

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: May 8, 2023

ITEM: High Gate Plat 1, north and east of the intersection of S. 88th Street and Stagecoach Drive – Approve a Preliminary Plat to create two outlots for future development and one street lot –Sunset Co., L.C. – PP-005922-2023

Resolution: Approval of Preliminary Plat

Background: Jared Murray with Civil Design Advantage, on behalf of the applicant, Jamie Myers, and the property owner, Sunset Co., L.C., requests approval of a Preliminary Plat for the approximately 12-acre property generally located at north and east of the intersection of S. 88th Street and Stagecoach Drive. The applicant proposes to subdivide the property into two outlots for future development and one street lot to be dedicated to the city. This plat is phase 1 of an intended subdivision of the approximately 50-acre property locally known as the Cosgriff property.

Staff Review & Comment:

- **Financial Impact:** As has been done with the balance of Stagecoach Drive, the developer and city have established an agreement for reimbursement of Stagecoach Drive construction costs through TIF.
- **History:** On December 19, 2022, City Council approved an amendment to the Zoning Map to establish Residential Medium Density, Residential high Density, and Neighborhood Commercial land use and zoning.
- **Key Development Aspects:**
 1. **Phasing:** This preliminary plat only establishes Outlots Y and Z for future development. Development is anticipated based on the approved Comprehensive Plan and Zoning which is currently designated Neighborhood Commercial (NC) for Outlot Z and High Density Residential (HD) for Outlot Y. The outlots will need to be platted through the City's Subdivision process prior to development.
 2. **Site Plans:** Since no specific developments is planned at this time, site plans will need to be submitted for each parcel prior to any development. Each site plan will provide details for the coordination of the vehicle and pedestrian transportation network, building locations and architecture, utility networks (storm, sanitary, water and fiber), parking facilities, storm water management measures, open space, and buffering and landscape. Site Plans will be reviewed by the Plan & Zoning Commission and City Council.
- **Traffic Impact Study Findings:** No traffic impact study was done for this project. Individual studies will be done at the time the outlots come back to be replatted for development.
- **Developer Responsibilities:** In conjunction with site development or platting of the lots, whichever occurs first, the developer will be responsible for construction and/or installation of all required public and private infrastructure improvements necessary to support

development. The following items are known improvements; additional improvements may be required in response to development proposals:

1. Street Extensions:
 - Stagecoach Drive
- Plat Validity: Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this 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. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: 5/8/2023

Vote:

Recommendation:

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

1. Outlots Y and Z are unbuildable until such time that they are replatted through the Subdivision process.

Lead Staff Member: Kate Devine

Approval Meeting Dates:

Planning and Zoning Commission	May 8, 2023
City Council	

Staff Report Reviews:

Planning & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> 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 (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	5/1/23
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



Vicinity Map – Land Uses



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-23-025

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant, Jamie Myers, and property owner, Sunset Co., L.C. request approval of the Preliminary Plat for the purpose of subdividing that approximately 12-acre property generally located at north and east of the intersection of S. 88th Street and Stagecoach Drive as depicted on the location map included in the staff report. The applicant proposes the creation of two outlots for future development and one street lot to be dedicated to the city; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code.

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat (PP-005922-2023) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on May 8, 2023.

Andrew Conlin, 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 May 8, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

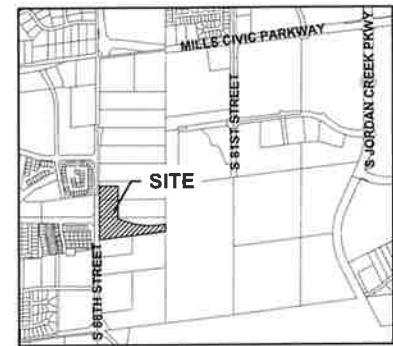
Recording Secretary

PRELIMINARY PLAT FOR: HIGH GATE PLAT 1

WEST DES MOINES, IOWA
PP-005922-2023

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

VICINITY MAP



WEST DES MOINES, IOWA

OWNER

SUNSET CO, LC
CONTACT: DAVID COSGRIFF
5613 NORTHBROOK DRIVE
PLANO, TX 75093
PH: 515-681-8400

DATE OF SURVEY

JULY 29, 2022

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 12.53 ACRES (545,965 SF)

APPLICANT

PARAMOUNT LAND COMPANY
CONTACT: JAMIE MYERS
2540 73RD STREET
URBANDALE, IA 50322
PH: 515-440-1111

ZONING

RH-18: HIGH DENSITY RESIDENTIAL (3.76 AC)
NC: NEIGHBORHOOD COMMERCIAL (4.62 AC)

COMPREHENSIVE LAND USE

HD - HIGH DENSITY RESIDENTIAL (5.75 AC)
NC - NEIGHBORHOOD COMMERCIAL (5.50 AC)

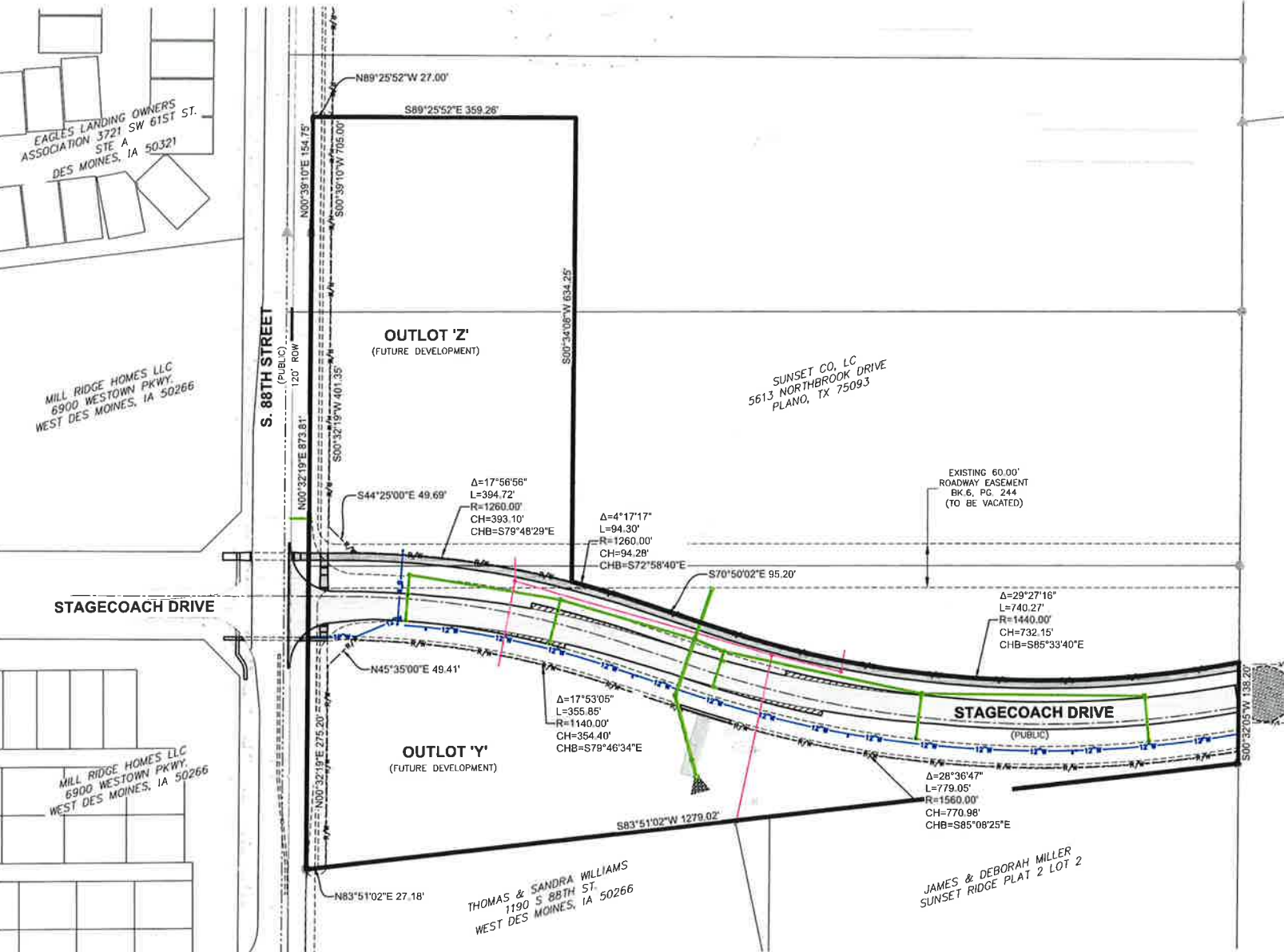
ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
4121 NW URBANDALE DR
URBANDALE, IOWA 50322
PH: 515-369-4400

