



Aurora Avenue Bible Church Plat 1 – Major Preliminary Plat

Applicant: Mike Cornelison (Manager) Aurora Avenue Bible Church
Vic Piagentini, Associated Engineering Company of Iowa (Surveyor)

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: Lot 10 Except for the West 215.5 feet, East 235.5 feet, and South 150 feet of the Official Re-Plat of North Highland Park, Section 23, Township 79 North, Range 24 West of the 5th P.M. (Saylor Township).

General Location: The subject property is located at 45 NW Aurora Avenue, approximately 335-feet east of the intersection of NW Aurora Avenue and NW 2nd Street, within the NW ¼ of Section 23, Saylor Township. (*Attachment 'A'*)

Existing Zoning: “MDR” Medium Density Residential District

Surrounding Zoning:

- North:** “MDR” Medium Density Residential District
- South:** City of Des Moines “N3b” Neighborhood District
- East:** “MDR” Medium Density Residential District
- West:** “MDR” Medium Density Residential District

GENERAL COMMENTS:

This preliminary plat (*Attachment 'B'*) is a reconfiguration of one (1) existing parcel creating one (1) single family residential lot with an existing single family dwelling and one (1) indoor institutional lot that contains an existing church and accessory structure on approximately 1.52 acres. Lot 2, the single-family residential lot, is proposed to be 0.32 acres (13,758 SF) and Lot 1, the indoor institutional lot, is proposed to be 1.19 acres. The subject property is entirely zoned “MDR” Medium Density Residential District. The ground adjacent to the north, east and west is zoned “MDR” with the east and north ground containing multiple parcels with single family dwellings and the west ground containing an apartment building. The ground adjacent to the south is within the City of Des Moines corporate limits and contains multiple single family dwellings. Lot 2 meets the Single-Family Bulk Standards for lot size, lot width, maximum building height, and maximum building coverage within the “MDR” Medium Density Residential district. Also, the existing single family dwelling on Lot 2 meets the 30-foot front and rear yard setbacks, and the eight (8) foot side yard setback requirement for properties located in the “MDR” Medium Density Residential District. Lot 1 is a conforming flag

lot configuration for non-residential lots. Non-Residential lots located within the “MDR” Medium Residential District require a 50-foot front yard setback and a 15-foot side and rear yard setback, plus an additional 15-foot peripheral setback for lots abutting a different development option. While the existing church on Lot 1 meets the required 50-foot front yard setback, 30-foot east side yard setback, and 15-foot west side yard setback, it is in a legal-nonconforming location as it encroaches into the 30-foot southern side yard setback. Lot 1 meets all Open Space (50%) and Floor Area Ratio (25%) requirements for properties in the “MDR” Medium Density Residential District. The two lots created with this subdivision have existing driveways that take access off of NW Aurora Avenue. Lot 1 also has a separate access to the north onto North Baseline Street that is currently fenced off to deter through traffic.

Utilities/Natural Resources:

The subject property is flat throughout with a small elevation change from 828 feet in the southwest corner to 824 feet in the in the northeast corner of the property. The property contains a few existing mature trees that will not be affected by the proposed subdivision. The subject property does not contain any areas of mapped floodplain.

Water service is provided to the existing church on Lot 1 via a Des Moines Water Works (DMWW) four-inch (4”) water main that cuts through east side of the property along the church driveway. This water main will be placed in an easement according to Des Moines Water Works (DMWW) specifications. Des Moines Water Works (DMWW) also serves the existing single family dwelling on Lot 2 via a four-inch (4”) water main on the south side of NW Aurora Avenue. Lot 1 is served by an on-site wastewater treatment system with a septic field located west of the existing parking area while the existing dwelling on Lot 2 is connected to the City of Des Moines sewer system. There is a proposed 10-foot gas easement for a gas line that connects the existing church to a gas main on the west side of North Baseline Street. No new roadway improvements are proposed with the current configuration of this subdivision, as both lots would retain their existing access onto NW Aurora Avenue.

