRIETOR (S):	FORE RIGHT LC, WEST LAKES COMMERCIAL, LLC
REQUESTED BY:	FORE RIGHT LC, WEST LAKES COMMERCIAL, LLC
PROFESSIONAL LAND SURVEYOR	JEFFREY A. GADDIS, PLS 18381
COMPANY: RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322 PHONE: 515-276-4884

LEGEND

▲	FOUND SECTION CORNERS
△	SET SECTION CORNERS (⅝" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
●	FOUND CORNERS (⅝" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
⊙	SET PROPERTY CORNER (⅝" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
	PLAT BOUNDARY
	EXISTING PROPERTY LINES
	PROPOSED LOTS
	EASEMENT LINES
	BUILDING SETBACK LINES (B.S.L.)
	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT

CERTIFICATION

PROFESSIONAL LAND SURVEYOR JEFFREY A. GADDIS 18381 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.

August 27, 2021

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL

SHEETS 1 - 2

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECLAC.COM

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com
CEC

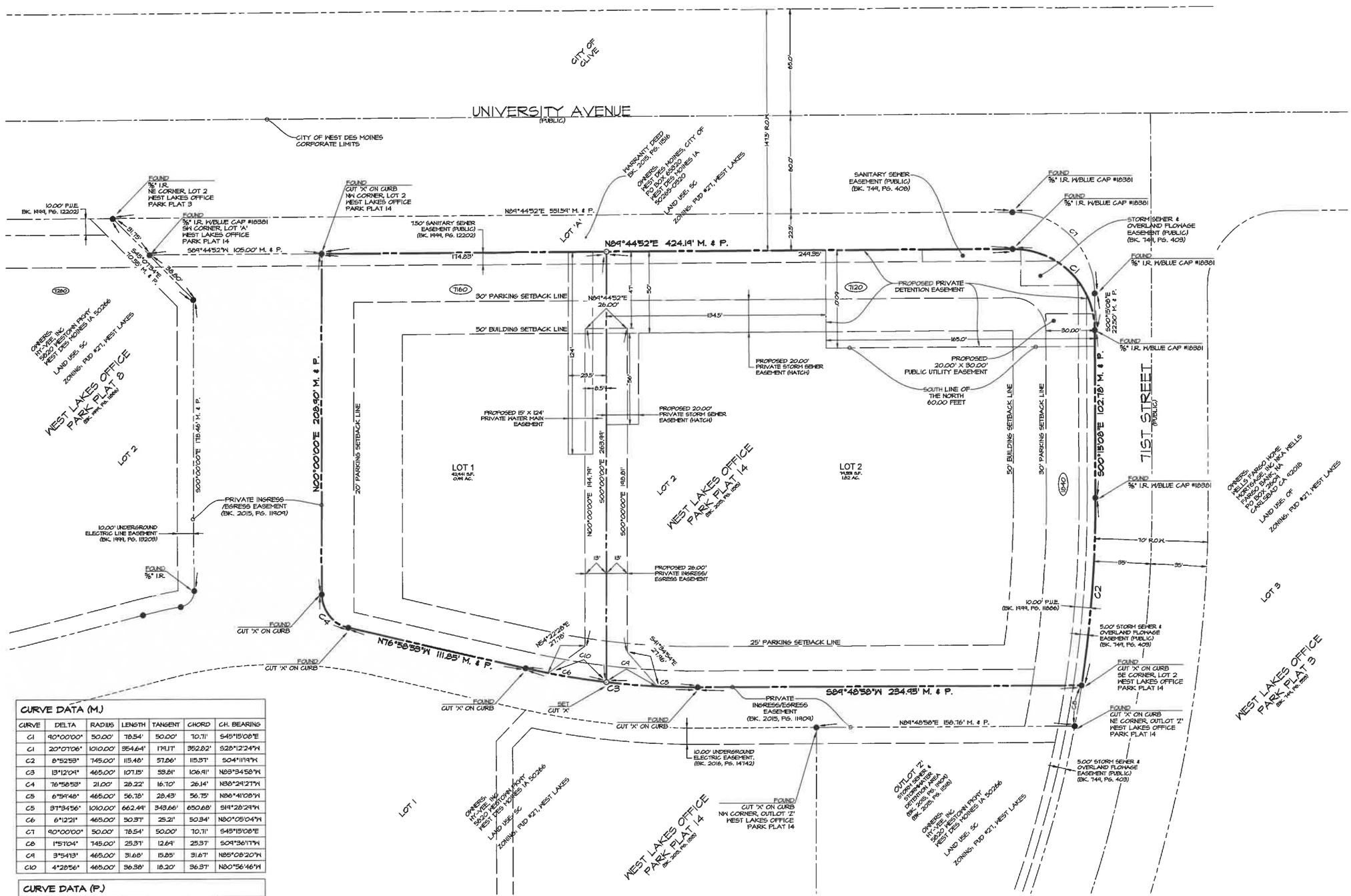
DATE:	PRINTED ON: Aug. 27, 2021
	JAN. 20, 2021
DATE OF SURVEY:	NOV. 30, 2020
DESIGNED BY:	JAG
DRAWN BY:	LJH

