CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: January 3, 2022

ITEM: Grand Valley Townhomes Plat 1, Grand Avenue east of S. 35th Street – Approve Final Plat to create 113 lots for attached townhome development and 1 (one) lot for private streets and common area – Grand Valley Townhomes, L.L.C. – FP-005324-2021

RESOLUTION: Approval and Release of Final Plat

Background: Property owner and applicant, Grand Valley Townhomes, L.L.C., an Iowa limited liability company, requests approval of a Final Plat for the approximately 6.75-acre property generally located on Grand Avenue east of S. 35th Street. The applicant proposes to subdivide the property into 113 lots for attached townhomes development and one (1) outlot for private streets and common area.

Staff Review & Comment:

- *Financial Impact:* Undetermined
- *History*: The associated Preliminary Plat was approved by the Plan and Zoning Commission on August 9, 2021 and the City Council on August 16, 2021. This Final Plat has been determined to be consistent with the associated Preliminary Plat.
- *Conditions of Approval:*
  - The easements referenced in the resolution have been sent to the applicant for signature, but as of the writing of the staff report, they have not been returned. A condition of approval has been added to hold the final plat from recording until the easements have been returned.
- *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 notes that as part of this approval, the Council is approving and accepting the following:

- Public improvements associated with the construction of public sanitary sewer within the plat boundaries.
- Easements for public sanitary sewer, pedestrian access, ingress/egress, and public utilities.

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

1. Executed easement documents shall be returned to the City prior to the final plat being recorded.

Lead Staff Member: Kara Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	n/a
City Council	January 3, 2022

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	06-07-2021
Recommendation	☒ Yes ☐ No ☐ Split

Location Map

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, send 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, ACCEPTANCING PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE GRAND VALLEY TOWNHOMES PLAT 1 FINAL PLAT FOR THE PURPOSE OF CREATING 113 FOOTPRINT LOTS AND ONE (1) OUTLOT FOR PRIVATE STREETS AND COMMON AREA

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, Grand Valley Townhomes, L.L.C., an Iowa limited liability company, requests approval of a Final Plat for the approximately 6.75-acre property generally located on Grand Avenue west of S 35th Street and legally described in attached Exhibit 'B'. The applicant proposes to subdivide the property into 113 lots for attached townhome development and one (1) outlot for private streets and common area; and

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which are 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 August 9, 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 August 16, 2021; and

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

WHEREAS, the City Council is accepting public improvements associated with the construction of public sanitary sewer within the plat boundaries; and

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

Lot 1	1747 S Telluride Street	Lot 59	1643 S Steamboat Street
Lot 2	1733 S Telluride Street	Lot 60	1637 S Steamboat Street
Lot 3	1719 S Telluride Street	Lot 61	1631 S Steamboat Street
Lot 4	1705 S Telluride Street	Lot 62	1625 S Steamboat Street
Lot 5	1689 S Telluride Street	Lot 63	1619 S Steamboat Street
Lot 6	1683 S Telluride Street	Lot 64	1613 S Steamboat Street
Lot 7	1677 S Telluride Street	Lot 65	1607 S Steamboat Street
Lot 8	1671 S Telluride Street	Lot 66	1601 S Steamboat Street
Lot 9	1665 S Telluride Street	Lot 67	1600 S Keystone Street
Lot 10	1659 S Telluride Street	Lot 68	1606 S Keystone Street
Lot 11	1653 S Telluride Street	Lot 69	1612 S Keystone Street
Lot 12	1647 S Telluride Street	Lot 70	1618 S Keystone Street
Lot 13	1641 S Telluride Street	Lot 71	1624 S Keystone Street
Lot 14	1635 S Telluride Street	Lot 72	1630 S Keystone Street
Lot 15	1629 S Telluride Street	Lot 73	1636 S Keystone Street
Lot 16	1611 S Telluride Street	Lot 74	1642 S Keystone Street
Lot 17	1605 S Telluride Street	Lot 75	1648 S Keystone Street
Lot 18	1581 S Telluride Street	Lot 76	1660 S Keystone Street
Lot 19	1567 S Telluride Street	Lot 77	1666 S Keystone Street
Lot 20	1549 S Telluride Street	Lot 78	1672 S Keystone Street
Lot 21	3447 Loveland Drive	Lot 79	1678 S Keystone Street
Lot 22	3443 Loveland Drive	Lot 80	1699 S Keystone Street
Lot 23	3439 Loveland Drive	Lot 81	1693 S Keystone Street
Lot 24	3435 Loveland Drive	Lot 82	1687 S Keystone Street
Lot 25	3431 Loveland Drive	Lot 83	1681 S Keystone Street
Lot 26	3427 Loveland Drive	Lot 84	1675 S Keystone Street
Lot 27	3423 Loveland Drive	Lot 85	1669 S Keystone Street
Lot 28	3419 Loveland Drive	Lot 86	1663 S Keystone Street
Lot 29	3415 Loveland Drive	Lot 87	1657 S Keystone Street
Lot 30	3411 Loveland Drive	Lot 88	1651 S Keystone Street