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 lots represent another lot created after there has already been 5 lots created in the larger aliquot part (the Southwest ¼ of the Northwest ¼ of Section 23, Saylor Township). Lot density, dimensions, frontage, and access have been reviewed, and meet all Polk County Zoning and Subdivision Requirements. 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 Des Moines. The City of Des Moines has been notified of the request and will complete a full review of the proposed subdivision. Certified resolution from the City of Des Moines, either approving or waiving their review authority, shall be provided at the time of final plat and recording.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Aurora Avenue Bible Church Plat 1.

Attachment 'A'

Aurora Avenue Bible Church Plat 1 Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes one (1) single-family residential lot and one (1) indoor institutional lot on approximately 1.52 acres zoned “MDR” Medium Density Residential District. The subject property is located approximately 335-feet east of the intersection of NW 2nd Street and NW Aurora Avenue, within the NW ¼ of Section 23, Saylor Township.

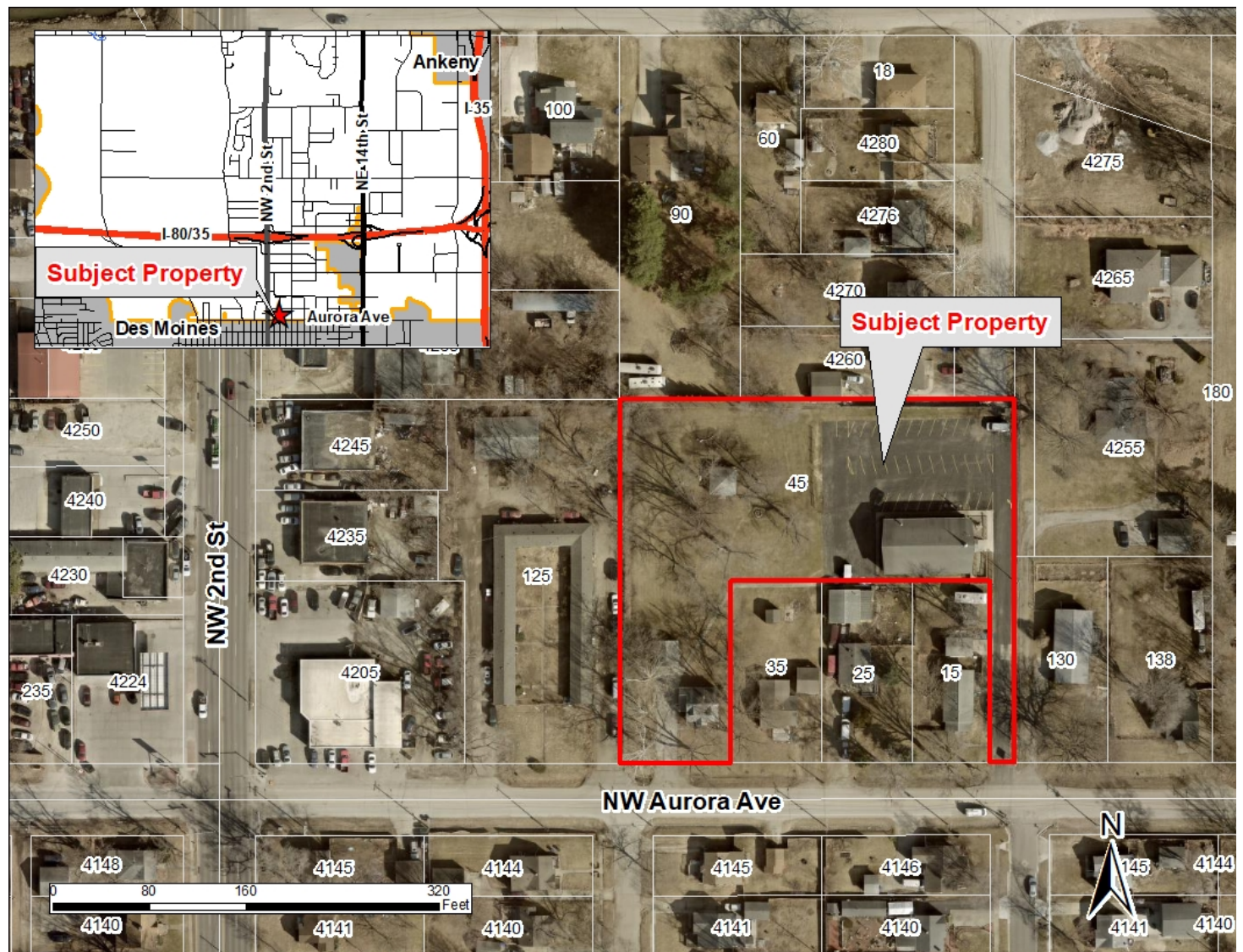
SEWER: Individual Septic Systems

WATER: Des Moines Water Works

TOWNSHIP: Saylor

OWNER & DEVELOPER: Mike Cornelison of Bethyl Bible Church (owner/developer)

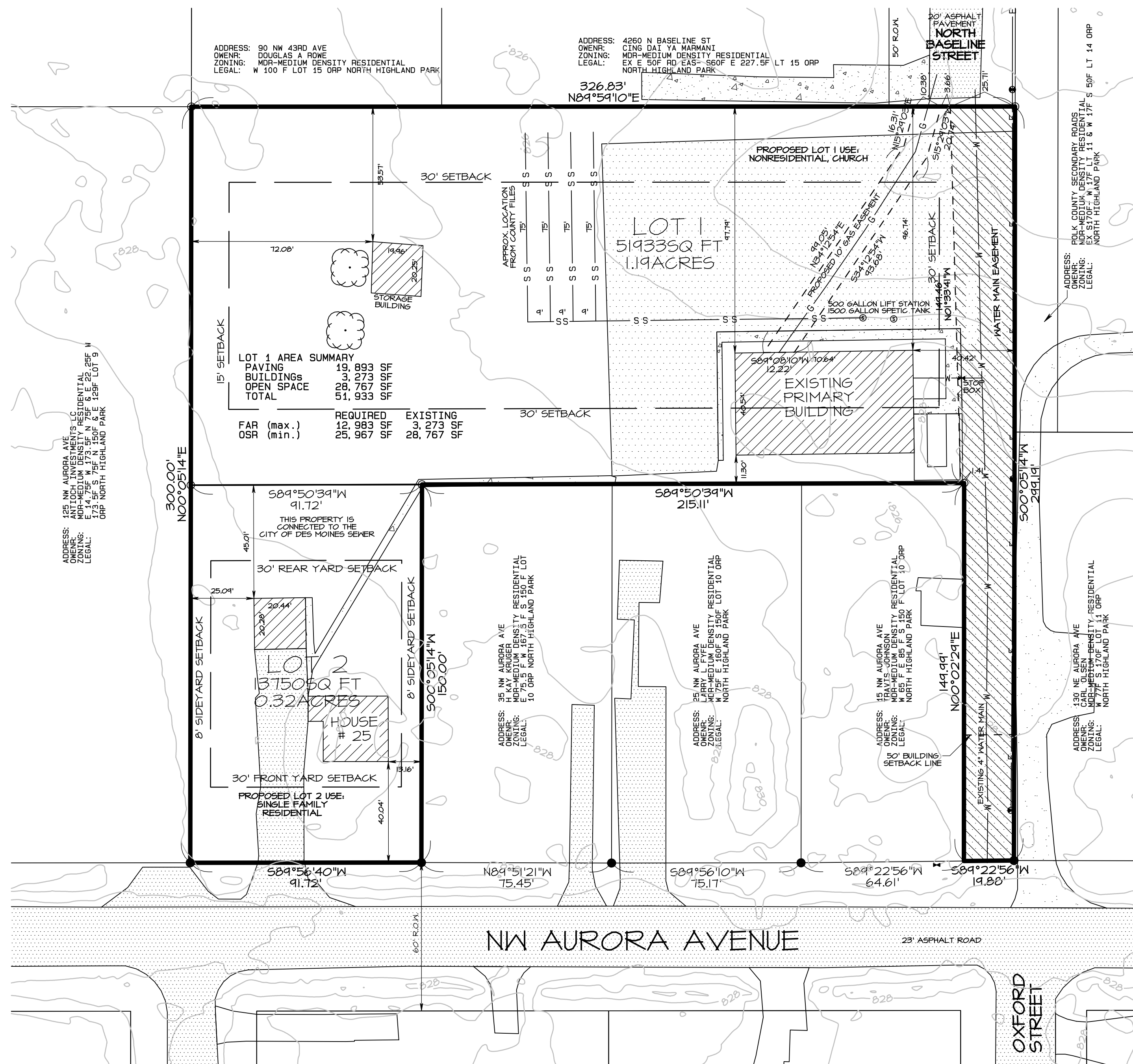
Vicinity Map:



Attachment 'B'

MAJOR PRELIMINARY PLAT
**AURORA AVENUE BIBLE
 CHURCH PLAT I**
 45 NW AURORA AVENUE
 SHEET 1 OF 1

PLOTTED: Tue Dec 20, 2022 2:11:39PM



LOT 1 AREA SUMMARY

PAVING	19,893 SF
BUILDINGS	28,273 SF
OPEN SPACE	28,767 SF
TOTAL	51,933 SF

FAR (max.)	12,983 SF	REQUIRED	3,273 SF	EXISTING	28,767 SF
OSR (min.)	28,967 SF				

OWNER/DEVELOPER
 AURORA AVE BIBLE CHURCH
 45 NW AURORA AVE
 DES MOINES, IA 50313
 Phone #: (515) 252-3303
 Email: mike@aurorabile.com

ZONING
 MDR - MEDIUM DENSITY RESIDENTIAL

BULK REGULATIONS
 DEVELOPMENT OPTION: SINGLE FAMILY
 FRONT YARD SETBACK- 30'
 REAR YARD SETBACK- 30'
 SIDE YARD SETBACK- 8'
 NON-RESIDENTIAL
 LOCAL STREET SETBACK- 50'
 SIDE YARD- 15'
 REAR YARD- 15'
 PERIPHERAL- 15'

LEGAL DESCRIPTION
 LT 10 -EX N 215.5 F E 235.5 F S 150 F- ORP NORTH
 HIGHLAND PARK

GENERAL NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
 - (A) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - (B) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
 - (i) DAMAGE DOWN STREAM PROPERTY.
 - (ii) RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 - (iii) CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
 - (C) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ONSITE OR OFF SITE.
 - (D) INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTY.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPER'S EXPENSE.
- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
- SEWER SYSTEM: LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- DRAINAGE EASEMENT CROSSING: ANY CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REQUIT BY THE PROPERTY OWNER.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE WILL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- EXISTING PRIMARY BUILDING ON LOT 1 IS LEGAL NON-CONFORMING IN ITS CURRENT LOCATION AS IT ENCLOSES INTO THE SOUTHERN SIDE YARD SETBACK.

Mediacom
 Mr. Chad Ernst
 2205 Ingersoll Avenue
 Des Moines, Iowa 50312
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 (515)-246-2213 (office)
 (515)-246-2234 (fax)

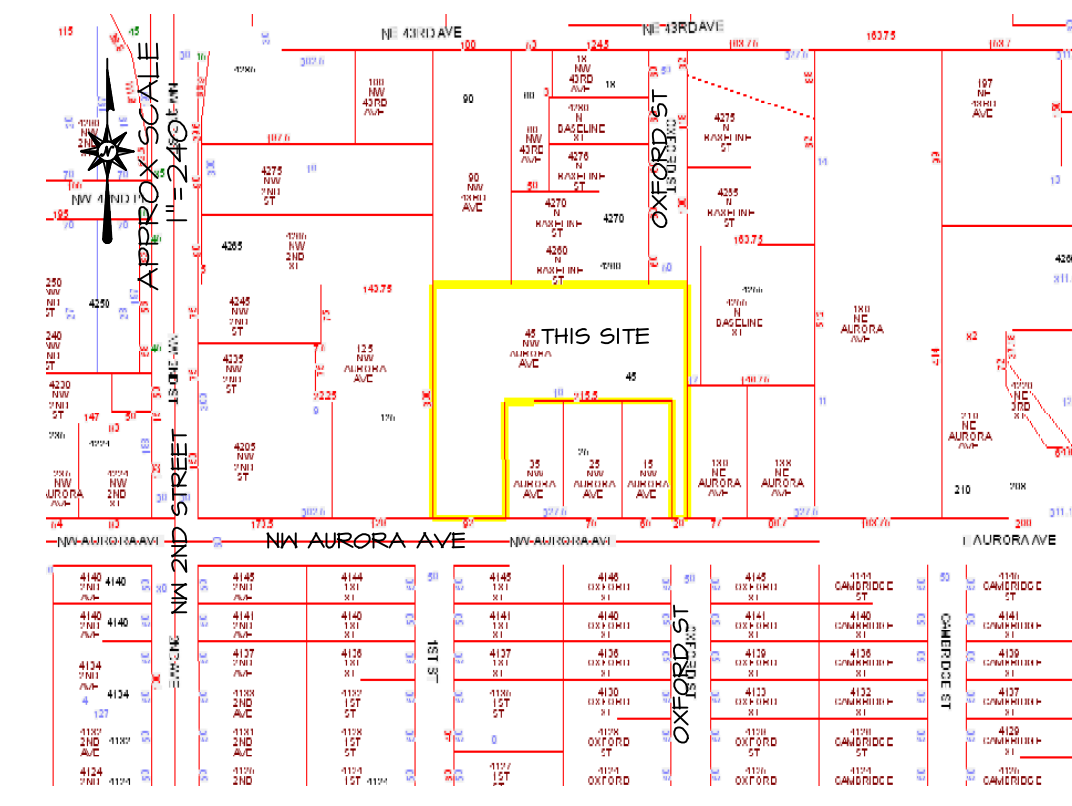
Midamericon Energy
 Electric Transmission
 Mr. Steve Harrison, P.E.
 3500 104th Street
 Urbandale, IA 50322
 (515) 252-6560 (of fice)
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 sjharrison@midamericon.com

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 Mr. Bryan Polpelster
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Midamericon Energy
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 (515)-242-3414 (office)
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Quest Communications
 Mr. Brent Carlston
 2103 E. University
 Des Moines, Iowa 50317
 (515) 263-1304 (office)
 (515) 252-6463 (fax)
 joshper@midamericon.com

VICINITY SKETCH



CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND ANY DOCUMENTS PREPARED BY ME AND BY A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA, LICENSE NUMBER: DATE: 3/2024 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
- STORM MANHOLE AS NOTED
- SANITARY MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- GAS METER AS NOTED
- GAS VALVE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- CURB INTAKE AS NOTED
- AREA INTAKE AS NOTED
- UTILITY BOX AS NOTED
- ELECTRIC TRANSFORMER BOX
- PERK TEST SITE AS NOTED
- EXISTING SPOT ELEVATION
- MEASURED DISTANCE OR BEARING
- RECORDED DISTANCE OF BEARING
- EXISTING CONTOUR
- 100' PROPOSED CONTOUR
- X- FENCE LINE AS NOTED
- BURIED TELEVISION AS NOTED
- BURIED ELECTRIC AS NOTED
- OVER-HEAD UTILITIES
- WATER MAIN AS NOTED
- GAS MAIN AS NOTED
- STORM SEWER AS NOTED
- SANITARY SEWER AS NOTED
- BURIED TELEPHONE
- BURIED CABLE/UTILITIES

**ASSOCIATED ENGINEERING
 AEC COMPANY OF IOWA**
 1830 SE Princeton Dr. Ste M Grimes, IA 50111
 Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 210368
 FIRST SUBMITTAL DATE: 01-23-21

