

## CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

**Meeting Date:** November 28, 2022

**ITEM:** Wells Fargo Solar Right of Way Vacation – Vacate a portion of right-of-way along the north side of Stagecoach Drive just east and north of the intersection of Stagecoach Drive and East Wells Fargo Trail – Wells Fargo Bank, National Association – VAC-005471-2022

### **RESOLUTION: Approval of Vacation Request**

**Background:** Lana Bayless with DLR Group, on behalf of the applicant and owner, Wells Fargo Home Mortgage, Inc, NKA Wells Fargo Bank, National Association, requests approval of the vacation of that portion of right-of-way along the north side of Stagecoach Drive that was intended as a drive intersection into the Wells Fargo Campus. The intended access is situated just east and north of the intersection of Stagecoach Drive and East Wells Fargo Trail. The area that is the subject of this request has been determined by City staff to no longer be necessary. The applicant proposes the relocation of a landscape buffer related to the ground mounted solar energy system into the vacated area. In 2004, as part of the Wells Fargo Plat 1 final plat, Wells Fargo transferred this property to the City. The property will be conveyed to Wells Fargo at a future City Council meeting.

### **Staff Review & Comment:**

- **History:** In 2004, Stagecoach Road was platted as part of Wells Fargo Plat 1 for use as a street right of way in conjunction with the Wells Fargo Campus development. As part of that plat, extensions for future drive intersections were included in the Stagecoach Drive Right of Way. Since development of the campus, Wells Fargo has determined that they will not need a drive entrance at this location and have requested this extension area be vacated to allow a landscape buffer for the recently installed solar energy system to be relocated to higher ground to provide a more effective screen.
- **Disposition of the Property:** This action is for the vacation of the right-of-way only: Stagecoach Drive remains as a public street.

**Outstanding Issues:** There are no outstanding issues.

### Plan and Zoning Commission Action:

Date: November 28, 2022

Vote:

Recommendation:

### City Council First Reading:

Date:

Vote:

**Recommendation:** Approve the Vacation Request of Public right-of-way.

**Lead Staff Member: Linda Schemmel**

**Approval Meeting Dates:**

Plan & Zoning Commission	November 28, 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

