

Polk County Zoning Commission

Monday, January 22, 2024

Staff Report



Pioneer Homestead – Major Preliminary Plat

Applicants: Edward and Monica Post (Property Owners)
Wally Pelds, Pelds Design Services (Surveyor)

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: The subject property is generally described as a portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 78 North, Range 23, West of the 5th P.M., Polk County, Iowa.

General Location: The subject property has an address of 105 NE 64th Street, Pleasant Hill. The subject property is located on the Northeast corner of the intersection of NE 64th Street and Sunlight Drive within the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Fourmile Township. (*Attachment 'A'*)

Existing Zoning: “RR” Rural Residential District

Surrounding Zoning:

North: “RR” Rural Residential District
South: City of Pleasant Hill – R-4: Planned Unit Development
East: City of Pleasant Hill – R-4: Planned Unit Development
West: “RR” Rural Residential District

GENERAL COMMENTS:

This preliminary plat (*Attachment 'B'*) proposes two (2) single family residential lots on approximately 3.96 acres zoned “RR” Rural Residential. The subject property is located on the northeast corner of the intersection of NE 64th Street and Sunlight Drive. The property has approximately 370 feet of frontage to the west along NE 64th Street and approximately 445 feet of frontage to south along Sunlight Drive. The property is presently addressed as 105 NE 64th Street and contains an existing single-family residence and accessory structures, as well as a driveway entrance onto NE 64th Street. Adjacent properties to the North and West are located within unincorporated Polk County and are also zoned “RR” Rural Residential District containing existing single-family homes. The corporate limits of the City of Pleasant Hill are located adjacent to the east and south, and include the development known as Sunrise Pointe. Adjacent properties within the City are zoned Planned Unit Development or PUD, and are developed with a mix of single-family homes as well as bi-attached homes and townhomes. Sunrise Drive adjacent to the south of the subject property provides access from NE 64th Street to the Sunrise Pointe development to the east.

The proposed subdivision will create two (2) separate single-family lots. Lot 1 would be approximately 2.93 acres in size, and would contain the existing single-family residence and accessory structures. Lot 1 will utilize the existing driveway entrance to the west onto NE 64th Street. Lot 2 would create a new development right for a single-family dwelling and is proposed to be approximately 1.03 acres in size. An existing accessory structure is presently located on proposed Lot 2. This structure is required to be removed prior to final plat approval. In order for Lot 2 to access Sunlight Drive the plat engineer will need to gain approval from Pleasant Hill and the Sunrise Pointe HOA to ensure the drainage area for Sunlight Drive is not impacted. The plat engineer has indicated the City will allow the proposed subdivision to occur and remain within unincorporated Polk County at this time, and will also allow Lot 2 to connect to available City water and sanitary sewer utilities. This will need to be provided in writing and the plat updated accordingly prior to approval of preliminary or final plats. Both Lot 1 and Lot 2 meet the minimum 40,000 SF lot size and 140-foot lot width requirement for properties zoned "RR" Rural Residential.

Utilities/Natural Resources:

The subject property is not located within a mapped floodplain, nor does it contain wetlands or other environmental hazards or features. The site does contain mature trees that are spread throughout and will be contained on both Lot 1 and Lot 2.

Lot 1 utilizes an existing on-site septic system located south of the existing driveway. Additionally, Lot 1 connects to the 10-inch DMWW water main located on the west side of NW 64th Street. Lot 2 has water and Sanitary service available through the City of Pleasant Hill. An existing 8-inch DMWW water main is located along the south side of Sunlight Drive and City of Pleasant Hill sewer is located along the north side of Sunlight Drive. NE 64th Street is a two-lane local roadway maintained by Polk County and Sunlight Drive is a two-lane local roadway maintained by the City of Pleasant Hill.

