



Fox Ridge – Major Preliminary Plat

Applicants:

Kirk V. & Kelly R. Glawe, Trustees of Kelly Rene Glawe Living Trust (Property Owner / Developer)
Emily Harding, Civil Design Advantage (Plat Engineer)

Request:

Preliminary Plat Approval of a Major Subdivision Plat

Legal Description:

Approximately ten (10) acres, being the South 10 acres of the SE ¼ of the NE ¼ less 0.75 A Rd, Township 78 North, Range 22 West of the 5th P.M. (Camp Township).

General Location:

Northwest corner of the T-intersection of SE 13th Avenue and SE 88th Street (*Attachment 'A'*).

Existing Zoning:

"RR" Estate Residential District

Surrounding Zoning:

North: "RR" Estate Residential District

South: "RR" Rural Residential District

East: "RR" Rural Residential District

West: "RR" Rural Residential District

Waiver Request (See *Attachment C*):

No residential block shall be longer than 1,320 feet.

GENERAL COMMENTS:

This preliminary plat (*Attachment 'B'*) proposes four (4) single-family residential lots, one (1) outlot and one (1) street lot on approximately ten (10) acres zoned "RR" Rural Residential District. The subject property is an existing lot of record, and has not previously been platted. The property has approximately 1,318 feet of width east to west with frontage along SE 13th Avenue to the south. The property has approximately 330 feet of depth north to south. The proposed

subdivision would create four (4) total buildable lots for future single-family residences, with each lot having frontage and access to the south onto SE 13th Avenue. The lots range in size from 1.63 to 2.58 acres. All proposed lots meet the minimum frontage, access and dimensional requirements of the Zoning and Subdivision Ordinances. The proposal also includes a Street Lot 'A' along the southern boundary of the property adjacent to SE 13th Avenue, which would deed existing road easement to Polk County at time of final plat approval and recording. The plat also proposes an outlot (Outlot 'Z') at the eastern boundary of the property, which aligns with the existing terminus of SE 88th Street to the south. The outlot is intended as future right-of-way for an extension of SE 88th Street to provide future connectivity and access to the undeveloped ground to the north and east.

The subject property is currently vacant and utilized as open space and agricultural ground for hay production and livestock grazing. Surrounding properties are all zoned "RR" Rural Residential District. Properties to the south and west are existing platted lots containing single-family residences with frontage and access onto SE 13th Avenue. Adjacent to the east are eight (8) existing platted lots within the development of Funaro Acres, created in 1989. All eight (8) lots remain vacant, but each contains a development right for a single-family residence. Adjacent to the north is an undeveloped piece of ground currently in agricultural production. The adjacent north property also contains a cluster of mature woodlands adjacent to the north boundary of the subject property. The owners of the subject property do not own any of the adjacent ground.

Utilities/Natural Resources

The subject property contains no areas of mapped floodplain. The site does contain an existing mapped wetland located in a portion of proposed Lot 3. The preliminary plat (*Attachment 'B'*) identifies this wetland as well as an associated proposed wetland easement to protect this feature as required by the Zoning Ordinance. The subject property also contains 0.47 acres of mature woodlands and 0.92 acres of young woodlands. The preliminary plat identifies these areas as well as a proposed tree preservation easement to ensure the minimum protection requirements are met (minimum 75% protection for mature woodlands & minimum 50% protection for young woodlands) at time of future development. The site topography generally slopes downward moving south to north across the site. There is a high elevation of approximately 900 feet along the southern boundary adjacent to SE 13th Avenue and a low elevation of approximately 867 in the north central portion at the northern boundary. The preliminary plat proposes an overland flowage easement near the western boundary within the area of proposed Lot 1 to prevent development within a defined drainage area.

The property will be served by public water through Des Moines Water Works. There is an existing four-inch (4") water main located along the southern plat boundary adjacent to SE 13th Avenue. Des Moines Water Works has reviewed the plat and confirmed there is adequate capacity to serve the proposed lots. Des Moines Water Works requires the developer to verify the existing water main location and establish a new water main easement as part of the plat process. Public sanitary sewer service is not available, and all proposed lots will be served by private on-site wastewater treatment systems to be installed by future lot owners. MidAmerican Energy has commented there is existing electric and gas service in the area.

Waivers

The proposed subdivision plat will require a waiver from the following requirements:

No residential block shall be longer than 1,320 feet.

The Applicant has requested a waiver from this standard. Please see *Attachment 'C'* for the submitted waiver request.

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 requested block length waiver. The Polk County Subdivision Ordinance stipulates that no residential block shall be longer than 1,320 feet or twelve (12) times the minimum lot width, whichever is less, unless the Zoning Commission approves a longer distance in a Neighborhood Access Plan. The maximum block length of 1,320 feet would apply in this case. Proposed subdivisions in areas exceeding the required block length are required to provide a public street extension(s) to serve the new lots and future development. Both the subject property and adjacent properties are evaluated when determining the block length, which is measured along the existing public street frontage between the nearest perpendicular public streets providing access to adjacent properties on the same frontage.

The subject property has approximately 1,318 feet of frontage to the south along SE 13th Avenue. However, when considering adjacent properties along the north side of SE 13th Avenue the existing block length far exceeds maximum permitted of 1,320 feet. The nearest existing public roadways providing access to the north are over 2,600 feet to the east at SE 92nd Street, and approximately 3,500 feet to the west at SE 80th Street. In lieu of providing an improved public street segment to the north, the developer is proposing a 50-foot wide Outlot 'Z' at the eastern plat boundary, including a 50-foot wide future public roadway easement over the entirety of the outlot. This outlot aligns with the existing T-intersection of SE 13th Avenue and SE 88th Street, and would allow for a future street extension of SE 88th Street north to serve adjacent undeveloped ground. Additionally, the adjacent subdivision to the east, Funaro Acres platted in 1989, left a 50-foot wide flagpole stem connected to the un-platted farm ground to its north. This 50-foot wide flagpole stem is located directly adjacent to the east of Outlot 'Z' and together they would provide adequate future right-of-way to allow for a public street extension of SE 88th Street at such time that it is warranted by future development to the north and east.

In addition to the waiver request and review, staff has also reviewed the proposal for lot density, dimensions, frontage, access and other potential waivers. Pending the Zoning Commission's recommendation, staff will continue to work with the applicant and their representative on remaining comments. Once all comments have been addressed, the preliminary plat may be forwarded to the Board of Supervisors for their approval. Following preliminary plat approval, a final plat may be submitted for review. At this stage, the Commission's action would affirm, deny, or amend the overall plat layout.

The property lies within the two-mile review jurisdiction of the City of Pleasant Hill. The City has been notified of this request and provided preliminary comments. The developers and their engineer will need to coordinate the review process with the City to address their comments, including receiving official City approval via Resolution prior to final plat approval and recording.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Fox Ridge, including the requested waiver to the block length standard. Staff is supportive of the waiver due to the limited number of lots requested and the ability of adjacent owners to extend a street at time of future development of their properties. Additionally, the shallow depth of the subject property would not create a substantial burden on adjacent owners relative to street extension costs at time of future development. The developer has made a good faith effort to meet the intent of the block length standard by creating an outlot and public road easement to allow for a future extension of SE 88th Street. Consideration has been given to align the outlot and right-of-way with the adjacent property to the east and SE 88th Street to allow for a future street extension at such time that one is dictated by future development of adjoining properties.

Attachment A

Fox Ridge
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes four (4) single-family residential lots, one (1) outlot and one (1) street lot on approximately ten (10) acres zoned “RR” Rural Residential District.