Lot 31	3407 Loveland Drive	Lot 89	1645 S Keystone Street
Lot 32	3403 Loveland Drive	Lot 90	1639 S Keystone Street
Lot 33	1546 S Arapahoe Street	Lot 91	1633 S Keystone Street
Lot 34	1560 S Arapahoe Street	Lot 92	1627 S Keystone Street
Lot 35	1574 S Arapahoe Street	Lot 93	1621 S Keystone Street
Lot 36	1614 S Arapahoe Street	Lot 94	1615 S Keystone Street
Lot 37	1620 S Arapahoe Street	Lot 95	1609 S Keystone Street
Lot 38	1626 S Arapahoe Street	Lot 96	1603 S Keystone Street
Lot 39	1632 S Arapahoe Street	Lot 97	1602 S Telluride Street
Lot 40	1658 S Arapahoe Street	Lot 98	1608 S Telluride Street
Lot 41	1647 S Arapahoe Street	Lot 99	1614 S Telluride Street
Lot 42	1641 S Arapahoe Street	Lot 100	1620 S Telluride Street
Lot 43	1635 S Arapahoe Street	Lot 101	1626 S Telluride Street
Lot 44	1629 S Arapahoe Street	Lot 102	1632 S Telluride Street
Lot 45	1623 S Arapahoe Street	Lot 103	1638 S Telluride Street
Lot 46	1617 S Arapahoe Street	Lot 104	1644 S Telluride Street
Lot 47	1611 S Arapahoe Street	Lot 105	1650 S Telluride Street
Lot 48	1605 S Arapahoe Street	Lot 106	1656 S Telluride Street
Lot 49	1604 S Steamboat Street	Lot 107	1662 S Telluride Street
Lot 50	1610 S Steamboat Street	Lot 108	1668 S Telluride Street
Lot 51	1616 S Steamboat Street	Lot 109	1674 S Telluride Street
Lot 52	1622 S Steamboat Street	Lot 110	1680 S Telluride Street
Lot 53	1628 S Steamboat Street	Lot 111	1686 S Telluride Street
Lot 54	1634 S Steamboat Street	Lot 112	1692 S Telluride Street
Lot 55	1640 S Steamboat Street	Lot 113	1698 S Telluride Street
Lot 56	1646 S Steamboat Street		
Lot 57	1652 S Steamboat Street		
Lot 58	1649 S Steamboat Street		

WHEREAS, property subject of this action is zoned Grand Valley Planned Unit Development and meets all requirements of the City's Zoning Code; and

WHEREAS, the City Council is approving and accepting easements for public sanitary sewer, public utilities, pedestrian access, and public ingress/egress.

