



1 inch = 500 feet

Date: 8/11/2017

## Woodside Estates West Commercial Park Plat 1







*Plan and Zoning Commission  
Staff Report*

*Meeting Date: August 22, 2017*

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**Agenda Item:** Woodside Estates West Commercial Park Plat 1 – Preliminary Plat (County)  
**Report Date:** August 14, 2017 *ESC*  
**Prepared by:** Derek Silverthorn  
Planner I

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of Woodside Estates West Commercial Park Plat 1 Preliminary Plat, subject to applicable Polk County subdivision regulations in lieu of the City of Ankeny subdivision regulations.

**Project Summary**

Woodside Estates West Commercial Park Plat 1 is located outside Ankeny corporate limits, northwest of the intersection at NW 2<sup>nd</sup> St and NW 54<sup>th</sup> Ave, adjacent to the Saylor Fire Station. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 14.57-acre (+/-) plat contains two lots. The intent of this plat is to subdivide the existing single lot, creating one additional buildable lot. Polk County indicates the property zoned as Light Industrial District (LI). The proposed plat is outside of the City's Future Land Use Plan. The proposed development will utilize Polk County sewer service and Des Moines Water Works water service. Street lights and sidewalks will be the responsibility of the property owners in the event of future annexation into the City of Ankeny.

Staff recommends the City of Ankeny defer to Polk County subdivision regulations.

**ERG**  
**ENGINEERING RESOURCE GROUP, INC.**

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ENGINEERS & SURVEYORS

PH. 515 / 288-4823 • FAX 515 / 288-3860 • Email: [erg@ergcorp.com](mailto:erg@ergcorp.com)

July 12, 2017

Honorable Mayor, City Council and  
Plan & Zoning Commissioners  
Ankeny City Hall  
410 West First Street  
Ankeny, IA 50023

**RE: Woodside Estates Commercial Park Plat 1**

Honorable Mayor, City Council and Plan & Zoning Commissioners:

The developer, Mr. Mark Bockenstedt, proposes to subdivide this existing platted outlot into two buildable commercial lots. This project is currently located in unincorporated Polk County and is within two miles of the corporate limit of the City of Ankeny; thus is subject to City review.

There are no proposed public streets proposed for this plat. A public sanitary sewer and public water main will be extended along the frontage of 2<sup>nd</sup> Street.

We ask for the City's approval of this plat.

Respectfully,

**ENGINEERING RESOURCE GROUP, INC.**



Doug Saltsgaver, P.E.  
President

DJS/kee



WOODSIDE ESTATES WEST COMMERCIAL PARK PLAT I - PRELIMINARY PLAT

ERG  
Engineering Resource Group, Inc.  
2813 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 288-4823

16-108

NO.	DATE	REVISION	BY	FOR
1	7/25/2017			

SCALE:	1" = 50'
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FILE NO.:	16-108
DESIGNED BY:	DJS
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NOTE:

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

OWNER/DEVELOPER

MARK BOCKENSTEDT  
2ND AVENUE BUSINESS  
PARK, LLC  
1003 NW RIDGE ROAD  
ANKENY, IA 50023  
515-249-2423

SURVEYOR

DANIEL RITTEL  
2413 GRAND AVENUE  
DES MOINES, IA 50312  
515-288-4823

ADDRESS

5500 NW 2ND ST  
DES MOINES, IA 50313

SECTION 10  
TOWNSHIP 79 NORTH  
RANGE 24 WEST

ZONING

LI - LIGHT INDUSTRIAL DISTRICT

LEGAL DESCRIPTION

Outlot "Y" in WOODSIDE ESTATES WEST PLAT NO. 1, an Official Plat, now included in and forming a part of Polk County, Iowa, except Parcel "A" thereof per that Plat of Survey filed in Book 15438 at Page 785 in the Office of the Recorder for Polk County, Iowa.

Containing 14.57 acres.

WATER SUPPLY

DES MOINES WATER WORKS

WASTEWATER TREATMENT

THE EXISTING POLK COUNTY SANITARY SEWER ALONG NW 2ND STREET WILL BE EXTENDED BY THE DEVELOPER TO SERVE THE SUBDIVISION.

EXISTING LAND USE

VACANT

FLOOD HAZARD

THE PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD ZONE.