BENCHMARKS

BM#2 WDM BM#87
3960 ± FEET WEST OF INTERSECTION OF SOUTH
88TH STREET AND 335TH STREET (DALLAS
COUNTY), 3 FEET NORTH OF EAST/WEST FENCE,
10 FEET EAST OF NORTH/SOUTH FENCE, ON
335TH STREET ACROSS FROM
THE HOUSE #3307 AND #3309.
ELEVATION=167.72

BM#3 SET BM NW BURY BOLT ON HYDRANT
NORTH SIDE
OF SUGAR CREEK DRIVE
ELEVATION=165.62



LEGEND

FEATURES PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE
- SURVEY**
- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660
(UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

LEGAL DESCRIPTION

A PART OF LOTS 8 THROUGH 10, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00°32'19" EAST ALONG THE WEST LINE OF SAID SUNSET RIDGE, 873.81 FEET; THENCE NORTH 00°39'10" EAST ALONG SAID WEST LINE, 154.75 FEET; THENCE SOUTH 89°25'52" EAST, 359.26 FEET; THENCE SOUTH 00°34'08" WEST, 634.25 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1260.00 FEET, WHOSE ARC LENGTH IS 94.30 FEET AND WHOSE CHORD BEARS SOUTH 72°58'40" EAST, 94.28 FEET; THENCE SOUTH 70°50'02" EAST, 95.20 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1440.00 FEET, WHOSE ARC LENGTH IS 740.27 FEET AND WHOSE CHORD BEARS SOUTH 85°33'40" EAST, 732.15 FEET TO THE EAST LINE OF SAID SUNSET RIDGE; THENCE SOUTH 00°32'05" WEST ALONG SAID EAST LINE, 138.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 83°51'02" WEST ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 1,279.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.53 ACRES (545,965 SQUARE FEET).
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

