CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: September 7, 2021

ITEM: Browns Woods Estates Plat 2, SE 5th and SE Walnut Woods Drive – Approve Final Plat to create 21 lots for Single-Family development and 2 street lots – Venture Homes by Stephen R. Grubb 1 L.L.C. – FP-005175-2021

RESOLUTION: Approval and Release of Final Plat

Background: The applicant and property owner, Venture Homes by Stephen R. Grubb 1, L.L.C., requests approval of a Final Plat for the approximately 7.9-acre property located at SE Walnut Woods Drive and SE 5th Street. The applicant proposes to subdivide the property into 21 lots for Single-Family detached homes and 2 street lots for dedication to the City.

Staff Review & Comment:

- *Financial Impact:* There is no City funding of this project; however, there is staff time related to the processing of development applications, inspections during construction of public improvements and subsequent inspections during the construction of the homes.
- *History*: The associated Preliminary Plat was approved by the Plan and Zoning Commission on August 27, 2018, and the City Council on September 4, 2018. The first final plat was approved for an initial 29 out of 75 total lots by the City Council on September 3, 2019. The City's typical practice has been if at least one Final Plat for ground that was contained within the area included on the associated Preliminary Plat, then the Preliminary Plat is vested. This Final Plat has been determined to be consistent with the associated Preliminary Plat.
- *Conditions of Approval*:
  1. Upon completion of construction it was discovered an area of pavement on SE 5th St did not meet minimum thickness requirements. In order to preserve the integrity of the slab, reinforcing, and smoothness, Staff negotiated with the contractor to provide a second four (4) year maintenance bond upon expiration of the initial pavement maintenance bond required as part of the development. Any defects resulting from the thickness deficiency are likely to occur during the course of these bonds and will be remedied by the contractor. A condition of approval has been added to address this situation.
  2. The Public Improvements are not ready to be accepted at the time of this writing but can be completed in a matter of days. To avoid a two week delay until the next City Council meeting, a condition of approval has been added to require the documentation of the storm water detention facility and completion of public improvement punch list items prior to the final plat being released for recordation.

Outstanding Issues: There are no outstanding issues.

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

- A deed for Lots A and B (SE Walnut Woods Drive and SE 5th Street) to be dedicated to the City as public street right-of-way.

- Legal documents to establish public easements for sanitary sewer, storm sewer, vehicle turn-around, and overland flowage.
- Surety for the construction of public sidewalks within the plat boundaries.

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

1. Provide a second four (4) year maintenance bond upon expiration of the initial pavement maintenance bond in consideration of paving not meeting thickness requirements.
2. Provide final documentation of storm water facilities construction and completion of public improvements and punch list items or provide surety for their completion prior to the final plat being recorded.

Lead Staff Member: Kara Tragesser

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

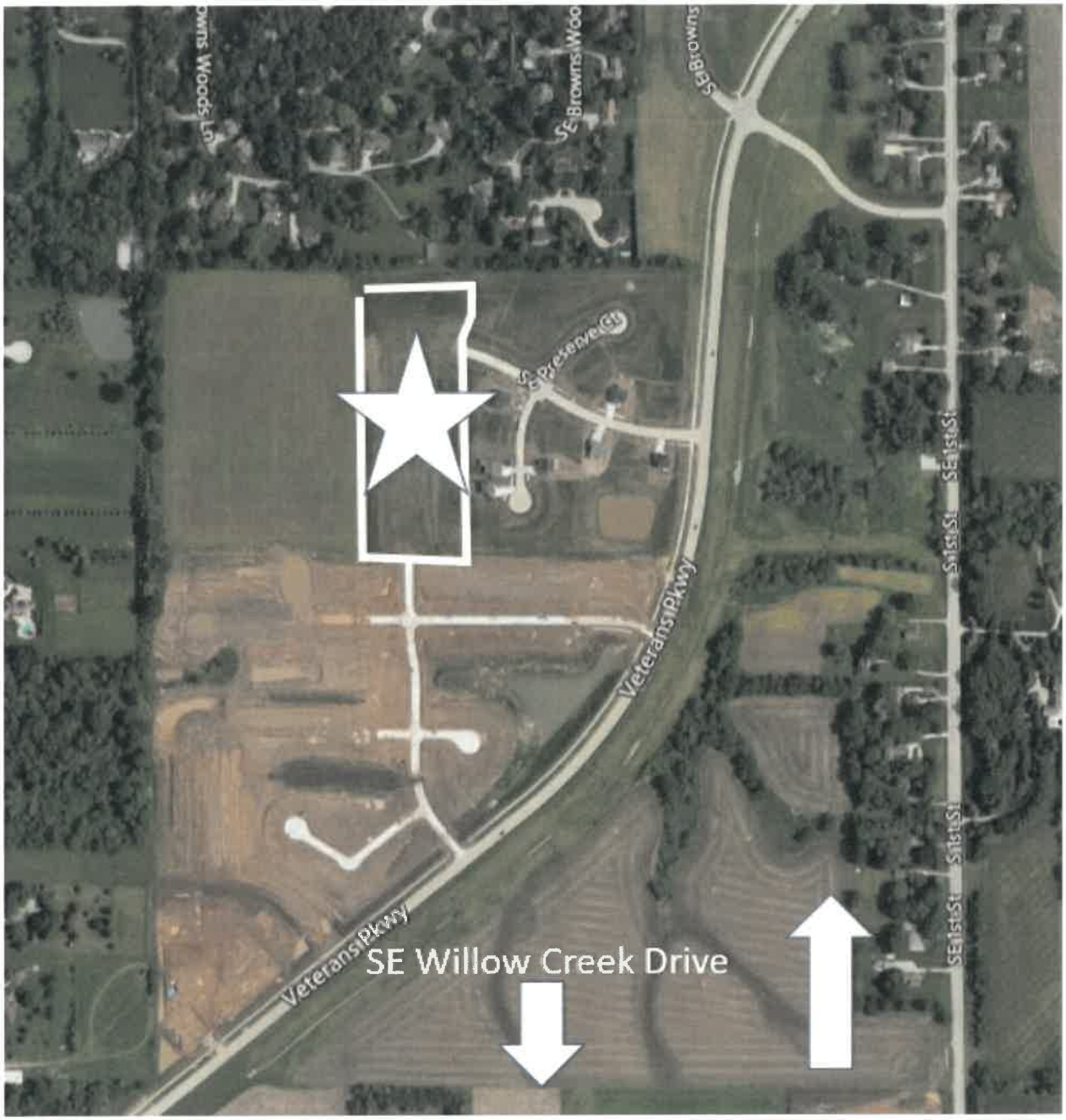
Publications (if applicable)