SETBACKS

FRONT: 75' PRINCIPAL ARTERIAL  
SIDE: 15'  
REAR: 15'

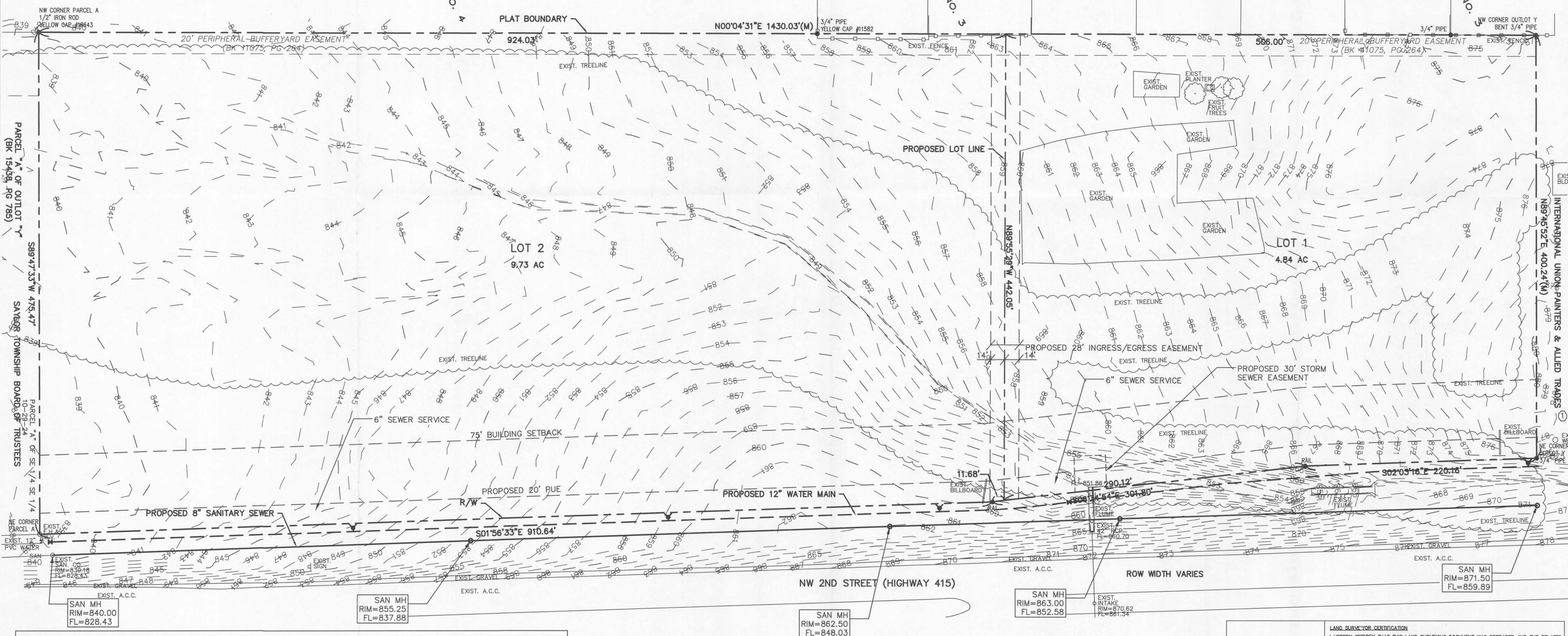
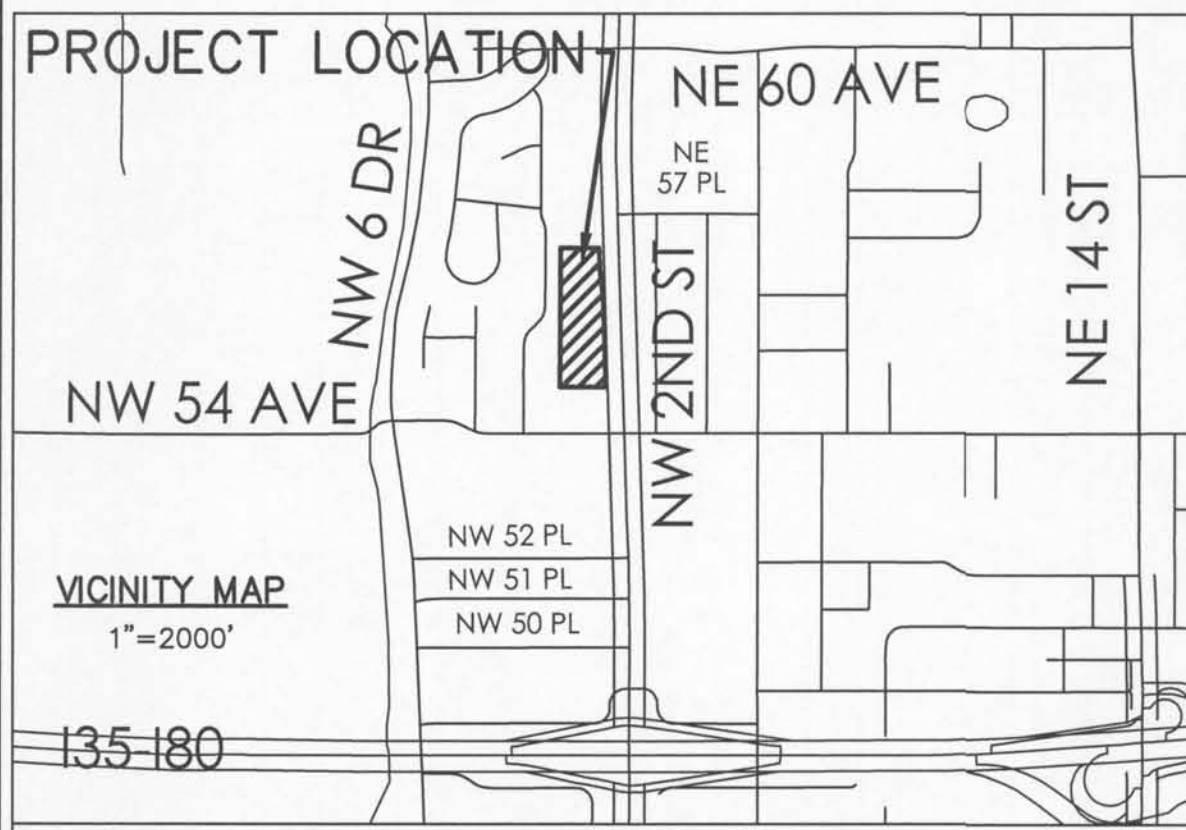
MAXIMUM BUILDING HEIGHT: 45'