JARED M. MURRAY
LICENSED PROFESSIONAL ENGINEER
#23496

PRELIMINARY
NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY DATE _____

JAMES H. MILLER DATE _____

LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

4TH SUBMITTAL
3RD SUBMITTAL
2ND SUBMITTAL
1ST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
ENGINEER: JMM

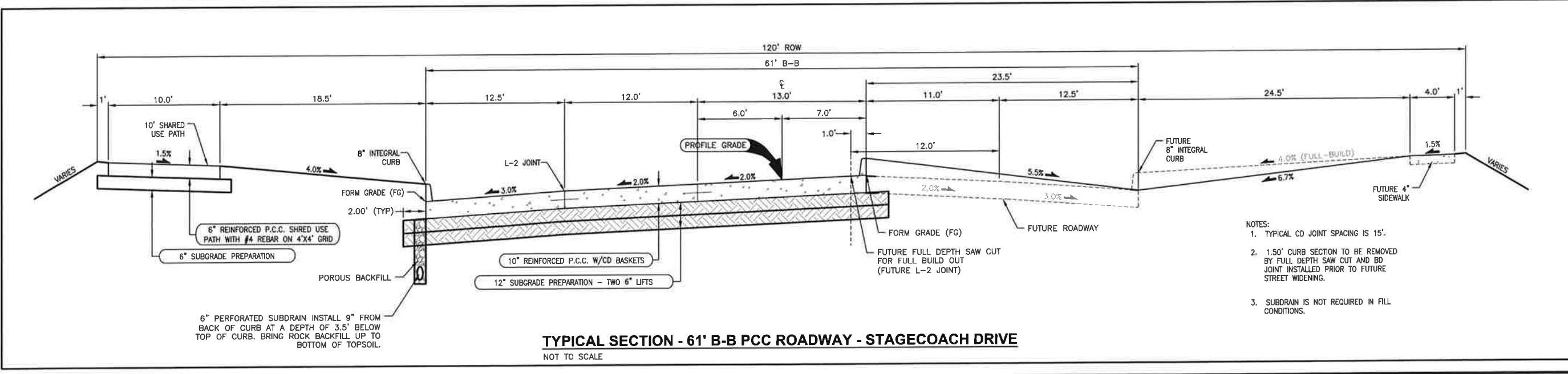
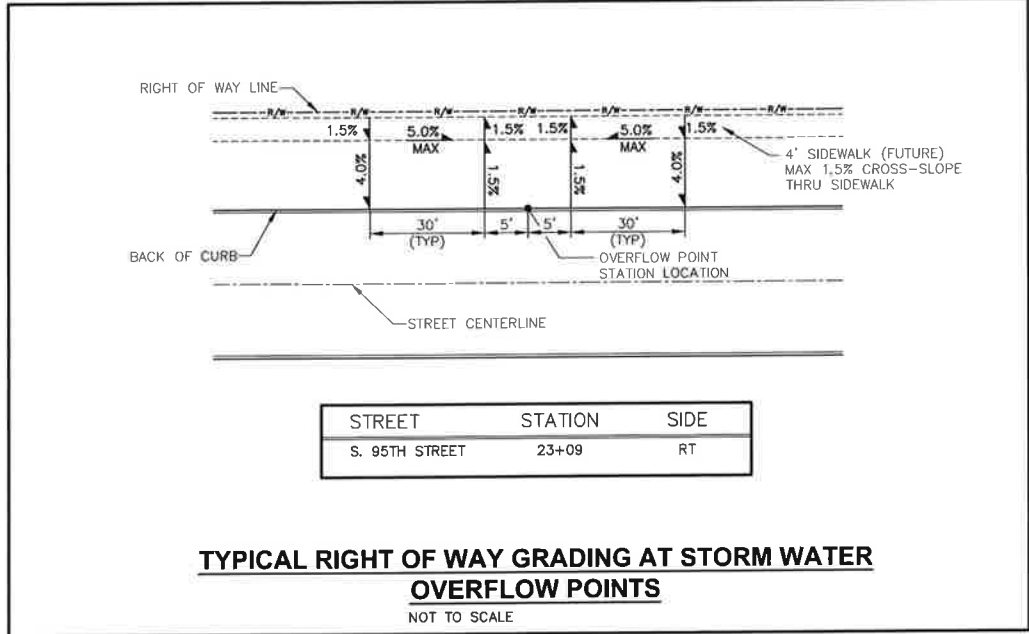
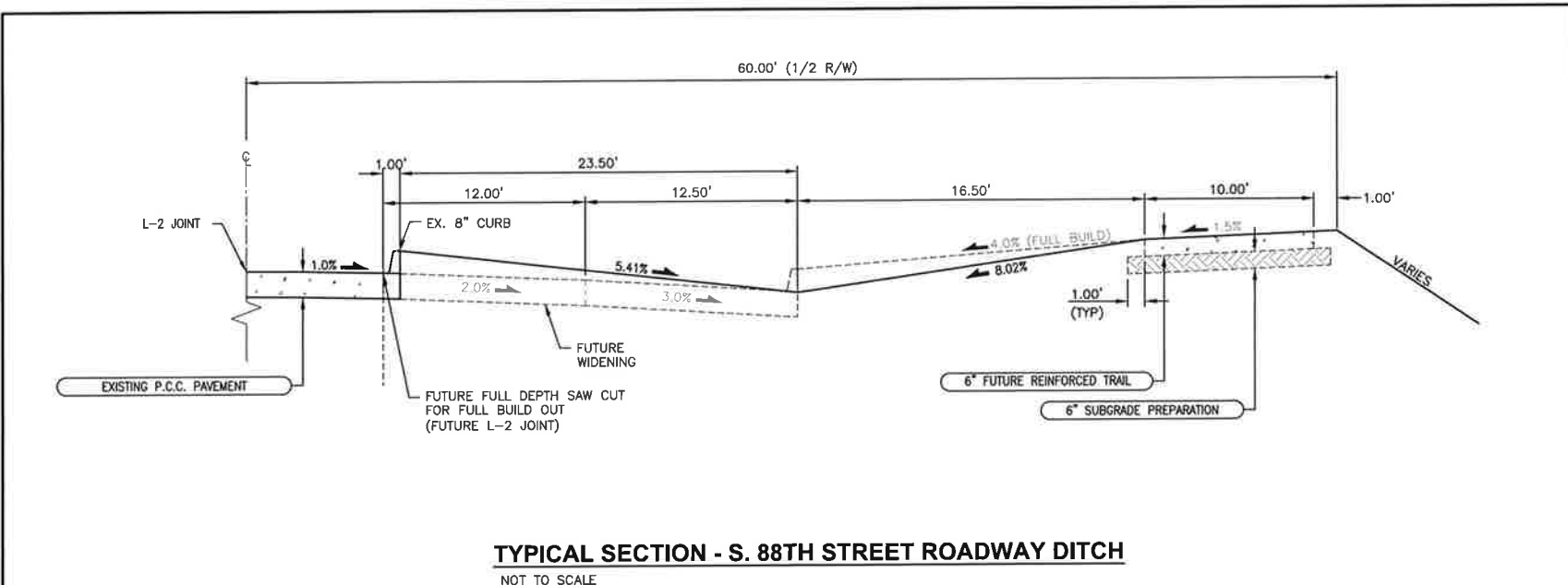
HIGH GATE PLAT 1
OVERALL LAYOUT

NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
3. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
4. NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, DECKS, GAZEBOS, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
5. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
6. ALL WATER MAIN, SANITARY SEWER AND STORM SEWER ARE PUBLIC UNLESS OTHERWISE NOTED.
7. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
8. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. R.O.W. EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC SERVICES FACILITY (222-3480). IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
9. PRIOR TO CONSTRUCTION ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
10. PROPERTY OWNER/DEVELOPER(S) WILL BE RESPONSIBLE FOR THE INSTALLATION OF SIDEWALKS ADJACENT TO ALL PUBLIC STREETS BORDERING THE PROPERTY.
11. OUTLOTS ARE UNBUILDABLE AND WILL BE REPLATTED ONCE FUTURE DEVELOPMENT OCCURS.
12. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. IN DROUGHT-STRIKEN AREAS AND AREAS THAT HAVE RECENTLY RECEIVED SUCH HIGH AMOUNTS OF RAIN THAT SEEDING WITH FIELD EQUIPMENT IS IMPOSSIBLE AND INITIATING VEGETATIVE STABILIZATION IMMEDIATELY IS INFEASIBLE, ALTERNATIVE STABILIZATION MEASURES MUST BE EMPLOYED AS SPECIFIED BY THE DEPARTMENT. IN LIMITED CIRCUMSTANCES, STABILIZATION MAY NOT BE REQUIRED IF THE INTENDED FUNCTION OF A SPECIFIC AREA OF THE SITE NECESSITATES THAT IF REMAIN DISTURBED.

WEST DES MOINES WATER WORKS STANDARD NOTES:

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
3. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY THEIR PROJECT'S WEST DES MOINES WATER WORKS ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING STATIC WATER PRESSURE AND, WHERE REQUIRED BY THE CITY OF WEST DES MOINES PLUMBING CODE, SHALL INSTALL A PRESSURE REDUCING VALVE(S) WITH EXPANSION TANK(S). WHERE REQUIRED, PRESSURE REDUCING VALVE(S) AND TANK(S) SHALL BE INSTALLED DOWNSTREAM OF THE WATER METER(S) AND BACKFLOW PREVENTION ASSEMBLY(IES) SERVING THE SITE.



- NOTES:
1. TYPICAL CD JOINT SPACING IS 15'.
 2. 1.50' CURB SECTION TO BE REMOVED BY FULL DEPTH SAW CUT AND BD JOINT INSTALLED PRIOR TO FUTURE STREET WIDENING.
 3. SUBDRAIN IS NOT REQUIRED IN FILL CONDITIONS.