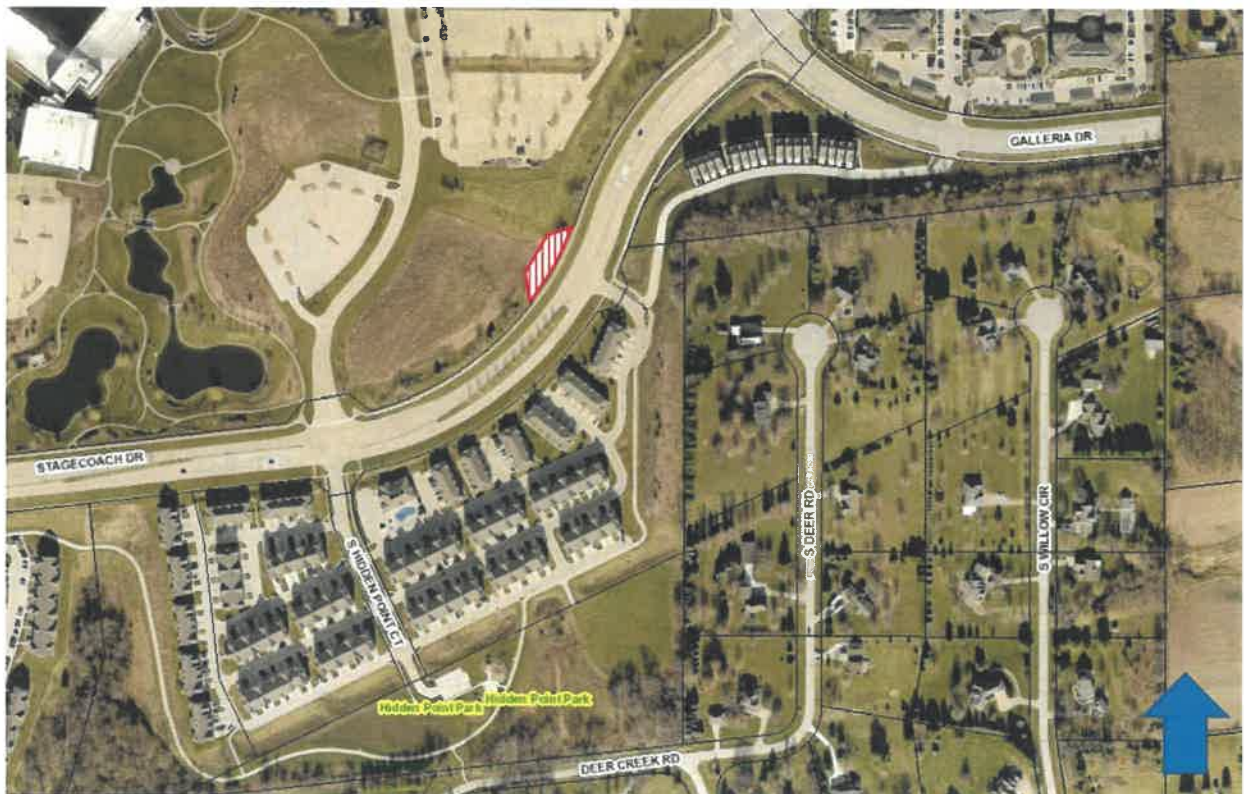
**Publications**

Published In	Des Moines Register Community Section
Date Published	November 21, 2022

**Subcommittee Review (if applicable)**

Committee	Development & Planning		
Date Reviewed	Scheduled for December 5, 2022		
Recommendation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Split

**Location Illustration**



**Location Description:**

A PART OF STAGECOACH DRIVE ADJOINING LOT 1, WELLS FARGO PLAT 1

Requestor: DLR Group 6457 Frances Street, Suite 200 Omaha, NE 68106-2278

Proprietor: Wells Fargo Home Mortgage, Inc NKA Wells Fargo Bank, NA

1 Home Campus x2401-04g

Des Moines, IA 50328-0001

Surveyor Company: Olsson, Inc.

Return To: Scott Catron P.L.S.,

1717 Ingersoll Ave, Suite 111 Des Moines, IA 50266 or

scatron@olsson.com | (515) 331-6517

**Exhibit "B" Vacation Plat**  
A PART OF STAGECOACH DRIVE ADJOINING  
LOT 1, WELLS FARGO PLAT 1  
CITY OF WEST DES MOINES PROJECT NUMBER: VAC-005471-2022

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

**ADDRESS:**  
NONE ASSIGNED

**DATE OF FIELD WORK:**  
11-30-2021

**TOTAL LAND AREA:**  
0.23 ACRES (10,130 SQ FT)

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN STAGECOACH DRIVE RIGHT-OF-WAY ADJOINING LOT 1, WELLS FARGO PLAT 1 AS DESCRIBED IN BOOK 2004, PAGE 14993 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA; THENCE S83°40'49"W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 325.35 FEET TO THE POINT OF BEGINNING; THENCE 149.79 FEET ALONG THE ARC OF A 772.94 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S31°53'22"W, A DISTANCE OF 149.55 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE N12°56'45"W, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 74.90 FEET; THENCE N28°49'53"E, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 120.17 FEET; THENCE N70°26'28"E, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 74.99 FEET; THENCE 83.18 FEET ALONG THE ARC OF A 772.94 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S23°15'17"W, A DISTANCE OF 83.14 FEET TO THE POINT OF BEGINNING.