WEST LAKES OFFICE PARK PLAT 15
1840 71ST STREET, WEST DES MOINES, IA 50266
COVER

SHEET — OF 2

A-2104

Q:\APLIER\A-2104\A2104_CSD Drawings\Plat\Final Plat\A2104 (01) Aug. 27,2021 7:36:53 AM_lap.dwg, 1:1



CURVE DATA (M.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°00'00"	50.00'	78.54'	50.00'	70.71'	S45°15'08"E
C1	20°07'06"	1010.00'	354.64'	179.17'	352.82'	S28°12'24"W
C2	8°52'53"	745.00'	115.48'	57.86'	115.37'	S04°11'19"W
C3	13°12'04"	465.00'	107.15'	53.81'	106.91'	N83°34'58"W
C4	76°58'53"	21.00'	28.22'	16.70'	26.14'	N38°24'27"W
C5	6°54'48"	465.00'	56.18'	28.43'	56.15'	N86°41'08"W
C6	37°34'56"	1010.00'	662.44'	343.66'	650.68'	S19°28'29"W
C6	6°12'21"	465.00'	50.37'	25.21'	50.34'	N80°05'04"W
C7	90°00'00"	50.00'	78.54'	50.00'	70.71'	S45°15'08"E
C8	1°57'04"	745.00'	25.37'	12.64'	25.37'	S04°36'17"W
C9	3°54'13"	465.00'	31.68'	15.85'	31.67'	N85°08'20"W
C10	4°28'56"	465.00'	36.38'	18.20'	36.37'	N80°56'46"W

CURVE DATA (P.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°00'00"	50.00'	78.54'	50.00'	70.71'	S45°15'08"E
C2	8°52'53"	745.00'	115.48'	57.86'	115.37'	S04°11'19"W
C3	13°12'04"	465.00'	107.15'	53.81'	106.91'	N83°34'58"W
C4	76°58'53"	21.00'	28.22'	16.70'	26.14'	N38°24'27"W
C7	90°00'00"	50.00'	78.54'	50.00'	70.71'	S45°15'08"E
C8	1°57'04"	745.00'	25.37'	12.64'	25.37'	S04°36'17"W

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:		
JAN. 20, 2021		
	JAN. 20, 2021	
DATE OF SURVEY:	NOV. 30, 2020	
DESIGNED BY:		JAG
DRAWN BY:		LJH

WEST LAKES OFFICE PARK PLAT 15

1840 71ST STREET, WEST DES MOINES, IA 50266

FINAL PLAT

SHEET 2 OF 2

A-2104

Q:\APBLEDA\A2104\A2104_CTD Drawings\Plat Final Plat\A2104 (02).dwg, 8/27/2021 7:56:57 AM, jagustin, 1:1

Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO 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 THE WEST LAKES OFFICE PARK PLAT 15 FINAL PLAT FOR THE PURPOSE OF CREATING TWO (2) LOTS FOR COMMERCIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicants and property owners, Fore Right L.C. and West Lakes Commercial, LLC, request approval of a Final Plat for the approximately 2.81-acre property generally located at the SW corner of University Avenue and 71st Street and legally described in attached Exhibit 'B'. The applicant proposes to subdivide the property into 2 lots for Commercial development; 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;

WHEREAS, this Final Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

WHEREAS, the West Des Moines Plan and Zoning Commission reviewed the associated Preliminary Plat and recommended approval on May 24, 2021; and

WHEREAS, this Final Plat has been reviewed and determined to be generally consistent with the associated Preliminary Plat that was approved by the City Council on June 7, 2021; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the Final Plat application; and

WHEREAS, there are no public improvements required of this Final Plat; and

WHEREAS, the necessary easements have been established for Public Utility Easement (PUE) and Ingress/Egress Easement; and

WHEREAS, The City Council is accepting the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property; and

WHEREAS, the City Council approves of the following address assignment(s);

Lot 1 = 7160 University Avenue

Lot 2 = 7140 University Avenue (anticipated western building) and 7120 University Avenue (anticipated eastern building) and 1840 71st Street

WHEREAS, property subject of this action is zoned Support Commercial (SC) and meets all requirements of the West Lakes Planned Unit Development and City's Zoning Code.

NOW, THEREFORE, the City Council does approve the West Lakes Office Park Plat 15 Final Plat (FP-005195-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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. This resolution does release the Final Plat for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said document for recordation.

PASSED AND ADOPTED on September 7, 2021.

_____

Steven K. Gaer, Mayor

ATTEST:

_____

Ryan 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 September 7, 2021, by the following vote.

Exhibit A: Conditions of Approval

1. None.

Exhibit B: Legal Description

LOT 2, WEST LAKES PLAT 14, AN OFFICIAL PLAT, RECORDED IN BOOK 2015, PAGE 11515 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 2.81 ACRES MORE OR LESS.