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

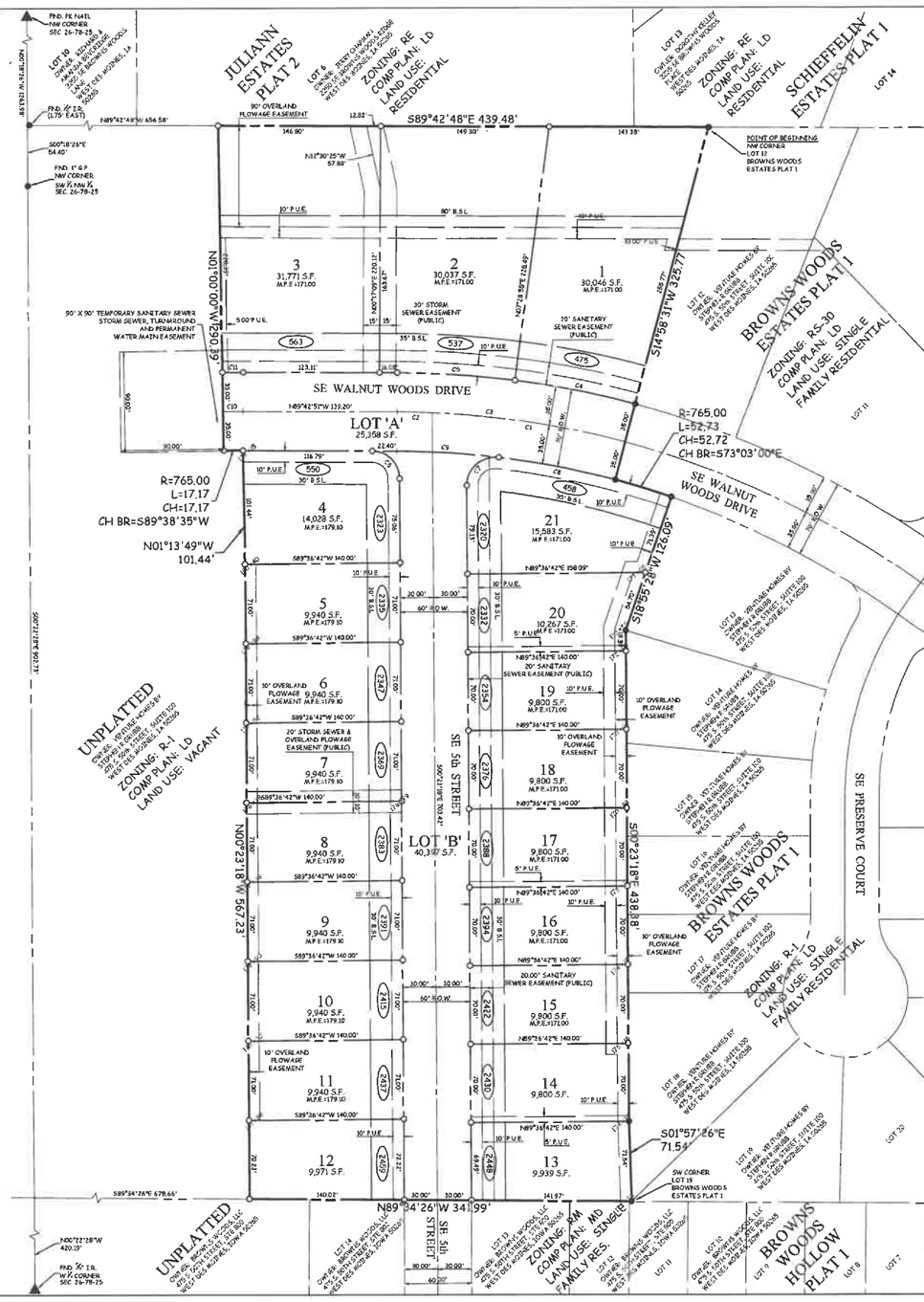
Location Map

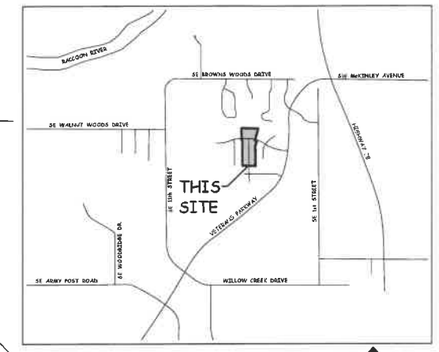


PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

INDEX LEGEND

LOCATION : NW¼ SEC. 26-78-25
REQUESTOR: VENTURE HOMES, LLC
PROPRIETOR: VENTURE HOMES, LLC
SURVEYOR: KEVEN J. CRAWFORD
SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC, 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
RETURN TO: COOPER CRAWFORD & ASSOCIATES, LLC





VICINITY SKETCH

LEGAL DESCRIPTION

A part of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., city of West Des Moines, Polk County, Iowa, that is more particularly described as follows:

Beginning at the Northwest corner of Lot 12, Browns Woods Estates Plat 1, an official plat; thence S14°58'31"W, 325.77 feet along the West line of said Browns Woods Estates Plat 1 to the South right-of-way line of SE Walnut Woods Drive, as it is presently established, and to a non-tangent 765.00 feet radius curve concave to the Southwest; thence Southeasterly 52.73 feet along said West line, and along said South right-of-way line, said curve having a chord length of 52.72 feet and a chord bearing of S73°03'00"E; thence S18°55'28"W, 126.09 feet along said West line; thence S00°23'18"E, 438.38 feet along said West line; thence S01°57'26"E, 71.54 feet along said West line of the Southwest corner of Lot 19, said Browns Woods Estates Plat 1; thence N89°34'26"W, 341.99 feet; thence N00°23'18"W, 567.23 feet; thence N01°13'49"W, 101.44 feet to a non-tangent 765.00 feet radius curve concave to the Southeast; thence Southwesterly 17.17 feet along said curve, said curve having a chord length of 17.17 feet and a chord bearing of S89°38'35"W; thence N01°00'00"W, 290.39 feet to the South line of Juliann Estates Plat 2, an official plat; thence S89°42'48"E, 439.48 feet along said South line, and along the South line of Schieffelin Estates Plat 1, an official plat, to the Point of Beginning.