STAFF REVIEW:

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances as a major subdivision plat submittal. The plat is considered a major subdivision because the proposed two (2) lots will constitute another split after five (5) total divisions have taken place within the larger aliquot part. Lot density, dimensions, frontage, and access have been reviewed, and meet all Polk County Zoning and Subdivision Requirements. Additionally, staff has interpreted that no waiver is required to the Subdivision Ordinance block length standard, which requires a public roadway extension to serve new lots for a major plat when there is no existing roadway(s) along the frontage for 1,320 feet or one quarter (¼) of a mile. The subject property is located on a corner with frontage onto (2) existing public streets, and there are multiple existing public streets within a quarter mile of the subject property both along NE 64th Street to west and Sunlight Drive to the south. Furthermore, no remnant land would be left inaccessible or landlocked by this subdivision. Following the Zoning Commission's recommendation, and addressing remaining staff comments, the applicants may forward the preliminary plat and recommendation to the Board of Supervisors for their consideration and approval. If approved by the Board of Supervisors a final plat and required legal documents may be prepared and submitted for the County's review, final approval and recording. At this stage, the Commission's recommendation would affirm, deny, or amend the overall plat layout.

The property lies within the two-mile review jurisdiction of the City of Pleasant Hill and the City of Altoona. The owners/developers are responsible for receiving written approval of the preliminary plat from Pleasant Hill, verifying that the City will consent to the plat and serve the lots with City water and sewer. The City will also have to approve of the final plat by Council Resolution prior to

final approval and recording by the County. The City of Altoona has waived their right to review the preliminary plat.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Pioneer Homestead, subject to the following conditions:

1. The property owners and their engineer shall provide written approval from the City of Pleasant Hill prior to preliminary plat approval, including confirmation that the proposed Lot 2 will be served by City water and sanitary sewer utilities, the process to extend services/connections to the lots, and any other conditions or stipulations required by the City for approval.
2. The property owners and their engineer shall provide written approval from the City of Pleasant Hill and the Sunrise Pointe HOA for the proposed Lot 2 access of Sunrise Drive.

Pioneer Homestead
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes two (2) single-family residential lots on approximately 3.96 acres zoned “RR” Rural Residential District. The subject property has an address of 105 NE 64th Street, Pleasant Hill and is located at the northeast corner of NW 64th street and Sunlight Drive, within Section 2 of Four Mile Township.

