



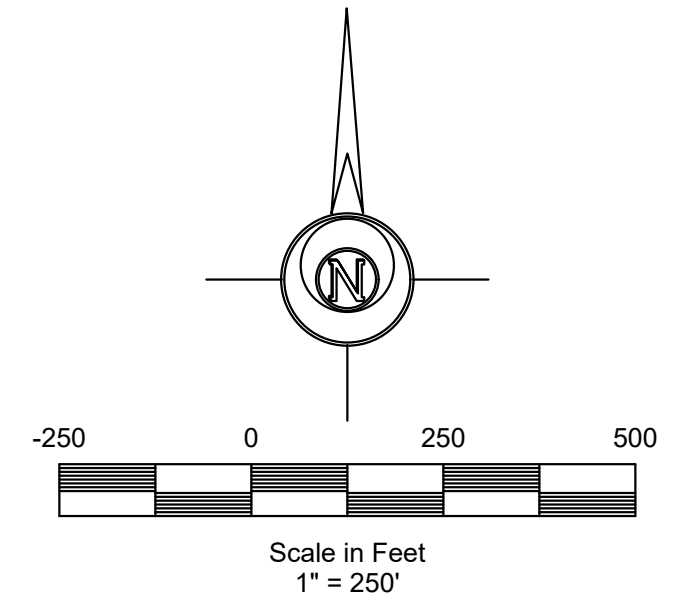
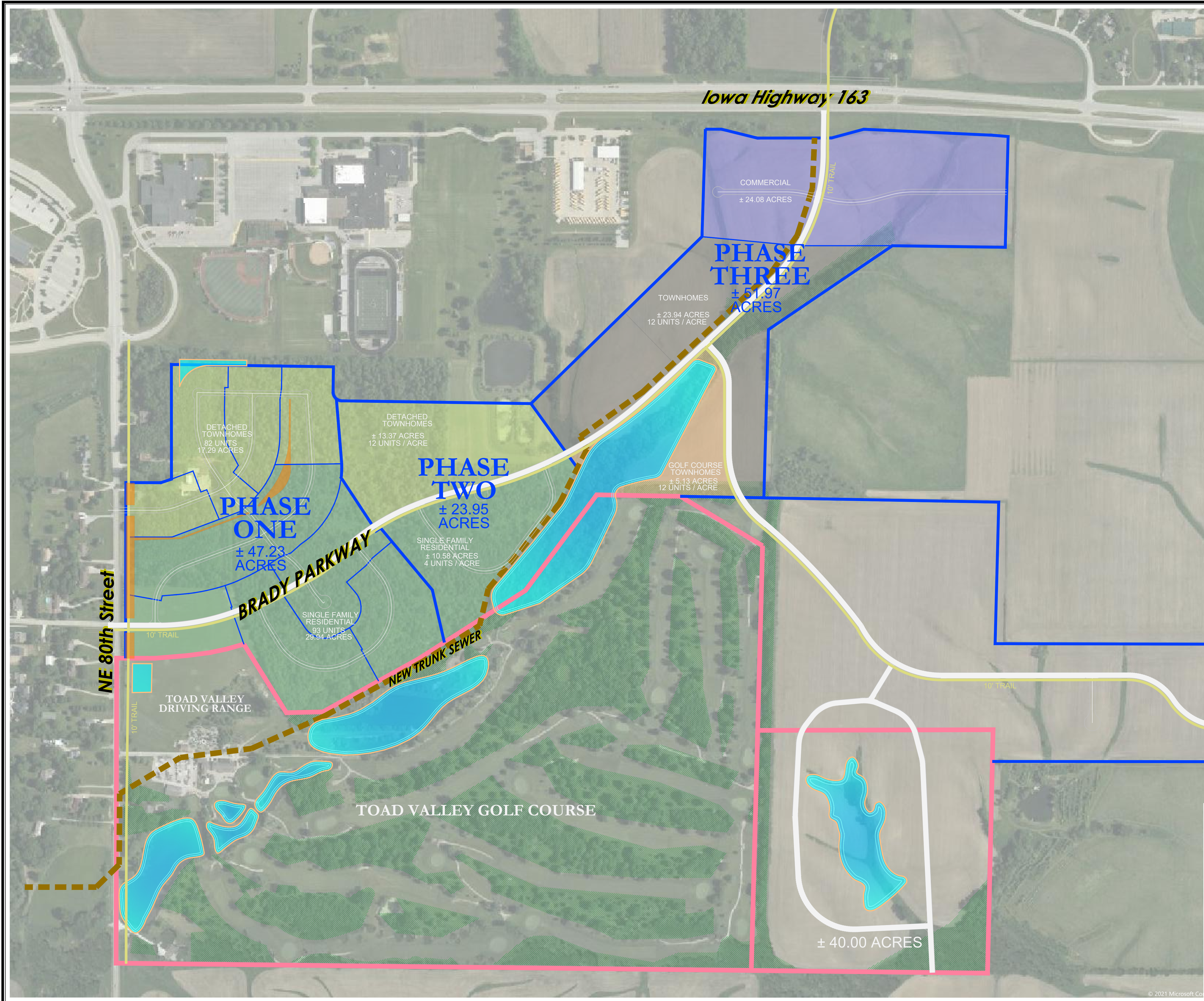
Memorandum

TO: Polk County Zoning Commission – September 27, 2021 Meeting
FROM: Brian McDonough, Land Use Planning Coordinator
DATE: September 23, 2021
RE: **Discussion – New Business: Item 1. 2021-10341 Autumndale Preliminary Plat – Neighborhood Access Plan**

The Polk County Zoning Commission at their August 23, 2021 meeting recommended the major preliminary plat of Autumndale for approval. The preliminary plat proposes 180 residential lots and one (1) non-residential lot on approximately 168 acres zoned “MDR” Medium Density Residential District. The subject property contains the existing Toad Valley Golf Course. It is anticipated the development will eventually be annexed into the City of Pleasant Hill, but initial development is likely to begin while the property remains within unincorporated Polk County. The development proposes a mix of single-family and detached townhouse units served by new public street extensions. The street extensions include two (2) new access points onto NE 80th Street, including an alignment with the existing roadway of Spring Creek Drive located to the west.

The Zoning Commission’s recommendation for approval at the August 23, 2021 meeting included the condition that the developer provide a neighborhood access plan. The plan was requested in order to show how existing undeveloped ground adjacent to the north and east could be accessed by public street extensions at time of future development. The developer’s consultant, Pelds Design Services, has provided a masterplan layout, which is attached to this memo. The masterplan identifies future street access to adjacent undeveloped ground and future phases of development, including connectivity north to NE University Avenue (Hwy 163) and east to NE 91st Street. The plat developer, Brady Properties, LLC and Toad Valley Golf Course, Inc., currently hold title to these adjacent parcels, providing further assurance and feasibility that future roadway extensions and connections can be made at the appropriate time of future development.

This is being presented as a discussion item to make the Zoning Commission aware of the County’s receipt of the requested neighborhood access plan. In staff’s opinion, the plan satisfies the Commission’s prior condition regarding future access and connectivity, and no action is required. If the Commission desires, they may take formal action for the record to accept the neighborhood access plan and clarify satisfaction of the previous condition of approval of the preliminary plat of Autumndale.



- COMMERCIAL
- TOWNHOMES
- GOLF COURSE TOWNHOMES
- DETACHED TOWNHOMES
- SINGLE FAMILY RESIDENTIAL
- STORMWATER PONDS
- TREES/FOREST
- HOA OPEN SPACE

ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

AUTUMNDALE PLANNED DEVELOPMENT at TOAD VALLEY
SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST
PLEASANT HILL, IOWA

MASTER PLAN

BENCHMARK	DRAWN BY	SCALE	LATEST REVISION
	N. DAY	1"=250'	9/16/2021
DRAWING NO.		DATE	
20-141		9/16/2021	

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