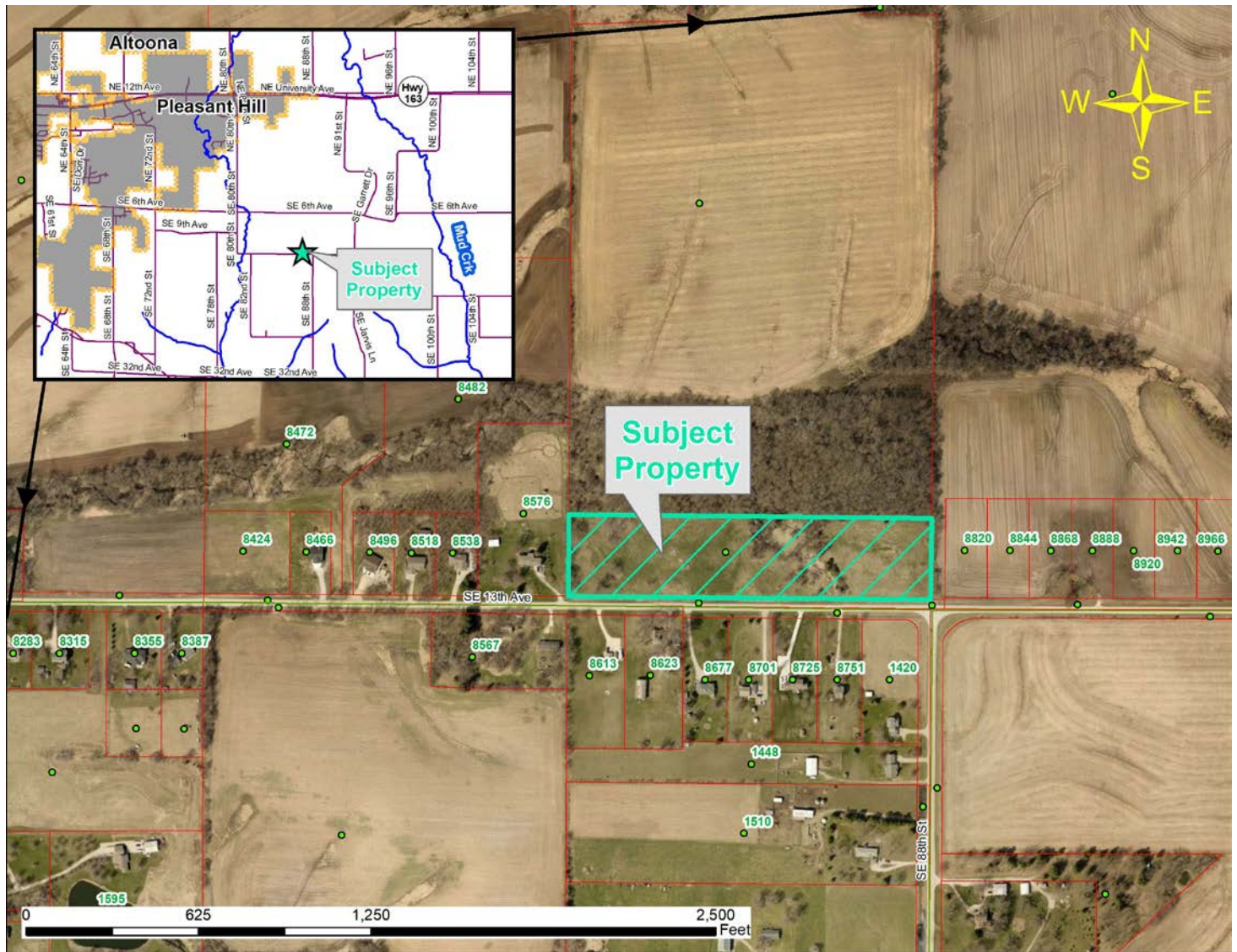
SEWER: Individual Septic Systems

WATER: Des Moines Water Works

TOWNSHIP: Camp

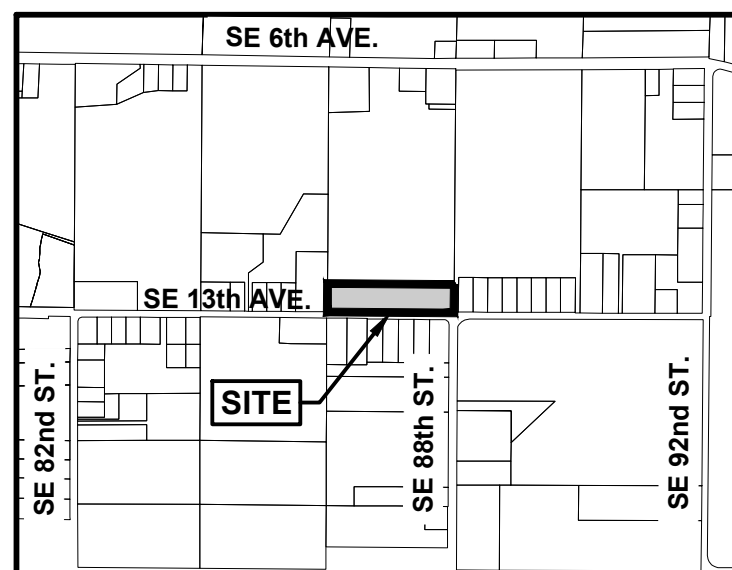
OWNER & DEVELOPER: Kirk V. and Kelly R. Glawe,
Trustees of the Kelly Rene Glawe Living Trust
(owners/developers)

Vicinity Map:



MAJOR PRELIMINARY PLAT FOR: FOX RIDGE POLK COUNTY, IOWA

VICINITY MAP (1"=2000')



POLK COUNTY, IOWA

PRELIMINARY PLAT DESCRIPTION

SOUTH 10 ACRES SOUTHEAST 1/4 NORTHEAST 1/4 LESS .75 A RD, SECTION 7, TOWNSHIP 78 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA.

SAID PARCEL CONTAINS 10.00 ACRES (435,736 SQUARE FEET).
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL NOTES

- MAILBOXES WITHIN THE R.O.W. SHALL BE OF BREAKAWAY DESIGN.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- EACH LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE SWALES LOCATED WITHIN ALL PRIVATE OVERLAND FLOWAGE EASEMENTS.
- ANY NEW ENTRANCE SHALL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- WATER SERVICE SOURCE WILL BE DES MOINES WATER WORKS.
- EACH LOT SHALL HAVE A SEPTIC SEWER SYSTEM THAT SHALL REQUIRE A SOIL ENGINEER TO REVIEW SOILS TO DETERMINE THE TYPE OF SYSTEM FOR EACH LOT. MEETS ALL IOWA DNR REQUIREMENTS, AND IS INSTALLED AT THE TIME OF HOME CONSTRUCTION.
- STREET LOT A SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
- OUTLOT Z AND ASSOCIATED FUTURE ROADWAY EASEMENT IS BEING SET ASIDE TO ALLOW FOR FUTURE PUBLIC ROADWAY EXTENSION AT TIME OF FUTURE DEVELOPMENT/NEED. THE OUTLOT SHALL REMAIN IN THE OWNER/DEVELOPER'S POSSESSION AT THIS TIME. IT MAY BE DEEDED TO POLK COUNTY AT SUCH TIME THAT A FUTURE STREET EXTENSION IS CONSTRUCTED.
- THIS PLAT IS BEING PREPARED UTILIZING THE SINGLE FAMILY DEVELOPMENT OPTION UNDER THE RURAL RESIDENTIAL DISTRICT.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS SHALL BE DESIGNED BY A LICENSED ENGINEER.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE EXCESS MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS, PERMITS, AND ORDINANCES OF THE THROUGHWAY AND ENDING JURISDICTION.
- ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
- ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE WILL REQUIRE A POLK COUNTY RIGHT-OF-WAY GRANT PERMIT.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE OWNER'S EXPENSE.
- THE EXISTING WATER MAIN EASEMENT IS REQUIRED TO BE VACATED AND REPLACED BY THE PROPOSED WATER MAIN EASEMENT IDENTIFIED ON SHEET 2 AT THE TIME OF FINAL PLAT. ALL LAND INSIDE PROPOSED WETLAND EASEMENT ARE TO BE 100% PROTECTED FROM ANY FUTURE DEVELOPMENT OR DISTURBANCE AND REMAIN AS PERMANENT OPEN SPACE PER ARTICLE 7, DIVISION 4, SECTION 5 OF THE POLK COUNTY ZONING ORDINANCE.
- WOODLANDS PRESENT ON THE PROPERTY SHALL FOLLOW MINIMUM PROTECTION PER ARTICLE 7, DIVISION 4, SECTION 4 OF THE POLK COUNTY ZONING ORDINANCE. WOODLANDS INCLUDE 0.47 ACRES OF MATURE WOODLANDS WITH 0.35 MINIMUM ACRES PROTECTED AND 0.92 ACRES OF YOUNG WOODLANDS WITH 0.46 ACRES PROTECTED.
- EFFECTIVE DATE OF FLOOD PLAIN IS FEBRUARY 1, 2019, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR POLK COUNTY, IOWA, MAP NUMBER 19153C0385F.
- THE DEBRIS PILES ON LOT 2 ARE REQUIRED TO BE REMOVED PRIOR TO FINAL PLAT APPROVAL.

OWNER / DEVELOPER

KIRK V & KELLY R GLAWE (TRUSTEE)
KELLY RENE GLAWE LIVING TRUST
14881 SCOTCH RIDGE ROAD
(515) 953-5416
CARLISLE, IA 50047

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: EMILY HARDING

ZONING

RR: RURAL RESIDENTIAL DISTRICT

BULK REGULATIONS

RR: RURAL RESIDENTIAL DISTRICT

LOT NUMBERS	1-4
MINIMUM LOT WIDTH:	140'
MINIMUM LOT SIZE:	40,000 SF
MAX. BUILDING COVERAGE:	15%
MAX. BUILDING HEIGHT:	35'
FRONT YARD SETBACK:	50'
SIDE YARD SETBACK:	15'
REAR YARD SETBACK:	50'

TOTAL SITE AREA: 435,736 SF (10.00 AC)

OUTLOT Z, FOR FUTURE RIGHT-OF-WAY FOR SE 88TH STREET: 14,781 SF

STREET LOT A, RIGHT-OF-WAY FOR SE 13TH AVENUE: 46,116 SF

UTILITY PROVIDERS

WATER: DES MOINES WATER WORKS
WASTE WATER: SEPTIC
ELECTRICITY: MIDAMERICAN ENERGY
GAS: MIDAMERICAN ENERGY

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: PRELIMINARY PLAT

SUBMITTAL DATES

FIRST SUBMITTAL: 10/18/2021
SECOND SUBMITTAL: 11/15/2021

LEGEND

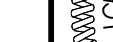
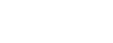
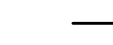
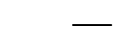
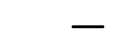
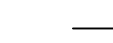
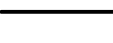
FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATERMAIN WITH SIZE
- USE AS CONSTRUCTED

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

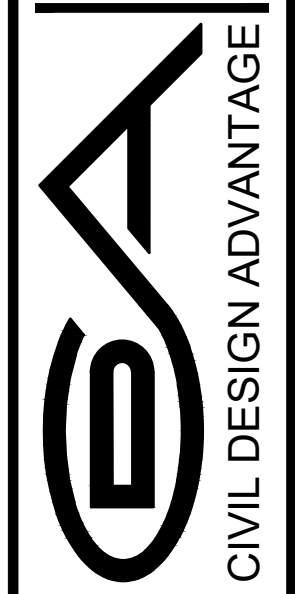


EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

DATE	REVISIONS
11-15-2021	SECOND SUBMITTAL
10-18-2021	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400
TECH: MDM
ENGINEER: ENH



POLK COUNTY, IOWA

**FOX RIDGE
COVER SHEET**

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.

PRELIMINARY

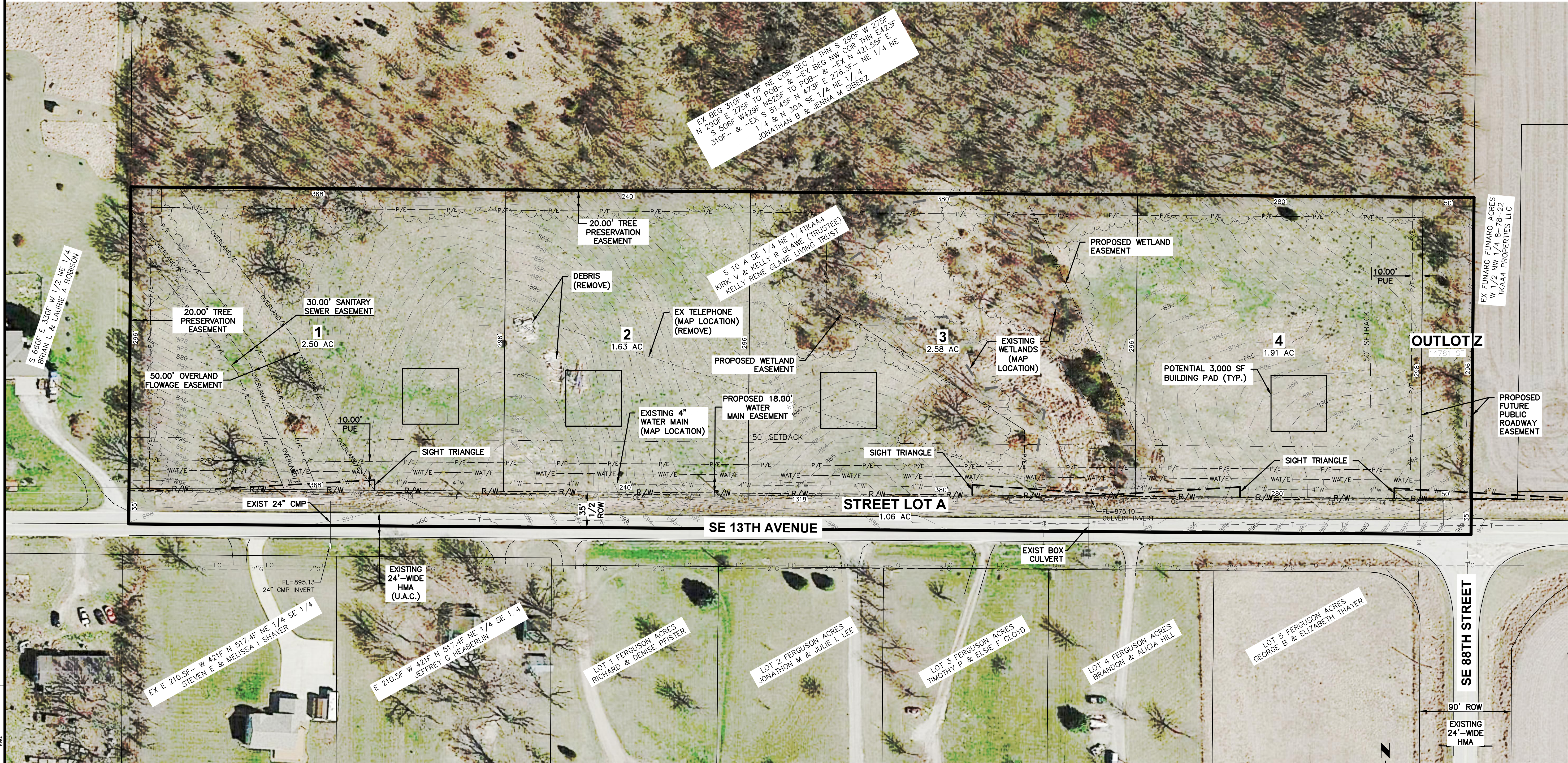
NOT FOR CONSTRUCTION

EMILY N. HARDING, P.E.
LICENSE NUMBER 19972
DATE

SHEETS 1 TO 2

FILE: H:\2021\2109694\DWG\2109694-PR-PLAT.DWG
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PLOT DATE: 11/15/2021 5:26 PM
DRAWN BY: EMILY HARDING
CHECKED BY: EMILY HARDING

MAJOR PRELIMINARY PLAT FOR:
FOX RIDGE
 POLK COUNTY, IOWA



EX BEG 310' W OF NE COR SEC 7 THIN S 290' W 275'
 N 290' E 275' TO POB - & - EX BEG NW COR THIN E423'
 S 506' W423' N523' E TO POB - & - EX N 421' 55' E
 310' - & - EX S 51' 45' N 473' E 276.3' - NE 1/4 NE
 1/4 & N 30A SE 1/4 NE 1/4
 JONATHAN B & JENNA M SIBERZ

S 660' E 330' W 1/2 NE 1/4
 BRIAN L & LAURIE A ROBISON

EX FUNARO ACRES
 W 1/2 NW 1/4 8-78-22
 TKAA4 PROPERTIES LLC

THE EXISTING WATER MAIN WILL NEED TO BE
 POTHOLED TO VERIFY ITS LOCATION. BEFORE ANY
 POTHOLING IS DONE, THE CONTRACTOR WILL NEED
 TO CONTACT BRYAN POLLPETER WITH DES MOINES
 WATER WORKS TO VERIFY POTHOLE LOCATION(S).

FILE: H:\2021\2109684\2109684-PLAT.DWG
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 DATE: 11/15/2021 5:26 PM
 COMMENT: EXIST

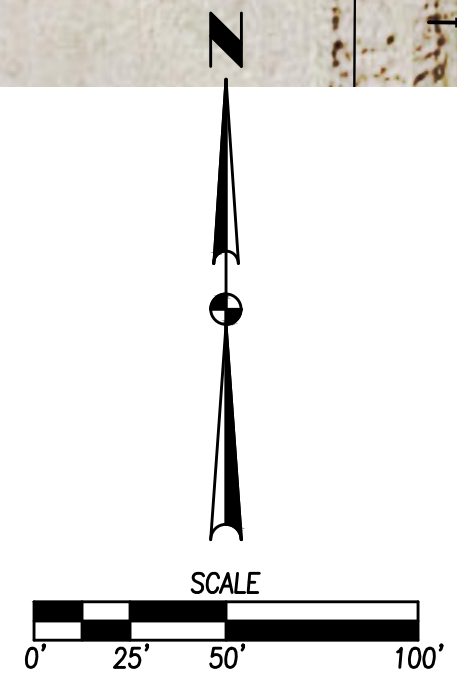
DATE	REVISIONS
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10-18-2021 <td></td>	
	SECOND SUBMITTAL
	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400



POLK COUNTY, IOWA

FOX RIDGE
 PRELIMINARY PLAT





October 28, 2021

Attn: Polk County Zoning Commission
c/o Brian McDonough
Polk County Public Works
5885 NE 14th Street
Des Moines, Iowa 50313

RE: **Fox Ridge – Waiver Request**

Dear Zoning Commission members:

On behalf of Kirk & Kelly Glawe, we respectfully request a waiver of the block length and public street extension requirements for the Fox Ridge property located at the NW corner of SE 13th Avenue and SE 88th Street in Polk County. The Fox Ridge property is zoned Rural Residential and will be split into 4 lots ranging in size from approximately 1.6 acres to 2.6 acres. An outlot will be platted that contains the east 50 feet of the property to allow for the extension of SE 88th Street to the north if needed in the future.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

A handwritten signature in blue ink that reads 'Emily Harding'.

Emily Harding, Project Manager