NOW, THEREFORE, the City Council does approve the Grand Valley Townhomes Plat 1 Final Plat (FP-005324-2021), 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 January 3, 2022

_____

Russ Trimble, 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 January 3, 2022, by the following vote.

Exhibit A: Conditions of Approval

1. Easement documents to the satisfaction of the City shall be executed and provided to the City prior to the release of the final plat for recordation.

Exhibit B: Legal Description

Parcel "2021-33 as shown on the Plat of Survey recorded in Book 18606 Page 724, being a part of Outlot 'Z' Grand Valley Plat 1, an official plat, all in the City of West Des Moines, Polk County, Iowa and containing 6.75 acres (294,234 square feet).

GRAND VALLEY TOWNHOMES PLAT 1

FINAL PLAT

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

INDEX LEGEND

LOCATION: PARCEL '2021–33'
PT. OUTLOT 'Z', GRAND VALLEY PLAT 1
WEST DES MOINES, POLK COUNTY, IOWA

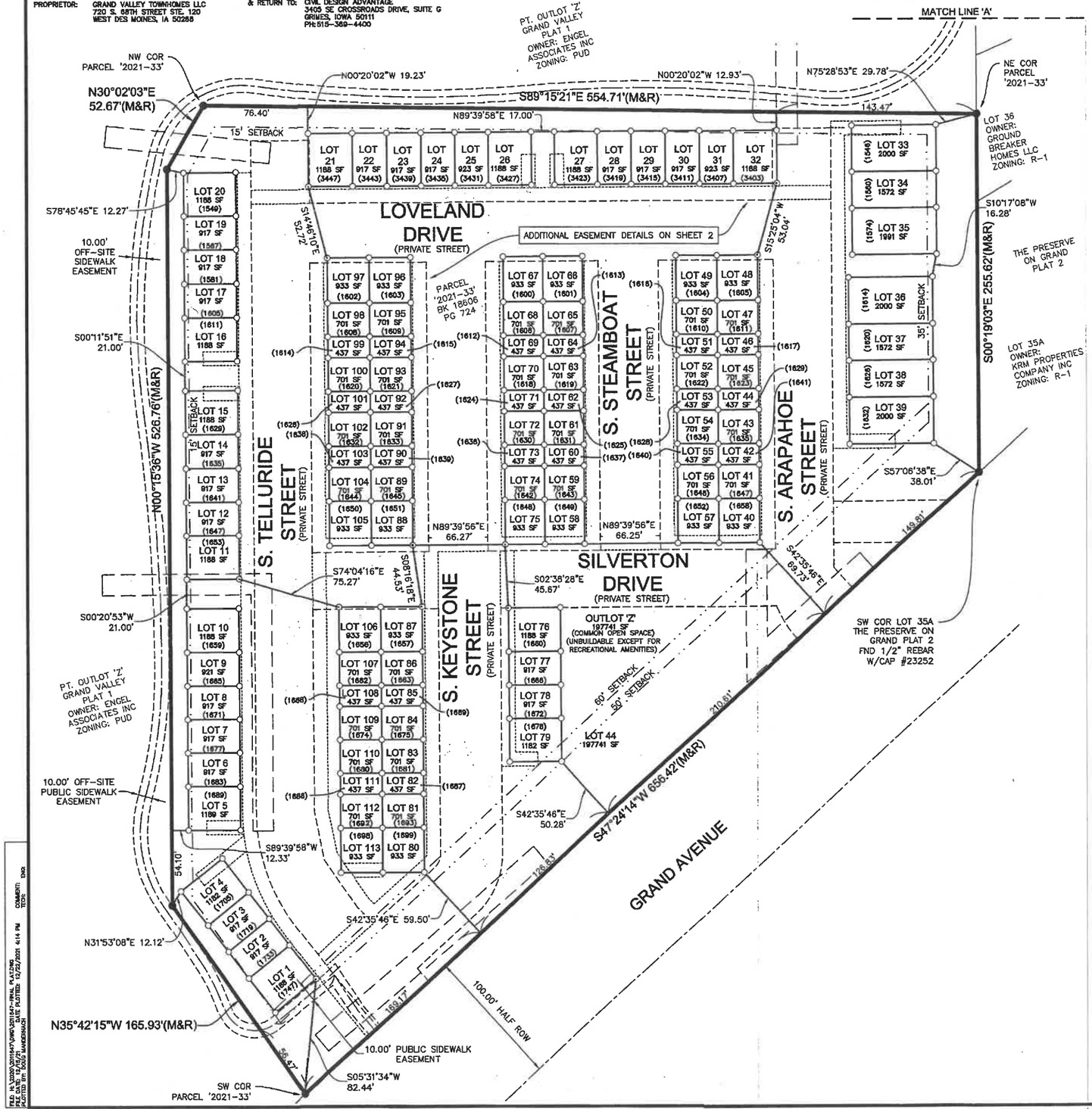
REQUESTOR: GRAND VALLEY TOWNHOMES LLC

PROPRIETOR: GRAND VALLEY TOWNHOMES LLC
720 S. 68TH STREET STE. 120
WEST DES MOINES, IA 50266

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH:515–369–4400



OWNER/ DEVELOPER

GRAND VALLEY TOWNHOMES LLC
1680 SW ANKENY ROAD, SUITE 1B
ANKENY, IOWA 50023
CONTACT: NICK JENSEN
PHONE: (515) 290–9359

