

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: May 23, 2022

ITEM: Holiday Park ROW Vacation – Vacate 19,625-square feet of right-of-way including an excess of approximately 450’ of public alleys and 107’ of Maple Street located near the intersection of Maple Street and 14th Street – City of West Des Moines – VAC-005500-2022

ORDINANCE: Approval of Vacation Request

Background: Marco Alvarez with City of West Des Moines Parks and Recreation Department, on behalf of the applicant and property owner, City of West Des Moines, requests approval of the vacation of that portion of excess right-of-way within two existing public alleys and Maple Street situated near the intersection of Maple Street and 14th Street. The roadway segment subject of this request has been determined by City staff to no longer be necessary. The purpose of this action is to vacate excess street right-of-way so that newly defined lots can be tied together within Holiday Park to create a contiguous development parcel. As part of the vacation, a Reservation of Permanent Easement is requested for the purpose of accessing any public utilities within the easement area.

Staff Review & Comment:

- **History:** In 2021, the city’s Park and Recreation Department requested improvements to the existing maintenance building supporting Holiday Park near the intersection of Maple Street and 14th Street. Upon review of their proposal, it was determined that a portion of the existing building was constructed within a 33’ alley right-of-way. Their improvement proposal also included paving the existing gravel parking area on-site which was also located within 107’ of the right-of-way of Maple Street. The excess right-of-way must be vacated to allow for the improvements.
- **Public Utilities:** There are several known public utilities contained within these right-of-way areas (sanitary sewer, storm sewer and fiber) and they will remain. The City will reserve a permanent utility easement over the right-of-way areas for use by these utilities. The approval of the reservation of permanent easement will be included in the City Council approval of this Vacation.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date: March 23, 2022

Vote:

Recommendation:

City Council First Reading:

Date:

Vote:

Recommendation: Approve the Vacation Request

Lead Staff Member: Bryce Johnson

Approval Meeting Dates:

Plan & Zoning Commission	May 23, 2022
City Council: First Reading	
City Council: Second Reading	
City Council: Third Reading	

Staff Report Reviews

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator/Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

Publications

Published In	Des Moines Register Community Section
Date Published	May 18, 2022

Subcommittee Review (if applicable)

Committee	Development & Planning		
Date Reviewed	February 21, 2022		
Recommendation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Split

Location Illustration



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-22-052**

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, City of West Des Moines, requests approval of the vacation of public street right-of-way for that portion of Maple Street and a public alley situated near the intersection of Maple Street and 14th Street and as highlighted on the included location map.

WHEREAS, the request complies with the applicable provisions of the Comprehensive Plan and City Code.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Vacation of Public Right-of-Way (VAC-005500-2022).

PASSED AND ADOPTED on May 23, 2022.

Jennifer Drake, Chair
Plan and Zoning Commission

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 May 23, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary