

Polk County Zoning Commission

Monday, August 23, 2021

Staff Report



Cass Acres Plat 1 – Major Preliminary Plat

Applicant: Firm Foundations, Inc., represented by Brent Vandewall (Property Owner/Applicant)
Vic Piagentini of Associated Engineering Company of Iowa (Engineer)

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: The subject property is legally described as the South ½ of the North ½ of the Northwest Quarter of the Southwest Quarter of Section 10, Township 78 North, Range 23 West (Fourmile Township) Polk County, Iowa.

General Location: The subject property is addressed as 5770 SE 14th Place, and is located on the North Side of SE 14th Place approximately 620-feet East of the intersection of SE 14th Place and SE 55th Street (*Attachment 'A'*)

Existing Zoning: “LDR” Low Density Residential District

Surrounding Zoning:

North: “LDR” Low Density Residential District and the City of Pleasant Hill Corporate Boundary

South: “LDR” Low Density Residential District

East: “LDR” Low Density Residential District

West: “LDR” Low Density Residential District

GENERAL COMMENTS:

This preliminary plat (*Attachment 'B'*) is a re-plat of a 9.5-acre parcel that currently contains no structures. The proposed subdivision will create four (4) building lots for single-family residential structures, one (1) outlot, and two (2) street lots. The proposed outlot (Outlot 'Z') currently contains the driveway and primary access point for the adjacent property to the North that is addressed as 5620 SE 14th Place, and will be connected to said parcel to establish legal frontage to SE 14th Place.

The four (4) proposed development lots will range in size from approximately 0.96 acres to 6.04 acres. Each lot will meet the 75-foot minimum lot width, with the exception of Lot 4, which is classified as a wedge-shaped lot with 33-feet of frontage. In the case of the wedge-shaped lot, the required front setback line would be established at the point where the lot meets the minimum required lot width of 75-feet. All four lots exceed the 15,000 square-foot minimum lot size for a property utilizing an on-

site septic system in the “LDR” Low Density Residential District. Minimum setbacks for each lot will be 35-foot front and rear yard setbacks, and ten (10) foot side yard setbacks. Each property will gain access from SE 14th Place. SE 14th Place is a dead-end public right-of-way, which terminates near the property addressed as 5721 SE 14th Place (which is located south of the proposed Lot 4). SE 14th Place has a half-bulb turnaround located south of the proposed Lot 3 on the north side of the roadway. An additional hammerhead turnaround is proposed in order to provide adequate maneuvering space for emergency and service vehicles. The proposed hammerhead turnaround would extend approximately 83 feet north from the centerline of SE 14th Place. With this proposal, the eastern 240-feet of the right-of-way of SE 14th Place would be vacated and deeded to adjacent property owners, and the existing half-bulb turnaround and proposed hammerhead turnaround would become the terminus of SE 14th Place.

The subject property is mostly flat on the western and southwestern portions, but features a ravine and a steep slope encompassing the northern portion of the proposed lots 2 and 3, and a majority of the proposed Lot 4. The property is primarily wooded, with both mature and young tree growth. There are no portions of floodplain on the property, nor do there appear to be mapped wetlands. There is a proposed 50-foot wide drainage easement that is located entirely on Lot 4, but is located approximately 300-feet from the proposed buildable area.

Water service will be provided by Des Moines Water Works (DMWW) via a 4-inch water main located on the South side of SE 14th Place. There is also a 2-inch water main located in the area of the proposed Outlot ‘Z’ which provides water service to the currently landlocked property addressed as 5620 SE 14th Place, which is located directly north of the proposed subdivision. Des Moines Water Works has indicated there is sufficient water capacity for four new residential dwellings. The proposed dwellings will be served by on-site septic systems.

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 due to the number of lots created in the ¼, ¼ Section. Lot density, dimensions, frontage, and access have been reviewed, and meet all Polk County Zoning and Subdivision Requirements. Pending approval, re-submittals will be needed in order to address staff comments. At this stage, the commission’s action would affirm, deny, or amend the overall plat layout. The plat falls within the 2-mile review jurisdiction of the City of Des Moines and the City of Pleasant Hill. The City of Des Moines has waived their right to review the plat, though the City of Pleasant Hill will require review and approval prior to final plat approval and recording.

As stated above, SE 14th Place features an existing half-bulb turnaround that is located approximately 150 West of the eastern terminus of the roadway surface. For all intents and purposes, the public right-of-way and roadway area ends at the half-bulb turnaround, and the remaining area of right-of-way and roadway surface functions as a driveway for the home addressed as 5721 SE 14th Place. There are also multiple mature trees that have grown near the roadway surface that would need to be removed for new driveway accesses and utility extensions.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Cass Acres Plat 1.

Attachment 'A'

Cass Acres Plat 1
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes four (4) single-family residential lots on approximately 9.5 acres zoned “LDR” Low Density Residential District.

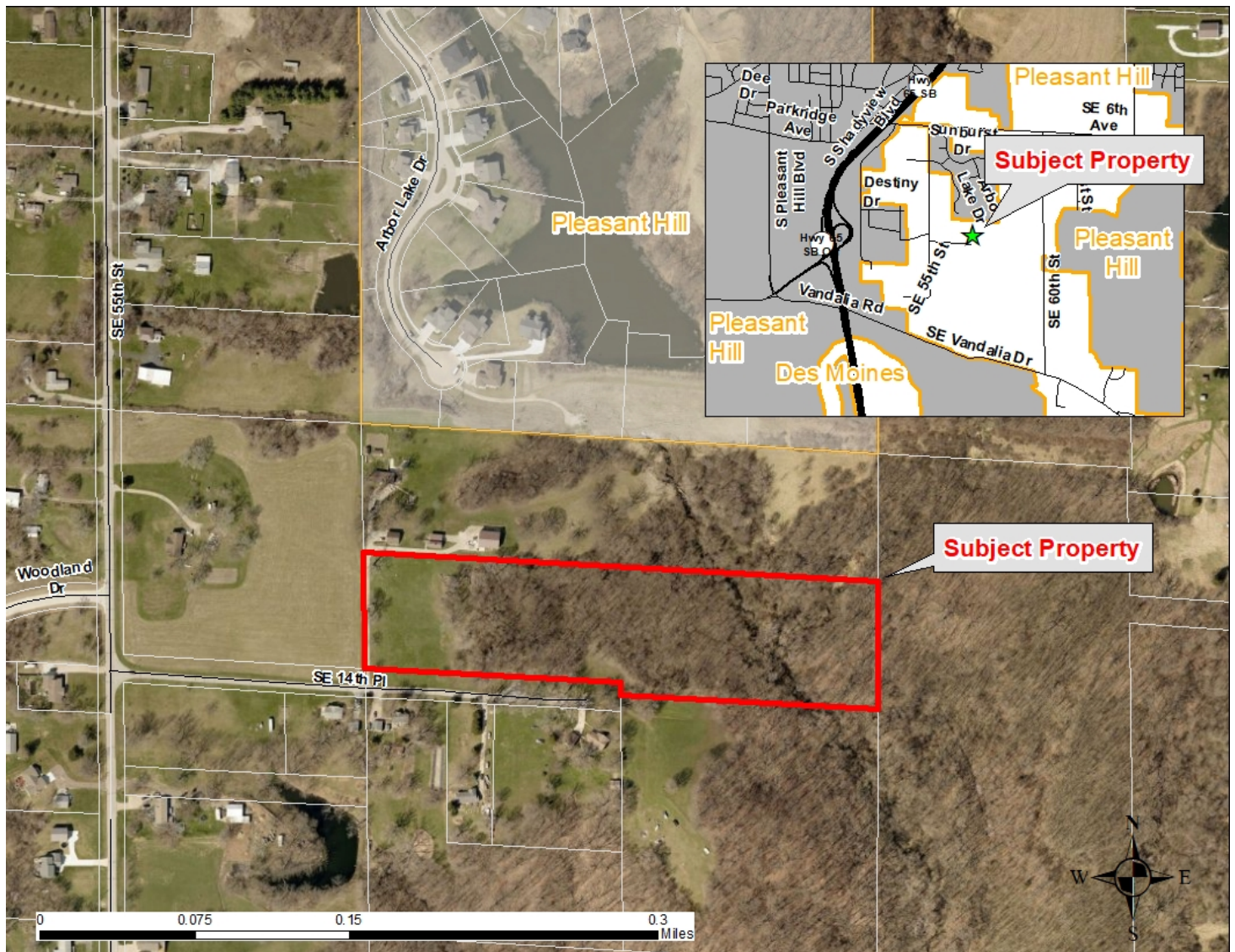
SEWER: Individual Septic Systems

WATER: Des Moines Water Works

TOWNSHIP: Fourmile

OWNER & DEVELOPER: Firm Foundations, Inc.

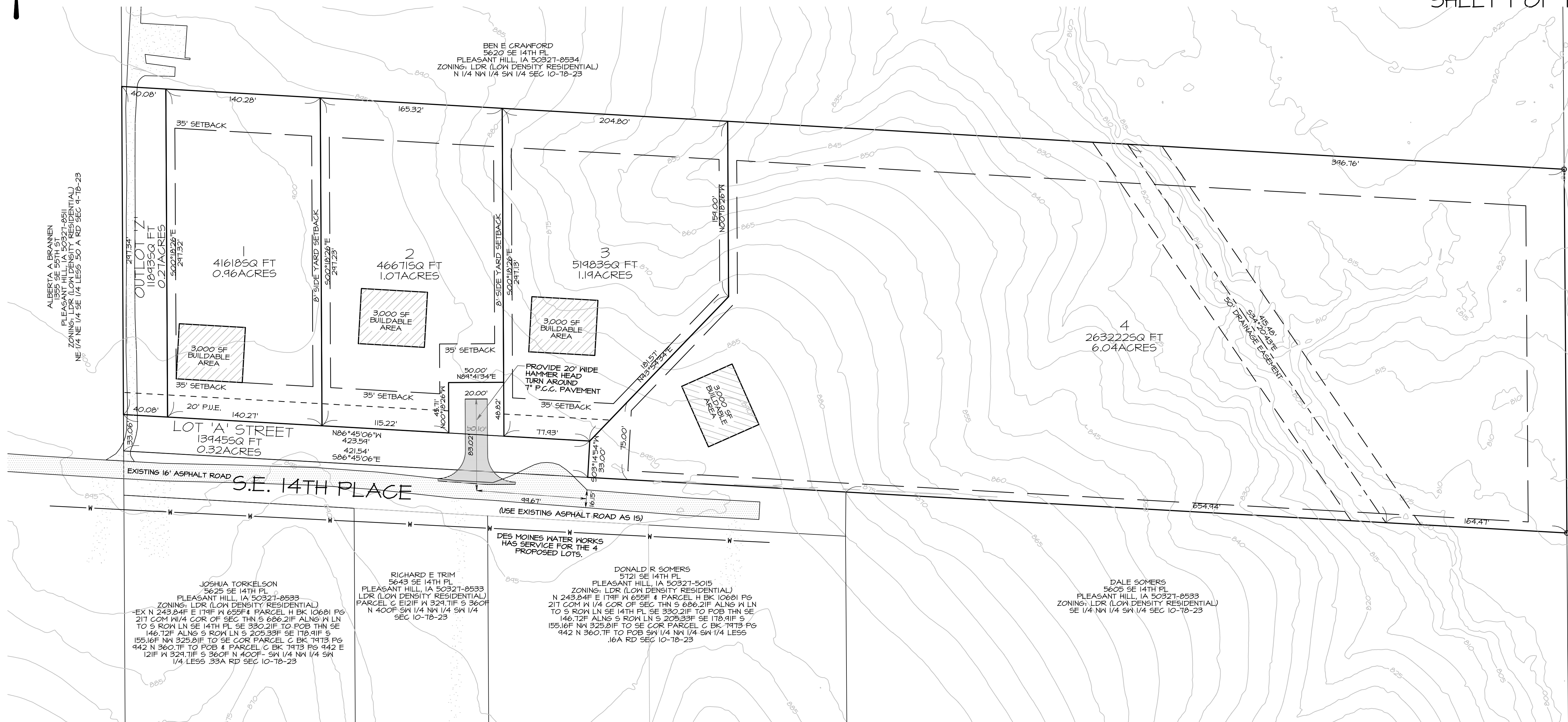
Vicinity Map:



Attachment 'B'



MAJOR PRELIMINARY PLAT
CASS ACRES
PLAT I
 SHEET 1 OF 1



OWNER/DEVELOPER
 FIRM FOUNDATIONS, INC.
 6145 WEST 84TH STREET SOUTH
 PRAIRIE CITY, IA 50228
 Phone #: (515) 205-0818
 Email: vandewal@firm.com

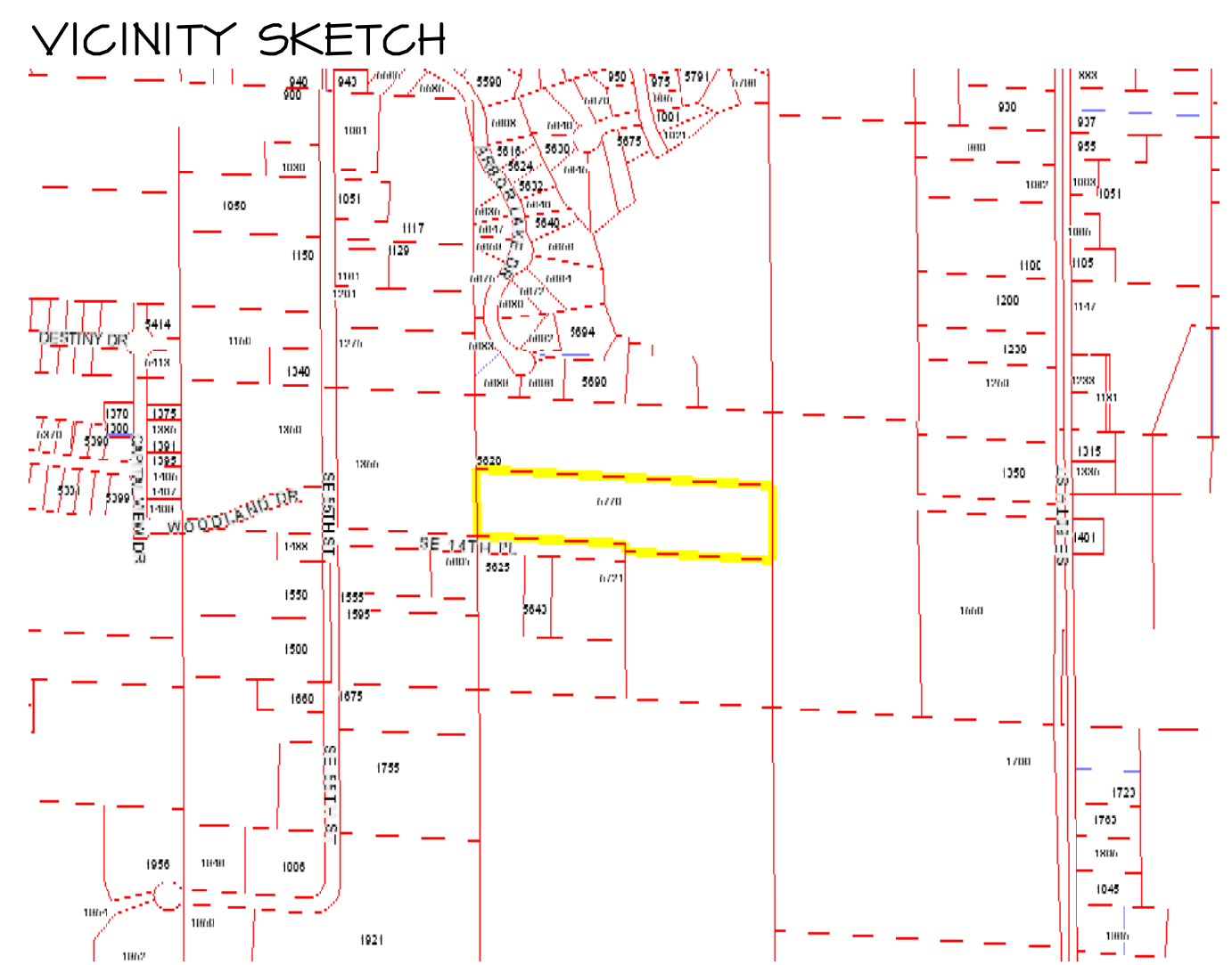
SITE ADDRESS
 5710 SE 14TH PLACE
 PLEASANT HILL, IOWA 50327