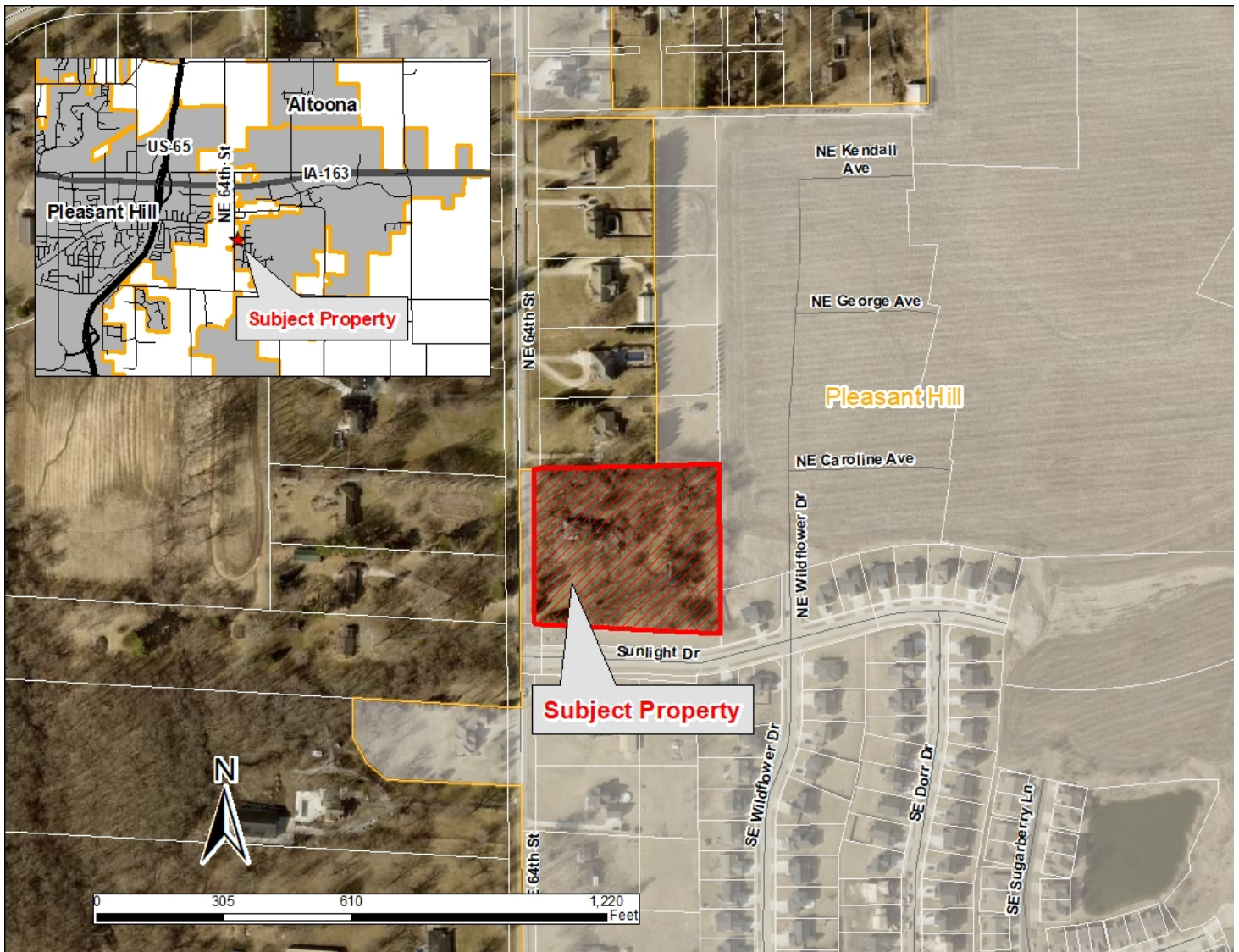
SEWER: Individual Septic Systems/Sewer

WATER: Des Moines Water Works (DMWW)

TOWNSHIP: Four Mile

OWNER & DEVELOPER: Edward Post and Monica Post
(property owners)

Vicinity Map:



Attachment 'B'