REVISIONS	DATE
4TH SUBMITTAL	04/25/2023
3RD SUBMITTAL	04/12/2023
2ND SUBMITTAL	03/15/2023
1ST SUBMITTAL	02/06/2023

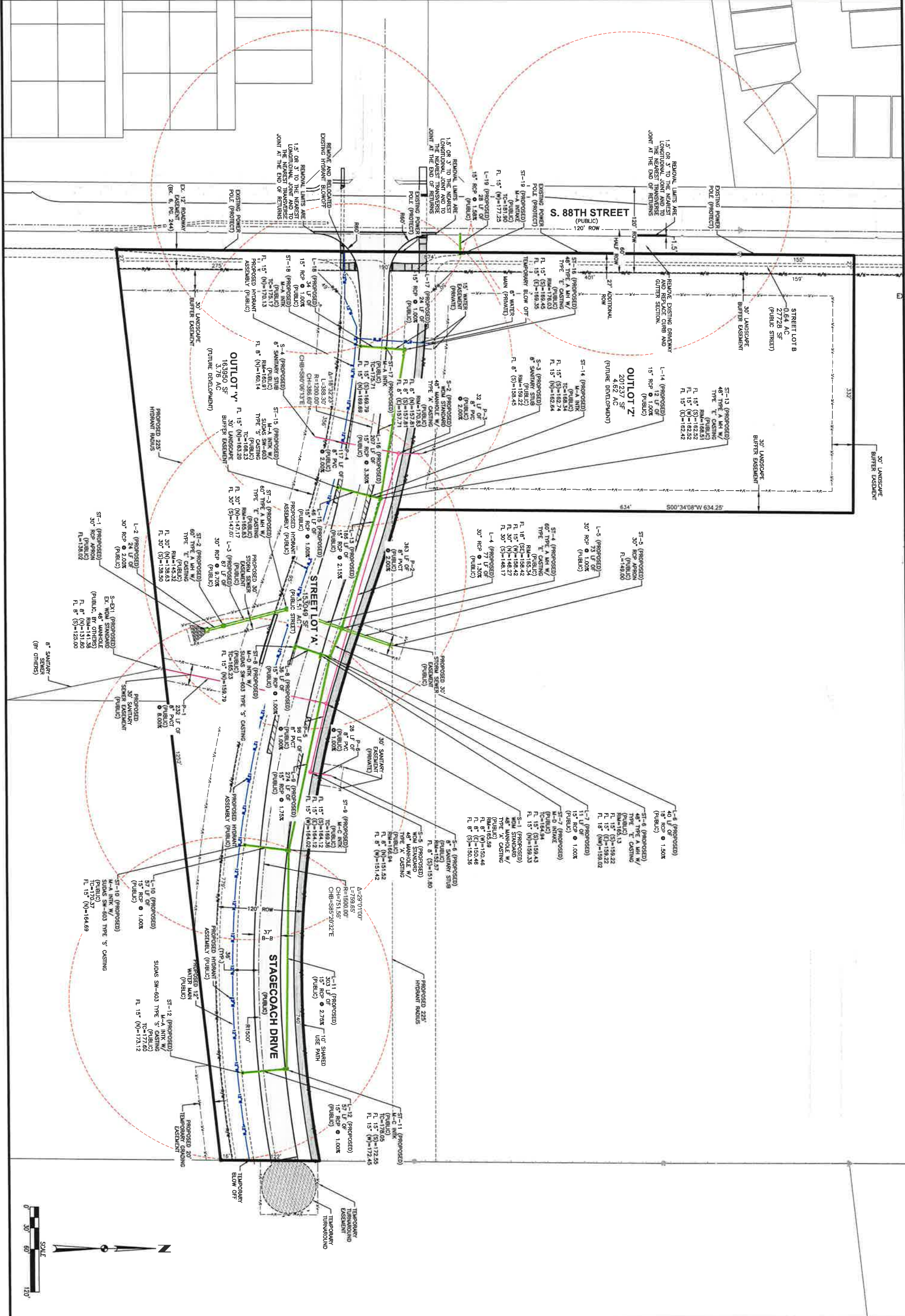
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