STREETLIGHT AND SIDEWALK INSTALLATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.

NOTES

- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- NOTE UTILITY SERVICE PROVIDERS:  
WATER: DES MOINES WATER WORKS  
WASTEWATER TREATMENT: POLK COUNTY SANITARY SEWER  
ELECTRIC: MIDAMERICAN ENERGY  
GAS: MIDAMERICAN ENERGY  
PHONE: CENTURYLINK
- ACCESS TO NW 2ND STREET (IOWA HIGHWAY 415) MUST BE APPROVED BY THE IOWA DEPARTMENT OF TRANSPORTATION.
- EACH LOT WILL HAVE ON-SITE STORM WATER DETENTION FACILITIES.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- YOUNG WOODLAND AREAS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 50% AND MATURE WOODLAND AREAS AT A MINIMUM OF 75%.
- THE SHOWN UTILITY EXTENSIONS OF SANITARY SEWER AND WATER SERVICES ARE REQUIRED ALONG THE FULL FRONTAGE OF THE PROPERTY, AND SHALL BE INSTALLED PRIOR TO APPROVAL OF ANY FINAL PLAT.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES WOODED AREAS ON THE PROPERTY.

① SOUTH 300' OF NORTH 665.1' OF EAST 654.64' OF E 1/2 SE 1/4 SEC 10 T79N R24W EXCEPT HIGHWAY ROW.



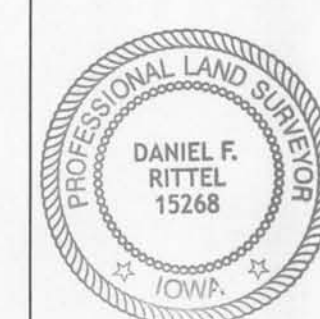
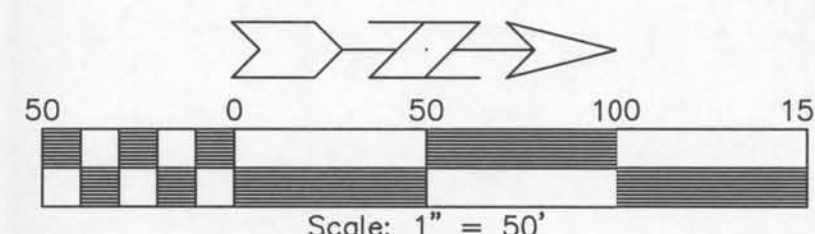
LAND SURVEYOR'S NOTE FOR PRELIMINARY PLATS

THIS PRELIMINARY PLAT IS FOR CONCEPTUAL PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED NOR SHALL ANY CONVEYANCE OF PROPERTY BE MADE WITH REFERENCE TO THIS PRELIMINARY PLAT.

THE SURVEYOR NOTES THAT DISTANCES AND/OR AREAS SHOWN FOR THE LOTS OR OUTLOTS DEPICTED ON THIS PRELIMINARY PLAT ARE APPROXIMATE AND THAT INDIVIDUAL LOTS OR OUTLOTS MAY NOT CLOSE WITHIN ACCEPTABLE LIMITS FOR BOUNDARY SURVEYS.

THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ANY WORK DONE IN PREPARING THIS PRELIMINARY PLAT THAT FALLS UNDER THE SCOPE AND DIRECTION OF A PROFESSIONAL ENGINEER.

- DENOTES PLAT BOUNDARY
- - - - - DENOTES EXIST. CONTOUR
- DENOTES EXIST. FIRE HYDRANT
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES EXIST. WATER VALVE
- DENOTES PROPOSED WATER VALVE
- DENOTES PROPOSED SANITARY SEWER



LAND SURVEYOR CERTIFICATION

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL, P.L.S. #15288  
DATE: 10 AUG 2017  
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL  
THIS SHEET ONLY