Said tract of land contains 7.938 acres more or less.

Said tract of land being subject to any and all easements of record.

NOTES

1. ALL PARCELS ARE SUBJECT TO LANDSCAPED BUFFER REQUIREMENTS AS SPELLED OUT IN THE WEST DES MOINES ZONING ORDINANCE.
2. ALL SANITARY SEWER, STORM SEWER AND OVERLAND FLOWAGE EASEMENTS ARE PUBLIC, UNLESS OTHERWISE NOTED.
3. LOTS 'A' & 'B' TO BE DEEDED TO THE CITY OF WEST DES MOINES FOR STREET PURPOSES..
4. THIS SITE IS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 19153C0340F, MAP EFFECTIVE DATE FEBRUARY 1, 2019.
5. THE CONTRACTOR/OWNER OF EACH LOT SHALL SUBMIT A FOOTPRINT AND ELEVATION OF ANY PROPOSED RESIDENCE TO THE CITY OF WEST DES MOINES PRIOR TO RECIEVING A BUILDING PERMIT.
6. DECKS WILL NOT BE ALLOWED TO ENCROACH INTO EASEMENTS.
7. HOME BUILDER AND PLUMBING CONTRACTOR SHALL VERIFY SANITARY SERVICE STUB-OUT ELEVATIONS PRIOR TO HOUSE CONSTRUCTION TO ENSURE BASEMENT FLOOR ELEVATIONS WILL PROVIDE ADEQUATE FALL IN SERVICE PIPE (2% MINIMUM).
8. SPOT ELEVATIONS REPRESENT THE GRADE AT A POINT WHERE THE EASEMENTS CROSS LOT LINES.
9. NO DIRECT ACCESS TO VETERANS PARKWAY IS PERMITTED FOR THE SINGLE FAMILY RESIDENTIAL LOTS.
10. THE APPLICANT/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST AND INSTALLATION OF REQUIRED STREET LIGHTS FOR ALL PUBLIC STREETS WITHIN THE PROPOSED DEVELOPMENT.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	012°24'15"	800.00	173.19	86.94	172.86	N81°13'36"W
C2	002°17'07"	800.00	31.91	15.96	31.91	N88°34'17"W
C3	014°41'22"	800.00	205.10	103.12	204.54	N82°22'10"W
C4	007°29'36"	835.00	109.30	54.68	109.12	S78°46'17"E
C5	007°11'46"	835.00	104.87	52.51	104.80	S86°06'58"E
C6	089°19'33"	25.00	38.98	24.71	35.15	N45°03'04"W
C7	097°28'40"	25.00	42.53	28.50	37.59	S48°21'02"W
C8	007°51'09"	765.00	105.39	52.72	105.21	N78°58'04"W
C9	006°48'13"	765.00	90.84	45.47	90.79	N86°18'45"W
C10	001°17'09"	800.00	17.95	8.98	17.95	S89°38'35"W
C11	001°17'09"	835.00	18.74	9.37	18.74	N89°38'35"E

FINAL PLAT
BROWNS WOODS ESTATES PLAT 2
West Des Moines, Iowa

OWNER/APPLICANT
VENTUGE HOMES, LLC
475 S. 50th STREET, SUITE 100
WEST DES MOINES, IOWA 50265
ATTN: STEPHEN GRUBB
(515) 327-1700

ZONING
EXISTING: R-1
RS-30
PROPOSED: R-1 (LOTS 4-21)
RS-30 (LOTS 1-3)

COMPREHENSIVE PLAN LAND USE
EXISTING: SF - SINGLE FAMILY RESIDENTIAL
PROPOSED: SF - SINGLE FAMILY RESIDENTIAL

LAND USE DENSITY
EXISTING: AGRICULTURE (0 UNITS/ACRE)
PROPOSED: SINGLE FAMILY RESIDENTIAL (2.65 UNITS/ACRE)

SETBACKS

R-1	RS-30
FRONT-30'	FRONT-35'
REAR-35'	REAR-35'
SIDE-7' MIN. (15' TOTAL)	80' (ALONG NORTH PLAT BOUNARY)
	SIDE-8' MIN. (20' TOTAL)

SURVEYOR'S NOTES
1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS BASED ON AN ASSUMED BEARING.