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

ZONING

EXISTING: PUD (GRAND VALLEY PLANNED UNIT DEVELOPMENT)

BULK REGULATIONS

SETBACKS:
60' ALONG GRAND AVENUE – 3 STORY BUILDINGS
50' ALONG GRAND AVENUE – 2 STORY BUILDINGS
35' ALONG EAST PROPERTY LINE
30' BUILDING SEPARATION
25' FROM FACE OF GARAGE TO BACK OF CURB OR SIDEWALK
15' ALONG NORTH AND WEST PROPERTY LINES

DATE OF SURVEY

AUGUST 31, 2021

PLAT DESCRIPTION

PARCEL '2021–33' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18606, PAGE 724, BEING A PART OF OUTLOT 'Z', GRAND VALLEY PLAT 1, AN OFFICIAL PLAT, ALL IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND CONTAINING 6.75 ACRES (294,234 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

COMPREHENSIVE LAND USE

MD – MEDIUM DENSITY RESIDENTIAL

N

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

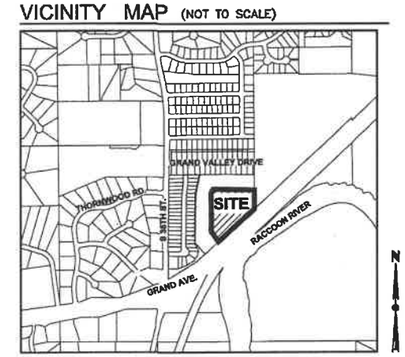
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. THE ERROR OF CLOSURE IS WITHIN THE ALLOWABLE LIMITS (1:10,000 FOR BOUNDARY, 1:5,000 FOR INDIVIDUAL LOTS)
4. ALL BEARINGS ARE ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.

VICINITY MAP (NOT TO SCALE)



WEST DES MOINES, 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.

LICENSED PROFESSIONAL LAND SURVEYOR MICHAEL A. BROONER 15980 IOWA

MICHAEL A. BROONER, P.L.S. 12-23-2021 DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1, 2 AND 3

