

May 19, 2014

To: Mayor Bemrich and City Council

From: David Fierke, City Manager

Subject: Consideration of the Final Plat for the Jordan Well Addition



ACTION: Approve Final Plat for the Jordan Well Addition

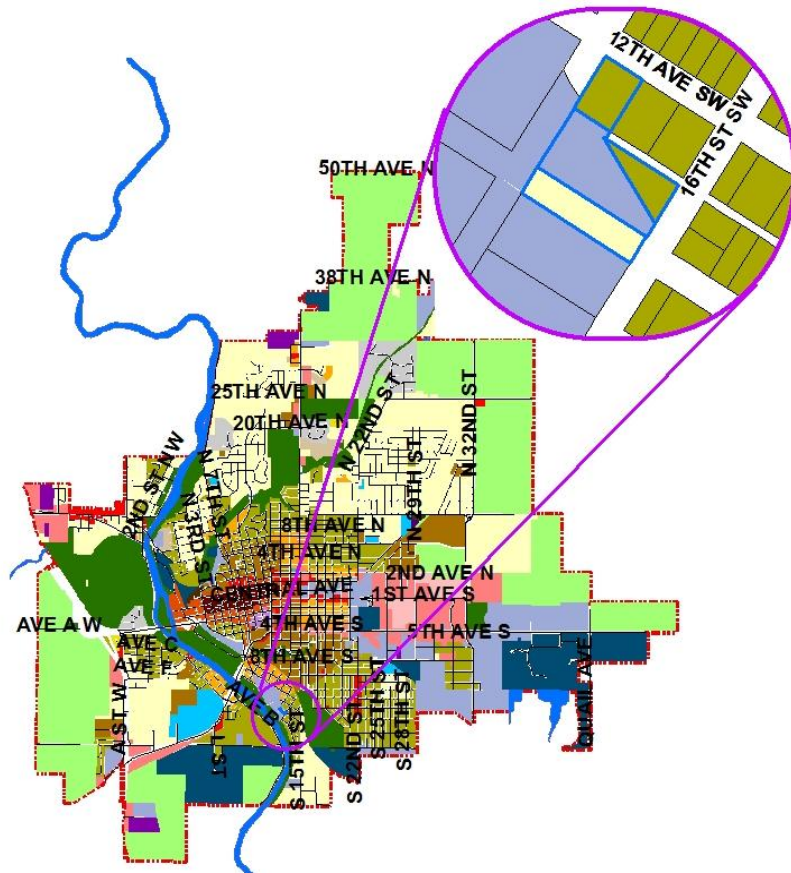
Background

The Plat for the Jordan Well Addition includes a lot reconfiguration of property owned by the City of Fort Dodge. The subdivision was established to create 3 viable lots for use as single-family property. It is considered a Minor Subdivision because no street additions are proposed and no municipal facilities will be extended or created.

A recent vacation of City right-of-way consisting of 13th Avenue SW between 15th Street SW and 16th Street SW, created additional land for disposition within the area. Reconfiguring the lots to include the vacated area and a portion of a previously vacated alley will create sellable lots for single-family use.

Analysis of Issue

The City's Land Use Plan designates the area for Residential use. As shown in the map on the following page, the properties are zoned Light Industrial (LI) and Single Family Residential (4RS & 6RS) (Zoning/Location Map, below). The Light Industrial portion of the site has been recommended by the Plan and Zoning Commission to the Council to be rezoned to Single Family Residential (6RS), and will be considered by the City Council upon establishing the lots. Surrounding Zoning Districts include Single Family Residential (4RS) and Light Industrial (LI). The land is being replatted in order to ensure it can be sold and used for residential purposes, which fits in with the character of the neighborhood. Neighboring property owners have shown interest in purchasing the platted lands to enlarge their residential properties.



There are no concerns with streets or parking, as the parcels will have access to improved streets off of 12th Avenue SW and 16th Street SW and are of viable size to provide off-street parking, if developed for single-family purposes.

The Engineering, Fire, Inspection, Public Works, and Water/Utility departments were all asked to provide comments on the proposed subdivision. No concerns were noted on the proposed plat.