**PRELIMINARY PLAT FOR
PIONEER HOMESTEAD
SEC2-T78N-R23W**

DATE OF SURVEY:
08-09-2023

RECORD INDEX:
SEC2-T78N-R23W

REQUESTOR:
MONICA M. POST

PROPRIETOR(S):
EDWARD R. & MONICA M. POST

PROPRIETOR PHONE:
515-249-2222

PROPRIETOR/SITE ADDRESS:
105 NE 64TH ST
PLEASANT HILL, IA 50327

SURVEYOR:
VOLDEMARS PELDS

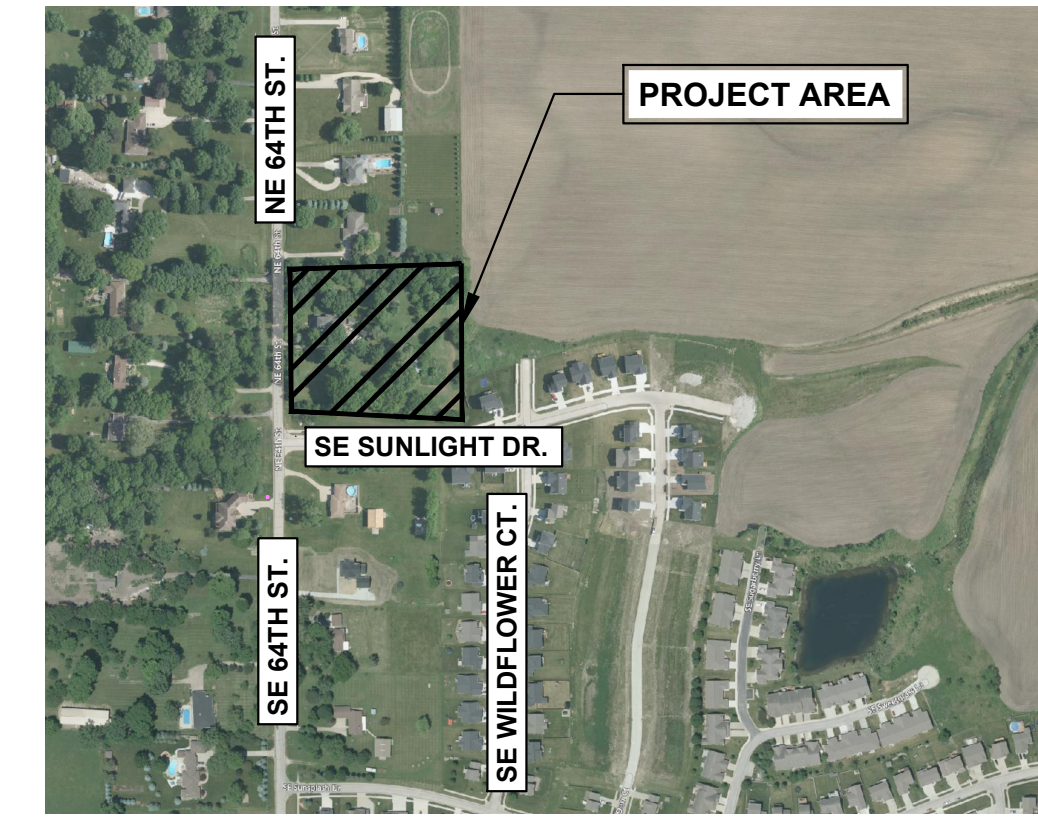
COMPANY:
PELDS DESIGN SERVICES

RETURN TO:
2323 DIXON STREET
DES MOINES, IA 50316

CURRENT LAND USE:
AGRICULTURAL

ZONING:
RR: RURAL RESIDENTIAL

PROJECT AREA:
3.96 ACRES ±



VICINITY MAP
1" = 500'

CAROL BETH HEIGHTS REPLAT

PROPERTY OWNER:
JERRY'S HOMES INC (DEED)

LOT 23
PROPERTY OWNER:
MARIO DAVILA JR & SHAINA M SCHURKE (DEED)
SUNRISE POINTE
POINTE PLAT 4

LOT 5
PROPERTY OWNER:
GARY E & MARY B BOYD
BEATTIE ESTATES
P L A T 2

LOT 5
PROPERTY OWNER:
GARY E & MARY B BOYD
BEATTIE ESTATES
P L A T 4

LOT 1
2.93 AC ±

LOT 2
1.03 AC ±

NE 64TH ST.
(VARIABLE R.O.W.)

SUNLIGHT DR.
(VARIABLE R.O.W.)

FND 1/2" REBAR
WYC #16747
0.6' ± WEST OF CORNER

NW COR LOT 1
MALT'S ACRES
FND 3/4" IRON PIPE

LEGEND:

+/-	MORE OR LESS	⊙	SANITARY SEWER MANHOLE
123.45	EXISTING ELEVATION	⊙	STORM SEWER MANHOLE
○	CALCULATED CORNER (NOT SET)	□	CLEANOUT
●	FOUND CORNER	⊙	DOWNSPOUT
—	SIGN	⊙	AREA INTAKE
—	STREET LIGHT	⊙	SINGLE INTAKE
—	POWER POLE	⊙	THROAT INTAKE
—	AREA LIGHT	⊙	FLARED END SECTION
—	GUY ANCHOR	⊙	GAS VALVE
—	UTILITY PEDESTAL	⊙	FIRE HYDRANT
—	ELEC. TRANSFORMER	⊙	WATER VALVE
—	ELEC. METER	— E XX	EXISTING UTILITY LINE
—	ELEC. BOX	— GAS	GAS LINE
—	ELEC. VAULT	— OHE	OVERHEAD ELEC.
—	FIBER OPTIC VAULT	— SAN	SANITARY SEWER
—	GAS METER	— ST	STORM SEWER
— WRC	WITH RED CAP	— WYC	WITH YELLOW CAP

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.

VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

PRELIMINARY PLAT PIONEER HOMESTEAD
105 NE 64TH ST
PLEASANT HILL, IA 50327

PRELIMINARY

DATE: 10.11.2024
DRAWN BY: A. BRADFIELD
SCALE: 1"=30'
LATEST REVISION: 23-124

01 - PREPLAT