REVISIONS	
REVISED	10-1-21
REVISED	10-1-21
SUBMITTAL	9-15-21

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

REVIEW: TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE

GRAND VALLEY TOWNHOMES PLAT 1
FINAL PLAT
WEST DES MOINES, IOWA

1/3

2011.647

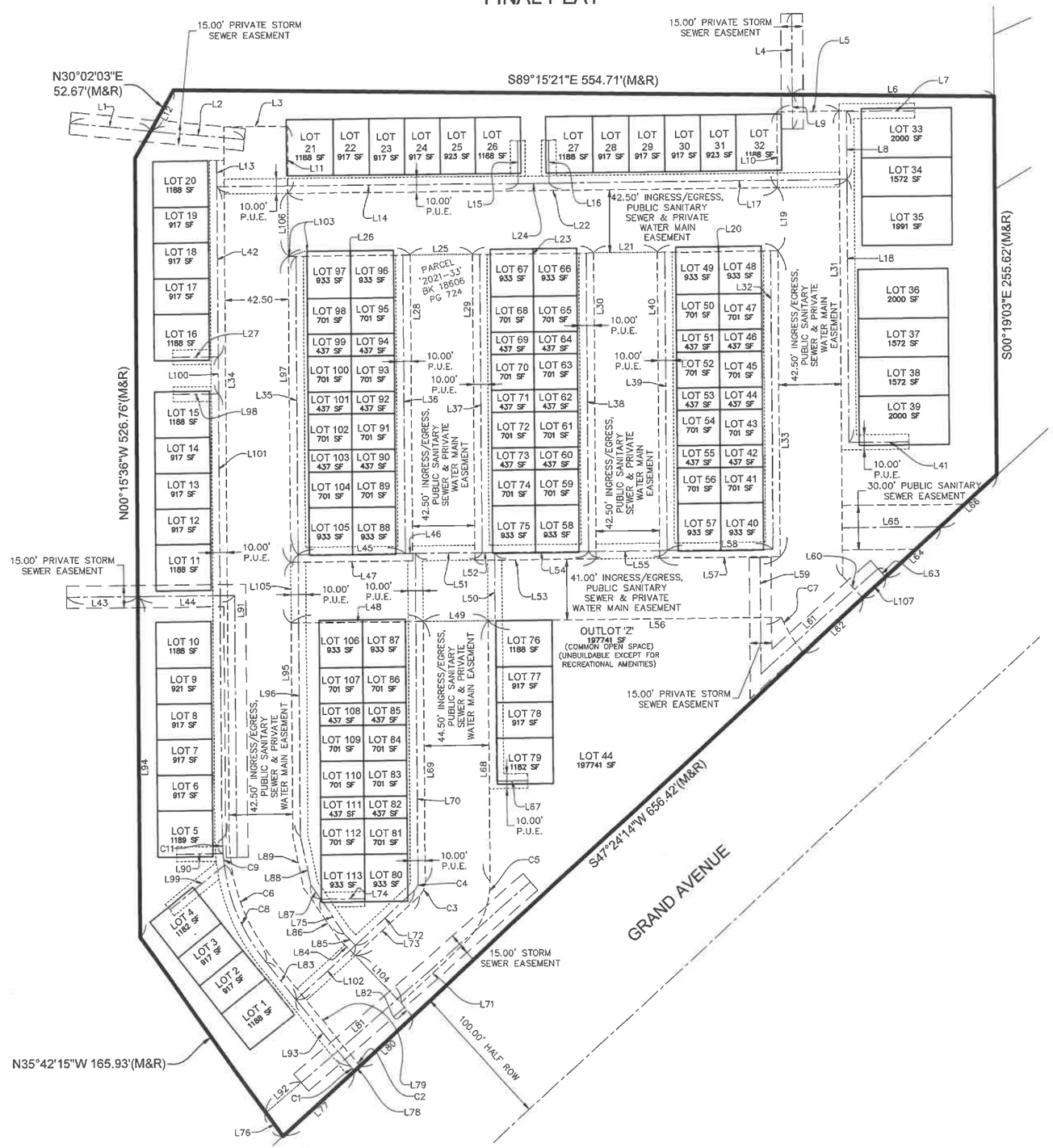
FILED: H:\2020\2011647\DWG\2011647-FINAL PLAT.DWG
PLT DATE: 12/23/21 PLOTTED: 12/23/2021 4:14 PM
PLOTTED BY: CADD ADMINISTRATOR