ZONING
 LDR - LOW DENSITY RESIDENTIAL
 DEVELOPMENT OPTION: SINGLE FAMILY

LEGAL DESCRIPTION
 The South Half (S 1/2) of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 10, Township 78 North, Range 23, West of the 5th P.M. in Polk County, Iowa.

BULK REGULATIONS
 FRONT YARD SETBACK 35'
 REAR YARD SETBACK 35'
 SIDE YARD SETBACK 5'
 LOT WIDTH 75'
 LOT SIZE 12,000 SF
 MAX. BUILDING HGT 35'
 MAX. BUILDING COVERAGE 30%

- GENERAL NOTES**
1. NEW ENTRANCES REQUIRE A POLK COUNTY ENTRANCE PERMIT.
 2. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
 3. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
 4. SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
 5. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 6. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.



CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 LICENSE NUMBER: 13286 DATE: 05/21/2021 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: _____

- LEGEND**
- MONUMENT FOUND AS NOTED
 - SET 1/2" IR W/ ORANGE CAP #13286
 - ▲ SECTION CORNER FOUND AS NOTED
 - SECTION CORNER SET AS NOTED
 - ⊙ SANITARY MANHOLE AS NOTED
 - ⊙ STORM MANHOLE AS NOTED
 - ⊙ TRAFFIC MANHOLE AS NOTED
 - ⊙ UTILITY MANHOLE AS NOTED
 - ⊙ PHONE MANHOLE AS NOTED
 - ⊙ ELECTRIC MANHOLE AS NOTED
 - ⊙ GAS METER AS NOTED
 - ⊙ GAS VALVE AS NOTED
 - ⊙ UTILITY POLE AS NOTED
 - ⊙ WELL AS NOTED
 - ⊙ FIREHYDRANT AS NOTED
 - ⊙ EXISTING WATER VALVE
 - ⊙ PROPOSED WATER VALVE
 - ⊙ CURB INTAKE AS NOTED
 - ⊙ AREA INTAKE AS NOTED
 - ⊙ HANDICAPPED PARKING AS NOTED
 - ⊙ ELECTRIC TRANSFORMER BOX
 - ⊙ UTILITY BOX AS NOTED
 - ⊙ PERK TEST SITE AS NOTED
 - ⊙ EXISTING SPOT ELEVATION
 - ⊙ PROPOSED SPOT ELEVATION
 - ⊙ MEASURED DISTANCE OR BEARING
 - ⊙ RECORDED DISTANCE OF BEARING
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - FENCE LINE AS NOTED
 - BURIED TELEVISION AS NOTED
 - BURIED ELECTRIC AS NOTED
 - OVER-HEAD UTILITIES
 - GAS MAIN AS NOTED
 - WATER MAIN AS NOTED
 - STORM SEWER AS NOTED
 - SANITARY SEWER AS NOTED
 - BURIED TELEPHONE
 - BURIED CABLE/UTILITIES

ASSOCIATED ENGINEERING
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