

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 8, 2017
	Agenda Item No.	25
	Roll Call No.	<u>17-759</u>
	Communication No.	<u>17-388</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Conditionally approving Final Subdivision Plat “Saylor Fire Station Plat 1” subject to all applicable requirements of subdivision and filing of the controlling jurisdiction, Polk County, review and approval.

SYNOPSIS:

Recommend conditional approval of the final Subdivision Plat “Saylor Fire Station Plat 1” on property located at 211 Northwest 54th Avenue in unincorporated Polk County within the 2-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, subject to completion of the required legal documents, and approval of the same by the controlling jurisdiction, Polk County. The owner and developer of the property is Saylor Township Board of Trustees (owner) represented by Terry Shafer (trustee), 211 NW 54th Avenue, Des Moines, IA 50313.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The developer is seeking to combine the two (2) parcels into a single parcel containing the Saylor Fire Station and division off of a Right-of-Way parcel for Northwest 54th Avenue. The southeast parcel of the subject site contains the Saylor Fire Station, while the northwest parcel is a heavily wooded lot. Polk County requires the combining of two (2) parcels to go through their Preliminary Plat procedure.
- Section 354.9 of the Iowa Code provides for review of land subdivision by a municipality within 2-miles of its corporate limit. When the territory overlaps with another municipal jurisdiction then the closer jurisdiction has right of review unless there is separate intergovernmental agreement pursuant to Chapter 28E of the Iowa Code. In this instance the City of Des Moines is closer to the property than the City of Ankeny.
- This plat is recommended for conditional approval to allow the controlling jurisdiction, Polk County, to administer final review and approval of legal documents to the satisfaction of their subdivision process. The conditional approval will defer final review and authorization of approval to Polk County to finalize the subdivision process due to time constraints on legal document expiration, which ordinarily would expire within 30 days of signature and required prior to recording the plat.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: October 7, 2015

Resolution Number: N/A

Action: Request from Saylor Township Board of Trustees (owner) represented by Terry Shafer (trustee), for review and approval of a Preliminary Subdivision Plat “Saylor Fire Station Plat 1” on property located at 211 Northwest 54th Avenue in unincorporated Polk County within the 2-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to allow combining two (2) commercial parcels into a single parcel with the Saylor Fire Station and division off of a Right-of-Way parcel for Northwest 54th Avenue.

Jann Freed moved staff recommendation for approval of the requested Preliminary Plat for “Saylor Fire Station Plat 1”, subject to the following conditions:

1. Compliance with all comments of the administrative review by the Permit and Development Center.

2. Provision of a note on the plat document that “future development is subject to Article 7 Section 4 “Natural Resources Protection, Woodlands” of the Polk County Zoning Code.” THE VOTE: 9-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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