GRAND VALLEY TOWNHOMES PLAT 1

FINAL PLAT

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°47'37"	324.00'	4.49'	N38°44'50"W	4.49'
C2	0°44'22"	319.00'	4.12'	N38°43'12"W	4.12'
C3	47°45'30"	13.00'	10.84'	N23°32'43"E	10.53'
C4	47°45'30"	8.00'	6.67'	N23°32'43"E	6.48'
C5	47°45'30"	57.50'	47.93'	N23°32'43"E	46.55'
C6	38°00'59"	131.00'	86.92'	N19°20'32"W	85.33'
C7	18°47'58"	87.00'	28.55'	S32°05'22"E	28.42'
C8	30°24'28"	136.00'	72.18'	N23°08'47"W	71.33'
C9	3°22'18"	136.00'	8.00'	N06°15'24"W	8.00'
C10	0°46'20"	322.00'	4.34'	S38°44'11"E	4.34'
C11	4°14'12"	136.00'	10.06'	N02°27'08"W	10.05'
C12	80°14'04"	24.00'	33.61'	S59°19'45"E	30.93'
C13	13°12'03"	144.00'	33.18'	S25°48'44"E	33.10'
C14	2°42'40"	1065.09'	50.40'	S33°46'06"E	50.39'
C15	50°27'45"	94.00'	82.79'	S09°53'33"E	80.14'
C16	14°59'40"	336.00'	87.93'	S07°50'29"W	87.68'
C17	8°03'05"	1346.00'	189.14'	S03°40'54"E	188.99'
C18	21°07'43"	504.00'	185.86'	S02°51'26"W	184.81'
C19	84°22'18"	64.00'	94.24'	S55°36'26"W	85.96'
C20	12°30'23"	896.00'	195.58'	N88°27'36"W	195.19'
C21	9°51'59"	1004.00'	172.89'	N89°46'48"W	172.68'
C22	95°28'38"	96.00'	159.97'	S47°24'53"W	142.10'
C23	28°54'14"	24.00'	12.11'	N66°06'06"E	11.98'