Budget Impact

Final Plat approval does not typically require any City expenditures. Revenue is anticipated if developed upon, through funds required for various permits obtained from the City.

Strategic Plan Impact

Meets strategic plan policies as identified below.

- Policy C.1.5: The rehabilitation, reuse, or removal of currently unused or underutilized structures, sites and infrastructure shall be accomplished.
- Policy D.3.8: New development and infill development shall be especially encouraged in locations where a full range of urban services and infrastructure (i.e. schools, fire stations, water and sewer facilities, parks, and roads) is already in place, and where the public sector will not incur the full cost for building new facilities to serve the area.

Existing Plan Impact

The proposed use is consistent with the planned land use and meets the City's intent for development in this area.

Subcommittee or Commission Review / Recommendation

The Plan & Zoning Commission considered the request for Final Plat approval on May 13, 2014 and recommended approval.

Staff Conclusions / Recommendations

Subject to Council review and comments from the public, Staff recommends approval of the Final Plat for the Jordan Well Addition.

Alternatives

The alternative would be to not approve the Final Plat. This action would prevent the subdivision, as proposed, from moving forward.

Implementation and Accountability

If the Council approves the Final Plat, City Staff will facilitate recording of the Plat.

Signed



Carissa Miller
Associate Planner
Business Affairs & Community Growth

Approved

David R. Fierke
City Manager

JORDAN WELL ADDITION

FORT DODGE, IOWA

A SUBDIVISION OF BLOCK 107, TOWN COMPANY'S ADDITION & VACATED 13TH AVE SW

LEGAL DESCRIPTION

TRACT 'A':
ALL OF THE SOUTHERLY HALF OF BLOCK ONE HUNDRED SEVEN (107), TOWN COMPANY'S ADDITION TO FORT DODGE, IOWA, EXCEPT THAT PART LYING ON THE WEST SIDE OF A LINE RUNNING THROUGH SAID PREMISES PARALLEL TO AND FOUR HUNDRED (400) FEET NORTHEAST OF THE EAST LINE OF THE RIGHT-OF-WAY OF THE MINNEAPOLIS AND ST. LOUIS RAILROAD COMPANY (NOW THE RIGHT-OF-WAY OF CHICAGO NORTH WESTERN RAILWAY COMPANY).

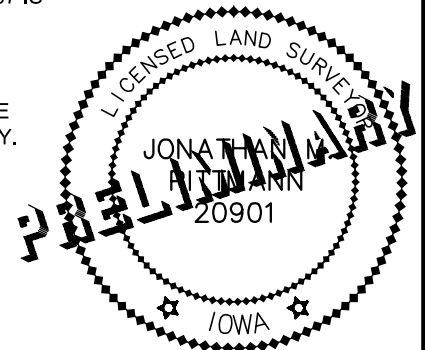
TRACT 'B':
PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED AS INSTRUMENT NO. 2014-244 IN THE WEBSTER COUNTY, IOWA RECORDS.
AND,
THE PORTION OF 13TH AVENUE SOUTHWEST WHICH WAS VACATED PER CITY ORDINANCE NO. 2182 AND RECORDED AS INSTRUMENT NO. 2013-6325 IN THE WEBSTER COUNTY, IOWA RECORDS.

NOTES

1. THE SURVEY FOR THIS SUBDIVISION WAS DONE IN JANUARY, 2014.
2. THIS SUBDIVISION WAS PREPARED FOR THE OWNERS.
3. FOR THE PURPOSE OF THIS SURVEY THE NORTHEASTERLY LINE BLOCK 107 IS ASSUMED TO HAVE A BEARING OF N57°47'18"W.
4. ALL BEARINGS AND DISTANCES SHOWN ON THIS MAP REFLECT FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.
5. LINE PARALLEL WITH AND 400 FEET NORTHEAST OF THE EAST LINE OF THE FORMER MINNEAPOLIS AND ST. LOUIS RAILROAD COMPANY RIGHT-OF-WAY.

LAND SURVEYOR CERTIFICATION & SEAL

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.



JONATHAN M. PITTMANN, PLS NO. 20901 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
THIS SEAL AND CERTIFICATION COVER THIS SHEET ONLY.

FLOOD PLAIN

ZONE:
"X" AREAS OUTSIDE THE
0.2% ANNUAL CHANCE
FLOODPLAIN.
MAP NO.:
19187C0310C
EFFECTIVE DATE:
DECEMBER 04, 2012

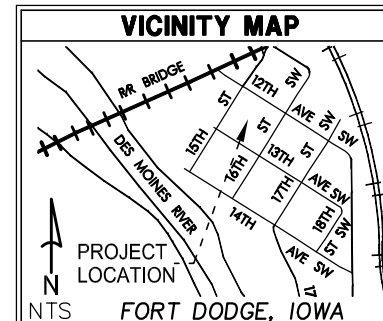
AREAS

LOT 1:
16,000 SQ. FT.
LOT 2:
31,500 SQ. FT.
LOT 3:
31,500 SQ. FT.

OWNERS

TRACT 'A' (BK 177, PG 15)
TERRY LEE LACAILLE
1226 16TH STREET SW
FORT DODGE, IA 50501

TRACT 'B' (BK 2012, PG 5552)
CITY OF FORT DODGE
819 1ST AVENUE S
FORT DODGE, IA 50501



FOUND MONUMENTS

Point #	Monument Description
802	3/4" IRON PIPE
804	3/4" IRON PIPE
805	1" IRON PIPE
806	1" IRON PIPE
808	1-1/2" SQ. TOP IRON
809	1" IRON PIPE
80809	3/4" IRON PIPE
80812	3/4" IRON PIPE

GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE

CORNERS FOUND:

- ▲ - SECTION CORNER (TYPE AS NOTED)
- - BOUNDARY CORNER 1/2" REBAR YPC #9806
- - BOUNDARY CORNER 1/2" REBAR PPC #20901
- - BOUNDARY CORNER W/ MONUMENT LEGEND NUMBER

CORNERS SET:

- - BOUNDARY CORNER 1/2" REBAR PPC #20901
- △ - SECTION CORNER 1/2" REBAR PPC #20901

ABBREVIATIONS:

- ROW - RIGHT-OF-WAY
- BK, PG - BOOK AND PAGE
- (M) - MEASURED DISTANCE/ANGLE
- (R) - RECORD DISTANCE/ANGLE
- POB - POINT OF BEGINNING
- YPC - YELLOW PLASTIC CAP
- PPC - PINK PLASTIC CAP

PREPARED BY & RETURNED TO: JONATHAN M. PITTMANN, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

OFFICIAL'S & OWNER CERTIFICATIONS

FINAL PLAT APPROVED BY CITY PLAN AND ZONING COMMISSION OF FORT DODGE, IOWA.

CHAIRMAN _____ DATE _____

THIS PLAT HAS BEEN PRESENTED, EXAMINED AND FILED WITH THE WEBSTER COUNTY, IOWA, AUDITOR, RECORDER AND ASSESSOR.

AUDITOR _____ DATE _____

MAYOR HEREBY CERTIFIES THAT PLAT WAS APPROVED BY COUNCIL RESOLUTION ON DATE SHOWN.

MAYOR _____ DATE _____

CITY CLERK _____ ATTEST _____ DATE _____

TRACT 'A' OWNERS CONSENT TO PLAT AS PRESENTED HERE.

TERRY LEE LACAILLE _____ DATE _____

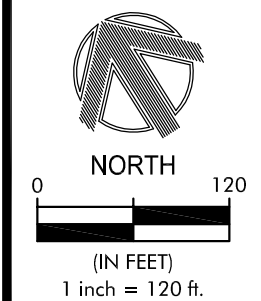
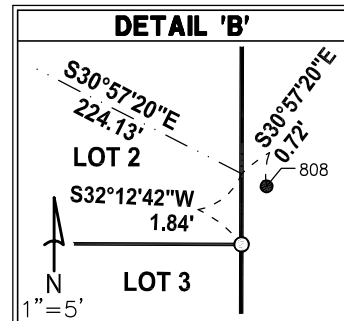
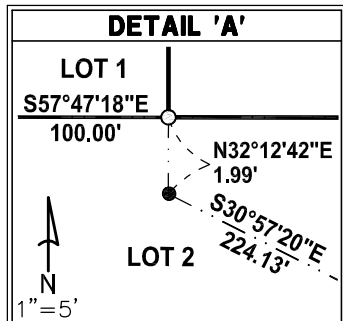
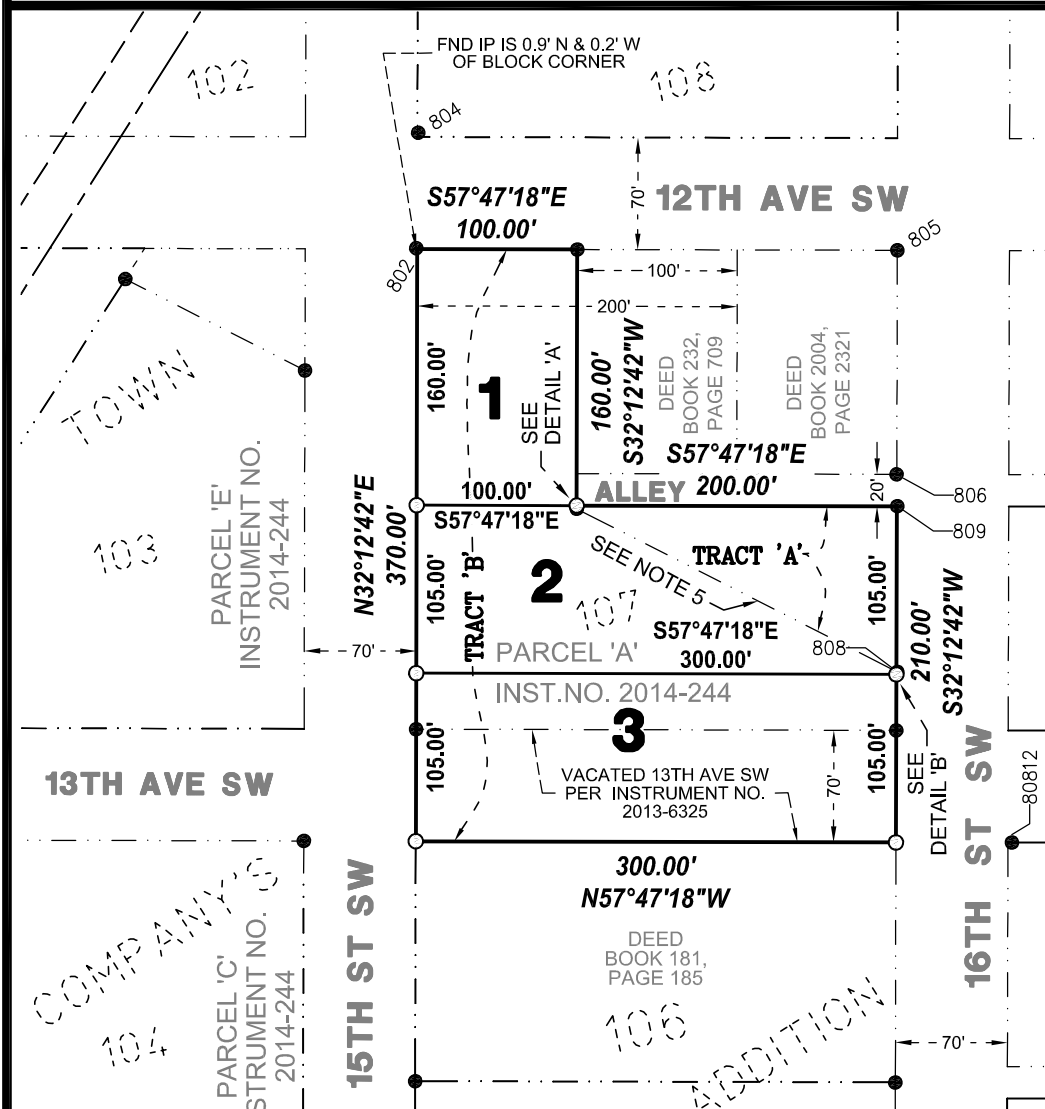
TRACT 'B' OWNERS CONSENT TO PLAT AS PRESENTED HERE.

CITY OF FORT DODGE _____ DATE _____

ZONING (EXISTING)

NORTH 140' OF LOT 1 & PART OF LOT 2 WITHIN TRACT 'A'
ZONING: 4RS - RESIDENTIAL SINGLE FAMILY
SETBACKS (4RS): FRONT - 20 FT
SIDE - 4 FT
REAR - 20 FT

SOUTH 20' OF LOT 1, PART OF LOT 2 WEST OF TRACT 'A' , & ALL OF LOT 3
ZONING: LI - LIGHT INDUSTRIAL
SETBACKS: FRONT - NONE
SIDE - 5 FT
REAR - NONE



DRAWING PATH: Projects\FTD 2714003\Survey\Office\3_Survey Deliverables\Subdivision Plats\SUBD_2714003.dwg

Prepared by Carissa Miller, Business Affairs and Community Development, City of Fort Dodge, 819 1st Avenue South, Fort Dodge, Iowa 50501, 515-573-8321.

Return to: Carissa Miller, 819 1st Avenue South, Fort Dodge, Iowa 50501

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PLATTING AND DEDICATION OF THE FINAL PLAT FOR JORDAN WELL ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA, FURTHER DESCRIBED HEREWITH.

WHEREAS, THE City of Fort Dodge has filed with the Clerk of the City of Fort Dodge, Iowa, a Plat of the following described real estate:

TRACT 'A':

ALL OF THE SOUTHERLY HALF OF BLOCK ONE HUNDRED SEVEN (107), TOWN COMPANY'S ADDITION TO FORT DODGE, IOWA, EXCEPT THAT PART LYING ON THE WEST SIDE OF A LINE RUNNING THROUGH SAID PREMISES PARALLEL TO AND FOUR HUNDRED (400) FEET NORTHEAST OF THE EAST LINE OF THE RIGHT-OF-WAY OF THE MINNEAPOLIS AND ST. LOUIS RAILROAD COMPANY (NOW THE RIGHT-OF-WAY OF CHICAGO NORTH WESTERN RAILWAY COMPANY),

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AND,

THE PORTION OF 13TH AVENUE SOUTHWEST WHICH WAS VACATED PER CITY ORDINANCE NO. 2182 AND RECORDED AS INSTRUMENT NO. 2013-6325 IN THE WEBSTER COUNTY, IOWA RECORDS.

As described in the attached Surveyor's Certificate said premises are therein subdivided and dedicated under the name JORDAN WELL ADDITION to the City of Fort Dodge, Iowa; and

WHEREAS, said Plat and Subdivision have been submitted to the Plan and Zoning Commission of the City of Fort Dodge, and its approval thereof has been granted and entered on the 13th day of May, 2014;

NOW THEREFORE BE IT RESOLVED:

1. That the Final Plat for Jordan Well Addition to the City of Fort Dodge, Webster County, Iowa, be and the same is hereby approved.
2. That the Mayor and City Clerk be directed to execute whatever instruments may be necessary to the approval and acceptance of the Plat of said Subdivision thereto and to certify the adoption of this Resolution.

The Undersigned Matt Bemrich, Mayor, and Jeff Nemmers, City Clerk, of the City of Fort Dodge, Iowa hereby certify that the foregoing is a true copy of the Resolution duly adopted by vote of the City Council of the City of Fort Dodge, at a regular meeting of said City Council held in its Council Chambers on the 27th day of May, 2014, and that the instrument to which this certificate is affixed is the identical Plat referred to in said Resolution.

IN WITNESS WHEREOF, we affix our hands and the Seal of the City of Fort Dodge, Iowa this _____ day of _____, 2014.

Ayes: _____

Nays: _____

Other: _____

(City Seal)

CITY OF FORT DODGE

BY: _____
Matt Bemrich, Mayor

ATTEST:

Jeff Nemmers, City Clerk

STATE OF IOWA, WEBSTER COUNTY, ss:

On this _____ day of _____, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____ to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its City Council; and that the said Mayor and City Clerk as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for said State of Iowa.