LEGEND

	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156, UNLESS OTHERWISE NOTED
O	SET CORNER 5/8" I.R. 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
(3332)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
N.R.	NOT RADIAL
M.P.E.	MINIMUM PROTECTION ELEVATION
M.O.E.	MINIMUM OPENING ELEVATION
120 ×00	SPOT ELEVATION

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 13156 IOWA

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
This sheet only

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-13-2021
REVISIONS

SCALE: 1"=50'

APPROVED — INITIALED: — AS-BUILT: —

JOB NUMBER CC 2220

FINAL PLAT
Browns Woods Estates Plat 2

SHEET 1 OF 1

IOWA ONE-CALL 800-292-8989 CALL BEFORE YOU DIG

Prepared by: Kara Tragesser, 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, ACCEPTING PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING BROWNS WOODS ESTATES PLAT 2 FINAL PLAT FOR THE PURPOSE OF CREATING 21 LOTS FOR SINGLE FAMILY DEVELOPMENT AND 2 LOTS FOR PUBLIC STREETS TO BE DEDICATED TO THE CITY

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant and property owner, Venture Homes by Stephen R. Grubb 1, L.L.C., requests approval of a Final Plat for the approximately 7.9-acre property located at SE Walnut Woods Drive and SE 5th Street and legally described in attached Exhibit "B". The applicant proposes to subdivide the property into 21 lots for Single-Family development and 2 street lots for dedication to the City; 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, 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 (PP-003514-2017) and recommended approval on August 27, 2018; 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 September 4, 2018; and

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

WHEREAS, the necessary easements have been established for sanitary sewer, storm sewer, vehicle turn around, and overland flowage; and

WHEREAS, the City Council is accepting surety for the construction of sidewalks within the plat boundaries; and

WHEREAS, the applicant has supplied warranty deeds to the City of West Des Moines for Street Lot(s) A and B to be dedicated as public street right-of-way; and

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

Lot 1	=	475 SE Walnut Woods Drive
Lot 2	=	537 SE Walnut Woods Drive
Lot 3	=	563 SE Walnut Woods Drive
Lot 4	=	550 SE Walnut Woods Drive and 2323 SE 5th Street
Lot 5	=	2335 SE 5th Street
Lot 6	=	2347 SE 5th Street
Lot 7	=	2369 SE 5th Street
Lot 8	=	2383 SE 5th Street
Lot 9	=	2391 SE 5th Street
Lot 10	=	2415 SE 5th Street
Lot 11	=	2437 SE 5th Street
Lot 12	=	2459 SE 5th Street
Lot 13	=	2448 SE 5th Street
Lot 14	=	2430 SE 5th Street
Lot 15	=	2422 SE 5th Street
Lot 16	=	2394 SE 5th Street
Lot 17	=	2388 SE 5th Street
Lot 18	=	2376 SE 5th Street
Lot 19	=	2354 SE 5th Street
Lot 20	=	2332 SE 5th Street
Lot 21	=	2320 SE 5th Street and 458 SE Walnut Woods Drive

WHEREAS, property subject of this action is zoned Single-Family Residential (R-1) and Residential Single Family (RS-30) and meets all requirements of the City's Zoning Code.

NOW, THEREFORE, the City Council does approve the Browns Woods Estates Plat 2 Final Plat (FP-005175-2021), 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. Provide a second four (4) year maintenance bond upon expiration of the initial pavement maintenance bond in consideration of paving not meeting thickness requirements.
2. Provide final documentation of storm water facilities construction and completion of public improvements and punch list items or provide surety for their completion prior to the final plat being recorded.

Exhibit B: Legal Description

A part of the Northwest $\frac{1}{4}$ of Section 26, Township 78 North, Range 25 West of the 5th P.M., city of West Des Moines, Polk County, Iowa, that is more particularly described as follows:

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