LINE DATA

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N84°22'49"W	54.35'	L56	N89°39'58"E	198.29'
L2	N84°22'49"W	65.04'	L57	N89°39'58"E	82.00'
L3	N89°39'58"E	42.50'	L58	N89°39'58"E	72.00'
L4	N00°20'02"W	54.44'	L59	N00°20'02"W	78.57'
L5	N89°39'58"E	42.50'	L60	S42°17'31"E	19.93'
L6	N89°15'21"W	135.89'	L61	S48°29'02"W	106.49'
L7	N89°39'58"E	45.54'	L62	S47°24'14"W	54.49'
L8	N00°20'02"W	46.01'	L63	S41°30'58"E	7.44'
L9	N00°20'02"W	23.06'	L64	S47°24'14"W	49.82'
L10	N00°20'02"W	51.30'	L65	S89°39'58"W	65.56'
L11	S00°20'02"E	45.30'	L66	S47°24'14"W	51.77'
L12	S30°02'03"W	31.78'	L67	N89°39'58"E	21.20'
L13	N00°20'02"W	17.83'	L68	N00°20'02"W	175.81'
L14	N89°39'58"E	203.61'	L69	N00°20'02"W	175.81'
L15	N00°20'02"W	29.04'	L70	N00°20'02"W	221.81'
L16	N00°20'02"W	29.04'	L71	N47°25'28"E	58.03'
L17	N89°39'58"E	201.39'	L72	N47°25'28"E	54.02'
L18	N00°20'02"W	177.49'	L73	N47°25'28"E	58.90'
L19	S00°20'02"E	42.50'	L74	S89°39'58"W	29.56'
L20	S89°39'58"W	82.00'	L75	S34°05'02"E	28.15'
L21	N89°39'58"E	42.50'	L76	N35°42'15"W	19.63'
L22	N89°39'58"E	331.00'	L77	N47°24'14"E	64.64'
L23	S89°39'58"W	82.00'	L78	N47°24'14"E	5.01'
L24	N89°39'58"E	21.00'	L79	N38°21'01"W	89.74'
L25	N89°39'58"E	42.50'	L80	S47°24'14"W	48.66'
L26	S89°39'58"W	82.00'	L81	S49°10'54"W	206.00'
L27	N89°39'58"E	31.24'	L82	N38°38'25"W	12.40'
L28	N00°20'02"W	206.58'	L83	N38°21'01"W	32.17'
L29	S00°20'02"E	206.58'	L84	S44°03'39"E	16.05'
L30	N00°20'02"W	206.58'	L85	S44°03'39"E	10.74'
L31	S00°20'02"E	314.08'	L86	S34°05'02"E	41.33'
L32	N00°20'02"W	201.58'	L87	S34°05'02"E	11.75'
L33	N00°20'02"W	206.58'	L88	S11°35'02"E	33.55'
L34	N00°20'02"W	480.62'	L89	S11°35'02"E	35.04'
L35	S00°20'02"E	201.58'	L90	N89°39'58"E	31.88'
L36	S00°20'02"E	201.58'	L91	N00°21'21"W	176.97'
L37	S00°20'02"E	201.58'	L92	N49°10'54"E	31.37'
L38	S00°20'02"E	201.58'	L93	N38°21'01"W	57.57'
L39	S00°20'02"E	201.58'	L94	S00°15'36"E	230.37'
L40	S00°20'02"E	206.58'	L95	S00°20'02"E	144.70'
L41	S89°39'58"W	40.04'	L96	S00°20'02"E	190.21'
L42	N00°20'02"W	114.82'	L97	S00°20'02"E	206.58'
L43	S89°39'58"W	47.82'	L98	N89°39'58"E	31.22'
L44	S89°39'58"W	66.68'	L99	S51°38'59"W	48.04'
L45	N89°39'58"E	72.00'	L100	N00°20'02"W	25.00'
L46	N89°39'58"E	6.75'	L101	N00°20'02"W	300.50'
L47	N89°39'58"E	82.00'	L102	S47°25'28"W	53.99'
L48	S89°39'58"W	88.75'	L103	S74°05'21"W	12.84'
L49	S89°39'58"W	44.50'	L104	N43°41'18"W	44.51'
L50	S00°20'02"E	154.43'	L105	N00°20'02"W	41.00'
L51	N89°39'58"E	45.75'	L106	N00°20'02"W	42.50'
L52	N89°39'58"E	8.75'	L107	N47°24'14"E	20.76'
L53	N89°39'58"E	82.00'			
L54	N89°39'58"E	63.25'			
L55	N89°39'58"E	52.50'			