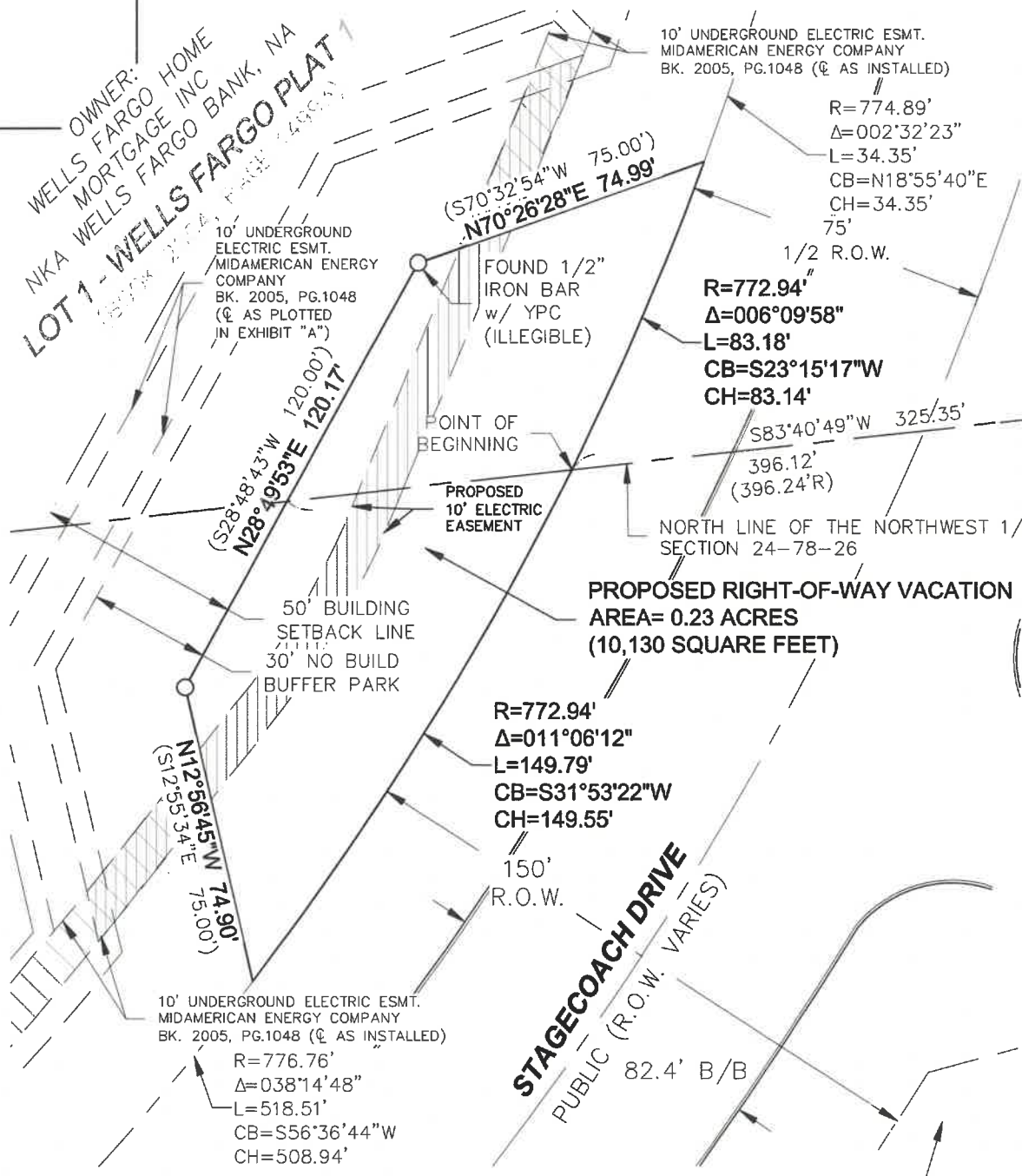
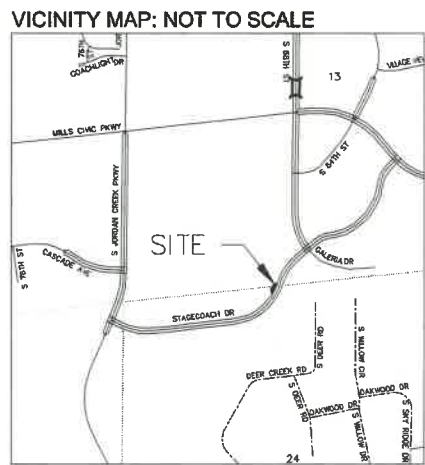
**SURVEY METADATA:**

LINEAR UNIT: US SURVEY FOOT

SYSTEM: NORTH AMERICAN DATUM 1983  
IOWA STATE PLANE COORDINATE SYSTEM – IOWA SOUTH ZONE

ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. GPS POSITIONS ACQUIRED UTILIZING THE IOWA REAL TIME NETWORK.

THE BASIS OF BEARINGS IS GEODETIC NORTH. NOTE THAT THE GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.



**NOTES:**

- NO TITLE WORK WAS COMPLETED BY OLSSON FOR THE BENEFIT OF THIS SURVEY. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

**LEGEND:**

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CENTER R.O.W.
- FOUND SECTION MONUMENT (AS DESCRIBED)
- FOUND 1/2" IRON ROD (OR AS DESCRIBED)
- SET 5/8"x18" REBAR W/PINK PLASTIC CAP #22232 (UNLESS OTHERWISE NOTED)
- R.O.W.
- YPC
- RIGHT-OF-WAY
- YELLOW PLASTIC CAP

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND 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.

Digitally signed by Scott A. Catron  
DN: C=US,  
E=scatron@olsson.com,  
O=Olsson, Inc., CN=Scott A. Catron  
Date: 2022.10.17 14:13:46-05'00'

**Scott A. Catron**

SCOTT A CATRON  
DATE 10-17-2022  
LICENSE NUMBER 22232  
LICENSE RENEWAL DATE: 12/31/23  
PAGES COVERED BY SEAL: SHEETS THIS SHEET ONLY



PROJECT NO:	021-08508
DRAWN BY:	SAC
DATE:	10-17-2022

**VACATION PLAT OF SURVEY**

**olsson** 7157 Vista Drive  
West Des Moines, IA 50266  
TEL 515.331.6517

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION**  
**NO. PZC-22-110**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Wells Fargo Home Mortgage, Inc, NKA Wells Fargo Bank, National Association, request approval of the vacation of Public street right-of-way along the north side of Stagecoach Drive just east and north of the intersection of Stagecoach Drive and East Wells Fargo Trail.

**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-005471-2022)

**PASSED AND ADOPTED** on November 28, 2022.

\_\_\_\_\_  
Jennifer Drake, Chair  
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on November 28, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary