



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 17
For Meeting of 5/4/2020

TITLE: Resolution approving the Sankey Summit Phase 2 Plat of Survey.

ACTION: Resolution for vote on May 4th, 2020

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The City is in receipt of the enclosed Plat of Survey. The developer is Bondurant Lots II, LLC. The Plat of Survey was submitted by Snyder & Associates. The submitted Plat of Survey proposes splits to create Parcel 2020-57, Parcel 2020-58, and Parcel 2020-59. Such splits are proposed so that the developer can phase their purchase of land from the current owner, Ethen C. Sankey Trust.

This Plat of Survey includes land both currently within Bondurant's city limits and also land currently in the process of being considered for annexation into Bondurant's city limits (Parcel 2020-59); as such, prior to Plat of Survey recording, this Survey will need to be reviewed at both the City and County levels.

This Plat of Survey staff report does not contain a full analysis of area Zoning & Subdivision Code requirements – please see the Sankey Summit Phase 2 Preliminary Plat staff report for further information on this.

Bob Veenstra, City Engineer, reviewed the initially submitted Plat of Survey and provided the following request.


1. That a note be included on the Survey indicating that any development within this Plat of Survey area is subject to further review by the City.

This comment has since been addressed as part of a resubmitted Plat of Survey received on April 28th, 2020.

PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION:

The Planning & Zoning Commission reviewed and recommended Plat of Survey approval with a 6-0 vote and one member absent during their April 23rd, 2020 meeting, subject to Bob Veenstra's comment being included as part of a resubmitted Plat of Survey; as previously noted, this item has been addressed.

ALTERNATIVES: The option exists for City Council not approve the resolution approving the Plat of Survey; however, this is not recommended, as there are no City staff concerns with this Plat of Survey approval.

<input checked="" type="checkbox"/> Resolution _____ Ordinance ___ Contract _____ Other (Specify) _____
Funding Source _____ N/A _____
APPROVED FOR SUBMITTAL _____  City Administrator

STAFF RECOMMENDATION: Staff recommends approval of this resolution approving the Sankey Summit Phase 2 Plat of Survey.

CITY OF BONDURANT
RESOLUTION NO. 200504-138

RESOLUTION APPROVING THE SANKEY SUMMIT PHASE 2 PLAT OF SURVEY (PARCELS 2020-57, 2020-58, AND 2020-59), FURTHER DESCRIBED HEREWITH.

WHEREAS, Snyder & Associates submitted a Plat of Survey which will create Parcels 2020-57, 2020-58, and 2020-59 legally described as follows:

PARCEL 2020-57 DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 25; THENCE NORTH 00° 12' 35" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 237.03 FEET; THENCE SOUTH 89° 52' 57" EAST, 327.15 FEET; THENCE NORTH 28° 07' 16" EAST, 143.88 FEET; THENCE NORTH 00° 07' 03" EAST, 380.94 FEET; THENCE SOUTH 89° 52' 57" EAST, 360.00 FEET; THENCE NORTH 00° 07' 03" EAST, 273.26 FEET; THENCE SOUTH 89° 52' 57" EAST, 150.00 FEET; THENCE NORTH 00° 07' 03" EAST, 23.17 FEET; THENCE SOUTH 89° 52' 57" EAST, 197.00 FEET; THENCE NORTH 00° 07' 03" EAST, 418.65 FEET; THENCE NORTH 87° 21' 56" EAST, 386.45 FEET; THENCE NORTH 00° 07' 03" EAST, 144.62 FEET; THENCE NORTH 89° 52' 57" WEST, 13.00 FEET; THENCE NORTH 00° 07' 03" EAST, 239.00 FEET; THENCE SOUTH 89° 52' 57" EAST, 210.00 FEET; THENCE SOUTH 00° 07' 03" WEST, 19.00 FEET; THENCE SOUTH 89° 52' 53" EAST, 108.01; THENCE SOUTH 00° 08' 15" WEST, 1119.24 FEET TO THE SOUTH LINE OF SANKEY SUMMIT PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89° 51' 45" WEST ALONG SAID NORTH LINE, A DISTANCE OF 614.26 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 485.00 FEET, WHOSE ARC LENGTH IS 507.89 FEET AND WHOSE CHORD BEARS SOUTH 60°08'15" WEST, 485.00 FEET; THENCE SOUTH 30° 08' 15" WEST CONTINUING ALONG SAID NORTH LINE, 144.46 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 860.00 FEET, WHOSE ARC LENGTH IS 37.57 FEET AND WHOSE CHORD BEARS SOUTH 28°30'25" WEST, 37.56 FEET; THENCE SOUTH 89° 47' 44" WEST CONTINUING ALONG SAID NORTH LINE, 250.00 FEET; THENCE SOUTH 28° 07' 16" WEST CONTINUING ALONG SAID NORTH LINE, 363.53 FEET TO THE SOUTH LINE OF SAID SANKEY SUMMIT PLAT 1; THENCE SOUTH 89° 47' 44" WEST ALONG SAID SOUTH LINE, 247.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.85 ACRES (995,322 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 2020-58 DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE NORTH 00° 12' 35" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 237.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 12' 35" EAST ALONG SAID WEST LINE, 1478.78 FEET; THENCE SOUTH 89° 52' 57" EAST, 242.33 FEET; THENCE SOUTH 00° 07' 03" WEST, 5.00 FEET; THENCE SOUTH 89° 52' 57" EAST, 150.00 FEET; THENCE NORTH 00° 07' 03" EAST, 57.00 FEET; THENCE SOUTH 89° 52' 57" EAST, 360.00 FEET; THENCE NORTH 00° 07' 03" EAST, 39.76 FEET; THENCE SOUTH 89° 52' 57" EAST, 150.00 FEET; THENCE NORTH 00° 07' 03" EAST, 26.97 FEET; THENCE SOUTH 89° 52' 57" EAST, 210.00 FEET; THENCE NORTH 00° 07' 03" EAST, 8.72 FEET; THENCE SOUTH 89° 52' 57" EAST, 360.00 FEET; THENCE SOUTH 00° 07' 03" WEST, 220.00 FEET; THENCE SOUTH 89° 52' 57" EAST, 13.00 FEET; THENCE SOUTH 00° 07' 03" WEST, 144.62 FEET; THENCE SOUTH 87° 21' 56" WEST, 386.45 FEET; THENCE SOUTH 00° 07' 03" WEST, 418.65 FEET; THENCE NORTH 89° 52' 57" WEST, 197.00 FEET; THENCE SOUTH 00° 07' 03" WEST, 23.17 FEET; THENCE NORTH 89° 52' 57" WEST, 150.00 FEET; THENCE SOUTH 00° 07' 03" WEST, 273.26 FEET; THENCE NORTH 89° 52' 57" WEST, 360.00 FEET; THENCE SOUTH 00° 07' 03" WEST, 380.94 FEET; THENCE SOUTH 28° 07' 16" WEST, 143.88 FEET; THENCE NORTH 89° 52' 57" WEST, 327.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.25 ACRES (1,361,079 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 2020-59 DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SANKEY SUMMIT PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89° 51' 45" WEST ALONG THE NORTH LINE OF SAID SANKEY SUMMIT PLAT 1, A DISTANCE OF 832.00 FEET; THENCE NORTH 00° 08' 15" EAST, 1119.24 FEET; THENCE SOUTH 89° 52' 53" EAST, 832.00 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 00° 08' 15" WEST ALONG SAID EAST LINE, 650.10 FEET; THENCE NORTH 89° 57' 55" WEST, 258.70 FEET; THENCE SOUTH 00° 11' 39" WEST, 335.28 FEET; THENCE SOUTH 89° 48' 20" EAST, 259.03 FEET TO SAID EAST LINE OF THE NORTHEAST 1/4; THENCE SOUTH 00° 08' 15" WEST ALONG SAID EAST LINE, 133.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.39 ACRES (844,436 S.F.) AND BEING SUBJECT TO 0.72 ACRES (31,342 S.F.) OF ROADWAY EASEMENT.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, Parcel 2020-58 and 2020-57 are currently situated within Bondurant's city limits; AND

WHEREAS, Parcel 2020-59 is currently situated in unincorporated Polk County but is in the process of being considered for annexation by the City Development Board so such Plat of Survey must also be reviewed by Polk County; AND

WHEREAS, the current owner of this Plat of Survey land is the Ethel C. Sankey Trust and the developer is Bondurant Lots II, LLC; AND

WHEREAS, the Planning and Zoning Commission reviewed this Plat of Survey request during their April 23rd, 2020 meeting and recommended approval, subject to the following code clarification item. Such code item has been addressed as part of a resubmitted Plat of Survey received on April 28th, 2020.

- 1.) That a note be included on the Plat of Survey indicating that any development within this Plat of Survey area is subject to further review by the City.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA: That the Sankey Summit Phase 2 Plat of Survey, which will create Parcels 2020-57, 2020-58, and 2020-59, is hereby approved.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 4th day of May, 2020.

By: _____
Curt Sullivan, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Craig Marshman, Interim City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