REVISIONS	DATE
REVISED	10-11-21
REVISED	10-1-21
SUBMITTAL	9-15-21

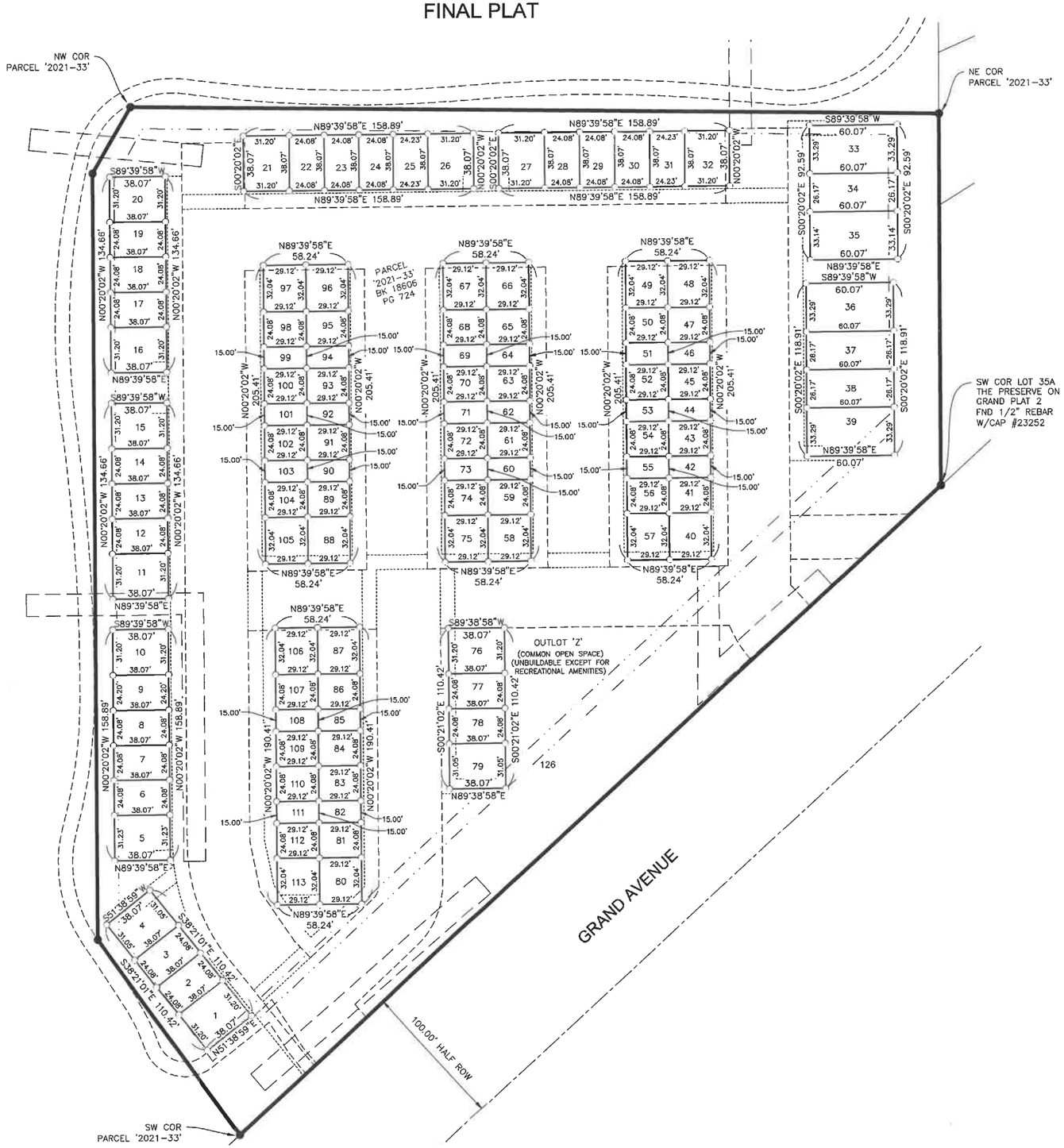
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE

GRAND VALLEY TOWNHOMES PLAT 1
FINAL PLAT
WEST DES MOINES, IOWA

FILE: H:\2020\2011647\DWG\2011647-FINAL PLAT.DWG
RE DATE: 12/15/21
PLOTTED BY: DOUG MACDONALD
DATE PLOTTED: 12/22/2021 4:14 PM
COMMENT: TEST
ENG.

GRAND VALLEY TOWNHOMES PLAT 1

FINAL PLAT



REVISIONS	DATE
REVISED	10-11-21
REVISED	10-1-21
SUBMITTAL	9-15-21

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

GRAND VALLEY TOWNHOMES PLAT 1
FINAL PLAT

3/3

2011.647

FILE: H:\2020\201647\DWG\201647-FINAL PLAT.DWG
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COMMENT:
TEST: DWG