WEST DES MOINES, IOWA
ENGINEER: JMM

HIGH GATE PLAT 1
TYPICAL SECTIONS AND DETAILS

PROJECT: 2205.390 - HIGH GATE PLAT 1
 FILE DATE: 4/27/23
 DATE PLOTTED: 4/27/2023 10:29 AM
 PLOTTED BY: JAMES MURPHY



HIGH GATE PLAT 1

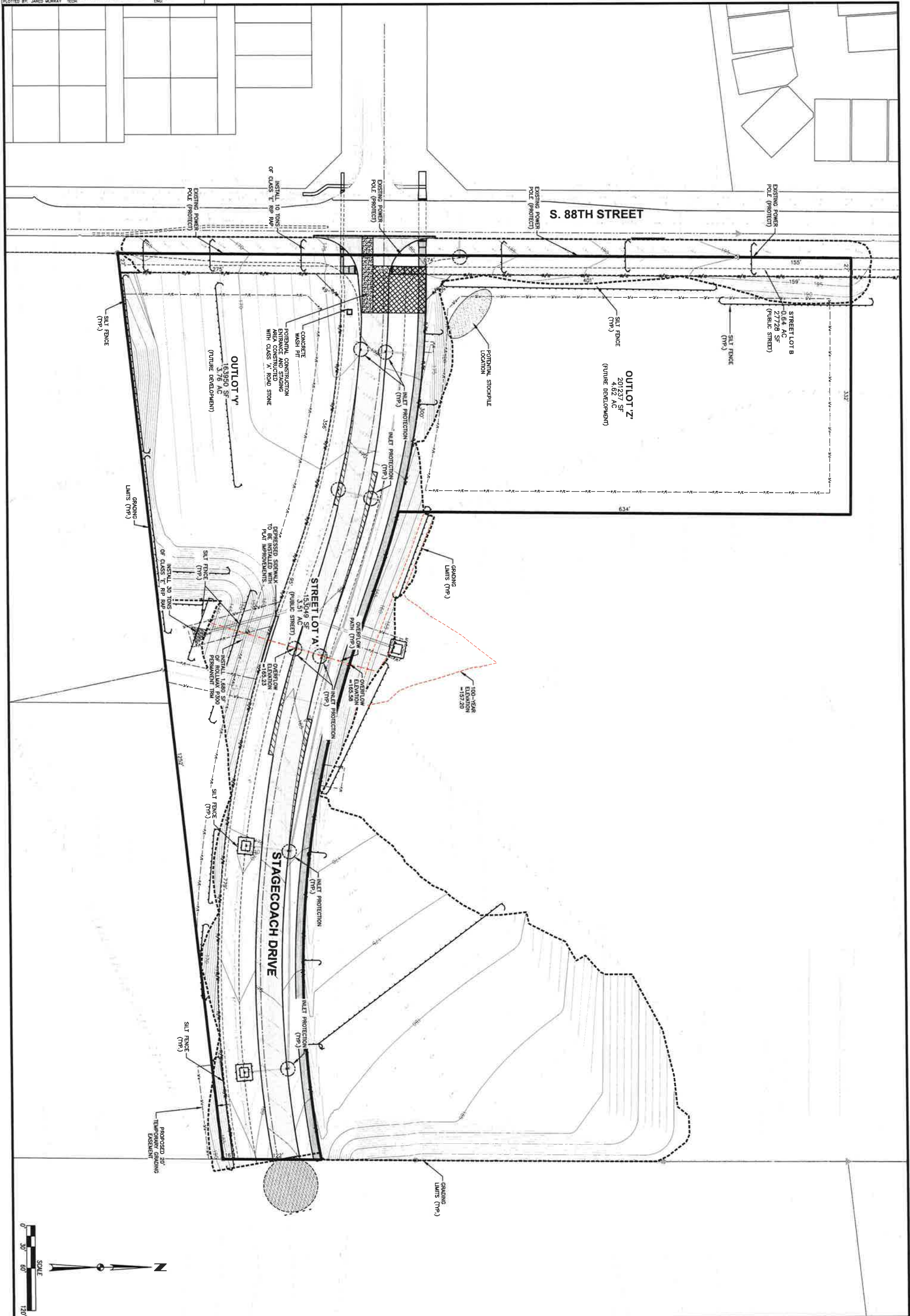
DIMENSION AND UTILITY PLAN

WEST DES MOINES, IOWA



4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: JMM
 TECH:

REVISIONS	DATE
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3RD SUBMITTAL	04/12/2023
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1ST SUBMITTAL	02/06/2023



HIGH GATE PLAT 1

GRADING PLAN

WEST DES MOINES, IOWA



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 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER: JMM

TECH:

REVISIONS	DATE
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3RD SUBMITTAL	04/12/2023
2ND SUBMITTAL	03/15/2023
1ST SUBMITTAL	02/06/2023

